

SOUTH SALT LAKE

PLANNING COMMISSION STAFF REPORT

MEETING DATE: September 15, 2022
PROJECT NUMBER: S-21-009
REQUEST: A petition to the Planning Commission for preliminary plat approval to consolidate seven existing parcels into 46 lot subdivision plat.
ADDRESS: 3383 South 300 East and 354 East 3360 South
PARCEL NUMBER: 16-30-381-003; 004; 005; 006
 16-30-456-003; 006; 016
PROPERTY OWNER: 300 Lofts, LLC
APPLICANT: 300 Lofts, LLC

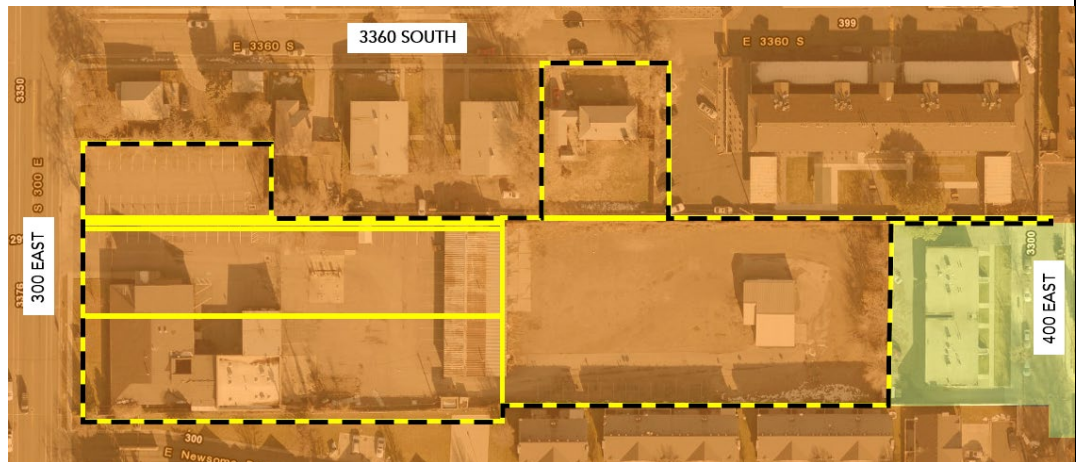
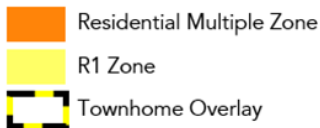
SYNOPSIS:

300 Lofts, LLC is proposing redevelopment of seven existing parcels located at 3383 S. 300 E. and 354 E. 3360 S. In order to redevelop, the applicant is making two requests.

1. 300 Lofts is petitioning the Planning Commission for preliminary plat approval for a 46-lot townhome subdivision located at 3383 S. 300 E. and 354 E. 3360 S.
2. 300 Lofts is also petitioning the Planning Commission for a recommendation of approval to the City Council to amend the zoning to the Townhome Overlay.

The subject property currently has five existing buildings/structures that will be demolished. The applicant intends to construct 12 townhome buildings containing 45 dwelling units and common amenity space for the property owners.

The Planning Commission is the Land Use Authority on all subdivision plat applications and amendments and an advisory body to make recommendations to the City Council on all zoning map amendments.



EXISTING ZONING	EXISTING USE	PROPOSED USES	PROPERTY ACCESS
Residential Multiple	Salt Lake County Property Park Operations	Residential Townhomes	300 East 3360 South

STAFF RECOMMENDATION:

Staff recommends the Planning Commission move to approve a preliminary subdivision plat to consolidate seven existing parcels into a 46-lot subdivision located at 3383 S. 300 E. and 354 E. 3360 S. Staff's recommendation is based upon its analysis and findings included below.

**iS SOUTH
SALT LAKE**
PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION:

Location: 3383 South 300 East
354 East 3360 South

Proposed Project Size: Approx.: 2.8 acres (after consolidation)

Surrounding Land Use Districts: North: Residential Multiple
South: Residential Multiple
East: R1 (Single Family Residential)
West: Residential Multiple

Figure 1: Existing Zoning and Proposed Townhome Overlay District



Figure 2: Existing Site Conditions





3383 S 300 E – looking east



354 E 3360 S – looking south



East of 354 E 3360 S – looking south

Figure 3: Proposed Renderings



① 4 FLEX FRONT

Proposed 4-Flex Front Rendering



② 4 FLEX REAR

Proposed 4-Flex Rear Rendering



① 3 FLEX FRONT

Proposed 3-Flex Front Rendering



② 3 FLEX REAR

Proposed 3-Flex Rear Rendering

Figure 4: Applicant's Conceptual Site Plan ****Final Plat in attachments****

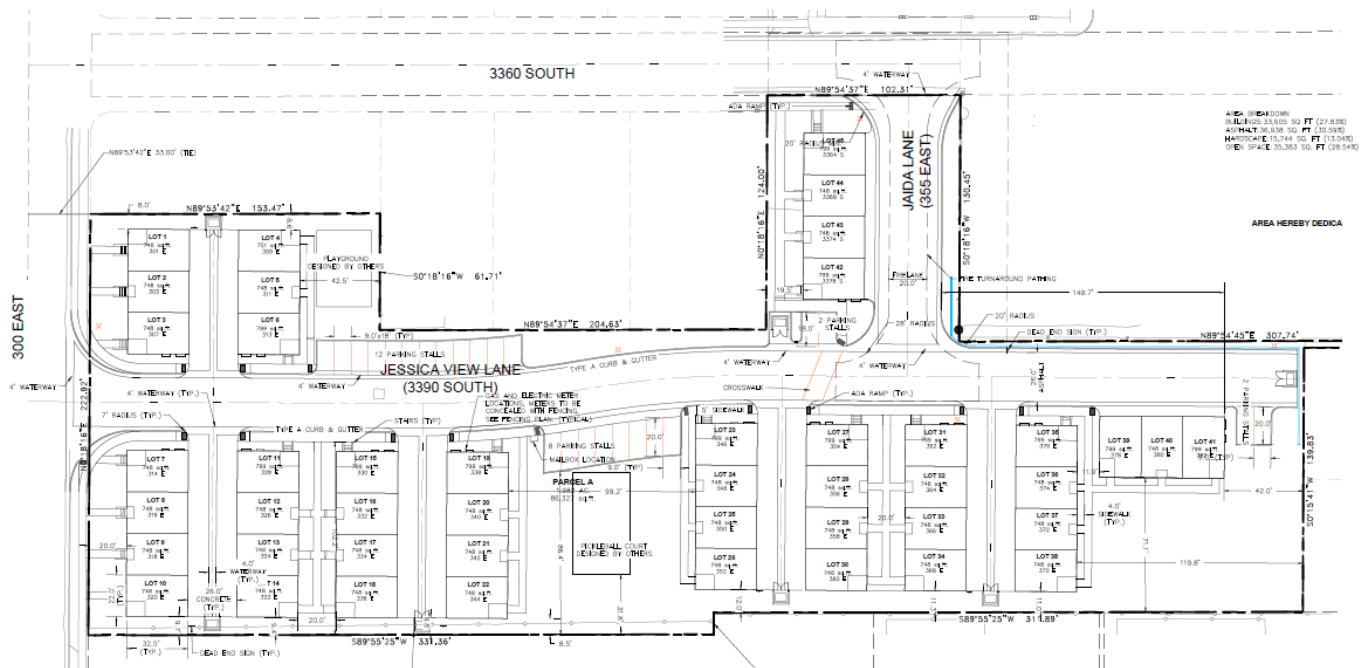
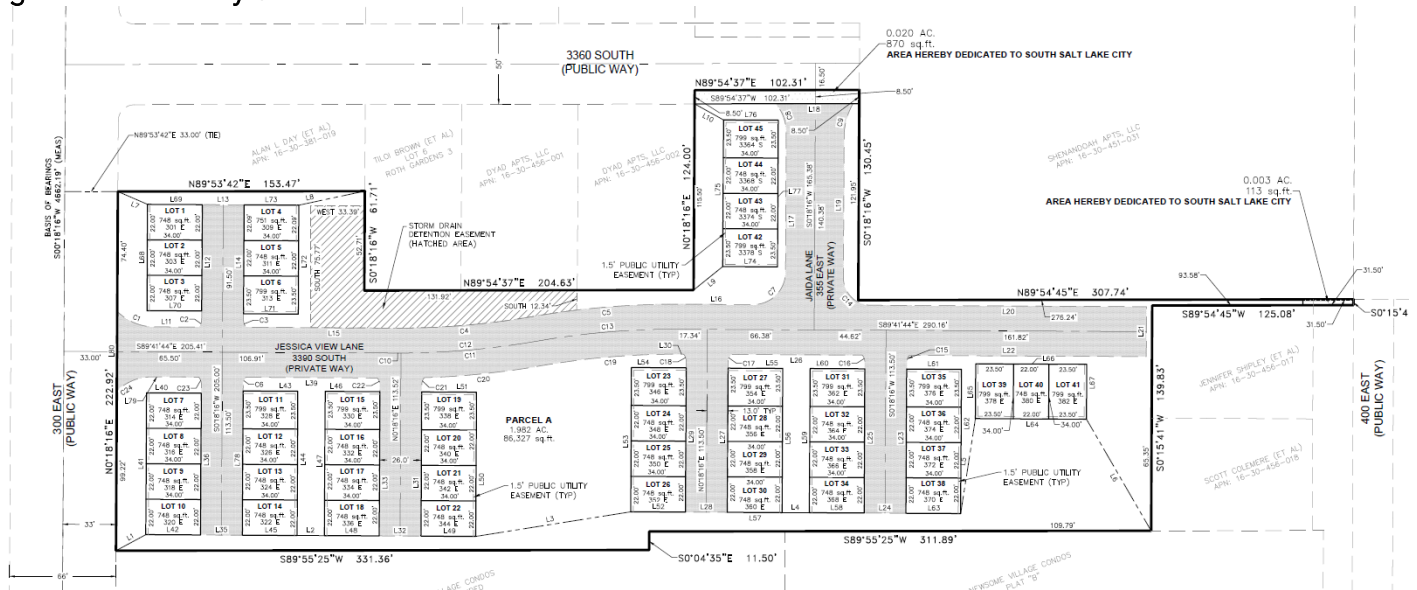


Figure 5: Preliminary Subdivision Plat



PLANNING COMMISSION AUTHORITY:

17.11.030. Land use authority designations.

Pursuant to state law, the following administrative land use authority designations are made:

- A. **Planning Commission.** The planning commission is the land use authority on issues of: subdivision and subdivision plat approval, vacating, altering or amending a Subdivision Plat; Conditional Use permit

GENERAL PLAN CONSIDERATIONS:

Applications; design review for Building Heights as established in this Title; design review for projects on Parcels where any portion of the Parcel abuts any residential district; and the issuance of a Building or demolition permit in a Historic and Landmark district.

Community Values Goal 2. Support neighborhood livability by creating pedestrian, bike, and play environments appropriate to the surrounding housing types.

Analysis: The proposed development will add to the livability of the area by adding new sidewalks, streets, and play environments within the development.

Community Values Goal 3. Take advantage of opportunities relating to the city's location at the center of regional transportation, transit, trails, open space, library, recreation, and school systems to serve residents, businesses, and visitors.

Analysis: The proposed development will be located 0.5 miles away from the new Granite Library. It is also surrounded by multiple bus stops as well as being 1 mile away from the Millcreek TRAX station.

Land Use & Neighborhoods Goal 1. Continue to welcome new residents and businesses into South Salt Lake.

Analysis: The proposed development will create new housing for new residents to move into South Salt Lake.

Housing Goal 1. Encourage the equitable development of diverse, safe, affordable, and attractive housing that is accessible and appropriate for residents of all incomes, needs, ages, backgrounds, and familial status.

Analysis: The proposed development will add townhomes to an area that has multiple condominium and apartment buildings. This will add a different type of housing to the area that may be a better fit for potential residents than a condominium or apartment.

ORDINANCE ANALYSIS

Ordinance	Finding	Notes / Insufficiency
Title 17 – Land Use and Development		
17.10.120 – Requirements for Improvement and Design		
A. Townhome Internal Primary Access roads shall be 26 feet of unobstructed travel lanes, plus 2.5 feet of curb/gutter on both sides.	All internal primary access roads have 26 feet of unobstructed travel lanes.	
B. Townhome Secondary Access roads shall be 26 feet of unobstructed alley access lanes.	All secondary access roads have 26 feet of unobstructed alley lanes.	
17.10.150 – Subdivision and Condominium Plat Layout Requirements		
A. Roads shall be graded to City standards; access shall minimize conflict of movement of different types of traffic; proposed streets extend to boundary.	Adequate grading has been shown per the Engineering review.	
B. All subdivisions must have frontage on and access from an existing street; subdivisions using existing street frontage shall suitably improve the road; all streets must integrate into the streets masterplan; streets shall be configured to address specific current and future traffic generators.	The subdivision fronts along 300 East and 3360 South. Both of these street frontages will be improved according to SSL Engineering standards. The traffic study did not recommend any mitigation measures. Additionally, the existing and projected traffic will not change the current Level of Service. The provided traffic study was reviewed by Engineering.	
C. Street lights shall be placed according to SSL Design Standards, as approved by the City Engineer.	Per the SSL Engineer, street lights are not required for this project.	

D. Roads shall comply with SSL design standards Construction Specifications and Standard Drawings, and Streets Master Plan.	All roads comply with the SSL design standards per the Engineering review.	
E. All Structures must meet the requirements of Appendix D of the International Fire Code in effect in the state of Utah.	All structures comply with Appendix D of the IFC per the Fire Marshal.	
F. The minimum curb radius for all intersections is 28 feet.	All curb radius' have a minimum of 28-feet.	
G. The applicant shall be required to dedicate and improve such areas along the Right-of-Way.	There is an 8.5 right of way dedication along 3360 South. There is no dedication required along 300 East.	
17.10.160(A) - Drainage and Storm Sewers General Requirements		
A. Each plat shall make adequate provision for storm or flood water runoff.	Adequate provision for storm or flood water runoff are provided per SSL Engineering review.	
17.10.160(B) – Nature of Stormwater Facilities		
A. Upon recommendation of City Engineer, applicants may be required to carry away by pipe or open channel any spring or surface water that may exist either previously to or as a result of the subdivision.	Not applicable per Engineering review.	
B. Adequate underground stormwater systems shall be constructed and maintained.	Adequate underground storm water systems are provided per Engineering review.	
C. Accommodation of Upstream Drainage Areas.	Not applicable	
D. Adequate storm / flood water drainage will be provided to an approved drainage watercourse or facility with capacity.	Adequate storm and flood water drainage is provided per Engineering review.	
E. Areas of poor drainage shall be remediated as applicable.	The submitted soils report indicates a water table ranges from 5 to 7.5 feet at the subject site. Sufficient drainage is provided per Engineering review.	
F. Flood plain areas shall be preserved upon recommendation of City Engineer when necessary for the health, safety, or welfare of the population of the area.	No flood plain areas exist to be preserved upon recommendation of the South Salt Lake City Engineer.	
17.10.170 - Water Facilities		
A. Applicant shall extend public culinary water supply-system for the purpose of providing an adequate water-supply to the Plat	Adequate water supply provisions are proposed per SSL Engineering review and the Jordan Valley Water Conservancy will serve letter.	
B. Applicant shall install adequate water facilities including fire hydrants.	There are 5 proposed fire hydrants throughout the project area. All locations are included on the plat or site plan. They have also been approved by the Fire Marshall.	
C. Fire flow shall be approved by the Fire Marshal.	A fire flow test was performed and the results were adequate for the proposed subdivision per Fire Marshal review.	
D. Water main extensions shall meet the City's standards.	The water main extensions meet SSL standards per SSL Engineering review. All work shall be inspected to ensure	

	compliance with South Salt Lake standards.	
E. Location of all fire hydrants, all water and storage supply improvements shall be shown on the Preliminary and Final Plat.	The location of all fire hydrants, all water and storage supply improvements, and the boundary lines of proposed districts, indicating all improvements proposed to be served must be shown on the plat or site plan.	
F. A determination shall be made as to location or extent of facilities to be maintained by South Salt Lake City.	Not applicable. There are no facilities at this location to be maintained by South Salt Lake City.	
G. Fire hydrants required for all plats.	There are 5 proposed fire hydrants throughout the project area. All locations are included on the plat or site plan. They have also been approved by the Fire Marshall.	
17.10.180 - Sewer Facilities		
A. General Requirements. Applicant shall install sanitary sewer facilities in a manner prescribed by the applicable sanitary sewer authority	A will serve letter has been submitted from Mt. Olympus Improvement District.	
17.10.190 – Utilities		
A. Utility facilities shall be located underground in new subdivisions.	All new utilities are shown to be underground.	
B. Easements. Easements centered on Rear Lot Lines shall be provided for private and municipal utilities.	A 1.5-foot public utility easement (PUE) is included on every townhome building.	
17.10.200 - Sidewalks, Trails, and Bike Paths		
A. Subdivision shall comply with the applicable road profile.	Current right of way improvements include curb/gutter, a park strip of approximately five feet, and a five-foot sidewalk. The proposed site plans included leaving the current infrastructure in place along 300 East. An 8.5-foot dedication is required along 3360 South. The proposed improvements are compliant with SSL standards.	
B. Trails, pedestrian paths, and bike paths shall relate appropriately to topography.	Public and internal pathways relate appropriately to topography on the site and comply with South Salt Lake code.	
C. Trails, pedestrian paths, and bike paths shall be provided in accordance with the Trails Master Plan.	The Trails Master Plan does not include any facilities adjacent to the subject property.	

STAFF RECOMMENDATION:

Based upon the information submitted in the application, supporting documentation, and analysis of the relevant code sections and general plan goals, Staff recommends the Planning Commission move to approve, with conditions, the preliminary subdivision plat and proposes the following findings of fact and conclusions of law and conditions of approval:

Findings of Fact:

1. The subject properties, located at 3383 South 300 East, consist of seven separate parcels.
2. All seven parcels are located in the Residential Multiple land use district.

3. The proposed zoning map amendment will add the Townhome Overlay (TO) to the existing zoning.
4. The proposed subdivision will create 46 lots that will total about 2.8 acres in size.
5. The property owner is applying for the subdivision and zoning amendment to construct a townhome development.
6. The proposed development will be located in the Residential Multiple and Townhome Overlay land use districts.
7. The proposed building falls into the Dwelling, Townhome land use category.
8. The Dwelling, Townhome use is a permitted land use in the Townhome Overlay.
9. The subject property currently has vacant buildings.
10. The proposed project area will be served by new vehicular and pedestrian access points on 300 East and 3360 South.
11. Staff has reviewed this subdivision for compliance with SSL Municipal Code Sections 17.10.140, 17.10.150, 17.10.160, 17.10.170, 17.10.180, 17.10.190, 17.10.200, and 17.10.300, and found that this subdivision is compliant with those sections, as outlined above.

Conclusions of Law:

1. The subdivision, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.
2. The subdivision, as specifically conditioned below is compatible in use, scale, and design with the allowed uses in Commercial Corridor.
3. The subdivision as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.
4. The subdivision, as specifically conditioned below does not impose disproportionate burdens on the citizens of the City.

Conditions of Approval:

1. If the zoning map amendment is approved, the petition for the zoning map amendment will not take effect until such time that the South Salt Lake Planning Commission grants the final plat approval of the subdivision plat, and said plat is recorded with the office of the Salt Lake County Recorder.
2. If the zoning map amendment is approved, and the applicant fails to record a final subdivision plat within 180 days of final subdivision plat approval, the zoning map amendment petition approval is void.
3. The applicant will continue to work with City staff to make all technical corrections necessary prior to recording;
4. Prior to plat recordation and any additional development of the subsequent lots, the applicant must provide city staff the final plat mylar to include notarized signatures of owners' consent to dedication; obtain signatures of all entities indicated on the subdivision plat attached hereto;
5. The applicant shall complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all required landscaping and public infrastructure improvements;
6. The applicant shall ensure that all site improvements are installed consistent with the requirements of the South Salt Lake City Municipal Code;
7. The applicant shall dedicate an easement to the City of South Salt for purposes of storm water management practices and ensure the plat includes language of the dedication of such easement, in a form as approved by the City Attorney's Office;
8. The proposed buildings shall be constructed according to South Salt Lake townhome design standards; and
9. All items of the staff report.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve the application by Kyle Denos, on behalf of Property Dynamics and 300 Lofts for a preliminary subdivision plat for a 46-lot subdivision at the subject properties located at 3383 South 300 East, with the conditions enumerated in the staff report and stated on the record.

Option 2: Denial

Move to deny the application by Kyle Denos, on behalf of Property Dynamics and 300 Lofts for a preliminary subdivision plat for a 46-lot subdivision at the subject properties located at 3383 South 300 East, with the conditions enumerated in the staff report and on the record..

Option 3: Continuance

Move to table the decision on the application by Kyle Denos, on behalf of Property Dynamics and 300 Lofts for a preliminary subdivision plat for a 46-lot subdivision at the properties located at 3383 South 300 East to a date certain to allow the Applicant and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

Attachments:

1. Plat
2. Civils
3. Proposed Elevations

300 LOFTS SUBDIVISON

LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, STATE OF UTAH
PRELIMINARY PLAT
AUGUST 2022

Parcel Line Table			Parcel Line Table			Parcel Line Table			Curve Table					
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
L1	21.06'	S61°45'47"W	L27	93.50'	S00°18'16"W	L56	89.50'	N00°18'16"E	C1	25.62'	33.00'	44°28'44"	S67°27'22"E	24.98'
L2	20.00'	S89°41'44"E	L28	26.00'	N89°41'44"W	L57	34.00'	S89°41'44"E	C2	4.89'	7.00'	40°00'19"	N20°18'25"E	4.79'
L3	97.52'	N80°59'19"E	L29	93.49'	N00°18'16"E	L58	34.00'	S89°41'44"E	C3	4.89'	7.00'	40°00'19"	S19°41'53"E	4.79'
L4	17.00'	S89°41'44"E	L30	2.71'	N89°32'16"W	L59	89.50'	S00°18'16"W	C4	86.20'	484.50'	10°11'40"	N85°12'26"E	86.09'
L5	59.65'	N08°51'47"E	L31	94.06'	S00°18'16"W	L60	34.00'	N89°41'44"W	C5	91.72'	515.50'	10°11'40"	N85°12'26"E	91.60'
L6	80.08'	S30°06'48"E	L32	26.00'	N89°41'44"W	L61	34.00'	N89°41'44"W	C6	4.89'	7.00'	40°00'19"	S20°18'25"W	4.79'
L7	20.10'	N66°40'58"W	L33	93.50'	N00°18'16"E	L62	89.50'	N00°18'16"E	C7	31.42'	20.00'	90°00'00"	N45°18'16"E	28.28'
L8	41.93'	N77°58'31"E	L35	26.00'	N89°41'44"W	L63	34.00'	S89°41'44"E	C8	19.49'	28.00'	39°52'49"	N19°38'09"W	19.10'
L9	23.22'	N51°13'30"E	L36	93.50'	N00°18'16"E	L64	45.50'	S89°41'44"E	C9	19.17'	43.16'	25°26'40"	S16°40'23"W	19.01'
L10	20.55'	S61°00'25"E	L39	81.72'	N89°41'44"W	L65	34.00'	S00°18'16"W	C10	4.09'	500.00'	0°28'09"	S89°55'48"E	4.09'
L11	27.74'	S89°41'44"E	L40	34.00'	N89°41'44"W	L66	69.00'	N89°41'44"W	C11	84.87'	500.00'	9°43'31"	N84°58'22"E	84.77'
L12	71.50'	N00°18'16"E	L41	88.00'	S00°18'16"W	L67	34.00'	N89°41'44"E	C12	88.96'	500.00'	10°11'40"	N85°12'26"E	88.84'
L13	26.00'	S89°41'44"E	L42	34.00'	S89°41'44"E	L68	66.00'	S00°18'16"W	C13	88.96'	500.00'	10°11'40"	N85°12'26"E	88.84'
L14	71.50'	S00°18'16"W	L43	34.00'	N89°41'44"W	L69	34.00'	N89°41'44"W	C14	26.70'	17.00'	90°00'00"	S44°41'44"E	24.04'
L15	92.27'	S89°41'44"E	L44	89.50'	N00°18'16"E	L70	34.00'	S89°41'44"E	C15	4.89'	7.00'	40°00'19"	S20°18'25"W	4.79'
L16	45.72'	S89°41'44"E	L45	34.00'	S89°41'44"E	L71	34.00'	S89°41'46"E	C16	4.89'	7.00'	40°00'19"	N19°41'53"W	4.79'
L17	86.75'	N00°18'16"E	L46	34.00'	N89°41'44"W	L72	67.59'	N00°18'16"E	C17	4.89'	7.00'	40°00'19"	S20°18'25"W	4.79'
L18	47.87'	N89°54'37"E	L47	89.50'	S00°18'16"W	L73	34.00'	N89°41'44"W	C18	4.89'	7.00'	40°00'15"	N19°41'51"W	4.79'
L19	89.80'	S00°18'16"W	L48	34.00'	S89°41'44"E	L74	34.00'	S89°41'44"E	C19	86.20'	484.50'	10°11'40"	S85°12'26"W	86.09'
L20	171.44'	S89°41'44"E	L49	34.00'	S89°41'44"E	L75	91.00'	S00°18'16"W	C20	73.17'	515.50'	8°07'55"	S84°10'34"W	73.10'
L21	31.00'	S00°16'21"W	L50	89.50'	N00°18'16"E	L76	34.00'	N89°41'44"W	C21	4.60'	7.00'	37°38'44"	S19°07'38"W	4.52'
L22	147.19'	N89°41'44"W	L51	34.00'	N89°41'44"W	L77	91.00'	N00°18'16"E	C22	4.89'	7.00'	40°00'19"	N19°41'53"W	4.79'
L23	93.50'	S00°18'16"W	L52	34.00'	S89°41'44"E	L78	93.50'	S00°18'16"W	C23	4.89'	7.00'	40°00'19"	N19°41'53"W	4.79'
L24	26.00'	N89°41'44"W	L53	89.50'	S00°18'16"W	L79	28.78'	N89°41'44"W	C24	24.37'	32.00'	43°37'51"	S68°29'27"W	23.78'
L25	93.50'	N00°18'16"E	L54	34.00'	N89°41'44"W	L80	49.29'	N00°18'16"E						
L26	81.72'	N89°41'44"W	L55	34.00'	N89°41'44"W									

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF _____

ON THIS ____ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME ABEY BARAGHOSHI, TRUSTEE OF THE BARAGHOSHI FAMILY TRUST, DATED FEBRUARY 19, 2003, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH _____

COMMISSION NUMBER _____ EXPIRATION DATE _____

ROCKY MOUNTAIN POWER – NOTE:

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:

(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
(4) ANY OTHER PROVISION OF LAW

DOMINION ENERGY UTAH – NOTE:

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH HEREBY APPROVES THIS PLAT SOLELY FOR PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH

APPROVED THIS ____ DAY OF _____, 20____.

BY: _____

TITLE: _____

CITY APPROVAL

PRESENTED TO SOUTH SALT LAKE CITY THIS ____ DAY OF _____, A.D. 20____, AND IS HEREBY APPROVED.

SOUTH SALT LAKE CITY MAYOR _____ ATTEST: CITY RECORDER _____

ROCKY MOUNTAIN POWER

APPROVED THIS ____ DAY OF _____, 20____ BY: _____

ROCKY MOUNTAIN POWER DIRECTOR _____

COMCAST

APPROVED THIS ____ DAY OF _____, 20____ BY: _____

COMCAST _____

SOUTH SALT LAKE FIRE MARSHAL

APPROVED THIS ____ DAY OF _____, 20____, BY THE SOUTH SALT LAKE CITY FIRE MARSHAL.

FIRE MARSHAL _____

MOUNT OLYMPUS IMPROVEMENT DISTRICT

APPROVED THIS ____ DAY OF _____, 20____, BY MOUNT OLYMPUS IMPROVEMENT DISTRICT.

DIRECTOR, MOUNT OLYMPUS IMPROVEMENT DISTRICT _____

JORDAN VALLEY WATER

APPROVED THIS ____ DAY OF _____, 20____, BY JORDAN VALLEY WATER CONSERVANCY DISTRICT.

DIRECTOR, JORDAN VALLEY WATER CONSERVANCY DISTRICT _____

SOUTH SALT LAKE COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED THIS ____ DAY OF _____, 20____, BY THE SOUTH SALT LAKE COMMUNITY DEVELOPMENT DEPARTMENT.

SOUTH SALT LAKE COMMUNITY DEVELOPMENT DIRECTOR _____

SALT LAKE COUNTY HEALTH DEPT

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

SALT LAKE COUNTY HEALTH DEPARTMENT DIRECTOR _____

APPROVAL AS TO FORM

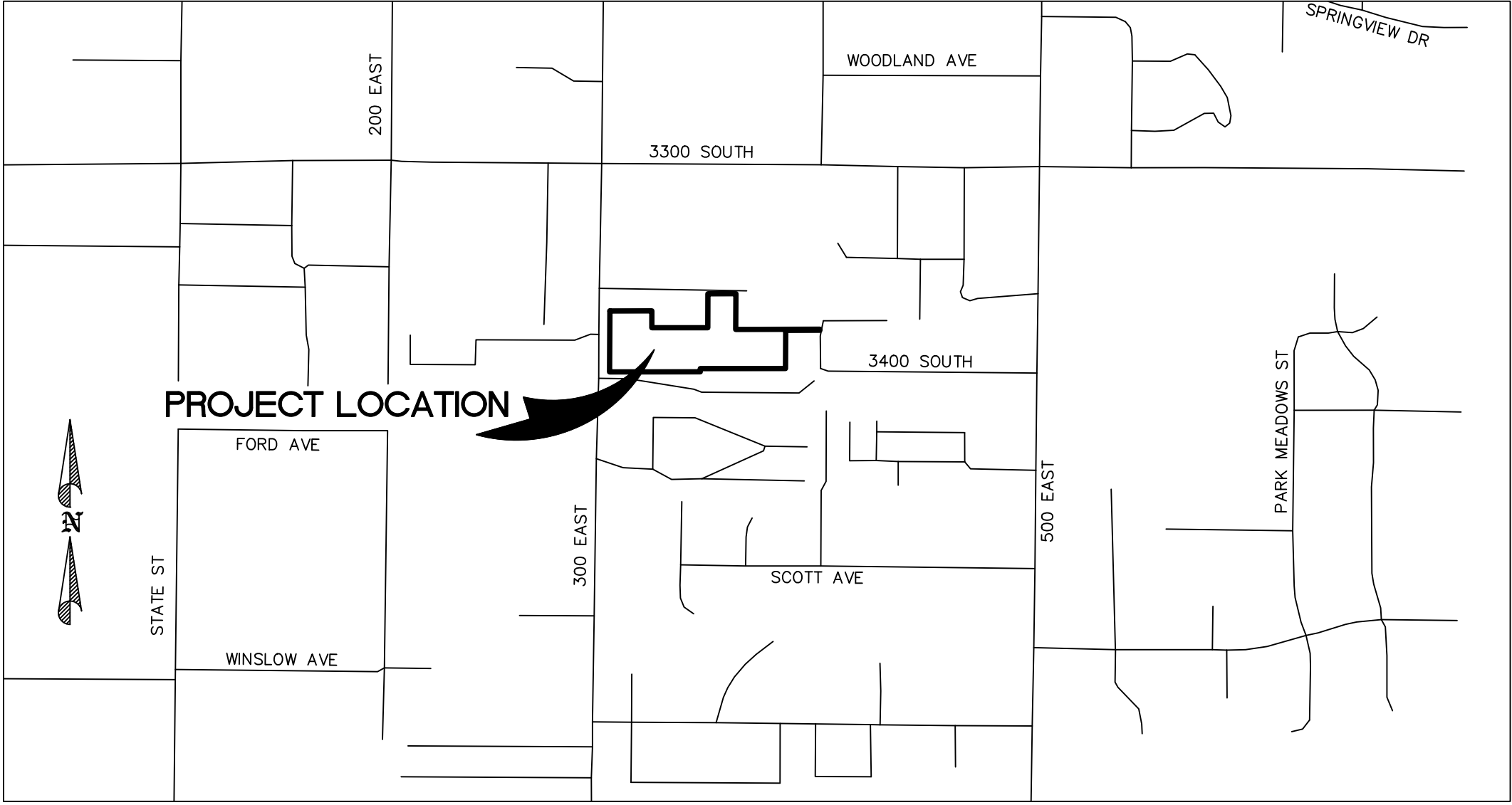
APPROVED THIS ____ DAY OF _____, A.D., 20____.

SOUTH SALT LAKE CITY ATTORNEY _____

SOUTH SALT LAKE CITY ENGINEER

APPROVED THIS ____ DAY OF _____, 20____, A.D. BY THE SOUTH SALT LAKE CITY ENGINEER.

SOUTH SALT LAKE CITY ENGINEER _____



VICINITY MAP
SCALE: 1" = 500'
SOUTH SALT LAKE, UTAH

STORMWATER NOTE:
OWNER HEREBY CONVEYS TO SOUTH SALT LAKE CITY AND ITS AGENTS A NON-EXCLUSIVE PERPETUAL EASEMENT OVER, ON AND IN THE COMMON AREA FOR THE PURPOSE OF ACCESS TO THE PRIVATE, STORMWATER MANAGEMENT SYSTEM(S) FOR THE MANAGEMENT, INSPECTION, MAINTENANCE AND REPAIR THEREOF.

LLC ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____

ON THIS ____ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE _____ OF _____, AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.

SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH _____

COMMISSION NUMBER _____ EXPIRATION DATE _____

SALT LAKE COUNTY SURVEYOR

ROS# S2021-09-0513

PLAT REVIEWER _____ DATE _____

SOUTH SALT LAKE CITY PLANNING COMMISSION

APPROVED THIS ____ DAY OF _____, 20____.

CHAIR, SOUTH SALT LAKE CITY PLANNING COMMISSION

SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND AND DESCRIBED BELOW IN ACCORDANCE WITH THIS PLAT AND IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

300 LOFTS SUBDIVISION

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

BOUNDARY DESCRIPTION:

A TRACT OF LAND BEING SITUATE IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 00°18'16" WEST BETWEEN THE STREET MONUMENTS IN 300 EAST AT THE INTERSECTIONS OF 3300 SOUTH STREET AND 3900 SOUTH STREET, SAID TRACT CONSISTING OF SALT LAKE COUNTY PARCEL NUMBERS 16-30-381-003, 16-30-456-016, 16-30-381-004, 16-30-381-005, 16-30-381-006, 16-30-456-003, AND 16-30-456-006, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°18'16" WEST 539.43 FEET AND NORTH 89°53'42" EAST 33.00 FEET FROM THE STREET MONUMENT AT THE INTERSECTION OF 3300 SOUTH AND 300 EAST, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF 300 EAST STREET, SAID POINT ALSO BEING NORTH 00°18'16" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 68.11 FEET FROM THE SOUTHWEST CORNER OF LOT 9, BLOCK 18, 10-ACRE PLAT A, BIG FIELD SURVEY, AND RUNNING THENCE NORTH 89°53'42" EAST 153.47 FEET TO THE WEST LINE OF LOT 6, ROTH GARDENS NO. 3 SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 00°18'16" WEST ALONG SAID WEST LINE A DISTANCE OF 61.71 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 89°54'37" EAST ALONG SAID THE SOUTH LINE OF SAID SUBDIVISION AND A PROLONGATION THEREOF A DISTANCE OF 204.63 FEET; THENCE NORTH 00°18'16" EAST 124.00 FEET; THENCE NORTH 89°54'37" EAST 102.31 FEET; THENCE SOUTH 00°18'16" WEST 130.45 FEET; THENCE NORTH 89°54'45" EAST 307.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 00°15'41" WEST ALONG SAID EAST LINE A DISTANCE OF 3.60 FEET TO THE NORTHEAST CORNER OF LOT 1, ROTH GARDENS NO. 4 SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 89°54'45" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 125.08 FEET; THENCE SOUTH 00°15'41" WEST ALONG THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 139.83 FEET TO THE NORTH LINE OF NEWSOME VILLAGE CONDOS PLAT 'B'; ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 89°55'25" WEST ALONG SAID NORTH LINE AND THE NORTH LINE OF NEWSOME VILLAGE CONDOS PLAT 'A' AMENDED, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER A DISTANCE OF 31.89 FEET; THENCE SOUTH 00°04'35" EAST ALONG THE WESTERLY LINE OF SAID VILLAGE CONDOS PLAT 'A' AMENDED A DISTANCE OF 11.50 FEET; THENCE SOUTH 89°55'25" WEST ALONG THE NORTH LINE OF SAID PLAT A DISTANCE OF 331.36 FEET TO THE EAST RIGHT-OF-WAY LINE OF 300 EAST STREET; THENCE NORTH 00°18'16" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 222.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 45 LOTS
1 OPEN SPACE
121,586 SQUARE FEET OR 2.791 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SOUTH 00°18'16" WEST BETWEEN THE STREET MONUMENTS IN 300 EAST AT THE INTERSECTIONS OF 3300 SOUTH STREET AND 3900 SOUTH STREET.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) 300 LOFTS, LLC, A UTAH LIMITED LIABILITY COMPANY, OF THE ABOVE DESCRIBED LAND TO BE HEREAFTER KNOWN AS:

300 LOFTS SUBDIVISION

DOES HEREBY CERTIFY TO HAVE CAUSED THIS PLAT TO BE PREPARED AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PUBLIC ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES.

THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF THE OWNER HAS HEREUNTO SET THIS ____ DAY OF _____ A.D., 20____.

300 LOFTS, LLC, A UTAH LIMITED LIABILITY COMPANY
JOHN D. THOMAS, ON BEHALF OF NLH MANAGEMENT, LLC

PROPERTY DYNAMICS III, LLC
JOHN D. THOMAS, ON BEHALF OF PROPERTY DYNAMICS MANAGEMENT III, LLC

ABEY BARAGHOSHI, TRUSTEE
BARAGHOSHI FAMILY TRUST, DATED FEBRUARY 19, 2003

LLC ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____

ON THIS ____ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE _____ OF _____, AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.

SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH _____

COMMISSION NUMBER _____ EXPIRATION DATE _____

300 LOFTS SUBDIVISION SHEET 1 OF 2
LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS
OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, STATE OF UTAH

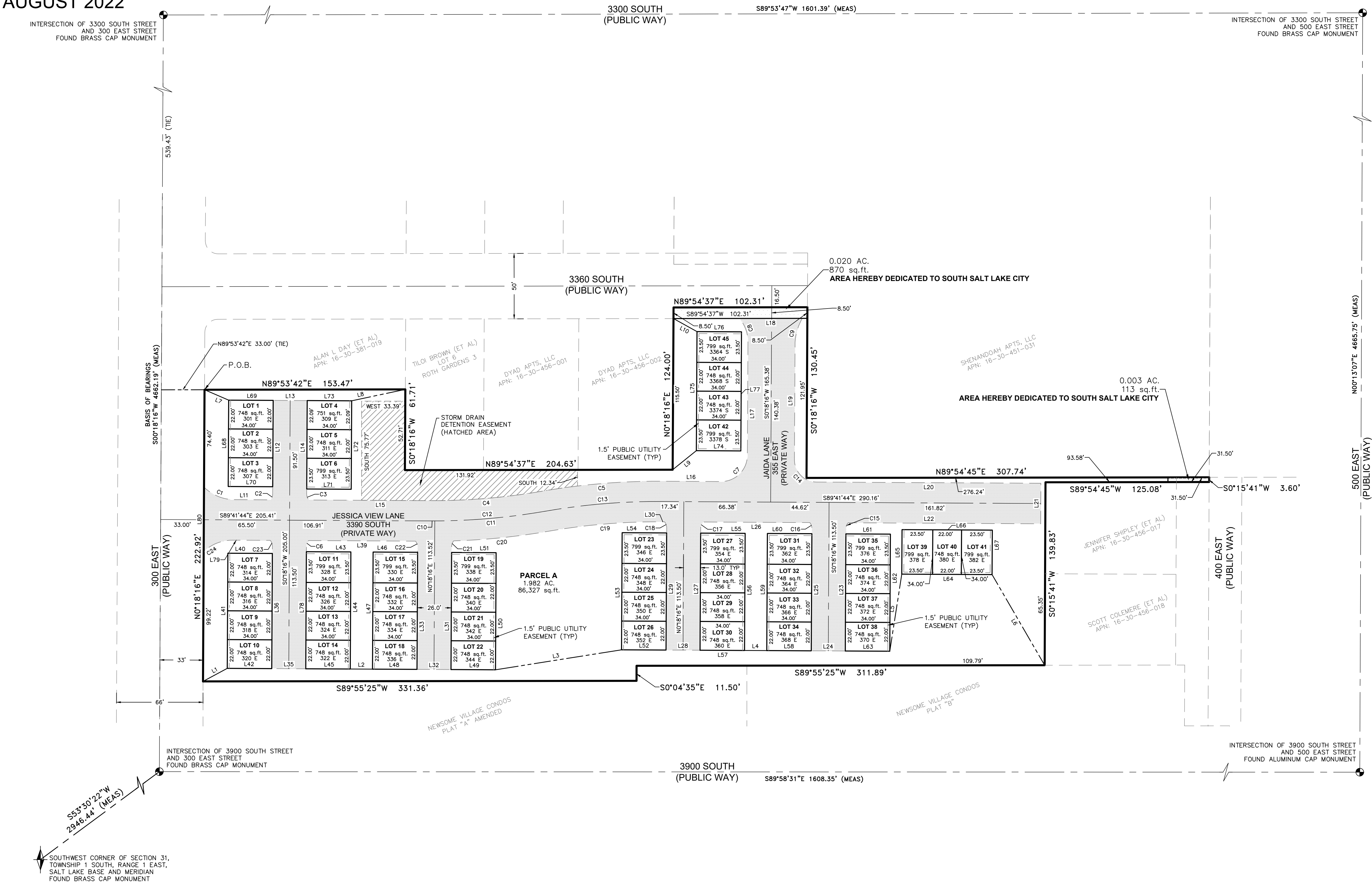
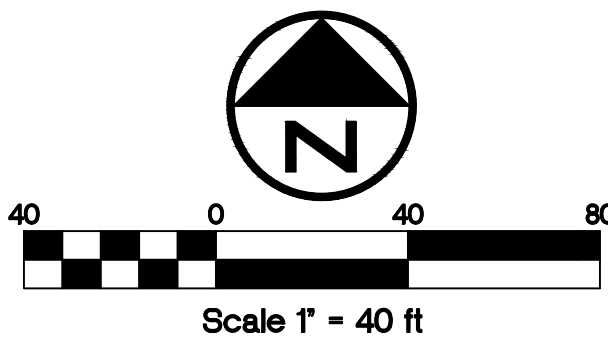
SALT LAKE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF _____
DATE _____ ENTRY _____ BOOK _____ PAGE _____

FEE _____ DEPUTY SALT LAKE COUNTY RECORDER _____



300 LOFTS SUBDIVISON
LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, STATE OF UTAH
PRELIMINARY PLAT
AUGUST 2022



Parcel Line Table				Parcel Line Table				Parcel Line Table			
Line #	Length	Direction		Line #	Length	Direction		Line #	Length	Direction	
L1	21.06'	S61°45'47"W		L27	93.50'	S00°18'16"W		L56	89.50'	N00°18'16"E	
L2	20.00'	S89°41'44"E		L28	26.00'	N89°41'44"W		L57	34.00'	S89°41'44"E	
L3	97.52'	N80°59'19"E		L29	93.49'	N00°18'16"E		L58	34.00'	S89°41'44"E	
L4	17.00'	S89°41'44"E		L30	2.71'	N89°32'16"W		L59	89.50'	S00°18'16"W	
L5	59.65'	N08°51'47"E		L31	94.06'	S00°18'16"W		L60	34.00'	N89°41'44"W	
L6	80.08'	S30°06'48"E		L32	26.00'	N89°41'44"W		L61	34.00'	S89°41'44"W	
L7	20.10'	N66°40'58"W		L33	93.50'	N00°18'16"E		L62	89.50'	N00°18'16"E	
L8	41.93'	N77°58'31"E		L35	26.00'	N89°41'44"W		L63	34.00'	S89°41'44"E	
L9	23.22'	N51°13'30"E		L36	93.50'	N00°18'16"E		L64	45.50'	S89°41'44"E	
L10	20.55'	S61°00'25"E		L39	81.72'	N89°41'44"W		L65	34.00'	S00°18'16"W	
L11	27.74'	S89°41'44"E		L40	34.00'	N89°41'44"W		L66	69.00'	N89°41'44"W	
L12	71.50'	N00°18'16"E		L41	88.00'	S00°18'16"W		L67	34.00'	N00°18'16"E	
L13	26.00'	S89°41'44"E		L42	34.00'	S89°41'44"E		L68	66.00'	S00°18'16"W	
L14	71.50'	S00°18'16"W		L43	34.00'	N89°41'44"W		L69	34.00'	N89°41'44"W	
L15	92.27'	S89°41'44"E		L44	89.50'	N00°18'16"E		L70	34.00'	S89°41'44"E	
L16	45.72'	S89°41'44"E		L45	34.00'	S89°41'44"E		L71	34.00'	S89°41'46"E	
L17	86.75'	N00°18'16"E		L46	34.00'	N89°41'44"W		L72	67.59'	N00°18'16"E	
L18	47.87'	N89°54'37"E		L47	89.50'	S00°18'16"W		L73	34.00'	N89°41'44"W	
L19	89.80'	S00°18'16"W		L48	34.00'	S89°41'44"E		L74	34.00'	S89°41'44"E	
L20	171.44'	S89°41'44"E		L49	34.00'	S89°41'44"E		L75	91.00'	S00°18'16"W	
L21	31.00'	S00°16'21"W		L50	89.50'	N00°18'16"E		L76	34.00'	N89°41'44"W	
L22	147.19'	N89°41'44"W		L51	34.00'	N89°41'44"W		L77	91.00'	N00°18'16"E	
L23	93.50'	S00°18'16"W		L52	34.00'	S89°41'44"E		L78	93.50'	S00°18'16"W	
L24	26.00'	N89°41'44"W		L53	89.50'	S00°18'16"W		L79	28.78'	N89°41'44"W	
L25	93.50'	N00°18'16"E		L54	34.00'	N89°41'44"W		L80	49.29'	N00°18'16"E	
L26	81.72'	N89°41'44"W		L55	34.00'	N89°41'44"W					

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	25.62'	33.00'	44°28'44"	S67°27'22"E	24.98'
C2	4.89'	7.00'	40°00'19"	N20°18'25"E	4.79'
C3	4.89'	7.00'	40°00'19"	S19°41'53"E	4.79'
C4	86.20'	484.50'	10°11'40"	N85°12'26"E	86.09'
C5	91.72'	515.50'	10°11'40"	N85°12'26"E	91.60'
C6	4.89'	7.00'	40°00'19"	S20°18'25"W	4.79'
C7	31.42'	20.00'	90°00'00"	N45°18'16"E	28.28'
C8	19.49'	28.00'	39°52'48"	N19°38'09"W	19.10'
C9	19.17'	43.16'	25°26'40"	S16°40'23"W	19.01'
C10	4.09'	500.00'	0°28'09"	S89°55'48"E	4.09'
C11	84.87'	500.00'	9°43'31"	N84°58'22"E	84.77'
C12	88.96'	500.00'	10°11'40"	N85°12'26"E	88.84'
C13	88.96'	500.00'	10°11'40"	N85°12'26"E	88.84'
C14	26.70'	17.00'	90°00'00"	S44°41'44"E	24.04'
C15	4.89'	7.00'	40°00'19"	S20°18'25"W	4.79'
C16	4.89'	7.00'	40°00'19"	N19°41'53"W	4.79'
C17	4.89'	7.00'	40°00'19"	S20°18'25"W	4.79'
C18	4.89'	7.00'	40°00'15"	N19°41'51"W	4.79'
C19	86.20'	484.50'	10°11'40"	S85°12'26"W	86.09'
C20	73.17'	515.50'	8°07'56"	S84°10'34"W	73.10'
C21	4.60'	7.00'	37°38'44"	S19°07'38"W	4.52'
C22	4.89'	7.00'	40°00'19"	N19°41'53"W	4.79'
C23	4.89'	7.00'	40°00'19"	N19°41'53"W	4.79'
C24	24.37'	32.00'	43°37'51"	S68°29'27"W	23.78'



- NOTES:
1. ALL COMMON AREAS (PARCEL A) AND PRIVATE ROAD ARE AN EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, AND SEWER.
 2. STORM DRAIN AND DETENTION BASIN ARE PRIVATE AND TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 3. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER MAIN. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
 4. NO PARKING ALLOWED WITHIN PRIVATE DRIVE.
 5. OWNER HEREBY CONVEYS TO SOUTH SALT LAKE CITY AND ITS AGENTS A NON-EXCLUSIVE PERPETUAL EASEMENT OVER, ON, AND IN PRIVATE RIGHTS-OF-WAY AND THE STORM DRAIN DETENTION EASEMENT AS SHOWN HEREON FOR THE PURPOSE OF ACCESS TO THE PRIVATE STORMWATER MANAGEMENT SYSTEM(S) FOR THE MANAGEMENT, INSPECTION, MAINTENANCE AND REPAIR THEREOF.

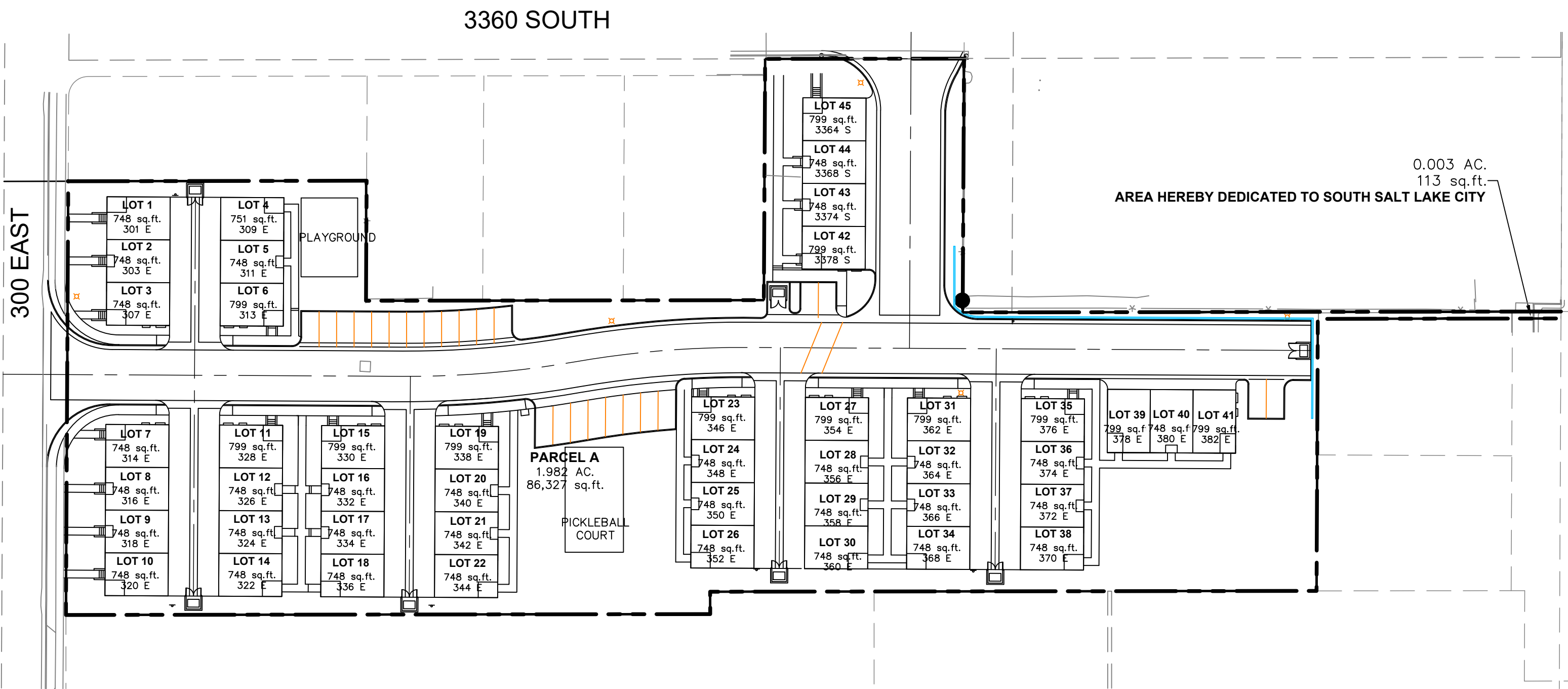
LEGEND AND ABBREVIATIONS	
	EXISTING ROW CENTERLINE
	FOUND STREET MONUMENT
	SET 5/8 REBAR AND CAP (BOUNDARY LINE) (WILDING ENGINEERING)
	ADJACENT PROPERTY / ROW LINE
	INGRESS, EGRESS, STORM DRAIN, SEWER, AND PUBLIC UTILITY EASEMENT

300 LOFTS

COVER



VICINITY MAP

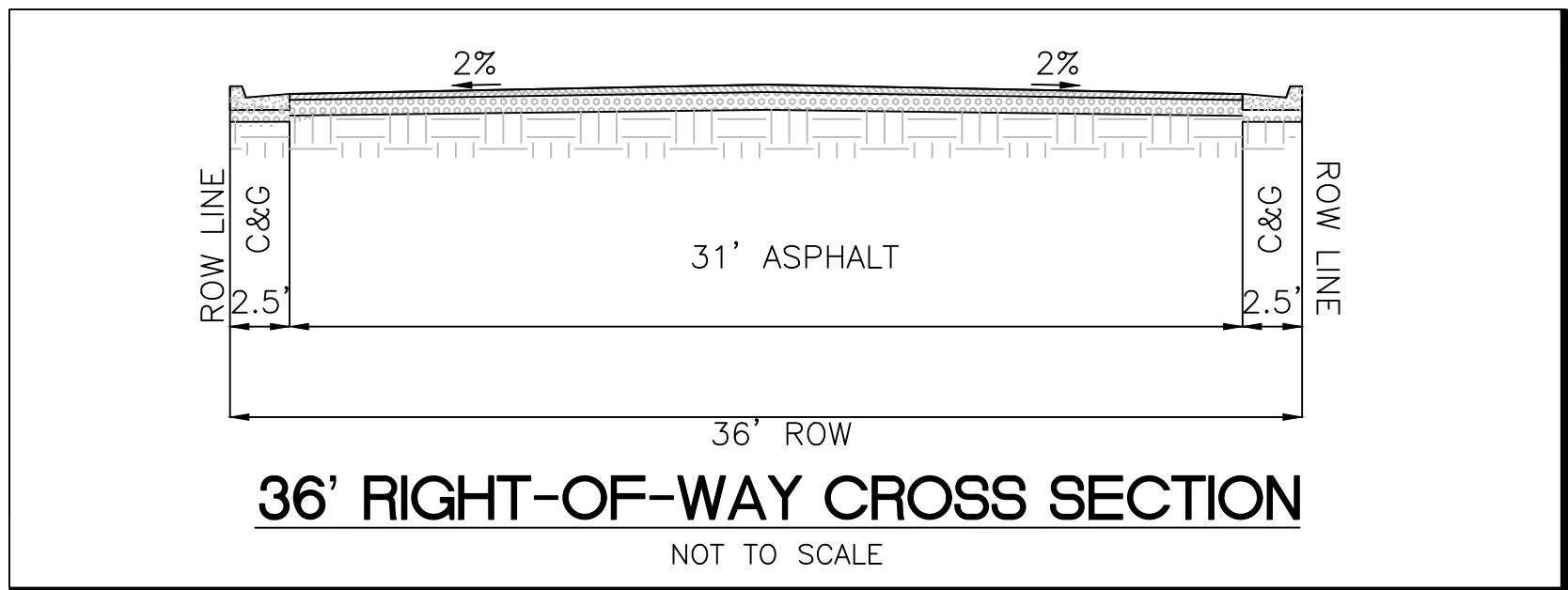


- GENERAL NOTES:**
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH SOUTH SALT LAKE CITY STANDARDS AND SPECIFICATIONS. CONTRACTOR TO OBTAIN CURRENT STANDARDS, SPECIFICATIONS, AND CITY GENERAL NOTES FROM SOUTH SALT LAKE CITY, JWCID, AND MT. OLYMPUS SEWER DISTRICT.
 - CONTRACTOR RESPONSIBLE FOR PROTECTION OF ALL UTILITIES SHOWN OR NOT SHOWN.
 - CONTRACTORS SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND ABIDE BY DIRECTIVES AND DECISIONS MADE THEREIN.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.
 - LOCATION AND INSTALLATION OF GAS, POWER, TELEPHONE, AND CABLE LINES TO BE DONE IN ACCORDANCE WITH SOUTH SALT LAKE CITY STANDARDS.
 - CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS FOR WORK.
 - CONTRACTOR IS RESPONSIBLE TO KEEP A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT ON SITE DURING THE COURSE OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THESE STATE REQUIRED DOCUMENTS.
 - WHEN INSTALLING PROPOSED UTILITIES, CONTRACTOR TO IDENTIFY POTENTIAL CONFLICTS BETWEEN STORM DRAIN, CULINARY WATER, AND/OR SECONDARY WATER. UTILITY CONFLICTS ARE TO BE AVOIDED WHENEVER POSSIBLE AND EACH CONFLICT WILL BE ADDRESSED ON A CASE BY CASE BASIS WHEN INEVITABLE.
 - IF CONSTRUCTION WORK IS IN EXISTING ASPHALT AREAS, CONTRACTOR TO SAWCUT EXISTING ASPHALT.
 - DURING THE CONSTRUCTION PROCESS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY BY THE CONTRACTOR IF MORE OR LESS WORK IS REQUIRED THAN WHAT THESE PLANS SHOW.
 - ROAD STUBS CONSTRUCTED FOR FUTURE CONNECTION SHALL BE BLOCKED OFF WITH BARRICADES AND/OR APPROPRIATE SIGNAGE PER MUTCD REQUIREMENTS.

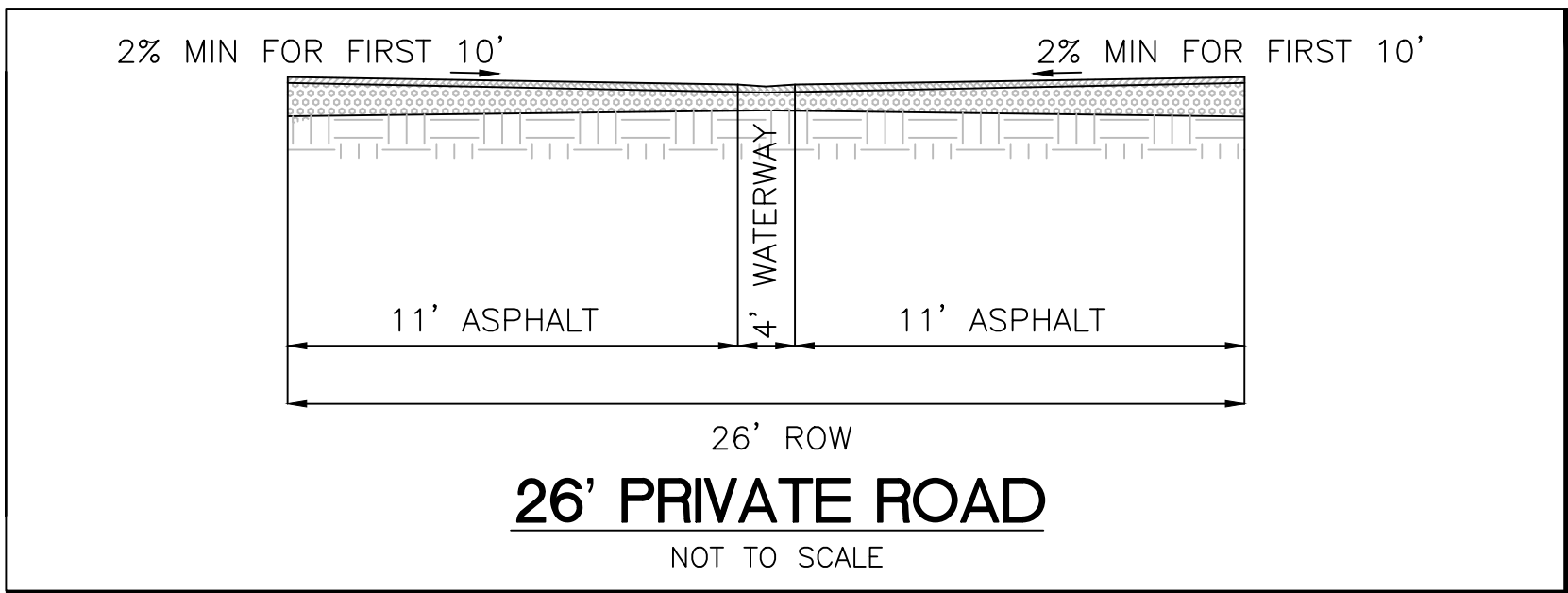
- WATERLINE NOTES:**
- CULINARY SERVICE LATERALS TO BE 3/4" SERVICES.
 - ALL CULINARY WATERLINES SHALL BE 48" BELOW FINISHED GRADE TO TOP OF PIPE.
 - ALL VALVE COVERS TO BE RAISED OR LOWERED TO FINISHED GRADE.
 - CULINARY WATER SERVICES SHALL FOLLOW JWCID STANDARDS.
 - WATER SERVICES TO BE STUBBED 5' INSIDE PROPERTY AND MARKED WITH A TREATED 2X4 PAINTED BLUE.

- SEWER NOTES:**
- ALL SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH MOUNT OLYMPUS IMPROVEMENT DISTRICT AS WELL AS SOUTH SALT LAKE CITY STANDARDS AND CONSTRUCTION SPECIFICATIONS.
 - CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
 - ALL MANHOLE LIDS TO BE RAISED OR LOWERED TO FINISHED GRADE.
 - SEWER LATERALS TO BE STUBBED 5' INSIDE PROPERTY AND MARKED WITH A TREATED 2X4 PAINTED GREEN.
 - ALL SEWER TO BE BACKFILLED WITH DISTRICT APPROVED SELECT BACKFILL, AND COMPACTED PER CITY STANDARDS.

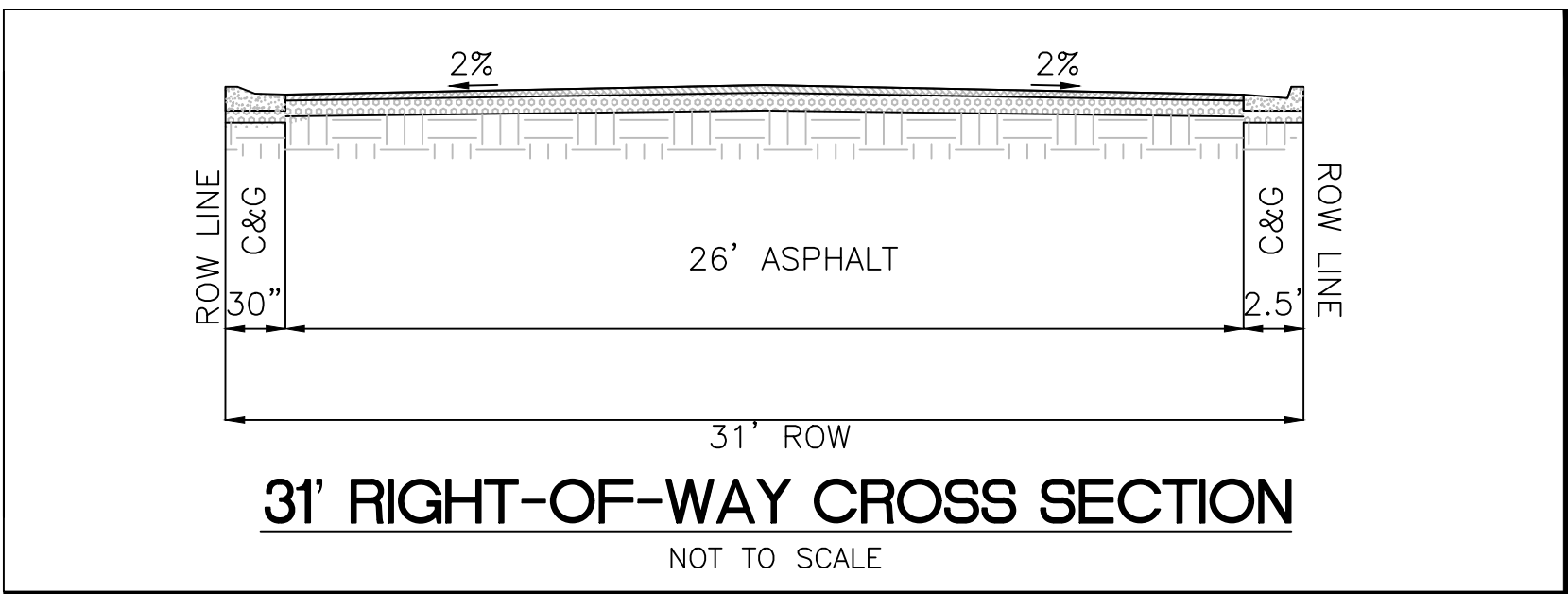
- EROSION CONTROL NOTES:**
- CONTRACTOR TO PROVIDE DUST CONTROL AT ALL TIMES. CONTRACTOR SHALL PROVIDE THE NECESSARY MITIGATION TO KEEP DUST TO THE ACCEPTABLE LIMITS IDENTIFIED IN THE AIR QUALITY PERMIT OBTAINED FROM THE STATE OF UTAH, DEPARTMENT OF AIR QUALITY, DIVISION OF AIR QUALITY. IGNORANCE OF THESE CODES AND STATUTES IS NOT AN ACCEPTABLE REASON FOR NOT COMPLYING WITH THESE REQUIREMENTS. THE CITY INSPECTOR MAY REQUIRE SOIL ADDITIVES TO CONTROL DUST. PROVISIONS TO CONTROL DUST MUST BE ON SITE AND OPERATIONAL PRIOR TO ANY LAND DISTURBANCE.
 - EXISTING PAVED ROADWAYS ARE TO BE KEPT CLEAN AT ALL TIMES. CONTRACTOR TO MAINTAIN STREETS TO BE FREE FROM DIRT AND DEBRIS.
 - SILT FENCES, TEMPORARY SEDIMENT TRAPS, TEMPORARY BERMS, AND OTHER EROSION CONTROL DEVICES ARE TO BE INSPECTED AND MAINTAINED WITHIN 24 HOURS AFTER EACH SIGNIFICANT STORM EVENT (0.5 INCHES) OR TWICE MONTHLY.
 - CONTRACTOR TO REPLACE DAMAGED EROSION CONTROL DEVICES, OR DEVICES THAT DO NOT FUNCTION PROPERLY.
 - ENVIRONMENTAL FENCE NOT NEEDED WHERE EXISTING FENCES EXIST ON ADJACENT PROPERTY.
 - ALL EROSION CONTROL MUST BE INSTALLED AND INSPECTED BY THE CITY BEFORE ANY CONSTRUCTION ACTIVITIES COMMENCE.



JAIDA LANE (355 EAST STREET)



26' PRIVATE ROAD



JESSICA VIEW LANE (3390 SOUTH STREET)

CONTACT LIST

OWNER'S REPRESENTATIVE
KYLE DENOS
(801)-793-7660

DESIGN ENGINEER:
WILDING ENGINEERING
(801) 553-8112
CONTACT: JASON PETERSON, P.E.

SOUTH SALT LAKE CITY
SOUTH SALT LAKE CITY ENGINEERING
(801) 483-6038
CONTACT: DENNIS PAY, P.E.

MOUNT OLYMPUS IMPROVEMENT DISTRICT
(801) 262-2902
CONTACT: DEAN AYALA, P.E.

JORDAN VALLEY WATER CONSERVANCY DISTRICT
(801) 565-4300
CONTACT: JT CRACROFT

SHEETS	
SHEET NUMBER	SHEET TITLE
C100	COVER
1 OF 2	SURVEY
2 OF 2	SURVEY
C201	SITE PLAN
C202	UTILITY PLAN
C203	GRADING & DRAINAGE PLAN
C204	EROSION CONTROL PLAN
C205	DEMOLITION PLAN
C301	PLAN & PROFILE
C302	PLAN & PROFILE
C303	PLAN & PROFILE
C304	PLAN & PROFILE
C305	PLAN & PROFILE
C401	DETAILS



DRAWING NOTES:

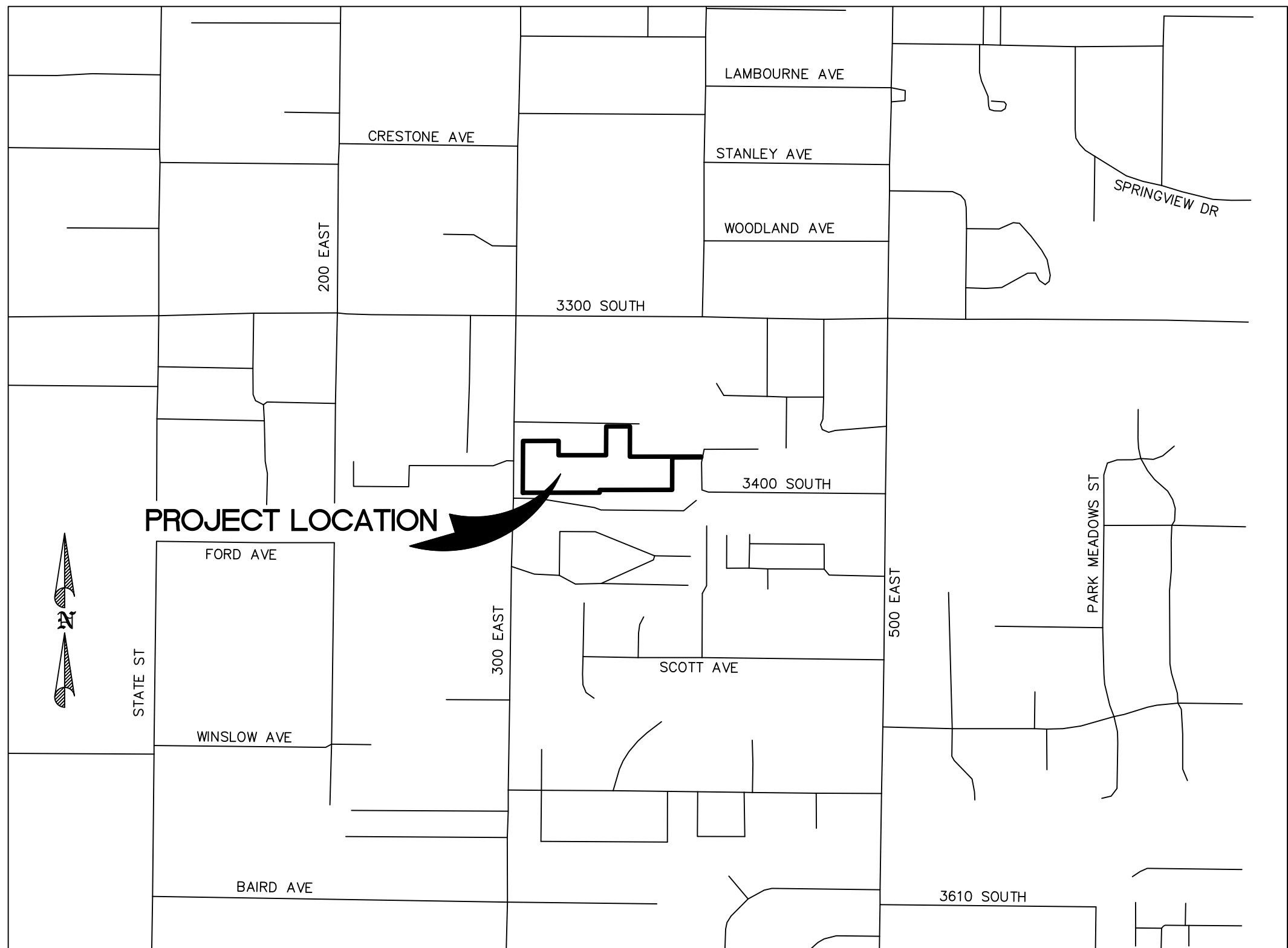
NO.	REVISION	DATE
5	ADDRESS CITY COMMENTS	5-16-22
4	ADDRESS CITY COMMENTS	3-21-22
3	NEW LAYOUT	2-11-22
2	CITY AND CLIENT REVISIONS	10-28-21
1	CITY REVISIONS	10-1-21

PROJECT INFORMATION		
300 LOFTS		
COVER		
SOUTH SALT LAKE CITY, UTAH		
DRAWN TMS	CHECKED KMD	PROJECT # 20045
		DATE 08/26/2021
		SCALE 1" = 30'
		SHEET C100

G:\DATA\20045 - Next Level Homes 3383 South\dwg\20045 Base.dwg
PLOT DATE: JUN 30, 2022

PROPERTY DYNAMICS PROPERTY

LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ALTA/NSPS LAND TITLE SURVEY



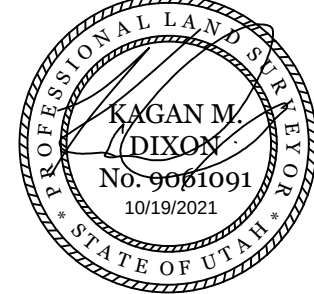
VICINITY MAP
SCALE: 1" = 500'
SOUTH SALT LAKE, UTAH

SURVEYOR'S CERTIFICATE:

TO: HIGHLAND TITLE AGENCY;
300 LOFTS, LLC;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5, 8, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 30, 2021.

DATE OF PLAT OR MAP: AUGUST 12, 2021



BOUNDARY DESCRIPTIONS

FILE NO. 52053

PARCEL 1
BEGINNING AT A POINT ON THE EAST SIDE OF THIRD EAST STREET SOUTH 0°16' WEST 506.2 FEET FROM THE NORTHWEST CORNER OF LOT 9, BLOCK 18, TEN ACRE PLAT "A" A BIG FIELD SURVEY, AND RUNNING THENCE NORTH 89°51' EAST 153.47 FEET; THENCE SOUTH 0°16' EAST 62 FEET; THENCE SOUTH 89°51' WEST 153.47 FEET; THENCE NORTH 0°16' EAST 62 FEET TO THE POINT OF BEGINNING.

PARCEL 2
BEGINNING AT THE NORTHWEST CORNER OF LOT 8, BLOCK 18 TEN ACRE PLAT "A" BIG FIELD SURVEY AND RUNNING THENCE SOUTH 68.8 FEET; THENCE NORTH 89°35'28" EAST 20 RODS; THENCE NORTH 68.8 FEET; MORE OR LESS TO THE NORTH LINE OF SAID LOT 8; THENCE WEST 20 RODS TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT THE SOUTHWEST CORNER OF LOT 9, BLOCK 18, TEN ACRE PLAT "A" BIG FIELD SURVEY, AND RUNNING THENCE NORTH 3.4 FEET; THENCE EAST 20 RODS; THENCE SOUTH 3.4 FEET; THENCE WEST 20 RODS TO THE POINT OF BEGINNING.

PARCEL 3
BEGINNING AT A POINT WHICH LIES SOUTH 72.6 FEET FROM THE NORTHWEST CORNER OF LOT 8, BLOCK 18, TEN ACRE PLAT "A", BIG FIELD SURVEY AND RUNNING THENCE NORTH 89°55'16" EAST 330.0 FEET; THENCE NORTH 0°18'16" EAST 5.7 FEET; THENCE SOUTH 89°35'28" WEST 330.0 FEET; THENCE SOUTH 0°18'16" WEST 3.8 FEET TO THE POINT OF BEGINNING.

PARCEL 4
BEGINNING AT A POINT 4.4 RODS SOUTH OF THE NORTHWEST CORNER OF LOT 8, BLOCK 18, TEN ACRE PLAT "A" BIG FIELD SURVEY, AND RUNNING THENCE SOUTH 5 RODS; THENCE EAST 20 RODS; THENCE NORTH 5 RODS; THENCE WEST 20 RODS TO THE POINT OF BEGINNING.

PARCEL 5
BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 18, TEN ACRE PLAT "A" BIG FIELD SURVEY, AND RUNNING THENCE SOUTH 0°15' WEST 3.6 FEET; THENCE SOUTH 89°55'09" WEST 125 FEET; THENCE SOUTH 0°15'41" WEST 140 FEET; THENCE WEST 311.36 FEET; THENCE NORTH 143.6 FEET; THENCE EAST 436.46 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT SOUTH 0°16' WEST 444.2 FEET AND NORTH 89°51' EAST 400.41 FEET FROM THE NORTHWEST CORNER OF LOT 9, BLOCK 18, TEN ACRE PLAT "A" BIG FIELD SURVEY, AND RUNNING THENCE SOUTH 0°16' WEST 124 FEET; THENCE NORTH 89°51'00" EAST 25 FEET; THENCE NORTH 0°16' EAST 157.1 FEET; THENCE SOUTH 89°51' WEST 127.31 FEET TO A PUBLIC ROAD; THENCE SOUTH 0°16' WEST ALONG EAST BOUNDARY OF SAID ROAD 33.1 FEET; THENCE NORTH 89°51' EAST 102.31 FEET TO THE POINT OF BEGINNING.

PARCEL 6
COMMENCING 3.4 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 9, BLOCK 18, TEN ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE 2.6 FEET; THENCE EAST 20 RODS; THENCE SOUTH 2.6 FEET; THENCE WEST 20 RODS TO THE POINT OF BEGINNING.

FILE NO. 53937

BEGINNING AT A POINT SOUTH 0°16' WEST 444.2 FEET AND NORTH 89°51' EAST 358.1 FEET FROM THE NORTHWEST CORNER OF LOT 9, BLOCK 18, TEN ACRE PLAT "A", BIG FIELD SURVEY AND RUNNING THENCE NORTH 89°51' EAST 102.31 FEET; THENCE SOUTH 0°16' WEST 124 FEET; THENCE NORTH 89°51' WEST 102.31 FEET; THENCE NORTH 0°16' EAST 124 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST SIDE OF THIRD EAST STREET, SALT LAKE COUNTY, STATE OF UTAH, WHICH IS SOUTH 0°16' WEST 444.2 FEET FROM THE NORTHWEST CORNER OF LOT 9, BLOCK 18, TEN ACRE PLAT "A", BIG FIELD SURVEY AND RUNNING THENCE NORTH 0°16' EAST 33.1 FEET; THENCE NORTH 89°51' EAST 767.35 FEET; THENCE SOUTH 0°16' WEST 33.1 FEET; THENCE SOUTH 89°51' WEST 767.35 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED AGGREGATE DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 00°18'16" WEST BETWEEN THE STREET MONUMENTS IN 300 EAST AT THE INTERSECTIONS OF 3300 SOUTH STREET AND 3900 SOUTH STREET, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THENCE SOUTH 00°18'16" WEST 539.43 FEET AND NORTH 89°53'42" EAST 33.00 FEET FROM THE STREET MONUMENT AT THE INTERSECTION OF 3300 SOUTH AND 300 EAST, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF 300 EAST STREET, SAID POINT ALSO BEING NORTH 00°18'16" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 68.11 FEET FROM THE SOUTHWEST CORNER OF LOT 9, BLOCK 18, 10-ACRE PLAT A, BIG FIELD SURVEY, AND RUNNING THENCE NORTH 89°53'42" EAST 153.47 FEET TO THE WEST LINE OF LOT 6, ROTH GARDENS NO. 3 SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 00°18'16" WEST ALONG SAID WEST LINE A DISTANCE OF 61.71 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 89°54'37" EAST 204.63 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 00°18'16" EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 124.00 FEET; THENCE NORTH 89°54'37" EAST 102.31 FEET; THENCE SOUTH 00°18'16" WEST 130.45 FEET; THENCE NORTH 89°54'37" EAST 307.74 FEET TO THE EAST LINE OF SAID LOT 9; THENCE SOUTH 00°18'16" WEST ALONG SAID EAST LINE A DISTANCE OF 3.60 FEET TO THE NORTHEAST CORNER OF LOT 1, ROTH GARDENS NO. 4 SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 89°54'45" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 125.08 FEET; THENCE SOUTH 00°18'16" WEST ALONG THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 139.83 FEET TO THE NORTH LINE OF NEWSOME VILLAGE CONDOS PLAT "B", ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 89°55'25" WEST ALONG SAID NORTH LINE AND THE NORTH LINE OF NEWSOME VILLAGE CONDOS PLAT "A" AMENDED, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER A DISTANCE OF 311.89 FEET; THENCE SOUTH 00°04'35" EAST ALONG THE WESTERLY LINE OF SAID VILLAGE CONDOS PLAT "A" AMENDED A DISTANCE OF 11.50 FEET; THENCE SOUTH 89°55'25" WEST ALONG THE NORTH LINE OF SAID PLAT A DISTANCE OF 331.36 FEET TO THE EAST RIGHT-OF-WAY LINE OF 300 EAST STREET; THENCE NORTH 00°18'16" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 222.92 FEET TO THE POINT OF BEGINNING.

CONTAINS 121,586 SQUARE FEET OR 2.791 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SOUTH 00°18'16" WEST BETWEEN THE STREET MONUMENTS IN 300 EAST AT THE INTERSECTIONS OF 3300 SOUTH STREET AND 3900 SOUTH STREET.

GENERAL NOTES

(1) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
1. MISCELLANEOUS REPORT ISSUED BY HIGHLAND TITLE AGENCY, INC., FILE NO. 52053, DATED FEBRUARY 19, 2021.
2. ROTH GARDENS NO. 3 SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK W, PAGE 3 OF PLATS.
3. ROTH GARDENS NO. 4 SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK Z, PAGE 49 OF PLATS.
4. NEWSOME VILLAGE CONDOMINIUMS PLAT "A" AMENDED, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2001P, PAGE 28 OF PLATS.
5. NEWSOME VILLAGE CONDOMINIUMS PLAT "B", ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2001P, PAGE 29 OF PLATS.
6. ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 53937, DATED JULY 12, 2021.
7. OTHER DOCUMENTS AS SHOWN ON THIS MAP

(2) WILDING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY, HOWEVER WE RELIED UPON THE TITLE COMPANY TO RESEARCH THE COUNTY RECORDS FOR RECORDED EASEMENTS AND OTHER RECORDED ENCUMBRANCES THAT WOULD AFFECT THE PROPERTY AND THAT MAY OR MAY NOT BE READILY VISIBLE ON THE SITE TO BE SURVEYED AND SHOWN ON THIS MAP. WE REFERRED TO SCHEDULE B, PART 2 OF THE TITLE REPORT TO OBTAIN THIS INFORMATION.

(3) ITEMS FROM SCHEDULE B, PART 2 OF THE ABOVE REFERENCED MISCELLANEOUS REPORTS ARE ADDRESSED AS FOLLOWS:

- FILE NO. 52053
- 1-4 NOT ADDRESSED BY THIS SURVEY
- 5** ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
(SEE NARRATIVE FOR MORE INFORMATION)
- 6-18 NOT ADDRESSED BY THIS SURVEY
- 19** AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR CONSTRUCTING AND MAINTAINING A DITCH AND INCIDENTAL PURPOSES, AS GRANTED TO Y.E. KOROUS AND GRACE E. KOROUS, HIS WIFE AS JOINT TENANTS AND NOT TENANTS IN COMMON BY INSTRUMENT RECORDED JULY 16, 1925 AS ENTRY NO. 539335 IN BOOK 3-W AT PAGE 268 OF OFFICIAL RECORDS.
(SHOWN HEREON, DOES NOT APPEAR TO BE IN USE)
- 20-22 NOT ADDRESSED BY THIS SURVEY
- FILE NO. 52304
- 1-12 NOT ADDRESSED BY THIS SURVEY.
- 13 ANY DISCREPANCIES, CONFLICTS IN THE BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH AN ALTA/NSPS SURVEY, MADE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA (AMERICAN LAND TITLE ASSOCIATION) AND NSPS (NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS) MAY DISCLOSE.
SURVEY NOTE: FUTURE DEDICATION OF 3360 SOUTH WILL LIKELY BE REQUIRED UPON REDEVELOPMENT OF THE PROPERTY.
- 14** RIGHT OF WAY AND EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES, THROUGH AND ACROSS A PORTION OF THE SUBJECT PROPERTY, RECORDED MAY 14, 1965 AS ENTRY NO. 2081916 IN BOOK 2327 AT PAGE 378 OF OFFICIAL RECORDS.
SURVEY NOTE: AS SHOWN HEREON.
- 15-17 NOT ADDRESSED BY THIS SURVEY
- (4) THE CONTOUR INTERVAL FOR THIS ALTA/NSPS LAND TITLE SURVEY IS 1'. TOPOGRAPHIC DATA WAS OBTAINED BY CONVENTIONAL GROUND SURVEY METHODS IN CONJUNCTION WITH TERRESTRIAL BASED LIDAR ON THE NAVD88 DATUM, GEOID18.

NARRATIVE OF BOUNDARY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND THE SURVEYED PROPERTY AS SHOWN HEREON PRIOR TO REDEVELOPMENT. THE BOUNDARY WAS DETERMINED BY USING ADJOINING SUBDIVISION AND CONDOMINIUM PLATS IN CONJUNCTION WITH A PRO-RATA BREAKDOWN OF THE BLOCK.

THOUGH THERE IS NO MATHEMATICAL DISCREPANCIES BETWEEN ADJOINING LAND OWNERS, A FENCE RUNNING NEAR THE SOUTH PROPERTY LINE DOES NOT MATCH RECORD INFORMATION. EVIDENCE SHOWS THAT THE FENCE HAS EXISTED FOR MORE THAN 20 YEARS. HOWEVER, THE PROPERTY WAS OCCUPIED BY A GOVERNMENT ENTITY UNTIL 2020, SO NO ACQUIESCENCE PASSED DURING THAT TIME. IT IS SUGGESTED THAT THIS BE RESOLVED BETWEEN PROPERTY DYNAMICS AND THE CONDOMINIUM HOME OWNERS ASSOCIATION.

THE SURVEYED PROPERTY ALSO HAS A 3.6 FOOT WIDE STRIP THAT RUNS FROM THE NORTHWESTERLY CORNER OF THE PROPERTY TO 400 EAST STREET. IT APPEARS THAT THIS AREA HAS BEEN OCCUPIED BY THE SOUTHERLY ADJOINING PROPERTY OWNER. AS STATED ABOVE, THIS PROPERTY WAS OWNED BY A GOVERNMENT ENTITY UNTIL 2020, AND THEREFORE, NO ACQUIESCENCE PASSED DURING THAT TIME.

UTILITY STATEMENT:		
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES STATE THAT THE UTILITIES SHOWN HEREON ARE LOCATED AS ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS CONDUCTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND THE EXACT LOCATION OF SOME UTILITIES MAY REQUIRE FURTHER FIELD INVESTIGATION OR EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.		
3	UPDATE PER CITY COMMENTS	9/28/2021
2	UPDATE SURVEY BOUNDARY	8/12/2021
1	REVISE TO ALTA/NSPS SURVEY	4/5/2021
NO.	REVISION	DATE

DRAWING TITLE	
ALTA/NSPS LAND TITLE SURVEY	
LOCATION	3383 S 300 E
SALT LAKE CITY, UT	

PROJECT NAME	
PROPERTY DYNAMICS PROPERTY	
DRAWN	KMD
CHECKED	SWD
COUNTY	SALT LAKE

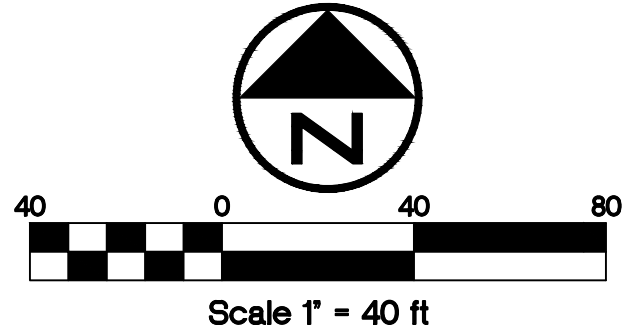
DATE	8/12/2021
SCALE	1" = 40'
SHEET	1 OF 1



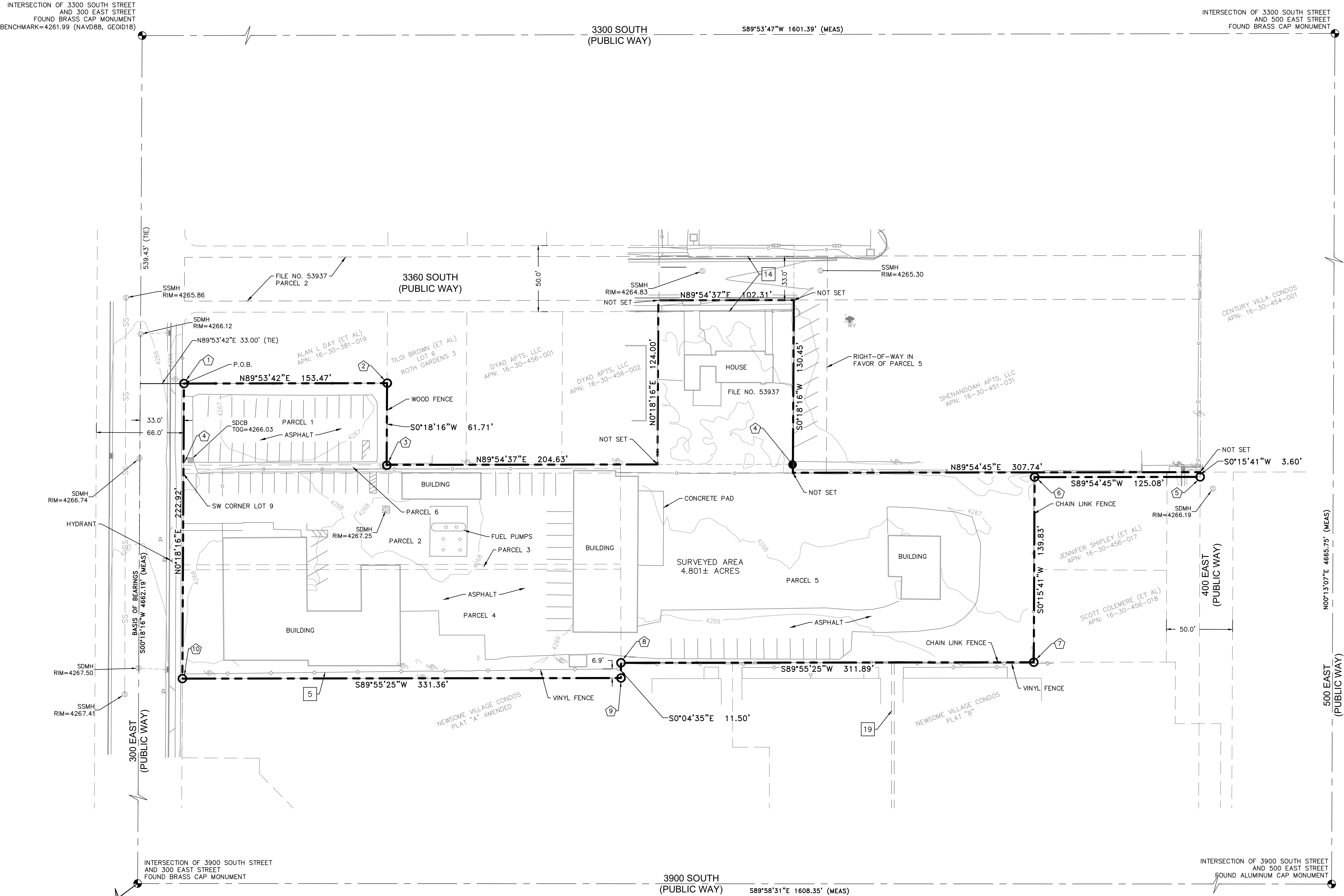
PLOT DATE: Oct 19, 2021

PROPERTY DYNAMICS PROPERTY

LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ALTA/NSPS LAND TITLE SURVEY



- LEGEND
- SECTION LINE
 - FOUND SECTION CORNER
 - EXISTING ROW CENTERLINE
 - FOUND STREET MONUMENT
 - SET 5/8 REBAR AND CAP (BOUNDARY LINE) (WILDING ENGINEERING)
 - ADJACENT PROPERTY / ROW LINE



- 1 SET REBAR AND CAP 1.2± EAST OF FENCE CORNER
- 2 SET REBAR AND CAP 0.3± EAST OF FENCE CORNER
- 3 SET REBAR AND CAP 1.2± SOUTH AND 0.3± WEST OF FENCE CORNER
- 4 FOUND REBAR AND CAP STAMPED "McNEIL ENGINEERING"
- 5 SET NAIL & WASHER IN ASPHALT
- 6 SET REBAR AND CAP 0.7± EAST OF FENCE
- 7 SET REBAR AND CAP 1.2± EAST OF FENCE CORNER
- 8 SET REBAR AND CAP 0.7± NORTH OF FENCE CORNER
- 9 SET REBAR AND CAP 6.9± SOUTH OF FENCE CORNER
- 10 SET REBAR AND CAP 3.5± SOUTH OF FENCE

WILDING
ENGINEERING

14721 SOUTH HERITAGE DREEST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

S53°30'22"W
2946.44' (MEAS)
SOUTHWEST CORNER OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP MONUMENT

PLOT DATE: Oct 19, 2021

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES STATE THAT THE UTILITIES SHOWN HEREON ARE LOCATED AS ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS CONDUCTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND THE EXACT LOCATION OF SOME UTILITIES MAY REQUIRE FURTHER FIELD INVESTIGATION OR EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.

NO.	REVISION	DATE
3	UPDATE PER CITY COMMENTS	9/28/2021
2	UPDATE SURVEY BOUNDARY	8/12/2021
1	REVISE TO ALTA/NSPS SURVEY	4/5/2021

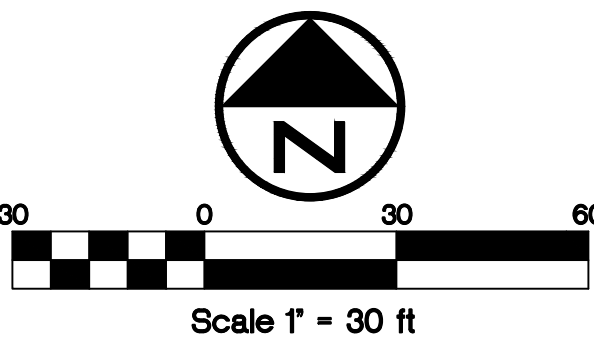
DRAWING TITLE	ALTA/NSPS LAND TITLE SURVEY
LOCATION	3383 S 300 E
	SALT LAKE CITY, UT

PROJECT NAME	PROPERTY DYNAMICS PROPERTY
DRAWN	KMD
CHECKED	SWD
COUNTY	SALT LAKE

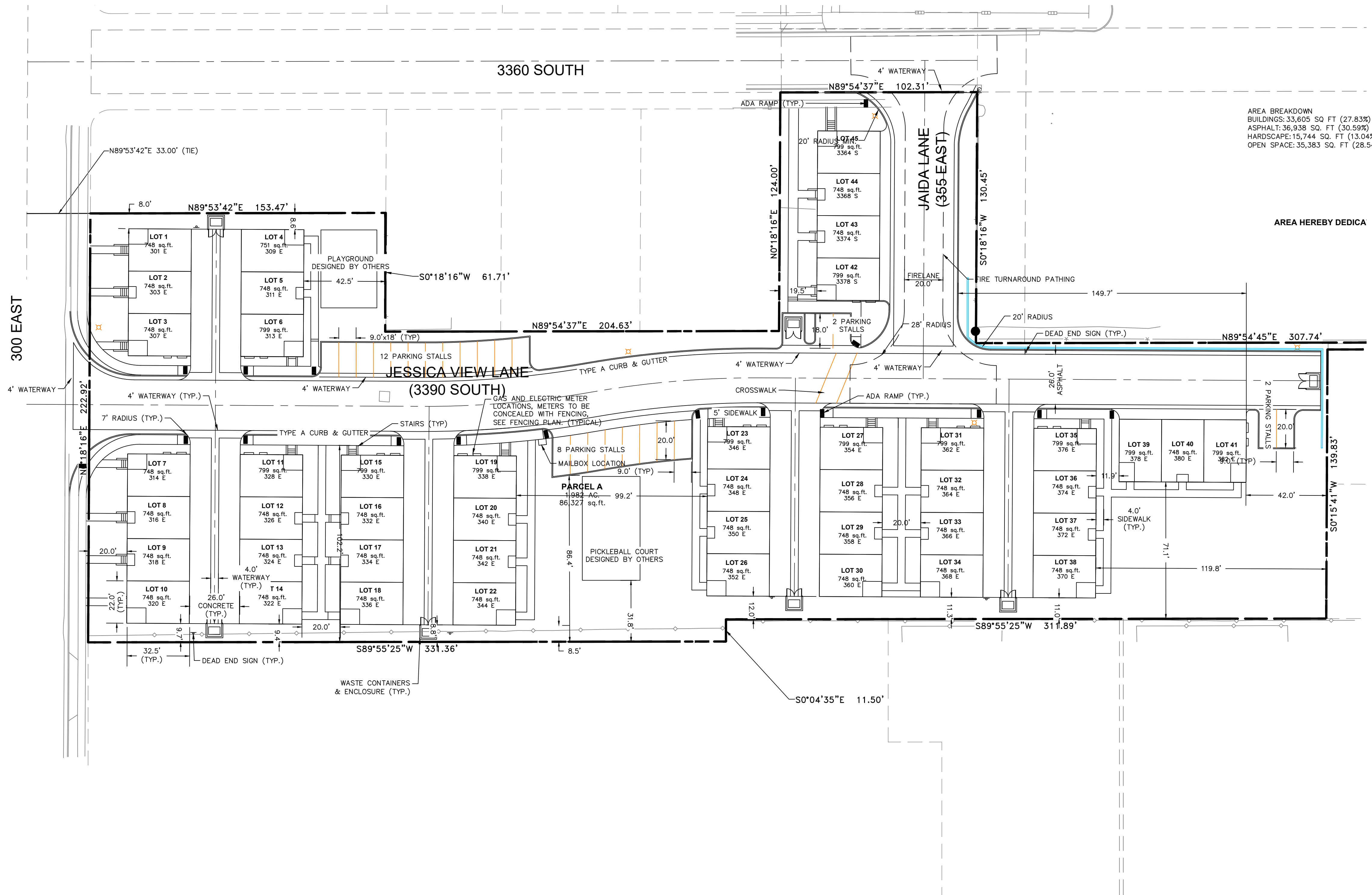
DATE	8/12/2021
SCALE	1" = 40'
SHEET	1 OF 1

300 LOFTS

SITE PLAN



DRAWING NOTES:
1. SEE ARCHITECTURAL DRAWINGS FOR DUMPSTER ENCLOSURE DETAILS.



AREA BREAKDOWN
BUILDINGS: 33,605 SQ. FT. (27.83%)
ASPHALT: 36,938 SQ. FT. (30.59%)
HARDSCAPE: 15,744 SQ. FT. (13.04%)
OPEN SPACE: 35,353 SQ. FT. (28.54%)

AREA HEREBY DEDICATED TO THE CITY OF SALT LAKE COUNTY FOR THE USE OF A FIRE LANE AND FIRE TURNAROUND PATHING

G:\DATA\20045 - Next Level Homes 3383 South\dwg\20045 Base.dwg
PLOT DATE: Jun 30, 2022

NO.	REVISION	DATE
5	ADDRESS CITY COMMENTS	5-16-22
4	ADDRESS CITY COMMENTS	3-21-22
3	NEW LAYOUT	2-11-22
2	CITY AND CLIENT REVISIONS	10-28-21
1	CITY REVISIONS	10-1-21

PROJECT INFORMATION

300 LOFTS

SITE PLAN

SOUTH SALT LAKE CITY, UTAH

DRAWN	TMS	CHECKED	KMD	PROJECT #	20045
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ENGINEER'S STAMP

DATE

08/26/2021

SCALE

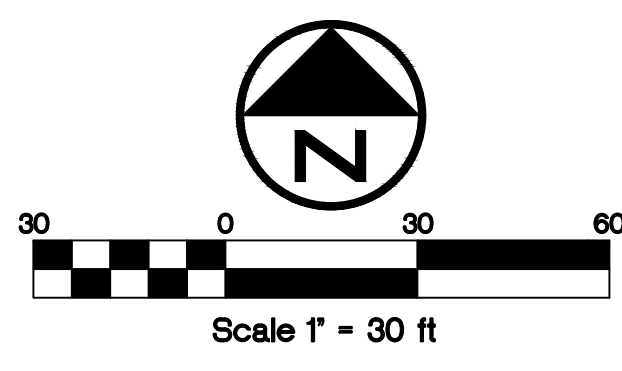
1" = 30'

SHEET

C201

300 LOFTS

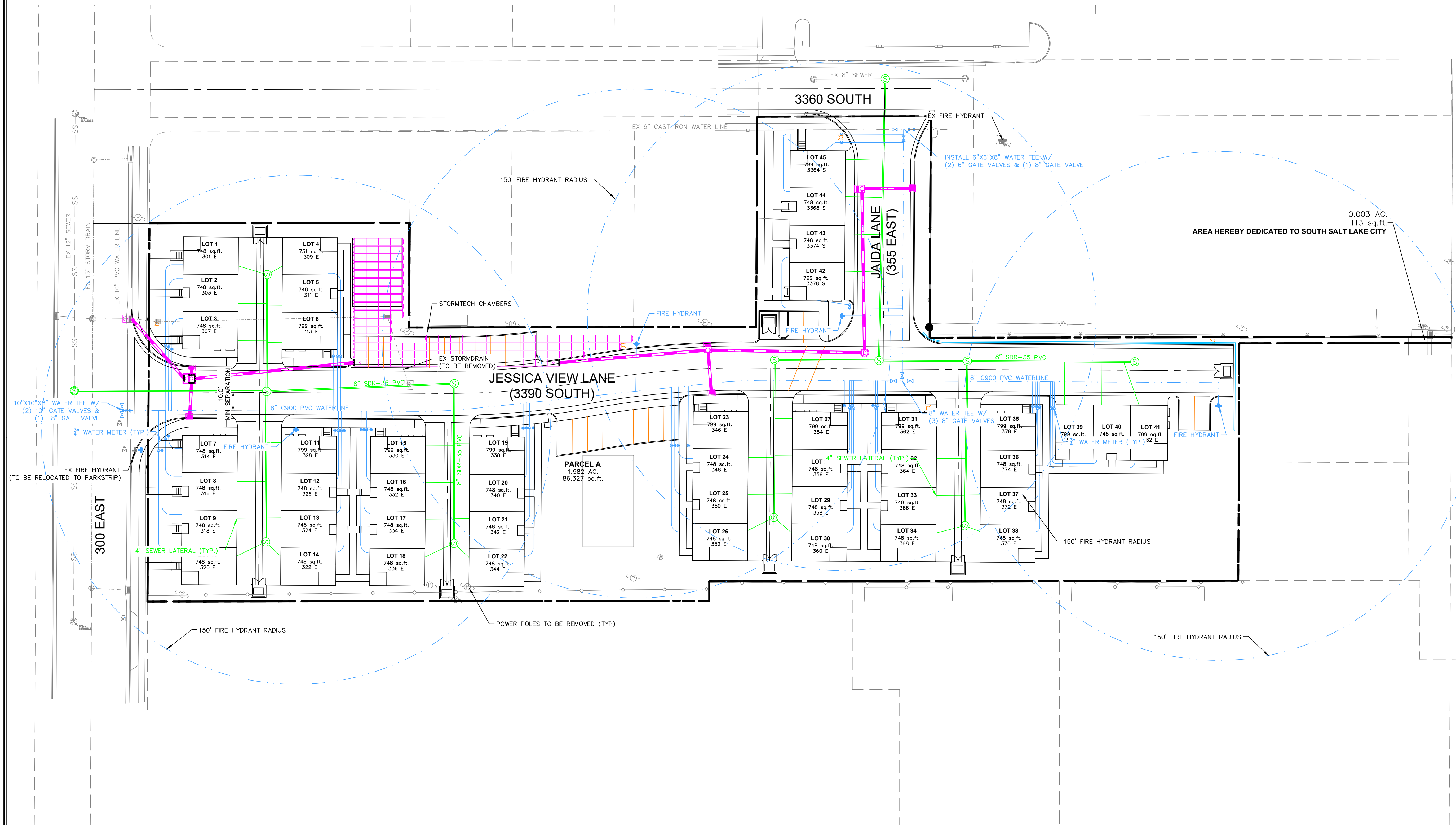
UTILITY PLAN



WILDING
ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

- DRAWING NOTES:
- GENERAL NOTES:
1. MT. OLYMPUS IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS MUST BE FOLLOWED FOR ALL SEWER INSTALLATION.
 2. JUVCO'S STANDARDS AND SPECIFICATIONS MUST BE FOLLOWED FOR ALL CULINARY WATER INSTALLATION.
 3. FOR WATER MAINS THAT REQUIRE MULTIPLE SERVICE LATERALS, SERVICE SADDLES SHALL BE INSTALLED AT MINIMUM 42" ON CENTER AND AT LEAST 36" FROM PIPE JOINT.
 4. FIRE HYDRANTS WERE LOCATED WITH A MAXIMUM SPACING OF 300'. 150' RADIUS CIRCLES ARE SHOWN ON THIS DRAWING AT EACH FIRE HYDRANT.
 5. IFC APPENDIX D WAS USED TO LAYOUT THE HYDRANTS, ACCESS FOR THE SITE.



LEGEND

WATER METER	
FIRE HYDRANT	
WATERLINE	
SEWER LATERAL	
SEWER PVC PIPE	
STORM DRAIN RCP	
STORM DRAIN CATCH BASIN	
STORM DRAIN MANHOLE/CLEANOUT	
STORM DRAIN INLET	
EX STORM DRAIN CATCH BASIN	
SANITARY SEWER MANHOLE	

NO.	REVISION	DATE
5	ADDRESS CITY COMMENTS	5-16-22
4	ADDRESS CITY COMMENTS	3-21-22
3	NEW LAYOUT	2-11-22
2	CITY AND CLIENT REVISIONS	10-28-21
1	CITY REVISIONS	10-1-21

PROJECT INFORMATION

300 LOFTS

UTILITY PLAN

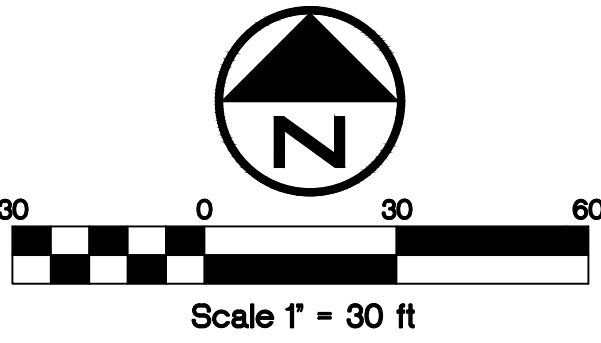
SOUTH SALT LAKE CITY, UTAH

DRAWN TMS	CHECKED KMD	PROJECT # 20045
		DATE 08/26/2021
		SCALE 1" = 30'
		SHEET C202

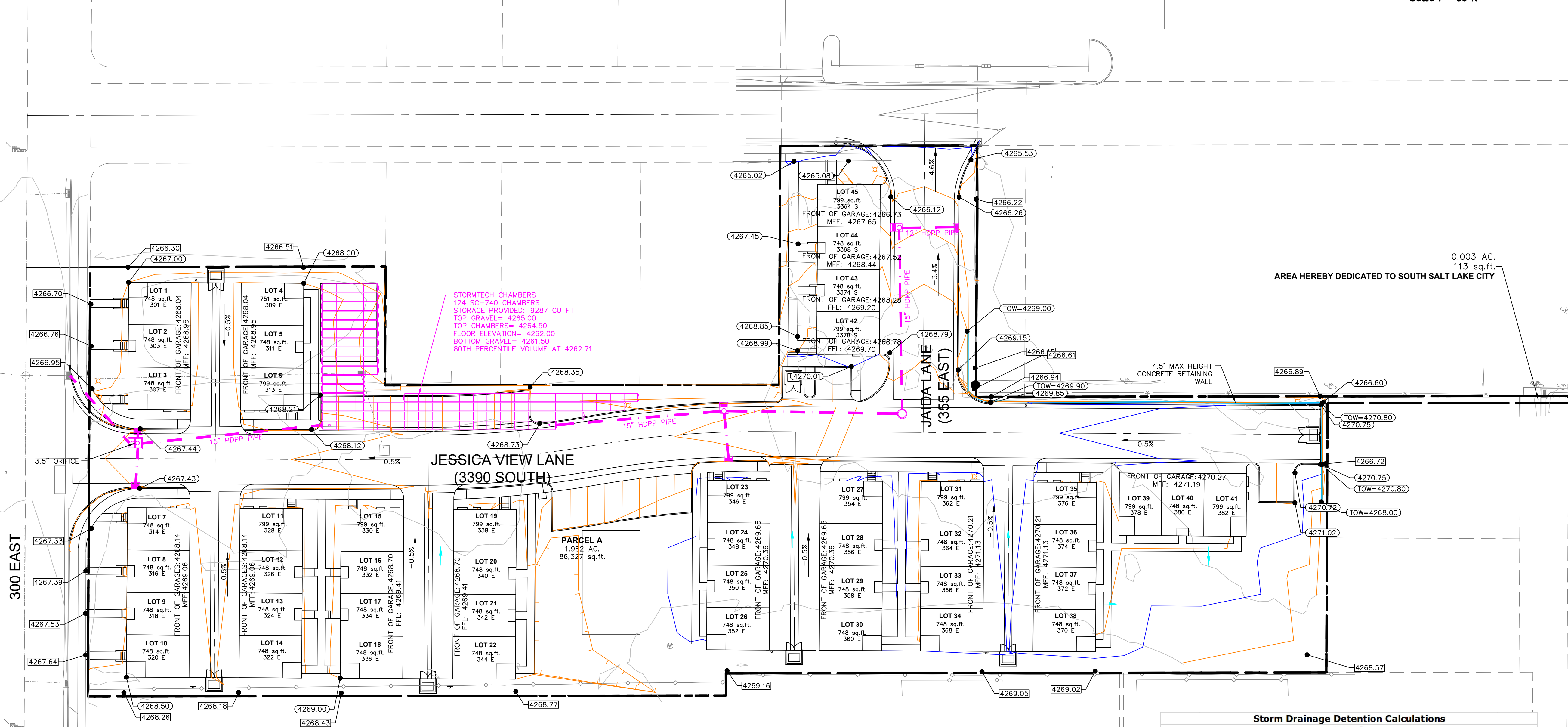
G:\DATA\20045 - Next Level Homes 3383 South\dwg\20045 Base.dwg
PLOT DATE: Jun 30, 2022

300 LOFTS

GRADING & DRAINAGE PLAN



DRAWING NOTES:
GRADING AND DRAINAGE NOTES:
1. STORM WATER RUNOFF FROM IMPERVIOUS AREAS, SUCH AS ROOFS, ROOF DRAINS, AND DRIVEWAYS, SHALL BE DIRECTED AWAY FROM BUILDINGS (6" MIN DROP IN 10') AND TOWARD THE PRIVATE ROAD IF POSSIBLE OR DETENTION POND.
2. GRADING AROUND BUILDINGS SHALL PROVIDE 5 PERCENT SLOPE FOR A MINIMUM OF 10 FEET AWAY FROM THE BUILDING FOR PERVIOUS AREAS, AND 2 PERCENT SLOPE FOR A MINIMUM OF 10 FEET AWAY FROM THE BUILDING FOR IMPERVIOUS AREAS.



LEGEND

EXISTING SPOT ELEVATION	(4499.20)
PROPOSED SPOT ELEVATION	(4499.20)
DRAINAGE DIRECTION	→
PROPOSED CONTOUR	— 4500 —
PROPOSED INDEX CONTOUR	— 4500 —
EXISTING CONTOUR	— 4500 —
EXISTING INDEX CONTOUR	— 4500 —
PROPOSED STORM DRAIN	— 15" HDPP PIPE —
PROPOSED CATCH BASIN	■
PROPOSED SD INLET	□
PROPOSED SD MANHOLE	○

Storm Drainage Detention Calculations						
300 Lofts						
100-yr, 24-hr Post-Development Rational Method Calculations ¹						
Area and Weighted C Calculation						
Description		Acres	C			
Hardscape/parking		1.23	0.90			
Buildings		0.74	0.85			
Total Impervious		1.97	0.88			
Total Pervious		0.80	0.15			
Total:		2.77	0.67			

Storage requirements by duration (maximum volume is bolded)								
Duration (min)	C _w	i (100 yr.)	Area (ac)	Q(cfs)	Vol. (cf)	Allowable Release (cf)	Storage (cf)	Storage (ac-ft)
5	0.67	6.34	2.77	11.77	3,532	166.32	3,366	0.08
15	0.67	4.05	2.77	7.52	6,770	498.96	6,271	0.14
30	0.67	2.72	2.77	5.05	9,093	997.92	8,095	0.19
60	0.67	1.68	2.77	3.12	11,233	1,995.84	9,237	0.21
120	0.67	0.92	2.77	1.71	12,302	3,991.68	8,311	0.19
180	0.67	0.62	2.77	1.15	12,436	5,987.52	6,449	0.15
720	0.67	0.20	2.77	0.37	16,047	23,950.08	-7,904	-0.18
1,440	0.67	0.10	2.77	0.19	16,047	47,900.16	-31,854	-0.73
						Allowable release (cfs/ac)		0.20

Orifice Size				$A = \frac{Q}{C\sqrt{2gh}}$
C (sharp edge constant)	0.61			
Q (release rate x area, cfs)	0.554			$r = \sqrt{\frac{A}{\pi}}$
H (Depth of pond, ft)	3			
A (Area of orifice, ft ²)	0.065			
A (Area of orifice, in ²)	9.4			
r (radius of orifice, in)	1.7			
Diameter of Orifice (in)	3.5			

1) Per City of South Salt Lake Storage Requirements
2) Runoff Coefficients from "Hydrologic Analysis and Design", Richard H. McCuen, 1998
3) Storage = Storm Volume - Allowable Release

NO.	REVISION	DATE
5	ADDRESS CITY COMMENTS	5-16-22
4	ADDRESS CITY COMMENTS	3-21-22
3	NEW LAYOUT	2-11-22
2	CITY AND CLIENT REVISIONS	10-28-21
1	CITY REVISIONS	10-1-21

PROJECT INFORMATION

300 LOFTS

GRADING & DRAINAGE PLAN

SOUTH SALT LAKE CITY, UTAH

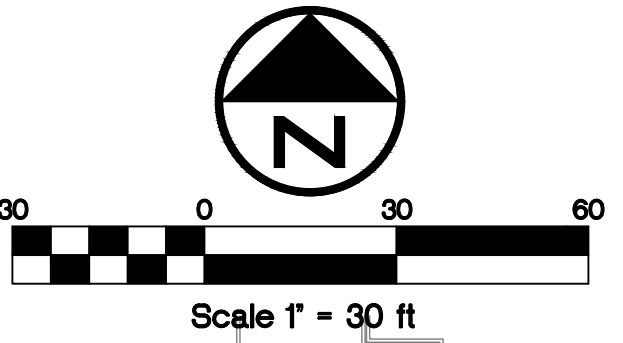
DRAWN TMS	CHECKED KMD	PROJECT # 20045
DATE 08/26/2021		
SCALE 1" = 30'		
SHEET C203		

ENGINEER'S STAMP

G:\DATA\20045 - Next Level Homes 3383 South\dwg\20045 Base.dwg
PLOT DATE: Jun 30, 2022

300 LOFTS

EROSION CONTROL PLAN



WILDING
ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

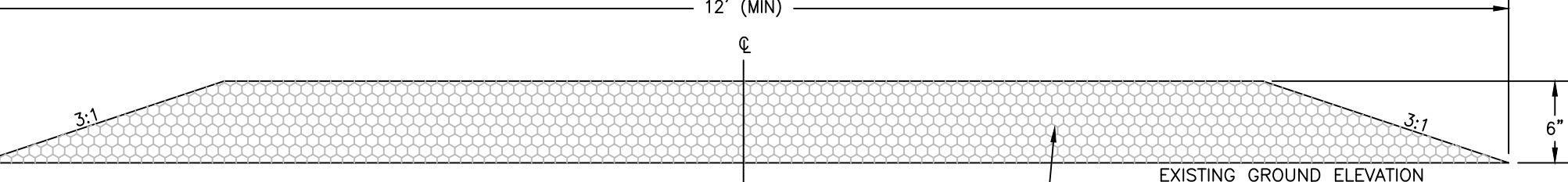
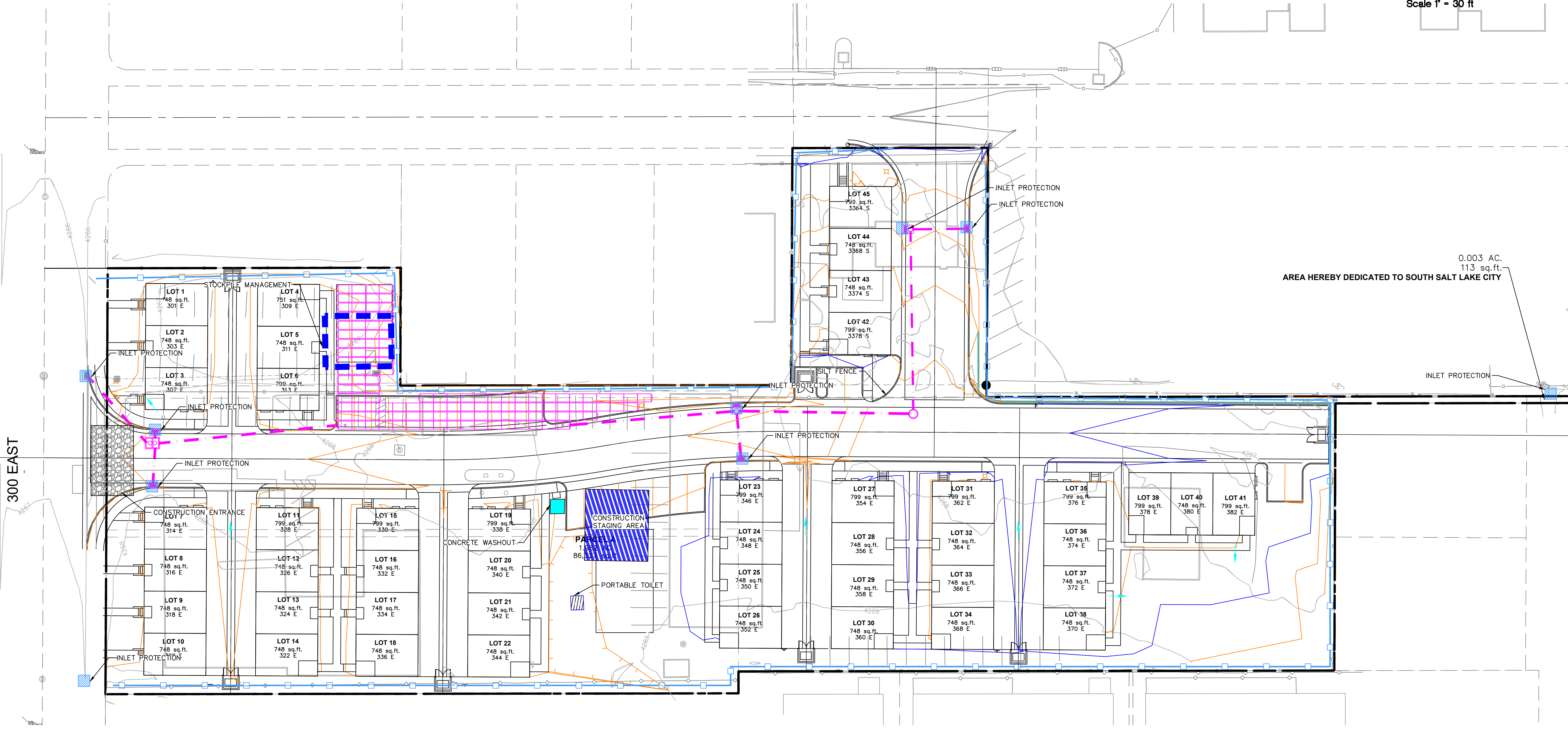
DRAWING NOTES:

EROSION CONTROL NOTES:

1. SITE SOIL STABILITY SHALL BE MAINTAINED BY GRADING TEMPORARY SWALES AND BERMS DURING MASS GRADING. DISTURBED AREAS WHERE CONSTRUCTION IS NOT UNDERWAY WILL BE STABILIZED BY BERMS AND SWALES. THIS CAN BE ACCOMPLISHED BY USING TRACK MOUNTED HEAVY EQUIPMENT TO TRACK SLOPES PARALLEL TO SITE TOPOGRAPHY. THIS WILL SLOW THE VELOCITY OF SHEETING STORM WATER RUNOFF AND MITIGATE AGAINST LARGE RILL AND GULLY FORMATION, THUS LESSENING SITE SOIL EROSION.
2. 12" TO 2 FOOT EARTHEN BERMS WILL BE PLACED STRATEGICALLY ON SITE TO MITIGATE AGAINST SOIL EROSION DURING TIMES OF INCLEMENT WEATHER. THE LOCATION OF THOSE BERMS WILL BE DETERMINED DURING THE SWPPP MONITORING PROCESS AND WILL BE BASED ON CHANGING SITE CONDITIONS DURING MASS GRADING.
3. THE ENTIRE SITE, ALL DISTURBED AREAS, WILL BE FINALLY STABILIZED, REVEGETATED, ACCORDING TO THE APPROVED LANDSCAPING PLANS FOR THIS PROJECT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THIS EROSION CONTROL PLAN.
5. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF THE EROSION CONTROL PLAN ACCORDING TO THE REQUIREMENTS PRESENTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND UPDES PERMIT PREPARED FOR THIS PROJECT.
6. THIS IS A LIVING DOCUMENT, AS CONSTRUCTION PROGRESSES CHANGES WILL BE MADE TO MITIGATE THE EFFECTS OF EROSION THAT CAN BE CAUSED BY DEVELOPMENT. ALL CHANGES, REVISIONS, ADDITIONS, OR SUBTRACTIONS TO OR FROM THIS PLAN SHALL BE NOTED ON THIS PLAN WITH THE DATE OF IMPLEMENTATION.
7. THIS PLAN SHALL BE PART OF THE SWPPP FOR THIS PROJECT AND MAINTAINED ON SITE ACCORDING TO THE SWPPP AND UPDES REQUIREMENTS.
8. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR DETAILS OF BMP'S.

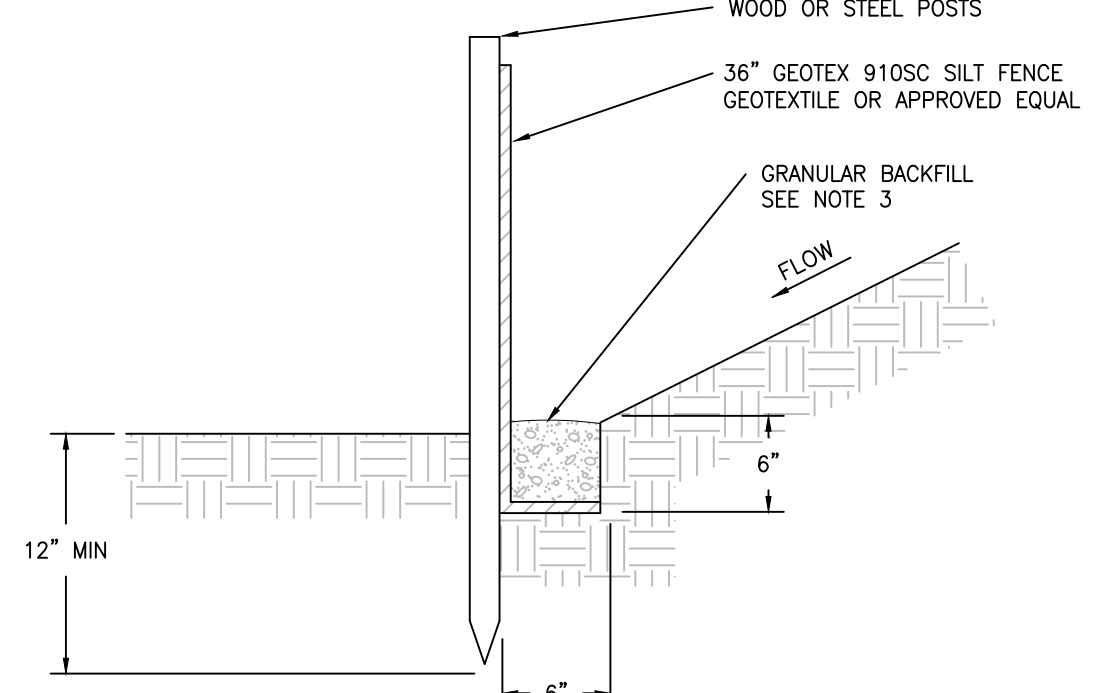
LEGEND

- PROPOSED CONTOUR
- PROPOSED INDEX
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- CLEARING LIMITS
- SILT FENCE
- DRAINAGE DIRECTION
- CONSTRUCTION ENTRANCE
- CONSTRUCTION STAGING
- CONCRETE WASH AREA
- PORTABLE WASTE AREA
- INLET PROTECTION



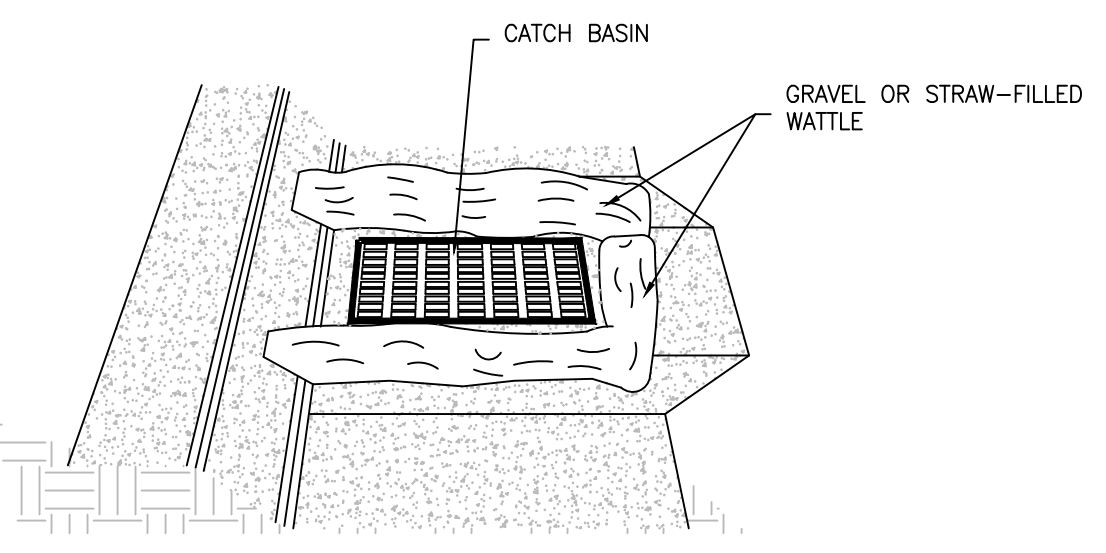
- NOTES:
1. UNLESS OTHERWISE SHOWN, THE DIMENSIONS OF THE CONSTRUCTION ENTRANCE IS 12' WIDE AND 50 FEET LONG.
 2. PLACE STABILIZED CONSTRUCTION ENTRANCE ON SOLID GROUND OR ON A 6" LAYER OF UNTREATED BASE COURSE FOR BEARING STRENGTH ON SOFT GROUND.
 3. PROVIDE A 10' TRANSITION RAMP FROM THE EXISTING ROADWAY ELEVATION TO THE TOP OF THE STABILIZED CONSTRUCTION ENTRANCE AT EACH END.
 4. REMOVE STABILIZED CONSTRUCTION ENTRANCE WHEN SITE IS STABILIZED AND OTHER EARTH MOVING AND HAUL OPERATIONS ARE COMPLETE.

CROSS SECTION OF STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



- NOTES:
1. EXCAVATE 6" X 6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
 2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
 3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL, COMPACT TRENCH TO SATISFACTION OF CITY INSPECTOR.
 4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
 5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
 6. 10' MAXIMUM SPACING BETWEEN STAKES.

SILT FENCE
NOT TO SCALE



- NOTES:
1. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT A MINIMUM OF ONCE A WEEK.
 2. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 4 INCHES IN DEPTH.
 3. CONTRACTOR MAY SUBMIT ALTERNATIVE METHOD OF INLET PROTECTION; THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE SALT LAKE COUNTY INSPECTOR AND THE ENGINEER OF RECORD.

STORM DRAIN INLET PROTECTION-WATTLE
NOT TO SCALE

NO.	REVISION	DATE
5	ADDRESS CITY COMMENTS	5-16-22
4	ADDRESS CITY COMMENTS	3-21-22
3	NEW LAYOUT	2-11-22
2	CITY AND CLIENT REVISIONS	10-28-21
1	CITY REVISIONS	10-1-21

PROJECT INFORMATION

300 LOFTS

EROSION CONTROL PLAN

SOUTH SALT LAKE CITY, UTAH

DRAWN
TMS

CHECKED
KMD

PROJECT #
20045

DATE
08/26/2021

SCALE
1" = 30'

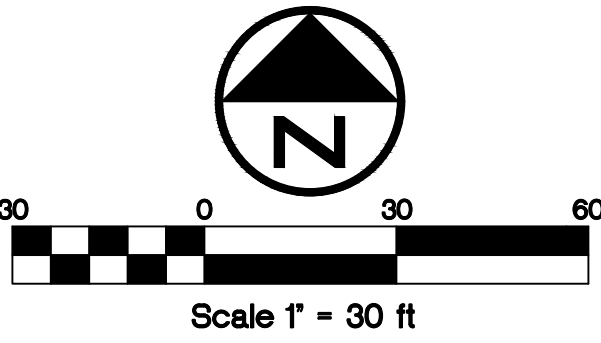
SHEET
C204



G:\DATA\20045 - Next Level Homes 3383 South\dwg\20045 Base.dwg
PLOT DATE: Jun 30, 2022

300 LOFTS

DEMOLITION PLAN

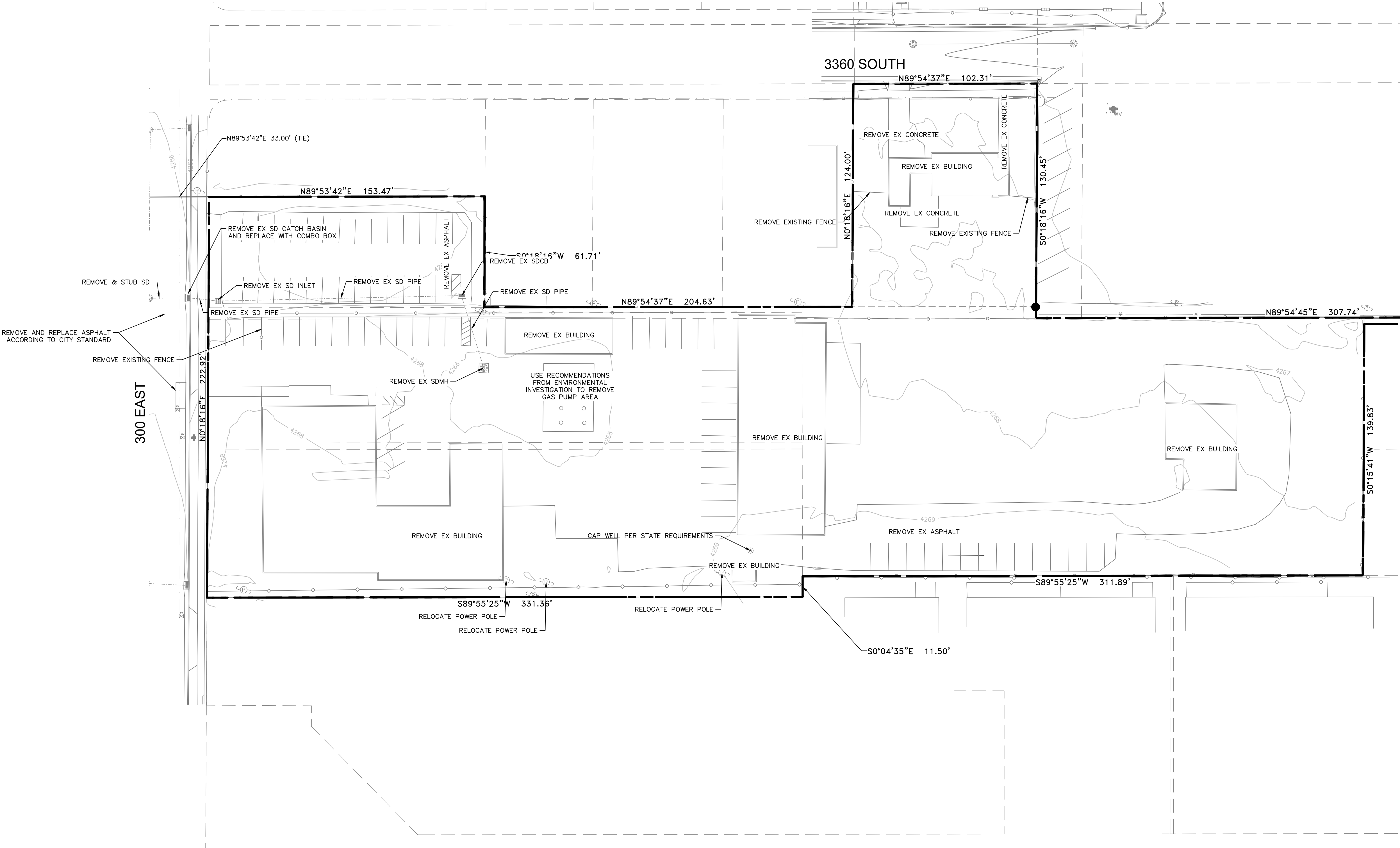




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ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:



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PLOT DATE: Jun 30, 2022

NO.	REVISION	DATE
3	NEW LAYOUT	2-11-22
2	CITY AND CLIENT REVISIONS	10-28-21
1	CITY REVISIONS	10-1-21

PROJECT INFORMATION

300 LOFTS

DEMOLITION PLAN

SOUTH SALT LAKE CITY, UTAH

DRAWN	TMS	CHECKED	KMD	PROJECT #	20045
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ENGINEER'S STAMP

DATE

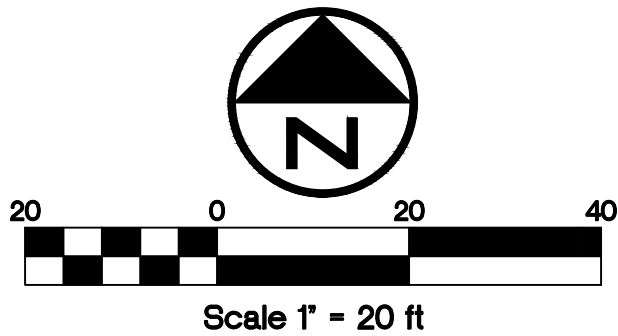
08/26/2021

SCALE

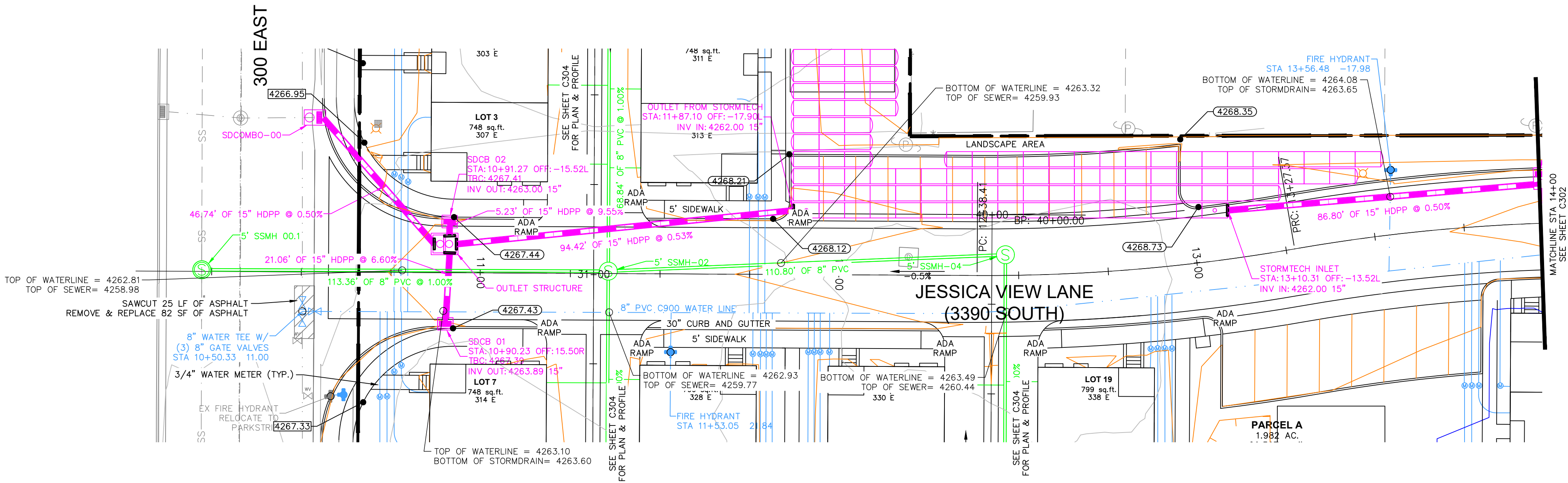
1" = 30'

SHEET

C205



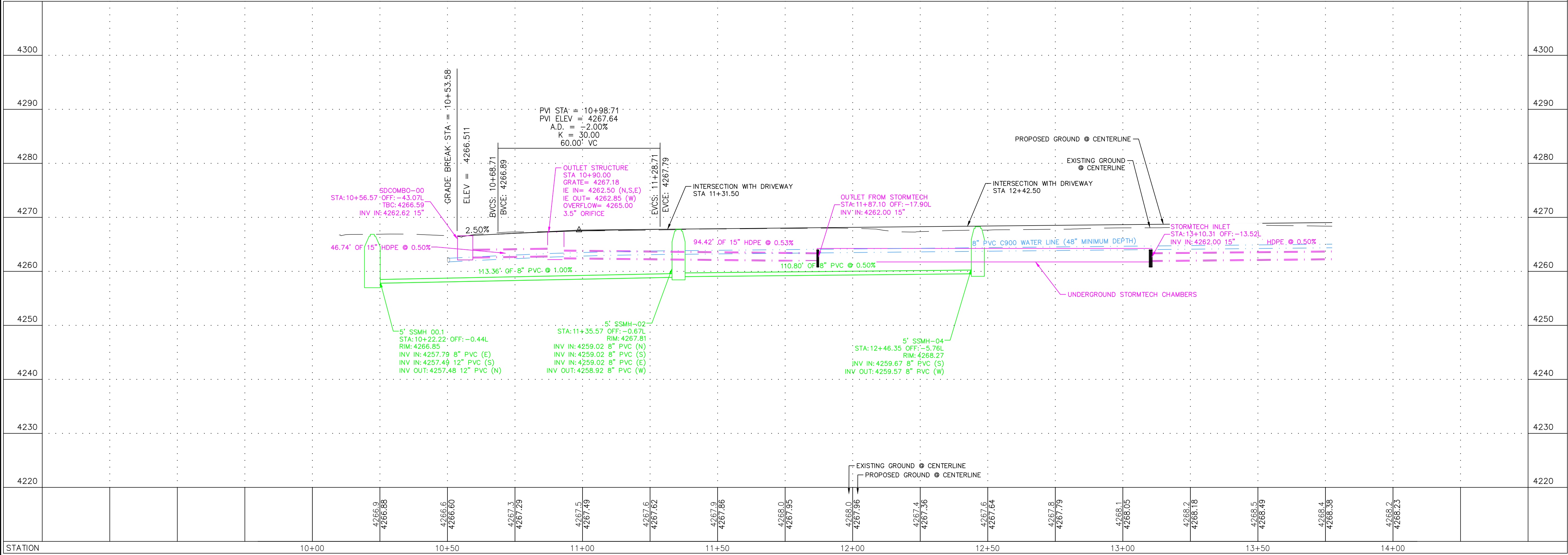
- DRAWING NOTES:
1. ALL IMPROVEMENTS WITHIN PUBLIC RIGHT OF WAY SHALL MEET SOUTH SALT LAKE CITY STANDARDS AND SPECIFICATIONS.
 2. ALL MANHOLES AND VALVES SHALL BE BROUGHT TO FINISHED GRADE.
 3. STORM DRAIN PIPES ARE TO HAVE A MINIMUM OF 24" OF COVER.
 4. WATERLINES ARE TO BE AT A MINIMUM DEPTH OF 4'.
 5. SEWER LATERALS SHALL HAVE A MINIMUM OF 2% SLOPE.



SCALES
HOR. 1" = 20'
VER. 1" = 10'

LEGEND

- PROPOSED CONTOUR
PROPOSED INDEX CONTOUR
EXISTING CONTOUR
EXISTING INDEX CONTOUR
PROPOSED STORM DRAIN
PROPOSED WATER LINE
PROPOSED SEWER LINE
PUBLIC UTILITY EASEMENT
PROPOSED FIRE HYDRANT
PROPOSED STREET LIGHT
PROPOSED SEWER MANHOLE
EXISTING STORMDRAIN MANHOLE
PROPOSED CATCH BASIN
PROPOSED COMBO BOX
PROPOSED CLEANOUT BOX



NO.	REVISION	DATE
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PROJECT INFORMATION

300 LOFTS

PLAN & PROFILE

STA 10+00 - 14+00

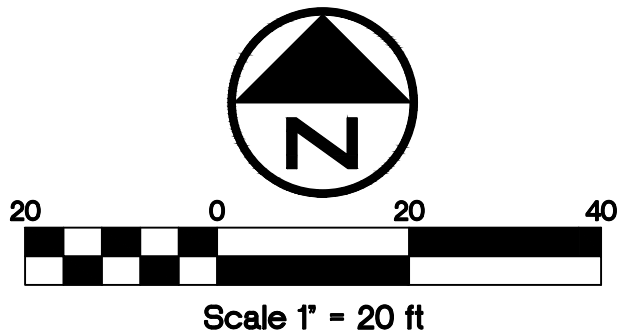
SOUTH SALT LAKE CITY, UTAH

DRAWN TMS	CHECKED KMD	PROJECT # 20045
DATE 08/26/2021		
HORIZONTAL SCALE 1" = 20'		
VERTICAL SCALE 1" = 4'		
SHEET C301		

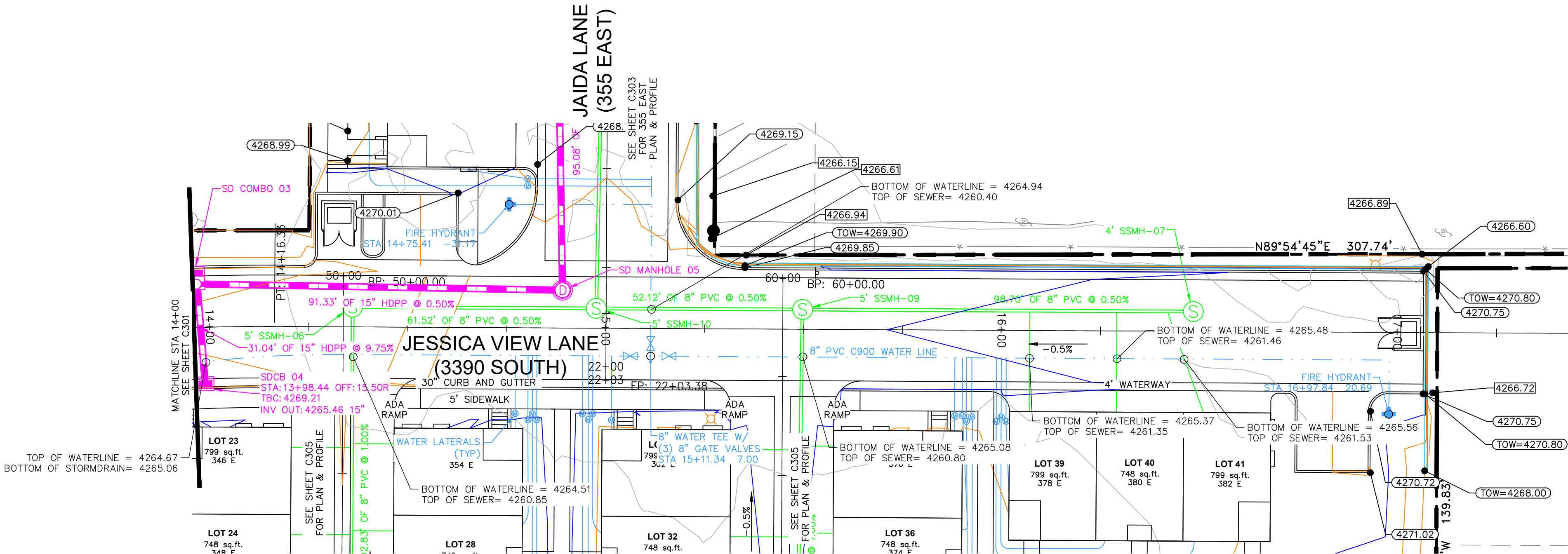
ENGINEER'S STAMP

PROFESSIONAL ENGINEER
No. 9259142
JASON REDD PETERSON
06/30/2022
STATE OF UTAH

G:\DATA\20045 - Next Level Homes\3383 South\dwg\20045 Base.dwg
PLOT DATE: Jun 30, 2022



- DRAWING NOTES:
1. ALL IMPROVEMENTS WITHIN PUBLIC RIGHT OF WAY SHALL MEET SOUTH SALT LAKE CITY STANDARDS AND SPECIFICATIONS.
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SCALES
HOR. 1" = 20'
VER. 1" = 10'

LEGEND

- PROPOSED CONTOUR
PROPOSED INDEX CONTOUR
EXISTING CONTOUR
EXISTING INDEX CONTOUR
PROPOSED STORM DRAIN
PROPOSED WATER LINE
PROPOSED SEWER LINE
PUBLIC UTILITY EASEMENT
PROPOSED FIRE HYDRANT
PROPOSED STREET LIGHT
PROPOSED SEWER MANHOLE
PROPOSED STORMDRAIN MANHOLE
PROPOSED CATCH BASIN
PROPOSED COMBO BOX
PROPOSED CLEANOUT BOX

NO.	REVISION	DATE
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PROJECT INFORMATION

300 LOFTS

PLAN & PROFILE

STA 14+00 - 18+60.40

SOUTH SALT LAKE CITY, UTAH

DRAWN	CHECKED	PROJECT #
TMS	KMD	20045

DATE
08/26/2021

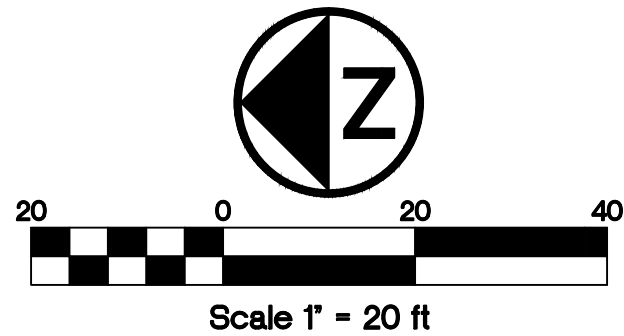
HORIZONTAL SCALE
1" = 20'

VERTICAL SCALE
1" = 10'

SHEET
C302

ENGINEER'S STAMP
JASON REDD PETERSON
No. 9259142
06/30/2022
STATE OF UTAH

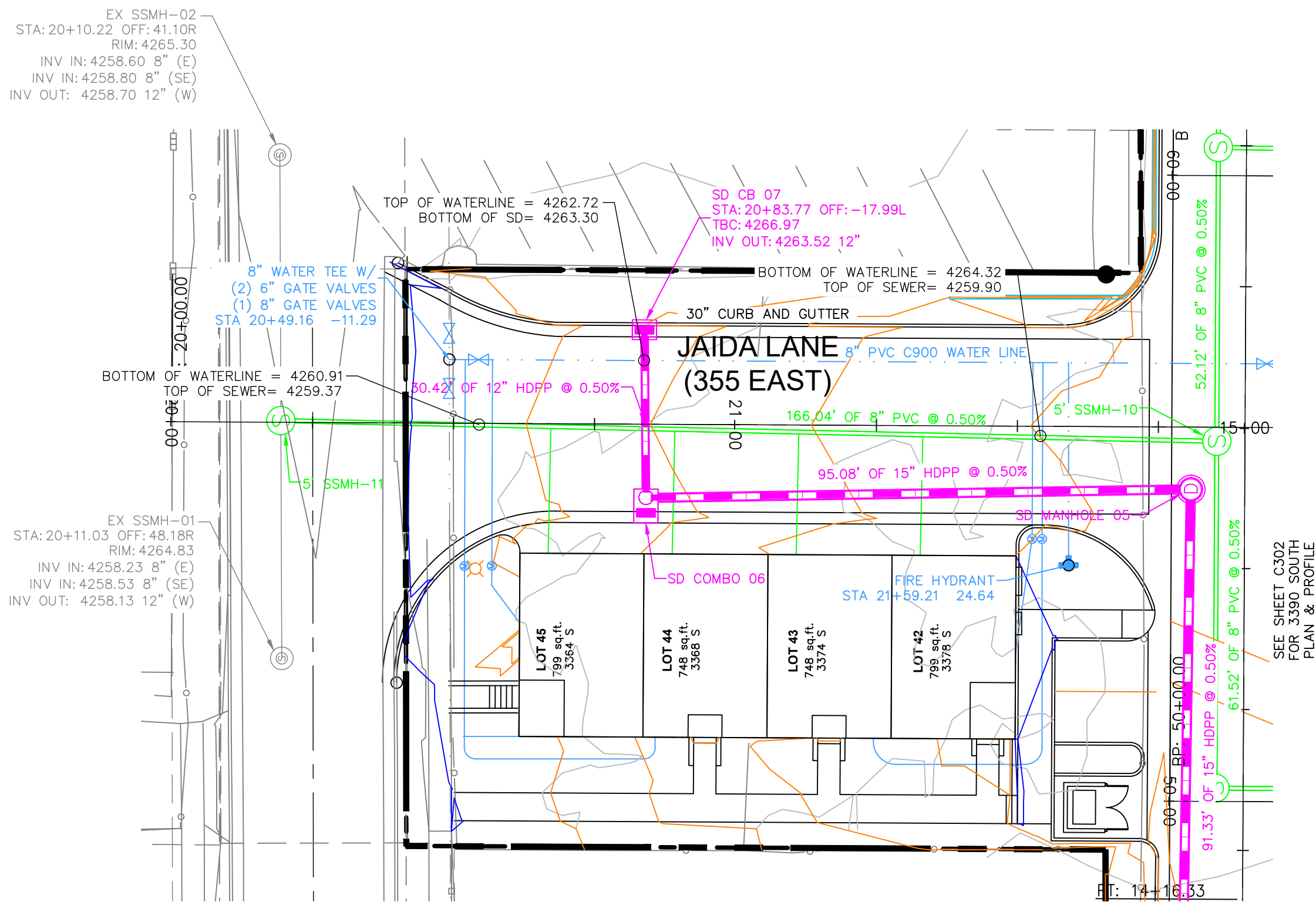
G:\DATA\20045 - Next Level Homes 3383 South\dwg\20045 Base.dwg
PLOT DATE: Sun 30, 2022



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ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

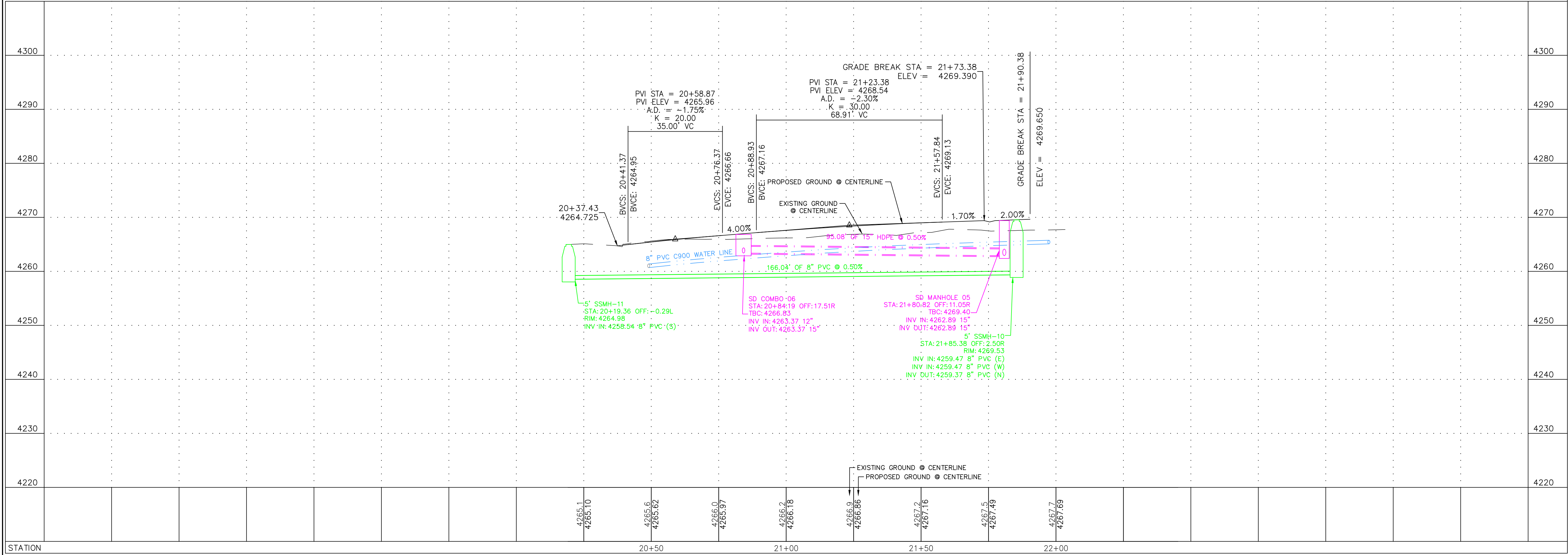
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SCALES
HOR. 1" = 20'
VER. 1" = 10'

LEGEND

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PROPOSED INDEX CONTOUR
EXISTING CONTOUR
EXISTING INDEX CONTOUR
PROPOSED STORM DRAIN
PROPOSED WATER LINE
PROPOSED SEWER LINE
PUBLIC UTILITY EASEMENT
PROPOSED FIRE HYDRANT
PROPOSED STREET LIGHT
PROPOSED SEWER MANHOLE
EXISTING STORMDRAIN MANHOLE
PROPOSED CATCH BASIN
PROPOSED COMBO BOX
PROPOSED CLEANOUT BOX



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PROJECT INFORMATION

300 LOFTS

PLAN & PROFILE

STA 20+00 - 22+00

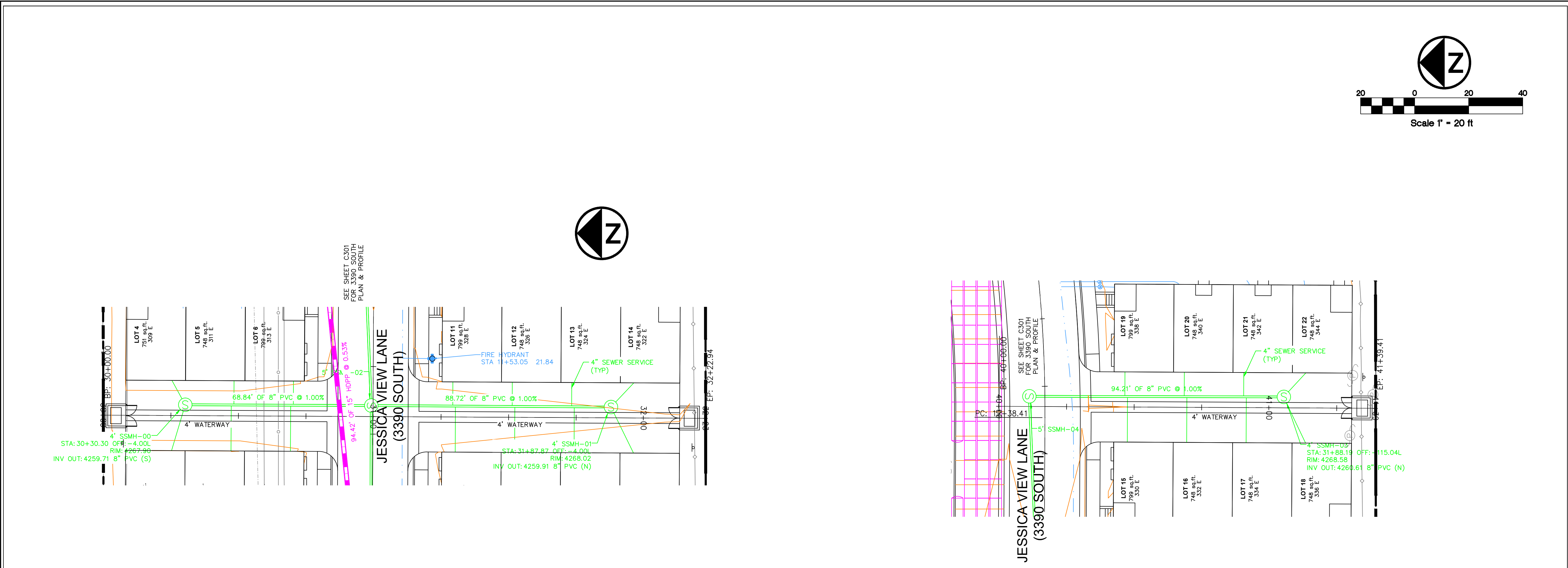
SOUTH SALT LAKE CITY, UTAH

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DATE 08/26/2021		
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VERTICAL SCALE 1" = 10'		
SHEET C303		

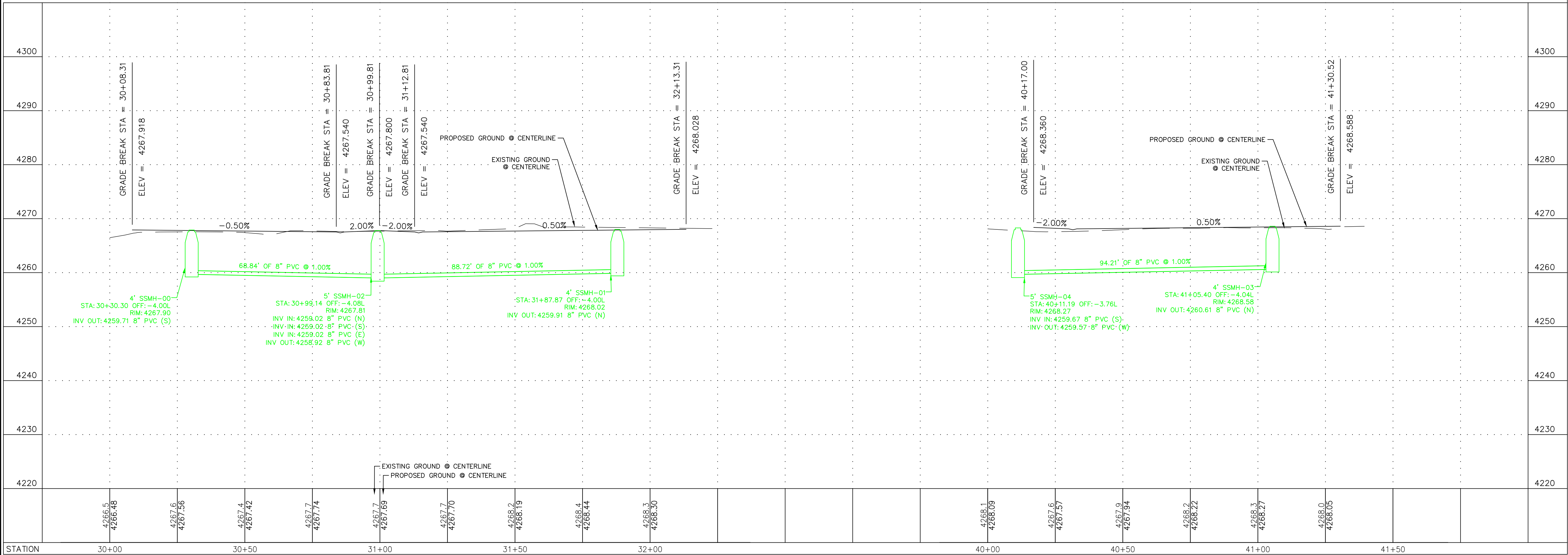
ENGINEER'S STAMP

PROFESSIONAL ENGINEER
No. 9259142
JASON REDD
PETERSON
06/30/2022
STATE OF UTAH

G:\DATA\20045 - Next Level Homes 3383 South\dwg\20045 Base.dwg
PLOT DATE: Jun 30, 2022



SCALES
HOR. 1" = 20'
VER. 1" = 10'



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BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

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LEGEND

- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PUBLIC UTILITY EASEMENT
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- PROPOSED SEWER MANHOLE
- EXISTING STORMDRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED COMBO BOX
- PROPOSED CLEANOUT BOX

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4	ADDRESS CITY COMMENTS	3-21-22
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PROJECT INFORMATION

300 LOFTS

PLAN & PROFILE
STA 30+00 - 31+51.46
& 40+00-41+50.53
SOUTH SALT LAKE CITY, UTAH

DRAWN	CHECKED	PROJECT #
TMS	KMD	20045

DATE
08/26/2021

HORIZONTAL SCALE
1" = 20'

VERTICAL SCALE
1" = 10'

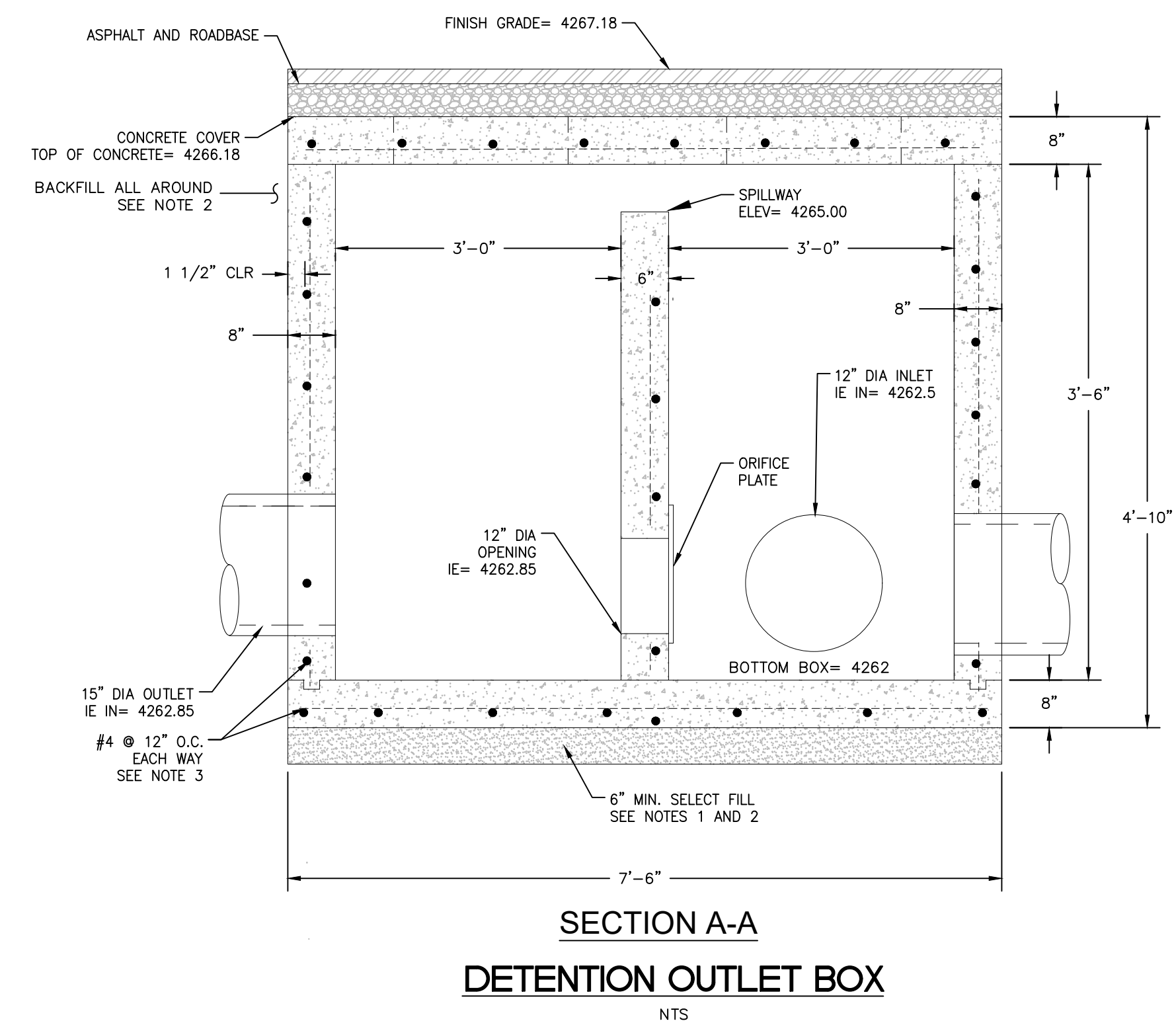
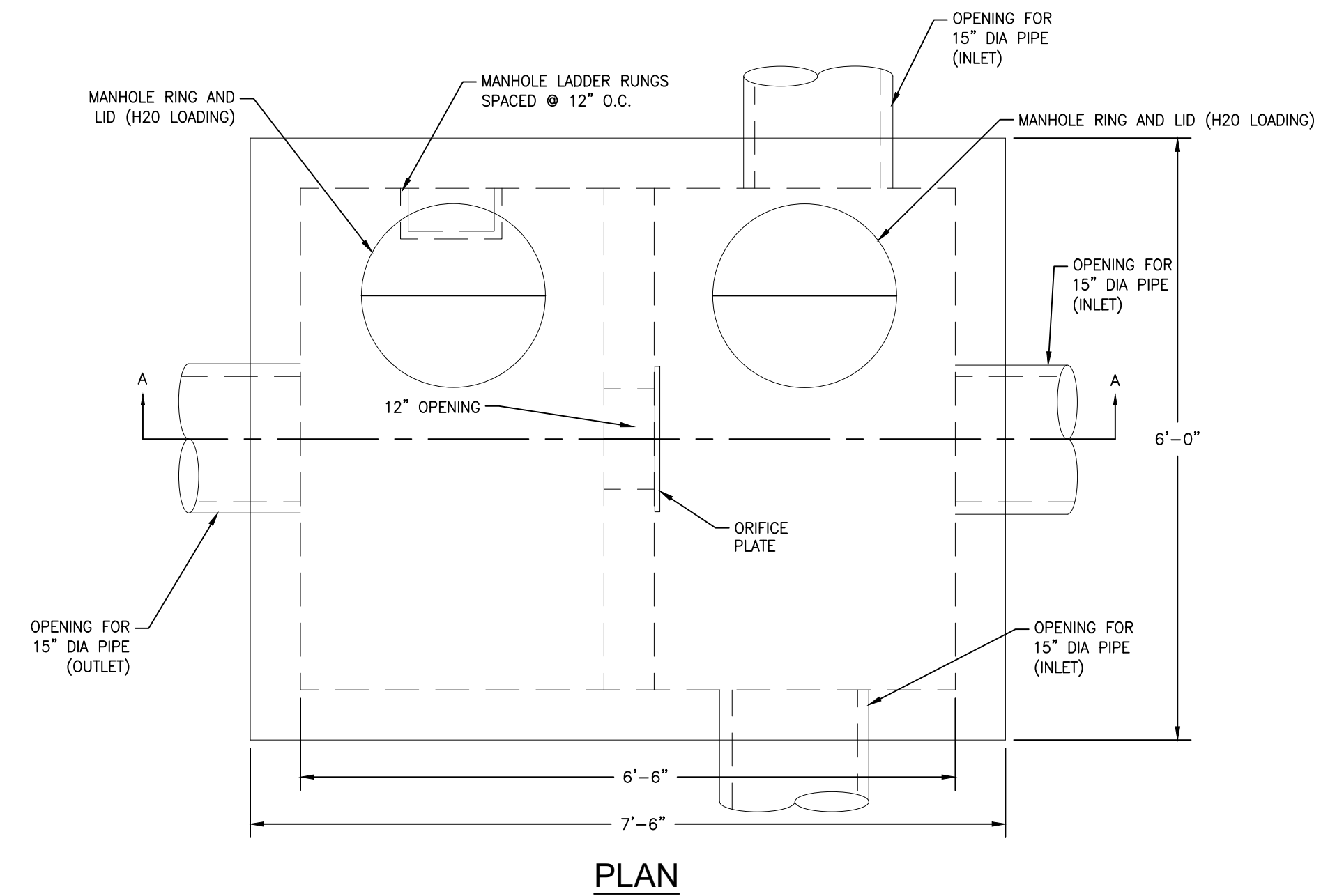
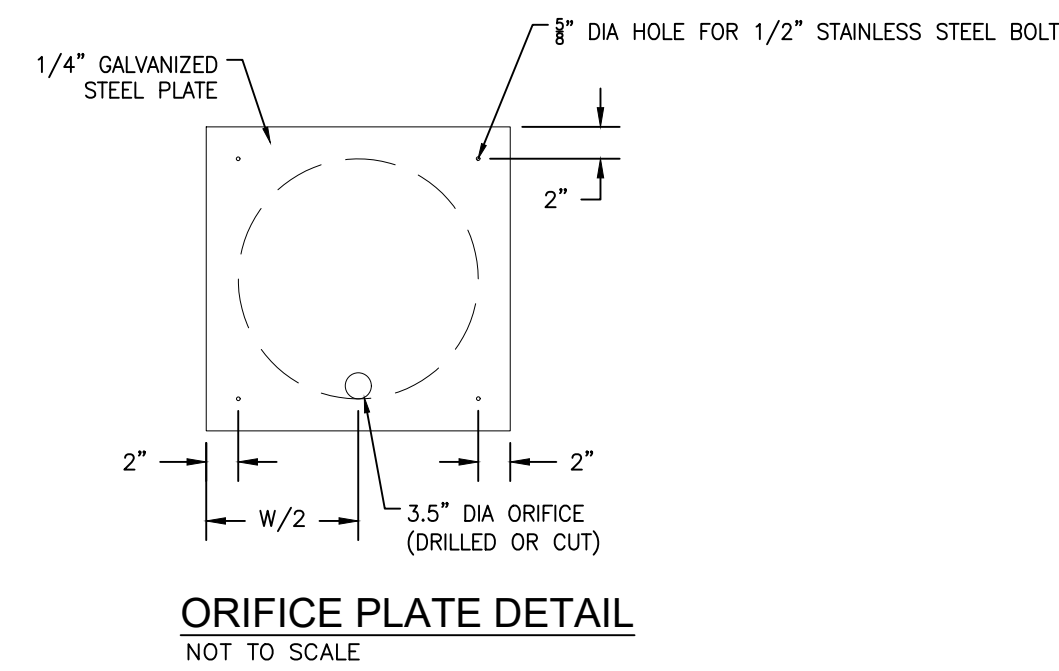
SHEET
C304

ENGINEER'S STAMP

G:\DATA\20045 - Next Level Homes\3383 South\dwg\20045 Base.dwg
PLOT DATE: Jun 30, 2022

300 LOFTS

DETAILS



- DETENTION BOX AND ORIFICE PLATE NOTES:**
1. SELECT FILL: USE UNTREATED BASE COURSE GRADE 1 OR GRADE 3/4 PER APWA SECTION 32 11 23. USE OF SEWER COVERS OR RECYCLED AGGREGATE IS PERMITTED FOR THE APPROVAL.
 2. BACKFILL: INSTALL AND COMPACT ALL BACKFILL MATERIAL PER APWA SECTION 31 23 26.
 3. REINFORCEMENT: USE ASTM A 615, GRADE 60, DEFORMED STEEL REBAR PER APWA SECTION 03 20 00.
 4. COATING: COAT ALL METAL PARTS WITH ASPHALTUM PAINT. PLACE AN ANTI-SEALING COMPOUND PER APWA SECTION 03 39 00 OR USE AN ACCEPTABLE ALTERNATE CURING METHOD.
 5. ORIFICE PLATE STEEL: ASTM A STEEL.
 6. ORIFICE PLATE BOLTS: USE 1/2" DIA. STAINLESS STEEL BOLTS AND 1/8" THIN STAINLESS STEEL WASHERS.
 7. COATING: COAT ALL METAL PARTS WITH ASPHALTUM PAINT.
 8. DETENTION BOX: DETENTION BOXES SHALL BE PLACED AT 12 INCH INTERVALS FROM THE FLOOR OF THE BOX WITH THE TOP STEP AT LEAST 12 INCHES BELOW THE TOP OF THE MANHOLE.



DRAWING NOTES:

4	ADDRESS CITY COMMENTS	3-21-22
3	NEW LAYOUT	2-11-22
2	CITY AND CLIENT REVISIONS	10-28-21
1	CITY REVISIONS	10-1-21
NO.	REVISION	DATE

PROJECT INFORMATION

300 LOFTS

DETAILS

SOUTH SALT LAKE CITY, UTAH

DRAWN TMS	CHECKED KMD	PROJECT # 20045
		DATE 08/26/2021
ENGINEER'S STAMP 		SCALE NTS
ENGINEER'S STAMP 		SHEET C401

G:\DATA\20045 - Next Level Homes 3383 South\dwg\20045 Base.dwg
PLOT DATE: Jun 30, 2022

1042 E FORT
UNION BLVD
#555
SALT LAKE
CITY, UT 84087



UTAH VICINITY MAP

PROJECT TEAM

<u>OWNER</u> 300 LOFTS LLC BRANDON PERSON 801-915-4800	<u>STRUCTURAL ENGINEERING</u> RT ENGINEERS BILL WHITNEY 1042 E. Fort Union Blvd #555 Salt Lake City, Utah 84047 (801) 455-2555 billw@rtengineers.co
---	--

<u>MECHANICAL</u>	<u>CIVIL ENGINEERING</u>
TBD	WILDING ENGINEERING

<u>ELECTRICAL</u> RT ENGINEERS BILL WHITNEY 1042 E. Fort Union Blvd #555 Salt Lake City, Utah 84047 (801) 455-2555 billw@rtengineers.co	<u>LANDSCAPING</u> TBD TBD
---	--

<u>PLUMBING</u> TBD TBD	<u>ARCHITECT</u> RT ENGINEERS BILL WHITNEY 1042 E. Fort Union Blvd #555 Salt Lake City, Utah 84047 (801) 455-2555 billw@rtengineers.co
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LEVEL 2:
2,043 SF FOR COMBINED UNITS (INCLUDES 204 BALCONY GSF)
606 GSF FOR LEFT UNIT (INCLUDES 67 BALCONY GSF)
628 SF FOR MIDDLE UNIT (INCLUDES 70 BALCONY GSF)
606 SF FOR RIGHT UNIT (INCLUDES 67 BALCONY GSF)

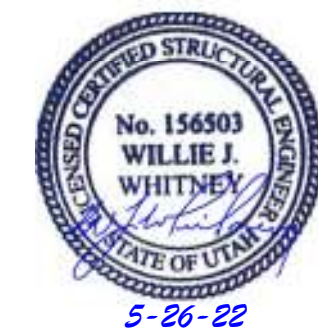
LEVEL 3:
2,050 SF FOR COMBINED UNITS
675 GSF FOR LEFT UNIT
700 GSF FOR MIDDLE UNIT
675 GSF FOR RIGHT UNIT

TOTAL BUILDING GSF:
6,158 SF FOR COMBINED UNITS
2,065 GSF FOR LEFT UNIT
2,043 GSF FOR MIDDLE UNIT
2,050 GSF FOR RIGHT UNIT

CONSTRUCTION: CONCRETE FOUNDATIONS AND WOOD FRAMING

Occupancy Group = R-2 Residential
Construction Type = V-B
Fire Sprinklered Per NFPA 13 - Automatic
Max Height = 60'

DRAWING INDEX			
DWG #	DRAWING NAME	Current Revision	Current Revision Date
A001	COVER	1	5-26-22
A002	GENERAL NOTES & SCHEDULES	1	5-26-22
A003	3 PLEX RENDERINGS	1	5-26-22
A004	4 PLEX RENDERINGS	1	5-26-22
A101	3 PLEX LEVEL 1 PLAN VIEW	1	5-26-22
A102	3 PLEX LEVEL 2 PLAN VIEW	1	5-26-22
A103	3 PLEX LEVEL 3 PLAN VIEW	1	5-26-22
A104	3 PLEX LEVEL 3 PLAN VIEW OPTIONAL	1	5-26-22
A105	4 PLEX LEVEL 1 PLAN VIEW	1	5-26-22
A106	4 PLEX LEVEL 2 PLAN VIEW	1	5-26-22
A107	4 PLEX LEVEL 3 PLAN VIEW	1	5-26-22
A108	4 PLEX LEVEL 3 PLAN VIEW OPTIONAL	1	5-26-22
A301	3 PLEX FRONT ELEVATION	1	5-26-22
A302	3 PLEX REAR ELEVATION	1	5-26-22
A303	3 PLEX LEFT ELEVATION	1	5-26-22
A304	3 PLEX RIGHT ELEVATION	1	5-26-22
A305	4 PLEX FRONT ELEVATION	1	5-26-22
A306	4 PLEX REAR ELEVATION	1	5-26-22
A307	4 PLEX LEFT ELEVATION	1	5-26-22
A308	4 PLEX RIGHT ELEVATION	1	5-26-22



TO BE PRINTED ON 24x36 SIZE SHEET OF PAPER

[illegible]

DRAWING NAME

COVER

PROJECT NAME	300 LOFTS
CLIENT NAME	300 LOFTS LLC
SCS PROJECT #	211105A
DATE	3-30-2022
DRAWN BY	PS
CHECKED BY	WW

A001

SCALE

OVERALL GENERAL COMPLIANT:

1. DESIGN, MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING: ALL APPLICABLE (FEDERAL / STATE / LOCAL) CODES AND REQUIREMENTS, PROJECT SPECIFICATIONS, CONTRACT DOCUMENTS, DRAWINGS AND GENERAL NOTES.
2. THE FOLLOWING PLACE IN THE FOLLOWING ORDER: APPLICABLE (FEDERAL / STATE / LOCAL) CODES AND REQUIREMENTS OVER PROJECT SPECIFICATIONS OVER CONTRACT DOCUMENTS OVER DRAWINGS OVER GENERAL NOTES OVER TYPICAL DETAILS.
3. ANY CONFLICTS OR DISCREPANCIES DISCOVERED WITHIN THE CONSTRUCTION DOCUMENTATION AND / OR THE ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER AND RESOLVED BEFORE PROCEEDING WITH CONSTRUCTION.
4. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. ALL STRUCTURES ARE DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER ERECTION IS FULLY COMPLETE.
5. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE MEANS, METHODS, ERECTION PROCEDURE AND SEQUENCING TO PROTECT AND ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS THEREON. BUT THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL CONSTRUCTION LOADS AND THE ADDITION OF WHATEVER SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE DOWNS WHICH MIGHT BE NECESSARY. SUCH MATERIALS SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER COMPLETION OF THE PROJECT.
6. THE CONTRACTOR SHALL AT THEIR OWN DISCRETION EMPLOY A REGISTERED PROFESSIONAL ENGINEER FOR THE DESIGN OF ANY TEMPORARY SHORING AND / OR BRACING.
7. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NEEDED TO PROTECT THE EXISTING SURROUNDING STRUCTURES DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING FABRICATION AND / OR CONSTRUCTION.
9. WHERE NO DETAILS OR GENERAL NOTES ARE PROVIDED, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK SUBJECT IN ACCORDANCE WITH THE INDUSTRY'S BEST-KNOWN STANDARDS AND PRACTICES.
10. ANY ADDITIONAL PLUMBING, ELECTRICAL, ARCHITECTURAL OR MECHANICAL COMPONENTS, SUCH AS PIPES, DUCTS, SLEEVES, CHASES, ETC. NOT SHOWN ON THE CONSTRUCTION DRAWINGS MAY NOT HAMPER OR IMPED THE INTEGRITY OF ANY STRUCTURAL ELEMENTS AND SHALL BE TREATED AS A CONFLICT OR DISCREPANCY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ENGINEER AND THE PROJECT MANAGER OF ANY CHANGES IN THE FINAL LOADS IMPOSED ONTO THE STRUCTURE THAT DIFFERS FROM THOSE IDENTIFIED ON THE CERTIFIED CONSTRUCTION DOCUMENTS. THEY SHALL PROVIDE DOCUMENT MARK-UP STRUCTURAL PLANS INDICATING LOCATION OF CHANGES.
12. THE PROJECT MANAGER SHALL PROVIDE MATERIAL SPECIFICATIONS, GRADE, STRENGTH, NATURE AND FORM FOR SPECIFIED ITEMS MAY BE SUBMITTED WITH ADEQUATE TECHNICAL DOCUMENTATION TO THE ENGINEER AND PROJECT MANAGER FOR REVIEW PRIOR TO IMPLEMENTATION.



A. GENERAL INFORMATION & CONFORMANCE

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCALLY ADOPTED CODES AND REGULATIONS SET BY THE GOVERNING JURISDICTION IN WHICH CONSTRUCTION TAKES PLACE.
2. NOT ALL GENERAL NOTES MAY APPLY.
3. THE SCOPE OF WORK FOR THE PROJECT SHALL INCLUDE ALL LABOR, MATERIALS, DEVICES, SUPPLIES, EQUIPMENT, AND OTHER FACTORS NECESSARY FOR AND INCIDENTAL TO THE EXECUTION AND COMPLETION OF WORK DESCRIBED IN THESE DOCUMENTS.
4. THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND OTHER PERMITS AND GOVERNMENT FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK.
5. THE CONTRACTOR SHALL PAY ALL FEDERAL, STATE, LOCAL AND ALL OTHER TAXES THAT ARE APPLICABLE TO THIS TYPE OF CONTRACT.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME GENERALLY FAMILIAR WITH THE JOB SITE AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
7. THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, THE G.C. SHALL REQUEST WRITTEN INTERPRETATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
8. NO CHANGES, MODIFICATIONS OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE DESIGNER.
9. ITEMS LABELED NIC ARE "NOT IN CONTRACT" OR IF LABELED "BY OTHERS" IS ALSO NOT IN CONTRACT. THE G.C., HOWEVER, IS RESPONSIBLE FOR THE COORDINATION OF WORK.
10. WHERE A SYSTEM OR ASSEMBLY IS CALLED FOR, ALL NECESSARY PARTS AND MATERIALS REQUIRED FOR A COMPLETE INSTALLATION/SYSTEM SHALL BE PROVIDED AND INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS.
11. ALL SYSTEMS & MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, INSTRUCTIONS, & SPECIFICATIONS.
12. PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING AND WALL MOUNTED EQUIPMENT, HARDWARE AND ACCESSORIES. COORDINATE WITH ALL TRADES THE LOCATIONS OF SLEEVES, BLOCKING OR OTHER PRESET ACCESSORIES INVOLVING OTHER TRADES.
13. CONTRACTOR TO COORDINATE AND SCHEDULE WORK OF ALL TRADES SO AS TO NOT DELAY AT ANY PHASE OF COMPLETION. CONSTRUCTION DUE TO INTERCONNECTING WORK OR LATE SCHEDULING, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL SUB-TRADES ARE FAMILIAR WITH THE COMPLETE CONSTRUCTION DOCUMENTS PACKAGE INCLUDING WORK THAT MAY OR MAY NOT BE PART OF THEIR SCOPE. CONTRACTOR SHALL KEEP OWNER INFORMED OF PROJECT SCHEDULE AND INFORM THE OWNER OF ANY CHANGES TO THE SCHEDULE FOR ANY REASON.
14. ALL WORK SHALL BE PERFORMED WITH THE BEST ACCEPTED PRACTICES OF THE RESPECTED TRADES.
15. ALL MATERIALS TO BE NEAREST TO THE WORK ARE NOTED ON DRAWINGS. FIRST CLASS, IN EVERY RESPECT, AND SHALL CONFORM TO CONTRACT DOCUMENTS & OWNER'S SPECIFICATIONS.
16. CONTRACTOR TO COORDINATE CUTTING & PATCHING OF ALL TRADES. MATCH EXISTING MATERIALS AS REQUIRED.
17. CONTRACTOR TO COORDINATE KEYING SYSTEMS AND ALL HARDWARE FUNCTIONS WITH OWNER.
18. CONTRACTOR TO COORDINATE THE INSTALLATION OF ALL ELECTRICAL, ALARM, SECURITY, DATA AND TELEPHONE LINES. CONCEAL ALL NEW UTILITIES IN FINISHED AREAS AS REQUIRED. TELEPHONES TO BE FURNISHED AND INSTALLED BY OWNER.
19. LIFE SAFETY SYSTEMS SHALL BE INSTALLED AS REQUIRED, PER N.F.P.A. and LOCAL REGULATIONS.
20. CONTRACTOR TO COORDINATE ALL DELIVERY SCHEDULES AND LOCATIONS FOR ALL OWNER FURNISHED ITEMS WITH EACH SUPPLIER. VERIFY SUCH OWNER FURNISHED ITEMS WITH OWNERS REPRESENTATIVE, G.C. TO CONFIRM. WET-MOP AND VACUUM UP ALL SPILLS.
21. CONTRACTOR SHALL REMOVE ALL TEMPORARY ITEMS, TRASH, TOOLS, AND EXCESS MATERIALS AT THE COMPLETION OF WORK AND LEAVE THE ENTIRE PROJECT SITE IN A NEAT, CLEAN, ACCEPTABLE CONDITION.
22. PRIOR TO TURNING THE COMPLETED PROJECT OVER TO THE OWNER, THE CONTRACTOR SHALL REMOVE ALL GREASE, DUST, DIRT, STAINS, LABELS, FINGERPRINTS AND OTHER FOREIGN MATERIALS FROM SIGHT, AND LEAVE THE PROJECT SITE CLEAN AND READY FOR OCCUPANCY.
23. THE CONTRACTOR SHALL PROVIDE TEMPORARY ELECTRICAL POWER AND LIGHTING AS REQUIRED.
24. THE GENERAL CONTRACTOR SHALL MAINTAIN A SAFE AND SECURE SITE DURING ALL PHASES OF CONSTRUCTION.
25. ALL WORK PERFORMED SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND REQUIREMENTS, AS WELL AS THE MOST RECENT REQUIREMENTS OF THE APPLICABLE ACCESSIBILITY CODES.
26. THE GENERAL CONTRACTOR SHALL SUBMIT A WRITTEN CERTIFICATE FOR THEIR MATERIALS AND WORKMANSHIP FOR EACH YEAR FROM THE DATE OF FINAL ACCEPTANCE OF OWNER.
27. DISRUPTED ELECTRICAL AND WATER LINES RE-ROUTED DURING PROJECT CONSTRUCTION ARE TO REMAIN IN CONTINUOUS SERVICE AS COORDINATED WITH THE OWNER.
28. ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED OR CAPPED, AS REQUIRED BY CODE AND SOUND CONSTRUCTION PRACTICE.
29. UNLESS OTHERWISE NOTED, ELECTRICAL CONDUITS, PLUMBING LINES, ETC., SHALL BE RUN CONCEALED AND FRAMING SHALL BE ADEQUATE SIZE TO ACCOMPLISH RESULT WITHOUT CAUSING ANY VARIATIONS IN THE WALL PLANE.

B. GENERAL CONSTRUCTION

1. PROVIDE ATTIC ACCESS CLEAR OPENING OF 22"x30". ACCESS SHALL NOT BE LOCATED ABOVE A CLOSET SHELF AND SHALL HAVE 30" MIN HEAD ROOM.
2. CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKERS ARE REQUIRED AS A BACKER FOR WALL TILE IN TUB & SHOWER AREAS & WALL PANELS IN SHOWER AREAS. IRC R702.42
3. INSTALL 5/8" TYPE "X" GYP. ON ALL WALLS, CEILING, BEAMS AND SUPPORTS IN GARAGE FOR FIRE PROTECTION BETWEEN HOUSE AND GARAGE. (2) INSTALL 1/2" TYPE "X" GYP. ON GYP. BOARD PERPENDICULAR TO THE CEILING TRIMMING FOR GARAGE CEILING IN ALL HABITABLE ROOMS. OTHERWISE EITHER DIRECTION WILL SUFFICE.) EASH SHEET TO BE NAILED 4" O C. AT EDGES AND 6" O C. IN FIELD.
4. ATTIC VENTILATION AS FOLLOWS: 1 SQ. FT. PER 150 SQ. FT. OF ATTIC AREA.
5. ALL FOOTINGS SHALL BE PLACED 12" BELOW UNDISTURBED EARTH AND A MIN OF 30" BELOW FINISHED GRADE OR AS NOTED ON PLAN. TOP OF FOUNDATION TO BE A MIN OF 6" ABOVE GRADE. FINISHED GRADE TO HAVE A MIN 6" SLOPE AWAY FROM BUILDING FOR FIRST 10 FEET. ALL DRAINAGE FROM LOT TO DRAIN INTO APPROVED DRAINING SYSTEM.
6. METAL FLASHING REQ'D FOR MASONRY VENEER REQ'D FROM FOUNDATION UP THE FIRST THREE COURSES, & 3/16" WEEP HOLES 33" O.C. FLASHING TO EXTEND BEYOND FOUNDATION EDGE 12".
7. EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURE'S INSTALLATION INSTRUCTIONS.
8. INSPECTION OF THE WEATHER-RESISTIVE BARRIER AND FLASHING IN ORDER TO PREVENT FROM ENTERING THE WEATHER-RESISTANT EXTERIOR WALL ENVELOPE IS REQ'D. R108.15
9. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK.
10. ROOF MANUFACTURE TO FIELD VERIFY WALL ELEVATIONS AND DIMENSIONS PRIOR FABRICATING TRUSSES.

C. WINDOWS

1. BEDROOM WINDOWS SHALL HAVE A MIN CLEAR OPENING OF 5.7 SQ. FT. WITH A MIN NET CLEAR OPENING WIDTH OF 20" (FOR A TALL WINDOW) AND MIN NET CLEAR OPENING HEIGHT OF 24" (FOR A WIDE WINDOW) AND A FINISHED SIL HEIGHT NOT TO EXCEED 44" ABOVE THE FINISHED FLOOR.
2. GLASS USED IN TUB OR SHOWER ENCLOSURES TO BE FULLY TEMPERED.
3. TEMPERED GLASS SHALL BE USED IN GUARD RAILINGS, WINDOWS OVER BATHTUBS AND WINDOWS WITHIN 18" OF THE FLOOR, GLAZING IN GUARD RAILINGS, AND WINDOWS WITHIN 24" OF ANY DOOR.
4. PROVIDE #9 FLASHING AROUND ALL WINDOWS & DOORS WITH SIL PLATE FLASHING.
 - A. FLASH & GASKET AROUND ALL EXTERIOR WINDOWS & DOORS PER MANUFACTURER'S SPECIFICATIONS.
5. WINDOW WELL REQUIREMENTS: WINDOW SIL HEIGHT BELOW THE ADJACENT GROUND ELEVATION:
 - A. ALL WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44" SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER. ALL LADDERS MUST HAVE A 14" MIN WIDTH, 14" MAX SPACING BETWEEN RUNGS, AND A 6" MIN TOE SPACE.
6. AIR BRICKS, GASKETS, SPRINGS, DOWNS OR SIMILAR DEVICES ON WINDOW WELLS REQUIRE AN APPROVED RELEASE MECHANISM.
7. EGRESS/RESCUE WINDOWS ARE REQUIRED TO BE 5.7 SQ. FT. CLEAR OPEN WITH A MIN NET CLEAR OPENING WIDTH OF 20" (FOR A TALL WINDOW), AND A MIN NET CLEAR OPENING WIDTH OF 24" (FOR A WIDE WINDOW) AND A FINISHED SIL HEIGHT NOT TO EXCEED 44" ABOVE THE FLOOR.
8. D. EGRESS/RESCUE WINDOWS ON EVERY BEDROOM, BATH AND BASEMENT.
 - A. VERIFY WINDOWS MEET EGRESS AS INDIVIDUAL MANUFACTURERS MAY VARY IN NET CLEAR OPENINGS.

D. ELECTRICAL

1. SMOKE DETECTORS AT EACH BEDROOM, AT HALLWAYS LEADING TO BEDROOMS, AT EVERY FLOOR LEVEL INCLUDING BASEMENTS, AT THE TOP OF EACH STAIRWAY ON FLOORS WITHOUT BEDROOMS, AND IN ROOMS SERVING BEDROOMS WHERE THE CEILING HEIGHT OF THE ROOM IS 24' OR GREATER IN HEIGHT THAN THE BEDROOM SERVED FROM SUCH ROOM. SMOKE DETECTORS SHALL BE HARD WIRED TOGETHER IN EACH CASE BY PERMITS LICENSED ELEC.
2. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY DEDICATED 20 AMP BRANCH CIRCUIT W/ NOT OTHER OUTLETS.
3. ELECTRICAL RECEPTACLE OUTLETS SHALL BE SUPPLIED WITHIN 25' OF HVAC EQUIP. (IRC E3801.11).
4. LIGHTS IN CLOSETS SHALL CONFORM TO CLEARANCES SPECIFIED PER CODE.
5. TEMP. WIRING SHALL CONFORM TO APPLICABLE CODE.
6. EXIST. LIGHT FIXTURES AND FAN DOWNERS SHALL COMPLY WITH CURRENT CODE REQUIREMENTS.
7. ALL CEILING FANS TO HAVE FAN RATED CODE.
8. ALL KITCHEN SURFACE OUTLETS, BATH OUTLETS, GARAGE OUTLETS, OUTLETS OUTDOORS WITH DIRECT GRADE LEVEL ACCESS INCLUDING DECKS, BALCONIES, UNDER EAVES, CRAWL SPACES, AND UNFINISHED BASEMENTS TO BE GFCI.
9. ALL OUTLETS TO BE TAMPER RESISTANT.
10. EXTERIOR OUTLETS SHALL BE OUTDOOR RATED.
11. ELECTRICAL CONTRACTOR TO MEET WITH OWNER FOR GENERAL WALK THRU OF HOUSE PRIOR TO INSTALLING SWITCH BOXES AND CEILING AND WALL OUTLETS TO DETERMINE EXACT LOCATION AND VERIFY DOWD SWIRING.
12. ALL ELECTRICAL SWIRING ARE INFORMATION AND LOCATION ONLY. CONTRACTOR SHALL FIELD DETERMINE ALL LOCATIONS AND LOADS PRIOR TO INSTALLATION.
13. ALL GARAGE OUTLETS TO BE ON GROUND FLOOR CIRCUIT.
14. ALL ROOM OUTLETS TO BE ON ARCH VOLT CIRCUIT INTERRUPTER.
15. UNDERGROUND ELECTRICAL SERVICE SHALL BE A MINIMUM 1" DEEP, AND INSTALLED IN 2" RIGID RISER AND ELBOW ATTACHED TO 2" PVC ELECTRICAL DUCT TO WITHIN 1' OF PEDESTAL.
16. ALL ELECTRICAL REQUIRED ON BEDROOM OUTLETS.
17. SMOKE DETECTORS SHALL BE HARD WIRED TO HOUSE AND SHALL BE HAVE BATTERY BACK-UP. SMOKE DETECTOR SHALL BE WIRED IN SERIES.

E. FRAMING

1. REFER TO STRUCTURAL.
2. PLANS ARE NOT COMPLETE WITHOUT STRUCTURAL CALCULATIONS.
3. REFER TO THE STRUCTURAL CALCULATIONS FOR THE GENERAL STRUCTURAL NOTES.
4. SHOW CONNECTION BETWEEN JOISTS, RAFTERS, AND TRUSSES OVER BEARING WALLS.
5. PROVIDE DBL JOISTS UNDER BEARING WALL LOCATIONS WHERE SUCH WALLS ARE PARALLEL WITH JOISTS.
6. ALL EXTERIOR FRAMING TO BE 2x6 D#2 STUDS @ 16" O.C. U.N.O. (SEE STRUCTURAL).
7. ALL INTERIOR NON-LOADING BEARING FRAMING TO BE 2x4 D#2 STUDS @ 16" O.C. U.N.O. (SEE STRUCTURAL).
8. ALL INTERIOR LOAD BEARING FRAMING TO BE 2x4 OR 2x6 D#2 STUDS @ 16" O.C. PER STRUCTURAL.
9. PROVIDE 1"x2" METAL 20GA FLASHING AT ALL EXTERIOR DOOR OPENINGS AND WHERE CONCRETE COMES IN CONTACT WITH WOOD.
10. FRAMER SHALL CHALK-LINE ALL WALLS FOR OWNERS APPROVAL PRIOR TO WALL CONSTRUCTION. INSURE THAT SPACE BUILD-OUT MEETS OWNER REQUIREMENTS.
11. SEE BEAM SCHEDULE FOR BEAM SIZES.

F. FURNISHINGS

1. ALL FURNISHINGS SHALL BE SELECTED BY THE OWNER AND COORDINATED WITH THE CONTRACTOR.

G. MECHANICAL NOTES

1. WATER HEATER AND EXPANSION TANK SHALL HAVE SEISMIC STRAPS PER CODE.
2. DRYER MUST VENT OUTSIDE, WITH A MIN 4" DIA. DUCT AND A MAX. LENGTH OF 14'.
3. COMBUSTION AIR SHALL BE SUPPLIED FROM OUTSIDE BASED ON 1" PER 3000 BTU'S OF TOTAL INPUT OF APPLIANCES.
4. EXHAUST FANS AND FULE VENTS SHALL BE LOCATED 4' MIN FROM PROPERTY LINE AND A MIN. OF 3' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR INTAKE OPENINGS.
5. VENTS SHALL BE LOCATED A MIN. OF 1' ABOVE, 4' BELOW AND 4' HORIZONTALLY FROM OPENABLE WINDOW OR DOOR

H. PLUMBING NOTES

1. ALL PLUMBING, WATER, AND DRAIN LINES IN AREAS SUBJECT TO FREEZING SHALL BE INDIVIDUALLY INSULATED.
2. ON MAIN WATER LINE PROVIDE PRESSURE REGULATING VALVE.
3. TOILETS SHALL BE MAX 1.6 GALLONS PER FLUSH.
4. PROVIDE OUTSIDE AIR FOR WATER HEATER COMBUSTION AIR.
5. SHOWER HEADS SHALL HAVE MAX OUTPUT OF 2.5 GALLONS PER MINUTE.
6. FLAGPOLING OF PLUMBING VENTS IS NOT PERMITTED EXCEPT WHERE ROOF IS OCCUPIED.
7. SLIP-JOINT PLUMBING CONNECTIONS SHALL NOT BE USED IN CONCEALED CONSTRUCTION AREAS.
8. PLUMBING VENTS SHALL BE LOCATED A MIN OF 3' ABOVE AND 10' AWAY FROM ALL OUTSIDE AIR INTAKE OPENINGS.
9. FREEZELESS, BACKFLOW PREVENTION HOSE BIBS REQUIRED.

I. SCHEDULES

DOOR SCHEDULE					
TAG	QTY	WIDTH	HEIGHT	COMMENTS	
1	7	3'-0"	6'-8"		
2	21	3'-0"	6'-8"		
3	17	2'-6"	6'-8"		
4	14	2'-4"	6'-8"		
5	7	3'-0"	6'-8"		
6	21	2'-10"	6'-8"		
8	7	3'-0"	6'-8"		
9	21	4'-0"	6'-8"		
10	7	16'-0"	8'-0"		

DOOR NOTES:

- DOOR NOTES:**
1. ALL DOORS TO BE SELECTED BY OWNER & CONTRACTOR.
 2. MIN U FACTOR FOR DOORS WITH LESS THAN %50 GLAZING SHALL BE = 0.32
 3. MIN U FACTOR FOR DOORS WITH MORE THAN %50 GLAZING SHALL BE = 0.31
 4. EXTERIOR DOORS SHALL BE EXTERIOR RATED AND INSTALLED PER MANUFACTURER'S SPECS.

WINDOW SCHEDULE						
TAG	QTY	WIDTH	HEIGHT	SILL HEIGHT	COMMENTS	
A	46	4'-0"	6'-0"	<varies>		
B	16	4'-0"	8'-0"	0"		
BB	8	4'-0"	8'-9"	4 3/4"		
C	20	3'-6"	6'-0"	<varies>		
CC	8	4'-0"	1'-7 3/4"	0"		
DD	14	4'-0"	8'-0"	<varies>		
EE	8	4'-0"	1'-3 1/2"	8'-4 1/4"		
FF	21	4'-0"	6'-0"	<varies>		
HH	7	4'-0"	2'-9 1/2"	8'-4 1/4"		
II	4	4'-0"	3'-0"	<varies>		
JJ	6	4'-0"	3'-3 1/2"	8'-4 1/4"		
KK	2	4'-0"	4'-0"	4'-0"		
P	20	3'-6"	3'-3 1/2"	<varies>		
Q	10	3'-6"	1'-3 1/2"	4 1/4"		
R	4	3'-6"	7'-0"	2'-0"		
S	6	3'-6"	8'-6"	2'-0"		
T	4	5'-0"	2'-0"	<varies>		

WINDOW NOTES:

1. ALL WINDOWS TO BE SELECTED BY OWNER & CONTRACTOR AND SHALL MEET MINIMUM THERMAL & TEMPERED CODE REQUIREMENTS.
2. ALL WINDOWS SHALL BE CONSTRUCTED OF VINYL MATERIAL.
3. ALL WINDOWS SHALL BE A MIN OF DOUBLE PAN, U.N.O. AND SHALL MEET MIN U FACTOR REQUIREMENTS.
4. MIN U FACTOR FOR WINDOWS SHALL BE = 0.32
5. MIN U FACTOR FOR SKYLIGHTS SHALL BE = 0.44
6. WINDOWS SHALL BE HAVE FLASHING AND SEALANT AND INSTALLED PER MANUFACTURER'S SPECS.
7. WEIGHT RAIL HEIGHT SHALL BE FIELD VERIFIED BY CONTRACTOR.
8. ALL WINDOWS TO HAVE AT LEAST 4" OF TRIM
9. ALL WINDOWS TO BE RECESSED AT LEAST 2"

RT
ENGINEERS

1042 E FORT
UNION BLVD
#555
SALT LAKE
CITY, UT 84087

811
CALL BEFORE YOU DIG

CLIENT NAME:

300 LOFTS LLC

PROJECT ADDRESS:

374 E. 3390 S.
SOUTH SALT LAKE, UTAH 84106



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DRAWING NAME

GENERAL NOTES & SCHEDULES

PROJECT NAME	300 LOFTS
CLIENT NAME	300 LOFTS LLC
SCS PROJECT #	211105A
DATE	3-30-2022
DRAWN BY	PS
CHECKED BY	WW

A002

SCALE



CLIENT NAME:
300 LOFTS LLC

PROJECT ADDRESS:
374 E. 3390 S.
SOUTH SALT LAKE, UTAH 84106



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DRAWING NAME
4 PLEX RENDERINGS

PROJECT NAME	300 LOFTS
CLIENT NAME	300 LOFTS LLC
SCS PROJECT #	211105A
DATE	3-30-2022
DRAWN BY	PS
CHECKED BY	WW

A004

SCALE