

Planning Commission Staff Report

File # 12S22/SUB-000272-2022

**Public Hearing and Consideration of a Subdivision Plat
Amendment, Amending Lot 401 of Cannonwood Subdivision
Plat D to Create One New Residential Flag Lot at 6277 S.
Cannonwood Drive, Taylorsville, Utah.**



Department of Community Development

Date:	May 4, 2023
Meeting Date:	May 9, 2023
Agenda Item:	Public Hearing and Consideration of a Subdivision Plat Amendment, Amending Lot 401 of Cannonwood Subdivision Plat D to Create 1 New Residential Flag Lot at 6277 S. Cannonwood Drive, Taylorsville, Utah.
Subject Property Address:	6277 S. Cannonwood Drive
Applicant:	Leonardo Alarcon, property owner
Applicant Agent:	Isaac Riches, P.E., IRE Civil
Author:	Jim Spung, AICP, Senior Planner
Zoning Designation:	R-1-10
General Plan Designation:	Low-Density Residential
Parcel #:	21222030240000; 21222030230000
Applicable Ordinances:	Including, but not limited to 13.20 ; 13.21 ; and 13.30
Agenda item #:	2

Attachments:

Exhibit A: Zoning Map
Exhibit B: General Plan Map
Exhibit C: Vicinity Map
Exhibit D: Subject Property
Exhibit E: Current Plat

Exhibit F: Proposed Amended Plat
Exhibit G: Site Photos (May 2, 2023)
Exhibit H: Public Comments
Exhibit I: File #10S20 PC Packet

Summary

Leonardo Alarcon, property owner, is requesting Planning Commission consideration to amend Lot 401 of Cannonwood Subdivision Plat D to create one new residential flag lot at 6277 S. Cannonwood Drive in Taylorsville, Utah. The proposed amendments to the plat are illustrated in Exhibit F.

The subject property is an undeveloped flag lot (see Exhibit G) that was created through the recording of the Cannonwood Subdivision Plat D, amending Lot 300 of the Cannonwood Subdivision Plat C (see Exhibit E). The Planning Commission reviewed and approved File #10S20 in a Planning Commission meeting held July 27, 2021. For reference, the Planning Commission meeting materials creating existing Lot 401 are included in Exhibit H, minutes from that meeting can be found on the city's website, or by clicking on this [link](#).

Site Description

The subject property is in the Single-Family Residential (R-1-10) zoning district and is in the "low-density residential" future land use map designation in the City's General Plan. The property is 28,310 square feet in area. The property fronts onto Cannonwood Drive with a 25-foot wide area between Lot 403 (6281 S. Cannonwood Drive) and parcel number 21-22-203-011-0000 (1629 W. 6235 S.). Six-foot tall privacy fencing of various materials (wood, masonry, and vinyl) surrounds the property on the east, south, and west sides. There is no fencing installed along the northern property line.

Adjacent Land Uses

North	South	East	West
Single-Family Residential (R-1-10)	Single-Family Residential (R-1-10)	Single-Family Residential (R-1-10)	Single-Family Residential (R-1-10)

General Plan Analysis

The Proposed Land Use Map in the General Plan sets the foundation for all land uses within the City of Taylorsville. The land use plan identifies general land use classifications and in some cases the intensity within the classification. Each land use classification on the Proposed Land Use Map corresponds with compatible classifications on the official Taylorsville Zoning Map.

The subject property is designated as "Low Density Residential" on the Proposed Land Use Map. The General Plan includes the following statement describing the intent of the Low Density Residential designation (pg 3-4):

"Low Density Residential (LDR) districts are residential areas that contain existing or proposed residential developments less than 6 dwelling units per acre (excluding ER districts). Properties that are assigned the LDR classification are generally (but not necessarily limited to) neighborhoods consisting of single family dwellings."

The applicant's subdivision amendment request is consistent with the City's General Plan. A 10,000 square foot minimum lot size equates to a density of approximately 4.4 dwelling units per acre [43,560 sqft ÷ 10,000 sqft = 4.4 units/acre]. The subject property is approximately 28,310 sqft (0.63 acres) and, with approval of the flag lot as proposed, would accommodate two (2) dwelling units, resulting in a net density of 3.2 units per acre. This is consistent with the density recommendations in the City's General Plan.

Zoning Code Analysis

This subdivision amendment request is subject to the standards adopted in Section 13.21.220 of the Taylorsville Land Development Code (LDC) regulating flag lots. The table below includes a summary of those standards as well as staff's analysis.

Code Reference	Review Criteria	Staff's Analysis
13.21.220(A)	<i>A flag or L-shaped lot shall be comprised of a staff portion contiguous with the flag portion thereof.</i>	Lot 2 includes the staff portion of the lot.
13.21.220(B)	<i>The staff portion of said lot shall front on and be contiguous to a dedicated public street or private street. The minimum width of the staff portion of a flag lot shall be twenty feet (20'), and the maximum length shall be two hundred twenty feet (220') unless otherwise approved by the planning commission upon recommendation of the UFA.</i>	The flag portion of the lot fronts on Cannonwood Drive. Signage must be installed along the staff portion of the lot that prohibits vehicle parking to maintain emergency vehicle access to the dwellings. The staff portion exceeds 220 feet in length and requires approval from the Planning Commission. UFA has approved the design subject to the applicant providing an emergency turn-around between Lot 1 and Lot 2, as shown.
13.21.220(C)	<i>A flag lot shall not gain access via an easement on an adjacent property.</i>	Lot 2 provides direct access to Cannonwood Drive. Lot 1 will gain access via an easement on the staff portion of Lot 2. The portion of the lot granting access to Lot 1 is required to meet the Private Lane standards in LDC §13.21.110(B). Additional analysis concerning this section is provided later in this report.
13.21.220(D)	<i>No building or construction, except for driveways, shall be allowed on the staff portion of said lot unless the minimum width thereof is the same or greater than the minimum width for a lot as allowed in the underlying zone (excluding entrance features and streetlights).</i>	No buildings are proposed in the flag portion of the lot. The Plat Notes include language regarding authorized use of the staff portion of Lot 2.
13.21.220(E)	<i>The front side of the flag portion of said lots shall be deemed to be that side nearest to the dedicated public street or private street upon which the staff portion fronts, unless otherwise determined by staff on a case by case basis.</i>	Staff to review and verify during building permit review.

Code Reference	Review Criteria	Staff's Analysis
13.21.220(F)	<i>The staff portion of said lots shall be deemed to end, and the flag portion of said lots shall be deemed to commence at the extension of the front lot line.</i>	Staff to review and verify during building permit review.
13.21.220(G)	<i>The square footage located in the flag portion of said lot, which shall be exclusive of the square footage located in the staff portion of said lot, shall be the same or greater than the minimum square footage as required in the underlying zone, but in no instance shall be less than eight thousand (8,000) square feet.</i>	The square footage of Lot 2 without the flag portion of the lot is approximately 10,083 square feet. The area of Lot 1 is 10,000 square feet. While the required fire turn-around area is not required to be excluded from the lot area calculation, it does impact the buildable area and perceived size of each lot. The area of each lot exclusive of the fire turn-around area and access drive is approximately 9,288 square feet for Lot 1 and approximately 8,386 square feet for Lot 2.
13.21.220(H)	<i>The front, side, and rear yard requirements of the flag portion of said lots shall be the same as is required in the underlying zone.</i>	Staff to review and verify during building permit review. Minimum building setbacks are included in LDC Section 13.20.020.
13.21.220(I)	<i>No more than two (2) flag lots can be served by the staff portion.</i>	No more than two lots will gain access via the staff portion of Lot 2.
13.21.220(J)	<i>All flag lots in the development shall be approved by the planning commission.</i>	Pending.
13.21.220(K)	<i>The maximum number of flag lots in the subdivision shall be not more than twenty percent (20%) of the total number of lots within the subdivision unless otherwise approved by the planning commission.</i>	Pending.
13.21.220(L)	<i>The approved building envelope shall be illustrated upon the final plat.</i>	To be verified during building permit review, subject to the standards adopted in Chapter 13.20: <i>Residential Development Standards</i>
13.21.220(N)	<i>A duplex, twin home, or any other multi-family dwelling shall not be located on a flag lot.</i>	Staff to review and verify during building permit review.

As referenced in the table above, the proposed plat amendment is required to comply with the private lane standards in LDC Section 13.21.110(B). The table below includes a summary of those standards as well as staff's analysis.

Code Reference	Review Criteria	Staff's Analysis
13.21.110(B)(1)	<i>Approved private lanes two (2) lot maximum for access to residential dwelling structures shall have a twenty-five-foot (25') right of way and a twenty foot (20') minimum width paved surface.</i>	The staff portion of Lot 2 includes a 25-foot right-of-way from Cannonwood Drive along the northern boundary of the subdivision. A 2-foot rolled curb and gutter will be installed along the north and eastern edge of the private lane and drive. The private lane (25-foot right-of-way) will transition to a private driveway (23.6-foot right-of-way) after it turns southward. The asphalt width will be reduced from 21 feet to 20 feet. Due to this transition, the access easement in favor of Lot 1 will only be allowed in the area where a 25-foot right-of-way is provided and satisfies the private lane standards.
13.21.110(B)(2)	<i>Private lanes cannot access more than two (2) residential dwellings.</i>	As designed, the private lane provides access to two lots.
13.21.110(B)(3)	<i>The city engineer and UFA shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or fire rescue operations.</i>	An approved emergency vehicle turn-around is required and has been provided. No further adjustments have been required by the City Engineer or UFA.
13.21.110(B)(4)	<i>The city engineer and UFA shall have the authority to require more than one access road based upon the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.</i>	One access is provided. No further adjustments have been required by the City Engineer or UFA.
13.21.110(B)(5)	<i>Private lanes shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances shall be maintained at all times.</i>	No parking signs are required to be installed every 30 feet along the length of the private lane and within the emergency vehicle turn-around areas. A plat note also prohibits vehicle parking in these areas.

Code Reference	Review Criteria	Staff's Analysis
13.21.110(B)(6)	<i>All private lanes shall be constructed to meet all applicable requirements related to culinary water and storm drainage.</i>	The subdivision plat and construction documents have been reviewed by the City Engineering Department and Taylorsville-Bennion Improvement District and found to comply with required storm water and culinary water requirements.
13.21.110(B)(7)	<i>Whenever a subdivision is approved with a private lane, the final subdivision plat shall include a statement that no city maintenance is provided on the private lane.</i>	The plat includes a note clarifying that no city maintenance is provided on a private lane.

Based on the analysis above, staff recommends the Planning Commission discuss the following:

1. The length of the staff portion of Lot 2, which exceeds the maximum length of 220 feet, per §13.21.220(B). This arrangement would require special Planning Commission approval.
2. The orientation and setbacks of proposed homes.
3. The square footage of each lot, inclusive and exclusive of the emergency vehicle turn-around area.
4. The building envelopes of the proposed lots.
5. The maximum number of flag lots in a subdivision shall not exceed 20 percent, unless otherwise approved by the Planning Commission, per §13.21.220(K).
6. The private property owners' responsibility to provide on-going maintenance of underground storm water infrastructure and vehicle access.
7. Public comments received and any potential negative impacts to adjacent properties.

All subdivision amendments are required to be reviewed and approved by the Planning Commission in accordance with Section 13.30.060(B) of the LDC:

The Planning Commission may vacate, alter, or amend a plat or any portion of a plat if it is satisfied that:

1. *Neither the public interest nor any person will be materially injured by the proposed vacation, alteration, or amendment; and*
2. *There is good cause for the vacation, alteration, or amendment.*

If approved, staff recommends the following plat notes be included prior to recording:

1. No city maintenance is provided on a private lane.
2. All storm water runoff from the 100-year storm event must either drain to the street or be retained on-site.
3. A storm water agreement will be required prior to issuance of a building permit.

Public Comment

As of May 5, 2023, staff has received one comment from a neighbor immediately east of the proposed subdivision. The neighbor asked how many units would be permitted and has concerns related to the negative impacts of vehicles driving behind their home on the new access and if

improved fencing between the private lane/driveway and the eastern property line would be installed (see Exhibits G and H).

Findings

1. This application was initiated by Leonardo Alarcon, property owner.
2. The applicant is requesting to amend Lot 401 of Cannonwood Subdivision Plat D to create one new residential flag lot at 6277 S. Cannonwood Drive in Taylorsville, Utah, as illustrated in Exhibit F.
3. The subject property is in the Single-Family Residential (R-1-10) zoning district.
4. The Future Land Use Map designation of the subject property in the City's General Plan is "Low Density Residential."
5. The length of the staff portion of Lot 2 exceeds the maximum length of 220 feet, per §13.21.220(B). This requires approval of the Planning Commission.
6. The portion of the lot granting access to Lot 1 is required to meet the Private Lane standards in LDC §13.21.110(B).
7. The maximum number of flag lots in a subdivision shall not exceed 20 percent, unless otherwise approved by the Planning Commission, per §13.21.220(K).
8. Signage must be installed along the staff portion of the lot that prohibits vehicle parking to maintain emergency vehicle access to the dwellings, as noted in the civil plan set. An emergency vehicle turn-around is provided and approved by UFA.
9. Property owners are responsible for securing the appropriate development permits prior to any construction activity.
10. The Taylorsville Planning Commission is the decision-making body for subdivision amendment requests.

Conditions of Approval

If approved, staff recommends the following conditions be incorporated:

1. Update the plat to include the following plat notes:
 - a. No city maintenance is provided on a private lane.
 - b. All storm water runoff from the 100-year storm event must either drain to the street or be retained on-site.
 - c. A storm water agreement will be required prior to issuance of a building permit.
2. Update the plat to reflect all exceptions identified in the Title Report.
3. The applicant coordinate with city staff and referral agencies to address any outstanding review comments, prior to recording the plat.

Staff Recommendation

Staff recommends the Planning Commission deny File #12S22/SUB-000272-2022, a subdivision plat amendment to amend Lot 401 of Cannonwood Subdivision Plat D to create one new residential flag lot at 6277 S. Cannonwood Drive in Taylorsville, Utah, based on the following:

1. The City finds there is not good cause for the proposed plat amendment, in accordance with Utah Code §[10-9a-609](#) and the Taylorsville Land Development Code §13.30.060(B).
2. The length of the staff portion of Lot 2 exceeds the maximum length of 220 feet, per §13.21.220(B).
3. The number of flag lots in the subdivision exceeds 20 percent, per §13.21.220(K).

Possible Motions

Approval:

I move that we approve File #12S22/SUB-000272-2022, a subdivision plat amendment to amend Lot 401 of Cannonwood Subdivision Plat D to create 1 new residential flag lot at 6277 S. Cannonwood Drive in Taylorsville, Utah, as illustrated in Exhibit F, based on the findings and conditions of approval as stated in this Staff Report.

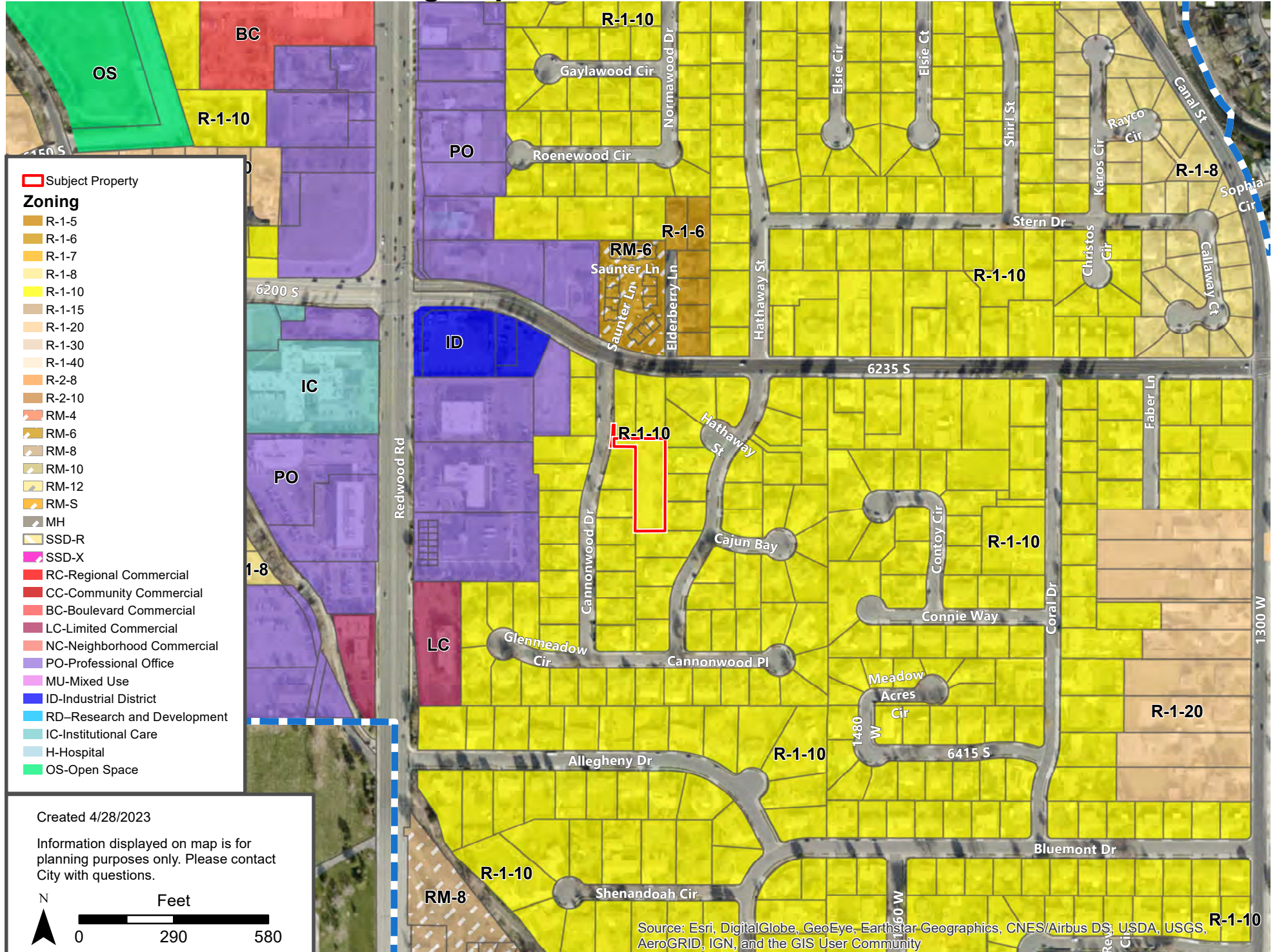
Denial:

I move that we deny File #12S22/SUB-000272-2022, a subdivision plat amendment to amend Lot 401 of Cannonwood Subdivision Plat D to create one new residential flag lot at 6277 S.

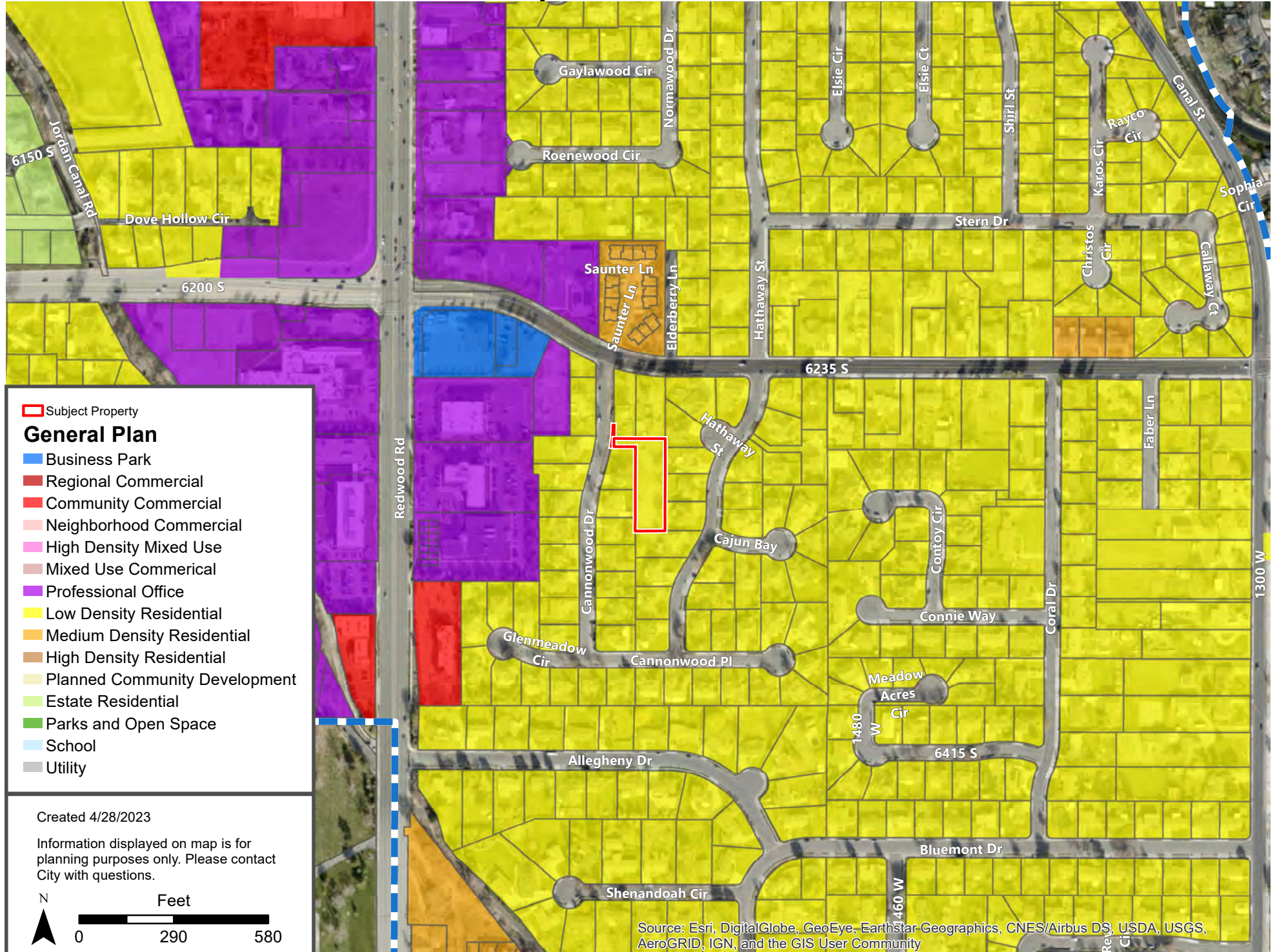
Cannonwood Drive in Taylorsville, Utah, based on the following:

1. The City finds there is not good cause for the proposed plat amendment, in accordance with Utah Code §[10-9a-609](#) and the Taylorsville Land Development Code §13.30.060(B).
2. The length of the staff portion of Lot 2 exceeds the maximum length of 220 feet, per §13.21.220(B).
3. The number of flag lots in the subdivision exceeds 20 percent, per §13.21.220(K).

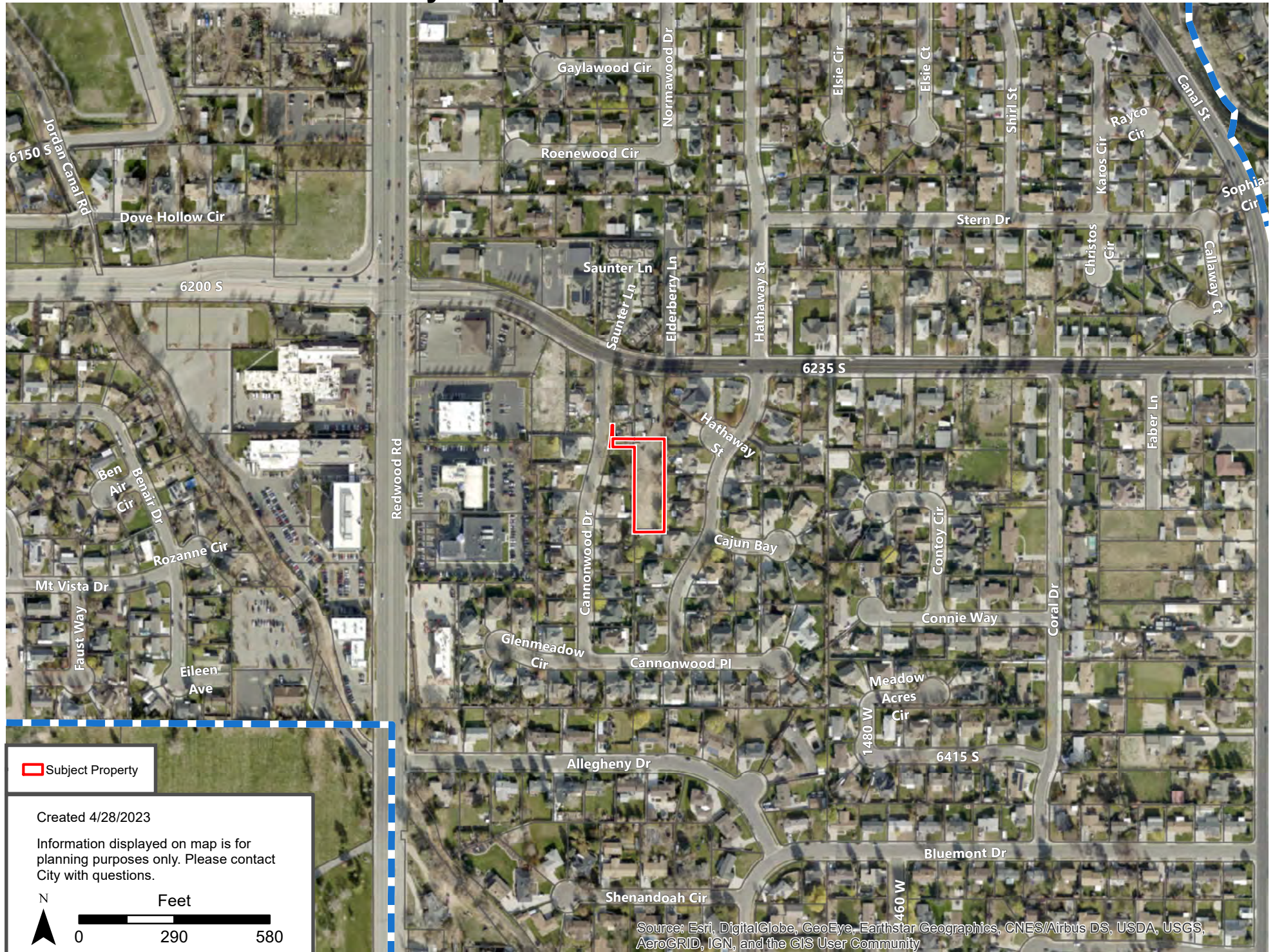
Zoning Map: 6277 S. Cannonwood Drive



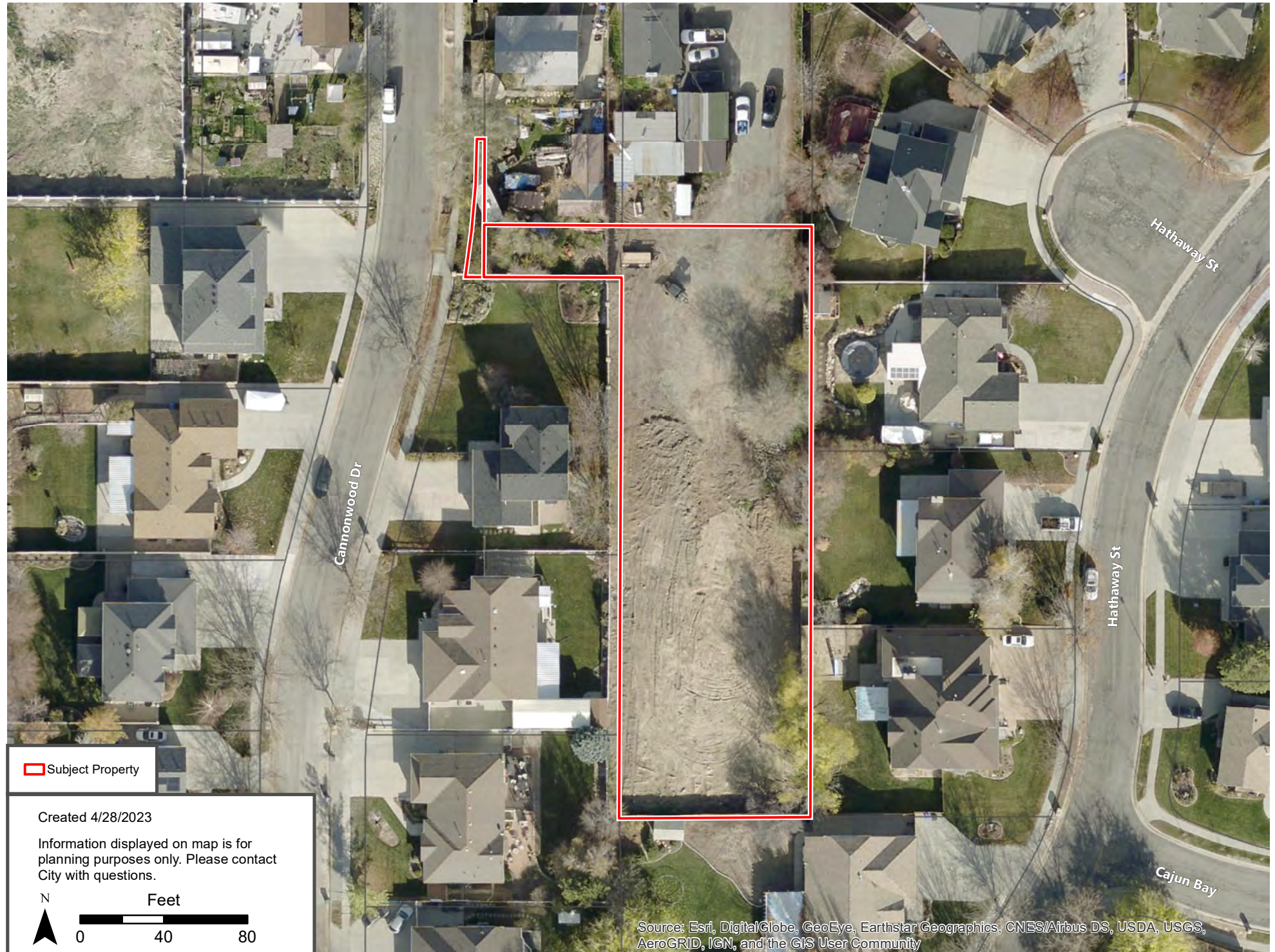
General Plan Map: 6277 S. Cannonwood Drive



Vicinity Map: 6277 S. Cannonwood Drive



Site Map: 6277 S. Cannonwood Drive





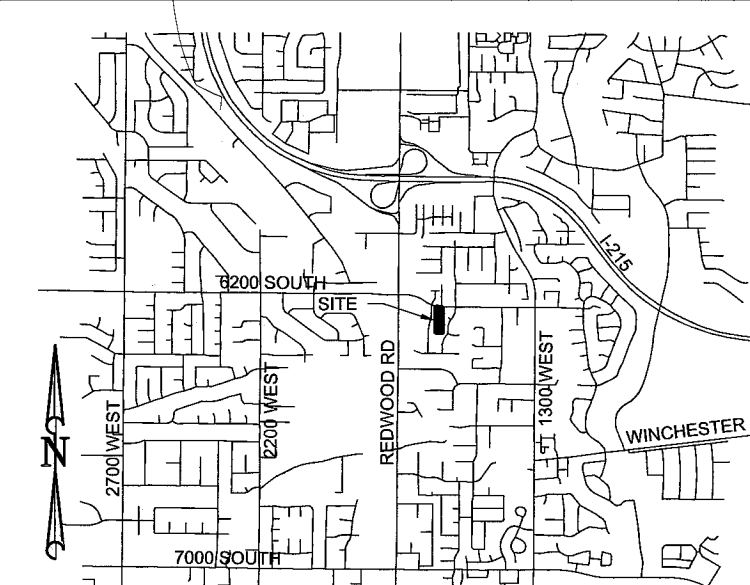
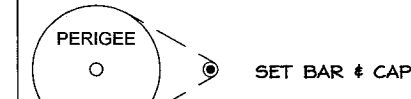
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL 801.580.6611 FAX WWW.PERIGEECONSULTING.COM

CANNONWOOD SUBDIVISION PLAT "D" AMENDING LOT 300 OF THE CANNONWOOD SUBDIVISION PLAT "C"

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
SEPTEMBER, 2021

LEGEND

- FOUND SALT LAKE COUNTY MONUMENT
- EXISTING STREET MONUMENT
- FOUND SURVEY MARKER
- MONUMENT LINE
- PROPOSED P.U.E.
- EXISTING P.U.E.
- BOUNDARY LINE
- ADJOINING PROPERTY LINE
- DESCRIPTION TIE LINE



VICINITY MAP

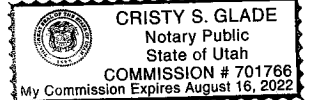
NOTE:

- #5 REBAR AND CAP TO BE PLACED ON ALL REAR CORNERS
- PRELIMINARY PLAT REVIEW IS VALID FOR TWO YEARS. IF THE DEVELOPER SUBSTANTIALLY ALTERS THE SUBDIVISION DESIGN, THE DEVELOPER MAY REQUEST AN AMENDMENT TO THE ORIGINAL PRELIMINARY PLAT
- ALL STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT MUST EITHER DRAIN TO THE STREET OR BE RETAINED ON SITE
- A STORM WATER AGREEMENT WILL BE REQUIRED AT TIME OF BUILDING PERMIT

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Salt Lake
On this 1st day of November, 2021, personally
appeared before me Jason Palmer,
the signer(s) of the foregoing instrument who duly acknowledged to me that
he/she/they executed the same.

Commission Number 70166 My Commission expires August 16, 2022
Name, Notary Public Commissioned in Utah



Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	105.973	404.788	015°00'00"	N07°25'12"E	105.671
C2	91.220	606.000	008°37'28"	S83°33'23"E	91.133
C3	39.652	404.788	005°36'45"	S12°06'49"W	39.636
C4	66.321	404.788	009°23'15"	S04°36'49"W	66.247

NORTHEAST COR. SECTION 22,
T2S, R1W, SLB&M
FND BRASS CAP
S.L. CO. MONUMENT

BENNON BLVD
PUBLIC RIGHT-OF-WAY

NEWLAND, TIMOTHY E & SUSAN L; TRS
21-22-203-011

CANNONWOOD DRIVE
PUBLIC RIGHT-OF-WAY

LOT 402
17,499 S.F.
0.402 Acres

LOT 401
27,848 S.F.
0.636 Acres

LOT 403
12,035 S.F.
0.276 Acres

LOT 404
12,035 S.F.
0.276 Acres

LOT 405
12,035 S.F.
0.276 Acres

LOT 406
12,035 S.F.
0.276 Acres

LOT 407
12,035 S.F.
0.276 Acres

LOT 408
12,035 S.F.
0.276 Acres

LOT 409
12,035 S.F.
0.276 Acres

LOT 410
12,035 S.F.
0.276 Acres

LOT 411
12,035 S.F.
0.276 Acres

LOT 412
12,035 S.F.
0.276 Acres

LOT 413
12,035 S.F.
0.276 Acres

LOT 414
12,035 S.F.
0.276 Acres

LOT 415
12,035 S.F.
0.276 Acres

LOT 416
12,035 S.F.
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LOT 417
12,035 S.F.
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LOT 418
12,035 S.F.
0.276 Acres

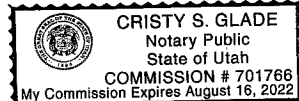
LOT 419
12,035 S.F.
0.276 Acres

LOT 420
12,035 S.F.
0.276 Acres

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Salt Lake
On this 1st day of November, 2021, personally
appeared before me Jason Palmer,
the signer(s) of the foregoing instrument who duly acknowledged to me that
he/she/they executed the same.

Commission Number 70166 My Commission expires August 16, 2022
Name, Notary Public Commissioned in Utah



OWNED BY:

JASON R PALMER &
JENIFER M PALMER
1581 West 6235 South
Taylorsville, UT 84123
(406) 552-8953

Frank Andre Malluche Family Living Trust Dated: July 12, 1999
6281 South Cannonwood Drive
Taylorsville, UT 84123

ROCKY MOUNTAIN POWER
APPROVED THIS 28th DAY OF
JANUARY, A.D., 2022

Andrew McKelvie
ROCKY MOUNTAIN POWER

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS 27th DAY OF
JANUARY, A.D., 2022

Boice
SALT LAKE COUNTY HEALTH DEPARTMENT

DOMINION ENERGY
APPROVED THIS 27th DAY OF
JAN, A.D., 2022

Vale Sneed
DOMINION ENERGY

TAYLORSVILLE/BENNON IMPROVEMENT DISTRICT
APPROVED THIS 21st DAY OF
JANUARY, A.D., 2022 BY THE
TAYLORSVILLE/BENNON IMPROVEMENT DISTRICT

Wmmy North
TAYLORSVILLE/BENNON IMPROVEMENT DISTRICT

RECORD OF SURVEY
XX
REC. NO.

SIGNATURE DATE

CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS
EXAMINED THIS PLAT AND IT IS CORRECT
IN ACCORDANCE WITH INFORMATION ON
FILE IN THIS OFFICE.

1/31/2022
CITY OF TAYLORSVILLE ENGINEER DATE

PLANNING COMMISSION
APPROVED THIS 24th DAY OF
FEB, A.D., 2022

BY THE TAYLORSVILLE CITY PLANNING COMMISSION

CHAIR: TAYLORSVILLE CITY PLANNING COMMISSION

CITY ATTORNEY
APPROVED AS TO FORM THIS 24th DAY
OF FEB, A.D., 2022

CITY OF TAYLORSVILLE ATTORNEY

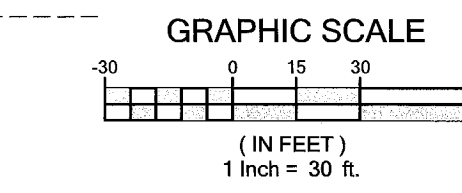
ECONOMIC AND COMMUNITY DEVELOPMENT
I HEREBY CERTIFY THAT THIS OFFICE HAS
EXAMINED THIS PLAT AND IT IS CORRECT
IN ACCORDANCE WITH INFORMATION ON
FILE IN THIS OFFICE.

CHAIR: ECONOMIC AND COMMUNITY DEVELOPMENT

CITY OF TAYLORSVILLE

MAYOR ATTEST: CITY RECORDER

ATTEST: CITY RECORDER



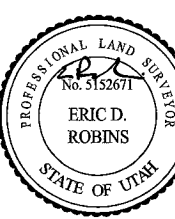
Sheet 1 of 1

SURVEYOR'S CERTIFICATE

In accordance with Section 10-9A-603 of the Utah Code, I, Eric D. Robins, do
hereby certify that I am a Professional Land Surveyor holding License Number
5152671 in accordance with Title 58, Chapter 22 of the Professional Engineers
and Professional Land Surveyors Licensing Act. I further certify that on behalf
of the owners I have completed a survey of the property described on the plat
in accordance with Section 17-23-17 of Utah Code, and have verified all
measurements, and have placed monuments as represented on the plat.

E. D. Robins

Eric D. Robins
Professional Land Surveyor
Utah Certificate No. 5152671



11/1/21
Date

BOUNDARY DESCRIPTION:

Beginning at the Northwest Corner of Lot 2 of the Cannonwood Subdivision -
Plat "A" recorded as Entry No. 5457715 in Book 94-11 at Page 335 in the
Office of the Salt Lake County Recorder, said point lies North 04°53'33" East
824.021 feet along the Section Line and South 26°3'54" East from the North
Quarter Corner of Section 22, Township 2 South, Range 1 West, Salt Lake
Base and Meridian and running thence along said Cannonwood Subdivision - Plat
"A" the following (2) courses: 1) South 02°5'40" East, 47.011 feet; 2) South
84°24'31" West 91.461 feet to a point on the East Line of the Cannonwood
Subdivision Plat "C" recorded as Entry No. 6490652 in Book 96-10P at Page
352 in the Office of the Salt Lake County Recorder; thence along said
Cannonwood Subdivision Plat "C" North 00°00'51" East 126.372 feet to the
Southeast Corner of Lot 300 of said Cannonwood Subdivision Plat "C"; thence
along said Lot 300 the following (5) courses: 1) South 89°55'12" West 108.244
feet; 2) North 14°55'12" East 97.196 feet to a point on a 404.788 foot radius
tangent curve to the left, (radius bears North 75°04'48" West, Chord: North
07°25'12" East 105.671 feet); 3) along the arc of said curve 105.973 feet
through a central angle of 15°00'00"; 4) North 84°55'12" East 3.664 feet; 5)
South 41°03'49" East to a point on the Northerly Line of a Quit Claim Deed
recorded as Entry No. 5457715 in Book 94-11 at Page 335 in the Office of the Salt Lake County Recorder; thence along said Quit Claim
Deed South 84°59'04" East 65.948 feet to a point on the East Line of Parcel
No. 21-22-203-011; thence along said Parcel No. 21-22-203-011 North 00°00'51"
East 199.106 feet to the Southerly Right-of-Way Line of Bennon Boulevard and
a point on a 606.000 foot radius non tangent curve to the left, (radius bears
North 10°45'21" East, Chord: South 83°33'23" East 91.133 feet); thence along
said Southerly Right-of-Way Line and the arc of said curve 91.220 feet through
a central angle of 08°37'28" to the point of beginning.

Property contains 1.317 acres.

OWNER'S DEDICATION

Known all by these presents that we/I the undersigned owner(s) of the
described tract of land above, having cause the same to be subdivided into lots
and streets to be hereafter known as: CANNONWOOD SUBDIVISION PLAT "D"
do hereby dedicate for perpetual use of the public all parcels of land shown on
this plat as intended for public use, and warrant, defend, and save the City
harmless against any easements or other encumbrances on the dedicated
streets which will interfere with the city's use, operation, and maintenance of
the streets and do further dedicate the easements as shown for the use by all
suppliers of utility or other necessary services.

In witness whereof I have here unto set my hand this
1st day of November, A.D., 2021

Sarah L Malluche Owner-Trustee
NAME: TITLE:
Mr. B. K. Owner-Trustee
NAME: TITLE:
Jason Palmer Owner
NAME: TITLE:
Jason Palmer Owner
NAME: TITLE:

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Salt Lake
On this 1st day of November, 2021, personally
appeared before me Frank A. Malluche, Trustee, the
signer(s) of the foregoing instrument who duly acknowledged to me that
he/she/they executed the same.

Commission Number 70166 My Commission expires August 16, 2022
Name, Notary Public Commissioned in Utah

CRISTY S. GLADE
Notary Public
State of Utah
COMMISSION # 701766
My Commission Expires August 16, 2022

STATE OF Utah
COUNTY OF Salt Lake
On this 1st day of November, 2021, personally
appeared before me Sarah L. Malluche, Trustee, the
signer(s) of the foregoing instrument who duly acknowledged to me that
he/she/they executed the same.

Commission Number 70166 My Commission expires August 16, 2022
Name, Notary Public Commissioned in Utah

CRISTY S. GLADE
Notary Public
State of Utah
COMMISSION # 701766
My Commission Expires August 16, 2022

CANNONWOOD SUBDIVISION PLAT "D"
AMENDING LOT 300 OF THE CANNONWOOD
SUBDIVISION PLAT "C"

BEING A PORTION OF THE NORTHWEST QUARTER OF
SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN

RECORDED # 13887799
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: Palmer, Jason

DATE: 2/9/2022 TIME: 1:24 PM BOOK: 2022 PAGE: 051
FEE \$ 56.00 NB Palmer
SALT LAKE COUNTY RECORDER

21-22-203-012, 013

VARELA SUBDIVISION PLAT

LOT 401 CANNONWOOD SUBDIVISION PLAT D LOCATED IN THE NORTHEAST
SECTION 22, T2S, R1W, SLB&M, SALT LAKE COUNTY, UTAH
MAY, 2022

NOTES

1. ACCESS AND PUDE IN FAVOR OF TAYLORSVILLE BENNION IMPROVEMENT DISTRICT.
2. REQUIRED FIRE TURNAROUND EASEMENT IN FAVOR OF FIRE DEPARTMENT.
3. STORM DRAIN IMPROVEMENTS LOCATED ON PRIVATE PROPERTY ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
4. VEHICLE PARKING ON THE STAFF PORTION OF LOT 2 AND WITHIN THE FIRE ACCESS TURN-AROUND AREA IS PROHIBITED IN ORDER TO MAINTAIN PROPER CLEARANCE FOR EMERGENCY VEHICLES, PER THE INTERNATIONAL FIRE CODE.
5. ACCESS AND PUDE IN FAVOR OF LOT 1 TAYLORSVILLE BENNION IMPROVEMENT DISTRICT.
6. NO CITY MAINTENANCE IS PROVIDED ON A PRIVATE LANE.
7. ALL STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT MUST EITHER DRAIN TO A PUBLIC STREET OR BE RETAINED ON-SITE.
8. A STORM WATER AGREEMENT WILL BE REQUIRED AT TIME OF BUILDING PERMIT.

LEGEND:

- BOUNDARY LINE
- NEIGHBOR BOUNDARY LINE
- EASEMENT LINE
- x- EXISTING FENCE



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, JAMES V. HEINRITZ, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 11072412-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT OF

VARELA SUBDIVISION

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

SIGNED THIS_____DAY OF_____, 20__

JAMES V. HEINRITZ, PLS 11072412-2201
FOR AND ON BEHALF OF VARA 3D, INC

LEGAL DESCRIPTION:

LOT 401 CANNONWOOD SUBDIVISION PLAT D LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE & MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2" ROUND TOP BRASS MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 22, WHENCE A 2.5" FLAT BRASS MONUMENT AT THE NORTHEAST CORNER OF SECTION 22 BEARS NORTH 89°53'33" EAST A DISTANCE OF 2656.52 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE NORTH 89°53'33" EAST ALONG SAID LINE A DISTANCE OF 824.35 FEET;
THENCE SOUTH 00°00'00" EAST A DISTANCE OF 452.38 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°05'40" EAST A DISTANCE OF 282.91 FEET ALONG THE WESTERLY LINE OF CANNONWOOD SUBDIVISION PLAT A TO THE SOUTHWEST CORNER OF LOT 6 OF SIDE SUBDIVISON;
THENCE SOUTH 89°24'31" WEST A DISTANCE OF 91.46 FEET ALONG THE NORTHERLY LINE OF LOT 7 OF SAID SUBDIVISION TO THE EASTERLY LINE OF CANNONWOOD SUBDIVISION PLAT C;
THENCE NORTH 00°00'51" EAST A DISTANCE OF 258.88 FEET ALONG THE EASTERLY LINE OF SIDE SUBDIVISION TO THE NORTHEAST CORNER OF LOT 403 OF CANNONWOOD SUBDIVISION PLAT D;
THENCE NORTH 89°59'09" WEST A DISTANCE OF 74.93 FEET ALONG THE NORTH LINE OF SAID LOT TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°23'15", A RADIUS OF 404.79 FEET, AN ARC LENGTH OF 66.32 FEET AND A CHORD BEARING NORTH 04°36'49" EAST A DISTANCE OF 66.25 FEET;
THENCE NORTH 89°55'12" EAST A DISTANCE OF 3.66 FEET;
THENCE SOUTH 00°00'00" EAST A DISTANCE OF 41.04 FEET;
THENCE SOUTH 89°59'09" EAST A DISTANCE OF 89.00 FEET TO THE WESTERLY LINE OF CANNONWOOD SUBDIVISION PLAT A AND TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 27,849 SQ. FT. OR 0.639 ACRES.

OWNERS' DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER KNOWN AS THE

VARELA SUBDIVISION

DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. OWNER(S) HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET.

IN WITNESS HEREOF WE HAVE SET OR HANDS THIS _____ DAY OF _____, A.D. 2022

BY ELIZANDRO SAUL VARELA

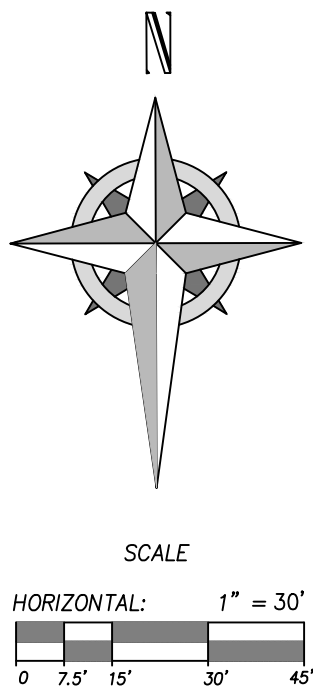
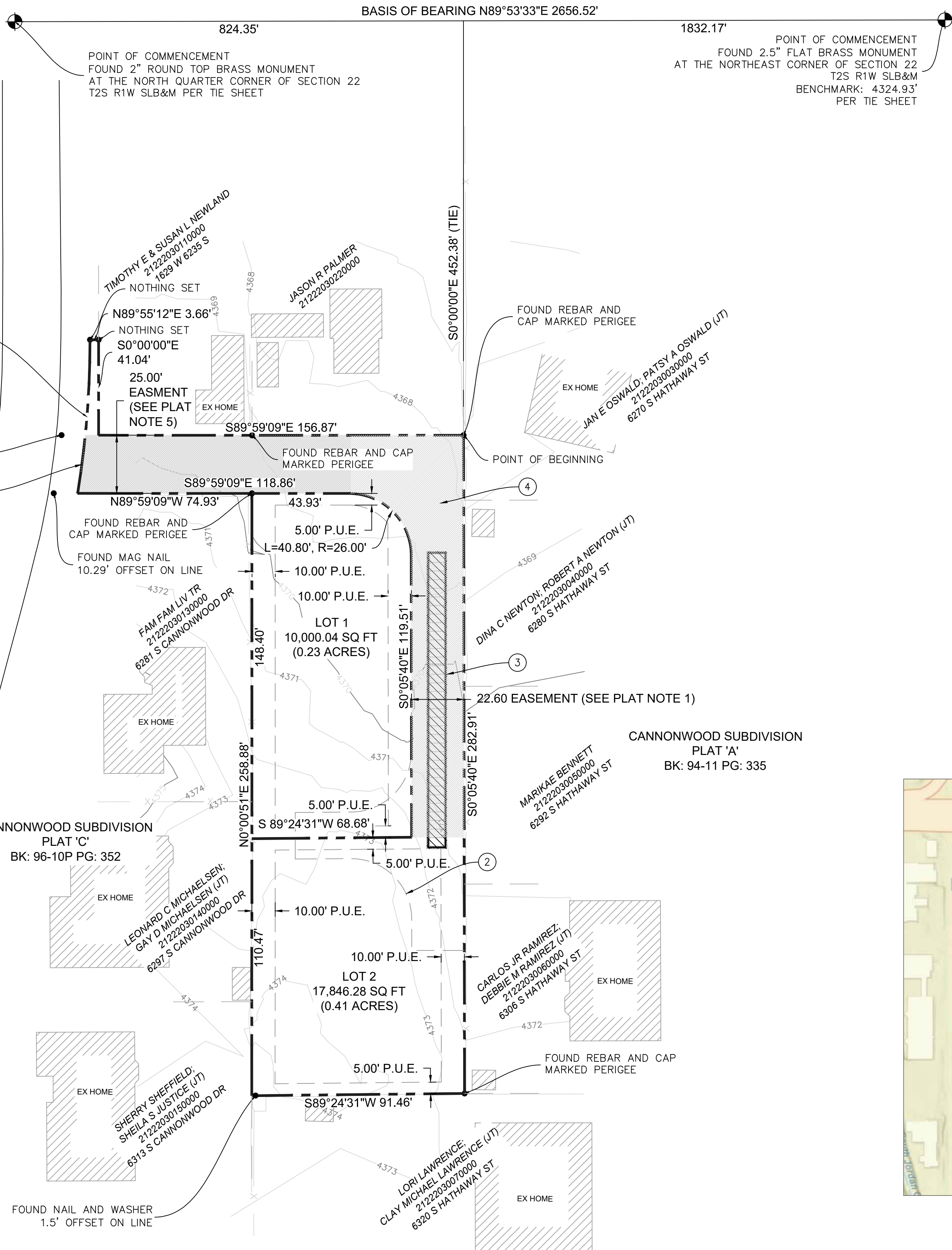
ACKNOWLEDGEMENT:

STATE OF UTAH |
COUNTY OF SALT LAKE |

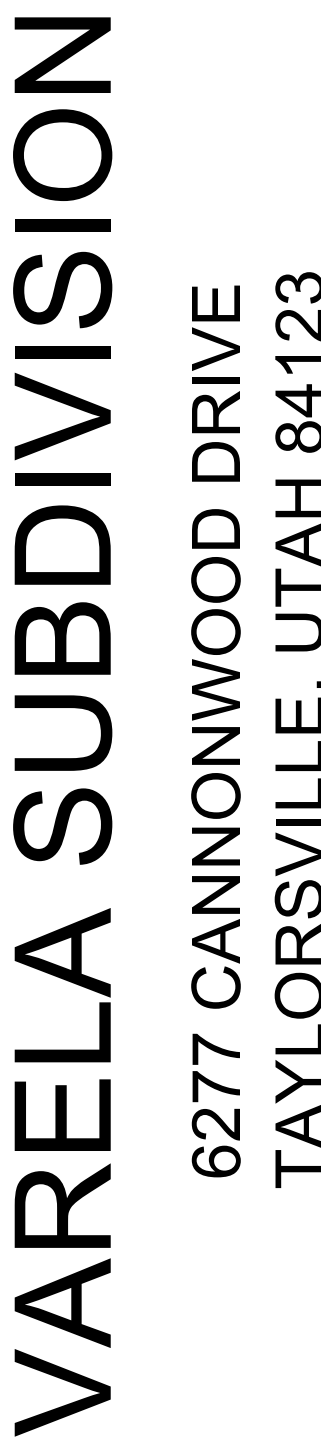
ON THE _____ DAY OF _____, A.D. 2022, ELIZANDRO SAUL VARELA PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

SCALE: 1" = 30' SHEET 1 OF 1



<u>ROCKY MOUNTAIN POWER</u> APPROVED THIS____DAY OF____, 20____. BY _____,	<u>DOMINION ENERGY</u> APPROVED THIS____DAY OF____, 20____. BY _____,	<u>RECORD OF SURVEY</u> R.O.S. NO: _____ COUNTY SURVEYOR _____ DATE _____	<u>PLANNING COMMISSION:</u> APPROVED THIS____DAY OF____, A.D., 20____, BY THE TAYLORSVILLE CITY PLANNING COMMISSION CHAIR: TAYLORSVILLE CITY PLANNING COMMISSION	<u>ECONOMIC AND COMMUNITY DEVELOPMENT</u> I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. ECONOMIC AND COMMUNITY DEVELOPMENT DIRECTOR _____	VARELA SUBDIVISION LOT 401 CANNONWOOD SUBDIVISION PLAT D LOCATED IN THE NORTHEAST SECTION 22, T2S, R1W, SLB&M, SALT LAKE COUNTY, UTAH
<u>SALT LAKE COUNTY BOARD OF HEALTH</u> APPROVED THIS____DAY OF____, 20____. BY _____,	<u>TAYLORSVILLE/BENNION IMPROVEMENT DSITRICT</u> APPROVED THIS____DAY OF____, 20____. BY _____,	<u>CITY ENGINEER</u> I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE CITY OF TAYLORSVILLE ENGINEER _____ DATE _____	<u>CITY ATTORNEY</u> APPROVED AS TO FROM THIS____DAY OF____, 20____. CITY OF TAYLORSVILLE ATTORNEY _____	<u>CITY OF TAYLORSVILLE</u> PRESENTED TO THE TAYLORSVILLE CITY MAYOR THIS ____DAY OF____, A.D., 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. MAYOR _____ ATTEST: CITY RECORDER _____	<u>SALT LAKE COUNTY RECORDER</u> RECORDED # _____ STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____, DATE _____, TIME _____, BOOK _____, PAGE _____. FEE \$ _____ SALT LAKE COUNTY DEPUTY RECORDER _____



**6277 CANNONWOOD DRIVE
TAYLORSVILLE CITY, UTAH 84123**

**LOCATED IN THE NORTHEAST SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH**



- ## GENERAL NOTES

SHEET INDEX		
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3	C200	SITE PLAN
4	C300	UTILITY PLAN
5	C400	GRADING & DRAINAGE PLAN
6	C500	UNDERGROUND STORAGE DETAILS

CLIENT CONTACT

NAME: LEONARDO ALARCON
ADDRESS: 3427 WEST MONTRONE DRIVE
WEST VALLEY CITY, UTAH 84119
PHONE: (801) 286-8278
EMAIL: LEONARDO.ALARCON.J@gmail.com

[illegible]

SHEET NO.

C000

COVER PAGE

GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (2017 EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
 - CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THE PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
 - CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
 - THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
 - UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95% DENSITY PER ASTM D-1557) SUB GRADE.
 - ALL EXPOSED SURFACES WILL HAVE A TEXTURED, RUBBED OR BROOMED FINISH. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
 - PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
 - THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
 - ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATIONS HAVE NOT BEEN GIVEN.
 - NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
 - CONTRACTOR TO LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTORS NEGLIGENCE TO POTHOLE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
 - ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED WILL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
 - CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
 - AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN AND SMOOTH EDGE.
 - ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
 - CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
 - CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED DURING CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTIONS AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR THE CONTRACTOR.
 - IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
 - WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
 - CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZED RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED, WHERE NECESSARY. SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
 - WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- UTILITY NOTES
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
 - CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE AND POWER.



THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (2017 EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS 8-INCHES.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY ANY CONDITION INCLUDING SETTLEMENT TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- ALL WATER AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (2017 EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STAND. ALL MANHOLES, CATCH BASINS, OR CLEAOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHOULD BE BRACED SUCH THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, CENTER TO CENTER, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATERLINE SHALL BE LAID IN SEPARATE TRENCHES AND THERE SHALL BE A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE PIPES.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

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

GRADING AND DRAINAGE NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS)
- THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
- ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.

- THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GETOTECHNICAL REPORT.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM POLLUTION PREVENTION PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

LEGEND	
PROPOSED	EXISTING
WATER METER	
WATER MANHOLE	
WATER BOX	
WATER VALVE	
FIRE HYDRANT	
SECONDARY WATER VALVE	
IRRIGATION BOX	
IRRIGATION VALVE	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
STORM DRAIN INLET BOX	
STORM DRAIN CATCH BASIN	

LEGEND	
PROPOSED	EXISTING
STORM DRAIN MANHOLE	
ROOF DRAIN	
UTILITY POLE	
STREET LIGHT	
SIGN	
SPOT ELEVATION	(TOC: ???)
SILT FENCE	SF
STRIPING	
FENCE	X X
RIDGELINE	
STORM DRAIN LINE	SD SD
ROOF DRAIN LINE	RD RD
HIGH WATER LINE	HWL HWL

LEGEND	
PROPOSED	EXISTING
SANITARY SEWER LINE	SS SS
LAND DRAIN LINE	LD LD
CULINARY WATER LINE	w w
SECONDARY WATER LINE	SW SW
IRRIGATION WATER LINE	IRR irr
OVERHEAD POWER LINE	ohp ohp
GAS LINE	G G
TELEPHONE LINE	T T
SAW CUT LINE	-----

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



1246 E Driggs Ave
SLC, UT 84106
isaac@irecivil.com (801) 860-2191



VARELA SUBDIVISION
6277 CANNONWOOD DRIVE
TAYLORSVILLE, UTAH 84123

CLIENT CONTACT

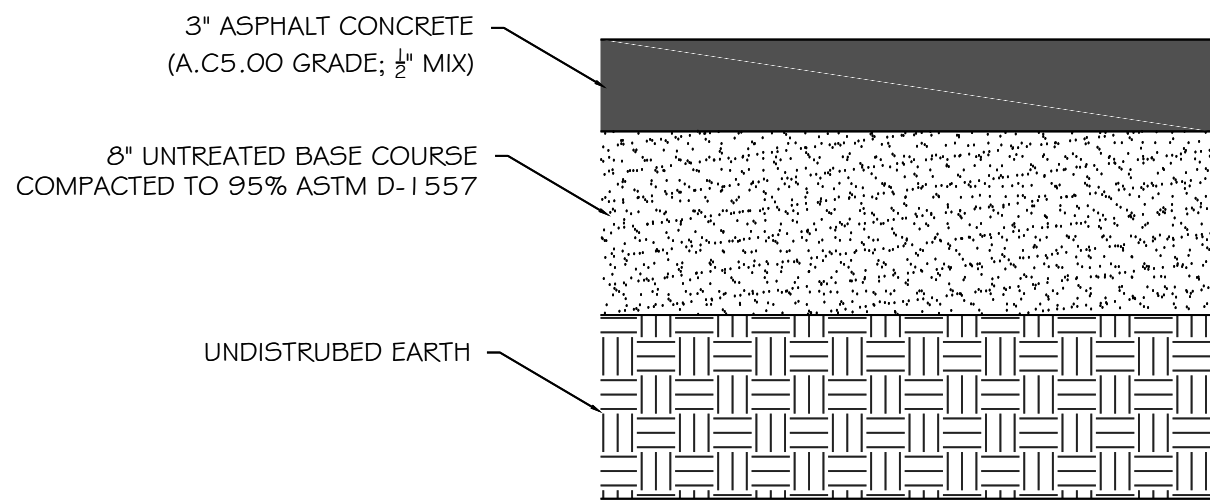
NAME: LEONARDO ALARCON
ADDRESS: 3427 WEST MONTRONE DRIVE
WEST VALLEY CITY, UTAH 84119
PHONE: (801) 286-8278
EMAIL: LEONARDO.ALARCON.JS@GMAIL.COM

REV	COMMENT

SHEET NO.

C100

GENERAL NOTES



1 PAVEMENT SECTION
SCALE: NONE

VARELA SUBDIVISION

LOT 401 CANNONWOOD SUBDIVISION

PLAT D LOCATED IN THE NORTHEAST

SECTION 22, T2S, R1W, SLB&M,

SALT LAKE COUNTY, UTAH

NOTES

- ALL WORK IS TO COMPLY WITH TAYLORSVILLE BENNION STANDARDS AND SPECIFICATIONS
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME THESE PLANS WERE PREPARED. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE PAID BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF THE CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL SURFACE IMPROVEMENTS THAT ARE DAMAGED BY CONSTRUCTION ARE TO BE REPAIRED OR REPLACED, INCLUDING LANDSCAPING, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
- SIDEWALKS AND CURBS AND GUTTERS DESIGNATED TO BE DEMOLISHED ARE TO BE DEMOLISHED TO THE NEAREST EXPANSION JOINT MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- ALL DISTURBED, MISSING, OR DAMAGED SURFACE IMPROVEMENTS (I.E. SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, PARK STRIP IMPROVEMENTS, CONCRETE PAVEMENT PATCHING, ETC.) SURROUNDING THE PERIMETER OF THE DEVELOPMENT SHALL BE REPLACED OR INSTALLED.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- ACCESS AND PUDE IN FAVOR OF LOT 1 AND TAYLORSVILLE BENNION IMPROVEMENT DISTRICT
- REQUIRED FIRE TURNAROUND EASEMENT IN FAVOR OF FIRE DEPARTMENT
- STORM DRAIN IMPROVEMENTS LOCATED ON PRIVATE PROPERTY ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
- VEHICLE PARKING ON THE STAFF PORTION OF LOT 2 AND WITHIN THE FIRE ACCESS TURN-AROUND AREA IS PROHIBITED IN ORDER TO MAINTAIN PROPER CLEARANCE FOR EMERGENCY VEHICLES, PER THE INTERNATIONAL FIRE CODE.
- NO CITY MAINTENANCE IS PROVIDED ON A PRIVATE LANE
- ALL STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT MUST EITHER DRAIN TO A PUBLIC STREET OR BE RETAINED ON SITE
- A STORM WATER AGREEMENT WILL BE REQUIRED AT TIME OF BUILDING PERMIT
- PUDE IN FAVOR OF TAYLORSVILLE BENNION IMPROVEMENT DISTRICT

CAUTION: NOTICE TO CONTRACTOR

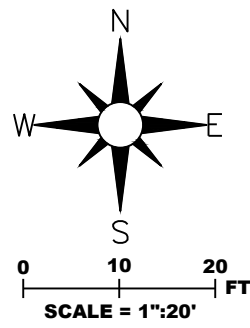
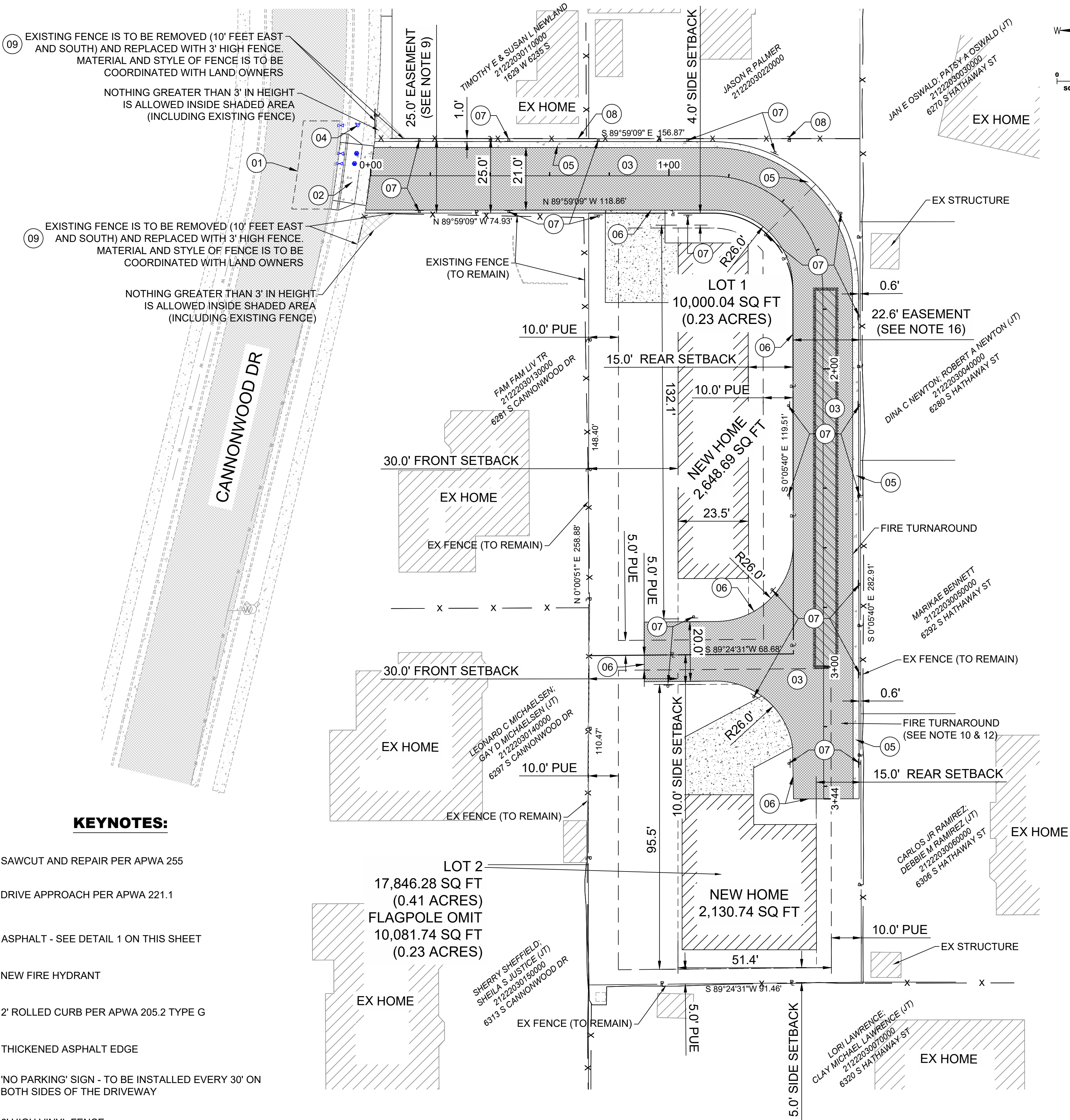
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THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

KEYNOTES:

- SAWCUT AND REPAIR PER APWA 255
- DRIVE APPROACH PER APWA 221.1
- ASPHALT - SEE DETAIL 1 ON THIS SHEET
- NEW FIRE HYDRANT
- 2' ROLLED CURB PER APWA 205.2 TYPE G
- THICKENED ASPHALT EDGE
- 'NO PARKING' SIGN - TO BE INSTALLED EVERY 30' ON BOTH SIDES OF THE DRIVEWAY
- 6' HIGH VINYL FENCE
- 3' HIGH FENCE



1246 E Driggs Ave
SLC, UT 84106
isaac@irecivil.com (801) 860-2191



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CLIENT CONTACT

NAME: LEONARDO ALARCON
ADDRESS: 3427 WEST MONTRONE DRIVE
WEST VALLEY CITY, UTAH 84119
PHONE: (801) 286-6278
EMAIL: LEONARDO.ALARCON.JRGMAIL.COM

REV	COMMENT

SHEET NO.

C200
SITE PLAN

KEYNOTES

- 01 FIRE HYDRANT CONNECTION PER TAYLORSVILLE BENNION STD DWG TB-209
- 02 1-1/2" WATER METER PER TAYLORSVILLE BENNION STD DWG TB-204 - HS20 TRAFFIC LOAD RATED
- 03 TRENCHING PER TAYLORSVILLE BENNION STD DWG TB-201
- 04 1" SDR-11 WATER LATERAL (126") PER TAYLORSVILLE BENNION STD DWG TB-203
- 05 1" WATER METER PER TAYLORSVILLE BENNION STD DWG TB-203 - HS20 TRAFFIC LOAD RATED
- 06 FIRE HYDRANT AND VALVE PER TAYLORSVILLE BENNION STD DWG TB-209
- 07 8" GATE VALVE
- 08 NOSE ON CONNECTION PER TAYLORSVILLE BENNION STD DWG TB-103
- 09 TRENCHING PER TAYLORSVILLE BENNION STD DWG TB-101
- 10 1-1/2" SDR-11 WATER LATERAL (372.3') PER TAYLORSVILLE BENNION STD DWG TB-203
- 11 1" & 1-1/2" GATE VALVES
- 12 1" & 1-1/2" WATER CONNECTION PER TAYLORSVILLE BENNION STD DWG TB-203 & TB-204

	PRODUCT TYPE	LENGTH	SLOPE
13	6" SDR-35 SEWER LATERAL	112.0	1.0%
14	6" SDR-35 SEWER LATERAL	23.6	1.0%
15	6" SDR-35 SEWER LATERAL	190.30	1.0%
16	6" SDR-35 SEWER LATERAL	148 FT	1.0%
17	6" SDR-35 SEWER LATERAL	6.5	1.0%
18	6" SDR-35 SEWER LATERAL	2.0	1.0%

	PRODUCT TYPE	INVERT
19	SEWER CLEANOUT	4361.84
20	SEWER CLEANOUT	4361.91
21	SEWER CLEANOUT	4362.87
22	SEWER CLEANOUT	4363.11

NOTES

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ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER TAYLORSVILLE BENNION IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.

ALL WATER INFRASTRUCTURE TO BE INSTALLED PER TAYLORSVILLE BENNION IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.

WATER INFRASTRUCTURE IS TO BE LOOPED TO AVOID CONFLICTS WITH OTHER UTILITIES PER TAYLORSVILLE BENNION IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.

PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.

ENGINEER IS TO BE NOTIFIED OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.

THE CONTRACTOR IS TO ADJUST TO GRADE ALL THE EXISTING UTILITIES AS NEEDED PER TAYLORSVILLE BENNION STANDARDS AND SPECIFICATIONS.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISITING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

ALL UTILITIES WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

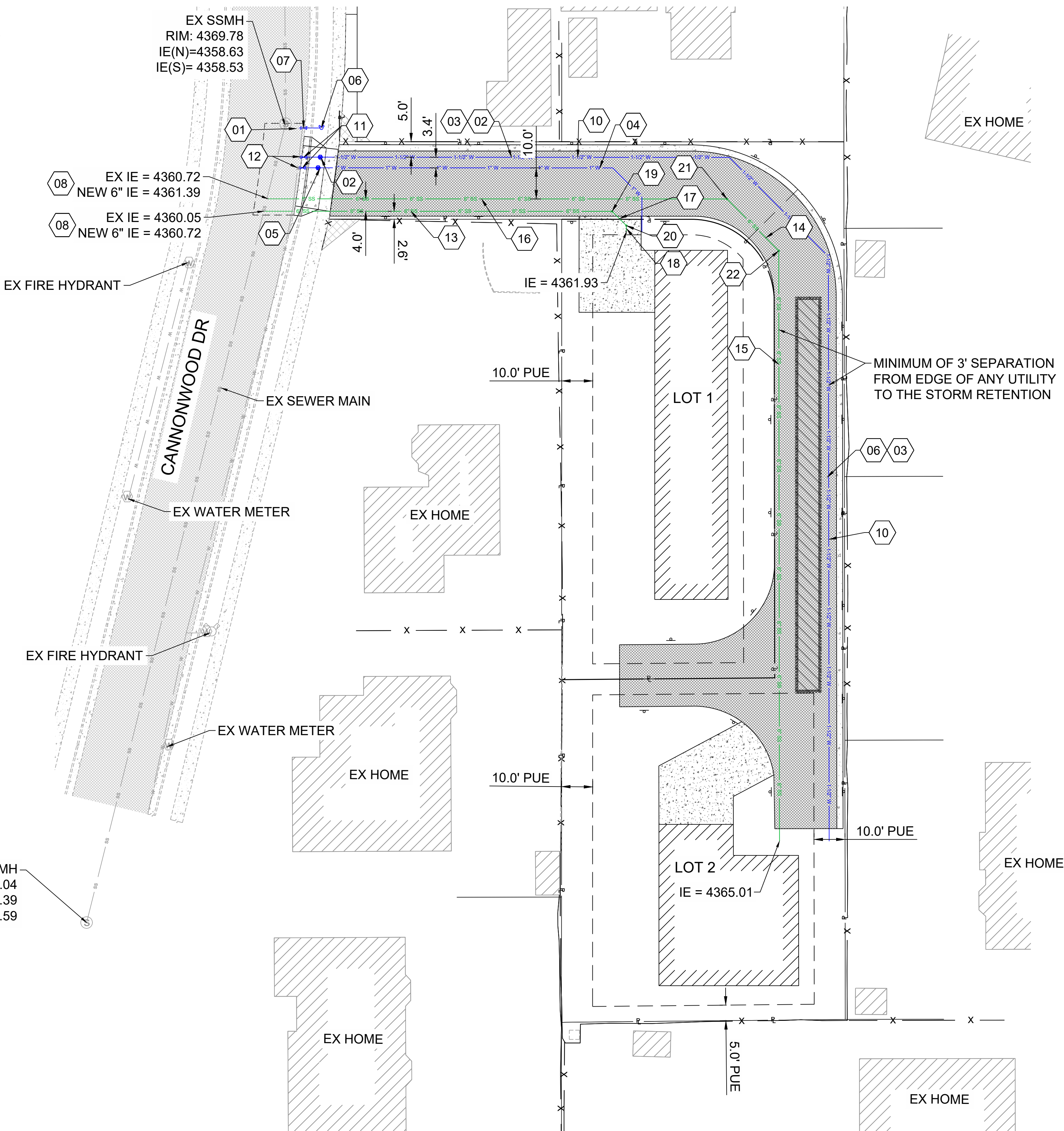
CONFLICTING UTILITIES BETWEEN GRAVITY LINES AND PRESSURIZED LINES ARE TO LOOP PRESSURIZED LINES AROUND GRAVITY LINES.

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CLIENT CONTACT

NAME: LEONARDO ALARCON
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REV	COMMENT

SHEET NO.

C300

UTILITY PLAN

LOT 1 - STORM CALCULATIONS

	AREA		RATIONAL RUNOFF COEFFICIENT 'C'		WEIGHTED C
Building Area	2648.69 ft²		Cb	0.9	0.24
Pavement Area	922.96 ft²		Cp	0.9	0.08
Landscape Area	6430.40 ft²		Cl	0.2	0.13
Total Area 'A'	10002.05 ft²		WEIGHTED C		0.45
	0.23 Acres				
CA	0.10				

DESIGN FREQUENCY	100 year 72 hour storm		Release Rate 'R'	0.00 ft³/sec/Acre	
Rain fall data from NOAA					

T	RAIN FALL	C*A	RAIN FALL * C*A	DISCHARGE, D	STORAGE
15 min	4.08 in/hr	4500.57 ft²	382.55 ft³	0.00 ft³	382.55 ft³
30 min	2.75 in/hr	4500.57 ft²	515.69 ft³	0.00 ft³	515.69 ft³
60 min	1.70 in/hr	4500.57 ft²	637.58 ft³	0.00 ft³	637.58 ft³
180 min	0.62 in/hr	4500.57 ft²	702.09 ft³	0.00 ft³	702.09 ft³
360 min	0.34 in/hr	4500.57 ft²	758.35 ft³	0.00 ft³	758.35 ft³
720 min	0.20 in/hr	4500.57 ft²	886.61 ft³	0.00 ft³	886.61 ft³
1440 min	0.10 in/hr	4500.57 ft²	936.12 ft³	0.00 ft³	936.12 ft³
2880 min	0.06 in/hr	4500.57 ft²	1026.13 ft³	0.00 ft³	1026.13 ft³
4320 min	0.04 in/hr	4500.57 ft²	1107.14 ft³	0.00 ft³	1107.14 ft³
EQUATION		CA = C*A	F = d/12*CA	D=R*A*60*T	Storage = F-D

LOT 2 - STORM CALCULATIONS

	AREA		RATIONAL RUNOFF COEFFICIENT 'C'		WEIGHTED C
Building Area	2130.74 ft²		Cb	0.9	0.11
Pavement Area	9149.09 ft²		Cp	0.9	0.46
Landscape Area	6566.45 ft²		Cl	0.2	0.07
Total Area 'A'	17846.28 ft²		WEIGHTED C		0.64
	0.41 Acres				
CA	0.26				

DESIGN FREQUENCY	100 year 72 hour storm		Release Rate 'R'	0.00 ft³/sec/Acre	
Rain fall data from NOAA					

T	RAIN FALL	C*A	RAIN FALL * C*A	DISCHARGE, D	STORAGE
15 min	4.08 in/hr	11465.14 ft²	974.54 ft³	0.00 ft³	974.54 ft³
30 min	2.75 in/hr	11465.14 ft²	1313.71 ft³	0.00 ft³	1313.71 ft³
60 min	1.70 in/hr	11465.14 ft²	1624.23 ft³	0.00 ft³	1624.23 ft³
180 min	0.62 in/hr	11465.14 ft²	1788.56 ft³	0.00 ft³	1788.56 ft³
360 min	0.34 in/hr	11465.14 ft²	1931.88 ft³	0.00 ft³	1931.88 ft³
720 min	0.20 in/hr	11465.14 ft²	2258.63 ft³	0.00 ft³	2258.63 ft³
1440 min	0.10 in/hr	11465.14 ft²	2384.75 ft³	0.00 ft³	2384.75 ft³
2880 min	0.06 in/hr	11465.14 ft²	2614.05 ft³	0.00 ft³	2614.05 ft³
4320 min	0.04 in/hr	11465.14 ft²	2820.42 ft³	0.00 ft³	2820.42 ft³
EQUATION		CA = C*A	F = d/12*CA	D=R*A*60*T	Storage = F-D

KEYNOTES

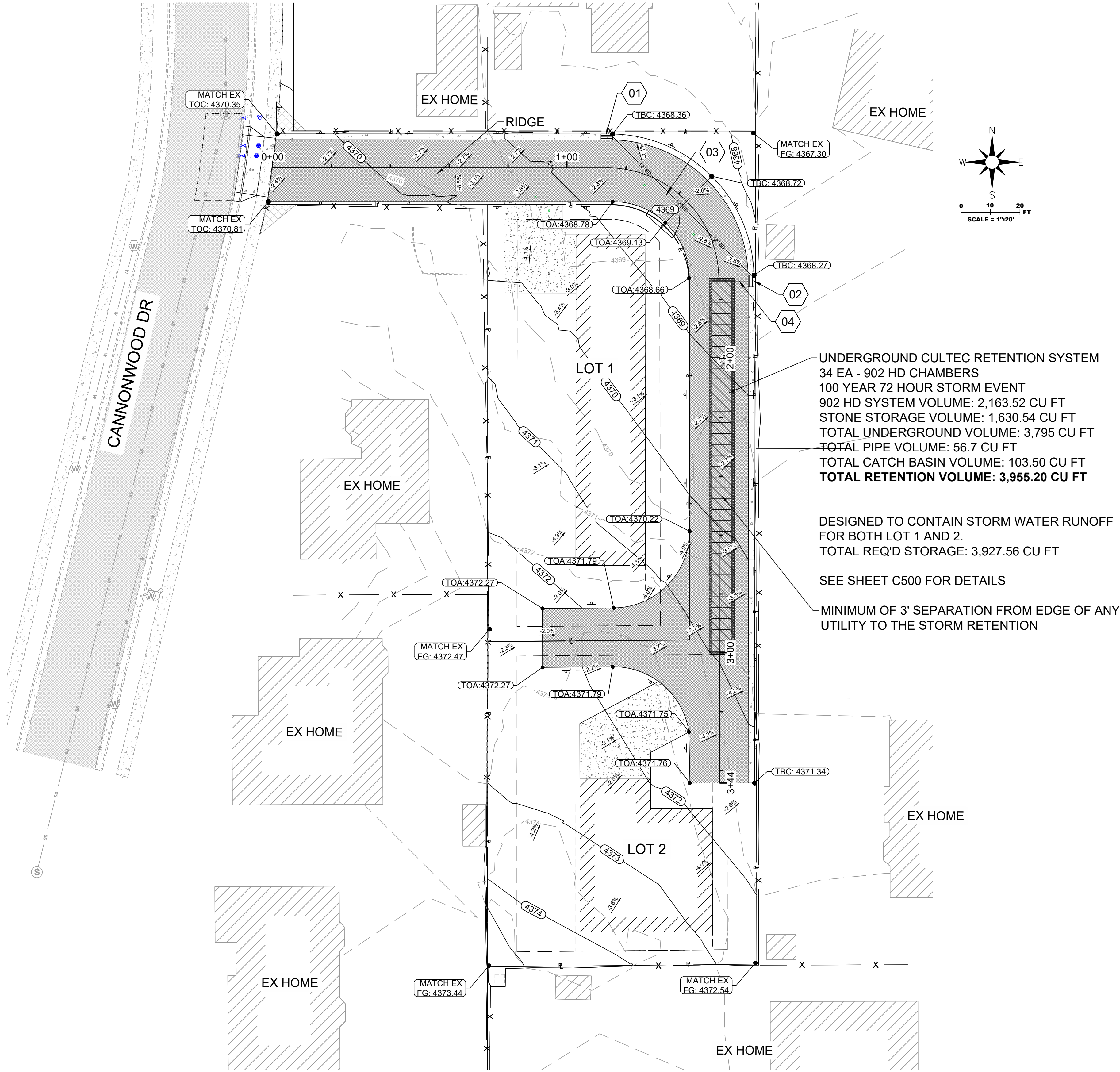
	PRODUCT TYPE	RIM	INVERT ELEVATION	STORAGE CAPACITY
01	2' X 4' STORM DRAIN INLET	4368.30	4362.50	46.4 CU FT
02	2' X 4' STORM DRAIN INLET	4368.30	4361.17	57.1 CU FT
	PRODUCT TYPE	LENGTH	SLOPE	STORAGE CAPACITY
03	12" HDPE PIPE	66.5 FT	2.0%	52.2 CU FT
04	12" HDPE PIPE	6.0 FT	2.0%	4.5 CU FT



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NOTES

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LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW THE FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLET.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.

THE CONTRACTOR IS TO BE ADJUSTED TO GRADE ALL THE EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARD AND SPECIFICATIONS.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

ALL IMPROVEMENT MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

THE CONTRACTOR SHALL BE FAMILIAR WITH THE EXISTING SOIL CONDITIONS. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER INCLUDING BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVER EXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.



1246 E Driggs Ave
SLC, UT 84106
isaac@irecivil.com (801) 860-2191



VARELA SUBDIVISION
6277 CANNONWOOD DRIVE
TAYLORSVILLE, UTAH 84123

CLIENT CONTACT

NAME: LEONARDO ALARCON
ADDRESS: 3427 WEST MONTRONE DRIVE
WEST VALLEY CITY, UTAH 84119
PHONE: (801) 286-8278
EMAIL: LEONARDO.ALARCON.J@gmail.com

REV	COMMENT

SHEET NO.

C400
GRADING &
DRAINAGE PLAN











Jim Spung

From: Dina Newton <dina@phatmanagement.com>
Sent: Friday, May 5, 2023 10:28 AM
To: Jim Spung
Subject: RE: Subdividing Lot 401 Cannonwood Sub Plat D

Hi Jim,

We looked at the suggested entrance from Cannonwood Drive traveling east to our property before turning north and traveling along our entire fence line. Since our property slopes down about 6 feet, the headlights from the vehicles entering the property and traveling east before turning south will shine directly into our primary bedroom and into other windows in the areas we enjoy in the evening. We have a lot of windows in that house, so any travel up against the fence in the evening or early morning hours will also shine lights and be somewhat disruptive. From the plans, it doesn't look like the driveway for both properties extend past my property, so I think we're the only property directly affected by the proposed road. It's my belief that a solid wall (block or concrete) will resolve that issue and we are exploring costs; however, perhaps the developer has a contact for better pricing. Please share my concerns and contact information with the developer -- the phone number is my personal cell. And, although I'm sure you're aware, our address is 6280 S. Hathaway St. We welcome a resolution that benefits both parties and believe developing that property even with 2 homes will help resolve the existing issues.

Thank you,

Dina Newton
Paralegal
Phat Management Group
(801) 599-9443

From: Jim Spung <jspung@taylorsvilleut.gov>
Sent: Friday, May 5, 2023 9:15 AM
To: Dina Newton <dina@phatmanagement.com>
Subject: RE: Subdividing Lot 401 Cannonwood Sub Plat D

Thank you, Dina. We will share your comments and concerns with the developer and Planning Commission. Do you mind if I give your email address to the developer so they can coordinate with you regarding fencing?

Jim Spung, AICP
Senior Planner

Office: 801-955-2092

From: Dina Newton <dina@phatmanagement.com>
Sent: Wednesday, May 3, 2023 5:33 PM
To: Jim Spung <jspung@taylorsvilleut.gov>
Subject: Re: Subdividing Lot 401 Cannonwood Sub Plat D

Thanks for the info Jim. My only concern is the driveway for both properties running directly behind my fence. As you undoubtedly know, we've had to put up with quite a bit between the former owners, the Degooyers and the Palmers and aren't looking forward to having vehicles directly behind our fence day and night. We believe this could be mitigated somewhat with a better fence that borders the driveway, which expense we would be willing to share.

Thanks,

On May 3, 2023, at 5:29 PM, Jim Spung <jspung@taylorsvilleut.gov> wrote:

Hi Dina,

Thank you for reaching out. The zoning on the property is remaining the same, Single-Family Residential (R-1-10). This zoning allows one single-family home on each lot.

Jim Spung, AICP

Senior Planner

Office: 801-955-2092

From: Dina Newton <dina@phatmanagement.com>

Sent: Wednesday, May 3, 2023 5:22 PM

To: Jim Spung <jspung@taylorsvilleut.gov>

Subject: Subdividing Lot 401 Cannonwood Sub Plat D

Hi Jim,

I'm one of the homeowners that will be affected by the subdividing of Lot 401 and want to know how many units are planned for each lot. Specifically, will one home be built on each lot or is it being rezoned to multi-family?

Thanks,

Dina Newton

Paralegal

(801) 599-9443

Planning Commission Staff Report

File # 10S20

Consideration of a Subdivision Plat Amendment to amend the “Cannonwood Plat C” Subdivision to Create One Additional Residential Lot at 6277 S. Cannonwood Drive



Department of Community Development

Date:	July 22, 2021
Meeting Date:	July 27, 2021
Agenda Item:	Consideration of a Subdivision Plat Amendment to amend the “Cannonwood Plat C” Subdivision to Create One Additional Residential Lot at 6277 S. Cannonwood Drive
Subject Property Address:	1581 W. 6235 S. and 6281 S. Cannonwood Drive
Applicant:	Jason Palmer, property owner
Applicant Agent:	N/A
Author:	Jim Spung, AICP, Senior Planner
Zoning Designation:	R-1-10
General Plan Designation:	Low-Density Residential
Parcel #:	21-22-203-012-0000 and 21-22-203-013-0000
Applicable Ordinances:	Including, but not limited to 13.20 ; 13.21 ; and 13.30
Agenda item #:	4

Attachments:

Exhibit A: Zoning Map
Exhibit B: General Plan Map
Exhibit C: Vicinity Map
Exhibit D: Subject Property
Exhibit E: Current Plat
Exhibit F: Proposed Plat

Summary

Jason Palmer, property owner, is requesting consideration to amend Lot 300 of the Cannonwood Subdivision Plat C to create one additional residential lot at 6277 S. Cannonwood Drive. The amended plat includes three lots total and would be referred to as "Cannonwood Subdivision Plat D" (see Exhibit F).

Both existing properties (1581 W. 6235 S. and 6281 S. Cannonwood Drive) have existing single-family dwellings. The property is in the R-1-10 zoning district, which requires a minimum 10,000 square foot lot size. Lot 401 of the proposed plat amendment is a flag lot with direct access to Cannonwood Drive and meets the minimum standards established in Section 13.21.220 of the Taylorsville Land Development Code.

Approval of a plat amendment does not authorize construction activity on the site. The owner is responsible for securing the appropriate development permits prior to any construction activity (e.g., grading permit, building permit, etc.).

Adjacent Land Uses

North	South	East	West
Residential Multifamily (RM-6)	R-1-10	R-1-10	R-1-10

All subdivision amendments are required to be reviewed and approved by the Planning Commission.

Public Comment

As of July 22, 2021, staff has not received any formal public comments; however, there have been a handful of inquiries from people seeking more information related to the request.

Analysis

The proposed subdivision amendment has been reviewed and is compliant with all City subdivision and zoning standards and has been recommended for approval by the Development Review Committee and referral agencies.

Findings

1. This application was initiated by Jason Palmer.
2. The properties included within the amended plat boundaries are in the R-1-10 zoning district.
3. The Future Land Use Map designation for these properties on the City's General Plan is "Low Density Residential."
4. The applicant is requesting to amend Lot 300 of the Cannonwood Subdivision Plat C to create one additional residential lot at 6277 S. Cannonwood Drive.
5. The proposed plat amendment meets all subdivision and zoning standards in the City Code.
6. The owner is responsible for securing the appropriate development permits prior to any construction activity.
7. The Taylorsville Planning Commission is the decision-making body related to subdivision amendment requests.

Staff Recommendation

Staff recommends that the Planning Commission approve the proposed plat amendment to amend Lot 300 of the Cannonwood Subdivision Plat C.

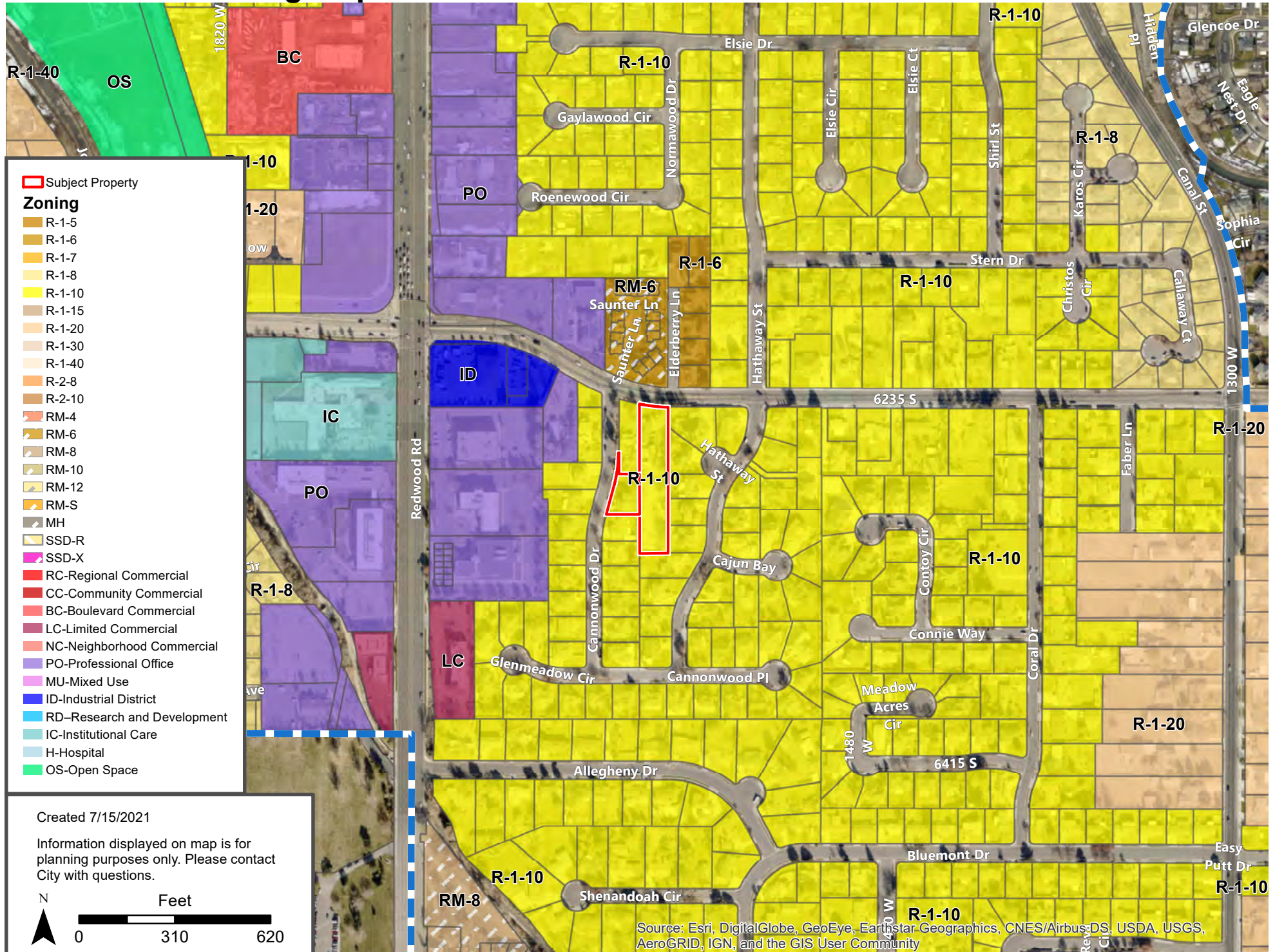
Conditions of Approval

Staff does not recommend this approval be subject to additional conditions.

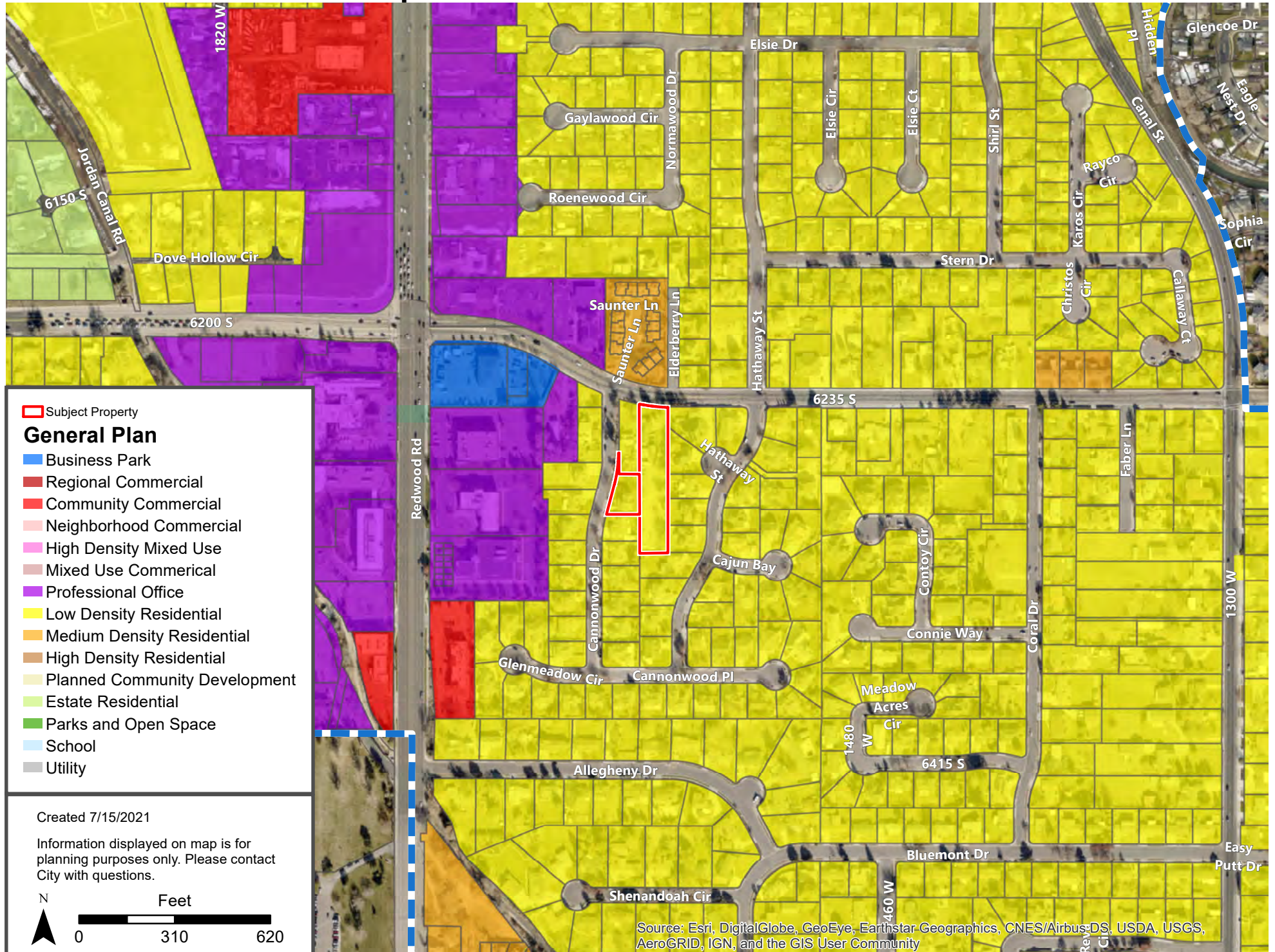
Recommended Motion

I move that we approve File #10S20 to amend Lot 300 of the Cannonwood Subdivision Plat C, based on the Findings and Conditions of Approval as stated in this Staff Report.

Zoning Map: 1581 W. 6235 S. & 6281 S. Cannonwood Drive



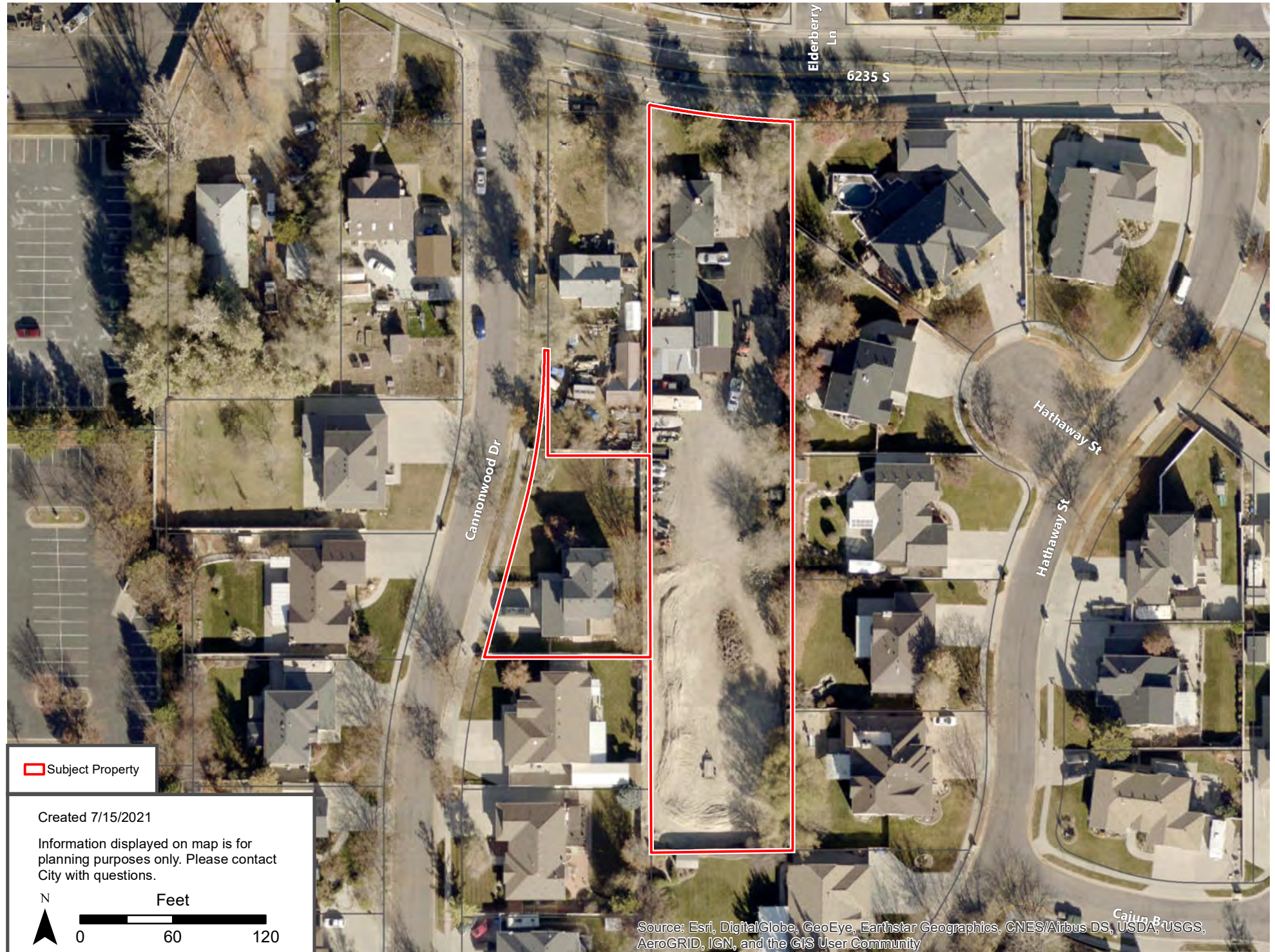
General Plan Map: 1581 W. 6235 S. & 6281 S. Cannonwood Drive



Vicinity Map: 1581 W. 6235 S. & 6281 S. Cannonwood Drive



Site Map: 1581 W. 6235 S. & 6281 S. Cannonwood Drive





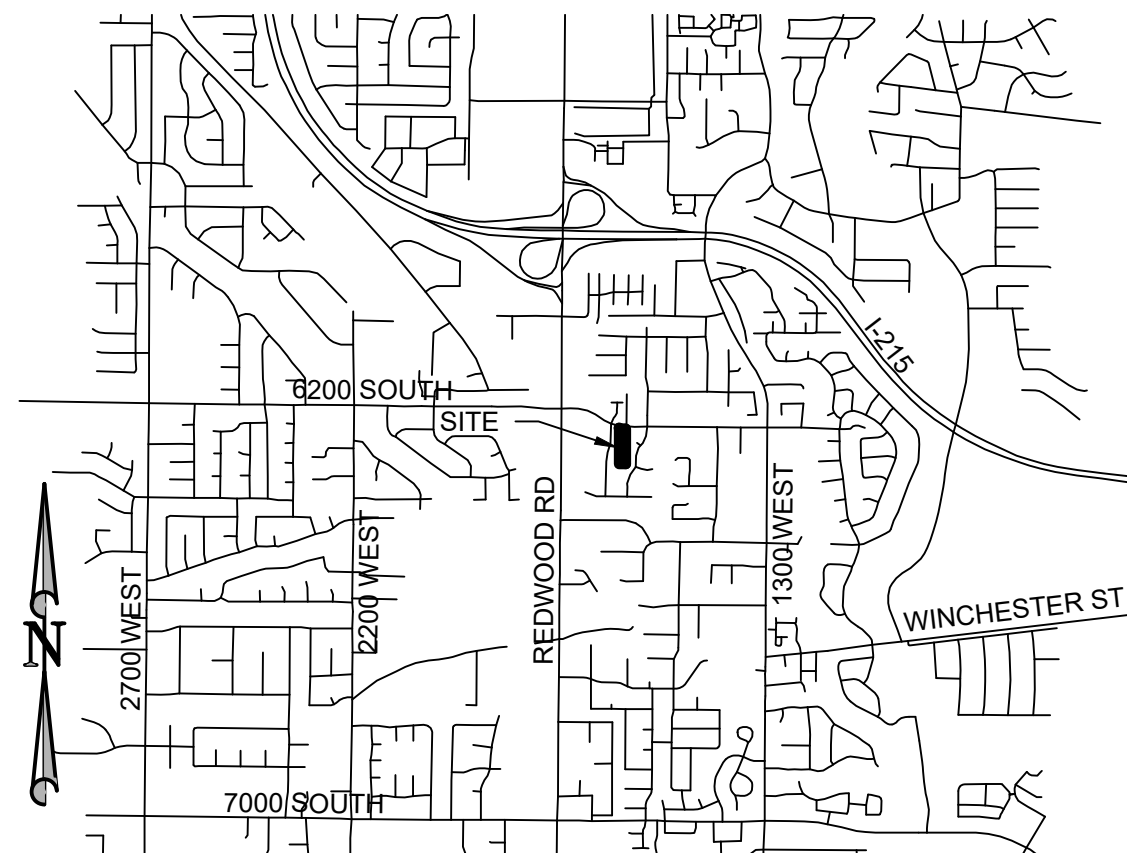
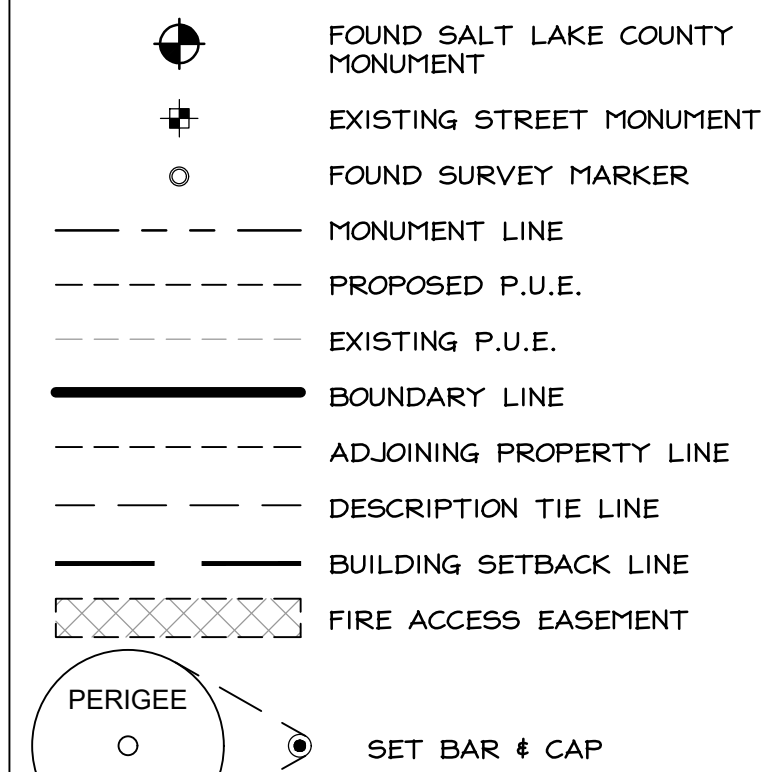
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL. 801.590.6611 FAX WWW.PERIGEECIVIL.COM

CANNONWOOD SUBDIVISION PLAT "D" AMENDING LOT 300 OF THE CANNONWOOD SUBDIVISION PLAT "C"

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
JULY, 2021

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	105.973	404.788	015°00'00"	N07°25'12"E	105.671
C2	91.220	606.000	008°37'28"	S83°33'23"E	91.133
C3	30.262	404.788	004°17'01"	S07°27'10"W	30.255
C4	37.623	404.788	005°19'31"	S12°15'26"W	37.609
C5	38.088	404.788	005°23'28"	S02°36'56"W	38.074

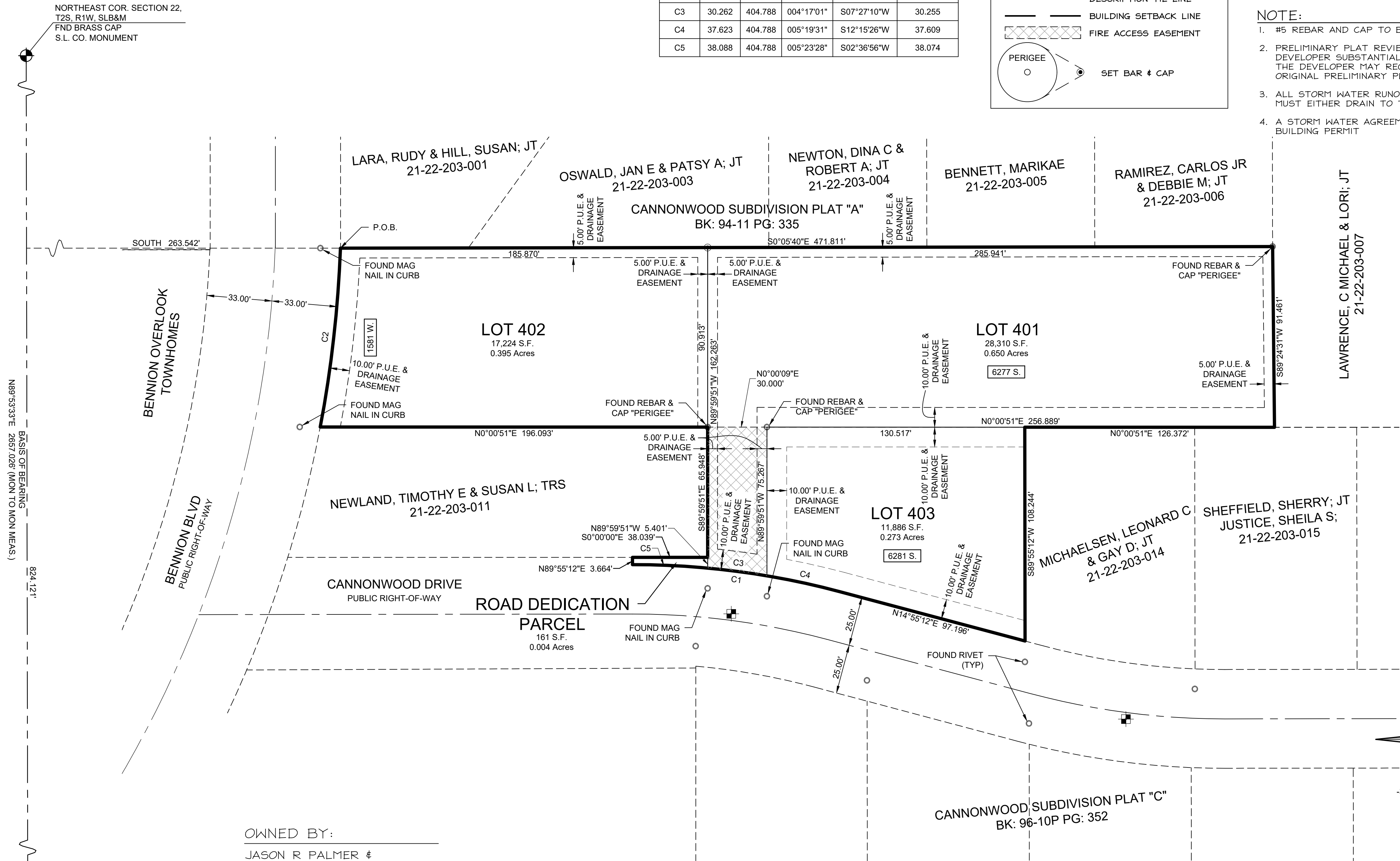
LEGEND



VICINITY MAP

NOTE:

- #5 REBAR AND CAP TO BE PLACED ON ALL REAR CORNERS
- PRELIMINARY PLAT REVIEW IS VALID FOR TWO YEARS. IF THE DEVELOPER SUBSTANTIALLY ALTERS THE SUBDIVISION DESIGN, THE DEVELOPER MAY REQUEST AN AMENDMENT TO THE ORIGINAL PRELIMINARY PLAT
- ALL STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT MUST EITHER DRAIN TO THE STREET OR BE RETAINED ON SITE
- A STORM WATER AGREEMENT WILL BE REQUIRED AT TIME OF BUILDING PERMIT



OWNED BY:

JASON R PALMER &
JENIFER M PALMER
1581 West 6235 South
Taylorsville, UT 84123
(406) 552-8953

FAM FAM LIV TR
6281 South Cannonwood Drive
Taylorsville, UT 84123

RECORD OF SURVEY	
REC. NO.	
SIGNATURE	DATE

ROCKY MOUNTAIN POWER	
APPROVED THIS _____ DAY OF _____, A.D., 20____	
SALT LAKE COUNTY HEALTH DEPARTMENT	
APPROVED THIS _____ DAY OF _____, A.D., 20____	
SALT LAKE COUNTY HEALTH DEPARTMENT	

DOMINION ENERGY	
APPROVED THIS _____ DAY OF _____, A.D., 20____	
TAYLORSVILLE/BENNON IMPROVEMENT DISTRICT	
APPROVED THIS _____ DAY OF _____, A.D., 20____ BY THE TAYLORSVILLE/BENNON IMPROVEMENT DISTRICT	
TAYLORSVILLE/BENNON IMPROVEMENT DISTRICT	

RECORD OF SURVEY	
XX	
REC. NO.	
SIGNATURE	DATE
CITY ENGINEER	
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	
CITY OF TAYLORSVILLE ENGINEER	DATE

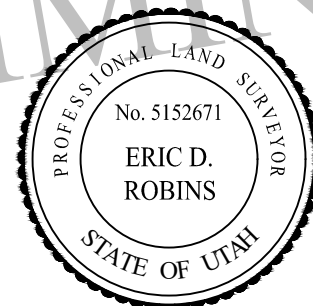
PLANNING COMMISSION	
APPROVED THIS _____ DAY OF _____, A.D., 20____ BY THE TAYLORSVILLE CITY PLANNING COMMISSION	
CHAIR: TAYLORSVILLE CITY PLANNING COMMISSION	
CITY ATTORNEY	
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____	
CITY OF TAYLORSVILLE ATTORNEY	

ECONOMIC AND COMMUNITY DEVELOPMENT	
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	
CHAIR: TAYLORSVILLE CITY PLANNING COMMISSION	
CITY OF TAYLORSVILLE	
PRESENTED TO THE TAYLORSVILLE CITY MAYOR THIS _____ DAY OF _____, A.D., 20____ AT WHICH THIS SUBDIVISION WAS APPROVED AND ACCEPTED.	
MAYOR	ATTEST: CITY RECORDER

SURVEYOR'S CERTIFICATE

In accordance with Section 10-9A-603 of the Utah Code, I, Eric D. Robins, do hereby certify that I am a Professional Land Surveyor holding License Number 5152671 in accordance with Title 58, Chapter 22 of the Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that on behalf of the current owner, I have completed a survey of the property described on this plat in accordance with Section 17-23-17 of Utah Code, and have verified all measurements, and have placed monuments as represented on the plat.

Eric D. Robins
Professional Land Surveyor
Utah Certificate No. 5152671



Date

BOUNDARY DESCRIPTION:

Beginning at the Northwest Corner of Lot 2 of the Cannonwood Subdivision - Plat "A" recorded as Entry No. 5957715 in Book 94-11 at Page 335 in the Office of the Salt Lake County Recorder, said point lies North 89°53'33" East 824.121 feet along the Section Line and South 263.542 feet from the North Quarter Corner of Section 22, Township 2 South, Range 1 West, Salt Lake Base and Meridian thence along said Cannonwood Subdivision - Plat "A" the following (2) courses: 1) South 00°05'40" East 471.811 feet; 2) South 89°24'31" West 91.461 feet to a point on the East Line of the Cannonwood Subdivision Plat "C" recorded as Entry No. 6490682 in Book 96-10P at Page 352 in the Office of the Salt Lake County Recorder; thence along said Cannonwood Subdivision Plat "C" North 00°00'51" East 126.372 feet to the Southeast Corner of Lot 300 of said Cannonwood Subdivision Plat "C"; thence along said Lot 300 the following (5) courses: 1) South 89°55'12" West 108.244 feet; 2) North 14°55'12" East 97.196 feet to a point on a 404.788 foot radius tangent curve to the left, (radius bears North 75°04'48" West, Chord: North 07°25'12" East 105.671 feet); 3) along the arc of said curve 105.973 feet through a central angle of 15°00'00"; 4) North 89°55'12" East 3.664 feet; 5) South 38.039 feet to a point on the Northerly Line of a Quit Claim Deed recorded as Entry No. XXX in Book XX at Page XX in the Office of the Salt Lake County Recorder; thence along said Quit Claim Deed South 89°55'15" East 65.948 feet to a point on the East Line of Parcel No. 21-22-203-011; thence along said Parcel No. 21-22-203-011 North 00°00'51" East 196.093 feet to the Southerly Right-of-Way Line of Bennion Boulevard and a point on a 606.000 foot radius non tangent curve to the left, (radius bears North 10°45'21" East, Chord: South 83°33'23" East 91.133 feet); thence along said Southerly Right-of-Way Line and the arc of said curve 91.220 feet through a central angle of 08°37'28" to the point of beginning.

Property contains 1.322 acres.

OWNER'S DEDICATION

Known all by these presents that we/I the undersigned owner(s) of the described tract of land above, having cause the same to be subdivided into lots and streets to be hereafter known as: CANNONWOOD SUBDIVISION PLAT "D" do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the city's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

In witness whereof I have here unto set my hand this _____ day of _____ A.D., 20____

NAME: _____	TITLE: _____
NAME: _____	TITLE: _____
NAME: _____	TITLE: _____
NAME: _____	TITLE: _____

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)SS
On this _____ day of _____, 20____, personally appeared before me, _____, the signer(s) of the foregoing instrument who duly acknowledged to me that he/she/they executed the same.

Commission Number _____ My Commission expires _____

Name, Notary Public Commissioned in Utah

INDIVIDUAL ACKNOWLEDGMENT

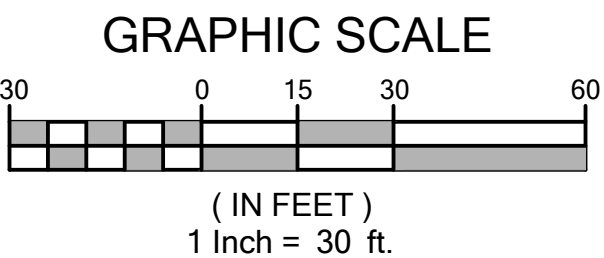
STATE OF _____)
COUNTY OF _____)SS
On this _____ day of _____, 20____, personally appeared before me, _____, the signer(s) of the foregoing instrument who duly acknowledged to me that he/she/they executed the same.

Commission Number _____ My Commission expires _____

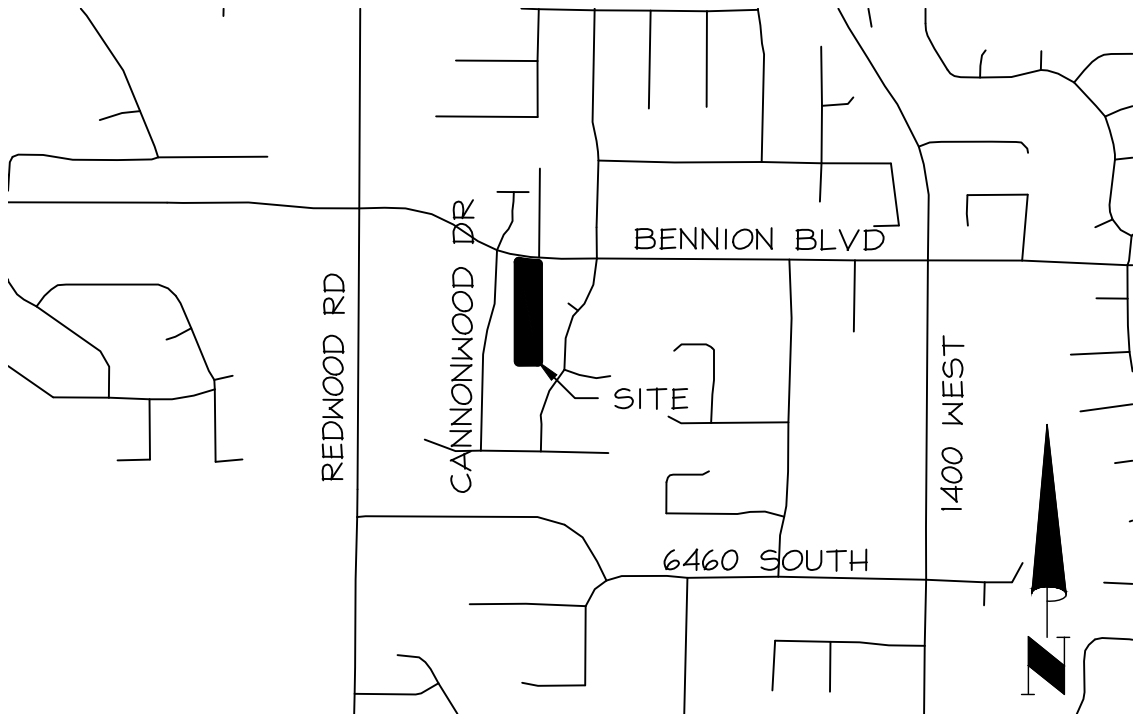
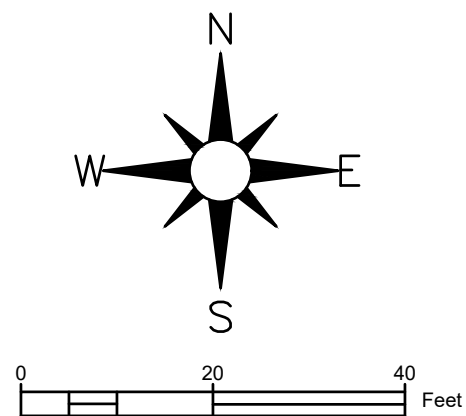
Name, Notary Public Commissioned in Utah

CANNONWOOD SUBDIVISION PLAT "D" AMENDING LOT 300 OF THE CANNONWOOD SUBDIVISION PLAT "C"	
BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN	
RECORDED #	
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____	
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____	
FEE \$ _____	SALT LAKE COUNTY RECORDER

Sheet 1 of 1



**PALMER
TAYLORSVILLE
SITE AND GRADING PLAN
TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT, Utah
CONSTRUCTION PLANS
07 JUL 2021**



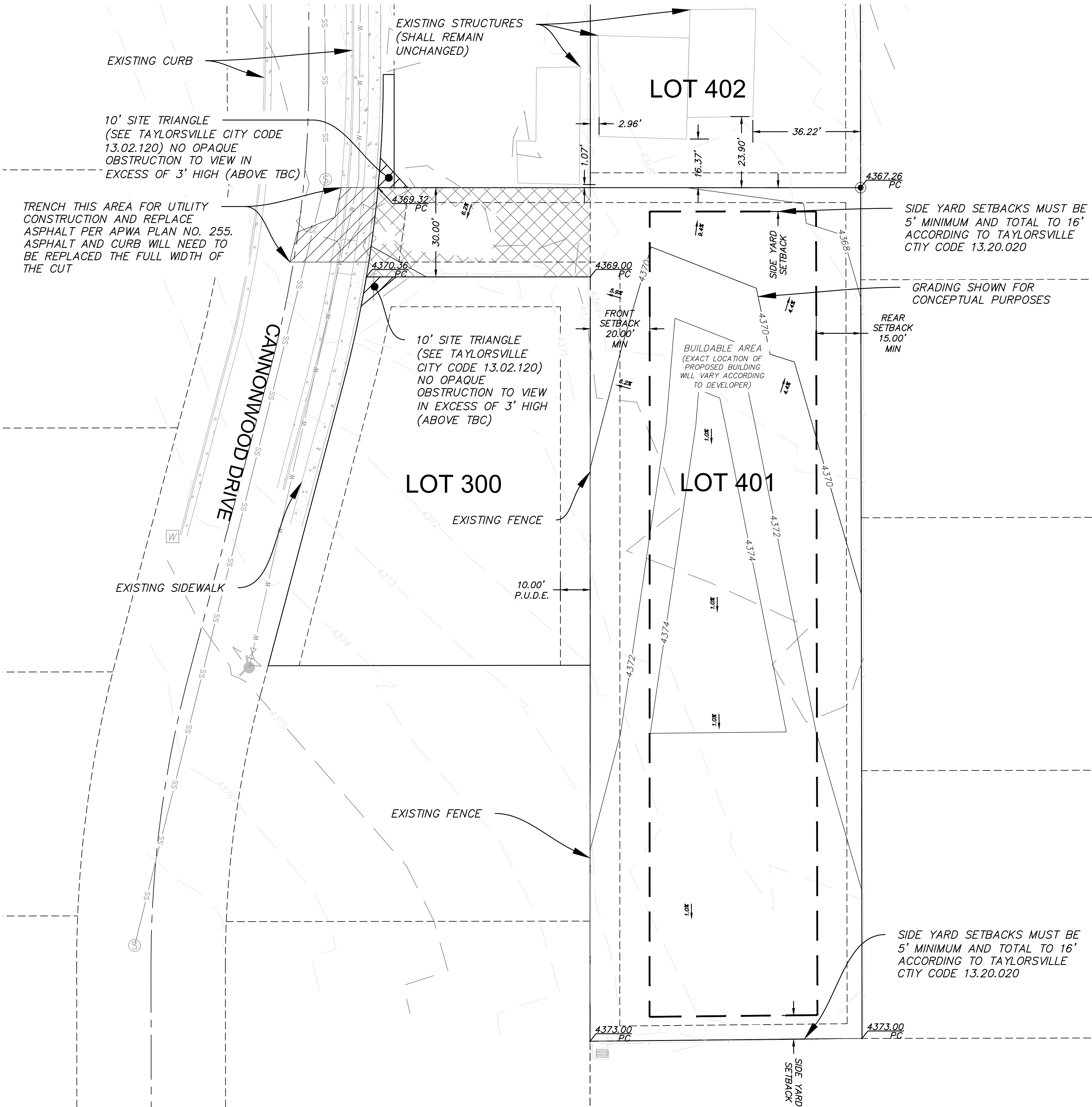
VICINITY MAP

- Notes:**
1. Contractor is responsible for obtaining any necessary permits from Taylorsville City, Taylorsville Bennion Improvement District and any other agency.
 2. The information shown on the plans with regard to the existing utilities and/or improvements was derived from field investigation. The engineer does not guarantee their locations to be either true or exact.
 3. Contractor is responsible to install improvements per the latest adopted standards of Taylorsville City and Taylorsville Bennion Improvement District.

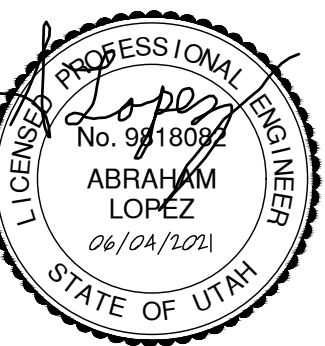
LEGEND:

	EXIST. WATER CAP
	EXIST. COMBO AIR VALVE (CAV)
	EXISTING BLOW OFF VALVE
	EXIST. WATER VALVE
	EXIST. FIRE HYDRANT
	EXIST. WATER LINE AND LATERAL
	EXIST. WATER METER
	EXISTING SEWER M.H. TAG
	EXIST. SEWER CLEANOUT
	EXIST. 4" SEWER M.H.
	EXIST. 5" SEWER M.H.
	EXIST. 6" SEWER M.H.
	EXIST. SEWER LINE AND LATERAL
	STORM DRAIN BOX TAG
	EXISTING LOT DRAINAGE EASEMENT
	EXIST. CATCH BASIN
	EXIST. CLEANOUT BOX
	EXIST. COMBO. BOX
	EXIST. STORM DRAIN LINE
	EXIST. MAIL BOX PAD
	EXIST. SIGNAGE
	EXIST. STREET LIGHT
	EXIST. SIDEWALK
	EXIST. CURB & GUTTER
	EXIST. LOT LINE
	PROPOSED WATER CAP
	PROPOSED COMBO AIR VALVE (CAV)
	PROPOSED BLOW OFF VALVE
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER LINE AND LATERAL
	PROPOSED WATER METER
	PROPOSED SEWER M.H. TAG
	PROPOSED SEWER CLEANOUT
	PROPOSED 4" SEWER M.H.
	PROPOSED 5" SEWER M.H.
	PROPOSED 6" SEWER M.H.
	PROPOSED SEWER LINE AND LATERAL

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



**PERIGEE
CONSULTING**
CIVIL • STRUCTURAL • SURVEY
9000 SOUTH 1200 WEST SUITE 100
801 226 6004 TEL 801 590 0611 FAX
WWW.PERIGEECVL.COM



TAYLORSVILLE

CITY ENGINEER DATE

DATE	APPR.	DATE	DESCRIPTION	MARK

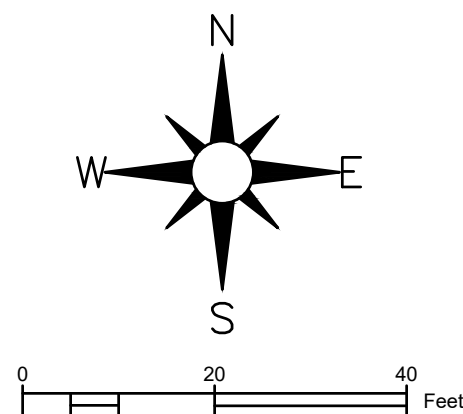
DESIGNED BY: DOG	DATE: JUN 2021	REV:
DRAWN BY: AEW	SCALE: JTA	
SUBMITTED BY:	CONTRACT NO: 00065	
FILE NAME: No.00065_Misc_Survey_Projects\Utah_Palmer_Taylorsville\Case\SP01	PROJECT DATE: 7/7/2021 9:50:58 AM	
SIZE: 11x17	DATE: 7/7/2021 9:50:58 AM	

**PALMER
TAYLORSVILLE
SITE AND GRADING PLAN**

SHEET NUMBER
01
OF 02 SHEETS
DRAWING NAME
SP01

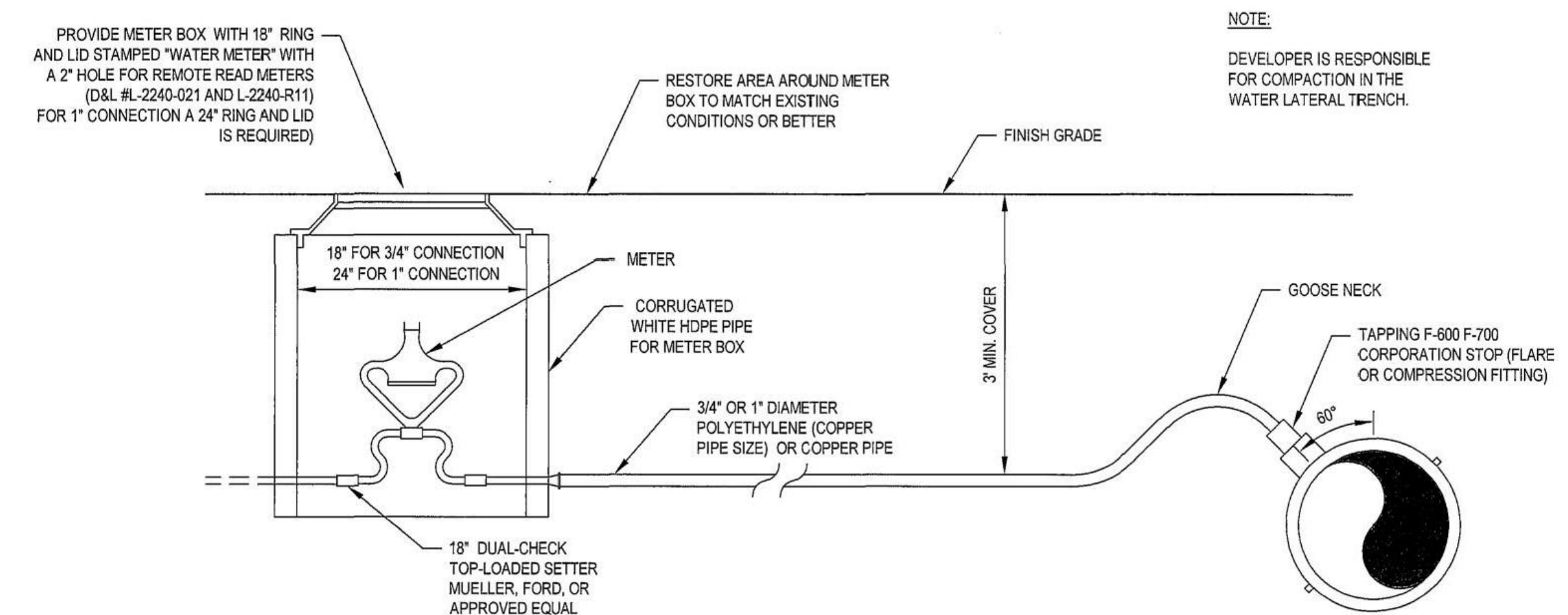
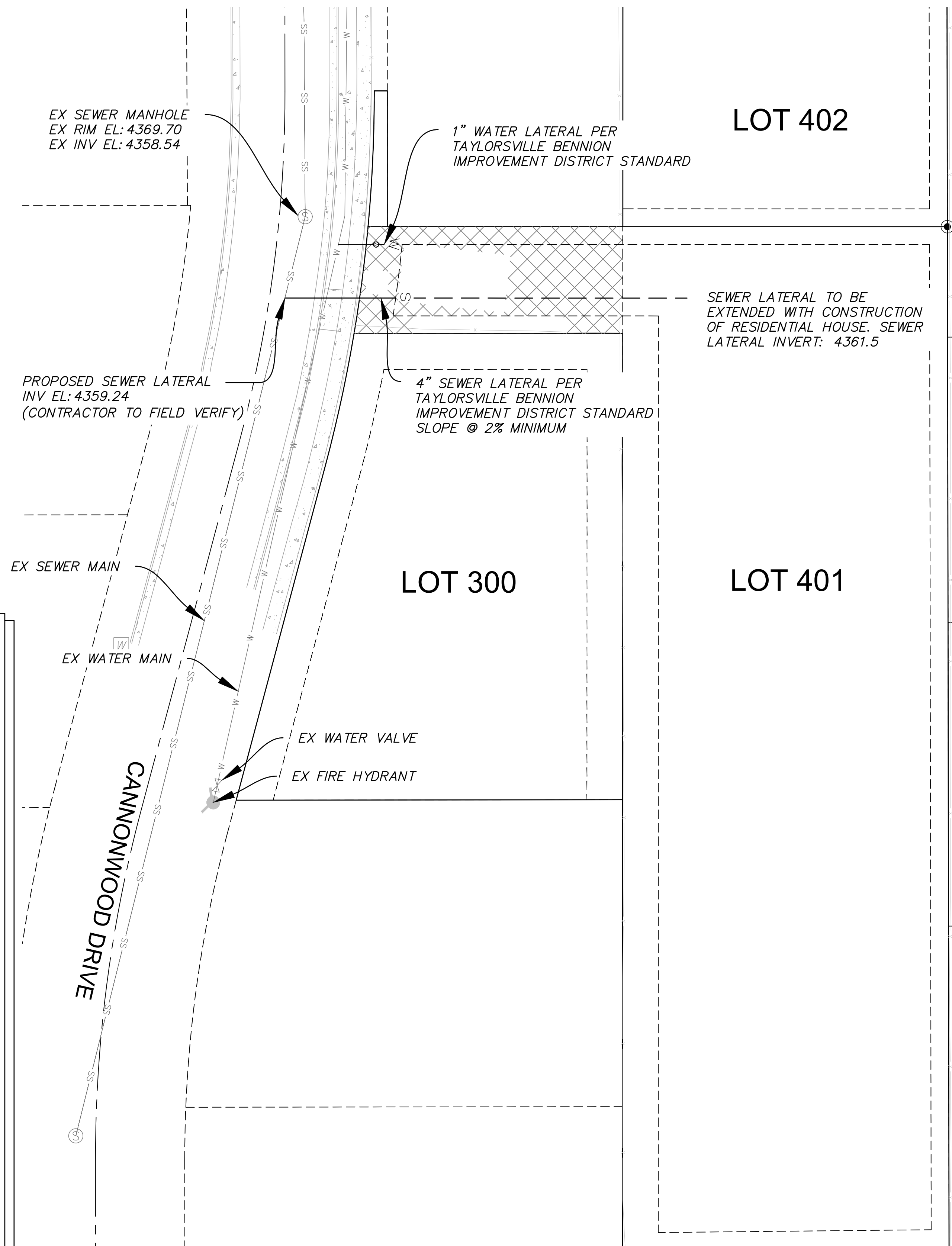


07 JUL 2021

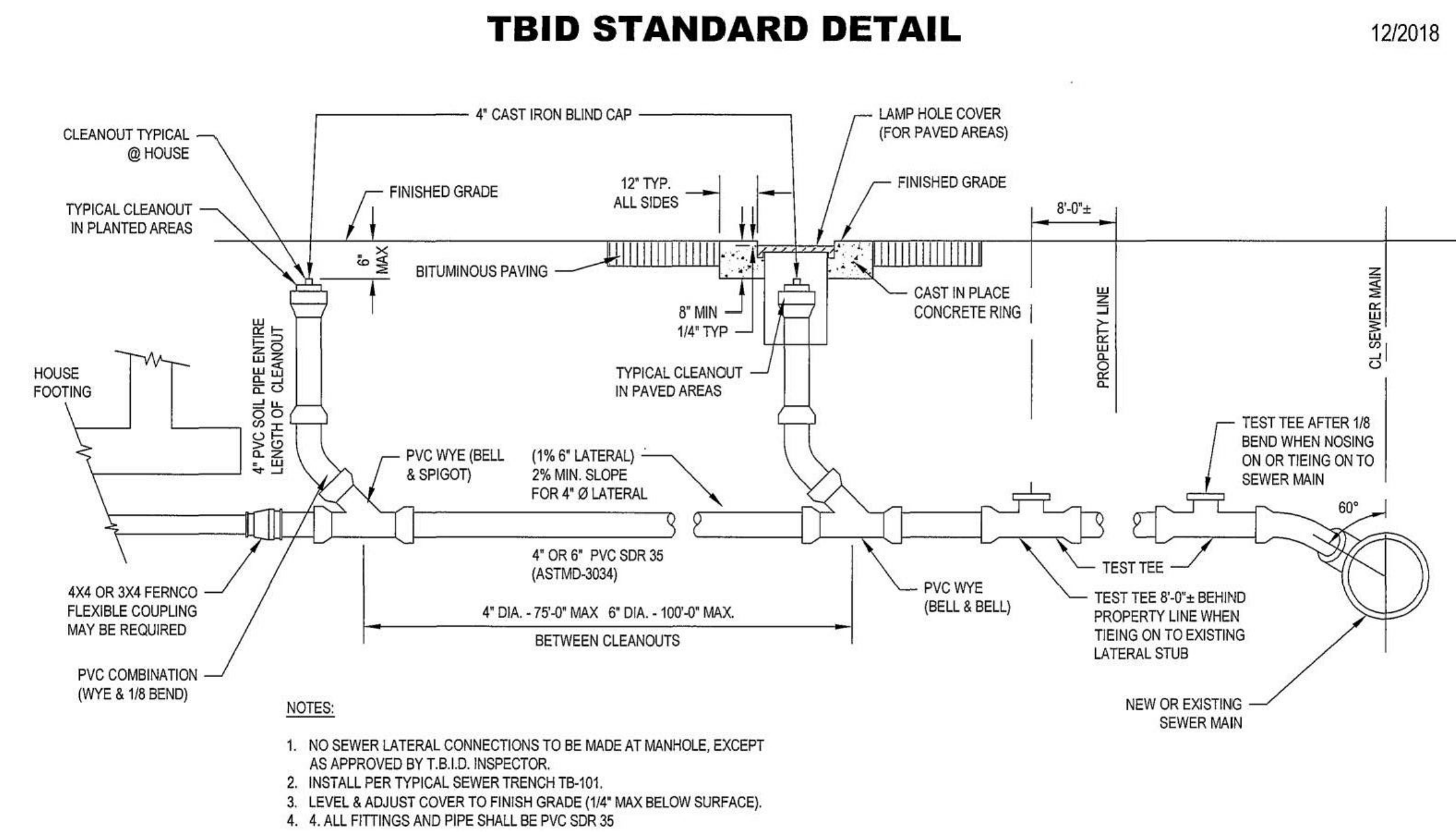


Notes:

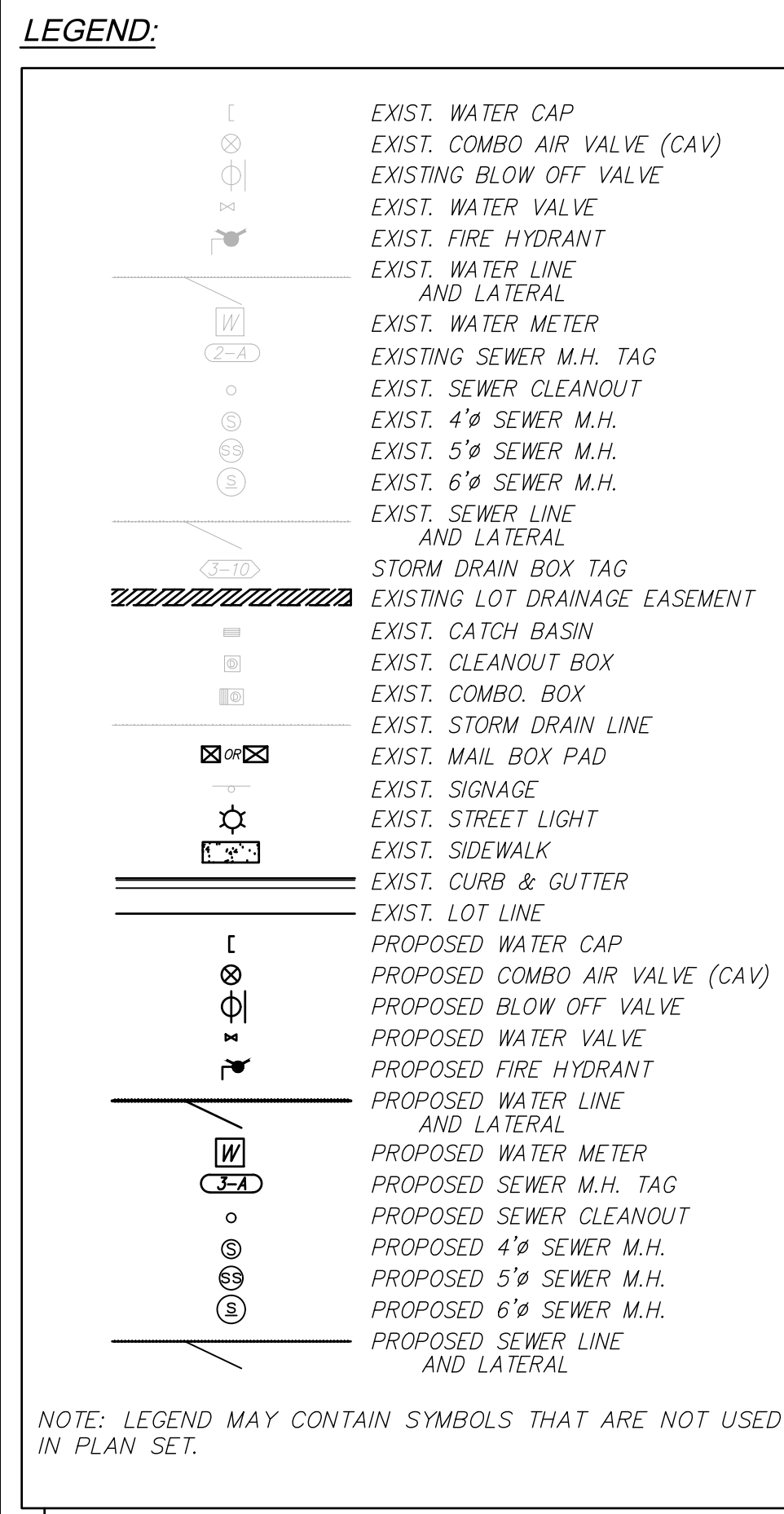
1. Contractor is responsible for obtaining any necessary permits from Taylorsville City, Taylorsville Bennion Improvement District and any other agency.
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3. Contractor is responsible to install improvements per the latest adopted standards of Taylorsville City and Taylorsville Bennion Improvement District.



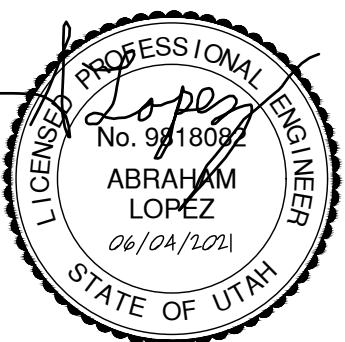
TB-203 3/4" AND 1" WATER LATERAL CONNECTION DETAIL
N.T.S.



TB-102 PROFILE OF TYPICAL SEWER LATERAL
N.T.S.



7/7/2021 9:51:01 AM



TAYLORSVILLE

[illegible]

DESIGNED BY:	DCG	DATE:	JUN 2021	REV:
DWN BY:	AEW	SOLIDATION NO:		
	JTA			
SUBMITTED BY:		CONTRACT NO:	00365	
FILE NAME: N:\00365_Mat_Survey_Projects\Jason_Palmer_Taylorville_Coach\J\001				
SIZE:	PLOTTED BY:		PLOT DATE:	
MS1D			7/7/2021 9:51:01 AM	

PALMER
TAYLORSVILLE
SEWER AND WATER LATERALS

SHEET NUMBER
02
OF 02 SHEETS
DRAWING NAME
UT01

