CITY OF SOUTH JORDAN PLANNING COMMISSION MEETING AGENDA CITY COUNCIL CHAMBERS

TUESDAY, JULY 11, 2023 at 6:30 PM



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, July 11, 2023, in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah with an electronic option via Zoom phone and video conferencing. Persons with disabilities who may need assistance should contact the City Recorder at least 24 hours prior to this meeting.

In addition to in-person attendance, individuals may join via phone or video, using Zoom. Note, attendees joining virtually may make public comments through video conferencing, and participant must have their video on and working to speak. Attendees who wish to present photos or documents to the Planning Commission must attend in person. Those who join via phone may listen, but not comment.

In the event the electronic portion of the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end virtual access to the meeting. Reasons for removing an individual or ending virtual access to the meeting include but are not limited to the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements, or actions, and other any action deemed inappropriate.

Ability to participate virtually is dependent on an individual's internet connection. To ensure comments are received regardless of technical issues, please have them submitted in writing to City Planner, Greg Schindler, at gschindler@sjc.utah.gov by 3:00 p.m. on the day of the meeting.

Instructions on how to join the meeting virtually are below.

Join South Jordan Planning Commission Electronic Meeting July 11, 2023 at 6:30 p.m.

- Join on any device that has internet capability.
- Zoom link, Meeting ID and Meeting Password will be provided 24 hours prior to meeting start time.
- Zoom instructions are posted https://www.sjc.utah.gov/254/Planning-Commission

THE MEETING WILL BEGIN AT 6:30 P.M. AND THE AGENDA IS AS FOLLOWS:

- A. WELCOME AND ROLL CALL Commission Chair Michele Hollist
- B. MOTION TO APPROVE AGENDA
- C. APPROVAL OF THE MINUTES
 - C.1. June 13, 2023 Planning Commission Meeting Minutes
- D. STAFF BUSINESS
- E. COMMENTS FROM PLANNING COMMISSION MEMBERS
- F. SUMMARY ACTION
- G. ACTION

G.1. SAGEWOOD BARN SITE PLAN

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. DAYBREAK VILLAGE 13 PLAT 1 PRELIMINARY SUBDIVISION

Address: 7092 W South Jordan Parkway

File No: PLPP202300059

Applicant: Perigee Consulting on behalf of Miller Family Real Estate

H.2. DAYBREAK VILLAGE 10 NORTH PLAT 4 PRELIMINARY SUBDIVISION

Address: Generally Southwest of 5600 W. and 10200 S.

File No: PLPP20230058

Applicant: Perigee Consulting on behalf of Miller Family Real Estate

H.3. DAYBREAK URBAN CENTER PLAT 1 PRELIMINARY SUBDIVISION

Address: Generally west of Grandville Avenue between Lake Avenue and 11000 South

File No: PLPP202300063

Applicant: Perigee Consulting of behalf of Miller Family Real Estate

H.4. SHIELDS LANE SUBDIVISION AMENDED, PRELIMINARY SUBDIVISION AMENDMENT

Address: 1720 W Shields Ln File No: PLPLA202300036 Applicant: Allison Morgan

H.5. EVERBROOK ACADEMY DAYCARE CENTER SITE PLAN APPLICATION

Address: 1720 W Shields Ln File No: PLSPR202300037 Applicant: Allison Morgan

I. LEGISLATIVE PUBLIC HEARINGS

J. OTHER BUSINESS

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

: §

COUNTY OF SALT LAKE)

I, Cindy Valdez, certify that I am the duly appointed City Deputy Recorder of South Jordan City, State of Utah, and that the foregoing Planning Commission Agenda was faxed or emailed to the media at least 24 hours prior to such meeting, specifically the Deseret News, Salt Lake Tribune and the South Valley Journal. The Agenda was also posted at City Hall, on the City's website www.sjc.utah.gov and on the Utah Public Notice Website www.pmn.utah.gov.

Dated this 6th day of July, 2023.

Cindy Valdez

South Jordan City Deputy Recorder

CITY OF SOUTH JORDAN ELECTRONIC PLANNING COMMISSION MEETING COUNCIL CHAMBERS June 13, 2023

Present: Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner

Steven Catmull, Commissioner Trevor Darby, Commissioner Laurel Bevans, Commissioner Aaron Starks, Deputy City Engineer Jeremy Nielson, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, IT Director Jon Day, Senior IS Tech Phill Brown, GIS Coordinator Matt Jarman, Meeting Transcriptionist Diana Baun, Planner Damir

Drozdek, Planner Miguel Aguilera, Planner Andrew McDonald

Others: T Gustin, Ashlee Bolduc, James & Noemi Willis, Josh Traynor, Doraleen Rich,

Bela Eliason, Monique Hyde, Clint Zundel, Ben Eliason, Craig Bonham, Matt

Visser, Zach Olson, Ryan Benson, Lorie Benson, Kirk Johnson

Absent: Commissioner Nathan Gedge

6:33 P.M. REGULAR MEETING

A. WELCOME AND ROLL CALL – Chair Michele Hollist

Commissioner Michele Hollist welcomed everyone to the Electronic Planning Commission Meeting and excused Commissioner Nathan Gedge who was unable to attend.

B. MOTION TO APPROVE AGENDA

Commissioner Darby motioned to approve tonight's agenda as published. Chair Hollist seconded the motion; vote was unanimous in favor. Commissioner Gedge was absent from the vote.

C. APPROVAL OF THE MINUTES

C.1. May 23, 2023 Planning Commission Meeting Minutes

Assistant City Attorney Greg Simonsen asked for a correction to the minutes to more accurately reflect a statement he made, the correction was made real-time and saved.

Commissioner Bevans motioned to approve the May 23, 2023 Planning Commission Meeting Minutes as published with the requested corrections. Chair Hollist seconded the motion; vote was unanimous in favor. Commissioner Gedge was absent from the vote.

D. STAFF BUSINESS - None

E. COMMENTS FROM PLANNING COMMISSION MEMBERS

Commissioner Laurel Bevans gave a brief review of the June 6, 2023 City Council Meeting for the rest of the planning commission. She will be absent from the next Planning Commission Meeting on June 27.

- F. SUMMARY ACTION None
- **G. ACTION** None
- H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. CONDITIONAL USE PERMIT FOR DETACHED ACCESSORY BUILDING

Address: 2216 W. Bonanza Circle File No.: PLCUP202300088 Applicant: Benjamin Fetzer

Planner Andrew McDonald reviewed background information from the Staff Report.

Commissioner Trevor Darby asked whether the applicant would be allowed to build additional structures if the current application was approved.

Planner McDonald responded that with the Conditional Use Permit the applicant is only allowed one, without the permit he would be allowed two separate buildings within the code limits. The applicant does have 4626.64 sq. feet remaining, excluding what is being proposed tonight. With the 1920 sq. feet he would still have a little bit of room to work with and still be compliant.

Commissioner Darby asked if this building is approved tonight, and the applicant builds the 1920 sq. foot building, could the applicant later build a 1200 sq. foot building.

Planner McDonald responded yes.

Commissioner Laurel Bevans noted this is on the opposite side of the driveway and asked if the applicant is putting in a driveway on that side of the home, will there be a second curb cut with access to the front.

Planner McDonald responded no. There are several renditions of the plans and orientation, but the applicant wants access off the existing west side of the property and would just come around behind; using the existing driveway to come through the backyard.. In the future, the applicant could work with engineering on an encroachment permit if desired.

Chair Michele Hollist asked to clarify that the only exception being requested tonight is for the size, the fact that it exceeds the footprint of the main dwelling.

Planner McDonald responded yes.

Chair Hollist invited the applicant up to speak, they were not present. She then opened the public hearing for comments, there were no comments and the public hearing was closed. Regarding the Staff Report, she noted that there was a discrepancy between the written and verbal reports with Planner McDonald indicating in the Staff Report that there were several buildings that could qualify for something this large in the complex; however, verbally he said people nearby have built this large, in violation of the ordinances because it was done without a building permit. She asked if one or the other was true, or possibly both.

Planner McDonald said it's both, there were some residences with buildings done without permits or approval, and with older dates. There are some that range from about 600 to 1500 sq. feet. That is less than what's being proposed, but they could have been built larger by right if the property owners chose to, as the lots are bigger and they have larger footprints.

Chair Hollist asked if it is typical to cite CC&Rs when the commission can't weight them in their decision, as they are private.

Planner McDonald noted that it was noted in the report as a disclosure, but the city does not enforce.

Chair Hollist asked if a building like this just has to be of a durable material, and if it's an ADU does it have to match the main structure to some degree.

Planner McDonald responded that yes, the architecture does have to match with guest house ADUs; however, that is not what is being proposed with this.

Chair Hollist asked the commission if there are any impacts with this size that they feel need to be mitigated for the neighbors.

Commissioner Darby motioned to approve File No. PLCUP202300088, Conditional Use Permit, with no conditions, based on the findings and conclusions listed in the Staff Report.

Chair Hollist shared her concerns with Commissioner Bevans' comments on the access, but noted that she doesn't believe it needs to be part of the motion since it's not a part of the application.

Commissioner Bevans asked staff if the applicant would be required to get a permit prior to putting in another access in the future.

Deputy City Engineer Jeremy Nielson responded they would need to get an encroachment permit to add a driveway, before it was added.

City Planner Greg Schindler noted that would be up to the city engineer to approve that permit. If it's put on the east side, closest to 2200 West, in the code there is a standard regarding how far driveways have to be from streets so it might not work there.

Commissioner Bevans questioned what that would do to their front yard if approved, but also noted that's not what's being approved tonight.

Planner Schindler said that Planning would be looking at that as well if they wanted to put a driveway there, as they have to have 50% of their front yard with landscaping of some sort; they are limited with how much concrete they can pour.

Commissioner Catmull seconded the motion. Roll Call Vote was 5-0, unanimous in favor. Commissioner Gedge was absent from the vote.

H.2. SOJO PROFESSIONAL OFFICE BUILDING SITE PLAN APPLICATION

Address: 10509 S River Heights Dr

File No.: PLSPR2300018 Applicant: Zach Olson

Planner Miguel Aguilera reviewed background information from the Staff Report. He shared comments received from the public prior to the meeting (Attachment E).

Chair Michele Hollist asked for the parking requirements on this type of office building, as it's not dependent on the tenant type.

Planner Aguilera said the parking is dependent on the square footage, and this building has a total of 123 parking spots which falls within the requirement of one spot per 300 sq. feet.

Chair Hollist asked if the proposed parking exceeds the requirements, or is just enough.

Planner Aguilera responded that it is just enough.

Chair Hollist asked if this will come before the commission again, and if the rendering presented was the final plan or just a concept plan.

City Planner Greg Schindler said that if this is approved, the rendering in front of them is what has to be built.

Commissioner Laurel Bevans noted that this had already gone through the Architectural Review Committee.

Commissioner Steven Catmull asked staff to address the traffic, based on generic numbers staff already has compiled, noting that there are two opposing intersections with the service levels in

2022 being Level C, and another at Level B. When this new development's traffic is added, along with the other new businesses, will that keep the service level at a D or above on those areas.

Deputy City Engineer Jeremy Nielson responded they will stay within service level D or above. Currently, he believes River Heights Drive is at a service level B, and with this business and the proposed square footage presumed general office, it adds about 300 trips a day, or 45 vehicles in the peak hour, working out to about one car every 90 seconds. Staff doesn't see a big impact with just this business, but that intersection at River Heights Drive and South Jordan Parkway is being watched, as they may need to restrict full access in the future to include no left turns from some of the accesses possibly.

Commissioner Catmull asked about people making left turns from this proposed development, getting into the center lane to wait and merge, with traffic coming from the north trying to make a left into this new space; will that flow well, as it feels like a place that could easily cause an accident.

Engineer Nielson said it would be preferred for those accesses to be lined up, and that was something initially requested, but the applicant wasn't able to make that work with their site constraints. They were, however, able to push that access as far north as possible to give it as much space as possible between the opposing exits. Engineering was satisfied with that proposal.

Commissioner Catmull asked if they could have flipped the building and put the parking lot on one side.

Engineer Nielson said that was an initial comment from Engineering, but in the end they pushed the access as far north as possible and staff was satisfied with the offset as there are a lot of constraints on this site.

Planner Aguilera said that, regarding the commission's prior questions about parking, the requirement for this building would be 102 spots, with the applicant currently having 123 planned spots.

Chair Hollist invited the applicant up to add to the Staff Report.

Zach Olson (Applicant) noted that the comments around the access were brought up by Engineering, and discussed their reasons for choosing the layout they did. He noted that within 15-20 feet the daycare place has an access as well, and they will be close to them to the north. The access in was just moved to the north, with parking closer to the building.

Commissioner Catmull asked if there was a building configuration that would have allowed the entry and exit to align with one of the access points across the road.

Mr. Olson said he was offered two solutions, with no preference shown to flipping it, and since they already had the civil plans done they chose the option that worked best for them.

Commissioner Catmull asked about what makes this option better for their business.

Mr. Olson responded that they had already started with civil plans, construction documents, surveying, soils reports, etc., so they were already down the road far enough. When the two solutions were offered, there didn't appear to be a strong preference from staff and they chose what worked best for them.

Commissioner Catmull asked if this access is found to cause problems, and there were some restrictions placed on the entrance or exit on this property, would that change their plans at all.

Mr. Olson said that at this point no, they are pretty far down the road. They wouldn't want to accept any restrictions on their accesses, and he referred to the daycare having their own access just next door without any obvious problems and more traffic than his site would see.

Commissioner Aaron Starks noted that as a frequent consumer of those neighboring businesses, he would be more concerned if the building was further north, since that's where the majority of the congestion is. Whereas they are further south, they are shielded quite a bit from the congestion building up at the stoplight heading north. He agrees with Engineering and doesn't see the bottleneck building up this far south on that road.

Commissioner Catmull noted that it's not the buildup from South Jordan Parkway that concerns him, it's the two entry and exits on the opposite side of the street, with one in the middle, and people making left hand turns in and out of various places.

Commissioner Trevor Darby asked if the current rendering is not accurate, that the exit is actually further north with the parking abutting the building.

Mr. Olson responded yes, that rendering currently being shown is what was submitted, but then they were told by Engineering to either move further north or swap the building; as a result, they chose further north. They have an updated civil plan that was submitted with the new entrance, and that has been approved.

City Planner Greg Schindler noted that the updated rendering is included in the Staff Report.

Commissioner Bevans noted that on rendering C-100, in red there is a plan to install a six foot fence on the south side of the property, and asked if that question was resolved.

Mr. Olson responded that yes, that was addressed.

Chair Hollist opened the public hearing for comments. She noted that the commission has seen the public comments submitted prior to this meeting (Attachment E).

Kirk Johnson (Resident) – I am a resident of Harvest Villas. Before I bought, I called into South Jordan and asked what was planned for that parcel of land. They were very open and

honest in telling me that that building was going to be pushed all the way out to River Heights, which it is, which makes me very happy. My biggest question is, I am not really affected if the building is moved to the north or south. Lighting in the parking area is going to be really difficult for us if it is just open source, it needs to be directional so it's into the parking lot and doesn't flood our residential area with that. I don't know how much lighting is going to be there, and I suppose that's my biggest concern, being well aware that this was going to happen.

James Willis (Resident) – I submitted some comments prior to the meeting (Attachment E). I don't really have a problem with the two story, and if he moves it north as discussed a short ways I don't have a problem with that. I do have a problem not knowing who the tenants are. If we have something like an emergency/ER type building, they are going to be in and out of there all times of day and that would be an issue. If it's 9-5 offices, I have no problem with that. We have a dispute on the property line, and if the fence line stays as the plat site plan is submitted, I have no problem with that. The original plat shows the property lines about two inches on my side of that fence, and I don't want people coming over. About two months ago they came over while I wasn't there and the whole yard is fenced and locked. Someone climbed the fence and there was a survey marker and stake in our flower bed. We discussed that with the Petersons probably three or four years ago when they put the fence up and had no problems, but if we can make that the new boundary I have no problems with it. The only other thing is the building to the south, when they built that and started compacting the ground, I have had several of those neighbors closer to that building complain that they have had cracks in their houses and on the cement. If we can have some kind of way, a bond or something, that if there is damage created on my property, that it would be easily paid for rather than going to court.

Chair Hollist closed the public hearing and asked for the exact requirements on the lighting from the city code.

Planner Aguilera discussed the lighting requirements, and noted there was a photometric plan submitted which met all the city ordinance standards.

Planner Schindler said the requirements are that the lighting has to shine down, not offsite, and must be shielded so there is no glare. From what he can see on the site plan, there are light poles in the islands at the end of each parking row, four of them, and he didn't see any other parking lot lighting. There is no lighting at the back, adjacent to the concerned residents.

Chair Hollist asked to confirm that this will be built according to the plan received this evening.

Planner Schindler confirmed that yes, what was submitted is what they are approving. There is always a chance they want to make changes, but they would have to go through staff for at least minor site plan amendments, including changes to light pole placement. He has not seen what the actual lights look like, but they appear on the site plan to have a top on them directing the light down as required.

Chair Hollist asked what types of tenants are allowed in this zone without a CUP.

Planner Aguilera responded with the permitted uses from the city code.

Chair Hollist asked if all medical is allowed, to include an Urgent Care with extended office hours.

Planner Aguilera noted that would be a conditional use.

Chair Hollist asked about the operating hours allowed and what would require a CUP.

Planner Schindler noted that generally there are no restrictions, just hour restrictions for specific activities like garbage pick-up, construction, etc.; those activities are restricted to between the hours of 7:00 a.m. and 10:00 p.m., and they cannot work through the night without a special permit. Otherwise, there is nothing in the code that limits hours of operations, even in places like convenience stores.

Chair Holist asked if a convenience store would be allowed in this zone.

Planner Schindler responded no, he doesn't believe that would be allowed in an office zone, only in a commercial zone.

Chair Hollist asked staff about the city's role in the previously mentioned property line dispute.

Assistant City Attorney Greg Simonsen responded that the city has no role in the property line dispute.

Chair Hollist asked what recourse would be available for a citizen to address property damage as a result of adjacent construction, and if that is something the city monitors.

Engineer Nielson responded that the city doesn't monitor for property damage from private construction.

Commissioner Bevans motioned to approved File No. PLSPR202300018, Site Plan Application, at the address listed above.

Commissioner Bevans amended her motion to reference the corrected site plan in the Staff Report, labeled as page "C-200."

Chair Hollist seconded the motion. Roll Call Vote was 5-0, unanimous in favor. Commissioner Gedge was absent from the vote.

H.3. PLAZA ON 114TH – 4TH AMENDED SUBDIVISION AMENDMENT

Address: 11323 S Redwood Rd File No.: PLPLA202300081

Applicant: David Jenkins, Ensign Engineering

Planner Damir Drozdek reviewed background information from the Staff Report.

Chair Michele Hollist asked staff if there would be a shared parking agreement.

Planner Drozdek responded that each lot has enough parking to satisfy parking requirements.

Chair Hollist invited the applicant up to speak if he had anything to add, he indicated that he had nothing to add at this time. She then opened the public hearing for comments, there were no comments and the public hearing was closed.

Commissioner Laurel Bevans asked for some clarification on which lot is being currently built versus the one being proposed tonight; staff helped clarify that for her.

Chair Hollist asked if the applicant was aware of what would be going into the properties, and if they already had tenants lined up.

David Jenkins (**Applicant Representative**) is with Ensign Engineering, and representing the property owner. Originally, there were two identical office buildings, they already received site plan approval for one of them, and they are being done in phases. The first building is Phase 1, and it is almost complete. The second phase will be this additional building, and it will be identical to the first. Regarding parking, in the CC&Rs there is a cross access in parking easement. He has no idea who the tenants will be.

Commissioner Darby motioned to approve File No. PLPLA202300081, Fourth Amended Subdivision Amendment. Chair Hollist seconded the motion. Roll Call vote was 5-0, unanimous in favor. Commissioner Gedge was absent from the vote.

H.4. SAGEWOOD SUBDIVISION – AMENDING AND EXTENDING LOTS 6 AND 11 OF THE BISON RUN SUBDIVISION PHASE 1 SUBDIVISION AMENDMENT

Address: 10431 S. 3200 W. File No.: PLPLA202300006 Applicant: Megan Visser

Planner Damir Drozdek reviewed background information from the Staff Report, noting that both this item and the next item are basically the same project with this being a subdivision amendment and the next item being a site plan review.

Chair Michele Hollist asked if this parcel becomes approximately 3 acres with the addition of Lots 6 and 11.

Planner Drozdek responded yes.

Chair Hollist asked if these two lots were part of the project originally, with a prior proposal to remove them, and now that is being reversed.

City Planner Greg Schindler said he believes these two lots that are being amended and extended were on the original Bison Run Subdivision. The original Bison Run also included lots that were north of this, and that was changed, but they are now adding these two lots as well.

Chair Hollist asked if the applicant was present and if they had anything to add to the Staff Report. The applicant's representative had nothing to add at that time. She then opened the public hearing for comments and noted that there were public comments received on this project prior to the meeting, however they were directed towards the site plan review and she will discuss those further during the next item. She reiterated that this public hearing is specifically regarding redrawing the lot lines and moving Lots 6 and 11 into the bigger development. There were no comments and the public hearing was closed.

Commissioner Darby motioned to approve File No. PLPLA202300006, Phase 1 Subdivision Amendment. Chair Hollist seconded the motion. Roll Call Vote was 5-0. Commissioner Gedge was absent from the vote.

H.5. SAGEWOOD BARN SITE PLAN

Address: 10431 S. 3200 W. File No.: PLSPR2300005 Applicant: Megan Visser

Planner Damir Drozdek reviewed background information from the Staff Report, noting that it is part of the property discussed during the previous item.

Chair Michele Holist noted there had been concerns about trees on both sides of one of the walls, and the development agreement confirms there will be trees along the road; she is not seeing any of that on the renderings in the Staff Report.

Planner Drozdek said the rendering they were looking at was only the site layout, there is a separate landscape plan available that shows all of that information.

Chair Hollist asked for more details on the gravel driveway, and it's possibility as an access.

Planner Drozdek responded that it's not a road, and it doesn't go anywhere. According to the applicant, it is intended for them to access their storage shed and for maintenance.

Chair Hollist asked for more details on the additions to the barn.

Craig Bonham (High Country Homes/development partner) used the renderings to show the existing barn and what they are proposing to add. They are planning to take off the back part of the barn and add a large area with a small covered patio, along with other additions.

Commissioner Laurel Bevans asked why they are taking the back and rebuilding it, she thought it had something to do with the architecture and height that required the change.

Mr. Bonham responded that currently the upstairs space is very small. They are proposing an overlook upstairs with a balcony and stairs for brides/grooms to look over the party and enter from there. They are making that area bigger and taller so they can walk down those stairs, as the current space doesn't have the height for that and it's not structurally safe for something like that.

Commissioner Bevans noted that in the Staff Report it noted there were no public improvements being done, but she thought there was supposed to be a right turn lane on 3200 West at some point.

Planner Drozdek said that will happen in the future. The current property, which is not being included in the project at this time, will eventually become part of the event center property. Once that property develops, is when the right turn lane will go in.

Commissioner Bevans asked where the actual fence is on the site plan.

Matt Visser (Applicant) responded that there are two boundaries, the property boundary and the fence boundary, which he understands is a little confusing.

Mr. Bonham said the dotted line with the Xs is the fence line.

Mr. Visser noted that on the color version, red is the property line, black is the fence line. The fence is five feet to the west of the property line, which leaves a 10 foot barrier from the fence to the sidewalk.

Commissioner Bevans referenced the landscape plan and asked the applicants to point that out for those in attendance so there is no confusion.

Mr. Visser noted that should be marked in black, with the white portion as the sidewalk.

Mr. Bonham said the sidewalk is six feet, with 10 feet of landscape, making it 16 feet from the curb and gutter.

Commissioner Bevans asked about the pavilion appearing on some of the plans, if that will be constructed immediately, or at a later date.

Mr. Bonham said that will be at a later date, as the money isn't there yet.

Commissioner Bevans asked if that pavilion will match the aesthetic of the barn.

Mr. Bonham responded yes.

Commissioner Bevans noted in the Staff Report and the development agreement they are allowed to have animals housed on the property, and she sees a corral on the plans. Are there currently animals on the property, and what are the plans for the types of animals.

Mr. Bonham noted there are buffalo on the property still, but they will be leaving. In the area in the back with the circle and near where the gravel goes down to, Megan is planning for a kid's play place.

Mr. Visser said that Megan's father, Otto, has accumulated some interesting antiques and he would love to have an area where kids can learn about agriculture, the west, how things were and a heritage to what South Jordan used to be.

Mr. Bonham said that would be the area for any animals, if they did end up having them, as they are pretty restricted in terms of what animals they can have; possibly a few fallow deer back in that area. He doesn't anticipate them rotating or bringing in new animals. Fallow deer were discussed because they are very clean, and they plan on this being one of the nicest reception areas in the valley, so they don't want to have anything taking away from that.

Chair Hollist asked to clarify that they are confined to 90 points, as calculated by city code, and that no medium or large animals in the city code can be kept on the property.

Planner Drozdek confirmed there would be no medium or large animals allowed on the property.

Commissioner Bevans noted the Staff Report had a listing of the different hardscapes on the property, which included DG material. She asked if that was referring to decomposed granite.

Mr. Bonham responded yes.

Commissioner Bevans asked for confirmation on what the roundabout and "road" are for.

Mr. Bonham responded that a lot of it is for the antiques, and the play area possibly going back there, along with probable storage for tables and chairs, things like that. It's not something they plan on using for parking or driving, it is intended for access.

Commissioner Bevans asked if the storage on the property is the current garage that is fenced in on the Jones Property.

Mr. Bonham responded yes. He also noted that, per the plans, they have a lot of big trees on the outside; around 162 deciduous and 147 evergreens.

Commissioner Bevans asked to confirm there were no flowering pear trees.

Mr. Visser responded they have a lot of what he believes are called Crimson King Maple, but he didn't remember see any flowering pear.

Chair Hollist opened the public hearing for comments, and noted that there were comments received prior to this meeting from multiple residents (Attachments A, B, C and D).

Clint Zundel (Resident) – I am one of the ones that emailed some comments (Attachment A). Two comments, I agree with the tree comment made, and I also wouldn't recommend doing a half horse on the property. On the end of the west to east parking, it looks like there isn't an entrance from Alexander Park Lane, but on other materials received it looked like there was a possible entrance there for bringing tractors or something. His concern is a change in the future that would change access, as he is right across the street from that.

Bela Eliason (Resident) - I live across the street from this property and I just want some clarification about landscaping on Alexander. From my understanding, there is a sidewalk and then 10 feet of landscape buffer area. Going through the agreement, the right turn on 3200 West towards 10600 South, it was my understanding that was a condition for this event center to function in order to avoid traffic from 3200 W cutting through my neighborhood to 10600 S to avoid the congestion there on 3200 W at the entrance. If we are making suggestions for trees, I noticed there are Juniper Trees there and I am very allergic to Juniper Trees. My main question right now is how we are going to avoid the traffic on our street if we don't have the right turn lane on 3200 W.

Lorie Benson (Resident) – If we had seen this, we wouldn't have had any complaints as far as the landscaping goes; this is absolutely beautiful, and the barn is gorgeous. My one question is, the No Parking signs, are they going all the way down Alexander, or is it just in front. Like the high school has signs saying no high school parking along Temple Drive, is that what we'll see on our street.

Doraleen Rich (Resident) – I am holding in my hand the notice that I got dated March 11, 2022. When I came to those meetings, I distinctly remember saying that the condition for this whole project was that the right hand turn was put in before the project could be started. What changed from the City Council's decision at that point in time to this time, because we are very concerned about the traffic in the Harvest Villas, having to come out of our street and we can't get out. You say go out the west side, we can't go out the west side and go west. The west side comes through to the east side to go out the east gate and you don't have very much room from Harvest Run to that very busy, very accident prone, very hospital, very fire engine, very ambulance intersection; I hear them all night long because I sit right on 3200 West. The map on the back of the notice only has 10 plots, so I don't understand what they are changing on the new plots, I am really confused that the information we went through a year ago doesn't seem to be holding true. I raised the question before when I was here, why can a developer keep changing, wasting your time, our concerns and everything with a development; is it set in stone or is it not, those are my concerns.

Josh Traynor (**Resident**) – I agree with what my neighbors have said, the landscaping plan looks beautiful. My question is on the sounds, sound came up a lot before the commission and City Council. I noticed this nice concrete pad on the east side there, from what I understand the

music and everything will be limited to inside the barn and not outside the barn, but just wanted some clarification on sound as well.

Chair Hollist closed the public hearing. She asked staff to confirm there will only be one entrance, off 3200 S.

Planner Drozdek responded yes.

Chair Hollist asked staff for clarification on the sidewalk and buffer.

Planner Drozdek responded it is a curb adjacent sidewalk with the sidewalk itself being six feet, behind the sidewalk there is a 10 foot landscape buffer with an eight foot wall. There is no gate in the wall.

Chair Hollist asked to talk about the right hand turn and referred to the related section in the development agreement.

Planner Drozdek responded that it was supposed to be done with the Sagewood Project, which with the leftover property is now going to come in phases. The city allowed for that right turn pocket to be finished with Phase 2, or the last phase of the Sagewood Project. It will be done, but in a later phase, as it is a requirement.

Commissioner Steve Catmull noted that the corner property being described was not part of the rezone, and asked how that turn lane would be guaranteed.

Planner Drozdek noted the property is in the family's name, the applicant has assured the city that property will be a part of the project in the future once the parents pass or move. At that time, the city will ensure the pocket is put in.

Chair Hollist asked how binding that agreement is, what if they decide to sell the property as a residence without the Phase 2 of development.

Assistant City Attorney Greg Simonsen responded that they would be in breach of contract and liable for damages, allowing the city to bring an action for specific performance demanding that turn lane be done before further permits are given. It is a contractual requirement with the development.

Commissioner Bevans asked if they, as the planning commission, had the ability to require that turn lane earlier as a condition of approving this application. May they consider testimony from past hearings on this particular development, pertaining to this right turn lane, before making a decision tonight.

Planner Drozdek responded that one way to ensure that happens is to require the applicants to bond for improvements.

Commissioner Bevans doesn't have concerns regarding whether it gets done, as it's part of the development agreement, but it's the timing that has her concerned. There were a lot of comments and concerns regarding this turn lane during previous hearings.

Attorney Simonsen responded that regarding evidence, many things could have been said before; it depends on who said it and when it was said. As far as development requirements, they have been reduced to writing and that's what they have now. It's in the development agreement, but he acknowledged it does not have a date for completion.

Planner Drozdek mentioned the impact that lane might have to the property. Those street improvements would push the street even closer to a home where people still reside.

Commissioner Bevans asked staff if this street is currently wide enough to accommodate a right turn lane, with a later requirement to widen the street and create the full turn lane.

Deputy City Engineer Jeremy Nielson responded that no, it would need to be a combined through and right lane with the current configuration. He also noted that the home is set back about 30 feet from the back of the sidewalk, so adding a turn lane at about 12 feet would put that home very close to the street and it would be very impactful.

Commissioner Bevans addressed the applicants, asking for their anticipated timeline on the opening of the reception center.

Mr. Bonham responded that they are hoping for next fall.

Commissioner Bevans asked if there is has been any discussion of Amy and Otto moving, or is just being left to when it happens.

Mr. Visser said there is no discussion on them moving. They have been there for a long time and they are not moving. He appreciated Jeremy bringing up the impact to them, that was the consideration for the timing of the right turn pocket. Their driveway was adjusted, based on the width of the streets, and it would be insane to put that right turn pocket in and force them to drive in and out of that driveway there; it may not even be possible. That was the reason for the ambiguity on the timing.

Mr. Bonham said they have met with the city several times on site to look at it, and it really throws a wrench into their livelihood.

Mr. Visser said you have to consider the intersection with the streetlights that have to be relocated in the process as well, it's not just putting in a right turn lane, it's a pretty significant project. They have agreed in writing that will be done, and that is binding to the project. The site plan also shows they are required to put four No Parking signs along the wall on Alexander Lane.

Commissioner Bevans asked if the signs will say "No Parking," or "No Event Parking."

Planner Drozdek said he believes they are intended to just say No Parking.

Engineer Nielson said they discourage signage like "No Event Parking" because it's not enforceable. The police have no way of knowing it's event center parking or a resident, so they try to be very clear with signage including things like hours prohibited if needed.

Mr. Visser addressed the sound, agreeing with Josh that the development agreement specifically addresses amplified music not being allowed outside.

Mr. Bonham also noted that they were required to have 81 parking spots, and they have 119. They have been pretty aggressive with their parking plans, taking out some of the planned islands to add more parking.

Engineer Nielson added that parking issues are an issue throughout the city, and another option here could be to remove the no parking requirement from the applicant and have the city monitor the situation. If they find there is a lot of event parking happening on that street, the city could then have those signs added later; avoiding a restriction for the residents on that street at the beginning, waiting to see if it actually becomes a problem. The fencing at this site would also presumably heavily discourage parking on that road.

Commissioner Bevans asked if they could request that in their motion, to have the applicant discuss with the neighbors and make that determination.

Mr. Visser noted that was agreed to in the development agreement already. It was discussed exhaustively, and he's happy to look into removing that if the residents on Alexander would like, but he doesn't think they can change that at this time.

Attorney Simonsen said the planning commission does not currently have authority over this agreement, other than making sure the development agreement is being met. Agreements can always be amended, but not by the planning commission; that process would be the same as the one getting the development agreement in the first place, and he doesn't think anyone is anxious to do that again. He has been with the city almost three years, and his first week with the city he saw the drawings for this overall Sagewood Project, which showed that right turn on 3200 W, which has made it into the development agreement. He believes the message is getting through loud and clear that will need to be done. The development agreement is recorded and an encumbrance on the land, so it will get done.

Chair Hollist reviewed the specific parts of the development agreement that pertained to citizen comments and concerns, and shared their location in the agreement for those interested.

Commissioner Catmull asked staff about the bonding potential for the right turn lane.

Engineer Nielson explained it would be a bond, held by the city, equal to the value of the project. If the applicant was unable to complete the project, the city could then use that bond to complete it themselves.

Commissioner Catmull asked what types of potential situations staff sees at that intersection that would necessitate the right turn lane.

Engineer Nielson responded if the level of service diminishes it would be an issue, but they are not expecting a severe impact from this development. He noted that 3200 W is a busy road, but it's not as busy as many other collector roads in the city.

Commissioner Catmull asked if there have been any previous bonds done, conditionally dependent on a street's level of service.

Engineer Nielson responded that condition would be hard to attach, because those service levels are influenced by so many other factors.

Commissioner Catmull noted that it's interesting the development agreement is covering something nonadjacent, and it could be risky from a city perspective.

Mr. Visser noted that the project itself is going to be bonded, as they have to build the entire thing out, and he thinks this is part of the project and could already be covered by the project bonding.

Engineer Nielson said the right turn lane would not be included in the current application because it is not on any site plans. If the applicant was accepting of that, it is definitely something they could look at.

Attorney Simonsen gets these bond agreements all the time, and he believes that he could make that happen. Once construction has begun on a development site, a bond is almost always required; he doesn't know why this would be an exception. The right turn lane is part of the development agreement, part of the project, and the title of the property that would have to be acquired is within the family. If this doesn't happen, the city does have the ability to stop the project.

Chair Hollist asked if there is some kind of lien or easement on the property, forcing future owners to complete the turn lane.

Attorney Simonsen responded there is nothing for the corner of the property, but there is a lien on the rest of the property due to the fact that the development agreement is recorded on the rest of the property and this is a requirement of the development agreement.

Chair Hollist noted that other projects have granted access across properties, and then future owners refuse to honor that agreement with the city refusing to go in and enforce the access.

Attorney Simonsen noted that more often than not, there is some kind of agreement with respect to property that is not necessarily immediately under the control of the developer. He referred to the Rise Development and that part of their development agreement was to develop off site amenities.

Chair Hollist discussed a project of high density apartments off 10600 S, on the east side of the river bend, where Director Schaefermeyer indicated that development got their density because of inclusion of higher end features. It was disappointing to discover that some of the amenities they had agreed to for that density were not done, with the developer stating they were no longer possible.

Mr. Visser understands the concern. They had had a lot of discussions regarding what would be good and what would be great, which is the reason they have entered into a pretty exhaustive development agreement. One of those obligations is the right turn, and while the corner could have a lien, he believes the city has sufficient recourse if they don't fulfill their obligations to enforce it.

Mr. Bonham noted the bond will be paid for before construction begins, so it will be paid for either way. He believes they agreed to do it within five years, and they are paying for it up front. Megan is scared to tell her dad there will be a right turn pocket there, because he will have to move his fence right up to where his window is and they will be unable to drive out of their driveway safely.

Commissioner Catmull asked if that bond would be retained until the lane is built.

Mr. Bonham confirmed that.

Attorney Simonsen asked the applicant if they are agreeing to include, in the overall improvement bond, the right hand turn on 3200 W.

Both applicants agreed.

Mr. Visser reiterated that the most impacted people by this project are Otto & Amy Jones, they are on the corner and putting the right turn pocket in while they live there just isn't a decent thing to do. They will bond for it up front and it will happen, but he doesn't know the timeline.

Commissioner Bevans appreciates the five year timeline, but asked if that amendable on the chance that Amy & Otto are still there five years from now; she would hate to have that forced on them, on their property.

Engineer Nielson noted the city would try and be reasonable in that situation, they would just need to make sure the bond security doesn't expire along with some other details.

Attorney Simonsen addressed the applicant, saying he was getting the feeling that they are delaying the right turn installation until the property owners pass, and asked if that was ultimately the plan.

Mr. Visser responded that no, it is a residence, and the agreement was that they had to put in the right turn pocket within a five year period. He can't infer the rationale for that; if his in-laws pass away, move, or anything else, as there is not a trigger within the agreement

Attorney Simonsen noted that he doesn't see a five year term in the development agreement, and the applicant is here before them tonight to get approval for their plan. He assumes that means that the applicant will want to start construction pretty soon, and he wants to avoid another hearing with residents asking about when that 3200 W addition will be done. It's unfortunate that whoever is living in that home will have to be inconvenienced, but it has been agreed to and a lot of people are counting on it.

Mr. Visser believes they are in agreement on that, he is not here petitioning to modify the development agreement.

Chair Hollist noted that the comment was made that Megan was afraid to tell her dad that there will eventually be a right turn lane there. Assuming her father is the property owner, Chair Hollist asked if he been represented in this process, have agreements been made in his behalf that he was not privy to.

Mr. Visser responded no, her dad is aware. Mr. Visser's understanding is that the right turn agreement was done prior to their rezoning of the property as a condition on the previous development agreement which has since been modified. That agreement was with Otto and Amy Jones, and their trust, that agreement on the right turn had already been agreed to by him, which was going to be done in the second phase. That has been modified because of what has been done with the property, but to speed that up the current applicants have agreed to put the right turn pocket in within a five year range; regardless of what happens to their property.

Commissioner Catmull agreed that he didn't see that timeline anywhere in the development agreement, but he does know that this development agreement replaced the previous one; meaning that nothing in the previous agreement is enforceable any longer. The site plan they are trying to review tonight does not show that right turn lane.

Mr. Visser doesn't know the legal or engineering reasons for that, but it's in the development agreement.

Commissioner Catmull noted there is a balance of putting something in prematurely, and that's partially what it appears both sides are trying to figure out.

Mr. Visser understands and they'd like to do it as soon as possible as well, but the residence and access there makes it a real challenge.

Commissioner Bevans asked if something like the right turn lane is enforceable if they are not the current property owner.

Attorney Simonsen discussed the idea of "term enforceable." Is it enforceable to go out there and specifically order the lane go in on a property that is not party to the development agreement; no, he doesn't believe it is. On the other hand, is it enforceable in the sense that if it's not done and they're in breach of contract, they can no longer go forward with their development; it's enforceable strongly in that respect.

Chair Hollist asked if that means that in five years, once the reception center is completed and operational, they could go in and shut it down.

Attorney Simonsen said there are a wide variety of things that could be done, and he's still not sure where the five year timeline is coming from.

Mr. Bonham said it was a verbal agreement made with City Engineer Brad Klavano.

Attorney Simonsen said the five year timeline, for him, isn't real; what's real is what's in the development agreement. If they are ready to open the reception center, and that's not in, he thinks the city will have to look at a possible breach in contract and have those discussions. He does think that based on the development agreement, the city does have a strong enforcement mechanism should it be needed.

Commissioner Aaron Starks asked if the right turn lane was a reality within the five years, why wouldn't they want to expedite the timeline and complete it before opening for business since it's inefficient, uncomfortable, and would detract from the great culture they are trying to create with the redevelopment.

Mr. Bonham noted that they don't believe it's a busy street, and it appears staff agrees.

Mr. Visser said they paid for an additional traffic study on the traffic there, in addition to the city staff's opinion about the street and its flow. The right turn lane was not something deemed needed at this point, or even in the foreseeable future with both studies.

Commissioner Starks noted that if the independent study and the city's own engineers don't even feel it's a problem right now, that means two firms are confirming that view. Maybe the city should monitor it over the first year they're open, possibly doing an annual study to see how their first year of business has impacted the traffic there. From there, they could determine whether or not that right hand turn needs to be moved up in the timeline.

Mr. Visser noted that was the essence of what they had discussed with staff.

Commissioner Catmull asked if they were to wait a year and assess the right turn lane necessity, and the business failed and wanted to sell the property, would that new owner have an obligation

to build that lane since it's in the development agreement. Also, would that have to happen before it's sold.

Planner Drozdek noted they usually look at the traffic flows as part of any project, and if there was a need for the right turn lane, that would be required regardless of a development agreement. In this case, they would still be able to require the new owner to install the right turn lane.

Attorney Simonsen noted the development agreement is divided, listing the city's obligations and then the developer's obligations, which are divided into two sections. One section is the subdivision, where Bison has the obligation. Then there is this project, which is Sagewood, and the obligation to construct the right hand turn belongs to Sagewood; that project is the barn and venue. You can't build a development and then build the infrastructure later, and that's how he would anticipate a court interpreting this. He doesn't think they should be waiting to see how things go, it should be constructed at the same time as the other infrastructure items.

Mr. Visser noted that they've had multiple experts on traffic state the infrastructure is there for the project, in abundance. If there were staff suggestions saying the infrastructure wasn't sufficient, then the right turn pocket would have to be installed simultaneous with the project, and that would have been in the development agreement. Two specific groups of engineers reviewed the traffic and said that's not an issue.

Commissioner Starks asked for the estimated expenses if they were to build the infrastructure right now, and what that would do to the applicant.

Mr. Bonham said they are anticipating around \$100,000.

Commissioner Starks said that, as a small business owner, the right move is to diagnose and then prescribe. Currently, the process would be having them prescribe and then hope for a diagnosis later.

Mr. Visser said there has been a lot of discussion, thought, input and money put into this with additional experts to review. If the turn pocket was needed at the time, then it would have been a requirement within the development agreement as they worked with the city staff. However, if you review both the findings of city staff and the independent study he paid for, despite commentary, 3200 W can accommodate the current and projected traffic from the event center.

Chair Hollist noted that the only authority this commission has is to ensure the development agreement is being followed. A comment received by email was that the commission forwarded a negative recommendation for the rezone, and that is now off the table since they are just trying to apply what City Council has already agreed to. Whether or not the turn lane is needed, City Council has identified that it something that has to be included at some point. She would like clarification if possible as to when, as she is not seeing references to phases in the reports they have been given, nor a reference to a five year timeline. Based on her understanding, this was a requirement in the infrastructure along with parking, access, etc.

Planner Drozdek was not a part of those discussions, they were between the applicant and city engineer in regards to the timing. His understanding is that it will happen with a future phase, as that is something that was agreed on between the city engineer and the applicant. The agreement does state that city staff can make minor changes to the agreement.

Chair Hollist is unsure how to proceed, and what information to use in her decision, since it is not all in the development agreement or the reports.

Commissioner Starks said it doesn't sound like there is a sound process written out in the language existing. If the consensus with City Council is that this project needs to happen, that needs to be clearly identified as to when. The city is almost creating confusion for itself by then having its staff tell him it's not a problem at this point. Maybe a timeline stating that in the next 36 months there needs to be an independent study conducted to verify this is a problem, and if so there are teeth to enforce the infrastructure project to happen.

Planner Drozdek noted that as a minor change to the agreement, they could make a requirement in writing for the timing.

Attorney Simonsen sees problems with that, as Part G, Page 5 says, "The Planning Department, after conferring with the city manager, may approve minor modifications to the developer obligations in Section E, which was necessary or advantageous in facilitating the function." Section E is a provision on conflicting terms, so he thinks they might have meant to reference Section F. He doesn't want to influence any voting, but the applicant views this from the stance that it would have been in the agreement if there was going to be a specific time by which it had to be done. However, Attorney Simonsen sees it the opposite way. He thinks it would have been in the agreement if it wasn't to be constructed as part of the improvements of the development while they are being constructed. It's a conundrum, and he is surprised this issue has come up as this is the first time he's hearing about the five years and "waiting to see."

Commissioner Starks asked if it's possible to create an addendum to the agreement, rather than renegotiating the entire agreement itself.

Attorney Simonsen responded that changes could be made, but those changes would still have to be taken to the city council for approval.

Chair Hollist asked for more details on what "minor changes" would be allowed under the development agreement.

Attorney Simonsen wanted to be very careful to not affect the commission's judgment, but he thinks there is a real problem here; however, the commission is responsible and trained for these kinds of decisions.

Commissioner Catmull referenced the text on Page 83 of the packet, under Traffic and Parking, and asked how the applicant could dedicate land to the city as right-of-way if they don't own it right now.

Attorney Simonsen believes this happens all the time, and that the agreement would not have been entered into if they didn't feel they could fill the application. You can't dedicate something you don't own, you would have to acquire the rights to the item. The applicants must feel that they can accomplish that, or else they wouldn't have entered into this obligation.

Commissioner Catmull noted that if this lane were a requirement for opening the reception center, then they would have to acquire that land before that could happen; however, that land isn't in the same zone and he asked if a project can span zones.

Attorney Simonsen doesn't believe the land needs to span zones, the applicant just needs to fulfill an obligation to dedicate it to the city and construct the turn.

Planner Schindler added they would not have to acquire the property to do that, as the current owner could sign the dedication.

Commissioner Bevans noted that the original development agreement was with the trust that includes that property. The original agreement was with the property owners, and it has changed now that they have decided to do this. The portion being considered as Sagewood Ranch was Phase 2 of the original development and is where that original timeline was coming from. This development agreement now supersedes the original one that was intended as residential, and she presumes that this is an item that stayed in place because it was agreed to originally.

Attorney Simonsen directed the commission to Page 3, at the top of the page, Item D, it says "2020 Development Agreement. This replaces, in its entirety the development agreement dated September 4, 2020." As far as the relationship between the city and Sagewood and Bison, this agreement in front of us tonight is the most current agreement.

Commissioner Bevans clarified that the problem being faced now is due to no specific language in the agreement regarding the timeline on the right turn lane, and may be something to discuss with City Council in the future.

Commissioner Catmull referenced a recent project that came before them on a 10 year old development agreement, which faced similar issues.

Commissioner Darby believes that tonight they are looking at what is written in this agreement, not necessarily what anyone thinks is written in the agreement. The fact that the applicant thinks there is a five-year timeline is potentially irrelevant, since this new agreement is what they are bound to and have agreed to.

Attorney Simonsen believes that is correct, and that the commission is considering a site plan approval tonight; whether or not the provision about 3200 W is required to be part of the site plan.

Planner Drozdek shared that since there is no timing in the agreement, the thinking was that since the corner property will eventually become a part of Sagewood, the pocket would be required with the last phase of the Sagewood project.

Commissioner Catmull noted that would have to be rezoned from residential to be a part of that project. That will have to come before a future city council and there is no way to know what that outcome will be, meaning there are no guarantees for execution.

Chair Hollist read the rest of Item D that was referenced, and shared her concerns that it has an exception for the corner property being discussed.

Attorney Simonsen agreed that is a valid point to be made.

The Commissioners discussed Item D and their thoughts.

Chair Hollist doesn't believe she has enough information tonight to vote on this item. She feels they need more information on what has been agreed to verbally, what is binding. She understands the applicant's concern that this is expensive, they are a small business and the lane might not be immediately necessary based on the traffic study they had done. However, the city council included this as a requirement, probably in response to citizen concern, and as a concession made for putting something unique in a residential neighborhood. It would be her intent to make sure the items included by the city council in the agreement are met, and she feels she needs more information. Going to the city council to get clarification and their thoughts would be time consuming, amending the agreement is a headache that she doesn't believe anyone is interested in pursuing, so she would be happy to ask city staff to come back with more documentation on when things will happen, when they will be required, and the timing. She likes the idea of getting an agreement for the dedication from the other property owner, for peace of mind. She also thinks it should be bonded as part of the project, regardless of the timing.

Commissioner Bevans addressed the applicant, noting what a good job they did with the landscaping and making sure it was exactly what was agreed upon; the landscaping is beautiful. There has been a lot of arbitrary information shared tonight with the commission that makes this decision difficult. She agrees that the turn lane is in the development agreement, with the applicant's interpretation that it gets done before the development is complete. However, she is also sensitive to those living there, and it's difficult to make it happen. They do need further clarification on a lot of different pieces of this agreement before they are able to make a firm decision on whether or not the site plan submitted is in accordance with the development agreement.

Commissioner Darby is in favor of approving the site plan before them tonight, because from his understanding of the agreement, the applicant has agreed to put in the 3200 W lane as part of this development. It doesn't say anything about timing in there, and it could be that the applicants misunderstand the timing expected, but as he reads it the timing is concurrent with the actual development. He would also be okay with tabling this, as there has been a lot of information shared tonight that needs to be sorted through.

Commissioner Catmull thanked the applicant as well for going through this process. The process may seem tedious, but the commission is just trying to do the right thing and get the agreement sorted out. He believes it is an overall benefit to the city, and he is glad to see some of the adjacent property owners agreeing. He also feels that he needs more information before approving this, and he is more inclined to table this while awaiting that further information.

Commissioner Starks echoed the other commissioners' comments. It is always important for them to be data driven, and it feels like the data is currently telling them this is not a problem based on the city's data and the data from the independent firm. Therefore, he can't advocate for a right turn lane now, or in the future, when he doesn't know the problem actually exists. He would like to understand more about this, how the city council is seeing this and why they are advocating for that lane and the necessity for it. He would vote to approve it as it is now, but does agree that they need more information from the city council as well. He thinks they should ask for clarification from both city staff and the city council.

Chair Hollist believes the turn lane was a concession to the residents concerned with traffic, and they can certainly review the minutes from the meeting where that was decided

Commissioner Starks noted this is why he feels it is important to be data driven. They may not like the way things look, but at the end of the day that is just a subjective opinion. If they feel like this is a problem then it should be outsourced to the experts for analysis, and it feels like that has been done with two different firms; both concluding it is not a problem at this point.

Commissioner Darby believes that is City Council's prerogative on their decision, and maybe they just weren't clear enough on this portion of the agreement, or the commission isn't clear enough on the timing for the 3200 W lane; the commission just needs to understand what the council was thinking with their decision timing wise.

The commission discussed what information they would like to request from staff, including what the phasing looks like and official site plans for all phases.

Commissioner Bevans feels the "why" for City Council's decision is moot at this point, as it was what they agreed to with the developer. She isn't seeking clarification on why, she is just looking for the timeline and the actual information on when those pieces will be required, along with the full site plan.

Planner Schindler asked to clarify that the commission's main question is when this will be required, and the commission agreed.

Commissioner Starks asked to clarify a summary that the most recent agreement is dated September of 2020, and one of the concessions made by the landowner was that a right turn lane would be put in, in tandem with the development of this project. Staff agreed with that summary. Commissioner Starks went on to say that if that is it, and a concession was agreed to, then he

agrees they need to understand the timing, the phase approach, and what that means since it has been agreed to.

Attorney Simonsen said this appears to be a two part analysis. First, they need to decide if the timing is a staff or City Council decision. If it is a minor change and falls within the requirements for city staff to review it, then they can make the necessary changes in discussion with the developer. If it decided that is more than a minor change, then it would need to go over to the city council.

Chair Hollist motioned to table this item, File No. PLSPR202300005, Site Plan Approval, for additional information on the right turn pocket on 3200 West, as discussed above.

Commissioner Starks agreed with Chair Hollist's request

Commissioner Catmull asked if staff or the applicant deals with the site plan

Planner Drozdek responded that it would be the applicant's engineer.

Chair Hollist amended her motion to add requesting staff obtain an updated site plan from the applicant, and determine whether this is a major or minor change to the development agreement to allow phasing and timing that is not concurrent with the development of the reception center. Commissioner Bevans seconded the motion. Roll Call Vote was 5-0, unanimous in favor. Commissioner Gedge was absent from the vote.

There will not be another public hearing on this, as the public hearing has already been done.

I. LEGISLATIVE PUBLIC HEARINGS - None

J. OTHER BUSINESS

City Planner Greg Schindler gave a brief review for the next Planning Commission Meeting, noting that it may be cancelled.

Commissioner Bevans will be attending the next City Council Meeting.

ADJOURNMENT

Chair Hollist motioned to adjourn the June 13, 2023 Planning Commission Meeting. Commissioner Darby seconded the motion; vote was unanimous in favor. Commissioner Gedge was absent from the vote.

The June 13, 2023 Planning Commission Meeting adjourned at 9:21 p.m.



Memo

TO: Planning Commission DATE: June 15, 2023 CC: Jared Francis, Senior Engineer SUBJECT: Sagewood Site Plan

FROM: Damir Drozdek, Planner III

The Planning Commission held a public hearing for the Sagewood Event Center Site Plan, application PLSPR202300005, on June 13, 2023. At this meeting, the Planning Commission tabled the application and requested that staff provide the Commission some additional information that was missing from the staff report pertaining to the timing for the construction of a right-turn pocket on 3200 West. This document provides the Planning Commission that additional information and clarifies the timing and scope of work.

On April 16, 2022, the City Council approved this project with a development agreement that mandates that the developer construct a right-turn pocket at the corner of 3200 West and South Jordan Parkway with this development. The development agreement, however, did not specify timing for the construction of the right-turn pocket. During the review for the site plan, the developer requested that the City Engineer allow the developer to construct the right-turn pocket later to avoid impacting the family home at 10431 S 3200 W. The City Engineer agreed to allow the developer to construct the right-turn pocket during phase two of the development when the use of the family home will change, with the following conditions:

- 1. The right-of-way for the turn pocket will be dedicated to the City prior to site plan approval.
- 2. The turn pocket will be shown on the Sagewood Barn site plan drawings with a border around it indicating that it will be constructed in the future.
- 3. The developer will provide the City a bond for the turn lane and the bond agreement will specify that the improvements will be completed within five years of the site plan approval.

Attached to this memo is the site plan showing the right-turn pocket and a recorded quick claim deed showing dedication of the right-of-way to the City. The developer has also provided the City the required bond and bond agreement. The staff report from the previous meeting is also included for your reference. With these clarifications, City staff recommends that the Planning Commission approve the application.

Staff Recommendation (Motion Ready): **I move that the Planning Commission** approve application PLSPR202300005 to allow for construction and operation of an event center subject to the City receipt of an acceptable bond.

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¹ "Sagewood shall construct a right turn pocket to City Standards on the east side of 3200 West at the intersection with South Jordan Parkway. The Developers shall dedicate the City right-of-way as is reasonably needed to accommodate the right turn pocket." (Development Agreement, Section F.2.f.5.)

Item G.1.

WHEN RECORDED, MAIL TO: South Jordan City. 1600 West Towne Center Drive, South Jordan, Utah 84095

14124717 B: 11429 P: 5997 Total Page 07/03/2023 09:44 AM By: mpalmer Fees: \$0.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: SOUTH JORDAN CITY 1600 WEST TOWNE CENTER DRIVESOUTH JORDAN, UT 84095

QUIT CLAIM DEED

For the sum of TEN DOLLARS (\$10.00) and other Good and Valuable Considerations Amy L Jones Family Living Trust, Grantor, hereby Quit Claims to South Jordan City, a municipal corporation of the State of Utah located at 1600 West Towne Center Drive, South Jordan, County of Salt Lake, State of Utah, 84095, Grantee, the following real property located in Salt Lake County, State of Utah shall be recorded as a NEW PARCEL:

A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND HAVING A BASIS OF BEARINGS OF NORTH 00°01'00" EAST BETWEEN THE WEST QUARTER AND NORTHWEST CORNER OF SAID SECTION 16, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 3200 WEST STREET, SAID POINT BEING NORTH 00°01'00" EAST ALONG THE SECTION LINE A DISTANCE OF 1,069,62 FEET AND EAST 33.05 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 16, AND RUNNING THENCE NORTH 00°00'19" EAST, ALONG SAID RIGHT OF WAY LINE FOR 3200 WEST, 134.94 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTH JORDAN PARKWAY: THENCE NORTH 44°59'37" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE OF SOUTH JORDAN PARKWAY, 3.15 FEET;

THENCE SOUTH 00°00'19" WEST 96.60 FEET;

THENCE SOUTH 03°09'03" WEST 40.63 FEET, TO THE EAST RIGHT OF WAY LINE OF 3200 WEST STREET AND THE POINT OF BEGINNING.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its proper officers thereunto duly

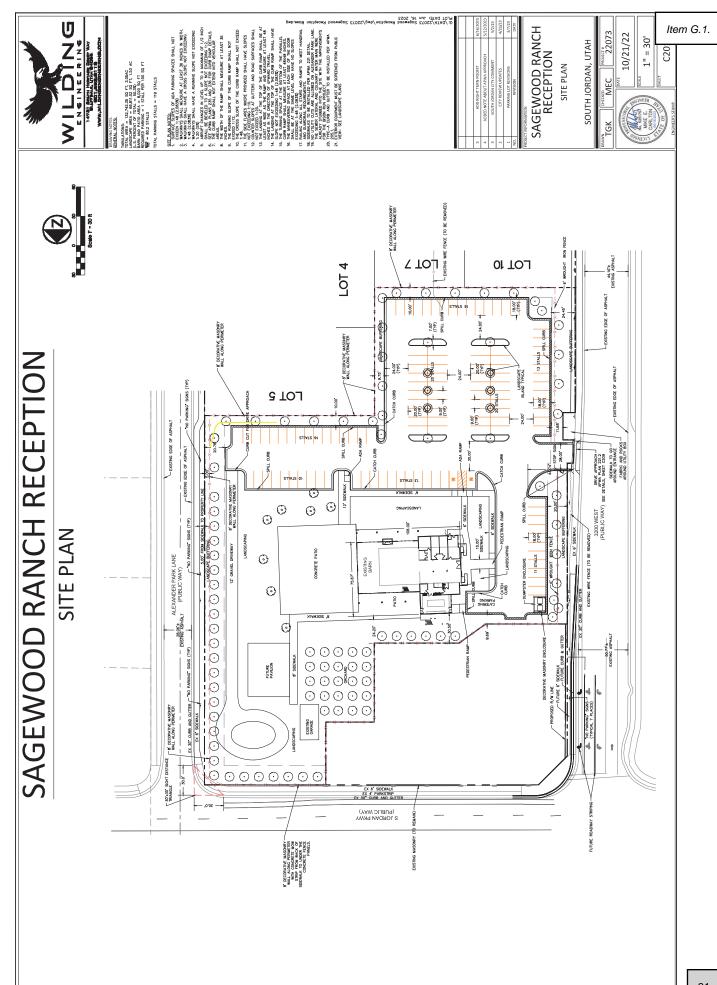
June . A.D. 2023.

Contains 258 square feet or 0.01 acres, more or less.

_day of ___

Residing at: South Frdan

	Amy Lu Jones, Manager
	Amy L Jones Family Living Trust
	Attest
STATE OF UTAH)	1
:ss.	
COUNTY OF SALT LAKE)	
On the 28 day of June, 2023, person	sonally appeared before me Amy Jones .
Camis Devey	KAMIS DEWEY Notary Public - State of Utah Comm. No. 724581 My Commission Expires on
Notary Public	May 10, 2026
Kamis Devely	Sent Day of the Sent Sent Sent Sent Sent Sent Sent Sen
My commission Expires: Way 10, 2026 Residing at:	



Meeting Date: 06/13/2023

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Issue: SAGEWOOD BARN

SITE PLAN

Address: 10431 S. 3200 W. File No: PLSPR202300005 Applicant: Megan Visser

Submitted by: Damir Drozdek, Planner III

Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** application PLSPR202300005 to allow for construction and operation of an event center.

ACREAGE: Approximately 3 acres

CURRENT ZONE: P-O (PD) (Professional Office – Planned

Development)

CURRENT USE: Agricultural

FUTURE LAND USE PLAN: EIO (Economic Infill Opportunity)

NEIGHBORING ZONES/USES: North – R-1.8 and R-2.5 / South Jordan Parkway

South – R-3 / Single-family residential

 $West-R-M-7 \ / \ 3200 \ West$ $East-R-1.8 \ / \ Alexander \ Ln.$

STANDARD OF REVIEW:

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements outlined in chapter 16.24 and the requirements of the individual zone in which a development is proposed. All provisions of titles 16 & 17 of the City Code, and other city requirements, shall be met in preparing site plan applications and in designing and constructing the development. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions or deny the site plan.

BACKGROUND:

The applicant is proposing to construct an event center on property generally located at 10431 S. 3200 W. The property is approximately 3 acres. It is located in between 3200 West from the west and Alexander Ln. from the east. South Jordan Parkway delineates the north boundary while the Bison Run subdivision constitutes the south boundary of the project.

The project will only be accessed off 3200 West. Parking will generally be located to the south of the event center building while the project amenities, such as open space, an orchard, water

features, etc. will generally be located to the east and the north of the building. The very northwest corner of the property will remain as a single-family residential home. It is anticipated that this property will become part of the event center project in the future.

All public street improvements along 3200 West and Alexander Ln. have already been completed with previous projects. No street improvements will be required with this project. There will be some other minor public improvements with the project, such as water meters, a fire hydrant, and a streetlight. Storm water will be detained underground in the chambers located under the parking lot. The water will then be released at a controlled rate into an existing storm drain system in the Alexander Ln.

A decorative 8' masonry wall will be constructed along the project perimeter on all sides except from the 3200 West property line. The 3200 West line will have a 6' wrought iron fence. Landscaping will be installed along the project perimeter. There will be trees along all sides of the perimeter. A decorative masonry wall along Alexander Ln. will be set 10' from the edge of the sidewalk on said road. The area between the sidewalk and the wall will be landscaped with trees and various plantings.

The proposed event center will be a two story building with roughly around 9,000 sq. ft. of space. Majority of the main building floor will be occupied by the main hall that will extend to an outside patio.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The City Council reviewed and approved a development agreement and a zone change regarding this property in May of 2022.
- The approved development agreement shows the approved use on the property, and includes the building architecture and a concept plan.
- The Architectural Review Committee reviewed the proposed building design on March 15, 2023 and unanimously recommended approval by a vote of 5-0.

Conclusion:

• The proposed project will meet the City Code requirements as well as the terms and conditions of the development agreement and thus should be approved.

Recommendation:

Based on the Findings and Conclusions listed above, Staff recommends that the Planning
Commission take comments at the public hearing and approve the Application, unless,
during the hearing, facts are presented that contradict these findings or new facts are
presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

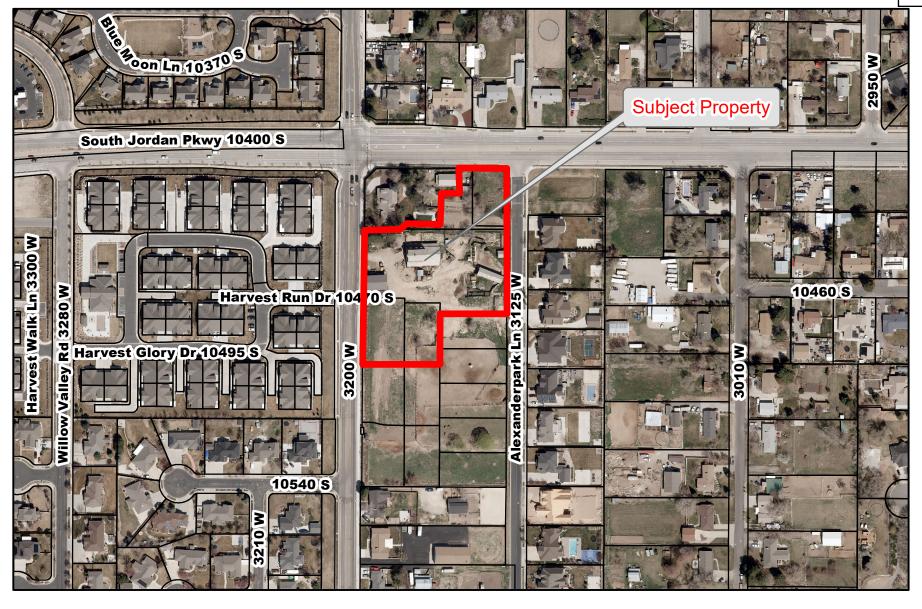
SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Site Plan

Damir Drozdek, AICP

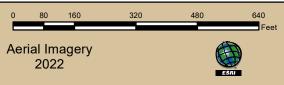
Planner III, Planning Department

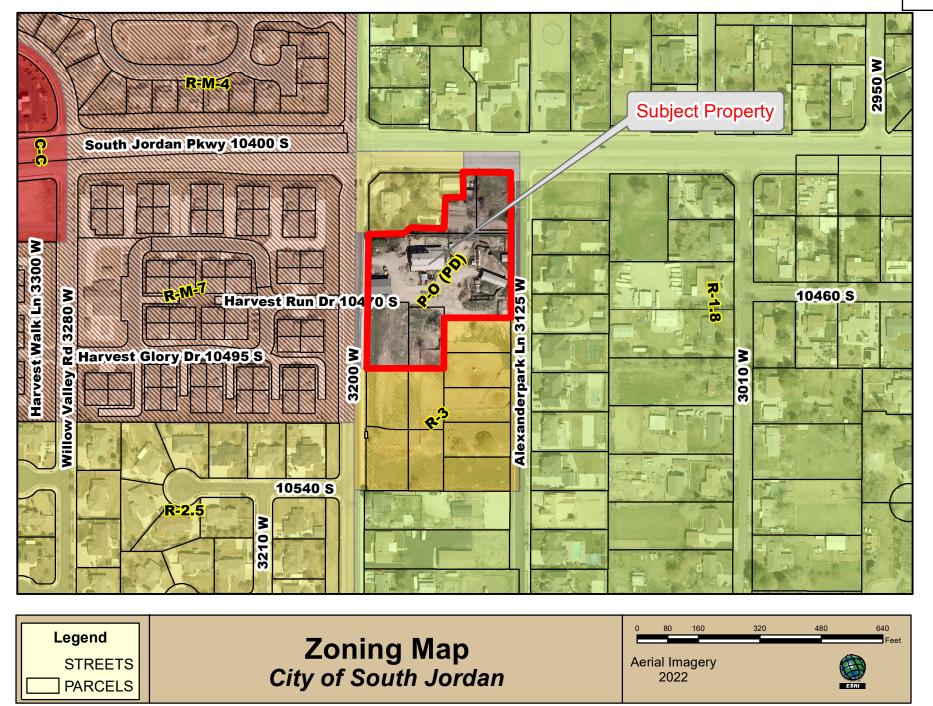
- Landscape Plan
- Building Elevations and Renderings
- Development Agreement



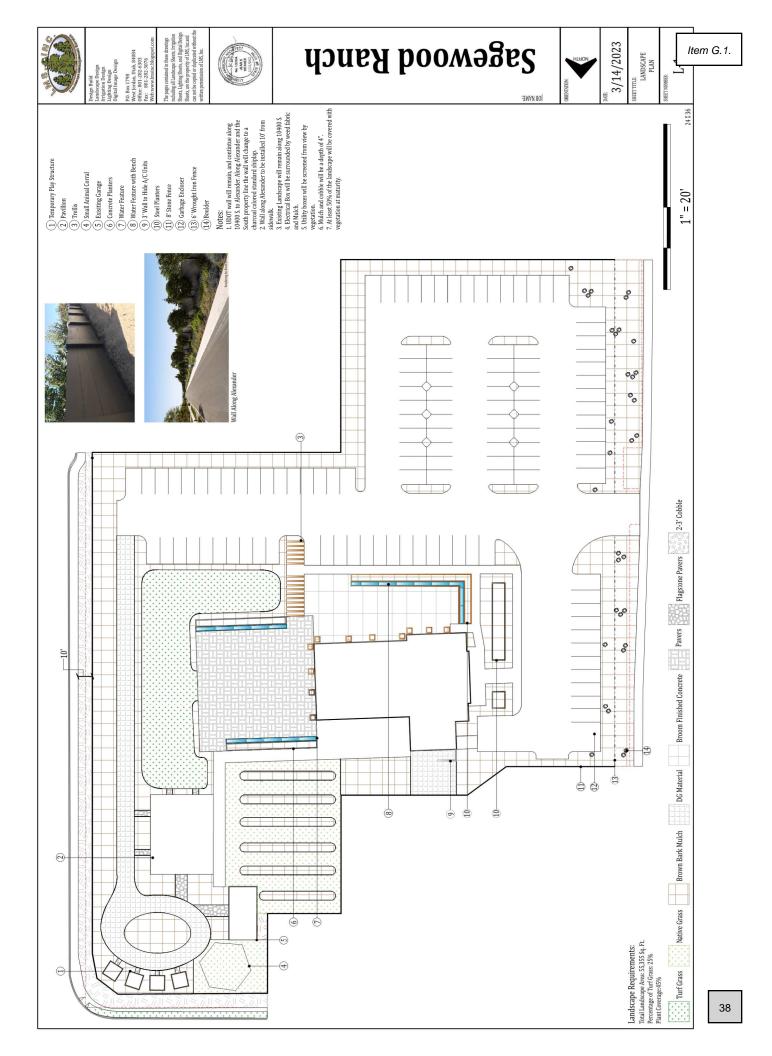
Legend
STREETS
PARCELS

Aerial Map
City of South Jordan





SAGEWOOD RANCH RECEPTION Item G.1. SITE PLAN WILDING GENERAL NOTES: TABULATIONS: TOTAL AREA = 132,742.35 SQ FT, 3.05AC LANDSCAPE AREA = 66,811.02 SQ FT, 1.53 AC (L.S. PERCENT OF TOTAL = 50.3%) BARN AND PATO AREA = 6,202 SQ FT REQUIRED PARKING = 1 STALL PER 100 SQ FT W = 50.2 STALLS City Engineer City of South Jordan TOTAL PARKING STALLS = 119 STALLS Approved 06/02/2023 SITE PLAN MOTES. SIRPACE SLOPES OF ADA PARRONG SPACES SHALL NOT EXCEPT 1-86 (2.083%) WALKWAYS SHALL MAKES AT LEAST 36 NOVIES IN WOTH. WALKWAYS SHALL MAKE A CROSS SLOPE NOT EXCEEDING WALKWAYS SHALL MAKE A RAINESS SOPE NOT EXCEEDING 120 (ST) SHALL REFERENCE STATES UP TO A MANIMAN OF 1/2 NOVI SHALL REFERENCE TO A SLOPE NOT EXCEEDING 1-20 SEE APMAR PLANS 225 AND 236 FOR CURB RAMP GETMAS. THE CUBB RAINES SHALL FOR THE SHALL REFERENCE SHALL SHAPE SHALL REFERENCE TO A SLOPE HOW TO EXCEEDING 1-20 SEE APMAR PLANS 225 AND 236 FOR CURB RAMP GETMAS. ₹ 30'x30' SIGHT DISTANCE ALEXANDER PARK LANE (PUBLIC WAY) -EXISTING EDGE OF ASPHALT EX 30" CURB AND GUTTER /- "NO PARKING" SIGNS (TYP) EX 6' SIDEWALK 0000000007. THE CURB RAMP SHALL HUT EXTEND HITO THE CURB RAMP SHALL HEASURE AT LEAST 36 HORSES. 9. THE RUNNING SLOPE OF THE CURB RAMP SHALL NOT EXCEED 1:12. 10. THE CROSS SLOPE OF THE CURB RAMP SHALL NOT EXCEED 1.12. 0 10. THE CROSS SLOPE OF THE CURB RAMP SHALL NOT DOCUDE 11. THE SIDE FASSES WHERE PROVIDED SHALL HAVE SLOPES 20. TO DECEDING 110. 21. THE SIDE FASSES WHERE PROVIDED SHALL HAVE SLOPES 12. THE STATE OF THE PARK OF THE STATE SHALL HAVE 13. THE STATE SHALL HAVE SHAP HAVE MASSES AT LLACT 46 14. SLOPE SHAPE SHAP HAVE MASSES AT LLACT 46 15. THE SHAPE SHAPE SHAP HAVE SHAPE AT LLACT 46 16. THE MARILLY SHAPE SHAPE SHAPE SHALL HAVE 16. THE SHAPE SHAPE SHAPE SHAPE SHALL HAVE 16. THE MARILLY SHAPE SHAPE SHAPE SHAPE SHAPE 17. RALBAND ALDON ALL STARS HAD RAMPS 10 MEET IMPORTANT 18. DECEDING IN COLUMN SHAPE SHAPE SHAPE SHAPE 18. DECEDING IN COLUMN SHAPE SHAPE SHAPE SHAPE 19. DO SHAPE SHAPE SHAPE SHAPE SHAPE SHAPE 19. DO SHAPE SHAPE SHAPE SHAPE SHAPE 19. DO SHAPE SHAPE SHAPE SHAPE 19. DO SHAPE SHAPE SHAPE SHAPE 19. DO SHAPE SHAPE SHAPE SHAPE SHAPE 19. DO SHAPE SHAPE SHAPE 19. DO SHAPE SHAPE SHAPE 19. DO SHAPE SHAPE SHAPE SHAPE 19. DO SHAPE SHAPE SHAPE SHAPE 19. DO SHAPE SHAPE SHAPE 19. DO SHAPE SHAPE 19. DO SHAPE SHAPE SHAPE SHAPE 19. DO SHAPE SHAPE SHAPE 19. DO SHAPE SHAPE \odot 0 0 0 (P) 0 S 0 0 8' SIDEWALK 0 0000 \odot 0 CONCRETE PATIO $\overline{0}$ 0 0 0 0(O) 205.1. 21. EXTERIOR EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW— SEE LANDSCAPE PLANS LOT 4 12' SIDEWALK [8' DECORATIVE MASONRY WALL ALONG PERIMETER \odot \odot \odot \odot 9.75 VANDSCAPE BUFFERING B' DECORATIVE MASONRY WALL ALONG PERIMETER EXISTING MASONRY (TO REMAIN) 占 -EXISTING WIRE FENCE (TO BE REMOVED) 5/2/23 9 4/21/23 5 SAGEWOOD RANCH RECEPTION SITE PLAN EX 6' SIDEWALK FY 30° CURB AND CUTTER SOUTH JORDAN, UTAH EXISTING WIRE FENCE (TO BE REMOVED) EXISTING EDGE OF ASPHALT 50.77'± EXISTING ASPHALT MEC 22073 44.16'± EXISTING ASPHALT SIDEWALK TO GO-AROUND ENTRANCE -EXISTING EDGE OF ASPHALT 10/21/22 1" = 30' C201



3/14/2023 Item G.1. LANDSCAPE PLAN

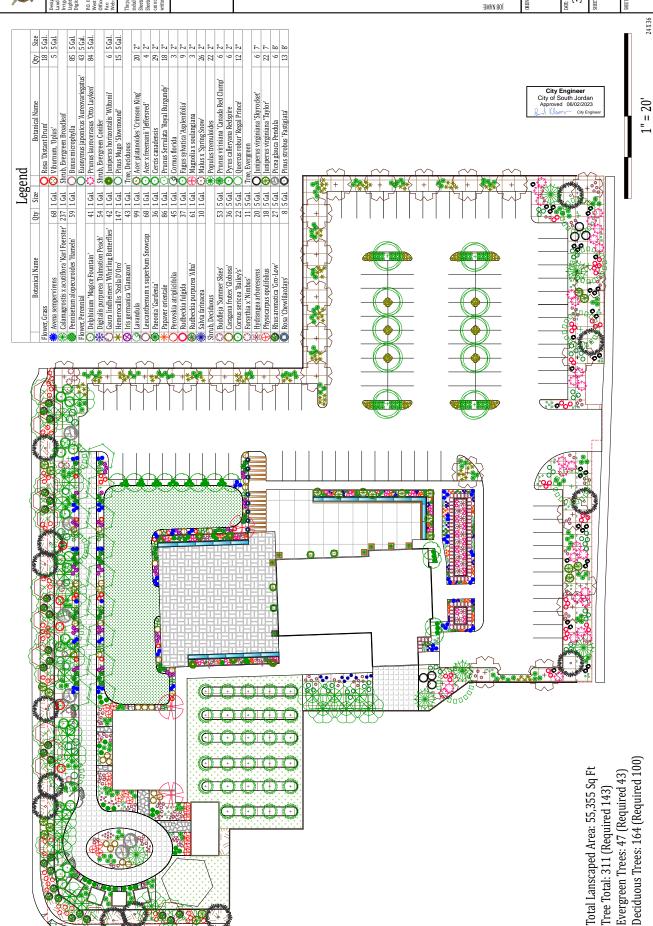
Sagewood Ranch



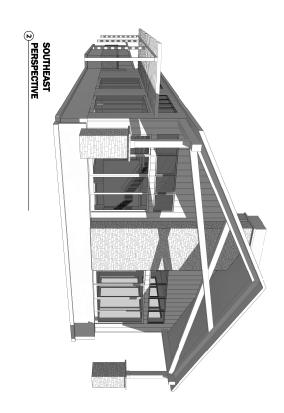


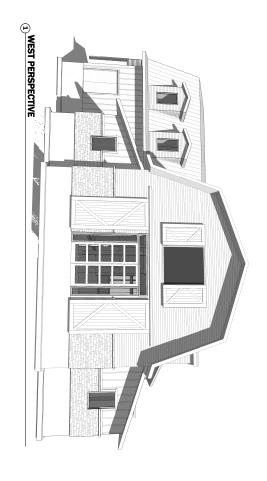


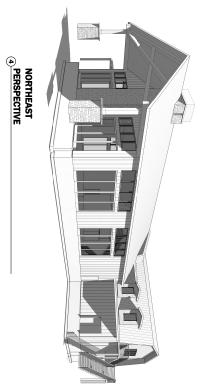


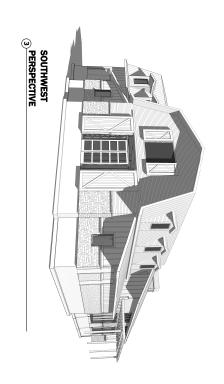


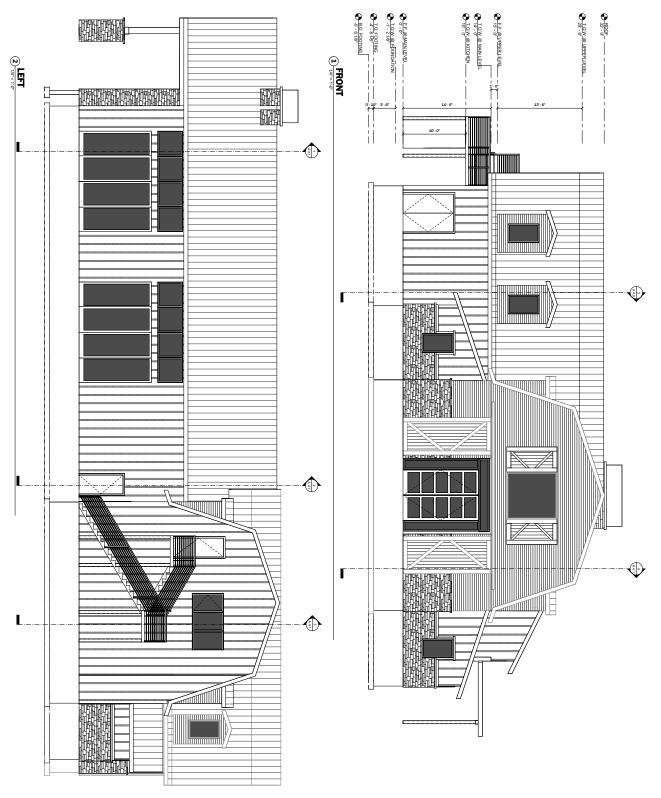
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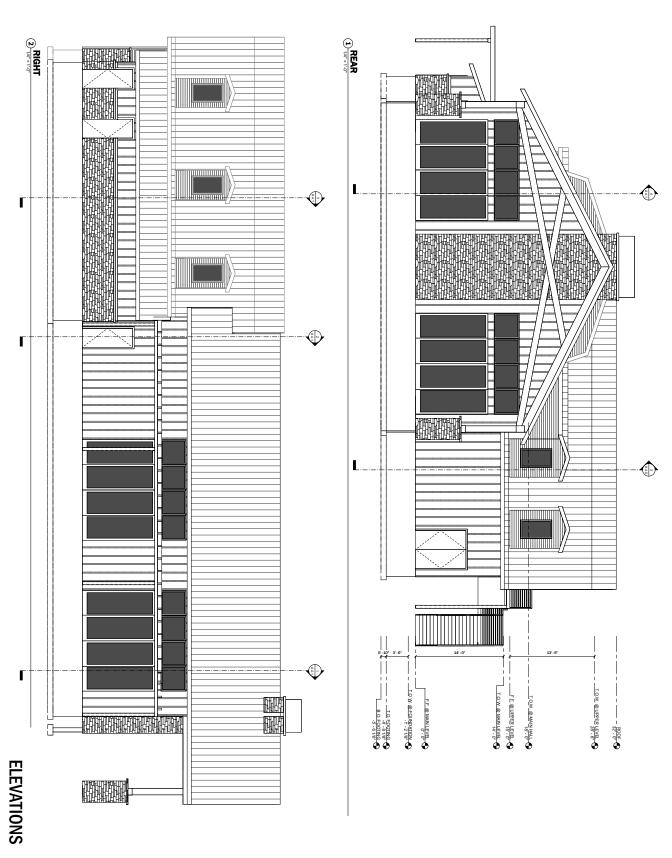


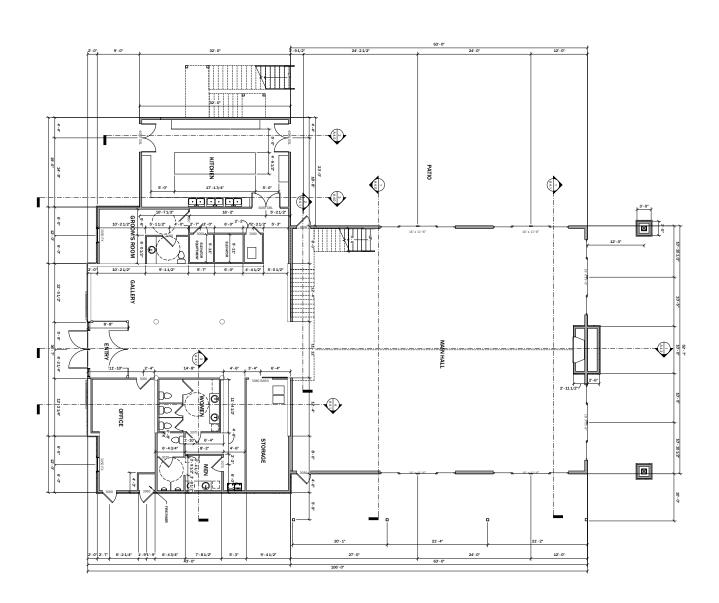




ELEVATIONS

A 2.0





MAIN LEVEL PLAN

A 3.1

MAIN 6479 SF

Harbor Design
HOME DESIGN & PLANS
F. milan@harbordesigncompany.com
P. 801.472.0857

SAGEWOOD RANCH 10400 S 3200 W, SOUTH JORDAN, UTAH THESE PLANS, DRAWNOS, AND DESIGNS ARE THE PROPERTY OF HARBON DESIGN COMPANY, LC. ALL ROHTS ARE RESERVED AND SHALL NOT BE REPRODUCED ON COPED WITHOUT THE WRITEN CONSERT OF HARBON DESIGN COPED WITHOUT THE WRITEN CONSERT OF HARBON DESIGN CONTROL ON THE SITE WITHOUT HE RECOVER OF THE WRITEN CONTROL ON THE SITE WITHOUT HE TILE BLOOD.

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A 3.1

Drawn by: MM
Checked by: MM
Project Date: 2023-03-2
Project #: 21435

UPPER LEVEL PLAN

A 3.2

UPPER 2348 SF

Harbor Design
HOME DESIGN & PLANS
F milan@harhordesigncompany.com
P. 801.472.0857

RESOLUTION R2022-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE CITY AND THE DEVELOPER TO ENTER INTO A DEVELOPMENT AGREEMENT PERTAINING TO THE DEVELOPMENT OF THE PROPERTY GENERALLY LOCATED AT 10431 S. 3200 W.

WHEREAS, the City of South Jordan is a municipal corporation and political subdivision of the State of Utah (the "City) and is authorized to enter into development agreements that it considers are necessary or appropriate for the use and development of land within the City pursuant to Utah Code § 10-9a-102, et seq.; and

WHEREAS, the City has entered into development agreements from time to time as the City has deemed necessary for the orderly development of the City; and

WHEREAS, the Developer now desires to enter into an agreement for the purpose of developing and changing the zoning designation on property generally located at 10431 S. 3200 W.; and

WHEREAS, the City Council of the City of South Jordan (the "City Council") has determined that it is in the best interest of the public health, safety, and welfare of City to enter into a development agreement for the orderly development of the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

<u>SECTION 1.</u> Authorization to Sign Development Agreement. The City Council hereby authorizes the Mayor to sign the Development Agreement, attached hereto as Exhibit 1.

<u>SECTION 2.</u> Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

ABSENT

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS 19 DAY OF April , 2022 BY THE FOLLOWING VOTE:

Patrick Harris Bradley Marlor Donald Shelton Tamara Zander Jason McGuire X X X X X X

ABSTAIN

Mayor:

Dawn R. Ramsey

Attest:

YES

NO

City Recorder

Approved as to form:

Office of the City Attorney



EXHIBIT 1

(Development Agreement)

RECEIVED

MAY 3 1 2022

South Jordan City City Recorders Office

Item G.1.

After recording, please send to:

City of South Jordan Attn: City Recorder 1600 West Towne Center Drive South Jordan, Utah 84095 13951648 B: 11338 P: 7286 Total Pages: 35 05/13/2022 10:34 AM By: zjorgensen Fees: \$0.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: SOUTH JORDAN 1600 W TOWNE CENTER DRSOUTH JORDAN, UT 84095

Affected Parcel No(s): 27161520030000, a portion of 27161520150000, 27161520210000, and 27161520220000.

DEVELOPMENT AGREEMENT

This Development Agreement (this "Agreement") is between the City of South Jordan, a Utah municipal corporation ("City"), and Bison Run, LLC ("Bison") and Sagewood Barn, LLC ("Sagewood") (collectively known as the "Developers"). City and Developers are jointly referred to as the "Parties" and each may be referred to individually as "Party."

RECITALS

WHEREAS, Bison owns certain real property identified as Salt Lake County Assessor Parcel Number(s): 27161520220000. ALJFL Trust owns certain real property identified as Salt Lake County Assessor Parcel Number(s): 27161520210000 and 27161520150000. SCBM Family Trust owns certain real property identified as Salt Lake County Assessor Parcel Number(s): 27161520030000. The aforementioned parcels are specifically described in attached Exhibit A (the "Property"); and

WHEREAS, Sagewood has obtained executed Owner Affidavits for those parcels owned by ALJFL Trust and SCBM Family Trust for the purpose of effecting the rezone contemplated herein; and

WHEREAS, the Property is subject to the Planning and Land Use Ordinance of South Jordan City and is located approximately at 10431 South and 3200 West; and

WHEREAS, the Property is currently zoned Residential, 2.5 lots or units per acre (R-2.5 Zone) and Residential, 1.8 lots or units per acre (R-1.8 Zone), with a future land-use designation of SN (Stable Neighborhood); and

WHEREAS, Developers desire to develop the Property as a nine-lot residential subdivision (the "Subdivision") and a project to be known as Sagewood Ranch Barn (the "Project") consistent with the concept plan attached as Exhibit B (the "Concept Plan"), and the concept elevations and floor plans attached as Exhibit C (the "Elevations and Floor Plans"); and

WHEREAS, in furtherance of Developers' desire to develop the Project, Developers have requested that the Subdivision portion of the Property be rezoned with a base zoning of Residential, 3 lots or units per acre (R-3) (attached as Exhibit D), and the Project portion of the Property be rezoned with a base zoning of Professional - Office (the "P-O Zone") and further and subsequently rezoned and made subject to a Planned Development Floating Zone (the "PD Zone") to be known as the "P-O-PD Zone" (attached as Exhibit E); and

WHEREAS, the purpose of the PD Zone is "to allow for flexibility in the application of zoning regulations and development provisions of this title to advance a public interest through prescriptive requirements of a development plan and development agreement approved by the City Council;" and

WHEREAS, Developers and City acknowledge that development in the PD Zone requires a development agreement specific to each area zoned as a PD Zone; and

WHEREAS, the City Council of the City of South Jordan (the "City Council"), acting pursuant to its authority under Utah Code § 10-9a-102(2) et seq., as amended, and the South Jordan City Municipal Code (the "City Code"), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has elected to exercise its legislative discretion to enter into this Agreement for the purpose of rezoning the Subdivision portion of the Property as the R-3 Zone and establishing the P-O-PD Zone and regulating the Project pursuant to the P-O-PD Zone; and

WHEREAS, Developers and City acknowledge that the development and improvement of the Property pursuant to this Agreement comply with the requirements of the R-3 Zone and the PD Zone and provide certainty useful to the Developers and to City in ongoing and future dealings and relations among the Parties pertaining to the development of the Project; and

WHEREAS, this Agreement shall only be valid upon approval of such by the City Council and pursuant to Resolution R2022-14 a copy of which is attached as **Exhibit F**; and

WHEREAS, City and Developers acknowledge that the terms of this Agreement shall be enforceable and the rights of the Developers relative to the Property shall vest only if the City Council, in its sole legislative discretion, approves the R-3 Zone for the Subdivision and both the P-O Zone as the base zone for the Project area and the P-O-PD Zone as the applicable PD Zone for the Project area. In the event the City Council does not do so within a reasonable time, but in no event, more than one year from the Effective Date, defined herein, this Agreement, and any of its effects, shall be null and void, and the parties' rights and obligations shall continue as they were situated prior to the Effective Date, as though this Agreement was never contemplated or negotiated.

NOW THEREFORE, based on the foregoing recitals and in consideration of the mutual covenants and promises contained and set forth herein, the Parties agree as follows:

TERMS

- A. Recitals; Definitions. The recitals set forth above are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the City Code.
- B. Enforceability. City and Developers acknowledge that the terms of this Agreement shall be enforceable, and the rights of Developers relative to the Property shall vest, only if: (i) the City Council in its sole legislative discretion rezones the Property from the R-2.5 and R-1.8 Zones to the R-3 Zone and the P-O Zone as the base zone and also rezones the Property with the P-O-PD Zone as the applicable PD Zone for the Property.
- C. Effective Date. This Agreement is effective on the date the last party executes this Agreement as indicated by the date stated under that party's signature line (the "Effective Date").

- D. 2020 Development Agreement. This Agreement replaces in its entirety the development agreement dated September 4, 2020 and recorded on the Property with the Salt Lake County Recorder's Office as record number 13487745 (Book 11075 Pg 6984-7010A-D), except as it applies to the R-2.5 Zone applied to the portion of parcel number 2716152015000 that is not included in the Project description (Exhibit A), and is shown on the Concept Plan (Exhibit B) as an existing home and associated driveways and accessory buildings on the corner of 3200 West and South Jordan Parkway.
- E. Conflicting Terms. The Property shall be developed in accordance with the requirements and benefits provided for in relation to the R-3 Zone, the P-O Zone and the PD Zone under the City Code as of the Effective Date. If there is a discrepancy between the requirements of the City Code, including the R-3 Zone, P-O Zone or the PD Zone, and this Agreement, this Agreement shall control.

F. Developers' Obligations.

- The Subdivision Bison's Obligation.
- a. <u>Concept Plan</u>. Bison agrees to construct the Subdivision portion of the Property in accordance with the Concept Plan (**Exhibit B**) and the requirements set forth in this Agreement and the City Code.
- b. <u>Phasing Plan</u>. Development shall take place in one phase. All utilities and utility stubs for all lots entering the Subdivision from 3200 West or Alexander Park Lane shall be brought in during phase one to prevent cutting into roads more than once.
- c. <u>Single Family Housing</u>. The Subdivision shall consist of single family housing with an overall density not exceeding three (3) homes per acre.

d. Sidewalk.

- 1. Bison shall remove and replace sidewalk along 3200 West with a City Standard landscaped parkstip and sidewalk.
- 2. Bison shall install the City Standard landscaped parkstrip and sidewalk along the Property's boundary on Alexander Park Lane.
- e. <u>Utility Cuts</u>. Any utility cuts into 3200 West shall require a substantial mill, fabric and overlay across the entire width of 3200 West from curb to curb the width being reasonably determined by the City Engineer.
- f. <u>Alexander Park Lane</u>. Bison shall mill, fabric and overlay the entire roadway of Alexander Park Lane from the southern edge of the Property (Concept Plan Lot 1) to South Jordan Parkway as approved by the City Engineer.
- g. <u>Fencing</u>. Homes constructed on Concept Plan Lots 9 and 10 will face a forty (40) foot wide private access drive from 3200 West. Bison shall construct a decorative masonty fence along the Subdivision's 3200 West street frontage as

specified by City Code § 16.04.200.

- 2. The Project Sagewood's Obligations.
- a. <u>Concept Plan</u>. Sagewood agrees to construct the Project portion of the Property in accordance with the Concept Plan (**Exhibit B**) and the Elevations and Floor Plans (**Exhibit C**) and the requirements set forth in this Agreement and the City Code.
- b. <u>Uses</u>. The "convention/reception center" use as defined by City Code § 17.18.060, except excluding restaurants, shall be the only permitted use of the Project under this P-O-PD Zone. There shall be no other permitted or conditional uses allowed on the property, except for accessory uses to the "convention/reception center" use.
 - 1. Because of the additional requirements this Agreement imposes on the initial establishment and continuing operation of the Project, Impact Control Measures (see City Code § 17.18.040) are not required as part of the City's subdivision or site plan review of the Project.
- c. <u>Hours of Operation</u>. The Project shall only operate and host events between the hours of 7:00 am and 11:00 pm.

d. Noise.

- 1. All amplified live music shall be performed within the indoor barn facility only.
- 2. All recorded music shall only be played using the Project's sound system with controlled volume levels.
 - 3. All music shall not be played after 10:00 p.m.
- 4. All noise generated by the Project and on the Property shall strictly comply with "Salt Lake County Health Department Health Regulation #21 Community Noise Pollution Control."
- 5. Sagewood shall work with a sound engineer to insulate the main building to reduce noise heard outside the building, and demonstrate in the building permit application that the planned construction provides a sound transmission class and impact insulation class rating of not less than sixty (60).

e. <u>Lighting</u>.

- 1. All lighting shall comply with City Code § 17.62.020.K.
- 2. All parking lot and wall light fixtures shall be "full cutoff" or "fully shielded" to prevent glare onto the adjacent properties.

- 3. A photometric plan shall be submitted showing no light intrusion onto the adjacent properties.
- 4. Lighting used to highlight landscape features and walking paths shall be low to the ground accent lighting.

Traffic and Parking.

- 1. All traffic shall enter and exit the Project from 3200 West.
- 2. No street parking shall be allowed and the Project shall enforce all parking regulations during events.
- 3. The Project shall exceed the minimum City Code parking ratio for reception centers, and the capacity for seated events shall be limited based on the parking ratio for seated events required by City Code § 16.26.040.
- 4. Sagewood shall install "NO PARKING" signs adjacent to the Project along the west side of Alexander Park Lane and on 3200 West.
- 5. Sagewood shall construct a right turn pocket to City Standards on the east side of 3200 West at the intersection with South Jordan Parkway. The Developers shall dedicate to the City right-of-way as is reasonably needed to accommodate the right turn pocket.
- g. <u>Dumpster</u>. Pickup shall be scheduled between 8:00 a.m. and 5:00 p.m.
- h. <u>Amenities</u>. In addition to the amenities shown on the Concept Plan, including the water features and minimum two (2) inch caliper trees along the Project's perimeter, the Sagewood shall install:
 - 1. security cameras throughout the parking lot, property and building; and
 - 2. an eight (8) foot tall decorative masonry wall around the entire perimeter of the Project, except along the Project's frontage on 3200 West.
- i. Animals. Animals may be kept on the Property according to City Code § 17.130.040.030 and the following restrictions:
 - 1. animals on the Property shall not exceed more than ninety (90) points as calculated according to City Code § 17.130.040.030.A.2; and
 - 2. no medium or large animals listed in City Code § 17.130.040.030.A.2 shall be kept on the Property.
- G. Minor Changes. The Planning Department, after conferring with the City Manager, may approve minor modifications to the Developer Obligations in Section E which are necessary or

advantageous in facilitating more desirable function and aesthetics of the Project.

H. City Obligations.

1. Review of City. City shall review development applications with respect to the Property in a timely manner, consistent with City's routine development review practices and in accordance with all applicable laws and regulations.

I. Vested Rights and Reserved Legislative Powers.

- 1. <u>Vested Rights</u>. Consistent with the terms and conditions of this Agreement, City agrees Developers have the vested right to develop and construct the Project during the term of this Agreement in accordance with: (i) the P-O-PD Zone designation; (ii) the City Code in effect as of the Effective Date; and (iii) the terms of this Agreement.
- 2. Reserved Legislative Powers. Developers acknowledge that City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to City all of its police power that cannot be so limited. Notwithstanding the retained power of City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of Developers under this Agreement and with respect to use under the zoning designations as referenced in this Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Property shall be of general application to all development activity in City and Salt Lake County; and, unless in good faith City declares an emergency, Developers shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Property under the compelling, countervailing public interest exception to the vested rights doctrine.
- J. Term. This Agreement shall run with the land and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised; provided.

K. General Provisions.

1. <u>Notices</u>. All Notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid to the following addresses or to such other addresses as either Party may from time to time designate in writing and deliver in like manner. Any such change of address shall be given at least ten days before the date on which the change is to become effective:

If to City:

City of South Jordan Attn: City Recorder 1600 West Towne Center Drive South Jordan, Utah 84095 If to Bison Run, LLC: Attn: David Freiss 11584 South Loma Linda Lane South Jordan, Utah 84095

If to Sagewood Barns, LLC:

Clyde Snow Sessions Attn: Taymour B. Semnani 201 South Main Street, Suite 2200 Salt Lake City, Utah 84101 tbs@clydesnow.com

- 2. <u>Mailing Effective</u>. Notices given by mail shall be deemed delivered seventy-two hours following deposit with the U.S. Postal Service in the manner set forth above.
- 3. <u>No Waiver</u>. Any Party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the Party intended to be benefited by the provisions, and a waiver by a Party of a breach hereunder by the other Party shall not be construed as a waiver of any succeeding breach of the same or other provisions.
- 4. <u>Headings</u>. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any provision this Agreement.
- 5. Authority. The Parties to this Agreement represent that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. Developers represent and warrant it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. Developers and City warrant to each other that the individuals executing this Agreement on behalf of their respective Party are authorized and empowered to bind the Party on whose behalf each individual is signing. Developers represent to City that by entering into this Agreement Developers have bound all persons and entities having a legal or equitable interest to the terms of this Agreement as of the Effective Date.
- 6. <u>Entire Agreement</u>. This Agreement, together with the Exhibits attached hereto, documents referenced herein and all regulatory approvals given by City for the Property contain the entire agreement of the Parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the Parties which are not contained in such agreements, regulatory approvals and related conditions.
- 7. <u>Amendment</u>. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the Parties or by their successors-in-interest or assigns. Any such amendment of this Agreement shall be recorded in the official records of the Salt Lake County Recorder's Office.
 - 8. Severability. If any of the provisions of this Agreement are declared void or

unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Developers' ability to complete the development of the Property as set forth in the Concept Plan is not defeated by such severance.

- 9. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of this Agreement. The Parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Salt Lake County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.
- 10. Remedies. If either Party breaches any provision of this Agreement, the non-defaulting Party shall be entitled to all remedies available both at law and in equity, provided that no party shall be entitled to more than one recovery. A citation or other ordinance violation mechanism issued by a law enforcement entity shall be deemed a single remedy.
- 11. <u>Attorney's Fees and Costs</u>. If either Party brings legal action either because of a breach of this Agreement or to enforce a provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney's fees and court costs.
- 12. <u>Binding Effect</u>. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property, except as limited by the Term of the Agreement.
- 13. <u>No Third Party Rights</u>. The obligations of Developers and City set forth in this Agreement shall not create any rights in or obligations to any other persons or parties except to the extent otherwise explicitly provided herein.
- 14. <u>Assignment</u>. Developers may freely assign this Agreement, in which case the assignor or successor-in-interest shall be fully liable under this Agreement and Developers shall be deemed released of its obligations in connection with this Agreement; provided, however, that Developers shall provide City with notice of the assignment of this Agreement within a reasonable time after the occurrence of such assignment.
- 15. <u>No Agency Created</u>. Nothing contained in this Agreement shall create any partnership, joint venture, or agency relationship between the Parties.

To evidence the Parties' agreement to this Agreement, each Party has executed it on the date stated under that Party's name, with this Agreement being effective on the date stated in Section C.

[SIGNATURE PAGE FOLLOWS]

CITY OF SOUTH JORDAN	Approved as to form:
Signature: THUN PHAMSUS By: Dawn R Ramsey Its: May by Date: 5 11 2022	Office of the City Attorney
State of Utah)	
County of Salt Lake)	
On this 11 day of 1990 (name of do known to me (or proven on the basis of satisfactory did say that he/she is the Mayor of the City of Sout	
him/her in behalf of said Corporation by Author	rity of its Bylaws or by Resolution, and said
Dawn R. Rumsey, Mayor (name of do	cument signer) acknowledged to me that said
Corporation executed the same.	
NOTARY PUBLIC MELANIE EDWARDS Commission No. 722311 Commission Engines JANUARY 7, 2026 STATE OF UTAH	Mullipulle Notary Public

DEVELOPERS

BISON	RUN,	LLC
BISON	RUN,	LLC

Signature:

By: 1) 2014 1. 112132

Date: 5/1/2022

State of Utah)

County of <u>Salt Lalco</u>)

On this 2nd day of May, 2022, personally appeared before me David 4. Free5 (name of document signer), whose identity is personally known to me (or proven on the basis of satisfactory evidence).



Notary Public

SAGEWOOD BARNS, LLC,
Signature: Magan J. Visiser By: Magan J. Visiser
Its: Managey
Date: 5/10/22
State of
On this 10 day of MM, 20 72, personally appeared before me
Megan J. Vissel (name of document signer), whose identity is personally
known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed,
did say that he/she is a Manager of Syewad Barn UC, a Utah limited liability company,
the Manager of Sychiod Bam UC, a Utah limited liability company, and that said document
V - an
was signed by him/her in behalf of said limited liability company by authority of its Operating
Agreement or by Resolution, and said Mugan J. Visiev (name of document
signer) acknowledged to me that said limited liability company executed the same.
KELLY STEELE Notary Public - State of Utah Comm. No. 722685 My Commission Expires on Jan 27, 2026

EXHIBIT A

Legal Description of the Property, including the Project and the Subdivision:

Parcel 27161520030000: BEG N 0¿01' E 1320 FT & 404 FT E & S 0¿01' W 84.30 FT FR W 1/4 COR OF SEC 16, T3S, R1W, SLM; S 89¿59'38" W 90 FT; S 00¿01' W 150.69 FT; E 90 FT; N 0¿01' E 150.70 FT TO BEG. 0.31 AC. 9163-7236

Parcel 27161520060000: BEG N 0¿01' E 406.15 FT FR W 1/4 COR SEC 16, T3S, R1W, SLM; N 0¿01' E 101.54 FT; E 404 FT; S 0¿01' W 101.54 FT; W 404 FTTO BEG. LESS STREET. 0.88 AC. 4375-0353,0354

Parcel 27161520150000: BEG N 0¿01' E 1320 FT & E 185 FT & S 0¿01' W 85.79 FT FR W 1/4 COR SEC 16, T3S, R1W, SLM; S 89¿58'57] W 122.37 FT; S 44¿59'37] W 41.88 FT; S 0¿00'19] W 120.06 FT; E 151.95 FT; N0¿01' E 149.21 FT TO BEG. ALSO BEG N 0¿01' E 1076.59 FT & E 33.05 FT FR W 1/4 COR SEC SEC 16, T3S, R1W, SLM; N 0¿01' E 7.91 FT; E 151.95 FT; N 0.5 FT; E 219 FT; S 0¿01' W 8.41 FT; W 370.95 FT TO BEG.ALSO BEG N 0¿01' E 1084.5 FT & E 185 FT &N 0.5 FT FR W 1/4 COR SEC 16, T3S, R1W, SLM; N 149.21 FT; E 129 FT; S 149.21 FT; W 129 FT TO BEG. 1.05 AC M OR L.. 9639-5681

Parcel 27161520200000: BEG N 0^01 E 507.69 FT & E 25 FT FR W 1/4 COR SEC 16, T3S, R1W, SLM; N 0^01' E 36.37 FT; S 89^59'05" E 7.006 FT; N 0^01'48" E 17.50 FT; N 89^59' W 7.009 FT; N 0^01'04" E 293.055 FT; S 89^59' E 12 FT; N 0^01' E 28 FT; N 89^59' W 11.40 FT; N 1^55'35" E 22.69 FT; S 89^59'59" E 6.50 FT; N 0^05'53" E 171.43 FT; N 89^59'57" E 370.48 FT; S 0^00'56" W 568.91 FT; S 89^59'57" W 378.33 FT TO BEG.

Legal Description for the Project only:

A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND HAVING A BASIS OF BEARINGS OF NORTH 00°01'00" EAST BETWEEN THE WEST QUARTER AND NORTHWEST CORNER OF SAID SECTION 16, SAID TRACT OF LAND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 3200 WEST STREET, SAID POINT BEING, NORTH 00°01'00" EAST ALONG THE SECTION LINE A DISTANCE OF 725.49 FEET AND EAST 25.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°01'00" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 123.21 FEET; THENCE NORTH 01°55'35" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 4.63 FEET TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED BY THAT CERTAIN QUITCLAIM DEED ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS ENTRY 12882342, IN BOOK 10728, AT PAGE 7436;

THENCE, ALONG SAID PARCEL, THE FOLLOWING THREE (3) COURSES, 1) SOUTH 89°59'00" EAST 12.33 FEET, 2) NORTH 00°01'00" EAST 28.00 FEET, 3) NORTH 89°59'00" WEST 11.40 FEET TO THE EAST RIGHT-OF-WAY LINE OF 3200 WEST STREET;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 01°55'35" EAST 23.85 FEET; (2) EAST 6.21 FEET; (3) THENCE NORTH 00°00'19" EAST 164.46 FEET;

THENCE SOUTH 89°59'47" EAST 83.48 FEET;

THENCE NORTH 54°24'45" EAST 33.58 FEET;

THENCE EAST 86.57 FEET;

THENCE NORTH 80.81 FEET;

THENCE EAST 49.76 FEET;

THENCE NORTH 00°00'03" WEST 64.26 FEET TO THE SOUTH LINE OF THE SOUTH IORDAN PARKWAY RIGHT-OF-WAY;

THENCE EAST, ALONG SAID RIGHT-OF-WAY, 123.87 FEET TO THE WEST LINE OF ALEXANDER PARK LANE RIGHT-OF-WAY;

THENCE SOUTH 00°01'00" WEST, ALONG SAID RIGHT-OF-WAY, 377.75 FEET;

THENCE WEST 173.85 FEET;

THENCE SOUTH 130.97 FEET;

THENCE WEST 205.17 FEET, TO THE EAST LINE OF 3200 WEST STREET AND THE POINT OF BEGINNING.

CONTAINS AND AREA OF 133,272 SQUARE FEET OR 3.06 ACRES, MORE OR LESS

EXHIBIT B

(Concept Plan) HORSE SQUITE HISTORIAN CARRY 0000000 de para de la periode "OTAL PARKING STALLS" 117 -ABULATIONS
-OTAL AREA* 132,74235 SO FT, 3.05 AC
LANDSCAPE AREA* 68,8102 SO FT 153 AC
(LS.PERCENT OF TOTAL* 503X) 00000 00000 00000 00000 SAGEWOOD RANCH RECEPTION CENTER (3) 0 0 00 9 0 0 CHAN DOMESTICATION OF THE STATE LOT 5 SITE PLAN LO1 4 SOUTH JORDAN UTAH 10131-1055 S 3209 W SITE PLAN LOT 7 LOT 10 LOT 3 SAGENCOL RANCH RECEPTION LOT 2 HCV/ GDW LOT 8 LOT 9 LOT 1 1 OF 1

EXHIBIT C

(Elevations and Floor Plans)

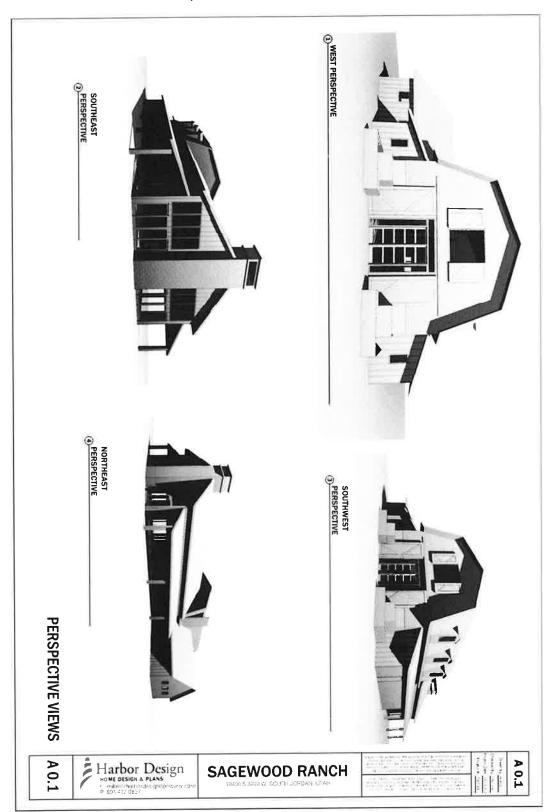


Exhibit C to Development Agreement Page 1 of 5

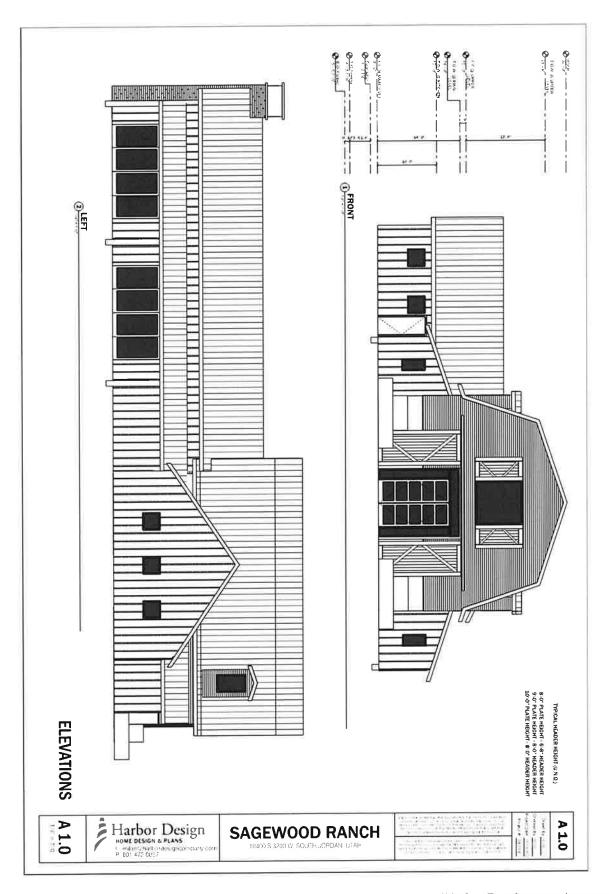


Exhibit C to Development Agreement Page 2 of 5

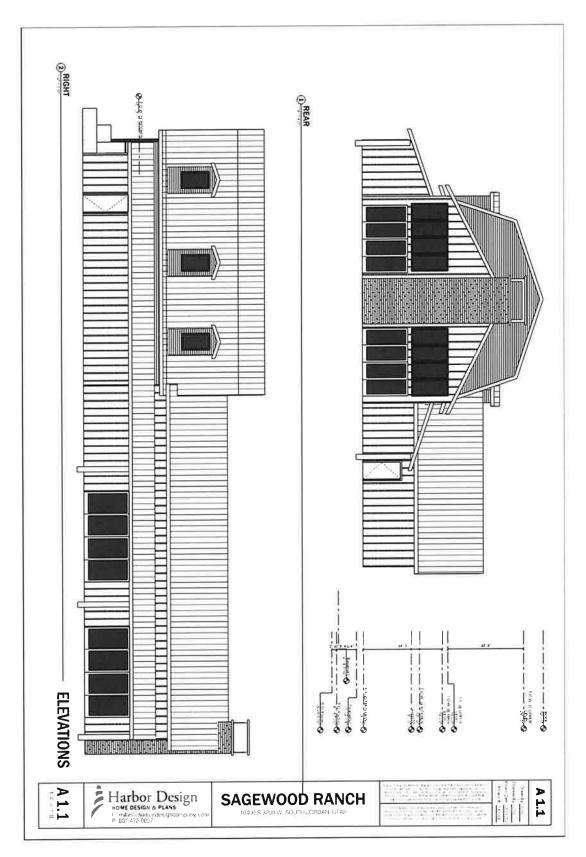


Exhibit C to Development Agreement Page 3 of 5

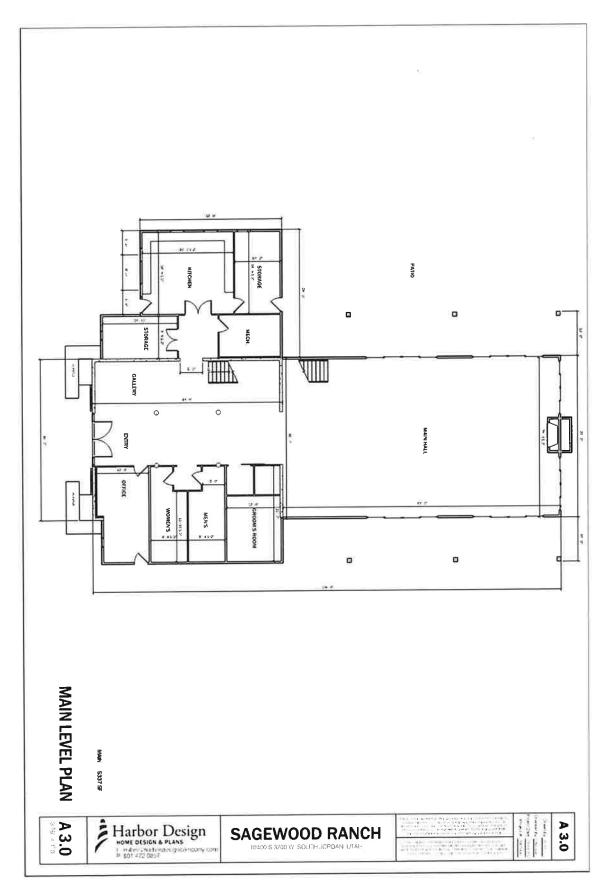


Exhibit C to Development Agreement Page 4 of 5

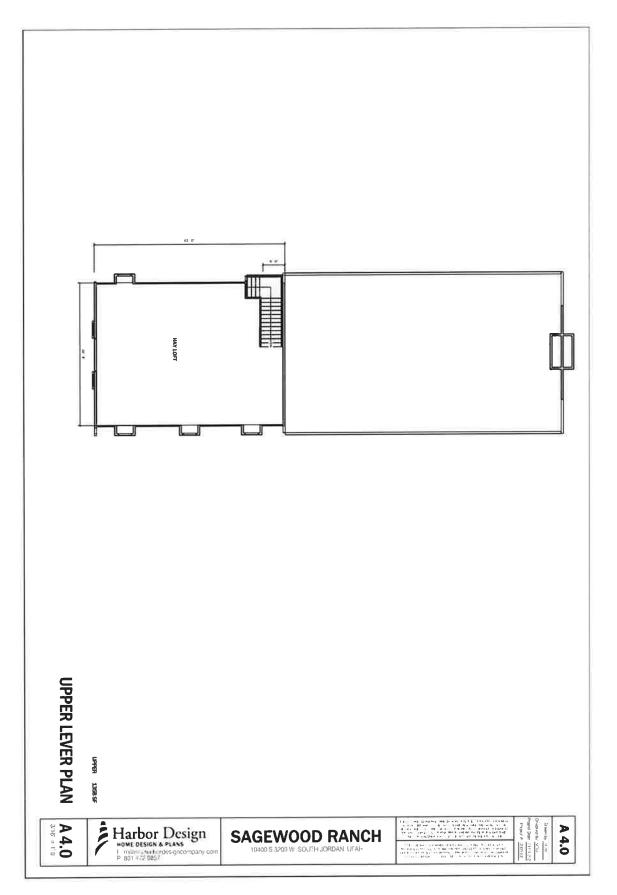


Exhibit C to Development Agreement Page 5 of 5

EXHIBIT D

CITY CODE CHAPTER 17.40 RESIDENTIAL ZONES

17.40.010: PURPOSE:

This chapter is established to provide standards and regulations, consistent with the city's general plan and the purposes and provisions of this title, for single-family residential areas in the city. This chapter shall apply to the following residential zones as established in chapter 17.20, "Zone Establishment", of this title: R-1.8, R-2.5, R-3, R-4, R-5, and R-M zones. Uses may only be conducted in residential zones in accordance with the regulations of this code. Allowed use (permitted and conditional), accessory use, temporary use and other associated use regulations may be found in chapter 17.18, "Uses", of this title. (Ord. 2016-05, 5-3-2016)

17.40.020: DEVELOPMENT AND DESIGN STANDARDS:

A. Development Review: Uses proposed in residential zones may only be established in conformance with development review procedures of the city. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in residential zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the city, except as otherwise allowed under state law.

B. Lot Area: The area of any lot in residential zones shall not be less than the minimum lot area requirement identified in the minimum lot area table below. Every portion of a parcel being subdivided shall be included as a lot or lots in the proposed subdivision plat, right of way or as common, limited common or private ownership.

Zone	Minimum Lot Area (Square Feet)
R-1.8	14,520
R-2.5	12,000
R-3	10,000
R-4	8,000
R-5	6,000
R-M	5,000

C. Lot Density: The maximum gross density (number of lots or primary dwelling units per acre) in any residential development in a residential zone shall not exceed the density shown in the lot density table below. The primary dwelling density of each area zoned R-M shall be determined, according to the densities established in the lot density table, with approval of a rezoning application per chapter 17.22, "Zoning Amendments", of this title and indicated on the official zoning map with a numerical suffix matching the approved density.

Zone	Maximum Gross Density
R-1.8	1.8
R-2.5	2.5
R-3	3

R-4	4
R-5	5
R-M-5	5
R-M-6	6

D. Lot Width And Frontage: Each lot or parcel in a residential zone shall have a minimum lot width not less than the dimension in the minimum width column of the lot width and frontage table below. The minimum lot width shall be measured at the minimum front yard requirement (see subsection F of this section) that shall be determined from a point which corresponds to the midpoint of the front lot line. Each lot or parcel shall abut the right of way line of a public street a minimum distance not less than the dimension in the frontage (standard) column of the lot width and frontage table below, except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall abut the right-of-way or landscaped open space a minimum distance not less than the dimension in the frontage (diverged) column.

Zone	Minimum Width	Frontage (Standard)	Frontage (Diverged)	
R-1.8	90'	90'	50'	
R-2.5	90'	90'	50'	
R-3	85'	85'	50'	
R-4	80'	80'	50'	
R-5	75'	75'	50'	
R-M-5	65'	65'	40'	
R-M-6	60'	60'	40'	

E. Lot Coverage: The area of lot, parcel or private ownership area in a residential zone covered by buildings shall not exceed the percentage identified in the lot coverage table below of the total lot, parcel or private ownership area.

Zone	Maximum Building Coverage
R-1.8	40%
R-2.5	40%
R-3	40%
R-4	40%
R-5	50%
R-M	60%

F. Yard Area: The yard area (setback) requirements below shall apply in all residential zones. Minimum yard areas are measured from the corresponding front, side and rear property lines of lots or from the boundaries of private ownership areas. A land use permit shall be obtained prior to the construction of any accessory building for which a building permit is not required. An application

form, lot plan showing streets, existing buildings, dimensions, easements and setbacks of the proposed accessory building and other information as needed shall be submitted for review.

1. Main Buildings: Minimum yard area requirements for main buildings are as follows:

Zone	Front Yard (Interior And Corner Lots)	Garage Opening ¹ (Front Or Street Side)	Front Yard (Cul-De- Sac Lots)	Side Yard (Standard)	Side Yard (Corner Lot Street Side)	Rear Yard (Interior Lot)	Rear Yard (Corner Lot)
R-1.8	30'	30'	25'	10'	30'	25'	10'
R-2.5	25'	30'	20'	10'	25'	25'	10'
R-3	25'	30'	20'	10'	25'	25'	10'
R-4	20'	25'	20'	8'	20'	20'	10'
R-5	20'	25'	20'	8'	20'	20'	10'
R-M- 5	20'	25'	20'	8'	10'	20'	10'
R-M- 6	20'	25'	20'	8'	10'	20'	10'

Note:

- 1. The garage opening minimum yard area requirement shall apply to garages when the garage opening faces the street, otherwise the front yard minimum yard area shall apply. The garage opening minimum yard requirement shall be 25 feet to any street-facing garage opening in a cul- de-sac.
 - 2. Accessory Buildings: Minimum yard area requirements for accessory buildings are as follows:
- a. Location: Accessory buildings may not be located between the front building line of a main building and the right-of-way that determines the front yard area.
- b. Side Yard: An accessory building may be located in a side yard, including a street side, if located no closer than the minimum side yard requirement for the main building pursuant to this subsection F, except that accessory buildings less than ten feet (10') in height and not containing habitable space may be located no closer than five feet (5') from the side property line.
- c. Rear Yard: An accessory building may be located in a rear yard no closer than three feet (3') from the side or rear property line or boundary and increased by one foot (1') for each foot of building height in excess of sixteen feet (16'), except that the setback shall be increased to no closer than five feet (5') from the side or rear property line or boundary when adjacent to a right-of-way, which shall be increased by one foot (1') for each foot of building height in excess of sixteen feet (16').
- 3. Buildings Used To Shelter Animals: Buildings used for the housing or shelter of animals shall be located a minimum distance of forty feet (40') from any existing dwelling or neighborhood street right-of-way or, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right-of-way line.
- 4. Projections: The following may be erected on or projected into any required yard space in Residential Zones:
 - a. Fences and walls in conformance with this Code.
 - b. Agricultural crops and landscape elements, including trees, shrubs and other plants.
 - c. Utility or irrigation equipment or facilities.
 - d. Decks not more than two feet (2') high.

- e. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks, awnings or similar architectural features attached to the building and not enclosed by walls, extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
- f. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building no greater than eight feet (8') wide and extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
- G. Parking And Access: Parking areas and vehicle access in Residential Zones shall meet the requirements of title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title, and title 10 of this Code (Traffic Code). A driveway may only directly access a collector or arterial street with approval of the Utah Department of Transportation ("UDOT") for UDOT streets or with approval of the City Engineer for City streets.
- H. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply in Residential Zones.
- 1. Utility Screening: In nonresidential developments, all mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles in nonresidential developments shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.
- 2. Incompatible Land Use Screening: Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.
- 3. Rear And Side Yard Fencing: A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.
- 4. Front Yard Fencing: A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right-of-way line or sidewalk of a neighborhood street, except as regulated in clear vision areas. A masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right-of-way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.
- Clear Vision: Landscape materials, except for mature trees that are pruned at least seven feet (7') above the ground, and fences shall be no greater than three feet (3') high within a ten foot (10') triangular area formed by the edge of a driveway and the street right-of-way line or within a thirty foot (30') triangular area formed by the right-of-way lines of intersecting streets. Lesser clear vision triangular areas may be approved by the City Engineer based on traffic speeds, flow, volumes and other traffic related variables.
- 6. Collector Street Fencing: Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a collector or arterial street right- ofway in a Residential Zone shall be constructed according to section 16.04.200 of this Code.
- I. Architecture: The following exterior materials and architectural standards are required in Residential Zones:
 - 1. General Architectural Standards:
 - a. All building materials shall be high quality, durable and low maintenance.
- b. The exteriors of buildings in Residential Zones shall be properly maintained by the owners or owners' association.

- c. Signs shall meet requirements of title 16, chapter 16.36, "Sign Ordinance", of this Code and shall be constructed of materials that are consistent with the buildings they identify.
 - d. Main buildings shall be no greater than thirty five feet (35') high.
 - 2. Architectural Standards For Main Buildings:
- a. Residential main buildings shall include a minimum two car garage (minimum twenty-two feet (22') by twenty-two feet (22'), or an approved equivalent area).
- b. The minimum total floor area, finished and unfinished, of any residential main building shall be one thousand (1,000) square feet not including a garage.
 - c. The front of the house shall be accessible by a pedestrian from the adjacent right-of-way.
 - 3. Architectural Standards For Accessory Buildings:
- a. Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.
- b. The footprint of accessory buildings in the R-2.5, R-3, R-4, R-5 and R-M Zones shall not exceed sixty percent (60%) of the footprint of the main building, including the footprint of an attached garage, except that the Planning Commission may approve a conditional use permit for an accessory building with a footprint that is greater than sixty percent (60%) but in no case shall exceed the footprint of the main building. In the R-1.8 Zone, the footprint of an accessory building, such as a barn or a stable, shall not exceed the footprint of the main building, except with a conditional use permit approved by the Planning Commission.
- c. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:
- (1) Openings (e.g., windows and doors) that are visible from the property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.
 - (2) The average wall height shall not exceed sixteen feet (16') above grade.
- d. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum one to twelve (1:12) roof pitch in the R-1.8 Zone, and a minimum three to twelve (3:12) roof pitch over a majority of the structure in all other Residential Zones.
- e. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled Planning Commission meeting.
- J. Landscaping: The following landscaping requirements and standards shall apply in Residential Zones. Landscaping in Residential Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
- 1. The front and street side yards of single-family lots shall be fully improved and properly maintained with not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in acceptable live plant material unless otherwise approved with a conditional use permit.
- 2. All collector street and other public and private park strips in Residential Zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the City unless otherwise allowed with development approval.

- 3. Where an adjacent park strip in a residential right-of-way is a minimum of five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip. Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list
- 4. In developments that have a principal use other than single-family, detached, the following landscaping requirements shall apply:
- a. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.
- b. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sports or play areas, is required. At least thirty percent (30%) of all required trees shall be a minimum seven foot (7') evergreen. Deciduous trees shall be a minimum two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.
- c. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.
- d. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.
 - e. All landscaped areas shall be curbed.
- 5. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any area so included and perpetually preserved as open space may be counted toward required open space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without approval of any entity or agency having jurisdiction over said waterways.
- 6. All required landscaping in yard areas and open spaces shall be installed prior to occupancy unless deferred pursuant to section 16.04.300, "Deferred Improvements", of this Code.
- 7. Property owners shall properly irrigate and maintain all landscaped areas, including those in adjacent public rights-of- way that are not maintained by the City.
- 8. Required trees may not be topped and required landscape material may not be removed in Residential Zones without City approval.
- 9. Dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.
 - K. Lighting:
- 1. A lighting plan shall be submitted with all new nonresidential developments in Residential Zones.
 - 2. Lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.
- 3. Lighting fixtures in all developments that have a principal use that is not agricultural or residential shall be architectural grade and consistent with the architectural theme of the development.
 - 4. Lighting fixtures on public property shall be approved by the City Engineer.
- L. Streets: Streets in Residential Zones shall meet the requirements of section 16.04.180, "Streets", of this Code, except that private streets and gated communities are prohibited in

Residential Zones unless otherwise provided for in this chapter. (Ord. 2016-05, 5-3-2016; amd. Ord. 2017-22, 7-18-2017; Ord. 2019-01, 3-5-2019; Ord. 2019-06, 3-19-2019; Ord. 2021-06, 2-16-2021; Ord. 2021-09, 5-4-2021; Ord. 2021-20, 10-5-2021)

17.40.030: OTHER REQUIREMENTS:

- A. Grading: All developments shall be graded as required by the City Engineer to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof drainage onto the subject lot or parcel. (Ord. 2016-05, 5-3-2016; amd. Ord. 2019-01, 3-5-2019)
 - B. Maintenance: All private areas of lots or parcels shall be properly maintained by the owners.

C. Phasing Plan: A project phasing plan shall be submitted for review at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the City.

- D. Common Areas: All common area improvements in developments, including, but not limited to, buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, streetlights and signs not specifically dedicated to the City or accepted for ownership or maintenance by the City shall be perpetually owned and maintained by the property owners of the development or their agents through a special taxing district or owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the City.
- E. Prior Created Lots: Lots or parcels of land that legally existed or were created by a preliminary or final plat approval prior to the establishment of a Residential Zone shall not be denied a building permit solely for reason of nonconformance with the requirements of this chapter.
- F. Approval: Before building permits are issued, all projects shall have been approved according to the provisions and requirements of this Code and the applicable plat recorded with the Salt Lake County Recorder's Office.
- G. Open Space: Any open space provided within a subdivision to be jointly owned, maintained and preserved by a homeowners' association and/or special assessment area acceptable to the City shall be labeled and recorded as common area or as a perpetual open space easement. Private yard areas may not be counted as required open space. The City may determine the location of open space in a subdivision by considering topography, drainage or other land features. The City may require a cash bond or a letter of credit to guarantee installation of improvements.
- H. Developer Requirements: Developers of projects that will include common area, private streets, shared private improvements, or shall otherwise include restrictive covenants shall submit a proposed declaration of conditions, covenants and restrictions ("CC&Rs") to the City for staff review. The CC&Rs shall be recorded concurrently with the final plat and, except where the City has agreed to and executed documents to guarantee the establishment of a special assessment area, shall include the following:
- 1. An opinion of legal counsel licensed to practice law in the State that the project meets requirements of State law.
- 2. Provisions for a homeowners' association, maintenance of all buildings, streets, sidewalks, other improvements and common areas, adherence to City conditions and standards applicable to the development at the time of approval, snow removal, and other items recommended by City staff and approved by the Planning Commission.
 - 3. Language consistent with section 17.04.300 of this title. (Ord. 2016-05, 5-3-2016)

EXHIBIT E

CITY CODE CHAPTER 17.62 OFFICE ZONE

17.62.010: PURPOSE:

This chapter is established to provide standards and regulations, consistent with the City's general plan and the purposes and provisions of this title, for office areas in the City. This chapter shall apply to the P-O Zone, established in chapter 17.20, "Zone Establishment", of this title. Uses may only be conducted in the P-O Zone in accordance with the regulations of this Code. Allowed use (permitted and conditional), accessory use, temporary use, and other associated use regulations are found in chapter 17.18, "Uses", of this title.

A. P-O Zone: The purpose of the P-O Zone is to provide areas where large and small scale offices and office parks can be located in the City. Smaller office developments should be harmoniously integrated with surrounding residential areas and serve as residentially compatible buffers to heavier uses such as commercial and industrial businesses and major roadways. Large office buildings should be well buffered from residential areas with landscaped open space. Buildings and signs should be coordinated with high quality materials and architecture. (Ord. 2016-02, 4-19-2016)

17.62.020: DEVELOPMENT AND DESIGN STANDARDS:

- A. Development Review: Uses proposed in the P-O Zone may only be established in conformance with the City's development review procedures of the City. Applicants shall follow the procedures and requirements of this Code regarding development review in the preparation and review of development proposals in the P-O Zone. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the City, except as allowed under State law. Office condominiums may be approved in accordance with State law and City ordinances.
 - B. Area Requirements: The following area requirements shall apply in the P-O Zone:
 - 1. The minimum zone area shall be one acre.
- 2. The minimum project area in the P-O Zone shall be one acre. "Project" is defined as any development in the OS Zone for which an application has been submitted or approval has been granted for a preliminary plat or site plan.
 - 3. There shall be no minimum lot area in the P-O Zone.
- C. Density: There is no restriction on the number of lots or parcels or the number of buildings on a lot or parcel, except as may be limited by other standards, regulations, or requirements of this title, in the P-O Zone.
- D. Lot Width And Frontage: No minimum lot width is required for lots in the P-O Zone. Lots not fronting on a street must be accessible to the public via a recorded easement or right-of-way.
- E. Yard Area: The following yard area requirements shall apply to lots or parcels in the P-O Zone:
 - 1. The following minimum yard area requirements apply to main and accessory buildings:
- a. The required yard area for front, side, and rear yards shall extend a distance of twenty feet (20') away from and along a property line adjacent to the edge of a public right-of-way (back of sidewalk for a typical street cross section). An alternative edge line to be used for measuring the

minimum yard area may be established where an atypical street cross section exists and when recommended by the Planning Director and approved by the Planning Commission.

- b. The required yard area for front, side, and rear yards shall extend a distance of thirty feet (30') away from and along a property line adjacent to a Residential or Agricultural Zone, except that the required yard area adjacent to residential or agricultural zones shall be twenty feet (20') per story for three-story or higher buildings.
- 2. The required yard area for a lot or parcel adjacent to a residential or agricultural zone, as required in subsection E1 of this section may be reduced if the adjacent residential or agricultural zoned property has a future land use designation that is not residential or agricultural and the reduction is approved by the Planning Commission with site plan review.
 - 3. The following may be projected into any required yard area in the P-O Zone:
 - a. Fences and walls in conformance to City codes and City ordinances.
 - b. Landscape elements, including trees, shrubs and other plants.
 - c. Minor utility or irrigation equipment or facilities.
 - d. Decks not more than two feet (2') in height.
- e. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks or similar architectural features attached to a building that does not extend more than two feet (2') into a side yard area or four feet (4') into a front or rear yard area.
- f. Chimneys, fireplace keys, box or bay windows, or cantilevered walls attached to the building not exceeding eight feet (8') wide and extending not more than two feet (2') into a side yard or four feet (4') into a front or rear yard.
- F. Parking And Access: Parking areas and access in the P-O Zone shall comply with title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title and title 10, "Vehicles And Traffic", of this Code.
- G. Fencing, Screening, And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply to the P-O Zone:
- 1. All mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.
- 2. The boundary of an office zone which is not in or adjacent to a public right-of-way and which is adjacent to a residential or agricultural zone shall be fenced with a six foot (6') high, decorative precast concrete panel or masonry fence as determined with development approval. A six foot (6') solid vinyl boundary fencing may be used in unusual circumstances such as when the office zone is adjacent to property which is master planned for nonresidential uses. A higher fence may be required or allowed in unusual circumstances. A building permit may be required for fences and walls according to applicable building codes. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined with development approval.
- 3. No wall, fence or screening material shall be erected between a street and a front or street side building line in the P-O Zone, except as required by subsection G1 of this section.
- 4. Landscape materials, except for mature trees that are pruned at least seven feet (7') above the ground, and fences shall be no higher than three feet (3') high within a ten foot (10') triangular area

formed by the edge of a driveway and a street right-of-way line or within a thirty foot (30') triangular area formed by the right-of-way lines of intersecting streets.

- H. Architecture: The following exterior materials and architectural standards are required in the P-O Zone:
- 1. Applicants for development approval shall submit for site plan review architectural drawings and elevations, exterior materials and colors of all proposed buildings. In projects containing multiple buildings, the applicant shall submit a design book that includes an architectural theme, features, exterior materials and colors governing the entire project shall be submitted.
 - 2. All building materials shall be high quality, durable and low maintenance.
- 3. Exterior walls of buildings that are longer than sixty feet (60') in length shall have relief features at least four inches (4") deep at planned intervals.
 - 4. All sides of buildings shall receive design consideration.
- 5. Signs shall meet requirements of title 16, chapter 16.36 of this Code and shall be constructed of materials which complement the buildings which they identify.
- 6. The maximum building height in the P-O Zone shall be six (6) stories or seventy feet (70'), whichever is less.
 - 7. The exteriors of buildings in the P-O Zone shall be properly maintained by the owners.
- I. Grading And Drainage: All developments shall be graded to comply with subsection 16.10.040E9 of this Code and as required by the City Engineer to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof drainage onto the subject lot or parcel.
- J. Landscaping: The following landscaping requirements and standards shall apply in the P-O Zone. Landscaping in the P-O Zone is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
- 1. A minimum of fifteen percent (15%) landscaped open space, which may include required landscaped yard areas, shall be provided with each development in the P-O Zone. (Ord. 2017-22, 7-18-2017)
- 2. The area of front, side, and rear yards along an adjacent property line and extending away from the property line a distance prescribed in the requirements of this subsection shall be landscaped with grass, trees, and other live plant material.
- a. The required yard landscape area for a yard adjacent to a Residential or Agricultural Zone shall be not less than ten feet (10') for buildings not exceeding two (2) stories and shall not be less than twenty feet (20') for buildings with three (3) stories or more, except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.
- b. The required yard landscape area for a yard adjacent to a public right-of-way shall be twenty feet (20'), except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.
- 3. All areas of lots in the P-O Zone not approved for parking, buildings or other hard surfacing shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other live plant material in conjunction with a landscape plan for the development that has been designed and prepared by a landscape architect and approved by the Planning Commission.
- 4. A minimum of one tree per five hundred (500) square feet, or part thereof, of required landscaped yard areas is required in the P-O Zone in addition to other trees required in this section. A minimum of thirty percent (30%) of required yard area trees shall be minimum seven foot (7') tall

evergreens. Deciduous trees shall be minimum two inch (2") caliper. Deciduous and evergreen trees required in this section need not be equally spaced but shall be dispersed throughout the required yard areas on the site.

- 5. All collector streets and other public and private park strips in the P-O Zone shall be improved and maintained by the adjoining owners according to specifications adopted by the City unless otherwise allowed with development approval.
- 6. Trees shall not be topped and required landscape areas shall not be redesigned or removed in the P-O Zone without City approval. Property owners shall replace any dead plant material in accordance with the requirements of this chapter and the conditions of site plan or plat approval.
 - 7. The following landscaping requirements shall apply to parking areas:
- a. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.
- b. Shade trees shall be planted in double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum thirty foot (30') intervals and no farther than six feet (6') from the parking area.
- c. Minimum five foot (5') landscaped planters shall be provided around building foundations except at building entrances, drive- up windows and loading and utility areas.
 - d. All landscaped areas adjacent to parking areas shall be curbed.
- 8. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any areas so included and perpetually preserved may be counted toward required yard space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without written approval of any entity or agency having jurisdiction over said waterways.
 - 9. All required landscaping shall be installed (or escrowed due to season) prior to occupancy.
- 10. All landscaped areas, including adjoining public right-of-way areas, shall be properly irrigated and maintained by the owners.
 - K. Lighting: The following lighting requirements shall apply in the P-O Zone:
- 1. Applicants for development approval shall submit a lighting plan, which shall include a photometric analysis.
- 2. Site lighting shall adequately light all parking areas, walkways, and common areas. Site lighting shall be designed and/or shielded to prevent glare on adjacent properties.
- 3. Lighting fixtures on private property shall be architectural grade and consistent with the architectural theme of the development.
- 4. Lighting fixtures on public property shall be architectural grade and consistent with a streetlight design approved by the City Engineer. (Ord. 2016-02, 4-19-2016; amd. Ord. 2017-22, 7-18-2017; Ord. 2019-01, 3-5-2019; Ord. 2021-09, 5-4-2021)

17.62.030: OTHER REQUIREMENTS:

A. Private Covenants: The developer of a condominium project in an office zone shall submit a proposed declaration of covenants to the City Attorney for review, including an opinion of legal counsel licensed to practice law in the State that the condominium meets requirements of State law, and record the covenants with the condominium plat for the project.

- B. Maintenance: All private areas in developments shall be properly maintained by the property owners.
 - C. Easements: Buildings may not be located within a public easement.
- D. Phasing Plan: Applicants seeking development approval of a phased project shall submit for review at the time of plat or site plan approval a project phasing plan. Development shall be in accordance with the project phasing plan unless the City approves a revised project phasing plan.
- E. Nonconforming Lots Or Parcels: Nonconforming lots or parcels of land which legally existed or were created by a preliminary or final plat approval prior to the establishment of the P-O Zone shall be brought into conformance with the requirements of this chapter prior to development. (Ord. 2016-02, 4-19-2016)

EXHIBIT F

(Resolution R2022-14 - To Be Inserted Once Executed)

Meeting Date: 07-11-2023

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Issue: DAYBREAK VILLAGE 13 PLAT 1

PRELIMINARY SUBDIVISION

Location: 7092 W South Jordan Parkway

Project No: PLPP202300059

Applicant: Perigee Consulting on behalf of Miller Family Real Estate

Submitted By: Greg Schindler, City Planner

Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve Project No. PLPP202300059 subject to the following:

1. That all South Jordan City requirements are met prior to recording the plat.

STANDARDS FOR SUBDIVISION REVIEW

The Planning Commission shall receive public comment at a public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the proposed subdivision does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application.

BACKGROUND

ACREAGE 2.192 Acres

CURRENT LU DESIGNATION Residential Development Opportunity (RDO)

CURRENT ZONING Planned Community (PC)

CURRENT USE Vacant

NEIGHBORING

LU DESIGNATIONS,

(ZONING)/USES North - RDO, (P-C)/Vacant

South-RDO, (PC)/Village 12A Plat 4

East-Public, (PC)/Vacant (Future Elementary

School Site)

West - RDO (P-C)/Vacant

Perigee Consulting on behalf of Miller Family Real Estate, has filed an application for preliminary subdivision Daybreak Village 13 Plat 1. The applicant is requesting the South Jordan Planning Commission review and approve the 2.192 acres subdivision containing one civic lot and associated public right-of-way.

This lot is being created with the intention of it becoming the location of a future South Jordan City fire station. The design and layout of the station is currently in process.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

The Daybreak Community Structure Plan designates this area as Village.

- Section 17.72.020 describes the Village Land Use Designation as follows: "This category is designed for medium density mixed use development that includes residential (single and multi-family), office, commercial, industrial, public/semipublic and recreation/open space uses, without a predetermined emphasis on any single use. This category may accommodate gross residential density of twenty five (25) units per acre."
- The future land use designation for the property is Residential Development Opportunity (RDO). RDO identifies areas, generally located within existing residential areas, which are not yet fully developed, but would support a variety of residential land uses. These areas are suited to support additional residential development due to adjacency to municipal services such as utilities, roads, and amenities. Any new development, redevelopment, or rezoning within this designation shall be consistent with the surrounding land uses in order to maintain existing character and quality of life for adjacent property owners.
- The continued growth on South Jordan's west side necessitates the construction of additional public safety ifrastructure.
- All PC zone and Kennecott Master Subdivision requirements will be met regarding the preliminary subdivision plat.
- All State and Local subdivision review requirements have been followed.
- The proposal meets all City ordinances and complies with the General Plan.
- All lots in the proposed subdivision will have culinary water (South Jordan City) and sanitary sewer available (South Valley Sewer District).

Conclusions:

 The proposed subdivision is consistent with both the Daybreak Community Structure Plan the South Jordan General Plan and meets the standards of review for subdivisions in the P-C zone.

Recommendation:

 Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the Subdivision, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by staff.

FISCAL IMPACT:

Minimal.

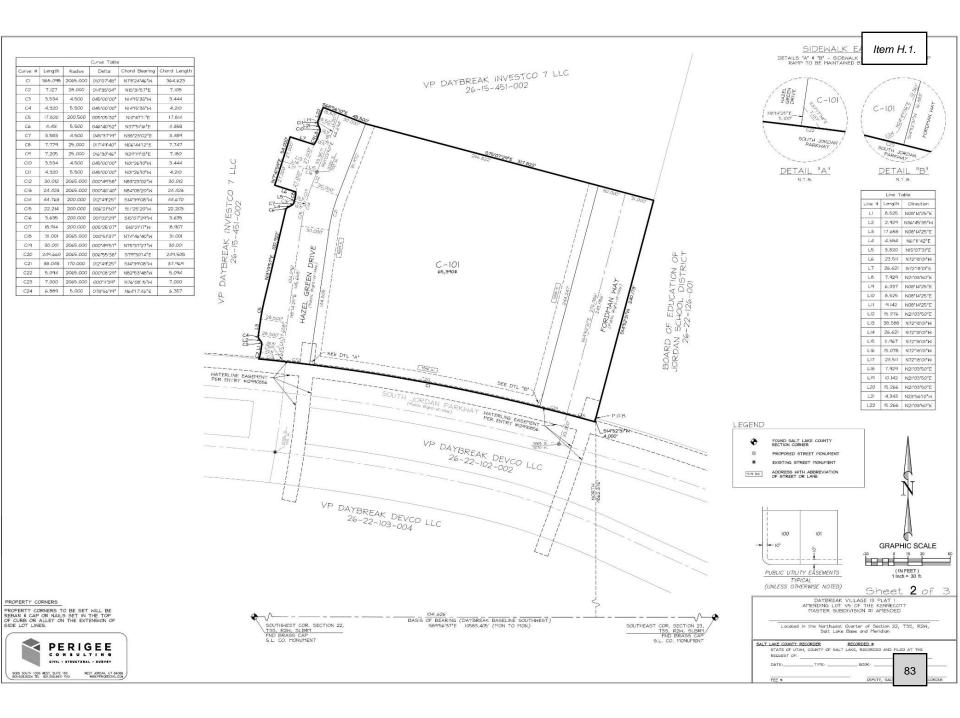
ALTERNATIVES:

- Approve the preliminary subdivision.
- Deny the preliminary subdivision.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Proposed Subdivision Plat





Meeting Date: 07-11-2023

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Issue: DAYBREAK VILLAGE 10 NORTH PLAT 4

PRELIMINARY SUBDIVISION

Generally Southwest of 5600 W. and 10200 S. Location:

Project No: PLPP202300058

Applicant: Perigee Consulting on behalf of Miller Family Real Estate

Submitted By: Greg Schindler, City Planner

Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve Project No. PLPP202300058 subject to the following:

1. That all South Jordan City requirements are met prior to recording the plat.

STANDARDS FOR SUBDIVISION REVIEW

The Planning Commission shall receive public comment at a public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the proposed subdivision does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application.

BACKGROUND

ACREAGE 19.023 Acres **CURRENT LU DESIGNATION** Natural Areas (NA)

CURRENT ZONING Planned Community (PC)

CURRENT USE Vacant **NEIGHBORING**

LU DESIGNATIONS,

(ZONING)/USES North - West Jordan City

> South- Natural Areas, (PC)/Bingham Creek Natural Area East-Public, (PC)/Middle School and Elementary School West - Industrial (P-C)/Rocky Mountain Power substation

Perigee Consulting on behalf of Miller Family Real Estate, has filed an application for preliminary subdivision Daybreak Village 10 North Plat 4. The applicant is requesting the South Jordan Planning Commission review and approve the 19.023 acres subdivision containing two civic lots (C-lots), one park lot (P-lot) and associated public right-of-way.

Lot C-101 is being created with the intention of it becoming the location of a future South Jordan City public works facility.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The Daybreak Community Structure Plan designates this area as Open Space.
- Public Facilities are permitted uses anywhere within the P-C zone. However, once the

plat is recorded, all areas of this proposed plat that are C-lots will no longer count towards the overall open space requirement stated in the Daybreak Master Development Agreement.

- All PC zone and Kennecott Master Subdivision requirements will be met regarding the preliminary subdivision plat.
- All State and Local subdivision review requirements have been followed.
- The proposal meets all City ordinances and complies with the General Plan.
- All lots in the proposed subdivision will have culinary water (South Jordan City) and sanitary sewer available (South Valley Sewer District).

Conclusions:

The proposed subdivision is consistent with both the Daybreak Community Structure
 Plan the South Jordan General Plan and meets the standards of review for subdivisions in the P-C zone.

Recommendation:

 Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the Subdivision, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by staff.

FISCAL IMPACT:

Minimal.

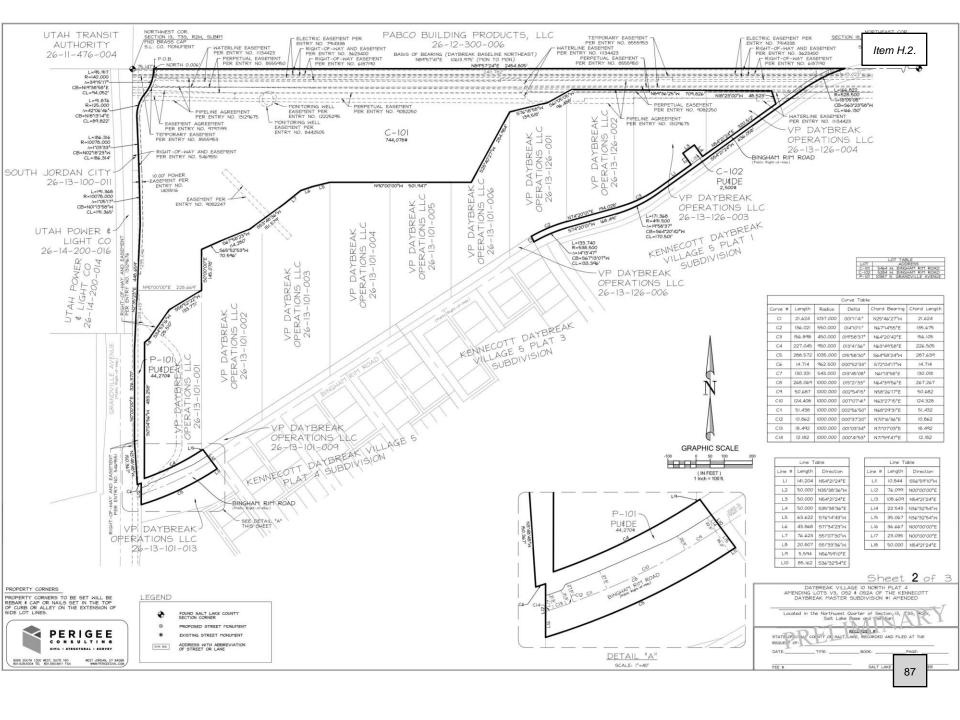
ALTERNATIVES:

- Approve the preliminary subdivision.
- Deny the preliminary subdivision.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Proposed Subdivision Plat





Meeting Date: 07-11-2023

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Issue: DAYBREAK URBAN CENTER PLAT 1

PRELIMINARY SUBDIVISION

Location: Generally west of Grandville Avenue between Lake Avenue and 11000 South

Project No: PLPP202300063

Applicant: Perigee Consulting on behalf of Miller Family Real Estate

Submitted By: Greg Schindler, City Planner

Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve Project No. PLPP202300063 subject to the following:

1. That all South Jordan City requirements are met prior to recording the plat.

STANDARDS FOR SUBDIVISION REVIEW

The Planning Commission shall receive public comment at a public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the proposed subdivision does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application.

BACKGROUND

ACREAGE 30.632 Acres

CURRENT LU DESIGNATION Mixed Use Transit Oriented Development (MU-TOD)

CURRENT ZONING Planned Community (PC)

CURRENT USE Vacant

NEIGHBORING

LU DESIGNATIONS,

(ZONING)/USES North - MU-TOD, (PC)/Vacant

South- MU-TOD, (PC)/Vacant and SJC Fire Station 64

East-Public, MU-TOD, (PC)/Vacant

West - MU-TOD, (PC)/Vacant

Perigee Consulting on behalf of Miller Family Real Estate, has filed an application for preliminary subdivision Daybreak Urban Center Plat 1. The applicant is requesting the South Jordan Planning Commission review and approve the 30.632 acres subdivision containing 17 civic/commercial lots (C-lots), two park lot (P-lots) and associated public and private rights-of-way.

This subdivision is the first phase of the urban core of the area being referred to as "Downtown Daybreak." A baseball stadium is proposed be constructed on lot C-114.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

The Daybreak Community Structure Plan designates this area as Town.

- This "Town" designation is designed for high density mixed use development that
 emphasizes office, commercial and recreational uses, but also includes residential
 (single- and multi-family), public/semipublic, industrial and open space uses. This
 category may accommodate gross residential density of fifty (50) units per acre.
- All PC zone and Kennecott Master Subdivision requirements will be met regarding the preliminary subdivision plat.
- All State and Local subdivision review requirements have been followed.
- The proposal meets all City ordinances and complies with the General Plan.
- All lots in the proposed subdivision will have culinary water (South Jordan City) and sanitary sewer available (South Valley Sewer District).

Conclusions:

The proposed subdivision is consistent with both the Daybreak Community Structure
 Plan the South Jordan General Plan and meets the standards of review for subdivisions in the P-C zone.

Recommendation:

 Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the Subdivision, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by staff.

FISCAL IMPACT:

Minimal.

ALTERNATIVES:

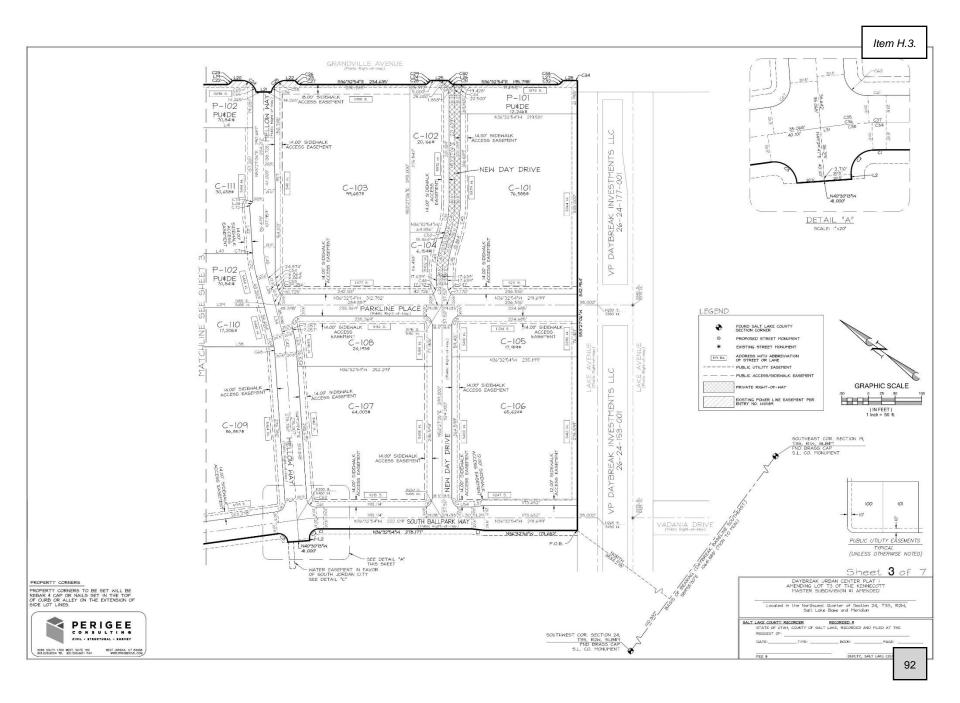
- Approve the preliminary subdivision.
- Deny the preliminary subdivision.
- Schedule the application for a decision at some future date.

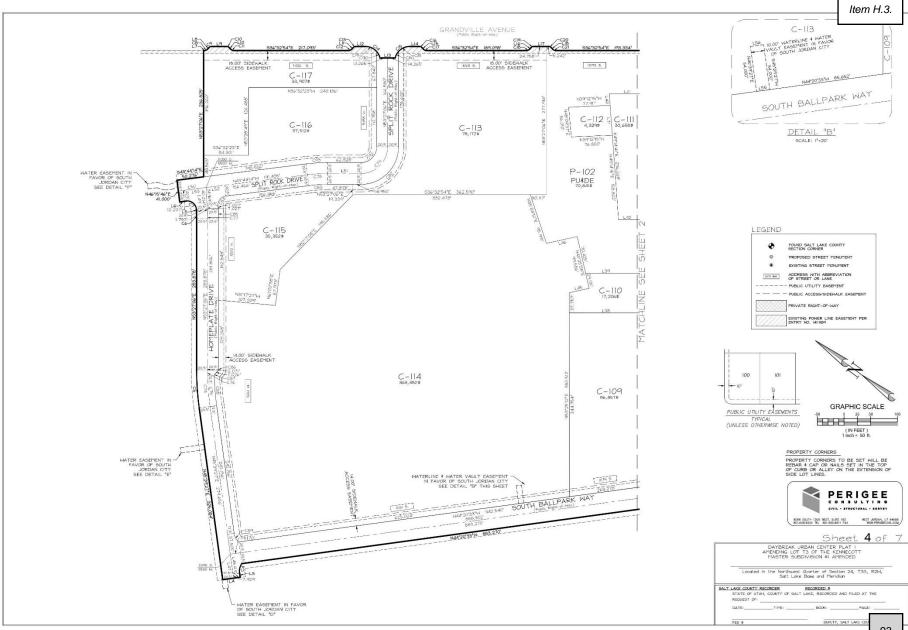
SUPPORT MATERIALS:

- Aerial Map
- Proposed Subdivision Plat









Meeting Date: 07/11/2023

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Issue: Shields Lane Subdivision Amended

PRELIMINARY SUBDIVISION AMENDMENT

Address: 1720 W Shields Lane
File No: PLPLA202300036
Applicant: Allison Morgan

Submitted by: Miguel Aguilera, Planner I

Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve**, with the condition of the cross access agreement, the Shields Lane Subdivision Amendment, File No. PLPLA202300036.

ACREAGE: Approximately 2.23 Acres

CURRENT ZONE: Commercial Neighborhood (C-N)

CURRENT USE: Vacant Lot

FUTURE LAND USE PLAN: EC (Economic Center)

NEIGHBORING ZONES/USES: North – MU-V (Santorini Village)

South – MU-R_D (PD) (Vacant Land) West – P-O (Jordan River Medical) East – C-N (Kum & Go Gas Station)

STANDARD OF APPROVAL:

The Planning Commission shall receive comment at a public hearing regarding the proposed subdivision amendment. The Planning Commission may approve the amendment if it finds good cause to amend the subdivision, and the amendment complies with City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements. The Planning Commission may only deny the amendment if there is no good cause for amending the subdivision and the proposed amendment does not meet all provisions of City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements.

City Code § 16.14.020

BACKGROUND:

The applicant is requesting that the Planning Commission approve a preliminary subdivision amendment for the Shields Lane subdivision located at 1720 W Shields Lane. The proposed amendment will divide the current lot into two separate lots. The larger of the two lots (Lot 2A)

will 1.308 acres and be located on the corner of Shields Lane and Emporio Drive. The smaller lot (Lot 2B) will be 0.911 acres and be located between Lot 2A and 1710 W Shields Lane.

Lot 2A is on a corner and will have the two addresses of 1816 W Shields Lane and 9777 S Emporio Drive. The address for Lot 2B is 1780 W Shields Lane. Lot 2A also has a proposed site plan application for a new daycare center.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The subject property is located in the Commercial Neighborhood (C-N) Zone, and is its future land use is Economic Center (EC). It meets the Planning and Zoning, as well as the Subdivision Amendment and Development Code requirements of the South Jordan Municipal Code.
- This property is part of the Shields Lane recorded subdivision
- The subdivision Amendment will result in a total of three lots

Conclusion:

• The proposed preliminary subdivision amendment application meets the City Code requirements and as such should be approved.

Recommendation:

Based on the Findings and Conclusions listed above, Staff recommends that the Planning
Commission take comments at the public hearing and approve the Application, unless
during the hearing facts are presented that contradict these findings or new facts are
presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

- Approve an amended Application.
- Deny the proposed Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

Location Map

<u>Miguel</u> Aguilera

- Current Zoning Map
- Future Land Use Map
- Proposed Subdivision Amendment Plat

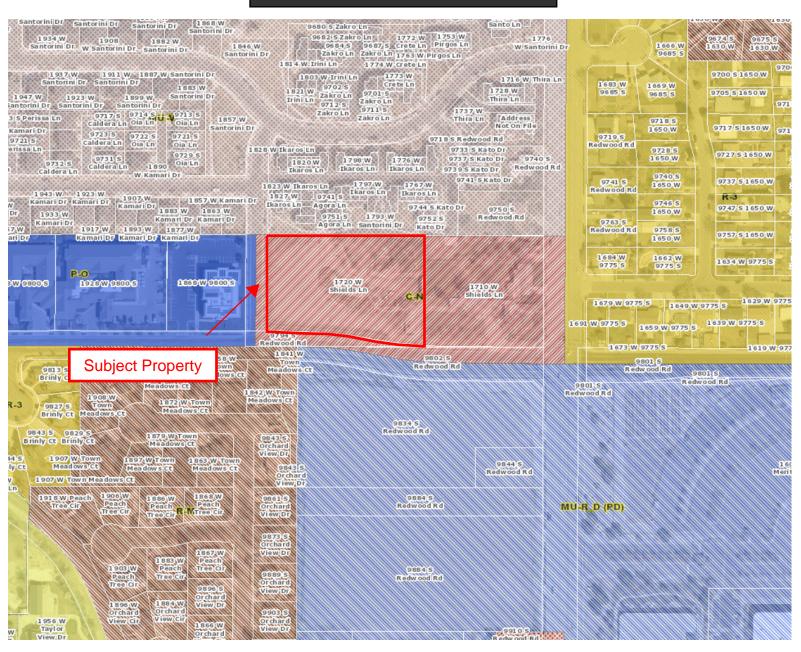
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Brad Klava	no (Jul 5, 2023 16:54 MDT)
Brad Klava	ano, P.E.

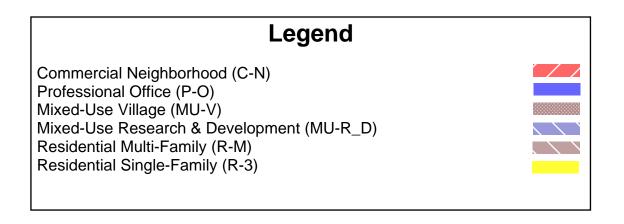
City Engineer

Miguel Aguilera Planner I, Planning Department

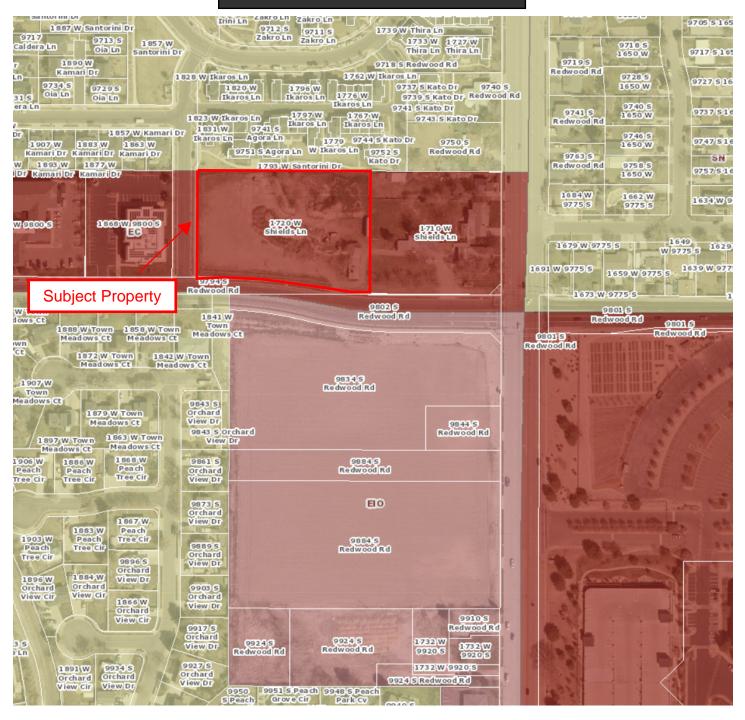


Zoning Map City of South Jordan Everbrook Academy Site

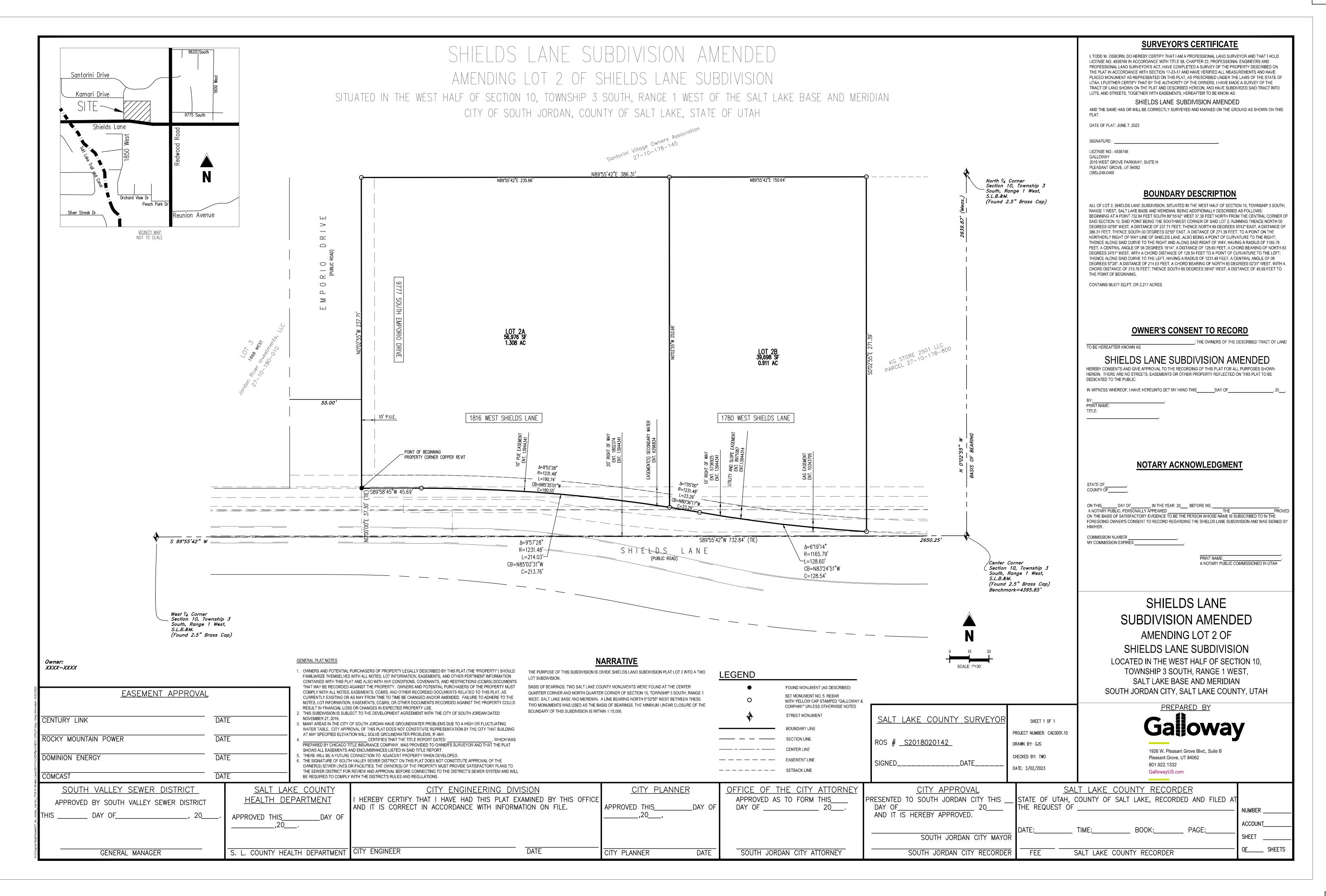




Land Use Map City of South Jordan Shields Lane Subdivision



Legend Stable Neighborhood (SN) Economic Center (EC) Economic Infill Opportunity (EIO)



Meeting Date: 07/11/2023

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Issue: Everbrook Academy Daycare Center

SITE PLAN APPLICATION

Address: 1720 W Shields Lane South Jordan, UT 84095

File No: PLSPR202300037 Applicant: Allison Morgan

Submitted by: Miguel Aguilera, Planner I

Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Site Plan application, file number **PLSPR202300037**, with the condition of the cross access easement, to allow for construction of a daycare center in the C-N zone at 1720 W Shields Lane.

ACREAGE: 1.308 acres

CURRENT ZONE: C-N (Commercial Neighborhood) Zone

CURRENT USE: Vacant Land

FUTURE LAND USE PLAN: EC (Economic Center)

NEIGHBORING ZONES/USES: North – MU-V (Santorini Village)

South – MU-R_D (PD) (Vacant Land) West – P-O (Jordan River Medical) East – C-N (Kum & Go Gas Station)

STANDARD OF REVIEW:

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements outlined in Chapter 16.24 and the requirements of the individual zone in which a development is proposed. All provisions of Title 16 & 17 of South Jordan City Code, and other City requirements shall be met in preparing site plan applications and in designing and constructing the development. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions, or deny the site plan.

BACKGROUND:

Pending approval of the subdivision amendment for 1720 W Shields Lane, the proposed development will occupy lot 2A on the west side of the subdivision. Everbrook Academy will

have the addresses 1816 W Shields Lane and 9777 S Emporio Drive once the subdivision amendment process is completed.

The project will be a one-story, 12,870 square foot daycare center situated on a 1.308 acre lot. The building will be oriented towards the northeast corner of the lot with parking and landscaping wrapping around the building facing Shields Lane and Emporio Drive. Everbrook Academy will have a capacity of 155 students and staff. The playground will be behind the building bordered by the Santorini Village masonry walls on the north and a 6 foot tall vinyl fence that will be installed by the developer on the east. The parking requirement for the daycare use is 1 per 300 square feet. There will be 33 parking stalls, which is based on the total intended use floor space of 9,135 square feet. The intended use floor space will consist of a multi-purpose room, a lobby, 11 classrooms, and the corridor space connecting all the rooms. Vehicles will be able to access the daycare center through Shields Lane and Emporio Drive.

It is noted that the underlying zone does not allow parking between a building and public right of way. However, Section F-3 of the South Jordan Commercial Zone Development Standards allows the Planning Director to make exceptions to this should the requirement not be reasonable. In this case, it is reasonable for a daycare center to have parking stalls along its front facades so that its rear facades may remain an enclosed area where children will be.

The building façade will be 6,602 square feet of masonry/stone and 1,135 square feet of stucco. The main entrance will be located on the south façade and consist of clear store front glazing glass. The building's stucco and stone materials will follow a brown and tan color pallet. The building received a positive recommendation from the Architectural Review Committee (ARC).

Landscaping will consist of trees, shrubs, rock mulch, and lawn cover. A mix of 36 trees and 154 shrubs will be planted throughout all landscaped areas. Lawn area will be 2,890 square feet of the landscape area. The landscaping plans meet city landscaping requirements for commercial zones.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The proposed building use is a daycare center and is permitted in the C-N zone.
- The Architectural Review Committee reviewed the proposed building on April 26, 2023. The project received a positive recommendation from the committee.
- The development's parking requirement is based on the intended use floor area of 9,135 square feet.
- The development's parking stalls will be located between the building and public right of way, which allows the rear to be an enclosed playground.
- The signs shown on elevation plans are not approved as part of the site plan application and will require a separate sign permit application.

Conclusion:

• The proposed project will meet the requirements of the Subdivision and Development (Title 16) and the Planning and Zoning (Title 17) Codes and thus should be approved.

Recommendation:

• Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Site Plan
- Landscape Plan
- Building Elevations

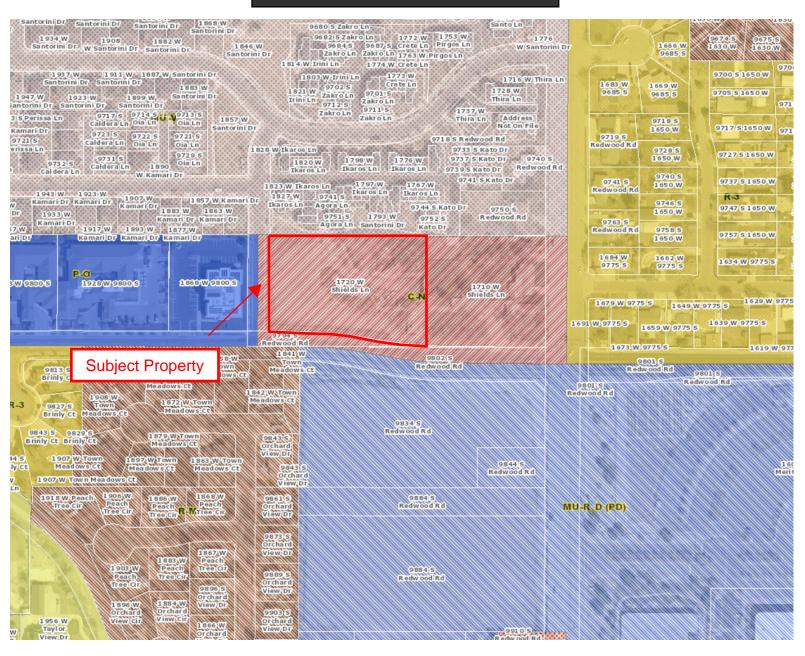
Miguel Aguilera

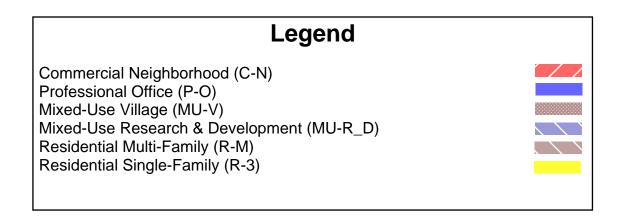
Miguel Aguilera Planner I, Planning Department Brad Klavano
Brad Klavano (Jul 5, 2023 16:54 MDT)

Brad Klavano, P.E. City Engineer



Zoning Map City of South Jordan Everbrook Academy Site





SURVEYOR: **GALLOWAY** ATTN: TROY KENDALL 2015 W. GROVE PARKING, SUITE H PLEASANT GROVE, UT 84062 PH: (385) 248-0460

CIVIL ENGINEER (PROJECT CONTACT): **HUNT DAY** ATTN: THOMAS HUNT, PE 3445 ANTELOPE DRIVE SYRACUSE, UT 84075 PH: (801) 664-4724

ARCHITECT: ADA ARCHITECTS ATTN: JAVIER CORA 17710 DETROIT AVENUE LAKEWOOD, OHIO 44107 PH: (216) 521-5134

Site Data

LOCATION: SOUTH JORDAN ZONING: C-N COMMERCIAL NEIGHBORHOOD

PROPERTY SIZE: 56,976 SF / 1.31 AC BUILDING FOOTPRINT: 12,877 SF (22.6%) 28,058 SF (49.2%) HARD SURFACE AREA:

LANDSCAPE AREA: 16,041 SF (28.2%) PARKING:

30 STALLS REQUIRED 33 STALLS PROVIDED 2 BICYCLE STALLS PROV.

FLOOD INFORMATION FLOOD ZONE DESIGN 'X' PER F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBERS 49035C0429G, DATED SEPTEMBER 25, 2009.

AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DATUM INFORMATION SITE BENCHMARK:

SECTION CORNER LOCATED IN REDWOOD ROAD AND SHIELDS LANE, NAVD88

ELEVATION = 4395.85'

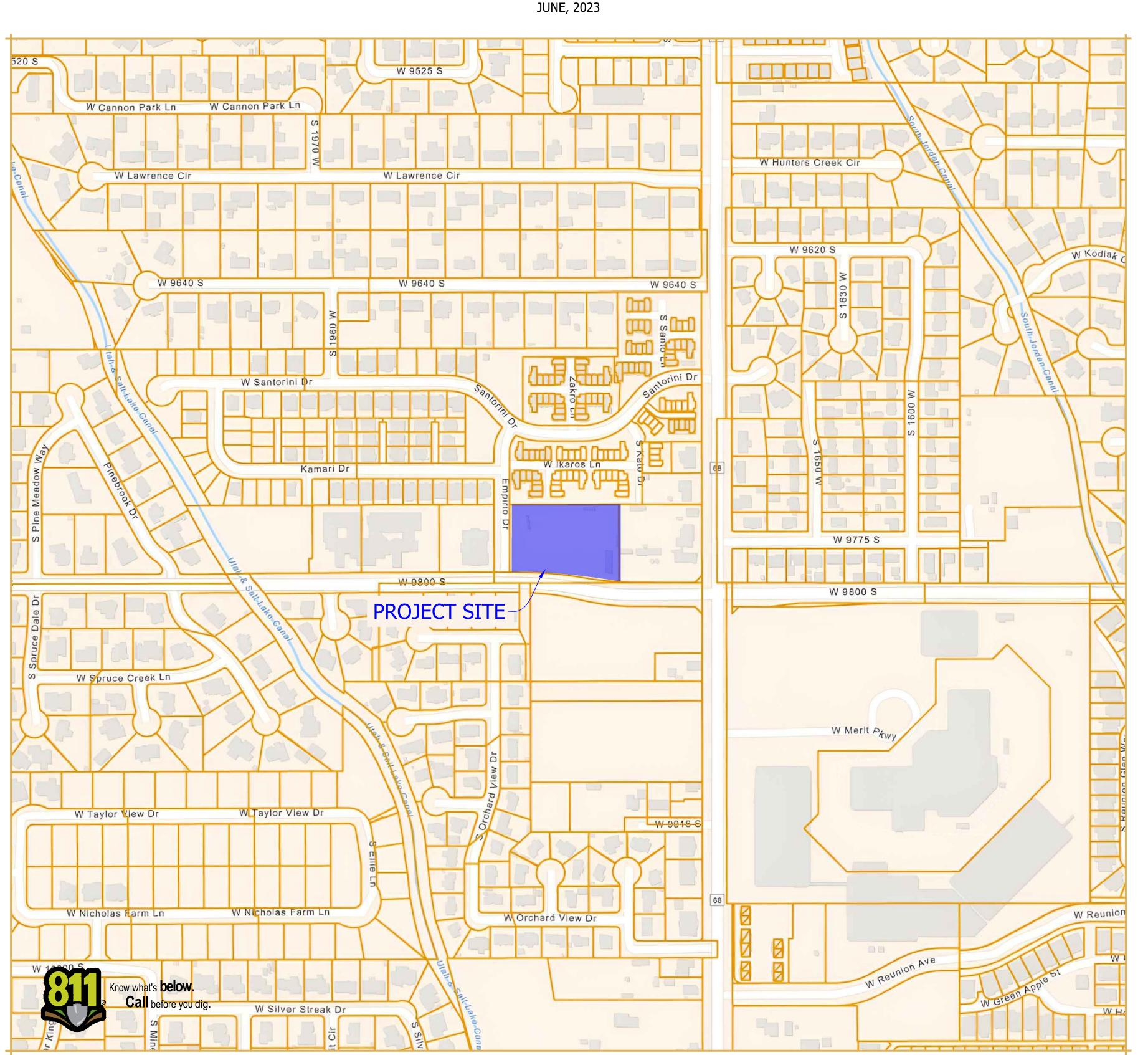
GEOTECH REPORT DATED: DECEMBER 20, 2022

TERRACON 6949 S. HIGH TECH DRIVE MIDVALE, UT 84047

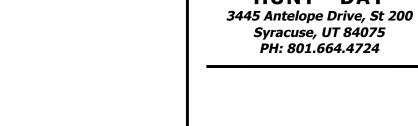
PH: (801) 545-8500

Notice To Contractors:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPENCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.



Location Map



Sheet Index

C001 - Cover Sheet

C100 - Demolition Plan

C202 - Striping Plan

C400 - Utility Plan

C600 - Civil Details

C601 - Civil Details

C602 - Civil Details C700 - SWPPP Exhibit

C701 - SWPPP Details

L100 - Landscape Plan

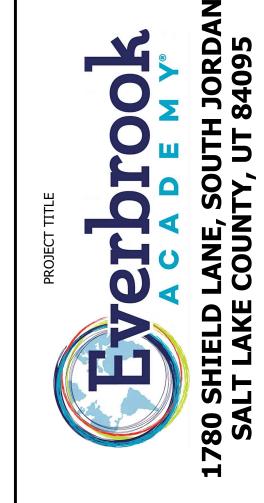
L101 - Irrigation Plan

C201 - Overall Site Layout

C300 - Grading & Drainage Plan

C200 - Site Plan

C002 - South Jordan Standard Notes C003 - Notes, Legend & Abbreviations



HUNT · DAY

Item H.5.

Agency/Utility Contacts

PLANNING & ZONING: SOUTH JORDAN CITY 1600 WEST TOWNE CENTER DRIVE SOUTH JORDAN, UT 84095 PHONE: (801) 446-4357

BUILDING & ENGINEERING SOUTH JORDAN CITY ATTN: SHANE GREENWOOD 1600 WEST TOWNE CENTER DRIVE SOUTH JORDAN, UT 84095 PHONE: (801) 254-3742

FIRE DEPARTMENT: SOUTH JORDAN PUBLIC SAFETY BUILDING 10655 SOUTH REDWOOD ROAD SOUTH JORDAN, UT 84095 PHONE: (801) 446-HELP (4357)

> STORMWATER: SOTUH JORDAN CITY PUBLIC WORKS **SOUTH JORDAN CITY** 10996 S REDWOOD ROAD SOUTH JORDAN, UT 84095 PHONE: (801) 253-5230

> > SOUTH JORDAN CITY 10996 S REDWOOD ROAD SOUTH JORDAN, UT 84095 PHONE: (801) 253-5230

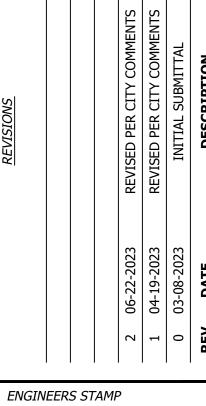
SOUTH VALLEY SEWER DISTRICT 1253 JORDAN BASIN LANE BLUFFDALE, UT 84065 PHONE: (801) 576-6326

> POWER COMPANY: ROCKY MOUNTAIN POWER CUSTOMER SERVICE LINE PHONE: (800) 469-3981

GAS SERVICE: **DOMINION ENERGY** CUSTOMER SERVICE LINE PHONE: (866) 366-4357

TELECOMMUNICATIONS: CENTURYLINK 1425 WEST 3100 SOUTH WEST VALLEY, UT 84119 PHONE: (801) 974-8143

EVOLVE NETWORK EMAIL: KEN@EVOLVENETWORX.COM





VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET, ADJUST

SCALES ACCORDINGLY

PROJECT INFO. Engineer: T. Hunt T. Pridemore Drawn:

Checked: Date: 12 / 09 / 2022 SHEET TITLE

Cover

SHEET NO.

C001

Sheet

1.1 South Jordan City General Notes

- 1. ALL WORK DONE OR IMPROVEMENTS INSTALLED WITHIN SOUTH JORDAN CITY INCLUDING BUT NOT LIMITED TO EXCAVATION, CONSTRUCTION, ROADWORK AND UTILITIES SHALL CONFORM TO THE SOUTH JORDAN CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS, CITY MUNICIPAL CODE, THE LATEST EDITION OF THE APWA MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS, THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY STATE OR FEDERAL REGULATIONS AND PERMIT REQUIREMENTS OF VARIOUS GOVERNING BODIES. THE CONTRACTOR IS RESPONSIBLE TO HAVE A COPY OF THESE SPECIFICATIONS AND TO KNOW AND CONFORM TO THE APPROPRIATE CODES, REGULATIONS, DRAWINGS, STANDARDS AND SPECIFICATIONS.
- THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THE PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES, WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
- 3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES, SURVEY MONUMENTS AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
- 4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
- 6. CURB, GUTTER, AND SIDEWALK, FOUND TO BE UNACCEPTABLE PER CITY STANDARDS AND APWA SHALL BE REMOVED AND REPLACED.
- 7. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS.
- 8. ANY SURVEY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER SALT LAKE COUNTY SURVEYORS REQUIREMENTS.
- 9. ALL PRIVACY WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS; FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. ALL WALLS SHALL HAVE A MINIMUM 2 FT X 2 FT X 30 INCH DEEP SPOT FOOTINGS. BOTTOM OF ALL FOOTINGS ON ALL WALLS SHALL BE A MINIMUM OF 30 INCHES BELOW FINISHED GRADE. WALLS GREATER THAN 6 FEET REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
- 10. ALL CONSTRUCTION MATERIALS PER APWA MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
- 11. REQUEST FOR INSPECTION BY THE CITY OF SOUTH JORDAN ENGINEERING DEPT. SHALL BE MADE BY THE CONTRACTOR AT LEAST 48 HOURS BEFORE THE INSPECTION SERVICES WILL BE REQUIRED, EXCEPT IN AN EMERGENCY AS DEFINED BY THE SOUTH JORDAN CITY MUNICIPAL CODE § 12.08.010.
- 12. WORK IN PUBLIC WAY, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE
- MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC. 13. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS
- RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. 14. POWER POLES AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON WILL BE RELOCATED AT NO EXPENSE TO THE CITY OF SOUTH JORDAN. POWER
- LINES AND ALL OTHER AERIAL UTILITIES ARE TO BE BURIED AND POLES REMOVED AS DETERMINED BY THE CITY ENGINEER. 15. CURB AND GUTTER WITH A GRADE OF LESS THAN FOUR-TENTHS OF ONE PERCENT SHALL BE CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR A GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON
- AS POSSIBLE AFTER CONSTRUCTION.
- 16. CONTRACTOR TO FOLLOW SALT LAKE COUNTY NOISE ORDINANCE STANDARDS. 17. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- 18. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES AS PER STATE LAW AS WELL AS PROVIDING A STORM WATER POLLUTION PREVENTION PLAN TO THE
- 9. DEVELOPER IS RESPONSIBLE FOR LOCATING AND REPAIRING ALL UNDERGROUND STREETLIGHT WIRES, WATER LINES, STORM DRAIN LINES AND IRRIGATION LINES UNTIL 90% OF THE BOND HAS BEEN RELEASED.
- 20. ALL CITY MAINTAINED UTILITIES INCLUDING; WATERLINE, FIRE HYDRANTS, STREETLIGHT WIRING, AND STORM DRAIN MUST BE IN PUBLIC RIGHT OF WAY OR IN RECORDED EASEMENTS.
- 21. CONTRACTOR SHALL WORK SOUTH JORDAN CITY REGULAR WORKING HOURS OF MONDAY THROUGH FRIDAY 7:00 AM TO 4:00 PM. IF CONTRACTOR PERMITS OVERTIME WORK OR WORK ON A SATURDAY, SUNDAY OR ANY LEGAL HOLIDAY, CONTRACTOR SHALL RECEIVE PRIOR APPROVAL BY CITY ENGINEER. CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY OVERTIME INSPECTION FEE'S TO THE CITY OF SOUTH JORDAN ON THE THURSDAY PRIOR TO THE SATURDAY, SUNDAY OR LEGAL HOLIDAY REQUESTED. THIS APPLIES TO ALL WORK WITHIN THE PUBLIC RIGHT OF WAY INCLUDING TRAFFIC CONTROL AND ACCESS.
- 22. PRIOR TO 90% BOND RELEASE, A LEGIBLE AS-BUILT DRAWING MUST BE SUBMITTED TO THE CITY OF SOUTH JORDAN STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER. AS-BUILTS MUST SHOW ALL CHANGES AND ACTUAL FIELD LOCATIONS OF STORM DRAINAGE, WATERLINES, IRRIGATION, STREET LIGHTING, AND POWER. AS-BUILTS WILL BE HELD TO THE SAME STANDARD AS APPROVED DESIGN DRAWINGS, NO "REDLINED PLANS" ALLOWED. IN THE ABSENCE OF CHANGES, COPIES OF THE APPROVED DRAWINGS WILL BE REQUIRED STATING "INSTALLED AS PER DRAWINGS". AS-BUILT DRAWINGS FOR NEW DEVELOPMENTS SHALL BE SUBMITTED TO THE CITY IN THE FOLLOWING FORMATS AND QUANTITIES PRIOR TO THE 90% BOND RELEASE: 1 .DXF COPY, 1 .PDF COPY.
- 23. FILTER FABRIC WRAPPED AROUND AN INLET GRATE IS NOT AN ACCEPTABLE INLET SEDIMENT BARRIER. SEE CHAPTER 9 OF SOUTH JORDAN CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR DETAILS OF APPROVED STORM WATER BMPS.
- 24. ASPHALT PAVING BETWEEN OCTOBER 15 AND APRIL 15 IS NOT ALLOWED WITHOUT A WRITTEN EXCEPTION FROM THE ENGINEERING DEPARTMENT.
- 25. TO ENSURE PROPER PLANTING, PROTECTION AND IRRIGATION OF TREES, MITIGATING RISK OF TREE FAILURE OR FUTURE DAMAGE TO INFRASTRUCTURE, CONTRACTORS ARE REQUIRED TO FOLLOW THE STANDARDS AND SPECIFICATIONS OF THE ISA – INTERNATIONAL SOCIETY OF ARBORICULTURE.
- 26. ALL SMALL CELL CONSTRUCTION MUST FOLLOW THE SOUTH JORDAN CITY SMALL CELL INFRASTRUCTURE DESIGN GUIDELINES.
- 27. ALL CONSTRUCTION OF LOW IMPACT DEVELOPMENT (LID) MUST FOLLOW THE SOUTH JORDAN CITY LOW IMPACT DEVELOPMENT HANDBOOK 2020. WITH THE DEVELOPMENT OF ANY RESIDENTIAL SUBDIVISION THAT PROPOSES LID IN PUBLIC PARK STRIPS, THE DEVELOPER MUST CONSTRUCT/INSTALL SUCH TO COMPLETENESS, INCLUDING BUT NOT LIMITED TO VEGETATION AND LANDSCAPE IRRIGATION. THE DEVELOPER IS RESPONSIBLE TO MAINTAIN THE LID (INCLUDING LANDSCAPE) UNTIL SUCH TIME THE DEVELOPER CONNECTS ANY LID LANDSCAPE IRRIGATION TO OWNER'S IRRIGATION OF THE RESPECTIVE BUILDING LOT. DEVELOPER'S LID MAINTENANCE RESPONSIBILITIES INCLUDE BUT NOT LIMITED TO CLEANING, REPAIRING, PROTECTING AND CLEAR OF ANY DEBRIS. THE BUILDING LOT OWNER SHALL MAINTAIN IN PERPETUITY ANY LID CONSTRUCTED ANYWHERE ON THE BUILDING LOT, INCLUDING THE PARK STRIP AREA WITHIN PUBLIC RIGHT OF WAY.
- 28. WHEN A PROPOSED DEVELOPMENT BORDERS A COLLECTOR, MINOR COLLECTOR OR ARTERIAL STREET AND IS REQUIRED TO CONSTRUCT COLLECTOR STREET FENCING ALONG THE BACK OF SIDEWALK, THE DEVELOPMENT SHALL ALSO BE REQUIRED PUT IN A CONCRETE MOW STRIP FROM THE BACK OF SIDEWALK TO UNDERNEATH THE FENCE PANELS. CONCRETE MOW STRIPS SHALL ALSO BE REQUIRED BETWEEN THE SIDEWALK AND FENCING ALONG THE REAR OF DOUBLE FRONTAGE LOTS.
- 29. ONE-WAY VALVES ARE REQUIRED ON RESIDENTIAL LAND DRAIN LINES THAT GO FROM A FOUNDATION DRAIN ON A HOME TO A PUBLIC STORM DRAIN SYSTEM.

1.2 City of South Jordan Traffic Notes

- 1. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCROACHED UPON BY A CONSTRUCTION WORK ZONE THE SAFE ROUTE SHALL BE MAINTAINED IN A MANNER ACCEPTABLE TO SOUTH JORDAN CITY AND THE JORDAN SCHOOL
- 2. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY ENGINEER, PUBLIC WORKS DIRECTOR OR DESIGNEE.
- 3. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.
- 5. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR PER APPROVED CONSTRUCTION DRAWINGS UNLESS APPROVED BY THE CITY ENGINEER.
- 6. 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.
- 7. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING PUBLIC STREETS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PER THE CURRENT EDITION ADOPTED BY UDOT AND BE APPROVED BY THE CITY OF SOUTH JORDAN BEFORE CONSTRUCTION BEGINS.
- 8. ALL SIGNS LARGER THAN 36" X 36" OR 1296 SQUARE INCHES PER SIGN POLE SHALL BE MOUNTED ON A SLIP BASE SYSTEM PER UDOT STANDARD DRAWING SN 10B (DETAIL DRAWING ATTACHED TO STANDARD DRAWINGS) WITH A "Z" BAR BACKING. SIGNS OF THIS SIZE ARE NOT ALLOWED TO BE MOUNTED ON A YIELDING POLE.
- 9. SIGN COMPONENTS SUCH AS SHEETING, EC FILM, INKS, LETTERS AND BORDERS ARE ALL REQUIRED TO BE FROM THE SAME MANUFACTURER. ONLY EC FILM MAY BE USED TO ACHIEVE COLOR. VINYL EC FILM IS NOT ACCEPTED. 10. ALL NEW ROUNDABOUTS, CROSSWALKS, STOP BARS AND LEGENDS SHALL BE INSTALLED WITH 90 MIL PREFORMED
- THERMO PLASTIC. 11. PAVING ASPHALT BINDER GRADE SHALL BE PG 58-28 UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. ASPHALT AGGREGATE SIZE SHALL BE 1/2 INCH FOR RESIDENTIAL AND COLLECTOR ROADS. NO MORE THAN 15% RAP
- (RECLAIMED ASPHALT PAVEMENT) BY WEIGHT WILL BE ALLOWED IN THE ASPHALT MIX DESIGN FOR THE PAVING OF PUBLIC AND PRIVATE STREETS. UP TO THE 15 PERCENT WILL BE ALLOWED WITH NO CHANGE IN THE SPECIFIC BINDER GRADE. THE ASPHALT MIX DESIGN SHALL HAVE NO MORE THAN 3½ % AIR VOIDS. 12. POTHOLING: ALL POTHOLES MUST BE SAW CUT SQUARE AND HAVE A MINIMUM SIZE OF 1 SQUARE FOOT. WHEN
- REPAIRING A POTHOLE, SAND OR PEA GRAVEL MEETING SOUTH JORDAN CITY STANDARDS SHALL BE PLACED OVER THE EXPOSED UTILITY TO A DEPTH OF 6 INCHES. FOLLOWING THE PEA GRAVEL WILL BE FLOWABLE FILL UP TO 1 INCH BELOW THE BOTTOM EDGE OF THE EXISTING ASPHALT. THE REMAINING PORTION OF THE HOLE SHALL BE FILLED WITH ASPHALT, WHICH WILL HAVE AN OVERALL THICKNESS OF THE EXISTING ASPHALT PLUS 1 INCH.
- 13. ALL FILL WITHIN THE PUBLIC RIGHT OF WAY SHALL BE A-1-A TO A-3, WITH THE EXCEPTION OF TOP SOIL IN THE PARK STRIP FOR LANDSCAPING AND TRENCH BACKFILL. TRENCH BACKFILL MATERIAL UNDER PAVEMENTS OR SURFACE IMPROVEMENTS SHALL BE CLEAN, NON-CLUMPING, GRANULAR AND FLOWABLE, 2" MINUS, A-1-A TO A-2-7 SOILS ACCORDING TO AASHTO 145 SOIL CLASSIFICATION SYSTEM. LIME TREATED FLOWABLE FILLS, IF APPROVED,
- SHALL HAVE A 28-DAY STRENGTH OF 65 PSI. 14. ALL TRAFFIC ROAD CLOSURES INVOLVING 1 OR MORE LANES OF TRAFFIC MUST RECEIVE PRIOR APPROVAL FROM THE CITY ENGINEER OR HIS/HER REPRESENTATIVE. VMS PCMS BOARDS MUST BE PLACED A MINIMUM OF 7 DAYS IN ADVANCE OF ANY LANE CLOSURE ON COLLECTOR, MINOR COLLECTOR OR ARTERIAL STREET. VMS PCMS BOARDS MUST ALSO BE PLACED IN ADVANCE OF ANY LANE CLOSURES ON A SUBDIVISION STREET PER THE CITY ENGINEER'S DIRECTION.
- 15. ROUNDABOUTS, INCLUDING THEIR INGRESS AND EGRESS, SHALL BE CONSTRUCTED WITH CONCRETE PAVEMENT. ENGINEER SHALL DESIGN CROSS SECTION AND SUBMIT TO THE CITY FOR REVIEW AND APPROVAL.
- 16. ALLEYWAYS AND LANES ARE TO HAVE 6 FEET MAXIMUM SPACING FOR CONTROL JOINTS IN STRAIGHT SECTIONS AND ARE TO HAVE AN EXPANSION JOINT EVERY 60 FEET AND AT ALL PC'S AND PT'S.
- 17. CONSTRUCTION OF ANY PUBLIC STREET REQUIRES A SIGN OFF CHECKLIST PRIOR TO THE ROAD BEING OPENED TO TRAFFIC FOR USE BY THE GENERAL PUBLIC. THE CHECKLIST MUST BE REQUESTED BY THE DEVELOPER. THE CITY'S ASSIGNED PROJECT ENGINEER WILL PREPARE THE CHECKLIST AND PROVIDE IT TO THE DEVELOPER/CONTRACTOR.
- 18. TREES ARE NOT ALLOWED TO BE PLANTED WITHIN 30' OF A STOP SIGN.

1.3 City of South Jordan Street Light Notes

ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT SOUTH JORDAN CITY STANDARDS AND N.E.C. (NATIONAL ELECTRIC CODE). A STREET LIGHT PLAN SHOWING WIRING LOCATION, WIRING TYPE, VOLTAGE, POWER SOURCE LOCATION, CONDUIT SIZE AND LOCATION SHALL BE SUBMITTED TO THE CITY OF SOUTH JORDAN AND BE APPROVED PRIOR TO CONSTRUCTION. NO DEVIATION OF STREETLIGHT, PULL BOXES, CONDUITS, ETC. LOCATIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY ENGINEER OR HIS/HER REPRESENTATIVE.

AN ELECTRONIC COPY OF THE STREET LIGHT REDLINES, SHOWING THE SAME ITEMS LISTED ABOVE FOR THE STREET LIGHT PLAN, SHALL BE SUBMITTED TO THE SOUTH JORDAN CITY ENGINEERING DEPARTMENT AFTER THE STREET LIGHTS HAVE BEEN INSTALLED BUT PRIOR TO THEM BEING CONNECTED BY ROCKY MOUNTAIN POWER.

LOCATION OF THE STREET LIGHT POLE.

- A. SHALL NOT BE INSTALLED WITHIN 5 FEET OF A FIRE HYDRANT. THE LOCATION SHALL BE SUCH THAT IT DOES NOT HINDER THE OPERATION OF THE FIRE HYDRANT AND WATER LINE OPERATION VALVES. B. SHALL BE A MINIMUM OF 5 FEET FROM ANY TREE, UNLESS WRITTEN APPROVAL IS RECEIVED FROM THE CITY ENGINEER. BRANCHES MAY NEED TO BE PRUNED AS DETERMINED BY THE ENGINEERING INSPECTOR IN THE FIELD AT THE TIME OF INSTALLATION.
- C. SHALL NOT BE INSTALLED WITHIN 5 FEET FROM THE EDGE OF ANY DRIVEWAY.
- 2. ANTI-SEIZE LUBRICANT SHALL BE USED ON ALL COVER BOLTS AND GROUND BOX BOLTS. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.
- 4. ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC. SHALL LEAVE A MINIMUM OF EIGHTEEN (18) INCHES TO THE FACE OF THE STREET LIGHT POLE ON ALL SIDES.
- 5. ALL SERVICE POINT(S) SHALL BE COORDINATED WITH ROCKY MOUNTAIN POWER AND WHENEVER POSSIBLE BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINT(S) SHALL BE SHOWN ON THE PLANS WITH A SCHEMATIC FROM ROCKY MOUNTAIN POWER. POLE LOCATIONS AS SHOWN ON THE APPROVED PLANS MAY BE ADJUSTED IN THE FIELD BY THE ENGINEERING INSPECTOR AT TIME OF INSTALLATION AT NO ADDITIONAL COST TO
- 6. IT SHALL BE REQUIRED THAT IN THE ABSENCE OF AN EXISTING WORKABLE CIRCUIT TO ATTACH TO, THAT ALL INSTALLATIONS SHALL REQUIRE A NEW SERVICE FOR OPERATION OF THE CIRCUITS IN THIS CASE DEVELOPER AND OR HIS ENGINEER SHALL CONTACT ROCKY MOUNTAIN POWER.
- 7. WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF THE STREET LIGHT CIRCUITS AND/OR STREETLIGHT POLES, THOSE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED BEFORE THE STREET LIGHT BASES ARE CONSTRUCTED AT NO EXPENSE TO THE CITY OF SOUTH JORDAN OR ROCKY MOUNTAIN POWER. THE RESOLUTION MUST BE APPROVED BY THE CITY OF SOUTH JORDAN AND
- REQUIRED ON THE PLANS AND/OR IS DEEMED NECESSARY BY ROCKY MOUNTAIN POWER AND/OR SOUTH JORDAN 9. A STREET LIGHT PLAN SHOWING WIRING LOCATION, WIRING TYPE, VOLTAGE, POWER SOURCE LOCATION, CONDUIT

8. THE CONTRACTOR SHALL FURNISH A COMPLETE SERVICE TO THE TRANSFORMERS AND CONTROL SYSTEMS IF

- SIZE AND LOCATION SHALL BE SUBMITTED TO THE CITY OF SOUTH JORDAN AND BE APPROVED PRIOR TO CONSTRUCTION.
- 10. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM A 10 DAY BURN TEST OF THE STREET LIGHTS AFTER THEY ARE CONNECTED AND ENERGIZED BY ROCKY MOUNTAIN POWER. THIS TEST SHALL BE COORDINATED AND WITNESSED BY A SOUTH JORDAN ENGINEERING INSPECTOR.
- 11. EACH STREETLIGHT POLE SHALL HAVE ITS OWN PHOTO CELL INDEPENDENT OF A MASTER CONTROL. ON DOUBLE HEAD FIXTURES A SINGLE PHOTO CELL SHALL BE INSTALLED ON THE NORTH MOST FACING HEAD AND BE WIRED TO ENERGIZE BOTH HEADS.

1.4 City of South Jordan Grading Notes

- 1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER AND CITY ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
- 2. 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.
- 3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
- 4. 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.
- 5. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED: HORIZONTAL VERTICAL COMPACTION

B. ENGINEERED FILL 0.5'+ +0.1' TO -0.1' SEE SOILS REPORT COMPACTION TESTING WILL BE PERFORMED BY THE

- A. PAVEMENT AREA SUBGRADE 0.1'+ +0.0' TO -0.1' SEE SOILS REPORT
- DEVELOPER OR HIS REPRESENTATIVE. 6. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- 7. 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 THE PUBLIC WORKS DEPARTMENT.
- 8. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY 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.
- 9. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE DEVELOPER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.
- 10. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.

1.5 City of South Jordan Fire Department Notes

- 1. ON ANY NEW HOME OR BUILDING INSTALLATION, ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE COMBUSTIBLE CONSTRUCTION COMMENCES AND SAID FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER WITH AN ADEQUATE WATER SUPPLY.
- 2. CONTRACTOR SHALL CALL THE PUBLIC WORKS DEPARTMENT AND ENGINEERING INSPECTOR FOR UNDERGROUND INSPECTION, PRESSURE AND FLUSH VERIFICATION OF ALL FIRE HYDRANTS AND FIRE LINES BEFORE BACK FILLING.
- 3. PAINTING OF THE CURBS AND HYDRANT AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE SHALL BE APPROVED BEFORE BEING CONSTRUCTED.
- 4. A FLOW TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY FOR VERIFICATION OF REQUIRED ON-SITE WATER SUPPLY.
- ALL ON-SITE FIRE MAIN MATERIALS MUST BE U.L. LISTED AND A.W.W.A. APPROVED. 6. THE TURNING RADIUS FOR ANY FIRE APPARATUS ACCESS ROAD AND/OR FIRE LANE, PUBLIC OR PRIVATE, SHALL BE
- NOT LESS THAN FORTY-FIVE FEET (45') OUTSIDE RADIUS AND TWENTY-TWO FEET (22') INSIDE RADIUS AND SHALL BE PAVED. 7. A FIRE APPARATUS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS
- LOCATED MORE THAN ONE-HUNDRED FIFTY FEET (150') FROM FIRE DEPARTMENT VEHICLE ACCESS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF ONE-HUNDRED FIFTY FEET (150') IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND AREA. 8. ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE.
- ONE SIGN AT THE END OF THE FIRE LANE AND WIDTH SIGNS AT INTERVALS OF ONE-HUNDRED FEET (100') ALONG ALL DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS SHALL BE INSTALLED AT LEAST 5', MEASURED FROM THE BOTTOM EDGE OF THE SIGN TO THE NEAR EDGE OF PAVEMENT. WHERE PARKING OR PEDESTRIAN MOVEMENTS OCCUR, THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE AT LEAST 7'. THE CURB ALONG OR ON THE PAVEMENT OR CEMENT IF CURB IS NOT PRESENT, SHALL BE PAINTED WITH RED WEATHER RESISTANT PAINT IN ADDITION TO THE
- 9. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE SOUTH JORDAN CITY F.D. APPROVAL. GATES ARE ONLY ALLOWED WITH PRIOR APPROVAL.
- 10. ALL UNDERGROUND FIRE LINES THAT SERVICE AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE NO SMALLER THAN SIX (6) INCHES IN DIAMETER AND HAVE A PIV BETWEEN THE WATER MAIN AND THE BUILDING. IF A PIV ISN'T FEASIBLE DUE TO SITE CONSTRAINTS, A WIV MAY BE USED WITH THE APPROVAL OF THE CITY ENGINEER OR FIRE CODE OFFICIAL. FOR A WIV TO BE ALLOWED, ANOTHER VALVE MUST BE INSTALLED ON THE FIRE SERVICE LINE BACK AT THE CONNECTION TO THE WATER MAIN, WHICH WILL BE MAINTAINED BY THE CITY AS PART OF IT'S CULINARY WATER SYSTEM. ALL FIRE LINES MATERIAL SHALL BE DUCTILE IRON. (DUCTILE IRON FROM THE PIV TO THE BUILDING SHALL BE PERMITTED OR DUCTILE IRON FROM THE MAIN WATER LINE TO THE WIV).
- 11. POST INDICATOR VALVES (PIV) SHALL BE BETWEEN 6 AND 40 FEET FROM BUILDINGS NOT EXCEEDING THREE STORIES OR EQUIVALENT IN HEIGHT AND BETWEEN 30 AND 40 FEET ON BUILDINGS IN EXCESS OF THREE OR MORE STORIES IN HEIGHT OR EQUIVALENT.
- 12. ROADS AND ACCESSES SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS. SURFACE SHALL BE PAVED BEFORE THE APPLICATION OF COMBUSTIBLE MATERIAL.
- 13. ALL NEW BUILDINGS EQUIPPED WITH A FIRE DEPARTMENT CONNECTION (FDC) MUST HAVE INLETS SECURED WITH KNOX BRAND LOCKING FDC CAP(S) WITH A SWIVEL COLLAR. ALL NEW BUILDINGS ARE ALSO REQUIRED TO HAVE A KNOX BRAND KEY LOCK BOX MOUNTED ON THE EXTERIOR BUILDING, SUCH THAT FIRE DEPARTMENT PERSONNEL MAY GAIN ACCESS IN CASE OF AN EMERGENCY.

1.6 South Jordan City Water Notes

- 1. THE FOLLOWING SOUTH JORDAN CITY WATER NOTES ARE INTENDED FOR GENERAL WATER STANDARDS ONLY AND ARE NOT ALL INCLUSIVE. THE CITY HAS INCLUDED THE CULINARY WATER DESIGN AND CONSTRUCTION STANDARDS WITHIN THE CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- 2. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE ENGINEERING DEPARTMENT. FOLLOWING WATER PLAN APPROVAL, FORTY-EIGHT (48) HOUR NOTICE SHALL BE GIVEN TO THE ENGINEERING INSPECTOR AND THE PUBLIC WORKS DEPARTMENT (253- 5230) PRIOR TO THE START OF CONSTRUCTION. NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO AN INSPECTION.
- 3. ALL WORK WITHIN SOUTH JORDAN CITY SHALL CONFORM TO SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS, AWWA AND APWA.
- 4. FOR RESIDENTIAL DEVELOPMENTS THE DEVELOPER SHALL PURCHASE AND INSTALL METER BOXES AND SETTERS ACCORDING TO CITY STANDARDS ON NEWLY DEVELOPED LOTS AND REAL PROPERTY AT THE TIME OF WATER MAIN INSTALLATION. WATER METERS WILL BE SUPPLIED AND INSTALLED BY THE SOUTH JORDAN PUBLIC WORKS DEPARTMENT (AT DEVELOPER'S EXPENSE). THE DEVELOPER SHALL ALSO PROVIDE THE SITE ADDRESS, LOT NUMBER, METER SIZE AND PAY METER FEES PRIOR TO BUILDING PERMIT APPROVAL.
- 5. FOR COMMERCIAL AND CONDOMINIUM DEVELOPMENTS THE DEVELOPER SHALL PURCHASE AND INSTALL METER BOXES AND SETTERS ACCORDING TO CITY STANDARDS. WATER METERS WILL BE SUPPLIED BY SOUTH JORDAN PUBLIC WORKS DEPARTMENT (AT DEVELOPER'S EXPENSE) AND INSTALLED BY DEVELOPER. 6. ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTABLE
- WATER SAMPLE OBTAINED PRIOR TO COMMISSIONING THE NEW WATER LINE TO THE SOUTH JORDAN CITY CULINARY WATER DISTRIBUTION SYSTEM 7. SOUTH JORDAN PUBLIC WORKS DEPARTMENT MUST APPROVE WATER SHUT DOWN WHICH MAY REQUIRE EVENING AND WEEKEND SHUT DOWN AS DEEMED NECESSARY, REQUIRING THE CONTRACTOR TO BE BILLED FOR OVERTIME.
- 48 HOUR NOTICE IS REQUIRED. 8. WATER STUB-OUT INSTALLATIONS WILL NOT BE CONSTRUED AS A COMMITMENT FOR WATER SERVICE. 9. CONDITIONAL APPROVAL OF VALVED OUTLET (6" AND LARGER): IN THE EVENT THE WATER PLANS SHOW ONE OR MORE VALVED OUTLETS EXTENDING OUT OF PAVED AREAS, INSTALLATIONS OF THESE OUTLETS IS ACCEPTABLE, HOWEVER, IF THE OUTLETS ARE INCORRECTLY LOCATED OR NOT USED FOR ANY REASON WHEN THE PROPERTY IS DEVELOPED, THE DEVELOPER SHALL ABANDON THE OUTLETS AT THE CONNECTION TO THE ACTIVE MAIN IN ACCORDANCE WITH THE CITY STANDARDS AND AT THE DEVELOPER'S EXPENSE.

1.6 South Jordan City Water Notes (cont'd)

PRE-ENGINEERED AND RECEIVE PRIOR CITY APPROVAL.

ENGINEER OR DESIGNEE.

- 11. ALL FITTINGS TO BE COATED WITH POLY FM GREASE AND WRAPPED WITH 8-MIL THICK POLYETHYLENE.
- 12. NO OTHER UTILITY LINES MAY BE PLACED IN THE SAME TRENCH WITH WATER LINE UNLESS APPROVED BY THE CITY ENGINEER.
- 13. ANY CONFLICT WITH EXISTING UTILITIES SHALL BE IMMEDIATELY CALLED TO THE ATTENTION OF THE CITY
- 14. ALL WATER VAULTS WILL BE CONSTRUCTED PER CITY OF SOUTH JORDAN STANDARD DRAWINGS AND
- SPECIFICATIONS. NO VAULTS ARE ALLOWED IN TRAFFIC AREAS WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER. 15. LANDSCAPING AND IRRIGATION ADJACENT TO VAULTS SHALL DRAIN AWAY FROM VAULTS.
- 16. ONCE THE WATERLINE HAS BEEN TESTED, APPROVED AND CITY WATER IS FLOWING THROUGH THE PIPE, ONLY CITY PERSONNEL ARE AUTHORIZED TO SHUT DOWN AND CHARGE THE WATERLINE.
- 17. MEGALUG FOLLOWING RING OR AN APPROVED EQUIVALENT SHALL BE USED ON ALL FITTINGS. 18. APWA PLAN 562, CITY REQUIRES STAINLESS STEEL TIE-DOWN RESTRAINTS WITH TURNBUCKLES ONLY. 5/8" REBAR IS NOT ACCEPTABLE. MEGALUG FOLLOWERS REQUIRED ON ALL FITTINGS AND ALL DIMENSIONS OF THRUST BLOCKING STILL APPLY. THRUST BLOCKS MAY BE ELIMINATED IF HORIZONTAL TIE DOWN RESTRAINTS HAVE BEEN
- 19. WATER MAINS WILL BE HOT TAPPED AS CALLED OUT ON THE APPROVED PLANS. UNDER SPECIAL CIRCUMSTANCES, WHEN A CONTRACTOR SUBMITS A REQUEST FOR A SHUTDOWN CONTRARY TO THE APPROVED PLANS AND THE REQUEST IS APPROVED AT THE DISCRETION OF THE CITY ENGINEER OR DESIGNEE, THE CONTRACTOR MUST PROVIDE 48-HOUR NOTICE TO NEIGHBORS AND THOSE AFFECTED. IF BUSINESSES ARE IMPACTED BY THE SHUTDOWN IT WILL BE DONE AFTER HOURS AND ALL OVERTIME FEES FOR CITY PERSONNEL, EQUIPMENT AND VEHICLES MUST BE PAID IN ADVANCE.
- 20. CONTRACTORS ARE REQUIRED TO WRITE THE LOT NUMBER WITH A BLACK PERMANENT MARKER ON THE INSIDE OF THE WATER METER BARRELS AS THEY ARE INSTALLED.

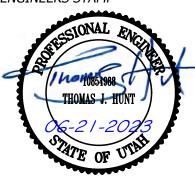


3445 Antelope Drive, St 200

Syracuse, UT 84075

PH: 801.664.4724

ENGINEERS STAMP



VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET, ADJUST

SCALES ACCORDINGLY

PROJECT INFO. Engineer: T. Hunt Drawn: T. Pridemore Checked:

Date: 12 / 09 / 2022 SHEET TITLE

S. Jordan

SHEET NO.

CONSTRUCTION PLANS FOR RESIDENTIAL OR COMMERCIAL DEVELOPMENT. PLANS SUBMITTED BY PUBLIC OR PRIVATE ENTITIES FOR ALL OTHER TYPES OF PROJECTS WITHIN CITY RIGHT-OF-WAY, ITS EASEMENTS OR PROPERTY SHALL REFERENCE THE SOUTH JORDAN CITY STANDARD NOTES AND SPECIFICATIONS.

THE SOUTH JORDAN CITY STANDARD NOTES ARE REQUIRED TO BE INCLUDED AS PART OF ALL

Note:

- INTERNATIONAL BUILDING CODES (IBC)

- ADA ACCESSIBILITY GUIDELINES.

- INTERNATIONAL PLUMBING CODES - STATE DRINKING WATER REGULATIONS

- APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS

ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL

2.1 PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

2.2 CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR

INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REOUIRING OBSERVATION.

ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

3.0 COORDINATION AND VERIFICATION

3.1 ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES 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 NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.

CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY

QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY

3.3 CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO:

- LANDSCAPE PLANS - SITE ELECTRICAL PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S)

- FIRE PROTECTION

- ARCHITECTURAL SITE PLANS - ACCESSIBLE ROUTES

CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING

SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.

CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF

THE OWNER OF SAID IMPROVEMENTS. 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.

4.6 IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT

4.7 CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM

TRAFFIC CONTROL DEVICES", LATEST EDITION. 4.8 CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.

4.9 CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.

4.10 CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER

POLLUTION PREVENTION PLAN, IF REQUIRED. 4.11 WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE

MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC. 4.12 CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW

CONSTRUCTION. 4.13 NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL

CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.

4.14 THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

5.0 MATERIALS

5.1 SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR -1% AIR

ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. SEE SPECIFICATION: - SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.

- CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED 1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50

- UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL

UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) MIN. SUBGRADE.

ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN."

ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE 5.2 ASPHALT CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY

PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. ASPHALT COMPACTION SHALL BE A MINIMUM 96%. - SURFACE COARSE SHALL BE 1/2" MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO

ANTICIPATED PAVING SCHEDULE.

AC PAVEMENT TO BE A 1/4" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.

- THICKNESS OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.

ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.

CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

7.0 UTILITIES

THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD

SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.

CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES, NOT ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE

CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWER POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE

CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS. 7.4 CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.

7.5 CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.

SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.

STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND

ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.

ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH

7.10 NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN

APPROVAL OF THE GOVERNING MUNICIPALITY, OR AUTHORITY HAVING JURISDICTION OVER THAT UTILITY. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

8.0 SURVEY CONTROL

8.1 CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEY OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE

MARKS WITHIN THE PROJECT SITE.

9.1 PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:

ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.

ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.

ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.

THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

10.0 EROSION CONTROL

10.1 THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

10.2 CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

10.3 WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

10.4 THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

10.5 ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION.

11.0 MAINTENANCE

11.1 ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT

11.2 THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

11.3 SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

11.4 SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

11.5 ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED

- TRACKING STRAW PERPENDICULAR TO SLOPES

INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Abbreviations Linetype Legend

CB

CF

PRC

PUE

RCP

RIM

TBC

TOA

TOC

TOS

TOW

= POINT OF RETURN CURVATURE

= PUBLIC UTILITY EASEMENT

= REINFORCED CONCRETE PIPE

= POINT OF TANGENCY

= RIM OF MANHOLE

= RIGHT-OF-WAY

= STORM DRAIN

= SANITARY SEWER

= TOP BACK OF CURB

= TOP OF ASPHALT

= TOP OF CONCRETE

= TOP OF STAIRS

= TOP OF SIDEWALK

= CULINARY WATER

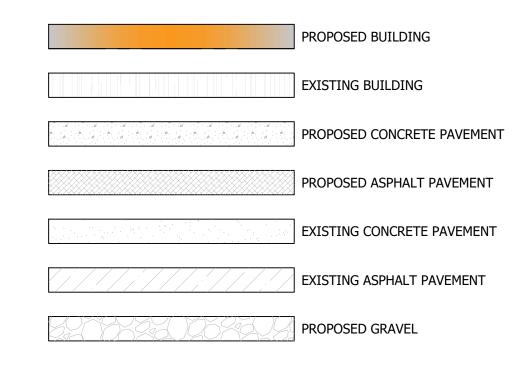
= WATER METER

= TOP OF WALL

= TOP OF FINISHED FLOOR

= BASEMENT FLOOR ELEVATION BOUNDARY BLDG = BUILDING — — — CENTERLINE = BOTTOM OF STAIRS BOW = BOTTOM OF WALL ----- EASEMENT = BEGINNING POINT C&G = CURB & GUTTER STORM DRAIN = CATCH BASIN SANITARY SEWER CULINARY WATER = CUBIC FEET = CUBIC FEET PER SECOND SECONDARY WATER = FINISH FLOOR ROOF DRAIN = FINISH FLOOR ELEVATION —— GAS —— GAS —— GAS —— GAS —— GAS = FINISHED GRADE = FIRE HYDRANT — — — EX.XX"SD — — — EX STORM DRAIN = FLOW LINE — — — — EX.XX"SS — — — — EX SANITARY SEWER = GRADE BREAK — — — EX.W — — — EX CULINARY WATER = INVERT EX SECONDARY WATER = LINEAR FEET ____ EX.GAS ___ _ EX GAS = NATURAL GRADE — — — — EX.FIBER — — — — EX FIBER = POINT OF CURVATURE = POWER/UTILITY POLE — 4355 — CONTOUR MAJOR

Hatching Legend



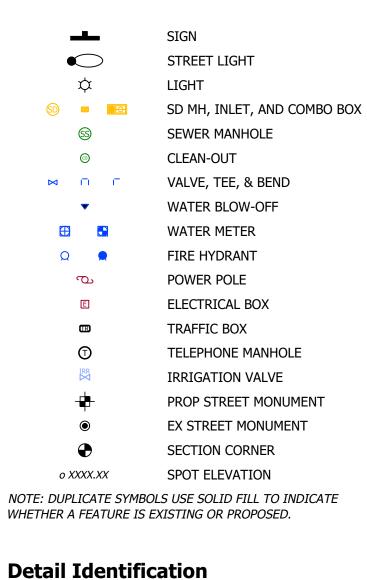
— 4355 — CONTOUR MINOR

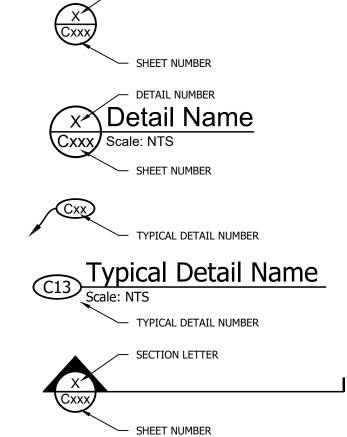
- \cdot - EXIST. CONTOUR MINOR

__O__O__O__ FENCE

EXIST. CONTOUR MAJOR

Symbol Legend







Item H.5.

3445 Antelope Drive, St 200 Syracuse, UT 84075 PH: 801.664.4724



ENGINEERS STAMP

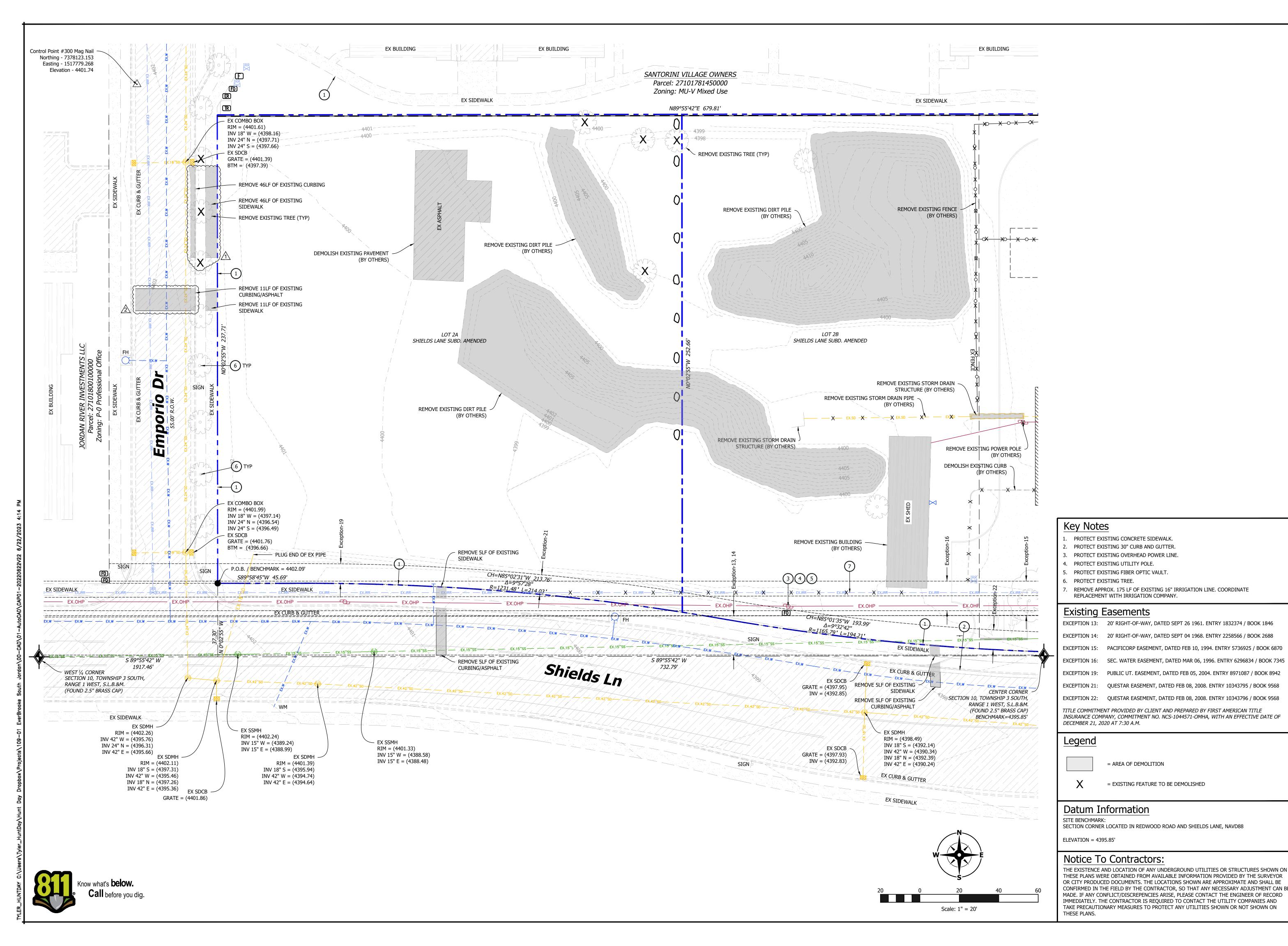
VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Engineer: T. Hunt Drawn: T. Pridemore Checked: Date: 12 / 09 / 2022 SHEET TITLE

PROJECT INFO.

Legend &

SHEET NO.







<u>REVISIONS</u>		REVISED PER CITY COMMENTS	REVISED PER CITY COMMENTS	INITIAL SUBMITTAL	DESCRIPTION
		06-22-2023	04-19-2023	03-08-2023	DATE
		2	1	0	REV.

ENGINEERS STAMP



VERIFY SCALES

SCALES ACCORDINGLY

PROJECT INFO.

Engineer: T. Hunt

Drawn: T. Pridemore

Checked: Date: 12 / 09 / 2022
Proj. No. -

SHEET TITLE

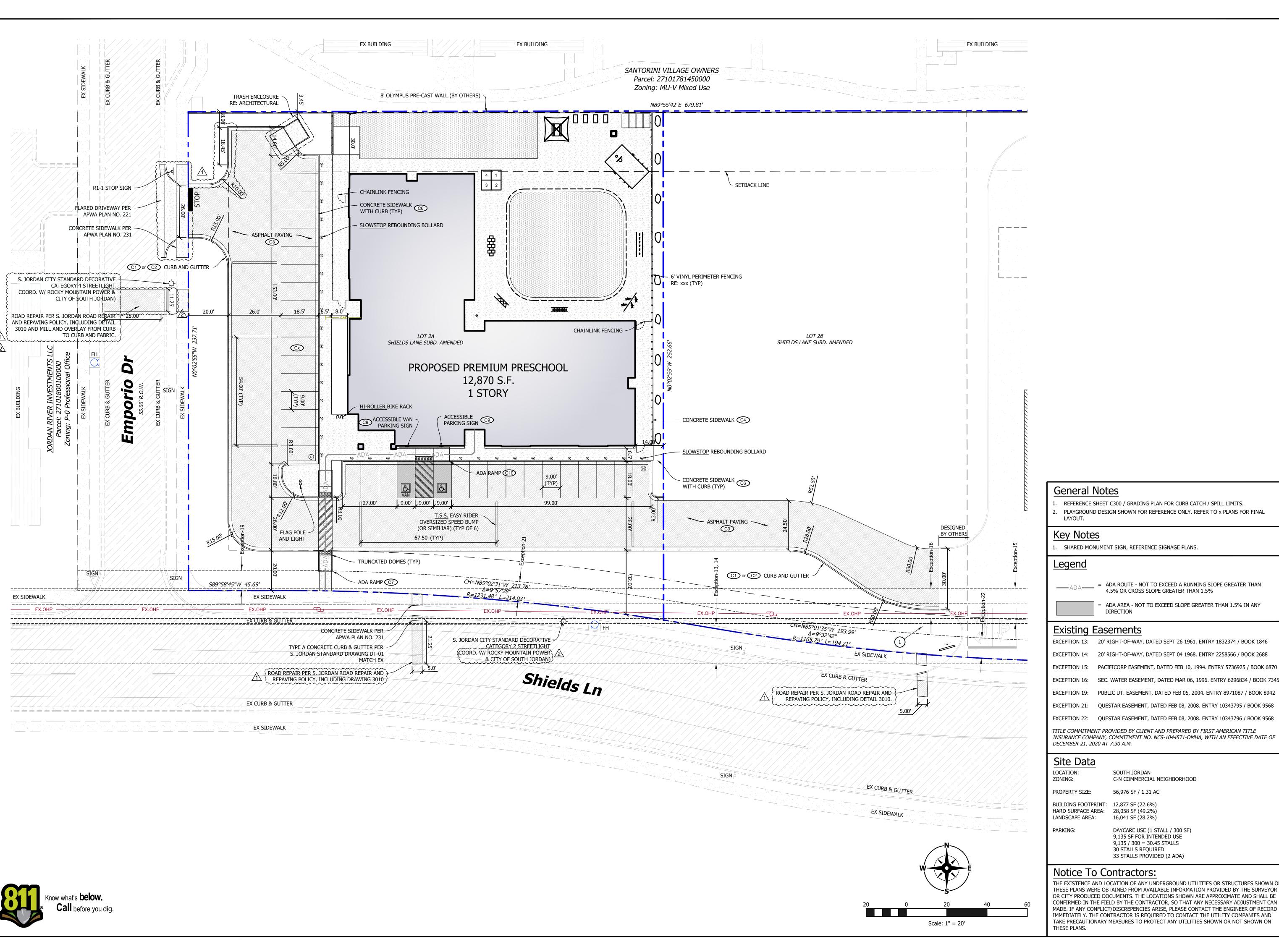
Demolition

_ Plan

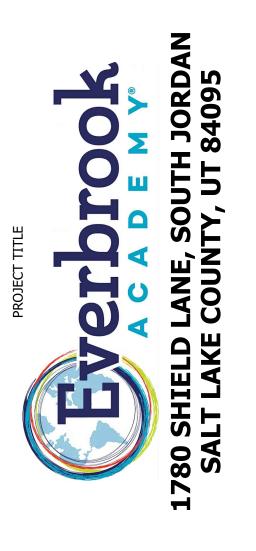
SHEET NO.

C100

108







General Notes

REFERENCE SHEET C300 / GRADING PLAN FOR CURB CATCH / SPILL LIMITS. PLAYGROUND DESIGN SHOWN FOR REFERENCE ONLY. REFER TO x PLANS FOR FINAL

Key Notes

SHARED MONUMENT SIGN, REFERENCE SIGNAGE PLANS.

Legend

= ADA ROUTE - NOT TO EXCEED A RUNNING SLOPE GREATER THAN 4.5% OR CROSS SLOPE GREATER THAN 1.5%

ADA AREA - NOT TO EXCEED SLOPE GREATER THAN 1.5% IN ANY

Existing Easements

EXCEPTION 13: 20' RIGHT-OF-WAY, DATED SEPT 26 1961. ENTRY 1832374 / BOOK 1846 EXCEPTION 14: 20' RIGHT-OF-WAY, DATED SEPT 04 1968. ENTRY 2258566 / BOOK 2688

EXCEPTION 16: SEC. WATER EASEMENT, DATED MAR 06, 1996. ENTRY 6296834 / BOOK 7345

EXCEPTION 19: PUBLIC UT. EASEMENT, DATED FEB 05, 2004. ENTRY 8971087 / BOOK 8942

EXCEPTION 22: QUESTAR EASEMENT, DATED FEB 08, 2008. ENTRY 10343796 / BOOK 9568

TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1044571-OMHA, WITH AN EFFECTIVE DATE OF DECEMBER 21, 2020 AT 7:30 A.M.

Site Data

LOCATION: SOUTH JORDAN C-N COMMERCIAL NEIGHBORHOOD

PROPERTY SIZE: 56,976 SF / 1.31 AC

BUILDING FOOTPRINT: 12,877 SF (22.6%) HARD SURFACE AREA: 28,058 SF (49.2%)

LANDSCAPE AREA: 16,041 SF (28.2%)

DAYCARE USE (1 STALL / 300 SF) 9,135 SF FOR INTENDED USE 9,135 / 300 = 30.45 STALLS 30 STALLS REQUIRED 33 STALLS PROVIDED (2 ADA)

Notice To Contractors:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE MADE. IF ANY CONFLICT/DISCREPENCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON

ENGINEERS STAMP

VERIFY SCALES

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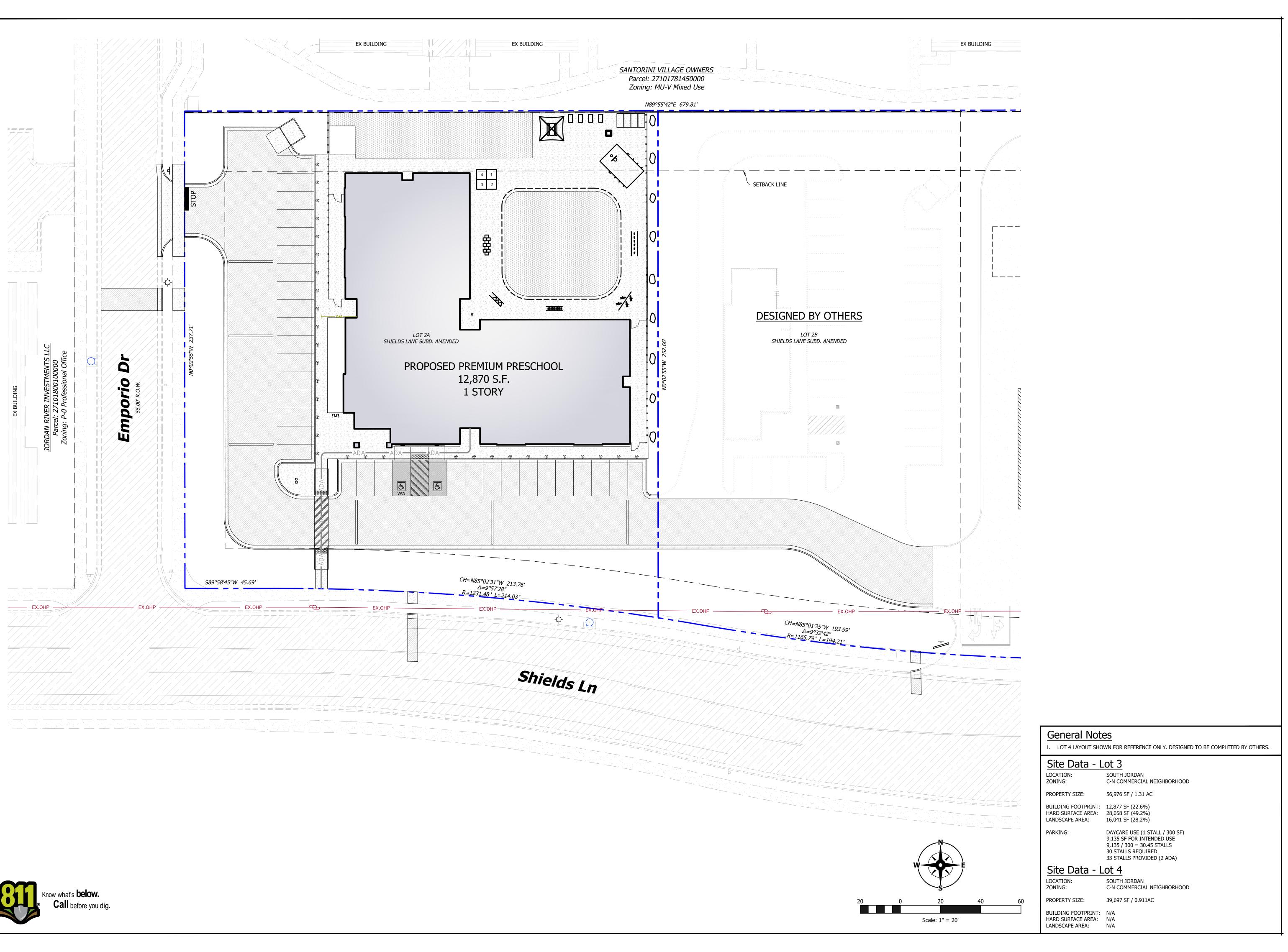
PROJECT INFO. Engineer: T. Hunt

T. Pridemore Drawn: Checked: Date: 12 / 09 / 2022

SHEET TITLE

Site Plan

SHEET NO.







2 06-22-2023 REVISED PER CITY COMMENTS
1 04-19-2023 REVISED PER CITY COMMENTS
0 03-08-2023 INITIAL SUBMITTAL

REV. DATE DESCRIPTION



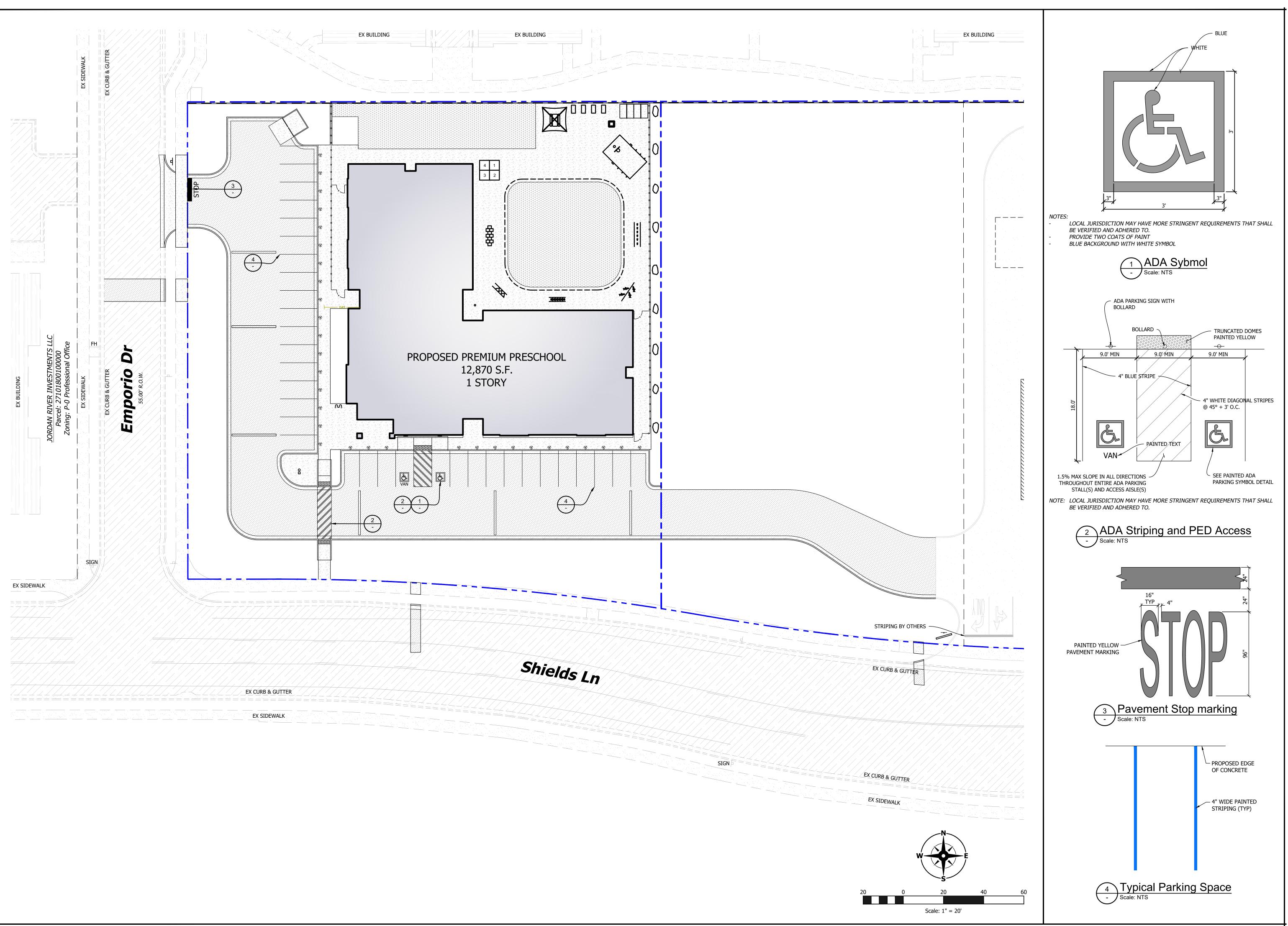
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Engineer: T. Hunt
Drawn: T. Pridemore
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Proj. No. -

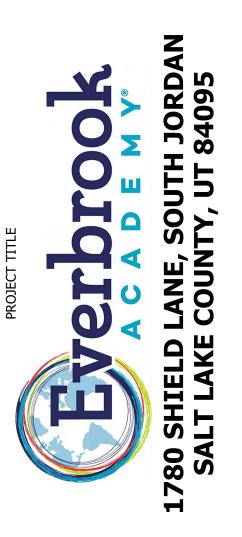
Proj. No. -SHEET TITLE

> Overall Site Layout

SHEET NO.







 2
 06-22-2023
 REVISED PER CITY COMMENTS
 TP

 1
 04-19-2023
 REVISED PER CITY COMMENTS
 TP

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 03-08-2023
 INITIAL SUBMITTAL
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 DATE
 DESCRIPTION
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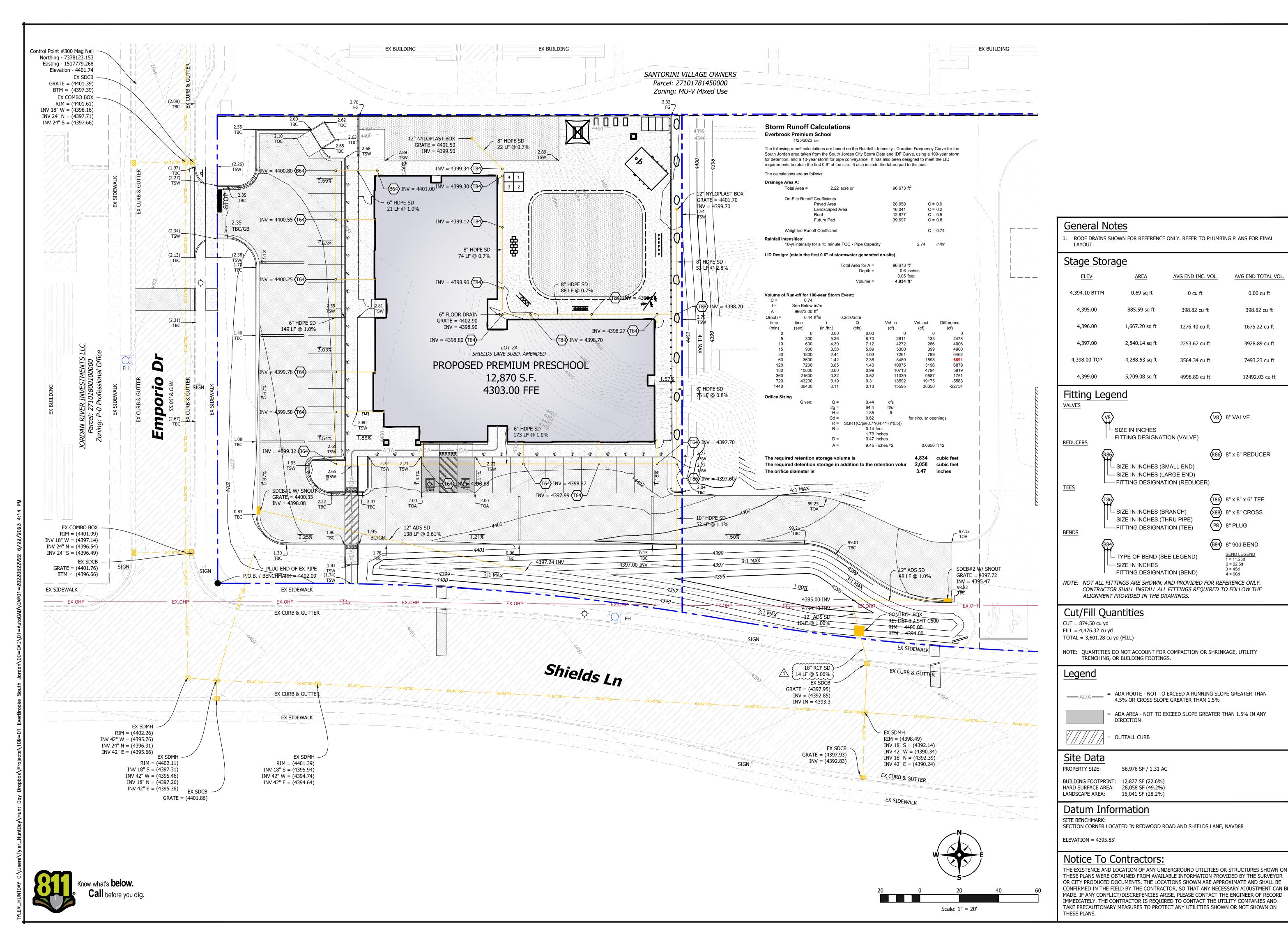
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Engineer: T. Hunt
Drawn: T. Pridemore
Checked: Date: 12 / 09 / 2022
Proj. No. SHEET TITLE

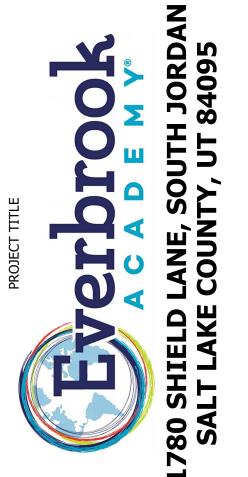
Striping

Plan

SHEET NO.







AVG END TOTAL VOL.

0.00 cu ft

398.82 cu ft

1675.22 cu ft

3928.89 cu ft

7493.23 cu ft

12492.03 cu ft

V8 8" VALVE

(R86) 8" x 6" REDUCER

(T86) 8" x 8" x 6" TEE

(X88) 8" x 8" CROSS

8" 90d BEND

2 = 22.5d

3 = 45d

BEND LEGEND 1 = 11.25d

P8 8" PLUG

0 cu ft

398.82 cu ft

1276.40 cu ft

2253.67 cu ft

3564.34 cu ft

4998.80 cu ft

ENGINEERS STAMP

VERIFY SCALES

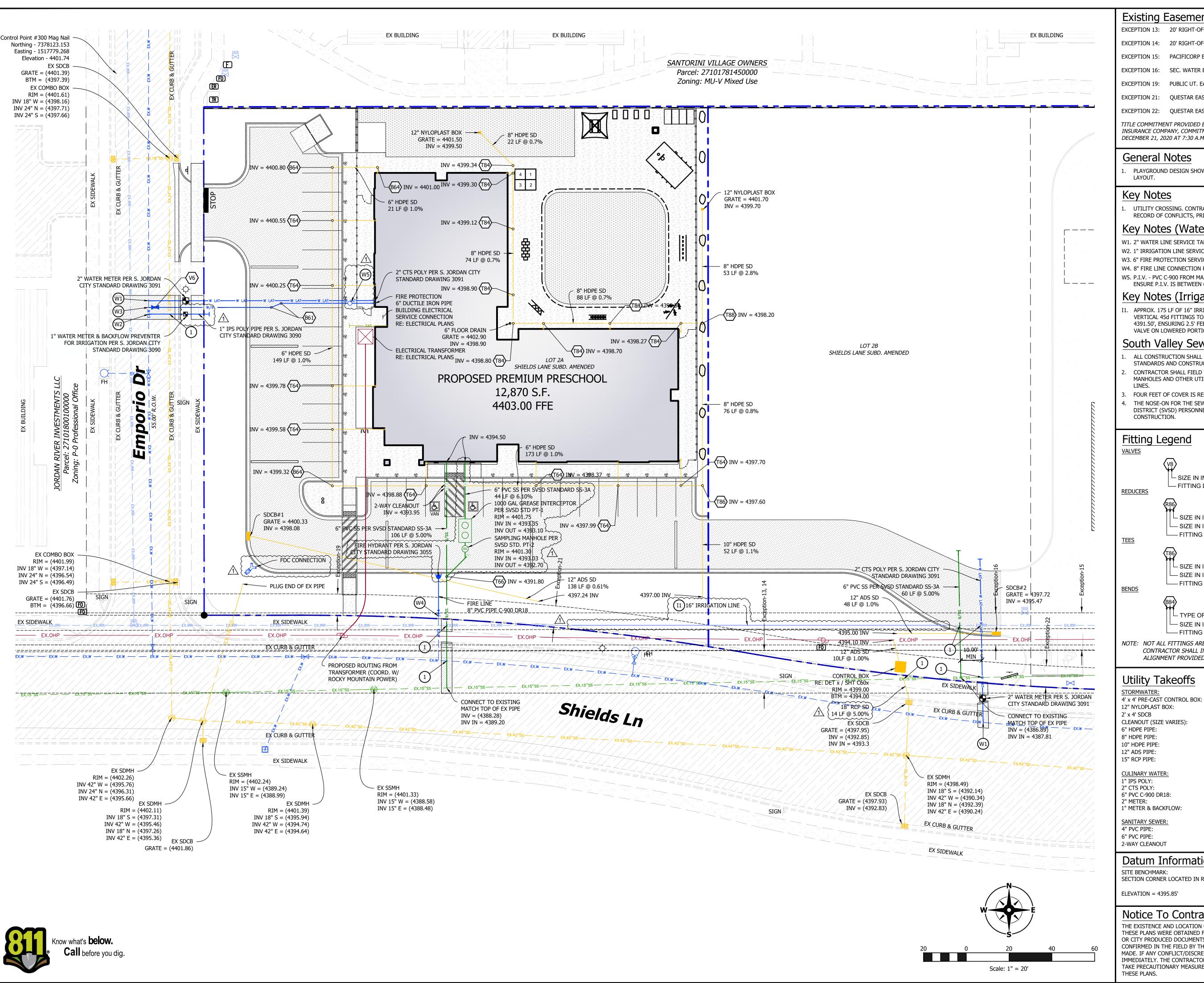
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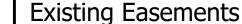
PROJECT INFO. Engineer: T. Hunt Drawn: T. Pridemore Checked: Date: 12 / 09 / 2022

SHEET TITLE

Grading Plan

SHEET NO.





EXCEPTION 13: 20' RIGHT-OF-WAY, DATED SEPT 26 1961. ENTRY 1832374 / BOOK 1846 EXCEPTION 14: 20' RIGHT-OF-WAY, DATED SEPT 04 1968. ENTRY 2258566 / BOOK 2688 PACIFICORP EASEMENT, DATED FEB 10, 1994. ENTRY 5736925 / BOOK 6870 SEC. WATER EASEMENT, DATED MAR 06, 1996. ENTRY 6296834 / BOOK 7345 PUBLIC UT. EASEMENT, DATED FEB 05, 2004. ENTRY 8971087 / BOOK 8942 QUESTAR EASEMENT, DATED FEB 08, 2008. ENTRY 10343795 / BOOK 9568 EXCEPTION 22: QUESTAR EASEMENT, DATED FEB 08, 2008. ENTRY 10343796 / BOOK 9568

TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1044571-OMHA, WITH AN EFFECTIVE DATE OF DECEMBER 21, 2020 AT 7:30 A.M.

General Notes

PLAYGROUND DESIGN SHOWN FOR REFERENCE ONLY. REFER TO x PLANS FOR FINAL

. UTILITY CROSSING. CONTRACTOR TO FIELD VERIFY AND NOTIFY ENGINEER OF RECORD OF CONFLICTS, PRIOR TO CONSTRUCTION.

Key Notes (Water

W1. 2" WATER LINE SERVICE TAP PER SOUTH JORDAN STANDARD DRAWING 3095. W2. 1" IRRIGATION LINE SERVICE TAP PER SOUTH JORDAN STANDARD DRAWING 3095. W3. 6" FIRE PROTECTION SERVICE TAP PER SOUTH JORDAN STANDARD DRAWING 3095. W4. 8" FIRE LINE CONNECTION PER SOUTH JORDAN STANDARD DRAWING 3055. W5. P.I.V. - PVC C-900 FROM MAIN TO P.I.V. / D.I.P. FROM P.I.V. TO STRUCTURE.

ENSURE P.I.V. IS BETWEEN 6' AND 40' FROM BUILDING.

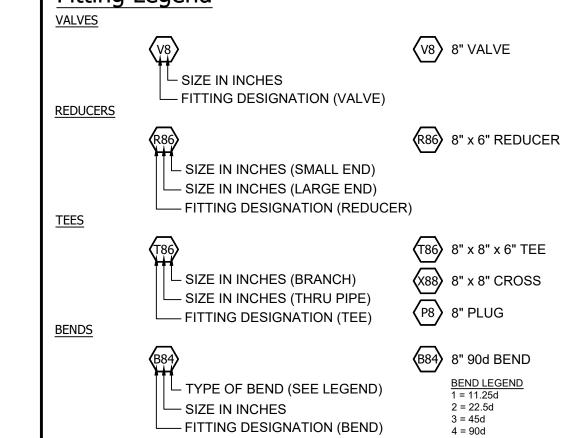
Key Notes (Irrigation)

APPROX. 175 LF OF 16" IRRIGATION LINE (MATCH EXISTING). INSTALL FOUR VERTICAL 45d FITTINGS TO LOWER TOP OF NEW 16" PIPE NO HIGHER THAN 4391.50', ENSURING 2.5' FEET OF COVER TO BOTTOM OF BASIN. INSTALL BLOW-OFF VALVE ON LOWERED PORTION OF NEW IRRIGATION LINE.

South Valley Sewer District Notes

- ALL CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICT'S DESIGN 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
- FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES. THE NOSE-ON FOR THE SEWER LATERAL SHALL BE PERFORMED BY SOUTH VALLEY SEWER DISTRICT (SVSD) PERSONNEL. CONTACT SVSD AT LEAST 24 HOURS PRIOR TO

Fitting Legend



NOTE: NOT ALL FITTINGS ARE SHOWN, AND PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL ALL FITTINGS REQUIRED TO FOLLOW THE ALIGNMENT PROVIDED IN THE DRAWINGS.

4' x 4' PRE-CAST CONTROL BOX:	1 EA
12" NYLOPLAST BOX:	2 EA
2' x 4' SDCB	2 EA
CLEANOUT (SIZE VARIES):	20 EA
6" HDPE PIPE:	343 LF
8" HDPE PIPE:	313 LF
10" HDPE PIPE:	52 LF
12" ADS PIPE:	196 LF
15" RCP PIPE:	14 LF
CULINARY WATER: 1" IPS POLY: 2" CTS POLY:	26 LF (MIN) 167 LF
6" PVC C-900 DR18:	106 LF
2" METER:	2 EA 1 EA
1" METER & BACKFLOW:	I CA
SANITARY SEWER:	
4" PVC PIPE:	106 LF
6" PVC PIPE:	60 LF

Datum Information

SECTION CORNER LOCATED IN REDWOOD ROAD AND SHIELDS LANE, NAVD88

1 EA

ELEVATION = 4395.85'

Notice To Contractors:

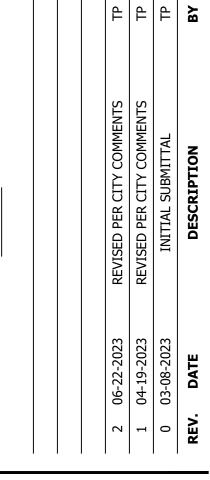
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Syracuse, UT 84075

PH: 801.664.4724







VERIFY SCALES

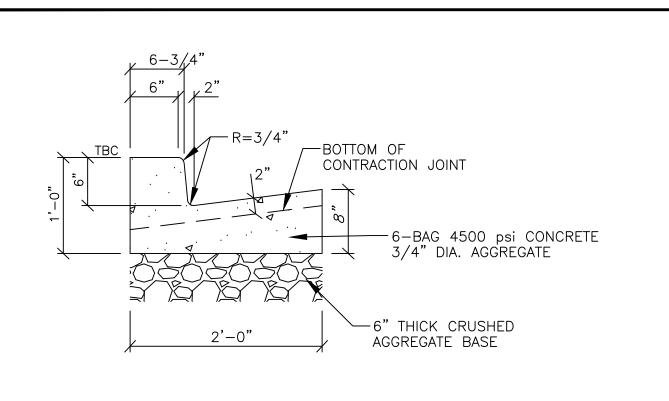
BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO. Engineer: T. Hunt Drawn: T. Pridemore Checked: Date: 12 / 09 / 2022

SHEET TITLE

Utility Plan

SHEET NO.

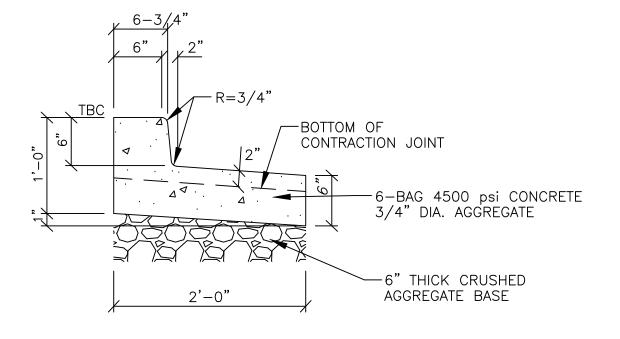




5" THICK CRUSHED

AGGREGATE BASE

6-BAG 4500 psi CONCRETE 3/4" DIA. AGGREGATE #4 REBAR @ 18" ON CENTER BOTH WAYS.



On-Site Outfall Curb & Gutter

| Scale: NTS |

WIDTH VARIES (SEE PLAN)

4" MIN. UNTREATED —

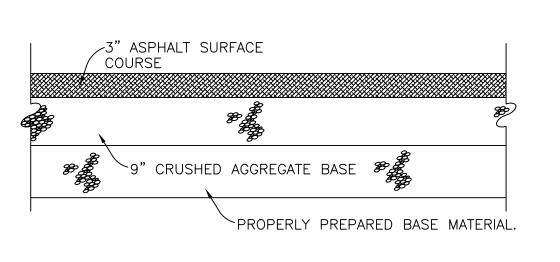
#4 DEFORMED REBAR -

"SPACE EVENLY WITHIN CURB

Concrete Sidewalk with Curb

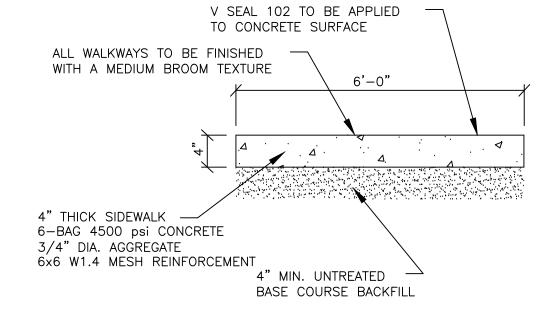
-SEE APPLICABLE CURB DETAIL

ALL WALKWAYS TO BE FINISHED — WITH A MEDIUM BROOM TEXTURE

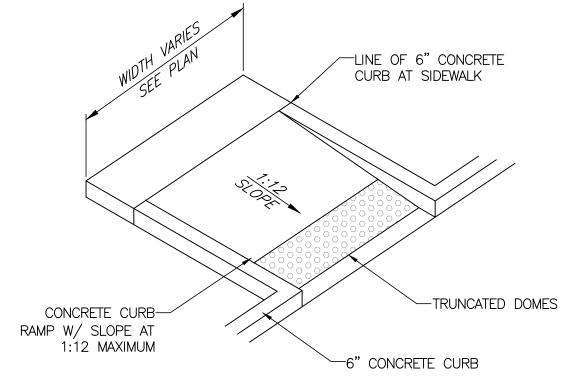


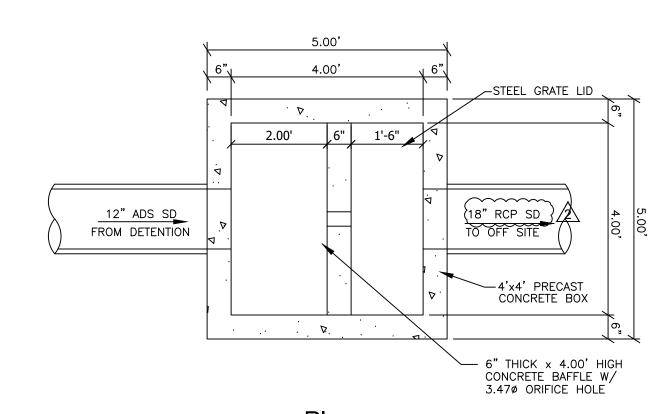
Typical On-Site Asphalt Paving

Scale: NTS

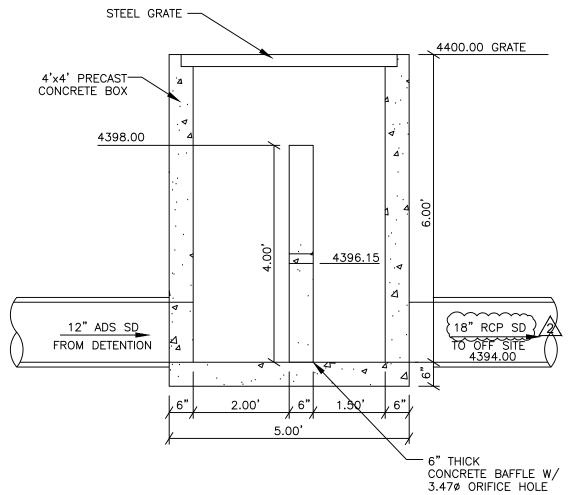


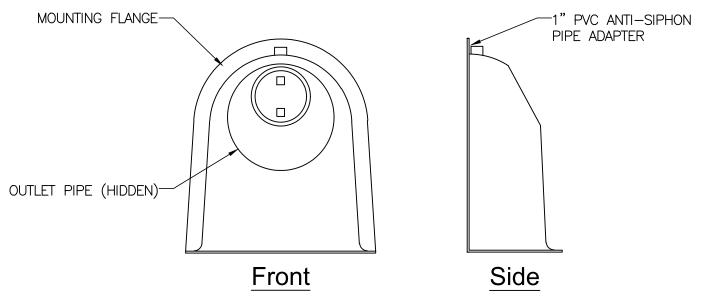
C4 Cale: NTS







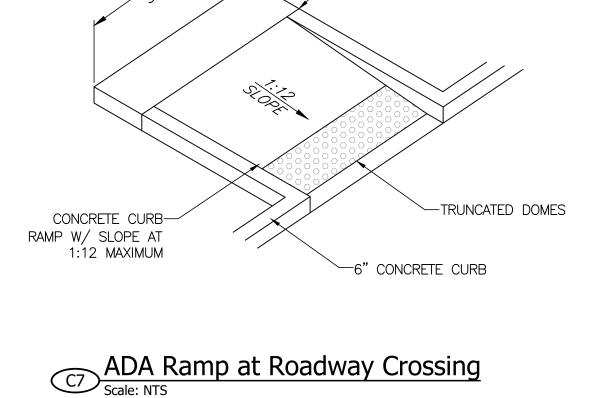


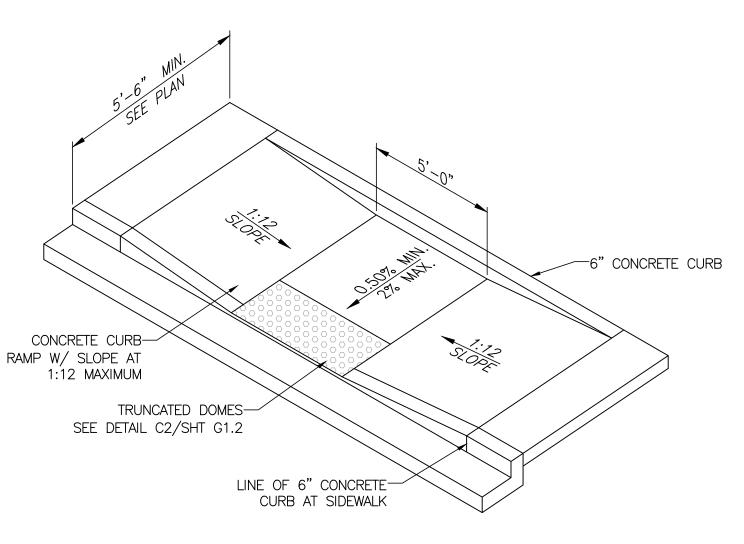


SNOUT OIL-WATER DEBRIS SEPATRATOR NOTE USE 24-HR SERIES ONLY

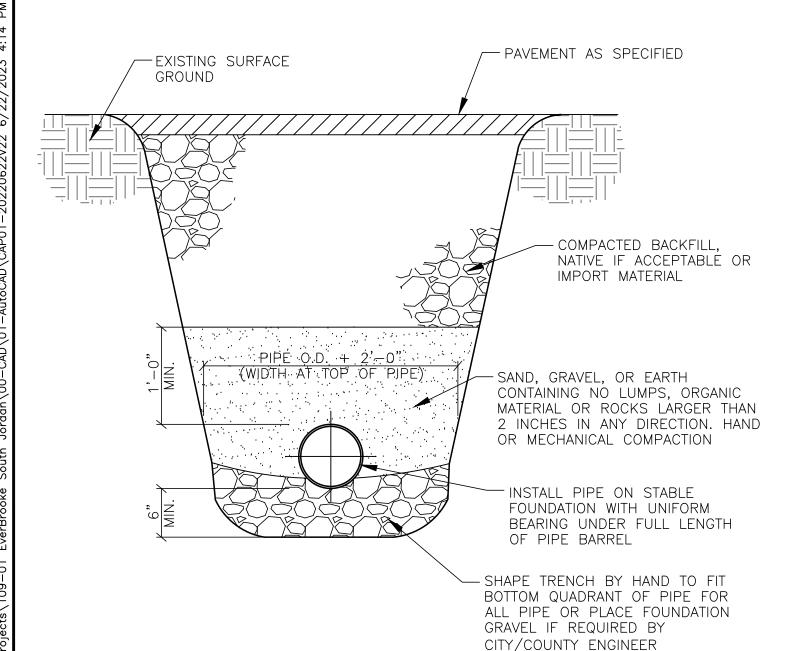


(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, GEOTECHNICAL REPORT TO GOVERN & CONTROL.)





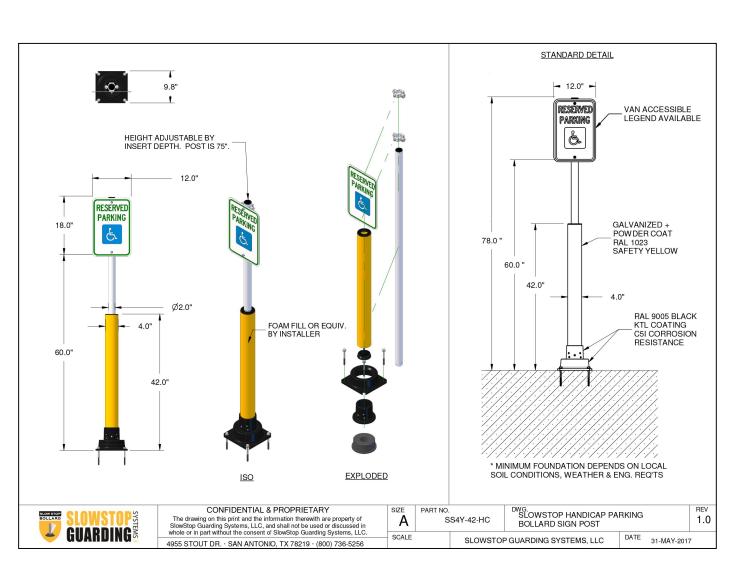
C10 ADA Ramp
Scale: NTS



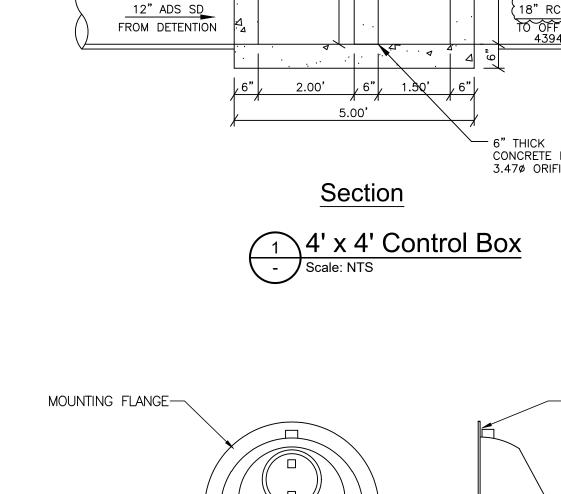
Trash Enclosure Concrete Pad Scale: NTS

Typical On-Site Pipe Bed Section

Scale: NTS



C9 ADA Parking Sign with Bollard



Civil **Details**

SHEET NO.

ENGINEERS STAMP

Item H.5.

LANE, SOUTH JORD COUNTY, UT 84095

HUNT • DAY

3445 Antelope Drive, St 200

Syracuse, UT 84075

PH: 801.664.4724

erbro

VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO. Engineer: T. Hunt T. Pridemore Drawn: Checked: Date: 12 / 09 / 2022

SHEET TITLE

Open driveway approach

- UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
 Do not use gravel as a substitute for untreated base course without ENGINEER's
- B. Place material per APWA Section 32 05 10.
- C. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
- 2. CONCRETE: Class 4000 per APWA Section 03 30 04.
- A. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature
- exceeds 90 degrees F.

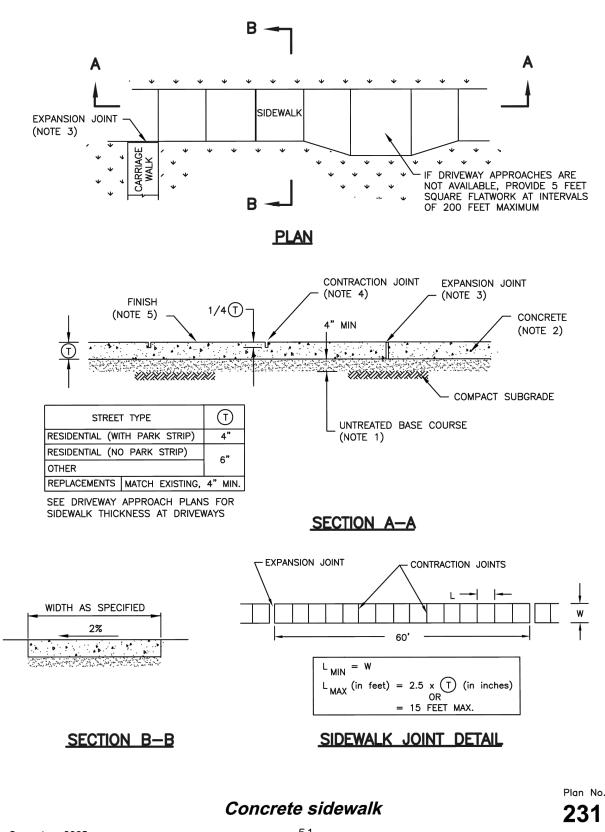
 B. Place concrete per APWA Section 03 30 10.
- C. Provide 1/2 inch radius on concrete edges exposed to public view.
- D. Cure concrete per APWA Section 03 39 00 with type ID Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.
- 3. EXPANSION JOINT: Make expansion joints vertical, full depth, 1/2 inch wide with type F1 joint filler material per APWA Section 32 13 73. Set top of filler flush with surface of concrete.
- 4. CONTRACTION JOINT: Make contraction joints vertical.
- A. 1/8 inch wide and 1 inch deep or 1/4 slab thickness if slab is greater than 4 inches thick.
 B. Maximum length to width ratio for non-square panels is 1.5 to 1.
- C. Maximum panel length (in feet) is 2.5 times the slab thickness (in inches) to a maximum of 15 feet.
- 5. REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel. See APWA Section 03 20 00 requirements. Not required if driveway ramp is constructed without a cold joint.
- 6. FIELD CHANGES TO SLOPE REQUIREMENTS: The following design parameters are to be used as a guide. Specific uses or site conditions may require profile design submittal for review and acceptance.
- A. As a rule, driveway grades may have a 6 percent change in slope over a 11 feet wheel base run for both crest or sag vertical curves.
- B. Where heavy truck use and fire truck access applies, or to improve design speed, design grades should be cut in half.
- 7. FINISH: Broomed.
- 8. PROTECTION AND REPAIR:
- A. Fill flow-line with water. Repair construction that doesn't drain.
- B. Protect concrete from deicing chemicals during cure period.

Concrete sidewalk

- UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
 Do not use gravel as a substitute for untreated base course without ENGINEER's
- permission.

 B. Place material per APWA Section 32 05 10.
- C. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction
- 2. CONCRETE: Class 4000 per APWA Section 03 30 04.
- A. If necessary, provide concrete that achieves design strength in less than 7 days. Caution; concrete crazing (spider cracks) may develop if air temperature exceeds
- 90 degrees F.B. Place concrete per APWA Section 03 30 10.
- C. Provide 1/2 inch radius on concrete edges exposed to public view
 D. Cure concrete per APWA Section 03 39 00 with type ID Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.
- 3. EXPANSION JOINT: Make expansion joints vertical, full depth, 1/2 inch wide with
- type F1 joint filler material per APWA Section 32 13 73.

 A. Set top of filler flush with surface of concrete.
- B. Expansion joints are not required in slip formwork except at the start or end of the installation activity.
- 4. CONTRACTION JOINT: Make contraction joints vertical.
 A. 1/8 inch wide and 1 inch deep or 1/4 slab thickness if slab is greater than 4 inches
- B. Maximum length to width ratio for non-square panels is 1.5 to 1.
- B. Maximum longin to water ratio for from equal o par
- 5. FINISH: Broomed.

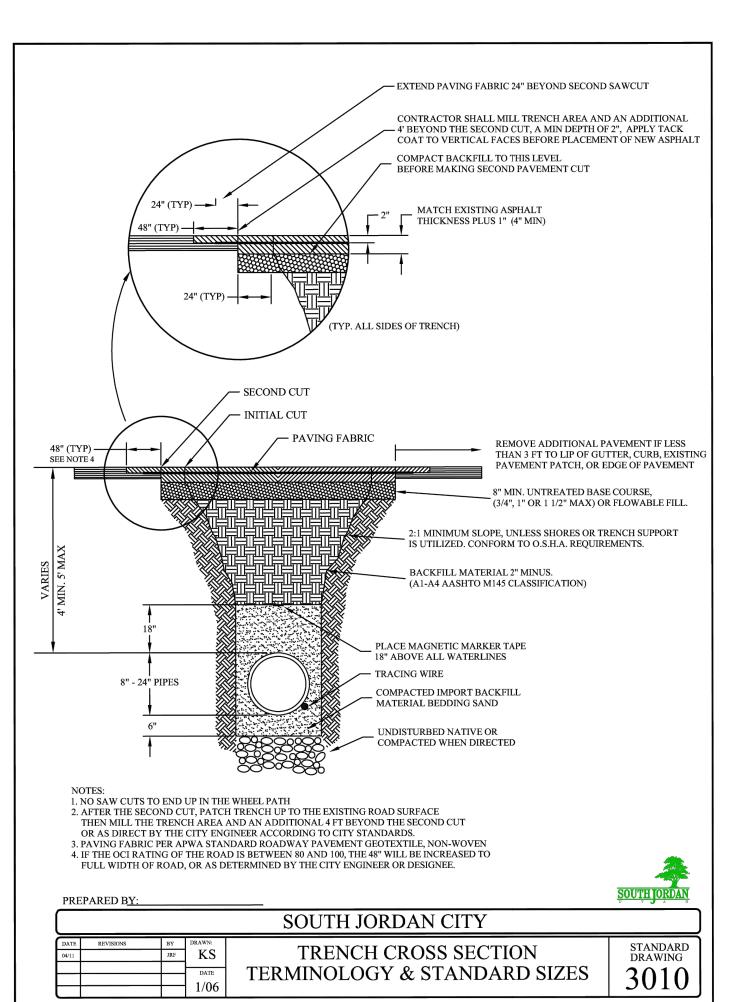


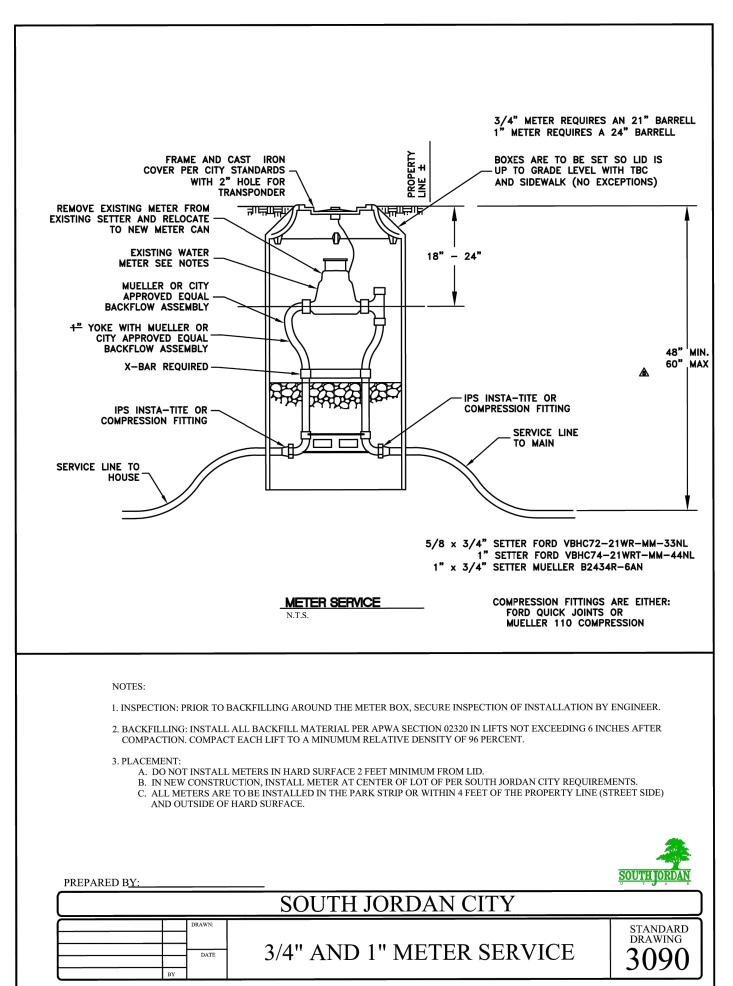
Concrete sidewalk

December 2005

Concrete sidewalk

51





UNTREATED BASE

BREAKOVER ANGLE

(MAXIMUM)

(A) (B) (C)

6% 8% 10%

225

RESIDENTIAL 16% 12% 16%

(D) (E) (F)

6% 8% 10%

ESIDENTIAL | 16% | 12% | 16%

Y T R

OBLIQUE

SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS

SECTION A-A - TYPICAL DRIVEWAY APPROACH

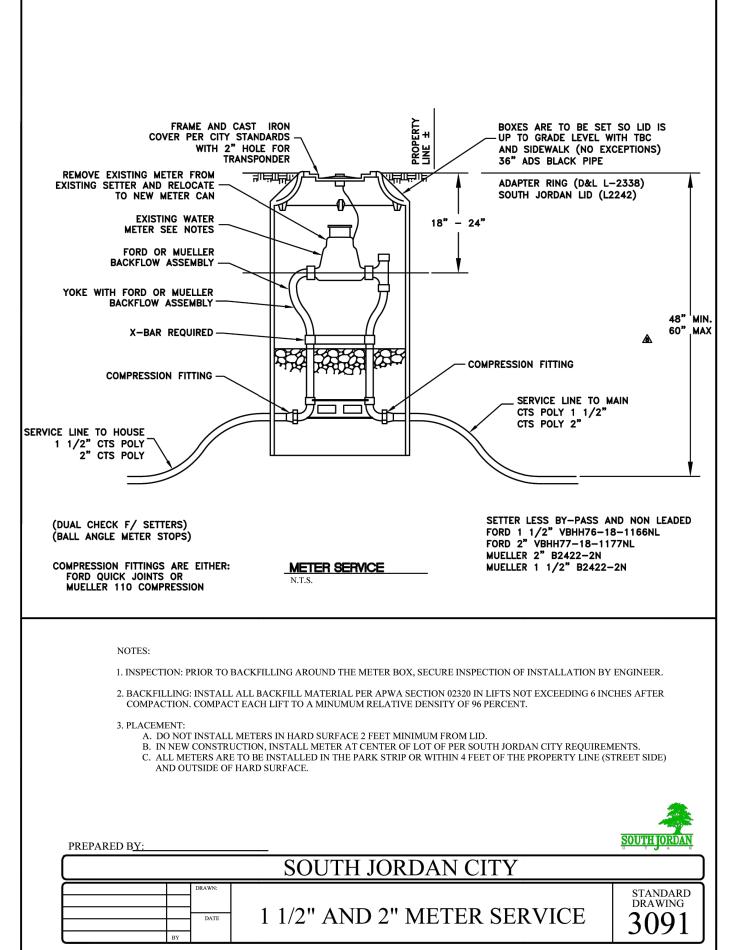
Open driveway approach

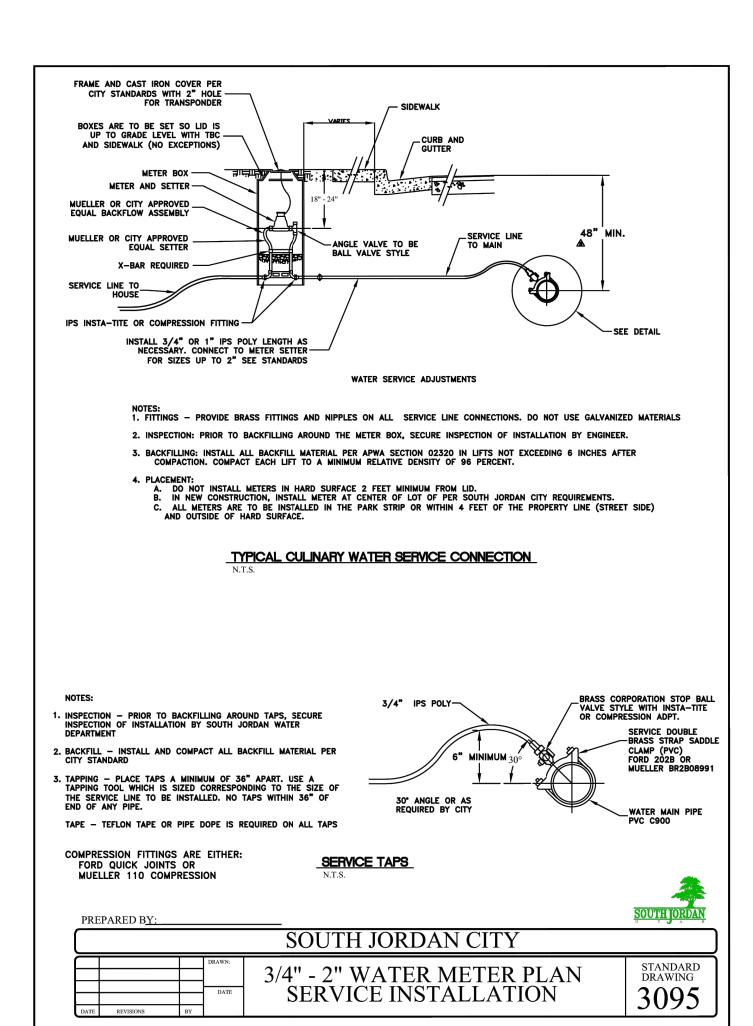
RESIDENTIAL 6" 6" 5 FT.

OTHER 24" 8" 5 to 25 FT.

PAVEMENT TIE-IN 251 OR 252)

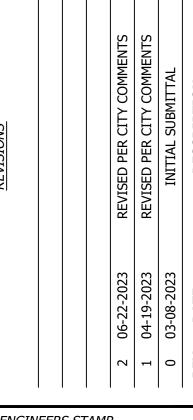
December 2005











THOMAS J. HUNT

OF UTIES

SCALES ACCORDINGLY

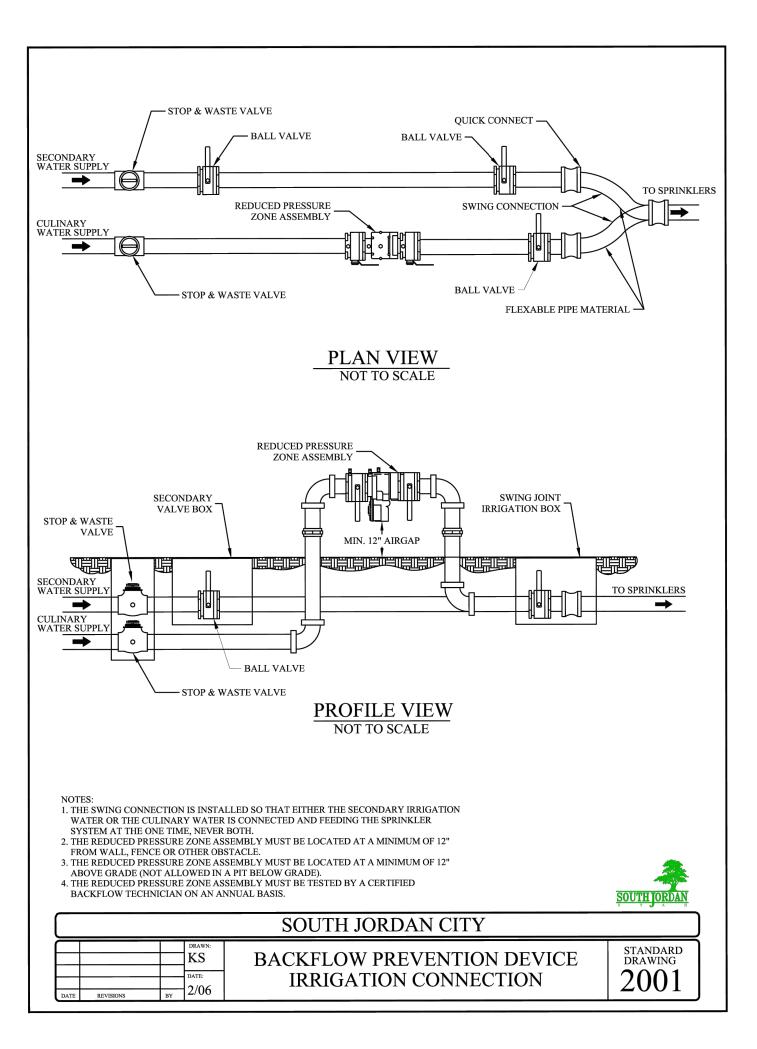
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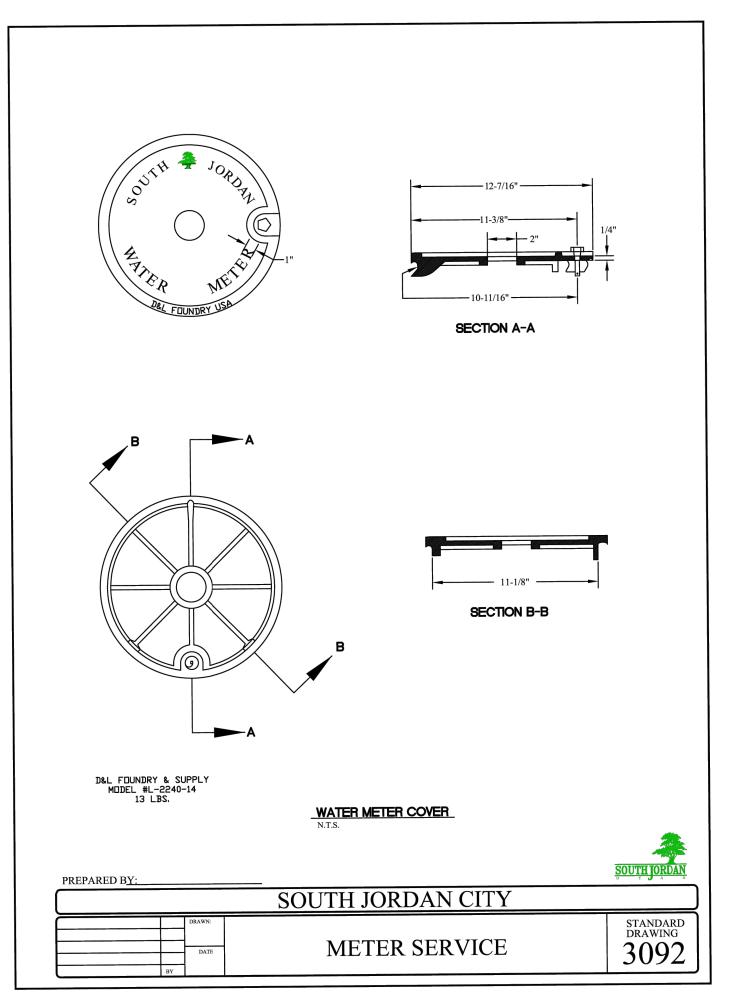
Engineer: T. Hunt
Drawn: T. Pridemore
Checked: Date: 12 / 09 / 2022
Proj. No. -

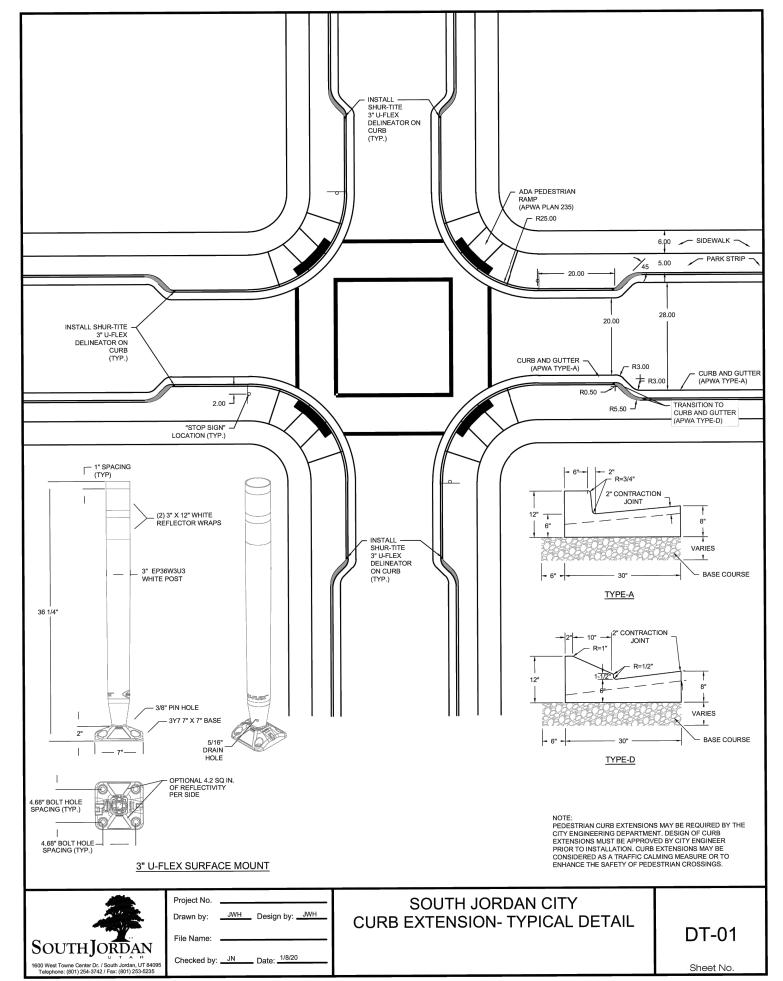
SHEET TITLE

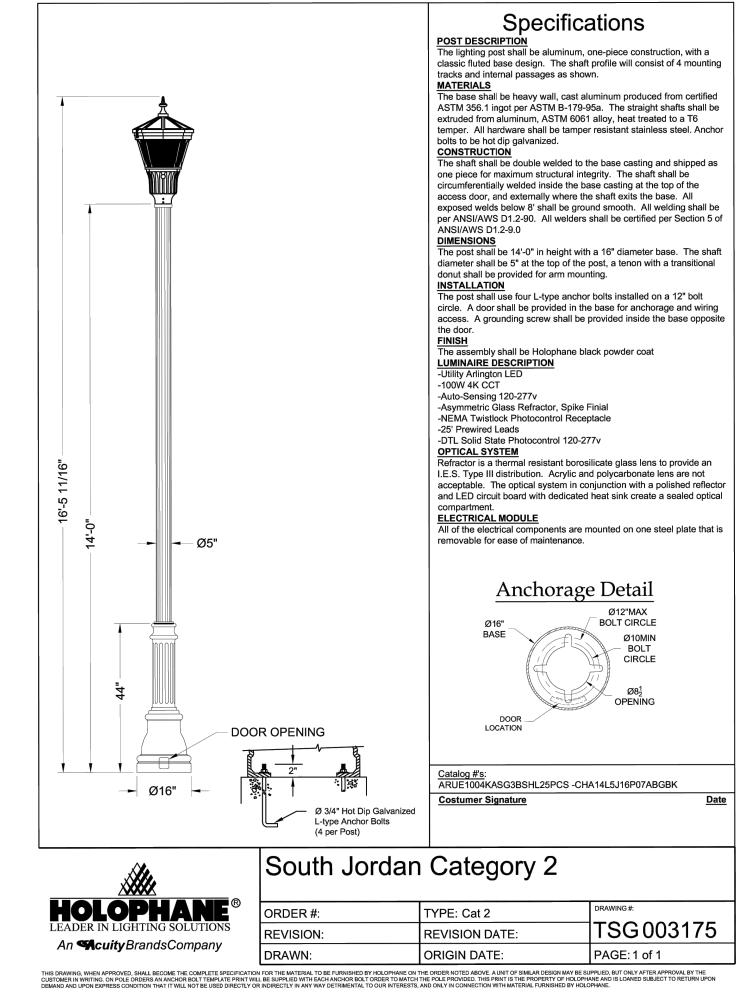
Civil Detail

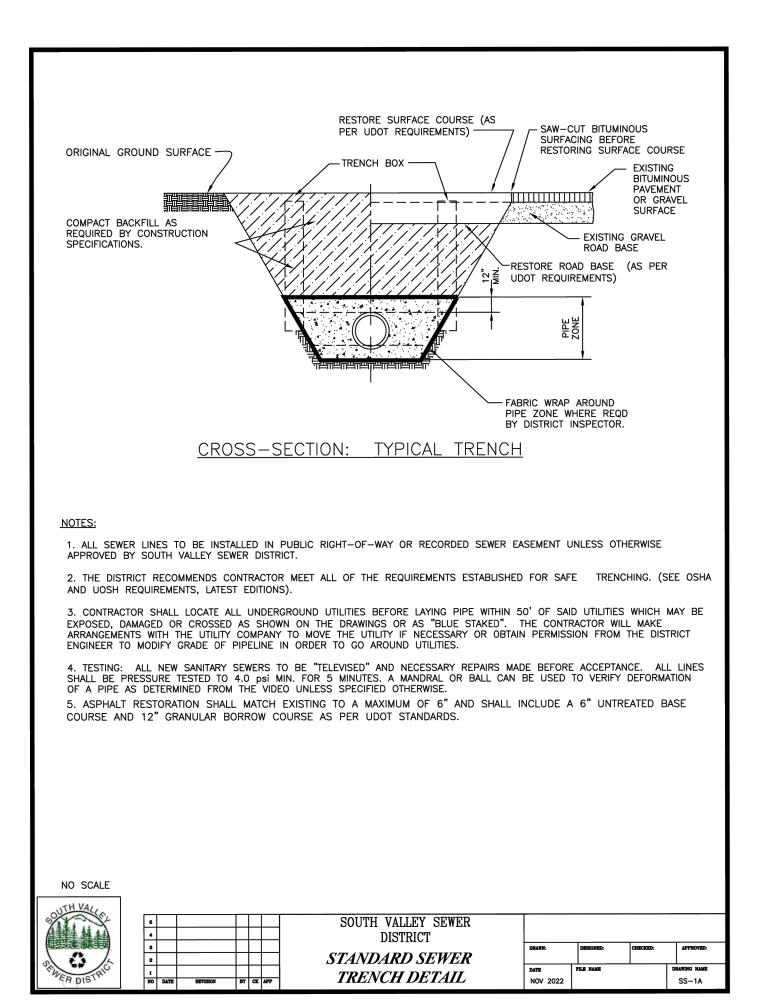
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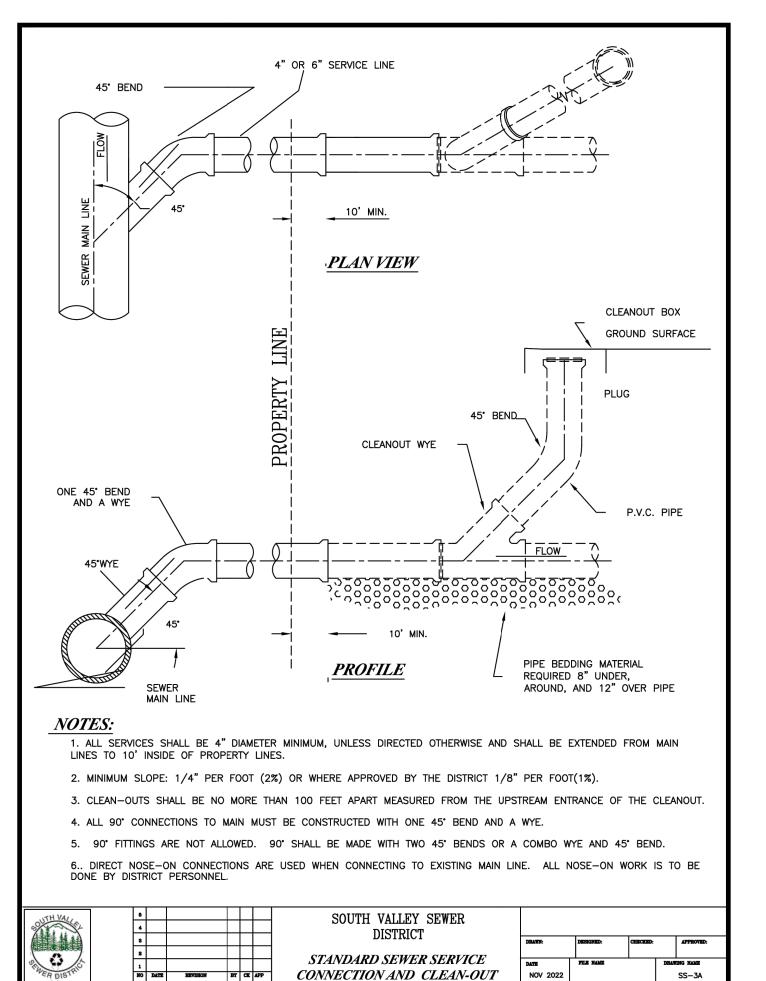


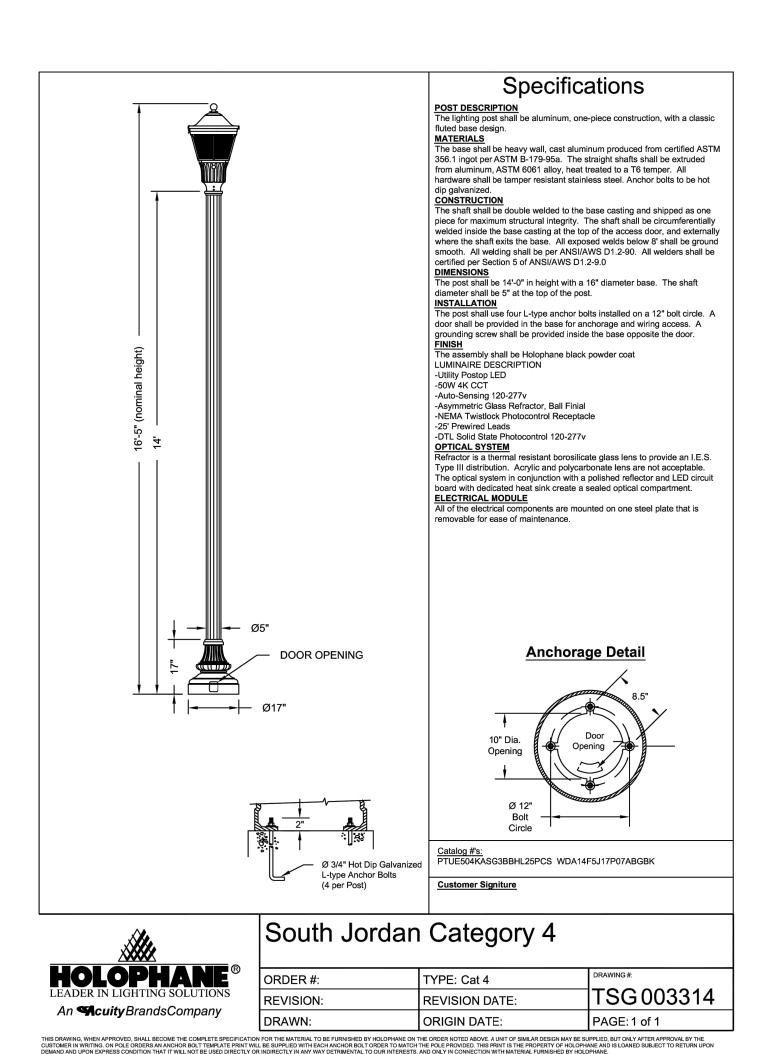






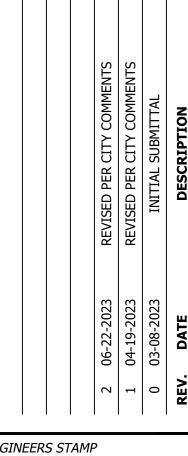














VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Engineer: T. Hunt Drawn: T. Pridemore Checked: Date: 12 / 09 / 2022 SHEET TITLE

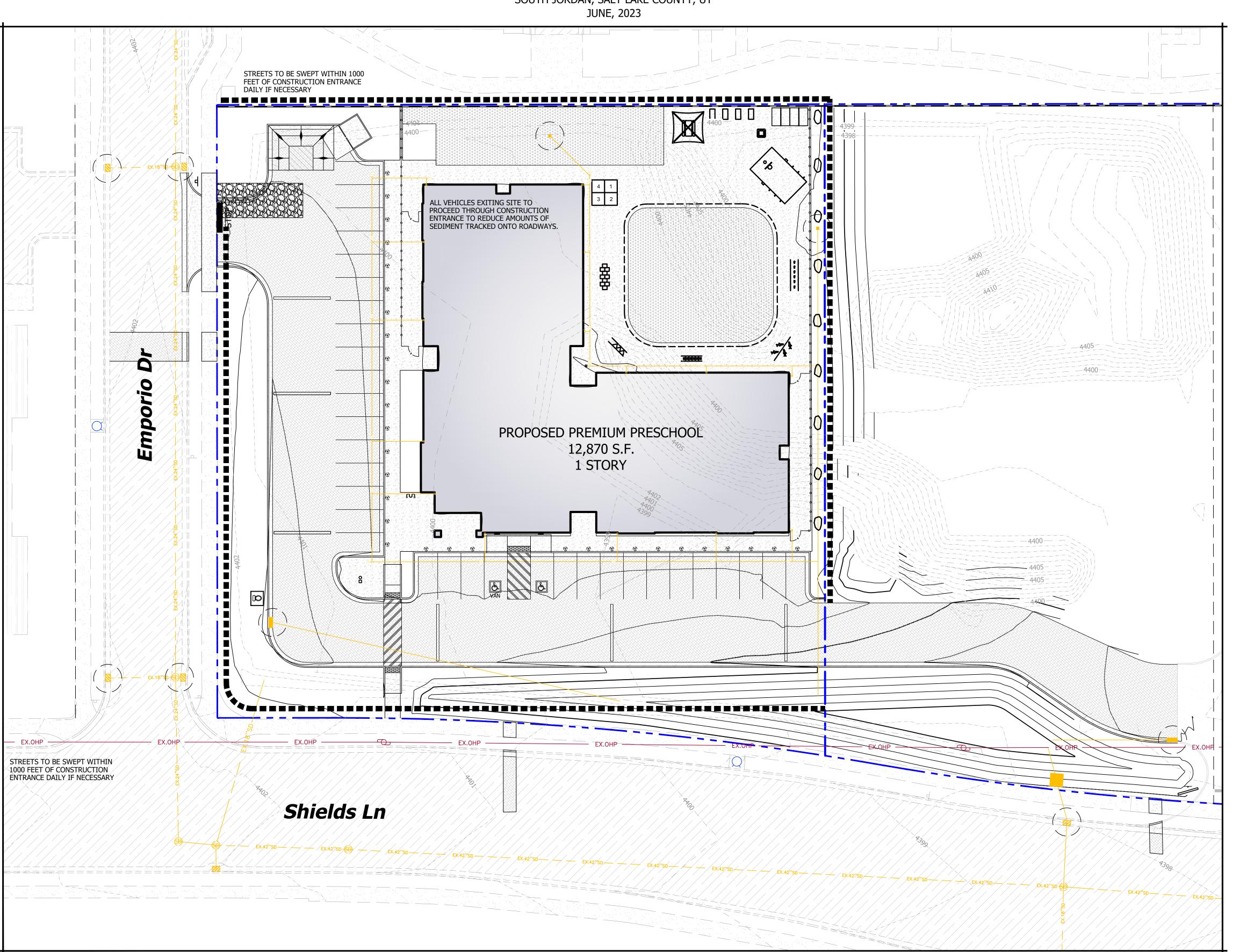
PROJECT INFO.

Details

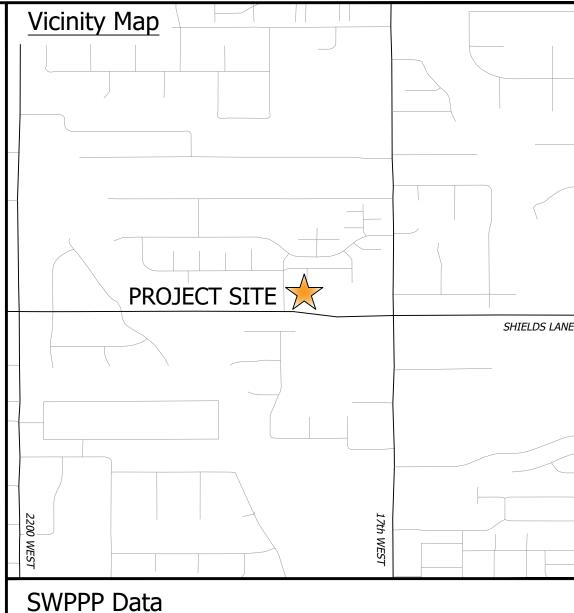
SHEET NO.

Everbrook Academy STORM WATER POLLUTION PREVENTION PLAN

LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SOUTH JORDAN, SALT LAKE COUNTY, UT



Vicinity Map



PROJECT LOCATION (LAT/LONG):
NORTHING:40°34'25" EASTING:111°56'26"

RECEIVING WATERS: GREAT SALT LAKE

- TOTAL PROJECT AREA IS 1.31 ACRES. AN ESTIMATED 1.31 ACRES WITHIN THE PROJECT
- THE EXISTING DRAINAGE SYSTEM FOR THIS SITE CONSISTS OF EXISTING STORM DRAIN
- GRADING RAISES THE SITE APPROXIMATELY 3.00' WITH ROADS OF APPROXIMATELY
- THE INITIAL SITE IS APPROXIMATELY 0% IMPERVIOUS. THE FINISHED SITE WILL BE

- PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, VERTICAL
- INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS
- CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITY LANDSCAPING. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
- SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT" PERMIT.
- CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS, UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

RUNOFF COEFFICIENTS OF DISCHARGE:

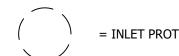
- THE EXISTING RUNOFF COEFFICIENT FOR THE PROJECT AREA IS ESTIMATED TO BE X.XX. THE PROPOSED RUNOFF COEFFICIENT WILL BE APPROXIMATELY X.XX FOR THE PROPOSED IMPROVEMENTS UPON COMPLETION OF IMPROVEMENTS.
- DISCHARGE FROM THE SITE WILL BE THROUGH THE EXISTING STORM DRAIN SYSTEM.

GENERAL STORM WATER POLLUTION CONTROL NOTES:

- FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS.
- THE BMPS AND SITE WILL BE INSPECTED AND MAINTAINED AT LEAST WEEKLY. ANY ADDITIONAL BMPS THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMPS WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
- SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PRODUCED BY: 345 ANTELOPE DRIVE SYRACUSE, UT 84075

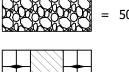
ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF THIS

Legend



■ ■ ■ ■ = SILT FENCE

PH: (801) 664-4724



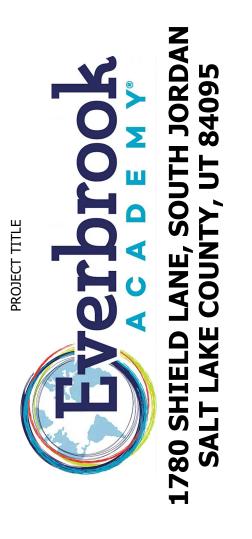
50' x 20' CONSTRUCTION ENTRANCE WITH 8" CLEAN GRAVEL

CONCRETE WASH AREA, OR AS SELECTED BY CONTRACTOR

Developer Contact:

CONNER ATKINS TAGG-N-GO EXPRESS CAR WASH 2300 W PIONEER CROSSING SARATOGA SPRINGS, UT PH: (435) 628-2256





ENGINEERS STAMP



VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST

SCALES ACCORDINGLY

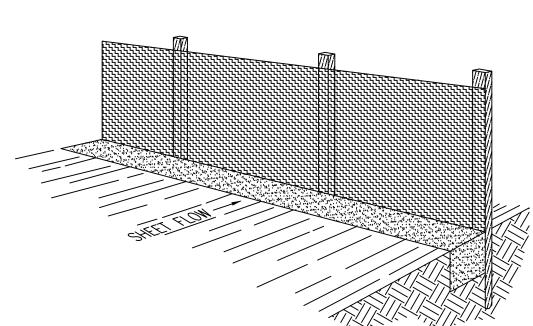
PROJECT	INFO.
Engineer:	T. Hunt
Drawn:	T. Pride

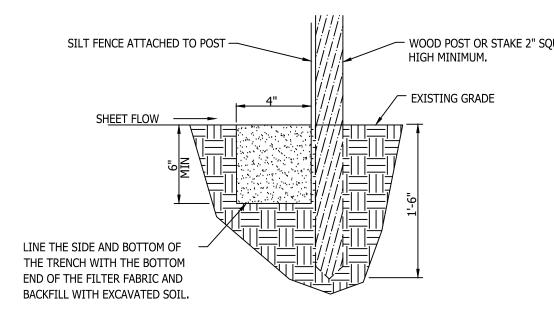
SWPPP Exhibit

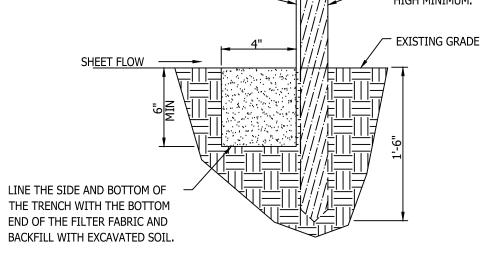
SHEET NO.

SWPPP Notes

- AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
- THE CONTRACTOR SHALL REMOVE LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, FROM THE SITE ON A DAILY BASIS, OR AS A MINIMUM, PRIOR TO ANY ANTICIPATED STORM EVENT; OR OTHERWISE PREVENT SUCH MATERIAL FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
- CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLE WILL ENTER OR EXIT THE SITE. VEHICLE TRACKING CONTROL FACILITIES, SILT FENCE, AND INLET PROTECTION WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY FOR PHASING OF THE WORK, UNTIL ALL WORK IS COMPLETE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING STREETS CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, THE CONTRACTOR SHALL REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT IMMEDIATELY TO MINIMIZE OFF SITE IMPACTS. AT NO TIME SHALL SEDIMENT BE WASHED DOWN UNPROTECTED INLETS INTO THE PUBLIC STORM SEWER SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED, AND SHALL REMOVE SEDIMENT FROM SEDIMENT TRAPS OR PONDS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- EXCEPT AS PROVIDED IN (A), (B), AND (C) BELOW, THE CONTRACTOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
 - (A)WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR
 - PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE
 - (B)WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE A TO BE INITIATED ON THAT PORTION OF THE SITE.
 - (C) IN ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 0-10 INCHES), SEMI-ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 10-20 INCHES), AND AREAS EXPERIENCING DROUGHTS WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IS PRECLUDED BY SEASONAL ARID CONDITIONS, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
- EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE, EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
- 8. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED OR SEEDED PER PLAN.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORSEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE LOCAL JURISDICTION MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ANY NECESSARY CHANGES AND POSTING ANY UPDATES TO THE PLANS AND RECORDING CHANGES IN THE STORMWATER POLLUTION PLAN DOCUMENT.
- 10. THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR FINISH GRADING OR STORM SEWER CONSTRUCTION.
- 11. THE CONTRACTOR SHALL AMEND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHENEVER:
 - · THERE IS A CHANGE IN DESIGN, CONSTRUCTION OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN; - INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE, OR FEDERAL OFFICIALS INDICATE THE SWPPP IS PROVIING INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS FROM SOURCES INDENTIFIED UNDER PART III.D.1 OF THE PERMIT, OR IS OTHERWISE NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY; AND - A NEW CONTRACTOR AND/OR SUBCONTRACTOR WILL IMPLEMENT A MEASURE OF THE SWPPP IN ORDER TO IDENTIFY THEIR ROLE AND RESPONSIBILITY FOR THE SWPPP. AMENDMENTS TO THE PLAN MAY BE REVIEWED BY THE EXECUTIVE SECRETARY (OR AUTHORIZED REPRESENTATIVE) IN THE SAME MANNER AS PART III.B.2 OF THE PERMIT.
- 12. THE CONTRACTOR SHALL KEEP A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, AND INCLUDE THIS INFORMATION IN THE SWPPP.
- 13. THE CONTRACTOR SHALL NOTE THAT FLUCTUATIONS OF THE GROUNDWATER TABLE MAY OCCUR DUE TO VARIOUS FACTORS NOT EVIDENT AT THE TIME OF PREPARATION OF THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY DEWATERING PERMITS REQUIRED FOR THE PROJECT.
- 14. THE PROJECT SITE IN IN FLOOD ZONE "X" WHICH DENOTES AREAS OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD.
- THERE ARE NO SURFACE WATER FEATURES LOCATED ON THIS SITE.
- 16. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA. EMPLOYEES BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE CONTRACTOR SHALL CONTAIN AND TREAT ALL LEAKS AND SPILLS FROM ANY EOUIPMENT OR FACILITIES.
- 17. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE. CONCRETE TRUCK WASHING SHALL BE DONE AT THE LOCATION SHOWN.
- 18. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
- 19. FUGITIVE DUST BLOWING FROM THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
- 20. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- 21. ALL MEASURES PRESENTED IN THE SWPPP SHALL BE INITIATED AS SOON AS PRACTICABLE.
- 22. IF THE GRAVEL CONSTRUCTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER THE PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- 23. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- 24. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
- 25. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
- 26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
- 27. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAIN CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- 28. THE CONTRACTOR SHALL POST THESE PLANS AND THE SWPPP IN THE JOB TRAILER, LOG ALL CHANGES, AND UPDATE PLANS AND THE SWPPP AS REQUIRED.
- 29. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) AND CONFORM TO ALL CITY AND STATE REQUIREMENTS FOR EROSION CONTROL AND STORM WATER PROTECTION.
- 30. IN THE UNLIKELY EVENT THAT A PHASE DOES NOT IMPROVE ACCESS AND/OR AN ACCESS ROAD IS CONSTRUCTED, BEST MANAGEMENT PRACTICES SHALL BE APPLIED IN ANY TEMPORARY OR PERMANENT STRUCTURES OR ACCESS POINTS.
- 31. THE CONTRACTOR SHALL COMPLETE WEEKLY INSPECTION FORMS FOR THE CITY'S RECORDS, COVERING WEEKLY INSPECTIONS AND MAINTENANCE.
- 32. EXISTING PERIMETER FENCING TO ACT AS CONSTRUCTION FENCING. IF PERIMETER FENCING IS REMOVED, A CONSTRUCTION SHALL BE INSTALLED UNTIL A NEW FENCE OR WALL IS CONSTRUCTED.



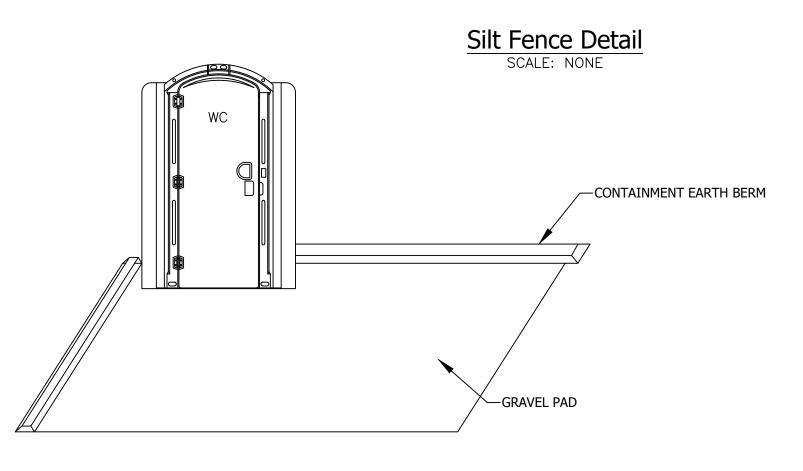




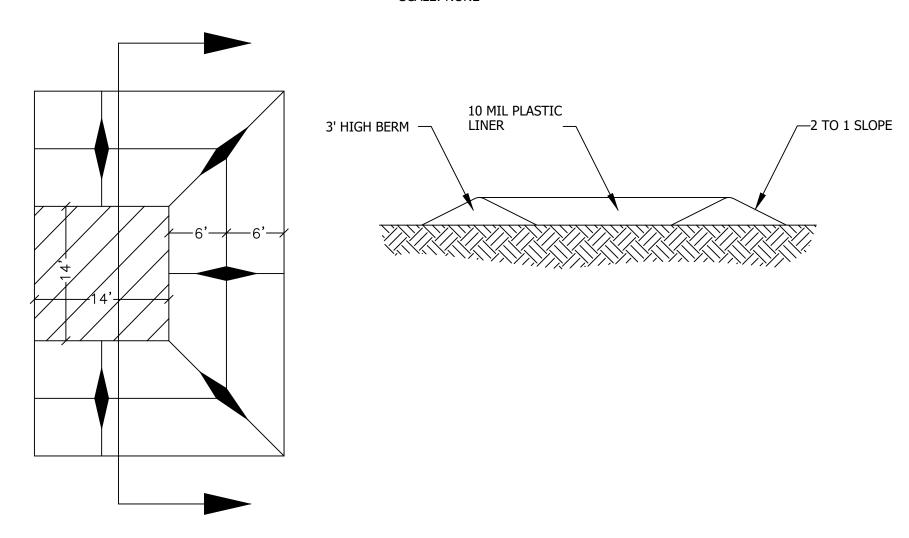
Perspective View

Silt Fence Notes:

- 1. WHERE POSSIBLE, LAYOUT THE SILT FENCE 5' TO 10' BEYOND THE TOE OF THE SLOPE.
- 2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
- WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
- 4. AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE SILT FENCE AT A POST WITH A 6" OVERLAP AND SECURELY FASTEN BOTH ENDS TO THE POST.
- MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.
- 6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA.
- 7. WHEN PLACING FENCE ON SLOPES STEEPER THAN 2:1 SEE SWPPP REPORT.





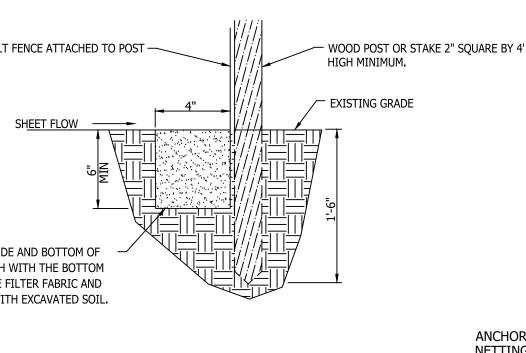


Concrete Washout Area w/ 10 mil Plastic Liner

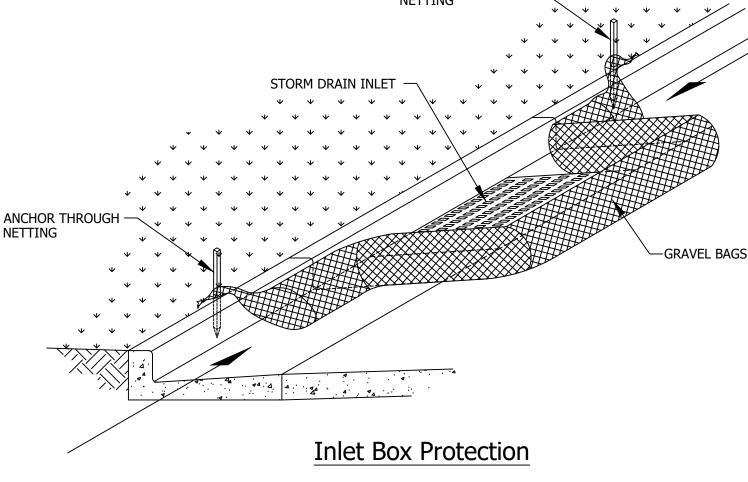
50'x20' CONSTRUCTION ENTRANCE W/ 8" CLEAN 2"-4" Ø GRAVEL BASE

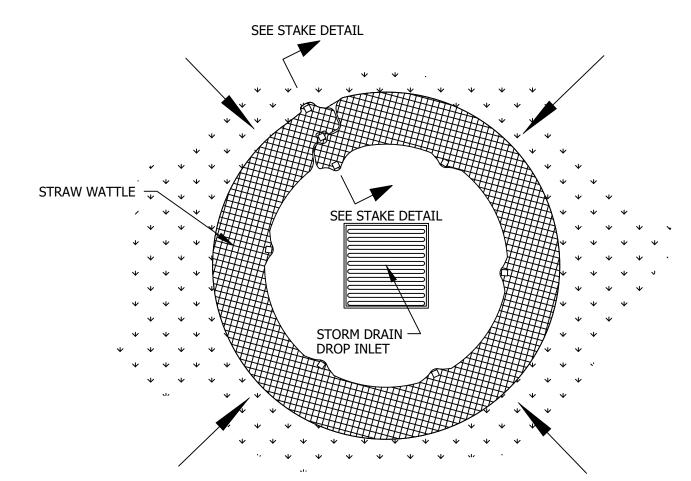
Cross Section 50' x 20' Construction Entrance

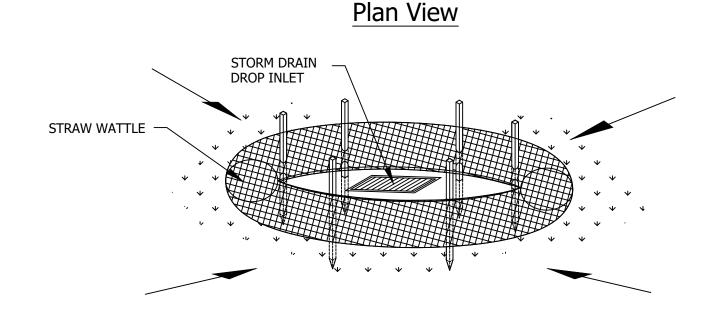
OVER WOVEN GEOTECH FABRIC



Section

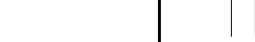


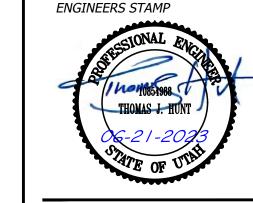




Drop Inlet Protection

-WOOD STAKE -WOOD STAKE STRAW WATTLE STRAW WATTLE





Item H.5.

HUNT · DAY

3445 Antelope Drive, St 200

Syracuse, UT 84075 PH: 801.664.4724

VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET, ADJUST

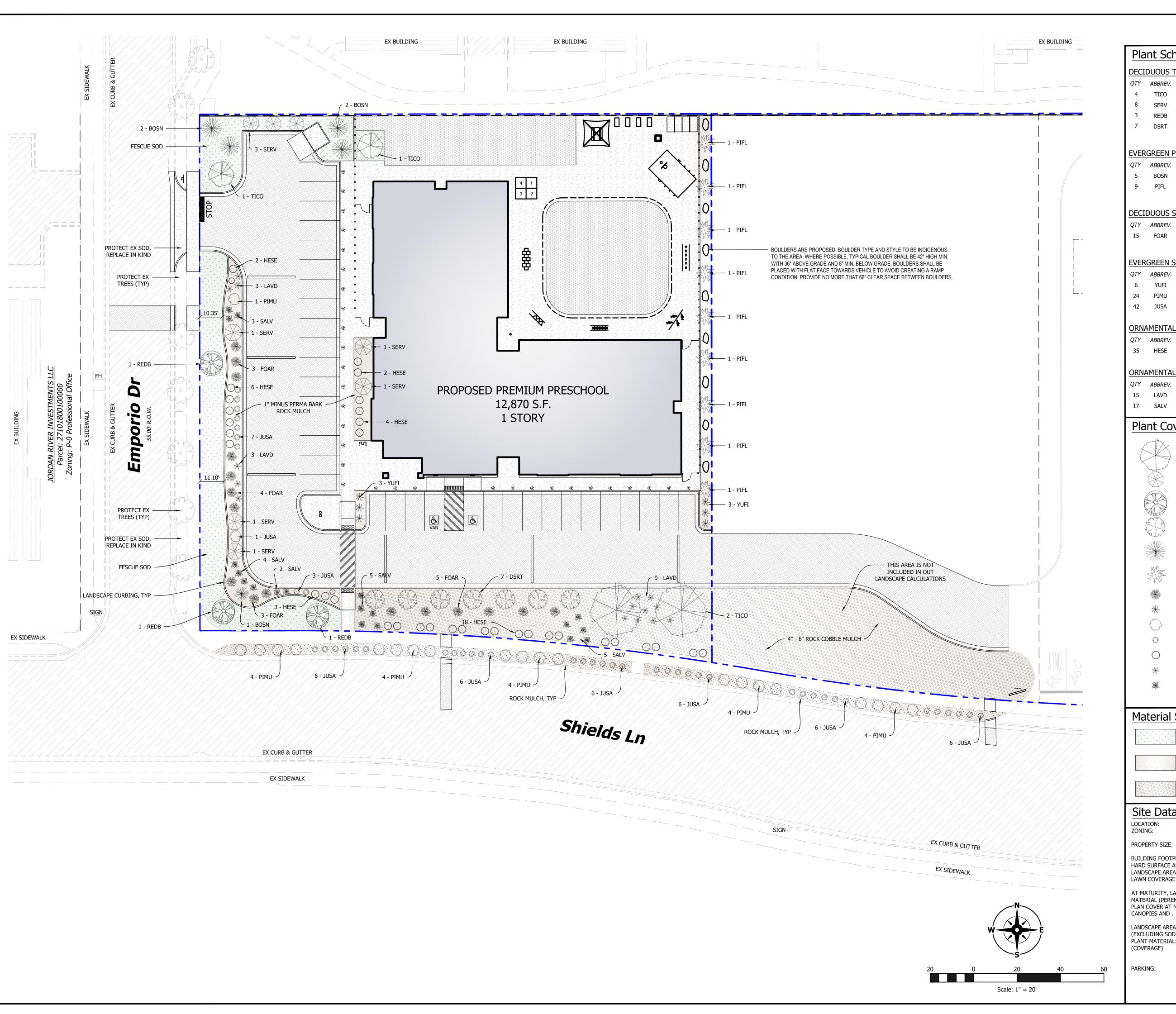
SCALES ACCORDINGLY PROJECT INFO. Engineer: T. Hunt

T. Pridemore Drawn: Checked: Date: 12 / 09 / 2022 SHEET TITLE

SWPPP

Notes

SHEET NO.





DECIDUOUS TREES

COMMON NAME **BOTANIC NAME** 4 TICO TILIA CORDATA LITTLELEAF LINDEN 8 SERV **UTAH SERVICEBERRY** AMELANCHIER UTAHENSIS REDB CERCIS OCCIDENTALIS WESTERN REDBUD DSRT CHILOPSIS LINEARIS DESERT WILLOW

EVERGREEN PINES

QTY ABBREV **BOTANIC NAME** COMMON NAME PINUS 'HELDRECHII' **BOSNIAN PINE** PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' LIMBER PINE

DECIDUOUS SHRUBS

BOTANIC NAME COMMON NAME ARNOLD DWARF FORSYTHIA FORSYTHIA 'ARNOLD DWARF'

EVERGREEN SHRUBS

BOTANIC NAME COMMON NAME **GOLDEN SWORD YUCCA** YUCCA FILAMENTOSA ' GOLDEN SWORD' 24 PIMU PINUS MUGO V. PUMILO MUGO PINE JUNIPERUS SABINA 'BUFFALO' **BUFFALO JUNIPER**

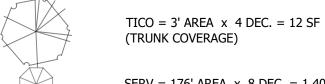
ORNAMENTAL GRASSES

COMMON NAME **BOTANIC NAME** BLUE AVENA HELICTOTRICHON SEMPERVIRENS

ORNAMENTAL GRASSES

BOTANIC NAME COMMON NAME LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD LAVENDER SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SALVIA

Plant Coverage



SERV = 176' AREA \times 8 DEC. = 1,408 SF

REDB = 176' AREA \times 3 DEC. = 530 SF

DSRT = 78' AREA x 7 DEC. = 546 SF

 $BOSN = 38' AREA \times 5 PINES = 190 SF$ (TRUNK COVERAGE)

 $PIFL = 123' AREA \times 9 PINES = 1,107 SF$

FOAR = 38' AREA x 15 SHRUBS = 570 SF

YUFI = 7' AREA \times 6 SHRUBS = 42 SF

 $PIMU = 50' AREA \times 24 SHRUBS = 1,200 SF$ $JUSA = 14' AREA \times 42 SHRUBS = 588 SF$

HESE = 7' AREA \times 35 GRASSES = 245 SF

LAVD = 7' AREA \times 6 GRASSES = 105 SF

SALV = 2' AREA \times 17 GRASSES = 34 SF

TOTAL COVERAGE = 6,591 SF

Material Schedule

FESCUE SOD

1" MINUS PERMA BARK ROCK MULCH

= 4" - 6" ROCK COBBLE MULCH

Site Data

LOCATION: SOUTH JORDAN C-N COMMERCIAL NEIGHBORHOOD 56,976 SF / 1.31 AC

BUILDING FOOTPRINT: 12,877 SF (22.6%)

HARD SURFACE AREA: 28,058 SF (49.2%) LANDSCAPE AREA: 16,041 SF (28.2%) LAWN COVERAGE: 2,890 SF (18.0%)

AT MATURITY, LANDSCAPES ARE REQUIRED TO HAVE ENOUGH PLANT MATERIAL (PERENNIALS AND SHRUBS) TO CREATE AT LEAST 50% LIVING PLAN COVER AT MATURITY AT THE GROUND PLAN, NOT INCLUDING TREE CANOPIES AND .

LANDSCAPE AREA: (EXCLUDING SOD) PLANT MATERIAL: (COVERAGE)

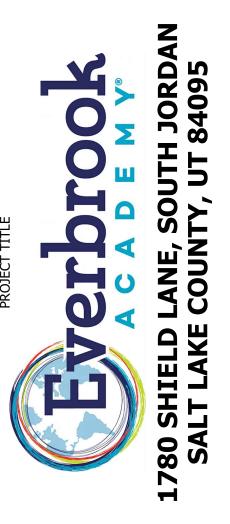
13,151 SF 6,591 SF - 50%

PARKING:

DAYCARE USE (1 STALL / 300 SF) 9,135 SF FOR INTENDED USE 9,135 / 300 = 30.45 STALLS 30 STALLS REQUIRED 33 STALLS PROVIDED (2 ADA)



PH: 801.664.4724





VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO. Engineer: T. Hunt

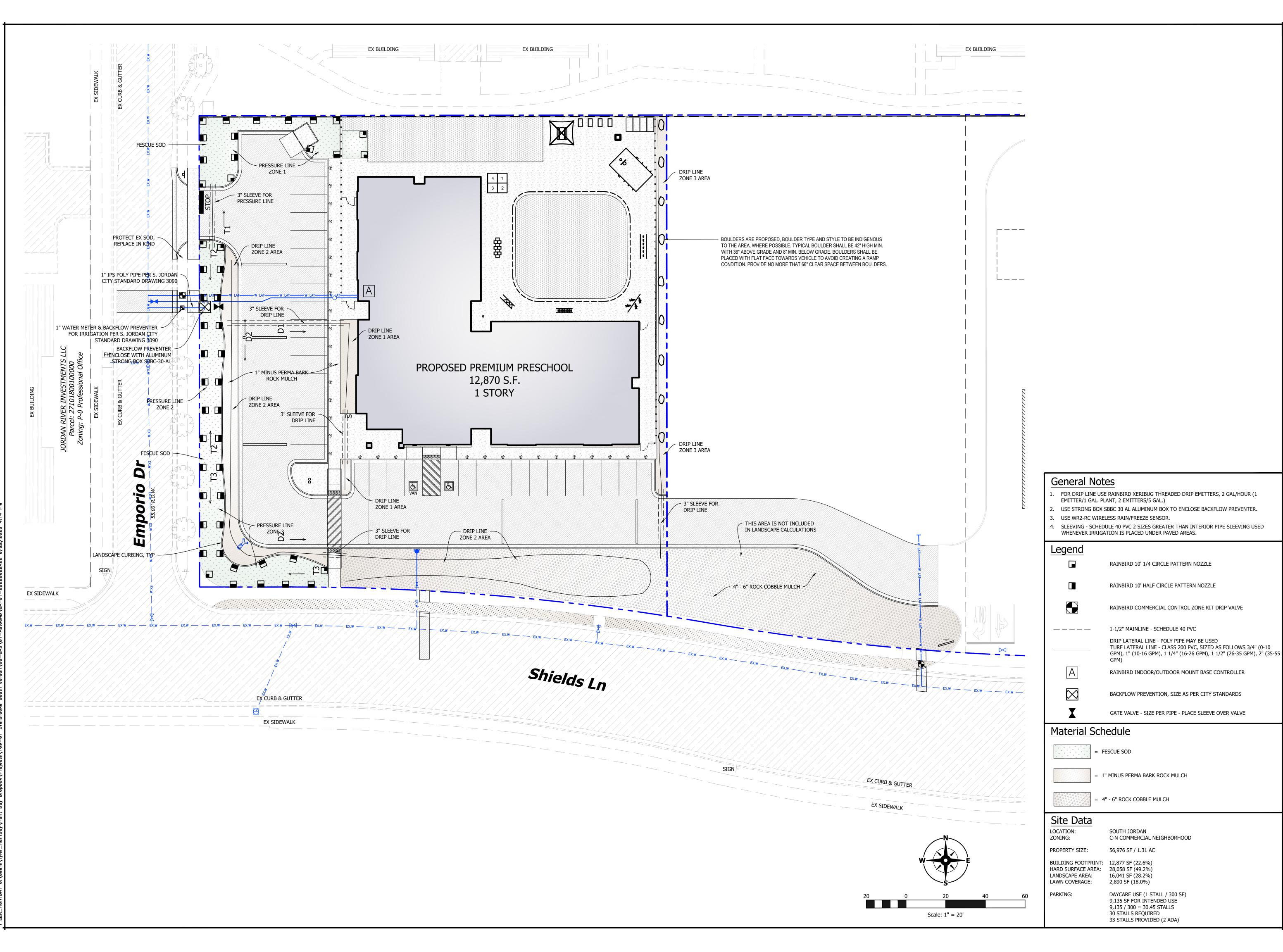
T. Pridemore Drawn: Checked: Date: 12 / 09 / 2022

SHEET TITLE

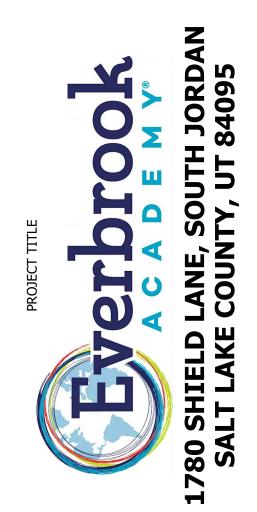
Landscape Plan

SHEET NO.

L100







ENGINEERS STAMP

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO. Engineer: T. Hunt Drawn: T. Pridemore

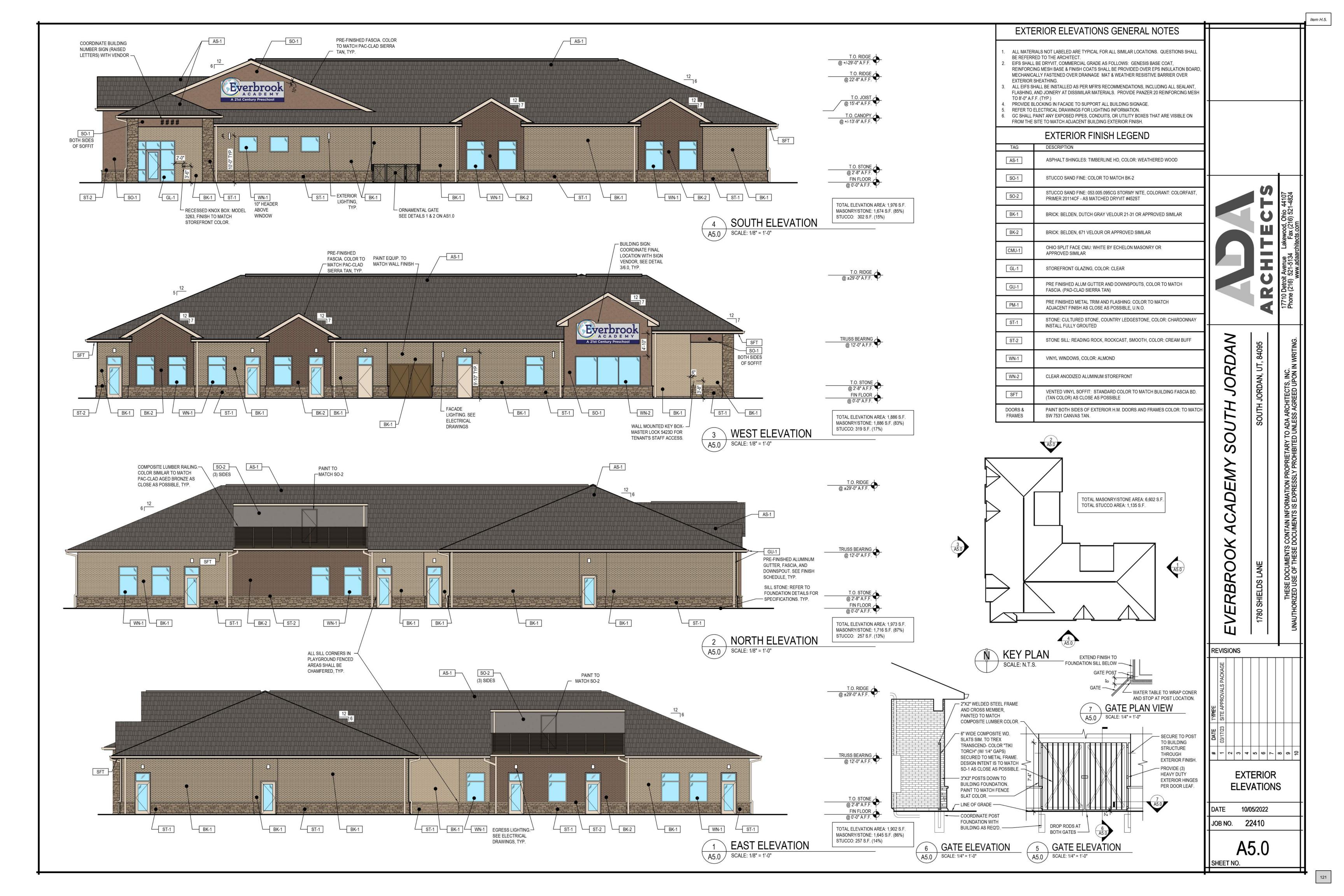
Checked: Date: 12 / 09 / 2022

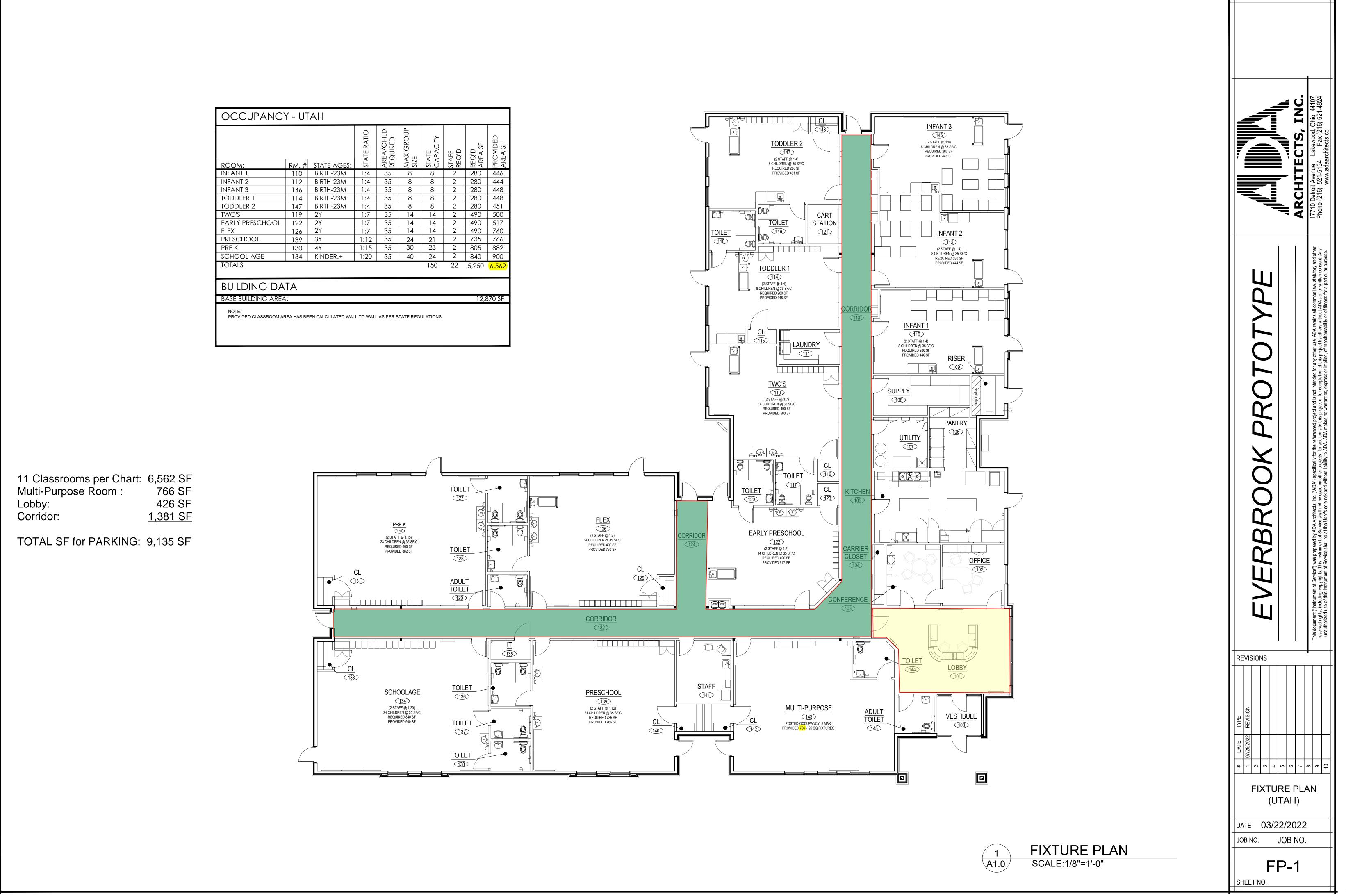
SHEET TITLE

Irrigation Plan

SHEET NO.

L101





400

Item H.5.