

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING AGENDA
CITY HALL
TUESDAY, MARCH 08, 2022 at 6:30 PM



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, March 8, 2022, 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 the 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 March 8, 2022 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 www.sjc.utah.gov/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.](#) February 8, 2022 Planning Commission Meeting
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**
- G. **ACTION**

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. DAYBREAK VILLAGE 9 PLAT 3 PRELIMINARY SUBDIVISION

Location: Generally 11300 South 6880 West and 11320 South 6625 West

File No: PLPP202100214

Applicant: LHM Real Estate

H.2. EQUESTRIAN PARK SUBDIVISION PRELIMINARY SUBDIVISION PLAT

Location: 2200 W. 11400 S.

File No: PLPP202200025

Applicant: Andrea Sorensen, Salt Lake County Parks & Rec

H.3. AUBREY COVE SUBDIVISION PRELIMINARY SUBDIVISION PLAT

Location: 9820 S. 2700 W.

File No: PLPP202100149

Applicant: Tina Franco, Howland Partners Inc.

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 3rd day of March, 2022.

Cindy Valdez

South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
February 8, 2022**

Present: Chair Michele Hollist, Commissioner Nathan Gedge, Commissioner Trevor Darby, Commissioner Steven Catmull, Commissioner Laurel Bevans, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, Assistant City Engineer Jeremy Nielson, Planner Ian Morris, IT Director Jon Day, GIS Coordinator Matt Jarman, Meeting Transcriptionist Diana Baun

Others: Paul Stringham

**6:32 P.M.
REGULAR MEETING**

I. WELCOME AND ROLL CALL – *Commissioner Michele Hollist*

Commissioner Michele Hollist welcomed everyone to the Electronic Planning Commission Meeting.

II. MOTION TO APPROVE AGENDA

Commissioner Gedge motioned to approve the February 8, 2022 Planning Commission Agenda as published and noticed. Commissioner Hollist seconded the motion; vote was unanimous in favor.

III. APPROVAL OF THE MINUTES

A. January 25, 2022 Planning Commission Meeting

Commissioner Gedge motioned to approve the January 25, 2022 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion; vote was unanimous in favor.

IV. STAFF BUSINESS - *None*

V. COMMENTS FROM PLANNING COMMISSION MEMBERS

Chair Hollist discussed following the council's rules.

Commissioner Nathan Gedge

Commissioner Gedge motioned the planning commission follow Robert's Rules of Order/Commissioner Darby seconded the motion. Vote was unanimous in favor.

VI. SUMMARY ACTION – *None*

VII. ACTION – *No Public Hearing*

VIII. ADMINISTRATIVE PUBLIC HEARINGS –

A. DAYBREAK SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2A PRELIMINARY SUBDIVISION

Location: 5208 W. Black Twig Drive

Project No: PLPP202100232

Applicant: Daybreak Communities

City Planner Greg Schindler reviewed background information from the Staff Report.

Chair Hollist asked if the tuck under parking was open, or had garage doors.

Schindler – probably no doors, there are no walls inside where the cars will be.

Gedge – assuming the enforcement of parking is under the HOA, and that there will be restrictions on storage in those private areas.

Schindler – enforcement would not be the city's responsibility, that will be up to the HOA whether or not to enforce.

Commissioner Catmull – if this spills out on to Granville, what happens.

Schindler – all the streets are public outside of the complex, the HOA will have to enforce any parking rules. They would need to keep Granville clear just like any other public street.

Chair Hollist opened the hearing for public comment. There were no comments so the hearing was closed. She discussed parking concerns and recent changes to the parking rules regarding being within a certain distance of a light rail station.

Commissioner Gedge just wants to make sure the owner of the property is conveying the parking requirements and expectations to future residents of this complex, especially as more communities build up around them.

Commissioner Darby moved to recommend approval of Project No. PLPP202100232, preliminary subdivision. Chair Hollist seconded the motion; Roll Call Vote was 5-0, unanimous in favor.

B. EOS FITNESS CENTER SITE PLAN APPLICATION

Location: 10534 S River Heights Drive

File No: PLSPR202100273

Applicant: Colby Anderson, Anderson Wahlen & Associates

Planner Ian Harris reviewed background information from the Staff Report.

Commissioner Nathan Gedge noted a comment in the Staff Report about the fire line, and asked about that being taken care of before any construction starts.

Planner Harris said that was correct.

Mike Stangle (Applicant) happy to answer any questions. He is aware they have to get the Jordan Valley Water Conservancy District's approval before they can do any building. is under contract to buy from Paul Stringham.

Chair Hollist – on the record

Mr. Stangle – agreed.

Commissioner Laurel Bevans asked about the outside patio fencing and what's blocking it from the road.

Nicole Stangle (Applicant) privacy fencing is a slat wall, not a solid wall. You can't see through it unless you are up against it since the slats are very narrow.

Chair Hollist – hours of operation

Mrs. Stangle – No, area is weather permitting and they don't operate the outside area outside of normal business hours.

Commissioner Bevans asked about emergency exit off of the patio area.

Yes, there will be an emergency exit.

Commissioner Catmull motioned to recommend approval pending approval from the WCD.

Commissioner Gedge

Catmull amended his motion to add that it is pending approval from the Jordan Valley Water Conservancy District for the planned fire line.

Chair Hollist seconded the motion; Roll Call Vote was 5-0, unanimous in favor.

IX. LEGISLATIVE PUBLIC HEARINGS – None

X. OTHER BUSINESS

City Planner Greg Schindler asked if commissioners had been notified of the Architectural Review Committee meeting.

Those who had issues getting that email said they would speak with staff after the meeting.

Gedge – asked about the new council format

Schindler – public is allowed to Zoom in to the meeting, but they cannot do presentations electronically, they must be in person.

Chair Hollist asked if they are letting people know they are presenting anything they have to be in person.

Simonsen said the notice says as much.

Schindler

Catmull – have we seen any change in the number of people participating.

Schindler – doesn't believe there is much of a difference. If it's a controversial item, residents will show up in both places, in person and online.

Gedge – fine following City Council's lead, if there is a controversial issue they would give precedence to those in person. Suggested a timer on Zoom for those talking.

Schindler – notice indicates ability to connect is on the individual, not the city's responsibility.

Catmull – any restrictions or requirements for the commission members regarding joining electronically versus in person.

Hollist said they should strive to be here in person, but it does allow for those who are sick to attend if they need a quorum.

Gedge – any idea on alternative for 2022.

Schindler – doesn't believe any decisions have been made yet.

Hollist – if new alternative is appointed, asked staff to include them in the staff orientation.

Schindler – They did that with Commissioner Peirce, but he doesn't believe he is as enthusiastic about being the alternate as others might have been.

Gedge suggested when the new member is appointed, they all do the one hour training with them to add to their training hours.

Gedge

Simonsen

Hollist – consensus to follow City Council’s lead with the current format, understanding that the electronic format is not reliable, as is stated in the notice to the public.

Schindler

Gedge – asked about next meeting.

Schindler – next meeting may not be until March with nothing else on the agenda currently.

ADJOURNMENT

Chair Hollist motioned to adjourn the February 8, 2022 Planning Commission meeting. Commissioner Gedge seconded the motion; vote was unanimous in favor.

The February 8, 2022 Planning Commission Meeting adjourned at 7:01 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 03-08-2022

Issue: DAYBREAK VILLAGE 9 PLAT 3
PRELIMINARY SUBDIVISION
Location: Generally 11300 South 6880 West and 11320 South 6625 West
Project No: PLPP202100214
Applicant: LHM Real Estate
Submitted By: Greg Schindler, City Planner
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve Project No. PLPP202100214 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	17.360 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)/Daybreak Village 11A, SF Residential East - RDO, PC)/Future Daybreak Village 9 Plat 2 West - RDO, (P-C)/Daybreak Village 12A, SF Residential

LHM Real Estate, has filed an application for preliminary plat review and approval of the Daybreak Village 9 Plat 3 subdivision. The proposed subdivision will divide the property into 72 residential lots, 5 park lots (P-lots) and associated public and private rights-of-way.

The residential density of this proposal is 4.1 units per acre (gross density) and 7.6 units per acre (net density), which is consistent with the P-C zone and adopted Community Structure Plan for Daybreak. The proposed lot sizes range from 1,800 sq. ft. to 11,131 sq. ft. with an average lot size of 5,662 sq. ft.

The PC zone provides for the approval of design guidelines developed for a specific subdivision or site plan. The design guidelines, specific to this subdivision will be the same as those approved for the Daybreak Village 9 Plats 1 and 2 subdivisions.

The residential lots include 19 townhome lots and 53 single family detached lots. The two larger park lots will both be part of the future Watercourse open space area.

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.”
- 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
- 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 the Community Structure 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:

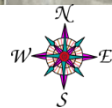
- Approve the preliminary subdivision.
- Deny the preliminary subdivision.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Proposed Subdivision Plat



Location Map







SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 03/08/2022

Issue: EQUESTRIAN PARK SUBDIVISION
PRELIMINARY SUBDIVISION PLAT
Address: 2200 W. 11400 S.
File No: PLPP202200025
Applicant: Andrea Sorensen, Salt Lake County Parks & Rec.

Submitted by: Damir Drozdek, Planner III
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Equestrian Park preliminary subdivision plat, File No. PLPP202200025.

ACREAGE:	Approximately 126 acres
CURRENT ZONE:	A-5 (Agricultural, minimum 5 acre lot)
CURRENT USE:	Equestrian Park
FUTURE LAND USE PLAN:	OS (Open Space)
NEIGHBORING ZONES/USES:	North – OS-P / City Park South – R-1.8 / 11400 South West – Various zones / 2200 West East – Various zones / Various uses

STANDARD OF APPROVAL:

Once all application requirements have been met, redline corrections made, revised plans and plat submitted and City staff approval given, the preliminary subdivision plat application will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with chapter 16.04 of this title. The Planning Commission shall receive public comment at the public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the project does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application. (Ord. 2007-01, 1-16-2007)

City Code § 16.10.060

BACKGROUND:

The applicant is requesting that the Planning Commission approve a preliminary subdivision plat for the Equestrian Park subdivision. The subdivision boundaries include the Equestrian Park, which is currently owned and managed by the Salt Lake County, and is generally located

between the City Park to the north, 2200 West to the west, Redwood Rd to the east and 11400 South to the south.

The subdivision plat will consolidate 10 parcels of land into two lots. The vast majority of the land within the subdivision boundary will be Lot 1, which will be approximately 123 acres. Lot 2 will be approximately 2.7 acres. Salt Lake County is requesting approval of this proposed subdivision so that it can finalize plans to transfer the Equestrian Park to Utah State University. The University plans to operate the Bastian Agricultural Center on Lot 1, and Salt Lake County plans to retain ownership of Lot 2.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The subdivision plat will result in creation of two lots. Lot 1 will meet the zoning code requirements, while Lot 2 will have to be rezoned before the City will approve any changes to the use or physical nature of the lot. The County and City have a plan to rezone Lot 2 and the City Park south of Lot 2 to the Open Space Zone and Open Space-Parks Sub-district.
- No improvements will be made with this application. This is strictly a subdivision of land.

Conclusion:

- The proposed preliminary subdivision plat will meet the City Code requirements, and after Lot 2 is rezoned, 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 Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

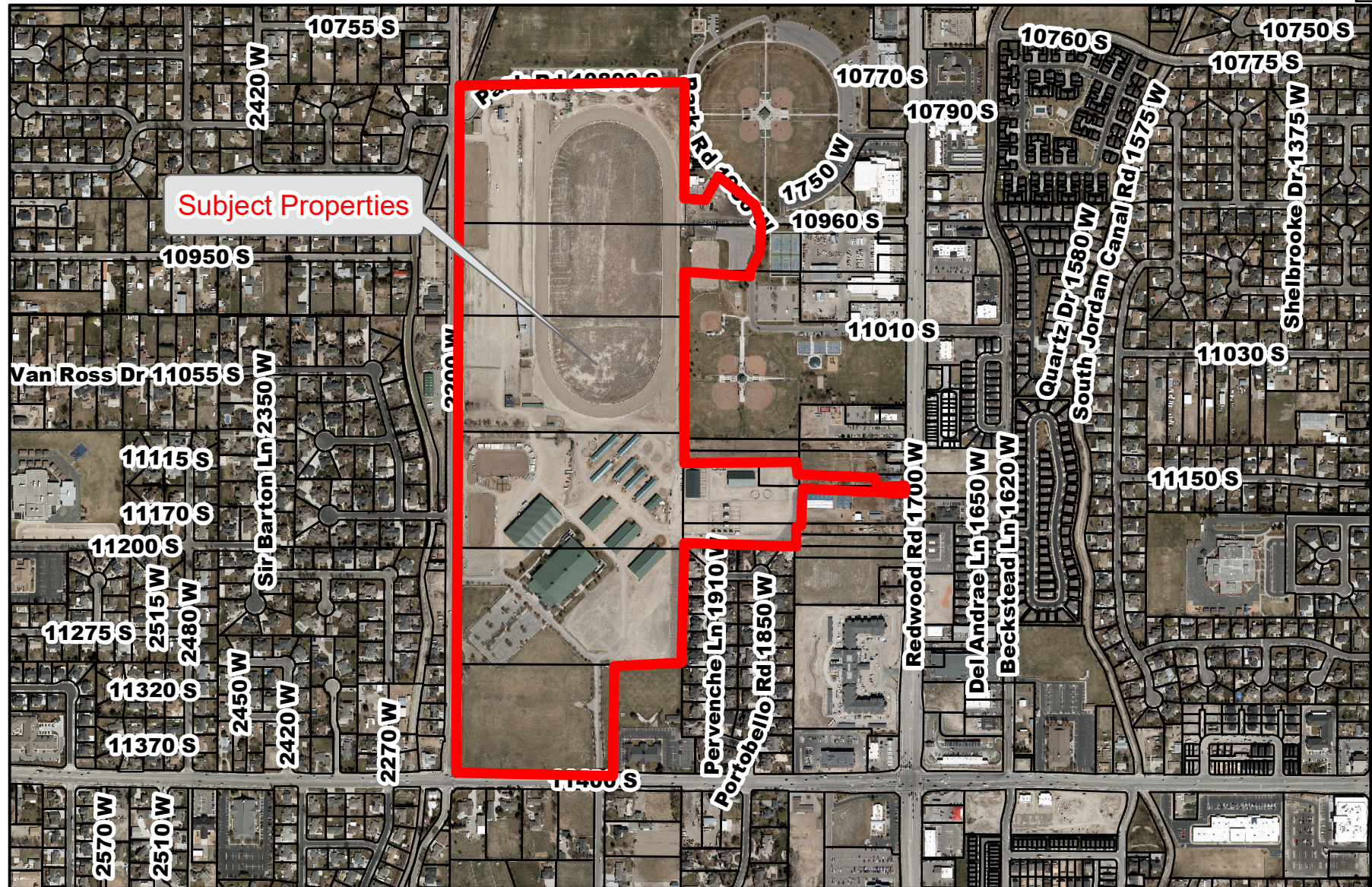
- Aerial Map
- Zoning Map
- Preliminary Subdivision Plat

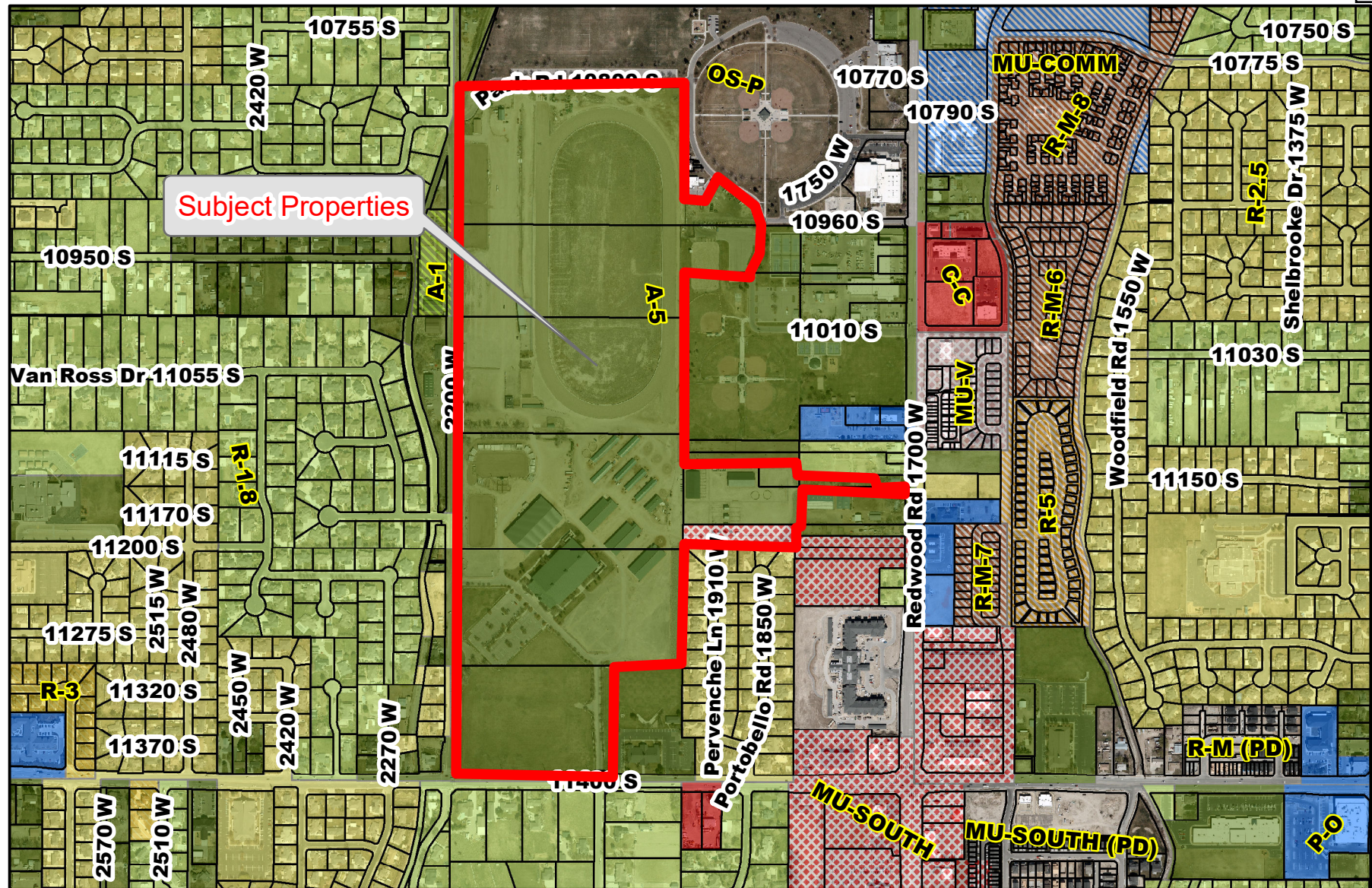


Damir Drozdek, AICP
Planner III, Planning Department



Brad Klavano, P.E.
Director of Engineering Services





Legend

STREETS

PARCELS

Zoning Map

City of South Jordan

A horizontal number line with tick marks at 0, 265, 530, 1,060, 1,590, and 2,120. The line is labeled "Feet" at the right end.

Aerial Imagery
2021



EQUESTRIAN PARK SUBDIVISION

A part of the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22
Township 3 South, Range 1 West, Salt Lake Base and Meridian
South Jordan City, Salt Lake County, Utah
Salt Lake Base & Meridian
February 2022

PRELIMINARY

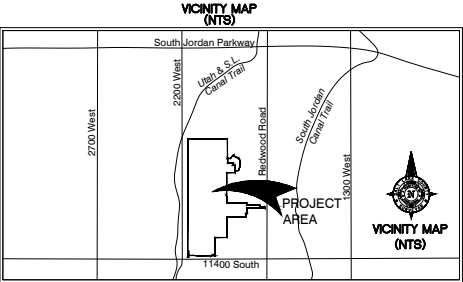
DESCRIPTION

An entire tract consolidating eleven (11) parcel of land, with additions and deletions thereof, as disclosed in 1) that Warranty Deed recorded as Entry No. 2277068, in Book 2730, on Page 173; 2) that Warranty Deed recorded as Entry No. 2277288, in Book 2730, on Page 478; 3) that Executix Deed recorded as Entry No. 2276642, in Book 2729, on Page 230; 4) that Warranty Deed recorded as Entry No. 2588376, in Book 3514, on Page 388; 5) that Warranty Deed recorded as Entry No. 2407418 in Book 2844 on Page 352; 6) that Special Warranty Deed recorded as Entry No. 5537289 in Book 6692 on Page 271; 7) that Warranty Deed recorded as Entry No. 5951860 in Book 7043 at Page 1697; 8) that Warranty Deed recorded as Entry No. 5951859 in Book 7043 on Page 1696; 9) that Warranty Deed recorded as Entry No. 7526686 in Book 8327 on Page 4560; 10) that Warranty Deed recorded as Entry No. 5951859 in Book 7043 on Page 1695; and that Boundary Line Adjustment recorded as Entry No. _____ in Book _____ on Page _____, in the Office of the Salt Lake County Recorder. Said entire tract is located in the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the Southwest Corner of said Section 15, thence along the boundary of said entire tract the following three (3) courses: 1) N. 00°16'08" E. (Record = North) 1,316.69 feet along the west line of said Section 15; 2) S. 89°43'59" E. 1,323.56 feet (Record = East 1,320 feet); 3) S. 00°16'56" W. 653.70 feet (Record = South 645.61 feet) to a northerly boundary line of a parcel of land disclosed by that Quit Claim Deed recorded as Entry No. 12841291 in Book 10756 on Page 3527 in the Office of said Recorder; thence along the boundary of said parcel the following (14) fourteen courses: 1) S. 89°46'50" E. (Record = N. 89°58'35" E.) 99.47 feet 2) N. 39°54'49" E. (Record = N. 39°40'14" E.) 124.39 feet 3) N. 67°09'17" E. (Record = N. 66°54'42" E.) 18.09 feet to a point of non-tangency with 380.00-foot radius curve to the left; 4) Southwesterly 15.64 feet along the arc of said curve, bearing to radius point is N. 32°47'21" E. (chord bears S. 58°37'59" E. 15.64 feet) having a central angle of 02°21'30"; 5) S. 59°34'10" E. (Record = S. 59°48'46" E.) 179.99 feet to the point of tangency with a 115.00-foot radius curve to the right; 7) Southwesterly 120.14 feet along the arc of said curve (chord bears S. 29°38'39" E. 114.75 feet) with a central angle of 59°51'22"; 8) S. 00°17'03" W. (Record = S. 00°02'28" W.) 45.67 feet; 9) S. 00°17'03" W. (Record = S. 00°02'28" W.) 5.48 feet; 10) S. 00°40'10" W. (Record = S. 00°16'44" W.) 101.70 feet to the point of tangency with a 220.00-foot radius curve to the right; 11) Southerly 103.16 feet along the arc of said curve (chord bears S. 14°05'13" W. 102.22 feet) with a central angle of 26°52'02"; 12) S. 27°32'16" W. (Record = S. 27°08'50" W.) 12.51 feet to a point of tangency with a 180.00-foot curve to the right; 13) Southwesterly 54.87 feet along the arc of said curve (chord bears S. 18°48'17" W. 54.66 feet) to a northerly boundary line of said parcel of land; 14) S. 89°38'35" W. (Record = S. 89°38'35" W.) 115.95 feet along said northerly boundary line to a Boundary Line Agreement between Salt Lake County and South Jordan City recorded as Entry No. _____ in Book _____ on Page _____, thence along said boundary line agreement the following five (5) courses: 1) S. 00°15'56" W. 65.60 feet; 2) N. 89°36'35" W. 278.45 feet; 3) S. 00°19'12" W. 356.61 feet; 4) S. 00°24'52" W. 433.19 feet; 5) S. 29°46'26" E. 44.57 feet to an easterly boundary line of said entire tract; thence S. 00°19'16" W. 105.09 feet along said easterly boundary line to the northerly corner of a parcel of land disclosed by that Warranty Deed recorded as Entry No. 5951860, in Book 7043, on Page 1697, in the Office of said Recorder; thence S. 89°40'58" E. (Record = S. 89°50'18" E.) 661.83 feet along a northerly boundary line of said parcel and a parcel of land disclosed in that Warranty Deed

recorded as Entry No. 5951859 in Book 7043 on Page 1695 in the Office of said Recorder; thence S. 00°20'33" W. (Record = S. 00°06'16" W.) 64.56 feet along an easterly boundary line of said parcel to the northerly corner of a parcel of land disclosed in that Warranty Deed recorded as Entry No. 5951859 in Book 7043 on Page 1695, in the Office of said Recorder; thence along the boundary of said parcel the following two (2) courses: 1) S. 89°40'37" E. 437.36 feet (Record = S. 89°54'55" E. 437.541 feet) 2) S. 00°16'02" W. 67.86 feet (Record = S. 00°10'45" W. 66.018 feet) to a northerly line of a non-exclusive right of way disclosed in said Warranty Deed recorded as Entry No. 5951859; thence S. 89°42'01" E. (Record = S. 89°56'18" E.) 169.43 feet along said northerly line to the westerly right of way line of Redwood Road established by that Quit Claim Deed recorded as Entry No. 9536219 in Book 9209 on Page 2475 in the office of said Recorder; thence S. 00°26'24" W. (Record = S. 00°07'35" W.) 30.00 feet along said westerly right of way line, to the southerly boundary of said non-exclusive right of way line; thence N. 89°42'01" W. (Record = N. 89°56'18" W.) 606.85 feet along said southerly line to an easterly boundary of said parcel disclosed as Entry No. 5951860; thence along said boundary the following two (2) courses: 1) S. 00°20'33" W. (Record = S. 00°06'16" W.) 185.08 feet; 2) N. 89°42'52" W. (Record = S. 89°57'09" W.) 24.59 feet to the northeasterly corner of a parcel of land disclosed by that Warranty Deed recorded as Entry No. 7526686 in Book 8327 on Page 4560 in the Office of said Recorder; thence along the boundary of said parcel the following two (2) courses: 1) S. 00°33'38" W. 118.17 feet (Record = S. 0°19'22" W. 120.00 feet); 2) N. 89°51'08" W. 635.95 feet (Record = S. 89°54'37" W. 636.51 feet); thence S. 00°19'53" W. 891.48 feet along an easterly boundary line to a southeasterly corner of a parcel of land disclosed by that Warranty Deed recorded as Entry No. 2407418 in Book 2844 on Page 352 in the Office of said Recorder; thence N. 89°45'14" W. 393.85 feet along a southerly boundary line of said parcel to the northeasterly corner of a parcel of land disclosed in that Special Warranty Deed recorded as Entry No. 5537289, in Book 6692, on Page 271, in the Office of said Recorder; thence S. 00°18'39" W. (Record = S. 00°03'48" W.) 614.05 feet along an easterly boundary line of said parcel to the northerly right of way line of 11400 South Street established by that Quit Claim Deed recorded as Entry No. 1069004, in Book 9832, on Page 2425, in the Office of said Recorder; thence along said right of way line the following twelve (12) courses: 1) N. 89°42'32" W. (Record = N. 89°57'23" W.) 28.78 feet; 2) N. 45°52'09" W. (Record = N. 46°04'00" W.) 21.66 feet; 3) S. 89°49'58" W. (Record = S. 89°35'07" W.) 60.08 feet; 4) S. 44°16'49" W. (Record = S. 44°01'58" W.) 22.27 feet; 5) N. 89°42'32" W. (Record = N. 89°57'23" W.) 502.75 feet; 6) N. 89°04'05" W. (Record = N. 89°18'56" W.) 110.24 feet; 7) N. 89°42'32" W. (Record = N. 89°57'23" W.) 91.86 feet to the point of tangency with a 8,049.00 foot radius curve to the left; 8) Westerly 56.08 feet along the arc of said curve, (chord bears N. 89°54'31" W. 56.08 feet) having a central angle of 02°23'57"; 9) N. 44°55'21" W. (Record = N. 45°01'12" W.) 17.03 feet; 10) N. 00°15'48" E. (Record = N. 00°00'57" E.) 129.16 feet; 11) N. 89°44'12" W. (Record = N. 89°59'03" W.) 2.74 feet to the easterly right of way line of 2200 West Street; 12) S. 00°16'48" W. (Record = S. 00°16'37" W.) 156.05 feet along said easterly right of way line; thence N. 89°46'08" W. 33.02 feet along said Quarter Section line to the West Quarter Corner of said Section 22; thence N. 00°16'37" E. 2654.26 feet along said west line of West Quarter Corner of said Section 22; thence N. 00°16'37" E. 2654.26 feet along said west line of Section 22, to the point of beginning.

The above-described parcel of land contains 5,483,263 square feet in area, or 125.878 acres, more or less.



SURVEYOR CERTIFICATE

I, Reid J. Demman, a Professional Land Surveyor, as Salt Lake County Surveyor, State of Utah, my term of office running from January 1, 2021 to December 31, 2024 as prescribed under the laws of the State of Utah, do hereby certify that I am a Professional Land Surveyor in the State of Utah and in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-05-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property hereafter known as Equestrian Park Subdivision.



Reid J. Demman, P.L.S.
Salt Lake County Surveyor

Date

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.
By _____
COUNTY CLERK

On this _____ day of _____, 20____, personally appeared before me _____, who being duly sworn, did say that _____ he is the _____ of Salt Lake County, Office of Mayor, and that the foregoing instrument was signed on behalf of Salt Lake County, by authority of law.

WITNESS my hand and official stamp the date in this certificate first above written:

My Commission Expires: _____ NOTARY PUBLIC

Residing in: _____

On this _____ day of _____, 20____, personally appeared before me _____, who being duly sworn, did say that _____ he is the CLERK of Salt Lake County, and that the foregoing instrument was signed by himher on behalf of Salt Lake County, by authority of a Resolution of the SALT LAKE COUNTY COUNCIL.

WITNESS my hand and official stamp the date in this certificate first above written:

My Commission Expires: _____ NOTARY PUBLIC

Residing in: _____

OWNER'S DEDICATION

Know all men by these presents that _____, the undersigned owner(s) of the above described tract of and, having caused same to be subdivided into lots and streets to be hereafter known as the

EQUESTRIAN PARK SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public Use

In witness whereof we have hereunto set our hands this _____ day of _____ A.D., 20____.

Equestrian Park Subdivision

A part of the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22
Township 3 South, Range 1 West, Salt Lake Base and Meridian
South Jordan City, Salt Lake County, Utah
Salt Lake Base & Meridian

SALT LAKE COUNTY RECORDER

RECORDED NO. _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT
REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE \$ _____ SALT LAKE COUNTY RECORDER

17

SALT LAKE COUNTY FLOOD CONTROL
APPROVED THIS _____ DAY OF _____ A.D., 20____ BY THE SALT LAKE COUNTY FLOOD CONTROL
DIRECTOR, SALT LAKE COUNTY FLOOD CONTROL

SOUTH JORDAN CITY PLANNER
APPROVED THIS _____ DAY OF _____ A.D., 20____ BY THE SALT LAKE COUNTY PLANNING COMMISSION.
CHAIRMAN, SOUTH JORDAN CITY PLANNER

BOARD OF HEALTH APPROVAL
APPROVED THIS _____ DAY OF _____ A.D., 20____ BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.
DIRECTOR, S.L. CO. BOARD OF HEALTH

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

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____
ATTORNEY FOR SOUTH JORDAN CITY

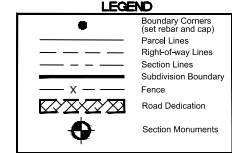
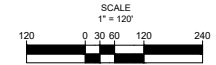
SOUTH JORDAN CITY MAYOR
PRESENTED TO THE SOUTH JORDAN CITY MAYOR THIS _____ DAY OF _____ A.D., 20____
AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR OR DESIGNEE

Sheet
1 of 3

Equestrian Park Subdivision

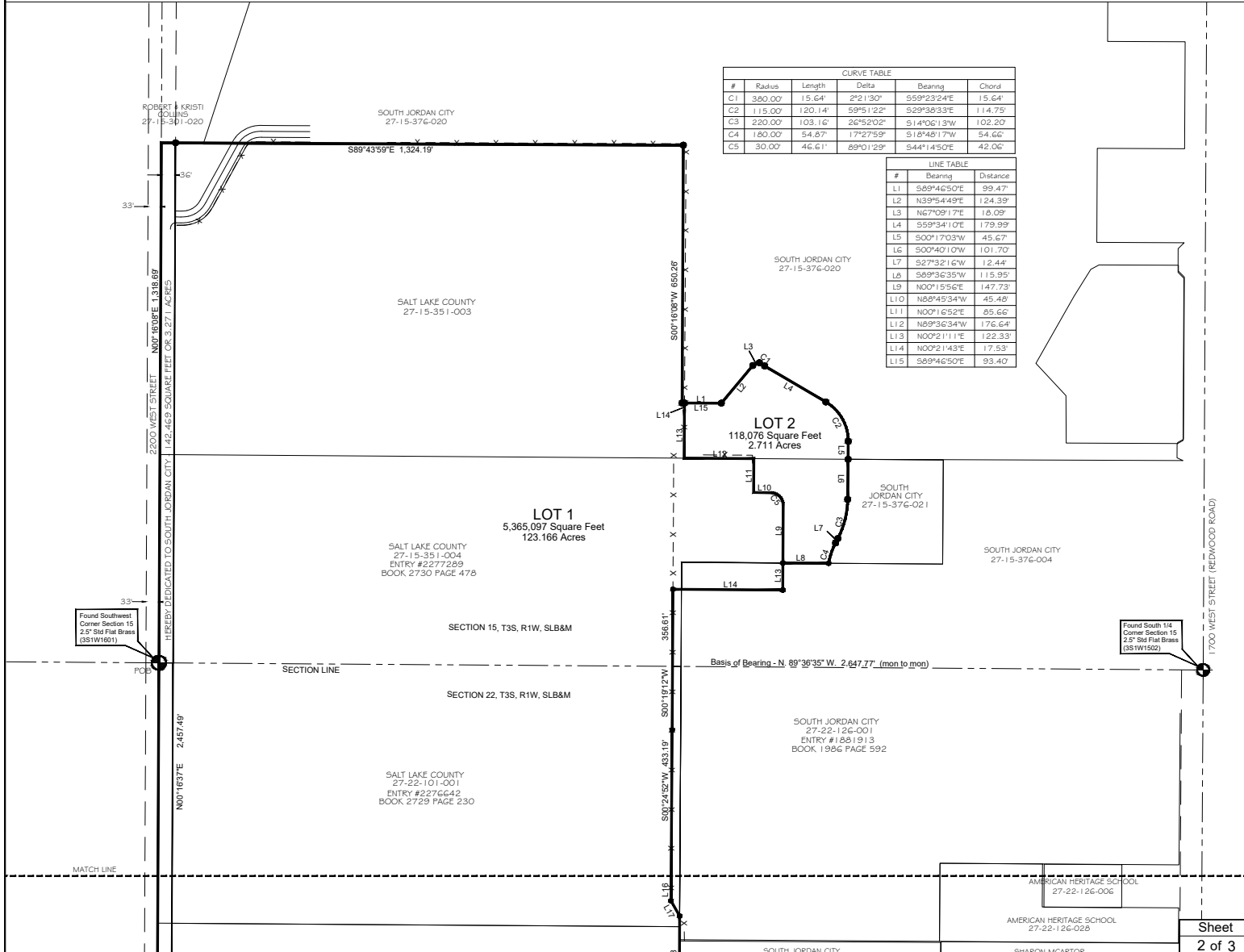
A part of the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22
Township 3 South, Range 1 West, Salt Lake Base and Meridian
South Jordan City, Salt Lake County, Utah
Salt Lake Base & Meridian
February 2022

PRELIMINARY



CURVE TABLE					
#	Radius	Length	Delta	Bearing	Chord
C1	390.00'	15.64'	2°12'30"	S59°23'24"E	15.64'
C2	115.00'	120.14'	59°51'22"	S29°38'33"E	114.75'
C3	220.00'	103.16'	26°52'02"	S14°06'13"W	102.20'
C4	180.00'	54.87'	17°27'59"	S18°48'17"W	54.66'
C5	30.00'	46.61'	89°01'29"	S44°14'50"E	42.06'

LINE TABLE		
#	Bearing	Distance
L1	S69°46'50"E	99.47'
L2	N39°54'49"E	124.39'
L3	N67°09'17"E	18.09'
L4	S59°34'10"E	179.99'
L5	S00°17'03"W	45.67'
L6	S00°40'10"W	101.70'
L7	S27°32'16"W	12.44'
L8	S69°36'35"W	115.95'
L9	N00°15'56"E	147.73'
L10	N88°45'34"W	45.48'
L11	N00°16'52"E	85.66'
L12	N89°36'34"W	176.64'
L13	N00°21'11"E	122.33'
L14	N00°21'43"E	17.53'
L15	S69°46'50"E	93.40'



Equestrian Park Subdivision

A part of the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22
Township 3 South, Range 1 West, Salt Lake Base and Meridian
South Jordan City, Salt Lake County, Utah
Salt Lake Base & Meridian

RECORDED No. _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE \$ _____
SALT LAKE COUNTY RECORDER

Sheet
2 of 3

18

Equestrian Park Subdivision

A part of the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22
Township 3 South, Range 1 West, Salt Lake Base and Meridian
South Jordan City, Salt Lake County, Utah
Salt Lake Base & Meridian
February 2022

PRELIMINARY

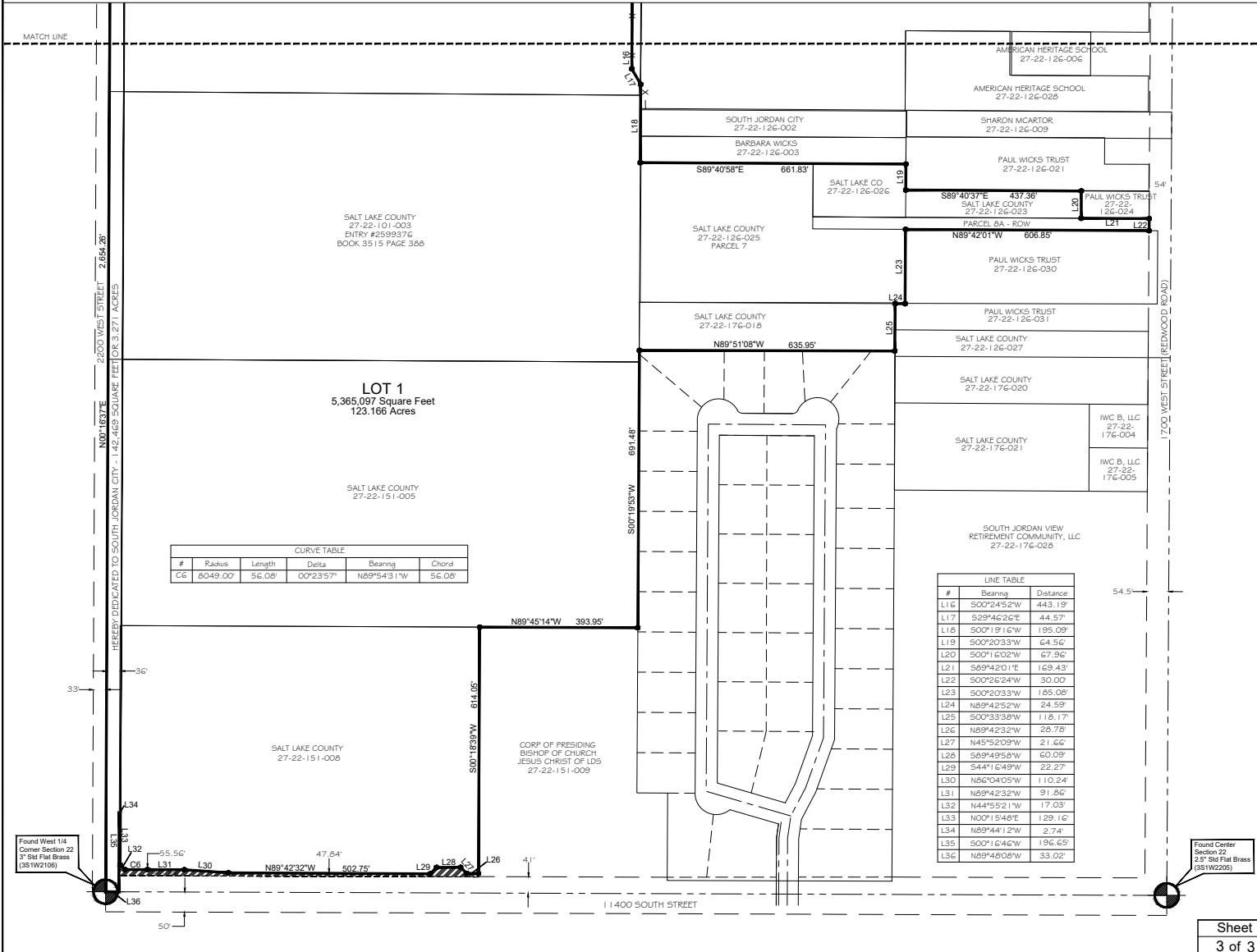


SCALE
1" = 120'

120 0 30 60 120 240

LEGEND

	Boundary Corners (set rebar and cap)
	Parcel Lines
	Right-of-way Lines
	Section Lines
	Subdivision Boundary
	Fence
	Road Dedication
	Section Monuments



CURVE TABLE				
#	Radius	Length	Delta	Bearing
CG	8049.00'	56.08'	00°23'57"	N89°54'31"W

LINE TABLE		
#	Bearing	Distance
L16	S00°24'52"W	443.19'
L17	S29°46'26"E	44.57'
L18	S00°19'16"W	195.09'
L19	S00°20'33"W	64.56'
L20	S00°16'02"W	67.96'
L21	S89°42'01"E	169.43'
L22	S00°26'24"W	30.00'
L23	S00°20'33"W	185.08'
L24	N89°42'52"W	24.59'
L25	S00°33'38"W	118.17'
L26	N89°42'32"W	28.78'
L27	N45°52'09"W	21.66'
L28	S89°49'58"W	60.09'
L29	S44°16'49"W	22.27'
L30	N46°04'05"W	110.24'
L31	N89°42'32"W	91.66'
L32	N44°55'21"W	17.03'
L33	N00°15'48"E	129.16'
L34	N89°44'12"W	2.74'
L35	S00°16'46"W	196.65'
L36	N89°48'08"W	33.02'

Sheet
3 of 3

Equestrian Park Subdivision

A part of the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22
Township 3 South, Range 1 West, Salt Lake Base and Meridian
South Jordan City, Salt Lake County, Utah
Salt Lake Base & Meridian

RECORDED No. _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____ SALT LAKE COUNTY RECORDER

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 03/08/2022

Issue: AUBREY COVE SUBDIVISION
PRELIMINARY SUBDIVISION PLAT
Address: 9820 S. 2700 W.
File No: PLPP202100149
Applicant: Tina Franco, Howland Partners Inc.

Submitted by: Damir Drozdek, Planner III
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Aubrey Cove preliminary subdivision plat, File No. PLPP202100149.

ACREAGE:	Approximately 1.8 acres
CURRENT ZONE:	R-2.5 (Single-Family Residential, 2.5 lots per acre)
CURRENT USE:	Residential
FUTURE LAND USE PLAN:	SN (Stable Neighborhood)
NEIGHBORING ZONES/USES:	North – R-2.5 / Single-family homes South – R-2.5 / Single-family homes West – R-2.5 / Single-family homes East – R-2.5 / 2700 West

STANDARD OF APPROVAL:

Once all application requirements have been met, redline corrections made, revised plans and plat submitted and City staff approval given, the preliminary subdivision plat application will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with chapter 16.04 of this title. The Planning Commission shall receive public comment at the public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the project does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application. (Ord. 2007-01, 1-16-2007)

City Code § 16.10.060

BACKGROUND:

The applicant is requesting that the Planning Commission approve a preliminary subdivision plat for the Aubrey Cove subdivision, generally located at 9820 S. 2700 W. The proposed subdivision contains approximately 1.8 acres of land and will create four new single-family

residential lots. The lots will range in size from roughly 12,000 sq. ft. to 26,000 sq. ft. The front two lots will have direct access onto 2700 West while the rear two lots will use a private drive to access 2700 West. There are already homes on the two front lots that will remain, and the applicant will develop the two rear lots. The existing gas utility station will also remain as is. An existing barn on future Lot 3 will remain and will meet the setback requires because it is approximately ten feet from the west property line between Lot 4, and more than 30 feet from the north property line between Lot 1.

Most public improvements are completed along 2700 West and only some minor public improvements will be required with the project. Those improvements include a new fire hydrant, new water meters to serve additional homes, and a new street light on 2700 West. No new fencing is required and all existing fencing will remain. New parkstrip landscaping will be installed along 2700 West per City Code requirements.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The project is located in the R-2.5 Zone. It meets the Planning and Zoning as well as the Subdivision and Development Code requirements of the Municipal Code.

Conclusion:

- The proposed preliminary subdivision plat 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 Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

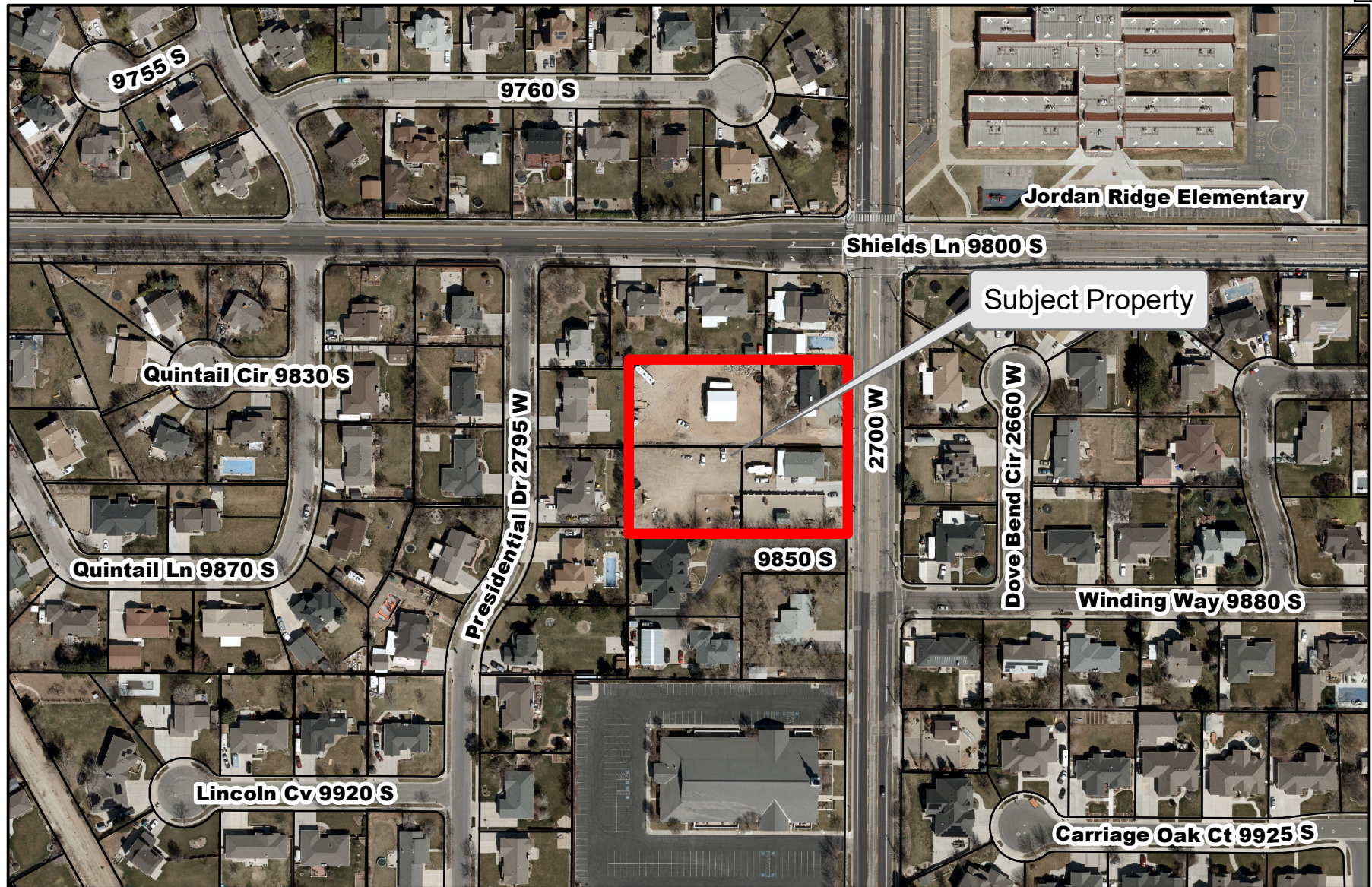
- Aerial Map
- Zoning Map
- Preliminary Subdivision Plat
- Site Plan
- Grading Plan
- Utility Plan




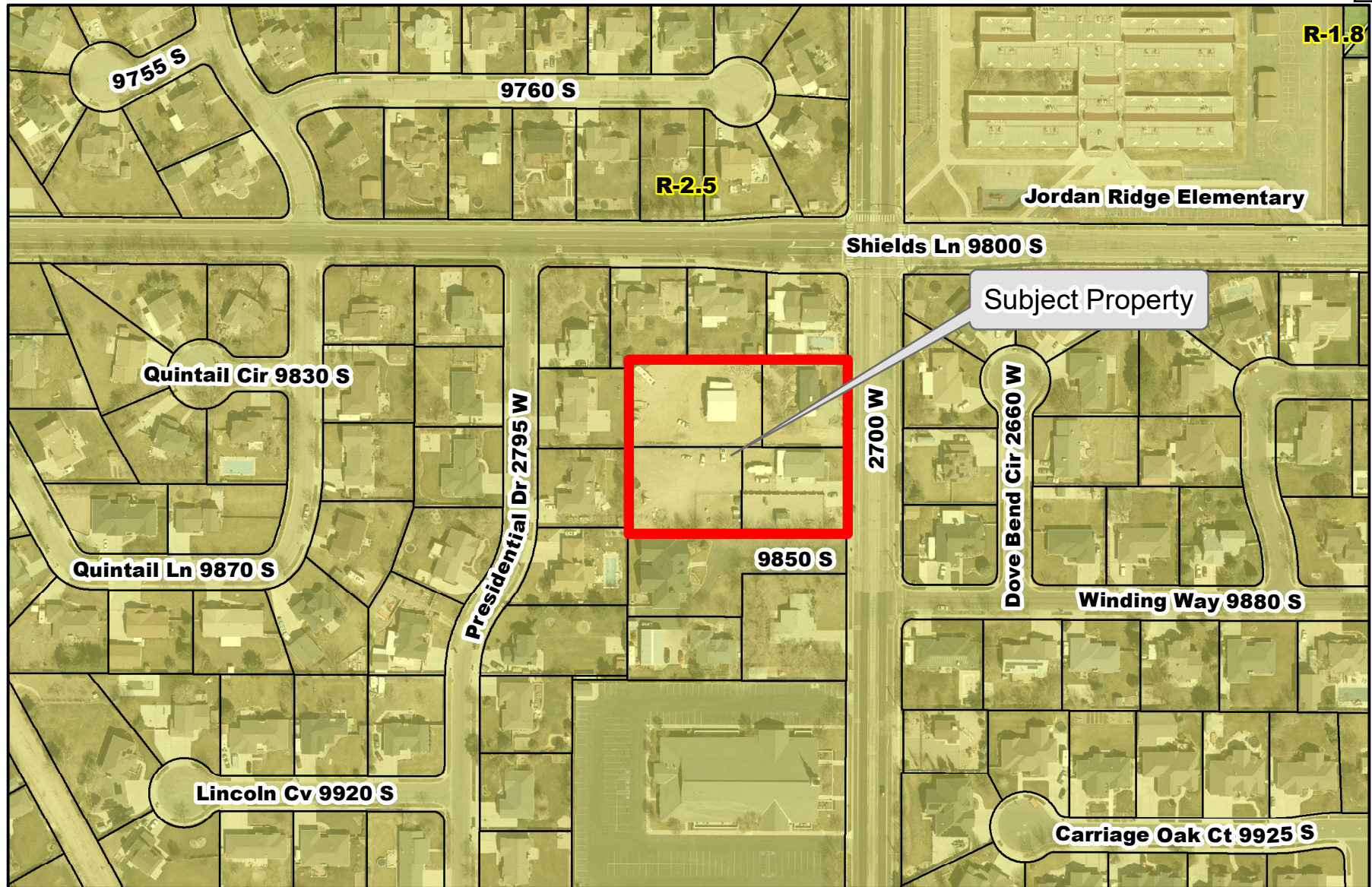
 Damir Drozdek, AICP
 Planner III, Planning Department




 Brad Klavano, P.E.
 Director of Engineering Services

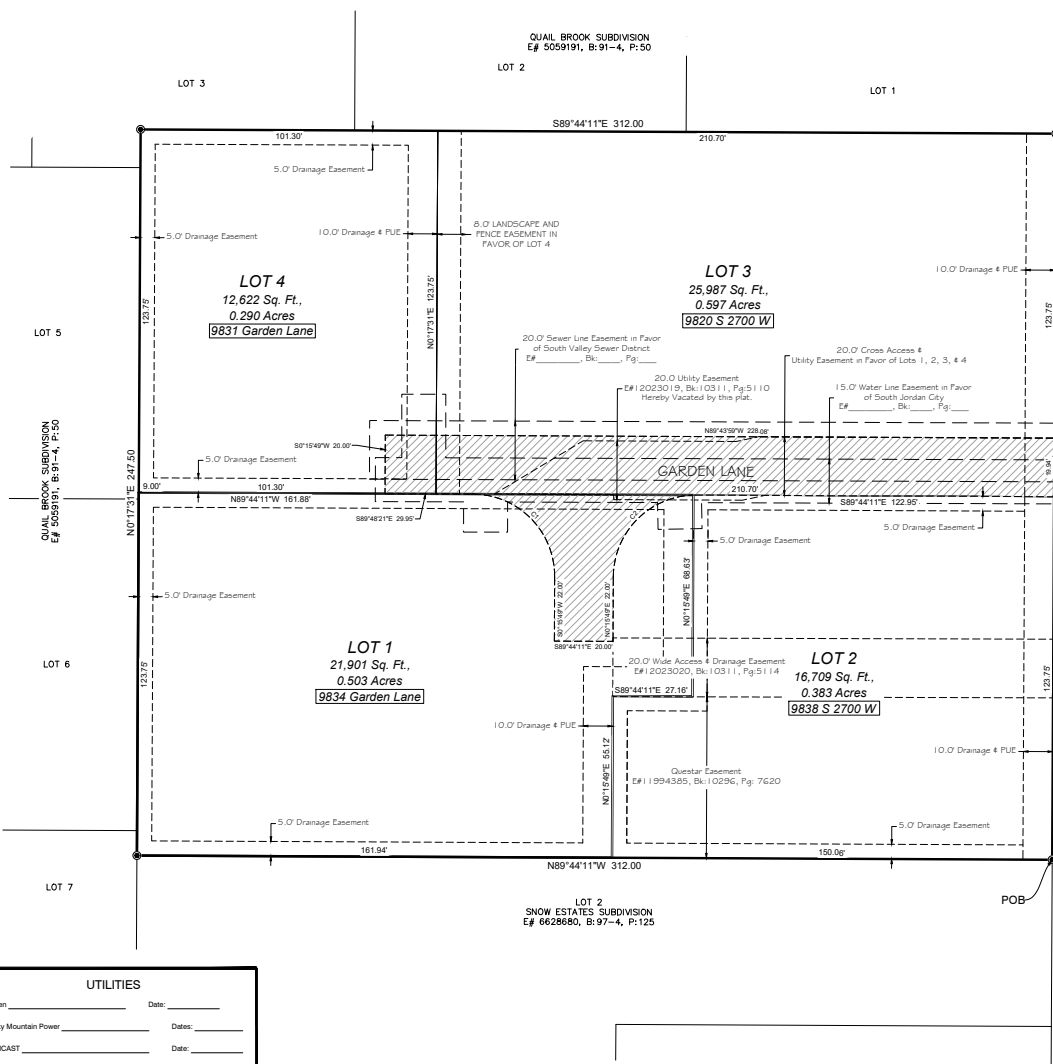


<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Aerial Map</p> <p><i>City of South Jordan</i></p>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2021</p> 
--	---	---



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <p><i>City of South Jordan</i></p>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2021</p> 
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AUBREY COVE SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



Found Center of Section 9,
T.3S., R.2W., S.L.B. & M.
Standard Flat Brass 2.5"

OWNER / DEVELOPER:
Landmark Entitlements, PLLC

**Legend of Symbols
& Abbreviations**

- Boundary Line
- Adjacent Parcel Line
- Lot Line
- Section Line
- Set rebar and cap stamped "CIR ENGINEERING"
- Cross Access & Drainage Easement

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C1	43.98	28.00	90°00'00"	S44° 44' 11" E	39.60
C2	43.98	28.00	90°00'00"	N45° 15' 49" E	39.60

GENERAL PLAT NOTES

1. Any area in the City of South Jordan how grandmaster problems due to a high or fluctuating water table. City approval of this plat does not constitute representation by the City that building at any specified elevation will solve grandmaster problems, if any.
2. The Owner certifies that the title report dated _____, which was prepared by _____, was provided to Owner's attorney and that the plat shows all easements and encumbrances listed in said title report.
3. Approval of this plat by South Jordan City does not mean that individual lot drainage to a road or retention facility is assured. Development and grading may replicate various and other drainage facilities to protect individual properties. Approval of this plat does not constitute representation by the City that various and other drainage facilities are appropriate and maintained nor that drainage from adjacent properties is prevented.
4. Finish floor elevation on each lot must not exceed 4' above the TBC elevation.

PRELIMINARY

PREPARED BY:
CIR CIVIL ENGINEERING + SURVEYING
3032 South 1030 West, Suite 202, Salt Lake City, Utah 84119

NOTARY ACKNOWLEDGMENT

State of Utah)
County of Salt Lake) ss
On this _____ day of _____, in the year 20____, before me, _____, a Notary Public, personally appeared _____, the _____ of Landmark Entitlements, PLLC (proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **AUBREY COVE SUBDIVISION** and was signed by him/her on behalf of said Landmark Entitlements, PLLC and acknowledged that he/she/they executed the same.
Commission Number _____
My Commission Expires _____
Signature: _____
Print Name: _____
A Notary Public Commissioned in Utah

NOTARY ACKNOWLEDGMENT

State of Utah)
County of Salt Lake) ss
On this _____ day of _____, in the year 20____, before me, _____, a Notary Public, personally appeared _____, the _____ of Landmark Entitlements, PLLC (proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **AUBREY COVE SUBDIVISION** and was signed by him/her on behalf of said Landmark Entitlements, PLLC and acknowledged that he/she/they executed the same.
Commission Number _____
My Commission Expires _____
Signature: _____
Print Name: _____
A Notary Public Commissioned in Utah

AUBREY COVE SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

SURVEYOR CERTIFICATE
I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owner I have made a survey of the property described on this plat in accordance with 17-25-17, and have subdivided said property into lots and streets, together with easements, hereafter to be known as **AUBREY COVE SUBDIVISION** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.
Signed this _____ day of _____, 20____.



BOUNDARY DESCRIPTION

An entire tract of land being all of those three (3) parcels of land described in that: 1) Warranty Deed recorded February 18, 2021 as Entry No. 13570021 in Book 11120, at Page and; 2) Quit Claim Deed recorded September 28, 2010 as Entry No. 1214901 in Book 10385, at Page 9084 and; 3) Quit Claim Deed recorded September 10, 2010 as Entry No. 1212444 in Book 10380, at Page 9038 in the Office of the Salt Lake County Recorder. Said entire tract is located in the Southwest Quarter of Section 9, Township 3 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:
Beginning at the northeasterly corner of Lot 2, Snow Estates Subdivision recorded April 24, 1997 as Entry No. 6626680 in Book 67-4, at Page 125 in the Office of said Recorder, which is 2208.86 feet N. 0°17'31" E., and 40.00 feet West from the South Quarter Corner of said Section 9; thence N. 89°44'11" W. 312.00 feet along the North line of said Lot 2, Snow Estates Subdivision to the easterly line of Quail Brook Subdivision recorded April 24, 1997 as Entry No. 5059191 in Book 91-4, at Page 12 in the Office of said Recorder; thence along said Quail Brook Subdivision the following two (2) courses: 1) N. 0°17'31" E. (Record = North 0° Degrees 01'42" East) 247.50 feet; 2) S. 89°44'11" E. (Record = East) 312.00 feet to the southeasterly corner of Lot 1 of said Quail Brook Subdivision and the westerly right of way line of 2700 West Street; thence S. 0°17'31" W. (Record = South 0° Degrees 01'42" West) 247.50 feet along said westerly right of way line of 2700 West to the Point of Beginning.

The above-described entire tract contains 77,229 sq. ft., in area or 1.772 ac. more or less. 4 Lots.

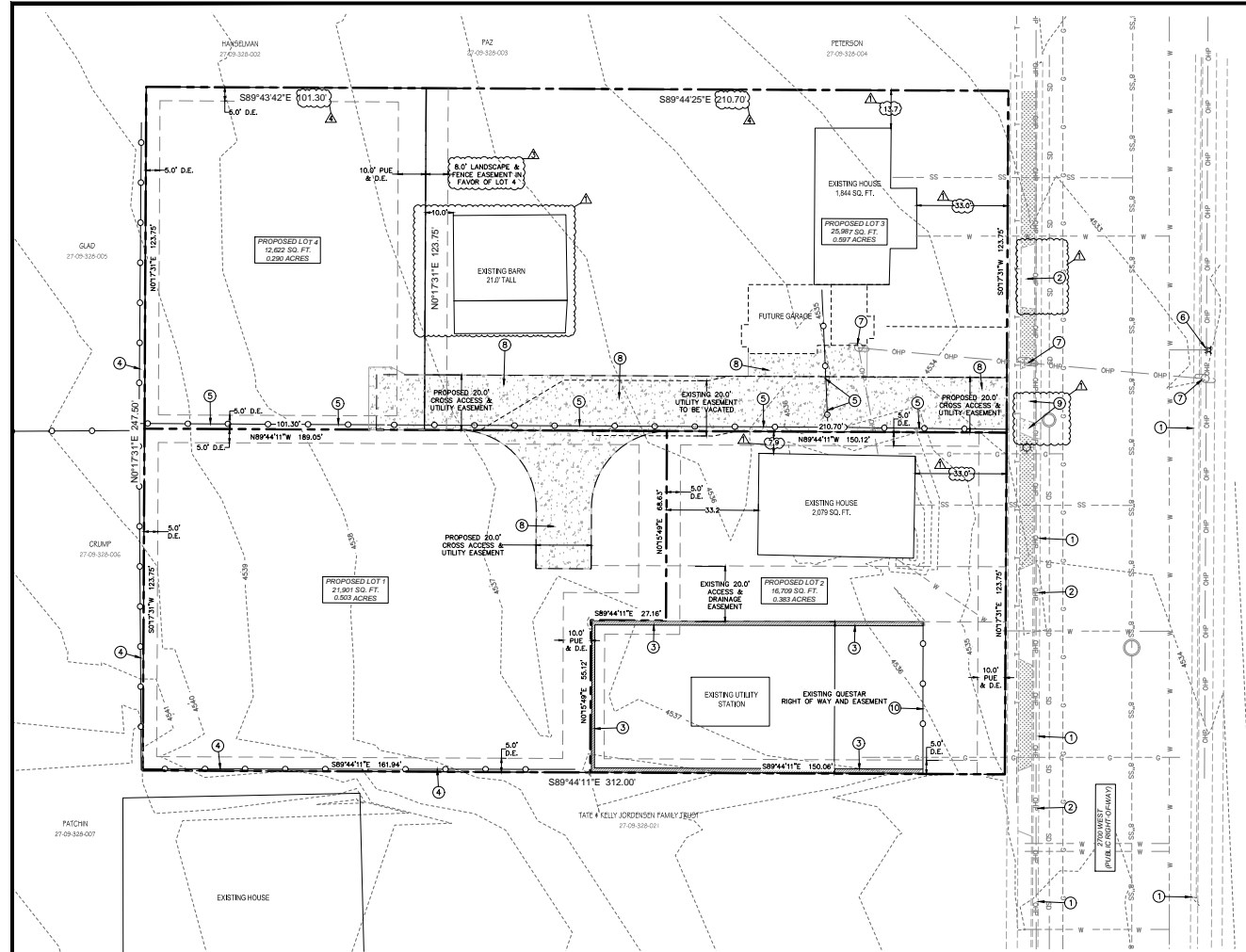
OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into Lots, Parcel and Streets, together with easements as set forth to be hereafter known as:
AUBREY COVE SUBDIVISION
And do hereby dedicate for perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, to be used for the installation, maintenance and location of utility lines and facilities. The undersigned owners also hereby convey any other easements and shown on this plat to the parties indicated and for the purposes shown hereon.

Landmark Entitlements, PLLC
By: _____
Print Name: _____
Title: _____
Kelsie Aubrey & Thayne Aubrey, as Joint Tenants
By: _____
Print Name: _____
Title: _____

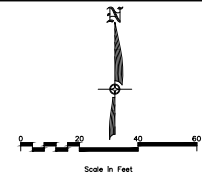
UTILITIES
Lumen _____ Date: _____
Rocky Mountain Power _____ Date: _____
COMCAST _____ Date: _____
Dominion Energy _____ Date: _____

SALT LAKE COUNTY SURVEYOR Record of Survey # _____ Plat Reviewer _____ Date _____	SOUTH VALLEY SEWER DISTRICT Approved this _____ day of _____, A.D. 20____. General Manager _____	S.L. COUNTY HEALTH DEPARTMENT Approved to form this _____ day of _____, A.D. 20____. S.L. County Health Department _____	SOUTH JORDAN CITY ENGINEER I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office. South Jordan City Engineer _____ Date _____	CITY PLANNER Approved this _____ day of _____, A.D. 20____. South Jordan City Planner _____	OFFICE OF THE CITY ATTORNEY Approved as to Form this _____ day of _____, A.D. 20____. Attorney for South Jordan City _____	SOUTH JORDAN CITY MAYOR Approved as to form this _____ day of _____, A.D. 20____. Mayor _____	SALT LAKE COUNTY RECORDER Recorded # _____ State of Utah, County of Salt Lake, Recorded and filed at the request of _____ Date: _____ Time: _____ Book: _____ Page: _____ Fee \$ _____ Salt Lake County Recorder _____
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SITE PLAN NOTES:

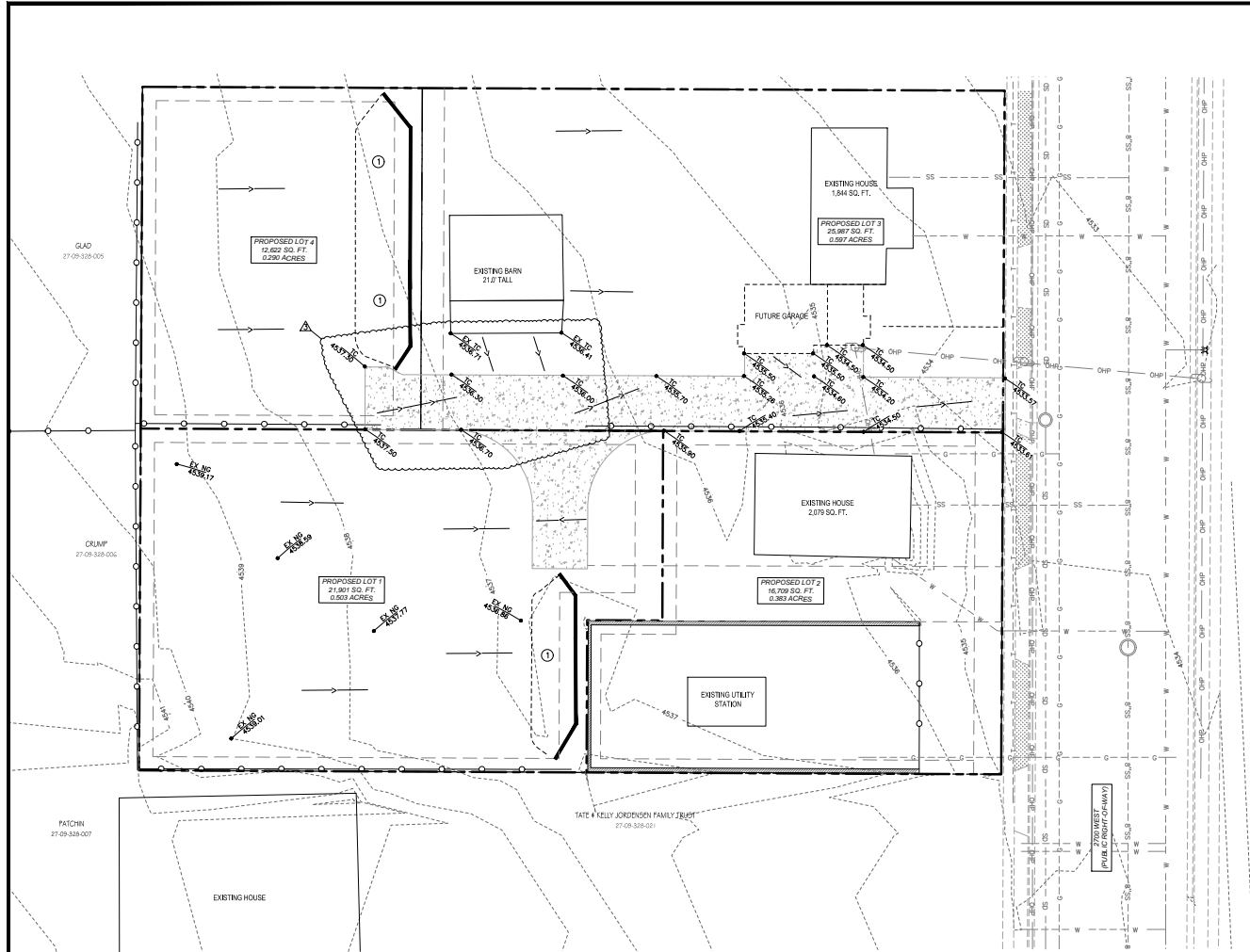
- 1 EXISTING CURB & GUTTER.
- 2 EXISTING DRIVE APPROACH.
- 3 EXISTING CONCRETE WALL, TO REMAIN.
- 4 EXISTING CHAIN LINK FENCE, TO REMAIN.
- 5 EXISTING FENCE, TO BE REMOVED.
- 6 EXISTING FIRE HYDRANT.
- 7 EXISTING POWER POLE.
- 8 PROPOSED CONCRETE DRIVEWAY.
- 9 EXISTING DRIVE APPROACH. CONTRACTOR TO WIDEN DRIVE APPROACH 6' TO THE SOUTH.
- 10 EXISTING WROUGHT IRON FENCE/GATE FOR QUESTAR ACCESS.



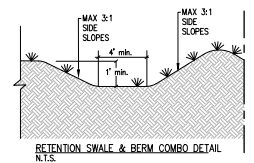
AUBREY COVE SUBDIVISION
9838 SOUTH 2700 WEST, SOUTH JORDAN, UTAH
SITE PLAN

1	EXIST/OTY COMMENTS	NOV 15/21	BY	DATE
2	EXIST/OTY COMMENTS	NOV 15/21	BY	DATE
3	EXIST/OTY COMMENTS	NOV 15/21	BY	DATE
4	EXIST/OTY COMMENTS	NOV 15/21	BY	DATE
NO	REVISIONS	NO	NO	NO
NO	DESIGNER	NO	NO	NO
NO	PROJECT ENGINEER	NO	NO	NO

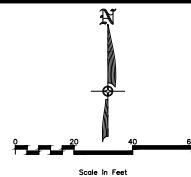




SHEET LEGEND:
 → FLOW DIRECTION TO DIRECT ALL STORM WATER RUNOFF ABOVE THE 10 YEAR 3 HOUR STORM EVENT TOWARDS THE PUBLIC STREET.



SITE PLAN NOTES:
 ① CONTRACTOR TO INSTALL RETENTION SWALE & BERM COMBO AT PROPERTY LINE TO PREVENT STORM WATER RUNOFF FROM LEAVING THE SITE. SEE DETAIL THIS SHEET.



CIR
ENGINEERING, L.L.C.
 3052 SOUTH 1100 WEST, SUITE 202
 S.C. Utah 84119
 TEL: 801-498-6296

1	ISSUED/REV COMMENTS	DATE	BY	DATE
2	ISSUED/REV COMMENTS	10/10/21		
3	ISSUED/REV COMMENTS	10/10/21		
4	ISSUED/REV COMMENTS	10/10/21		

REVISIONS	NO.	DATE	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

AUBREY COVE SUBDIVISION
 9838 SOUTH 2700 WEST, SOUTH JORDAN, UTAH

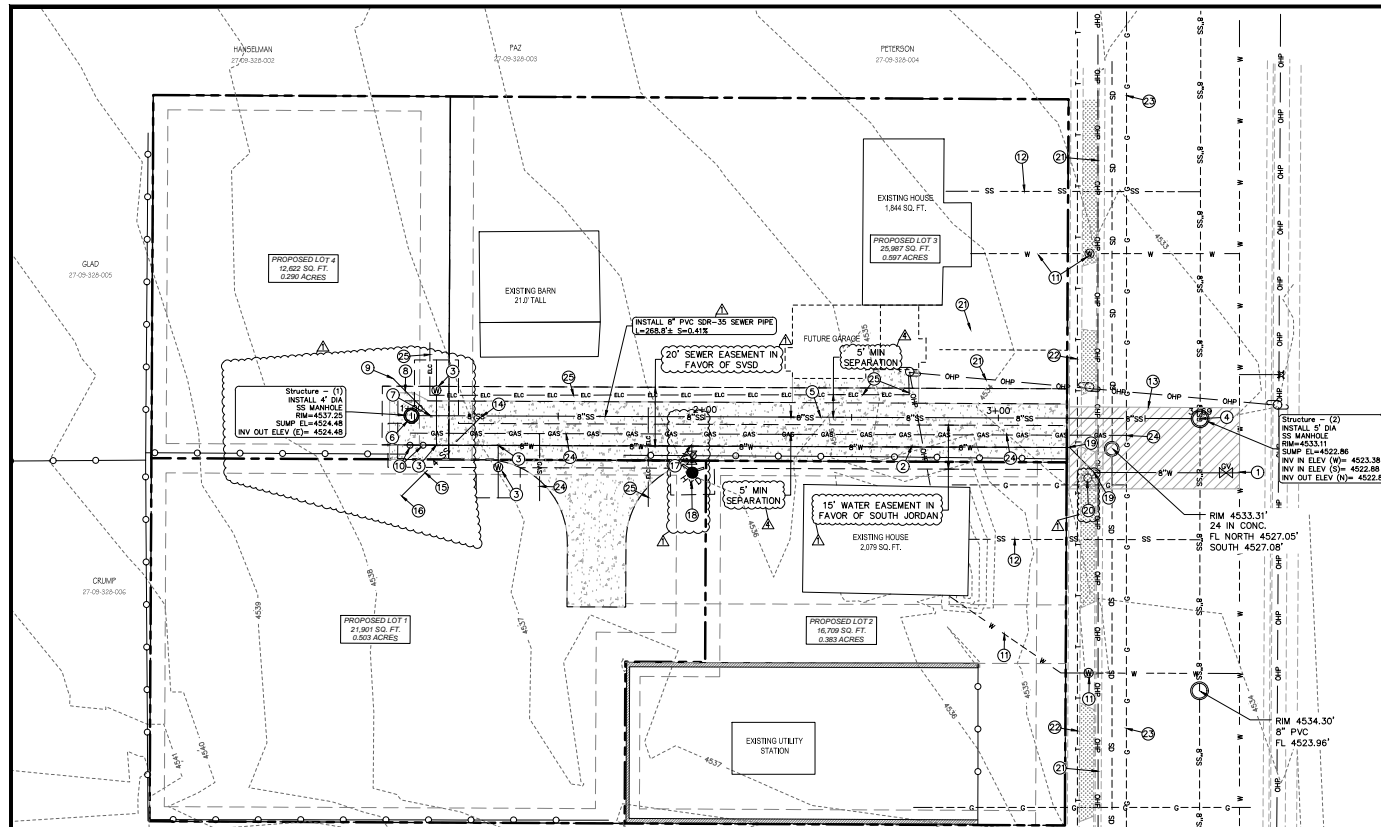
GRADING PLAN

CALL BEFORE YOU DIG
 800-4-A-DIG
 1-800-4-A-DIG

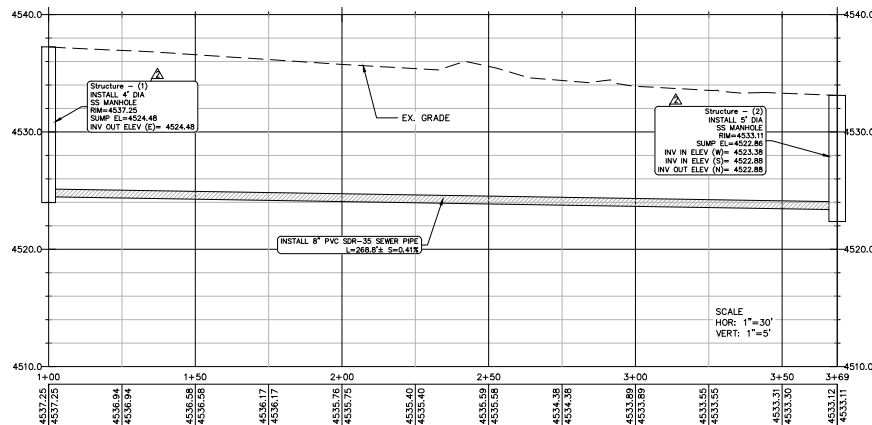
STATE OF UTAH
 SCOTT D. THOMPSON
 No. 38029
 26

A-1000
 FILE NAME: PRG-SJH

DATE: 06/10/21
 SCALE: 1"=20'



8" SEWER MAIN PROFILE VIEW



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 LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

UTILITY NOTES:

1. CONNECT PROPOSED 8" PVC C-900 WATER LINE & 8" GATE VALVE TO EXISTING WATER MAIN (HOT TAP) PER SOUTH JORDAN CITY STANDARDS.

2. INSTALL 8" PVC C-900 WATER MAIN.

3. INSTALL 1" WATER LATERAL AND METER IN THE WATER LINE EASEMENT PER SOUTH JORDAN CITY DETAIL 3095. SEE SHEET C5 FOR DETAIL. MARK AND CAP END FOR FUTURE CONNECTION.

4. INSTALL 5" SEWER MANHOLE PER SOUTH VALLEY SEWER DISTRICT STANDARD PLAN SS-2B. I.E.(8"/N)=4522.88, I.E.(8"/W)=4223.35 SEE DETAIL ON SHEET C4.

5. INSTALL 268.8'± OF 8" PVC SEWER PIPE. S=0.40%.

6. INSTALL 4" SEWER MANHOLE PER SOUTH VALLEY SEWER DISTRICT STANDARD PLAN SS-2A. I.E.(8")=4524.48. SEE DETAIL ON SHEET C4.

7. CONNECT PROPOSED 4" SANITARY SEWER LATERAL TO PROPOSED 8" SEWER MAIN PER SOUTH VALLEY SEWER DISTRICT STANDARD PLAN SS-3A. I.E.(8")=4524.46, I.E.(4")=4225.12. SEE DETAIL ON SHEET C4.

8. INSTALL 18'± OF 4" PVC SEWER LATERAL. S=2.00%.

9. CONTRACTOR TO CAP AND MARK END OF 4" SEWER LATERAL FOR FUTURE CONNECTION. I.E.(4")=4225.48.

10. CONTRACTOR TO INSTALL WASHOUT VALVE ASSEMBLY PER SOUTH JORDAN CITY DETAIL 3060. SEE DETAIL ON SHEET C5.

11. EXISTING 2" WATER LATERAL AND METER.

12. EXISTING 4" SANITARY SEWER LATERAL.

13. SAW OUT EXISTING ASPHALT AND CONCRETE TO INSTALL LATERALS. CONTRACTOR TO REPAIR ASPHALT, CURB & GUTTER, AND LANDSCAPING PER SOUTH JORDAN CITY STANDARD DRAWING 3010. SEE DETAIL ON SHEET C4. STREET SHALL REQUIRE A MILL AND OVERLAY PER STANDARD DRAWING 3010. THE WIDTH MILL AND OVERLAY SHALL BE NO LESS THAN 4' FROM EDGE OF NEAREST CONSTRUCTION JOINT. IF THE DISTANCE TO THE NEAREST CONSTRUCTION JOINT IS LESS THAN 4', THE MILL AND OVERLAY MUST GO TO THE NEXT CLOSEST CONSTRUCTION JOINT.

14. CONNECT PROPOSED 4" SANITARY SEWER LATERAL TO PROPOSED 8" SEWER MAIN PER SOUTH VALLEY SEWER DISTRICT STANDARD PLAN SS-3A. I.E.(8")=4524.38, I.E.(4")=4225.05. SEE DETAIL ON SHEET C4.

15. INSTALL 39'± OF 4" PVC SEWER LATERAL. S=2.00%.

16. CONTRACTOR TO CAP AND MARK END OF 4" SEWER LATERAL FOR FUTURE CONNECTION. I.E.(4")=4225.83.

17. INSTALL 8" TEE W/ THRUST BLOCK.

18. INSTALL FIRE HYDRANT & 8" GATE VALVE PER SOUTH JORDAN STANDARD PLAN 3056. SEE DETAIL ON SHEET C4.

19. INSTALL 8" 45° BEND W/ THRUST BLOCK.

20. INSTALL CATEGORY 2 STREETLIGHT PER SOUTH JORDAN CITY DETAIL TS0003175. SEE DETAIL ON SHEET C5.

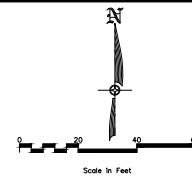
21. EXISTING OVERHEAD POWER.

22. EXISTING UNDERGROUND COMMUNICATIONS CABLE.

23. EXISTING GAS MAIN.

24. EXISTING GAS LATERAL. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR INSTALLATION OF GAS LATERAL.

25. INSTALL UNDERGROUND POWER TO SERVICE WEST LOTS. CONTRACTOR TO COORDINATE WITH ROCKY MOUNTAIN POWER ON INSTALLATION OF UNDERGROUND POWER.



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