

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 03/12/2024**

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**Issue:** THE COMBINE ON REDWOOD  
SITE PLAN AND CONDITIONAL USE PERMIT  
**Address:** 11196 S. Redwood Rd.  
**File No:** PLSPR202300204  
PLCUP202300209  
**Applicant:** Nate Reiner, CIR Engineering

**Submitted by:** Damir Drozdek, Planner III  
Jared Francis, Senior Engineer

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**Staff Recommendation (Motion Ready):** I move that the Planning Commission **approve** application:

- PLSPR202300204 to allow for construction of two new commercial building; and
- PLCUP202300209 to allow for recreational uses and training activities within the two buildings.

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<b>ACREAGE:</b>	Approximately 5 acres
<b>CURRENT ZONE:</b>	MU-South (Redwood Road Mixed Use – South Center) Zone
<b>CURRENT USE:</b>	Undeveloped land
<b>FUTURE LAND USE PLAN:</b>	MU (Mixed Use)
<b>NEIGHBORING ZONES/USES:</b>	North – A-5 / Single-family home South – MU-South (PD) / Senior Housing West – R-2.5 / Single-family homes and Equestrian Park East – R-1.8 and P-O / Single-family homes and Redwood Rd.

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## **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.

## **CONDITIONAL USE REVIEW:**

A use is conditional because it may have unique characteristics that detrimentally affect the zone and therefore are not compatible with other uses in the zone, but could be compatible if certain conditions are required that mitigate the detrimental effect.

To impose a condition on a use, the detrimental effect must be identified and be based on upon substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect.

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards. *See City Code § 17.84.060:A*

The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards. *See City Code § 17.84.060:B* Further, City Code § 17.84.090 provides:

### **I. COMPLIANCE AND REVOCATION:**

1. A conditional use may be commenced and operated only upon:
  - a. compliance with all conditions of an applicable conditional use permit;
  - b. observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
  - c. compliance with all applicable local, state, and federal laws.
2. A conditional use permit may be revoked by the City Council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection A of this section.

## **BACKGROUND:**

The proposed development is located at approximately 11196 S. Redwood Rd. It encompasses three contiguous undeveloped parcels totaling 5 acres of land. The property is located immediately to the north of the South Jordan View Retirement Community (senior housing) project.

The project will consist of two multi-tenant commercial buildings. The buildings will top off at 35' in height. They will be single-story buildings with an option of having a mezzanine level as needed. The buildings' exterior will be finished with tilt-up concrete panels, metal panes and glazing. Building #1 will have a footprint of approximately 41,000 sq. ft. while building #2 will have a roughly 26,000 sq. ft. footprint.

The project will be accessed off Redwood Rd. This will be a right-in and right-out access only. All drives and parking areas within the project will be privately owned and maintained. Along Redwood Rd., existing sidewalk and parkstrip will be removed, and then replaced with a 12' parkstrip and 8' sidewalk. All other public improvements along the road are complete.

Other on-site public improvements include four fire hydrants and two culinary and one irrigation water meter between the two buildings. All drainage will be private. Two underground chambers will collect the storm water, and then release it at a controlled rate into an existing storm drain system in Redwood Rd.

There is an existing 6' masonry fencing along the south and majority of the west project boundary. The fencing will remain. A new 6' tall decorative masonry wall will go in along the north boundary, the remaining portion of the west boundary and around the two homes on Redwood Rd.

Landscaping will consist of various trees, shrubs and grasses. No sod will be installed with the project. Trees will be planted in the parkstrip on Redwood Rd., at the parking row ends and around the site. At the time of maturity, the plantings will cover at least 50% of the landscape area. The ground cover will consist of crushed rock in various sizes and colors.

## **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:**

### **Findings:**

- Recreational uses and training activities are listed as "conditional uses" as per City Code §17.54.140.C.
- Operations plan and access and circulation plans are attached as part of the report. The plans show no detrimental impacts on the neighboring properties.
- The Architectural Review Committee reviewed the proposed building on February 14, 2024 and identified a couple of issues with the building design. Subsequently those changes were incorporated into the building design and the project was recommended for approval by a vote of 3-0. The meeting minutes are attached to the report.
- The project meets the Planning and Zoning (Title 17) and the Subdivision and Development (Title 16) Code requirements.

**Conclusion:**

- The proposed project will meet the requirements of the Subdivision and Development (Title 16) and the Planning and Zoning (Title 17) Codes. The proposed use does not appear to violate any health, safety or welfare standards. In addition, staff was not able to identify any detrimental effects to the adjacent properties. Therefore the planning staff recommends approval of the application.

**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
- Landscape Plans
- Building Elevations
- ARC Minutes
- Operations Plan
- Access and Circulation Plan



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Damir Drozdek, AICP  
Planner III  
Planning Department




Brad Klavano (Mar 6, 2024 10:22 MST)

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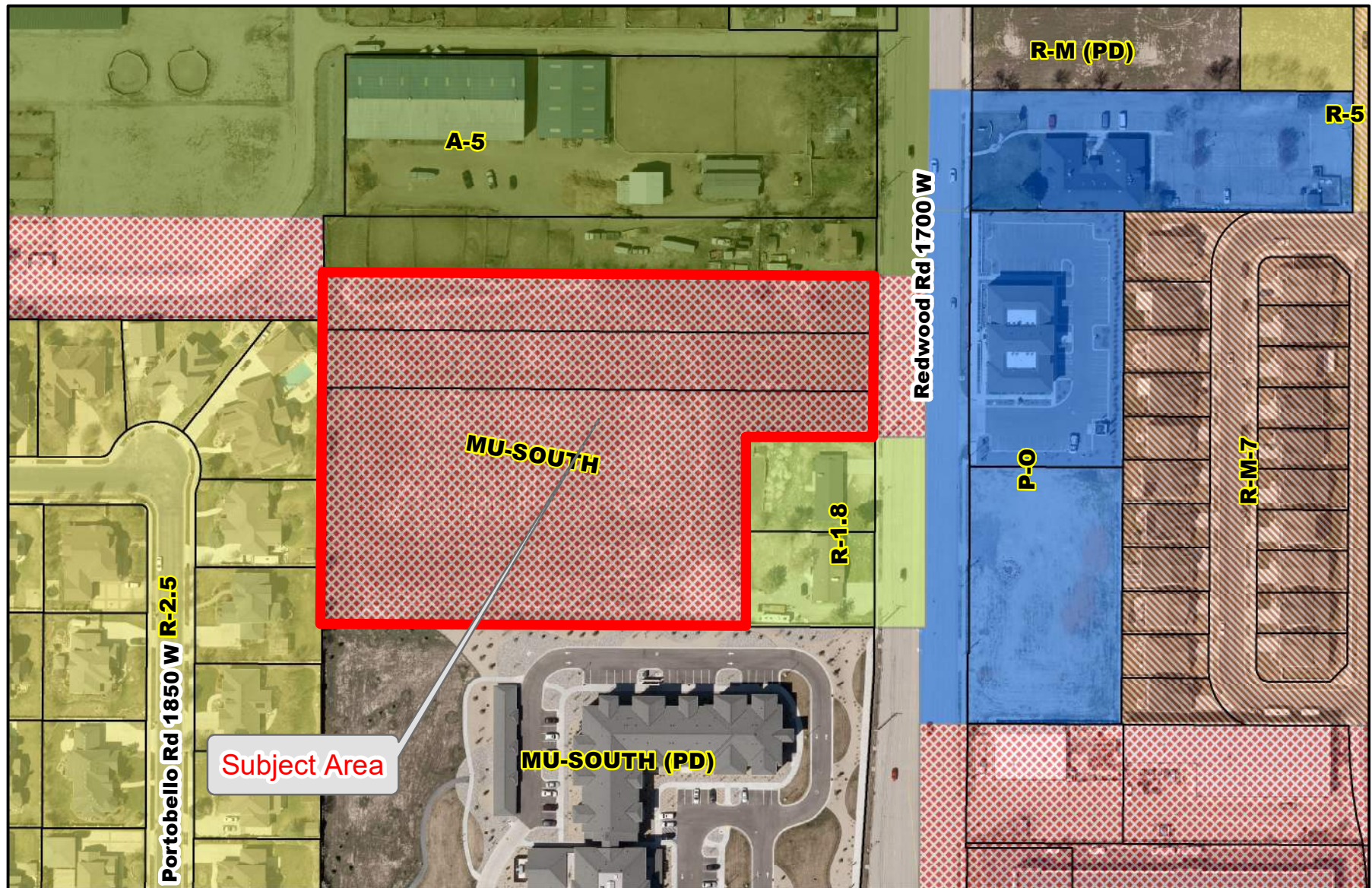
Brad Klavano  
Director of Engineering Services/City Engineer






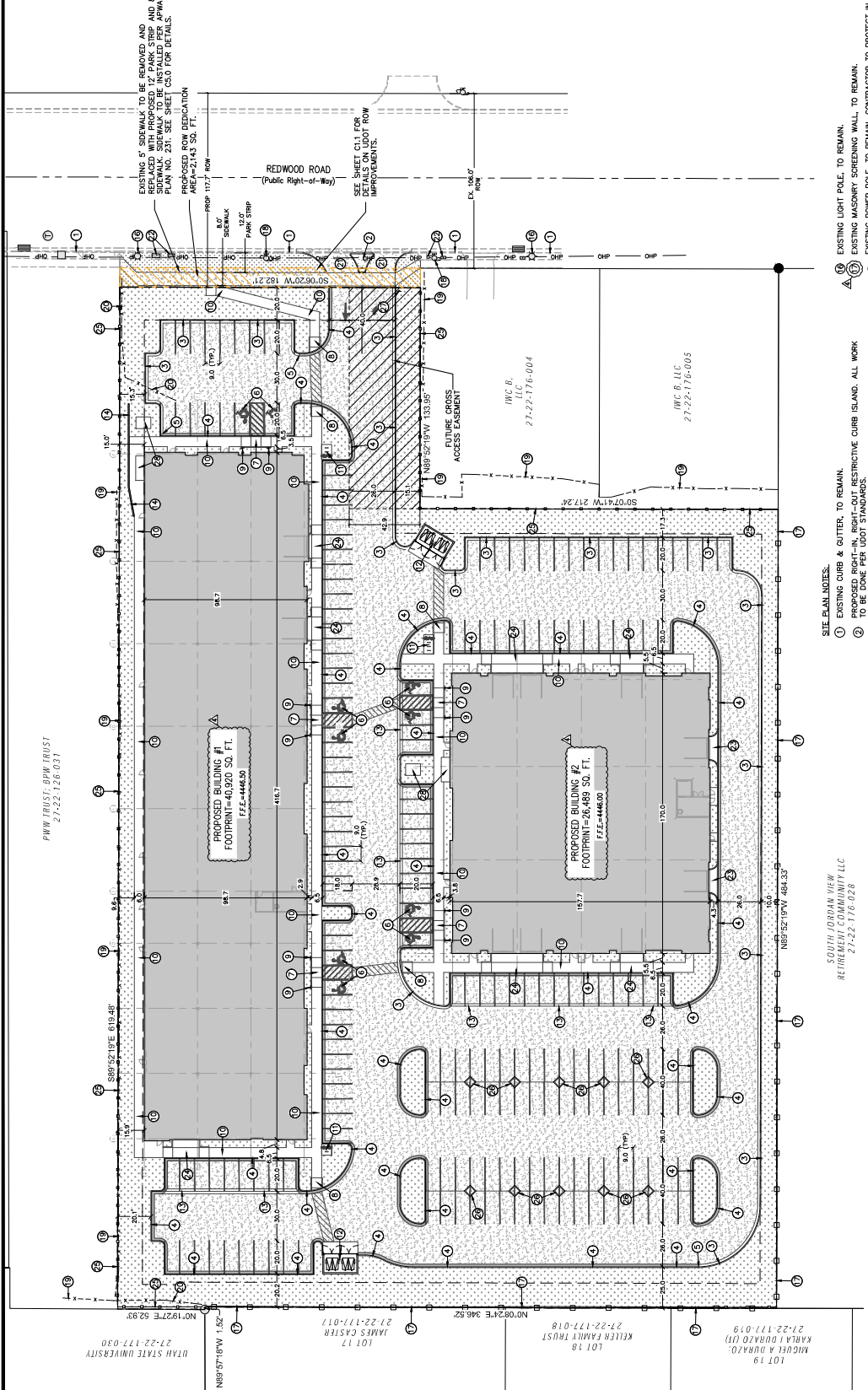
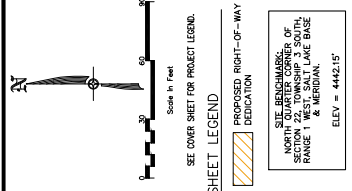
<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<p><b>Aerial Map</b></p> <p><i>City of South Jordan</i></p>	<p>0 50 100 200 300 400 Feet</p> <p>Aerial Imagery 2023</p> 
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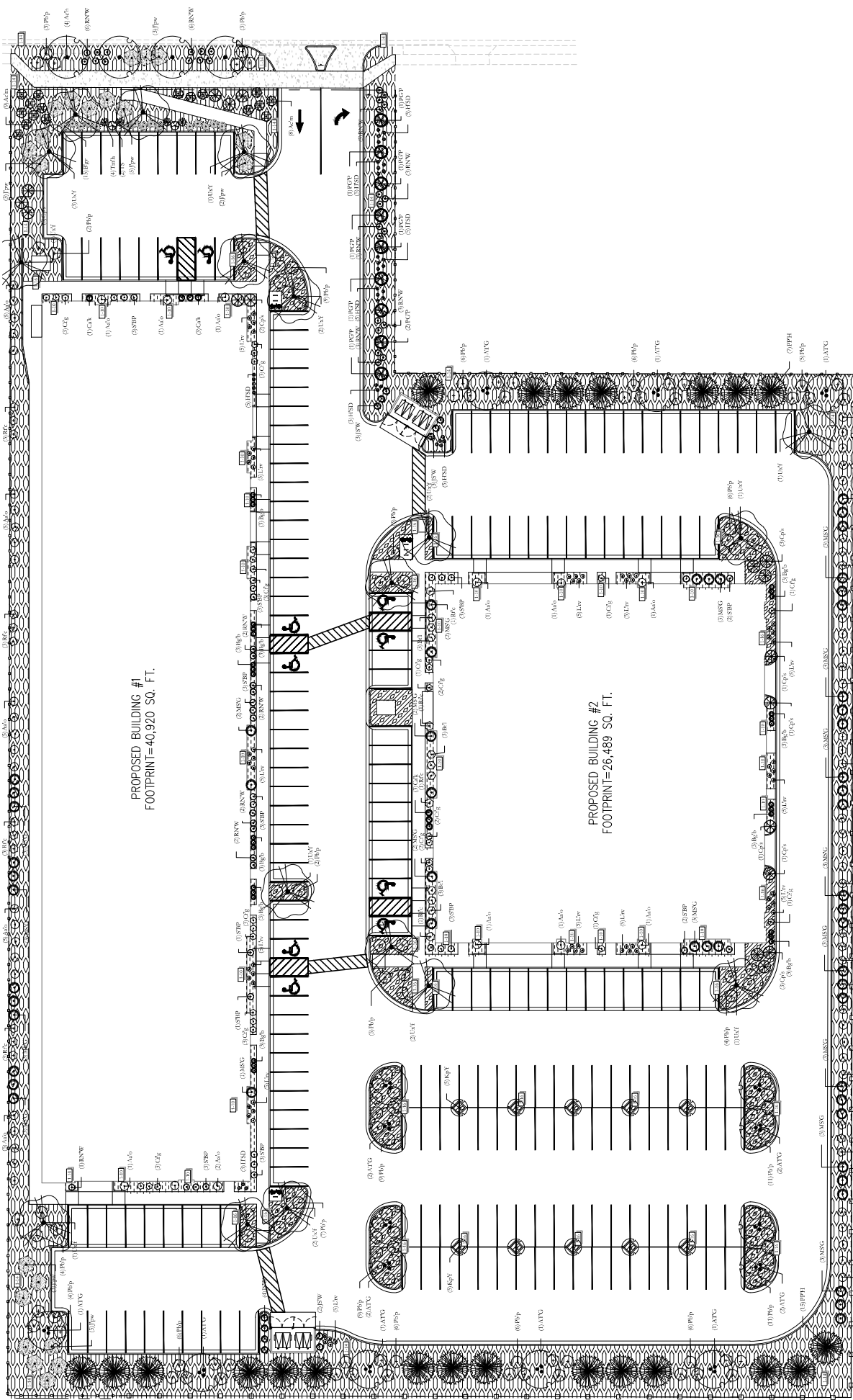


<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <h3>City of South Jordan</h3>	<p>0 50 100 200 300 400 Feet</p> <p>Aerial Imagery 2023</p> 
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- EXISTING LIGHT POLE, TO REMAIN.**
- EXISTING MASONRY SCREENING WALL, TO REMAIN.**
- EXISTING POWER POLE, TO REMAIN. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION.**
- EXISTING FENCE, TO REMAIN.**
- PROPOSED DRIVE APPROACH, TO BE INSTALLED PER UDOT STANDARD DETAIL GW-3A. SEE SHEET C1.1 AND C3.1 FOR DETAILS.**
- EXISTING POWER & COMMUNICATIONS VAULT, TO REMAIN.**
- PROPOSED CONCRETE RAMP FOR OVERHEAD DOOR ACCESS.**
- PROPOSED CONCRETE RAMP FOR OVERHEAD DOOR ACCESS WITH ADA ACCESSIBLE RAMPS. SEE SHEET C2.0 FOR SPOT ELEVATIONS AND DETAIL 12/C4.0.**
- PROPOSED MASONRY SCREENING WALL TO BE INSTALLED ALONG ADA & SINGLE FAMILY RESIDENTIAL LOTS. MASONRY WALL STYLE AND COLOR TO MATCH EXISTING MASONRY WALL ALONG WEST AND SOUTH SIDES OF LOT 17.**
- PROPOSED 6" CURB WALL. SEE DETAIL 13/C4.0.**
- INSTALL STOP SIGN PER MUTCD STANDARD R1-1.**
- PROPOSED TRANSFORMER PAD AND ELECTRICAL GEAR LOCATIONS.**
- EXISTING CURB & GUTTER, TO REMAIN.**
- PROPOSED RIGHT-IN, RIGHT-OUT RESTRICTIVE CURB ISLAND. ALL WORK TO BE DONE PER UDOT STANDARDS.**
- PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.**
- PROPOSED 24" REVERSE PAN CURB & GUTTER TO REV. PAN CURB & GUTTER.**
- ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 7/C4.0.**
- ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 3/C4.0.**
- ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 3/C4.0.**
- PROPOSED ADA SIGN. SEE DETAIL 8/C4.0.**
- INSTALL 8" CONCRETE SIDEWALK PER APCWA STD. PLAN NO. 215.**
- PROPOSED BIKE BACK. SEE DETAIL 10/C4.0. BIKE BACK TO BE PLACED ON CONCRETE.**
- INSTALL DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.**
- PROPOSED 3" WIDE ROLL GUTTER. SEE DETAIL 9/C4.0.**
- PROPOSED KEYSTONE BLOCK RETAINING WALL (OR EQUIV. APPROVED BY CIVIL ENGINEER). SEE SHEET C2.0 FOR SPOT ELEVATIONS.**
- PROPOSED 5'x5' CONCRETE LANDING PAD. SLOPES NOT TO EXCEED 2% IN ANY DIRECTION.**
- LOT PARKING REQUIREMENTS:**
- | USE            | SQ. FT.                   | REQ. SPACES       | PROV. SPACES |
|----------------|---------------------------|-------------------|--------------|
| RETAIL         | 15,000 SQ. FT.            | 50 (1/500)        | 50           |
| OFFICE         | 10,000 SQ. FT.            | 13 (1/800)        | 13           |
| WAREHOUSE      | 10,000 SQ. FT.            | 13 (1/800)        | 13           |
| TOTAL REQUIRED | 35,000 SQ. FT.            | 76 (AS NECESSARY) | 76           |
| TOTAL PROVIDED | 35,000 SQ. FT.            | 76 (AS NECESSARY) | 76           |
| BIKE PARKING   | 18 (1/500 REQ. 18 OF 213) | 18                | 18           |
- NOTES:**
- ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.
- LOT LANDSCAPING AREAS:**
- | LOT    | LANDSCAPING | SQ. FT.        | REQ. (15% REQUIRED) | PROV. (16.15% PROVIDED) |
|--------|-------------|----------------|---------------------|-------------------------|
| LOT 17 | LANDSCAPING | 39,440 SQ. FT. | 15% REQUIRED        | 16.15% PROVIDED         |
- NOTES:**
- PARKING AREA DOES NOT INCLUDE TRUCK MANEUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
  - AREAS DO NOT INCLUDE HARD SURFACE AREAS (PAVEMENT, BIKE RACKS, CURB & GUTTERS).
  - ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.
- LOT AREAS:**
- | LOT    | LANDSCAPING | SQ. FT.        | REQ. (15% REQUIRED) | PROV. (16.15% PROVIDED) |
|--------|-------------|----------------|---------------------|-------------------------|
| LOT 17 | LANDSCAPING | 39,440 SQ. FT. | 15% REQUIRED        | 16.15% PROVIDED         |



PROPOSED BUILDING #1  
FOOTPRINT=40,920 SQ. FT.

PROPOSED BUILDING #2  
FOOTPRINT=26,489 SQ. FT.

NO.	REVISION	DATE
1	XXXX	XXXXXX
2		
3		
4		
5		
6		
7		

2/20/2024

UT23165

BLUE STAKES OF UTAH  
1400-662-4111  
www.bluestakes.org

811

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

# THE COMBINE ON REDWOOD

11196 S. REDWOOD ROAD  
SOUTH JORDAN, UTAH

AE URBIA  
909 W. SOUTH JORDAN PARKWAY  
SOUTH JORDAN, UT 84095  
801-575-6455

PROJECT OWNER  
PKJ DESIGN GROUP

THIS DOCUMENT AND THE DESIGN AND CONSTRUCTION INFORMATION HEREIN, AS PREPARED BY THE DESIGNER, IS THE PROPERTY OF THE DESIGNER. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

LANDSCAPE ARCHITECT PLANNER

PKJ DESIGN GROUP

3420 N. TRIUMPH BLVD., SUITE 102  
LEHI, UTAH 84043 (801) 753-8444  
www.pkjdesigngroup.com

LANDSCAPE OVERALL PLAN  
CITY PERMIT SET  
LP-100

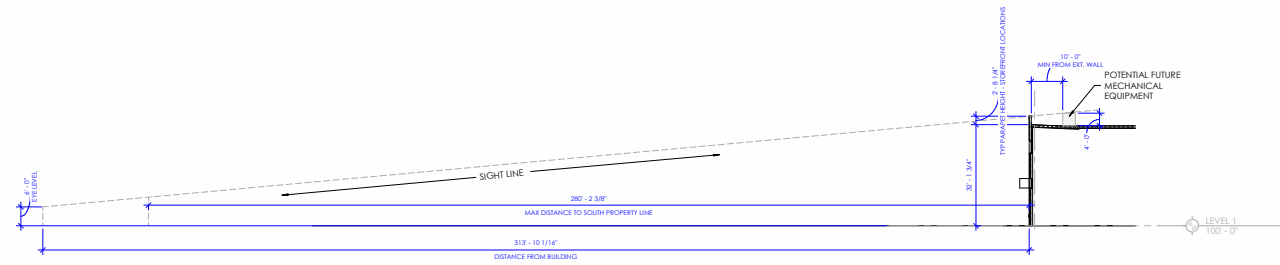
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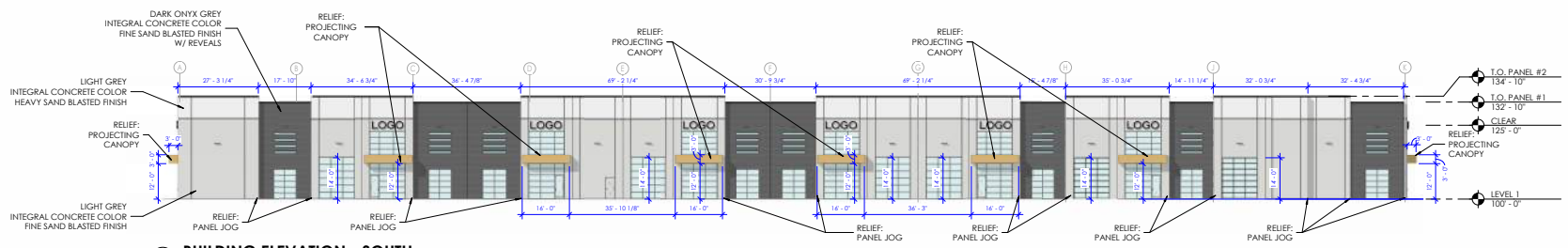


**EXTERIOR ELEVATION COLOR:**

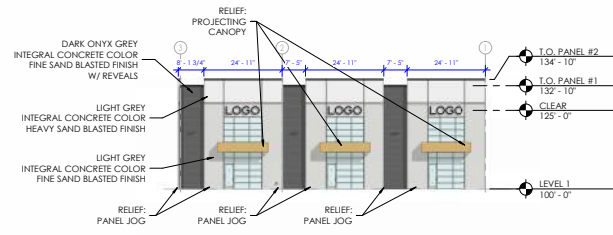
- TILT-UP CONCRETE PANEL  
INTEGRAL CONCRETE COLOR - DARK ONYX GREY  
FINE SANDBLASTED FINISH  
3/4" DEEP BY 2 1/4" REVEALS @ 6" O.C.  
FULL HEIGHT OF PANEL
- TILT-UP CONCRETE PANEL  
INTEGRAL CONCRETE COLOR - LIGHT GREY  
FINE SANDBLASTED FINISH
- TILT-UP CONCRETE PANEL  
INTEGRAL CONCRETE COLOR - LIGHT GREY  
HEAVY SANDBLASTED FINISH
- UNEXPOSED METAL PANEL - TIMBER SERIES  
COLOR - GOLDEN HAZEL
- GLAZING  
SUNGUARD 5N 68 ON GRAY (OR APPROVED EQUAL)
- MILLWORKS - CLEAR ANODIZED ALUMINUM
- BLACK PARAPET CAP
- PROPOSED BLACK ALUMINUM MECHANICAL SCREEN  
IF PARAPET SCREENING IS NOT SUFFICIENT AT TIME OF TI



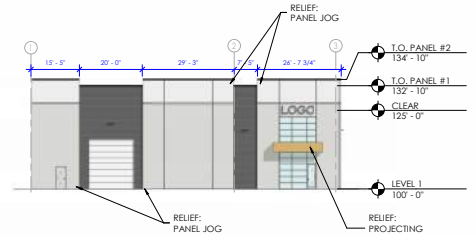
**PARAPET SCREENING DETAIL**  
1/16" = 1'-0"



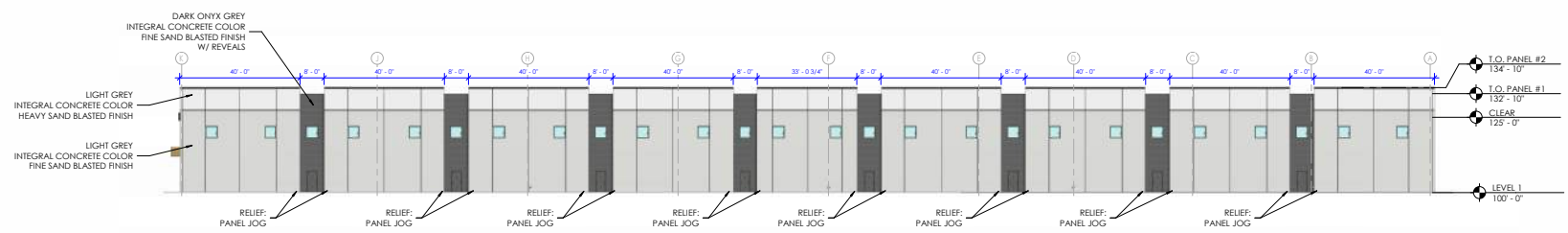
**BUILDING ELEVATION - SOUTH**  
1/16" = 1'-0"



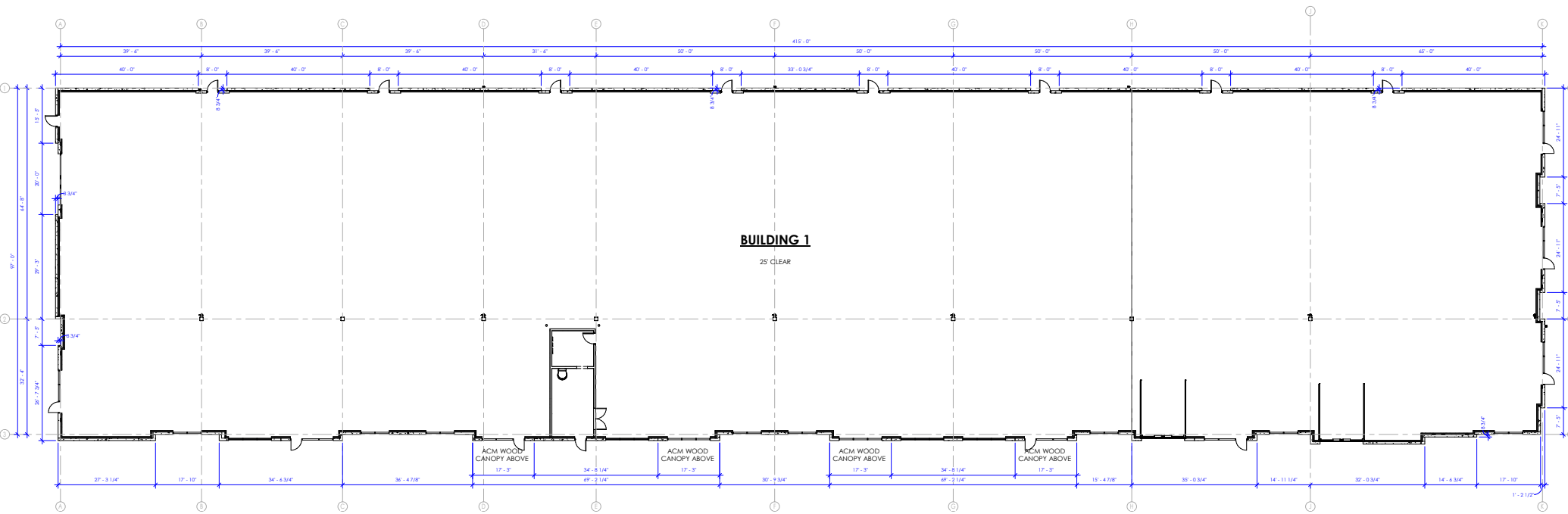
**BUILDING ELEVATION - EAST**  
1/16" = 1'-0"



**BUILDING ELEVATION - WEST**  
1/16" = 1'-0"

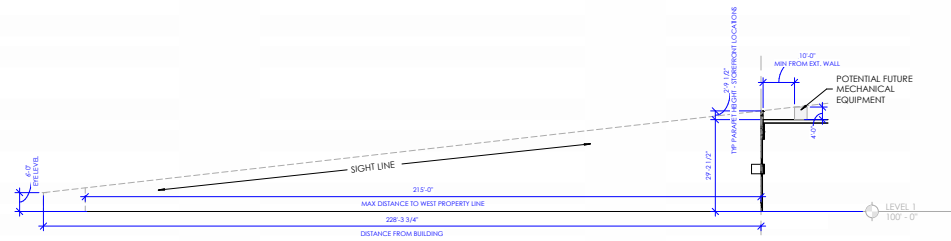


**BUILDING ELEVATION - NORTH**  
1/16" = 1'-0"

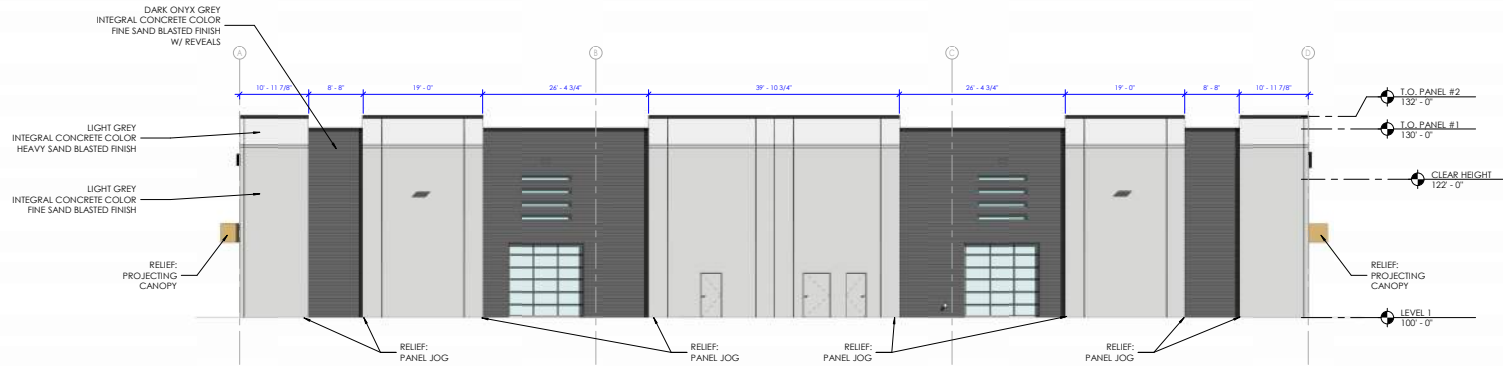


# EXTERIOR ELEVATION COLOR:

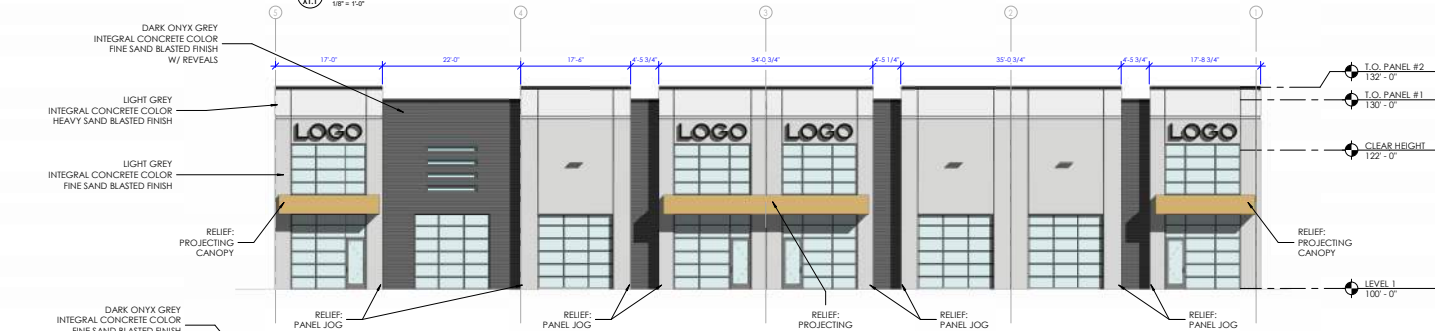
- TILT-UP CONCRETE PANEL  
INTEGRAL CONCRETE COLOR - DARK ONYX GREY  
FINE SAND-BLASTED FINISH  
3/4" DEEP BY 2 1/4" REVEALS @ 6" O.C.  
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- PROPOSED BLACK ALUMINUM MECHANICAL SCREEN  
IF PARAPET SCREENING IS NOT SUFFICIENT AT TIME OF B.



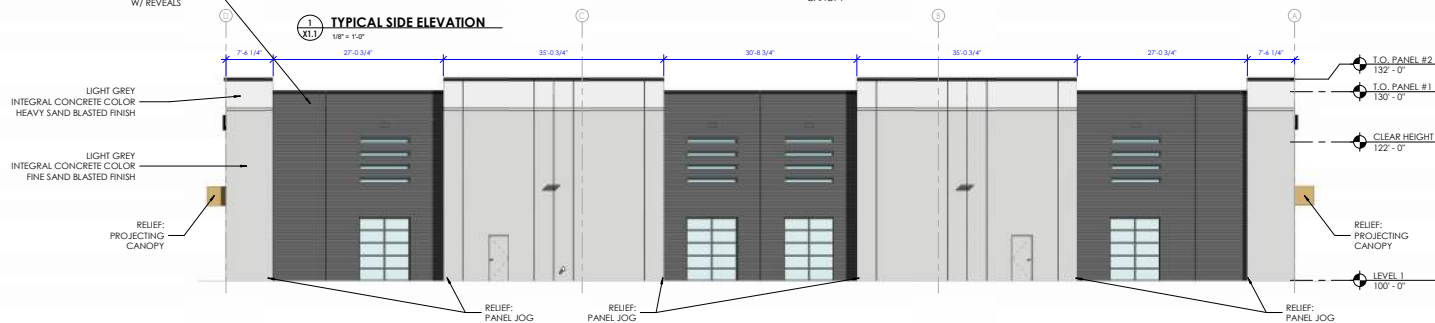
4 PARAPET SCREENING DETAIL  
1/8" = 1'-0"



3 SOUTH ELEVATION  
1/8" = 1'-0"

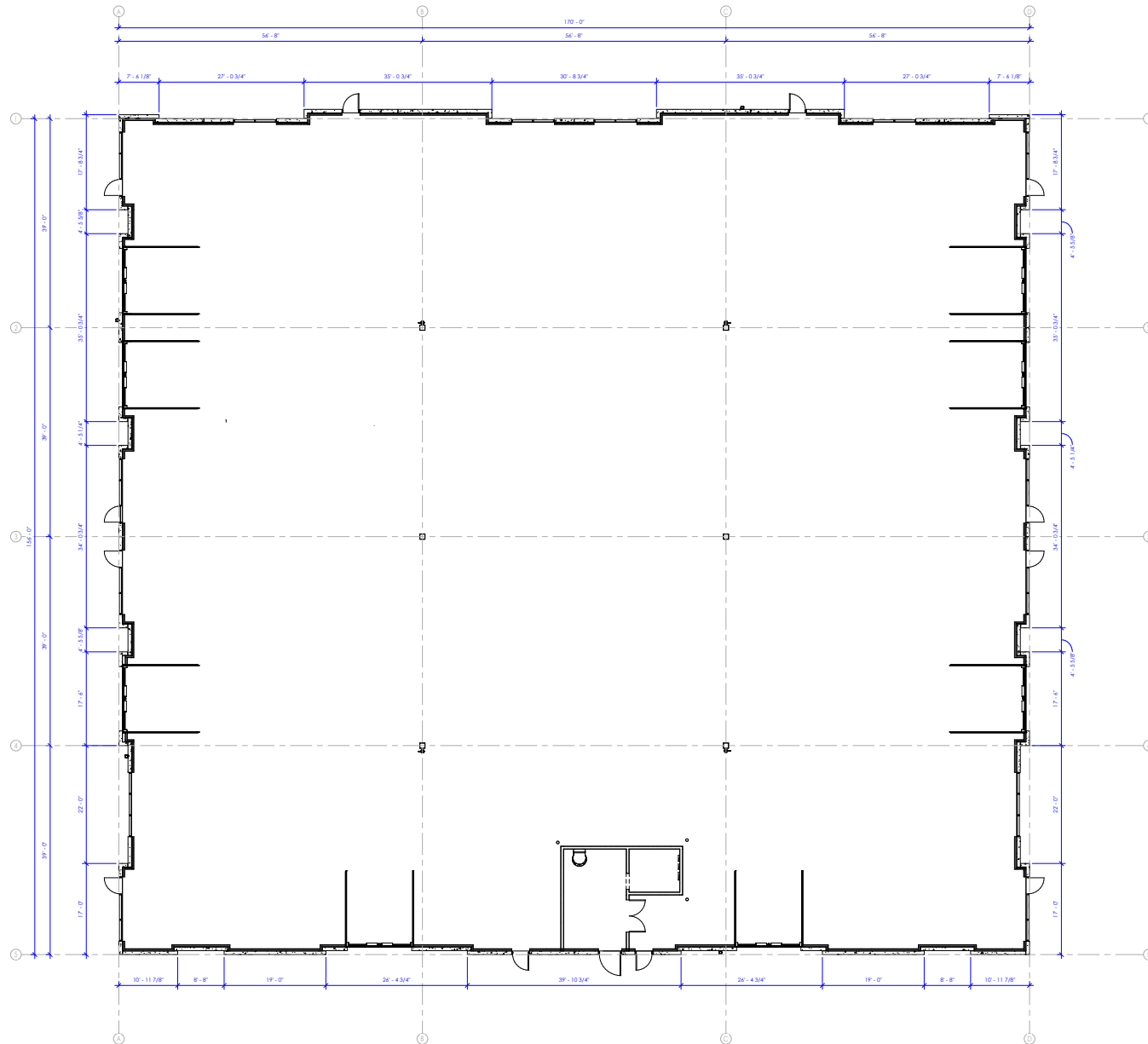


1 TYPICAL SIDE ELEVATION  
1/8" = 1'-0"



2 NORTH ELEVATION  
1/8" = 1'-0"





**CITY OF SOUTH JORDAN  
ARCHITECTURAL REVIEW COMMITTEE MEETING MINUTES  
SOUTH JORDAN CITY HALL – MAPLE CONFERENCE ROOM  
WEDNESDAY, FEBRUARY 14, 2024**



Minutes Prepared by: *Rebecca Messer*

Attendance City Staff: *Damir Drozdek, Kathie Johnson, Ray Wimmer, Russ Naylor, and Rebecca Messer*

Attendance Applicant(s): *Alex Winder, Jesse Biggs*

**ARCHITECTURAL REVIEW COMMITTEE MEETING**

THE MEETING STARTED AT 8:30 A.M. AND THE MEETING WENT AS FOLLOWS:

**A. GENERAL BUSINESS ITEMS**

**A.1 THE COMBINE ON REDWOOD**

Location: 11196 S. Redwood Rd.

Project No: PLSPR202300204

Applicant: Nate Reiner, CIR Engineering

Planner: Damir Drozdek

**Project description –**

This project will encompass the core and shell of two new retail, office, and warehouse buildings. The buildings are projected to be approximately 41,000 and 26,500 square feet.

**What are the required steps to move the project forward with the project?**

**Concerns with architectural proposal on this project:** Exterior walls – product and color that is being proposed, and the relief option on the back of the building is canopies on the windows.

City code requirements – color concrete, relief features every 40 feet, for all exterior walls.

The city code requires the exterior walls to be integrally colored.

Explanation of the city code by City Council member, Kathie Johnson: The thought process behind the code is maintenance, and painted buildings require more maintenance. Something that's integral the city would be guaranteed that 10 years from now it would still be the same building

Applicant will come back to the next ARC meeting on February 28, 2024 with updated architectural elevations to address the committee's concerns.

**ADJOURNMENT**

**CITY OF SOUTH JORDAN  
ARCHITECTURAL REVIEW COMMITTEE MEETING MINUTES  
SOUTH JORDAN CITY HALL – MAPLE CONFERENCE ROOM  
WEDNESDAY, FEBRUARY 28, 2024**



Minutes Prepared by: *Rebecca Messer*

Attendance City Staff: *Damir Drozdek, Kathie Johnson, Ray Wimmer, Russ Naylor, Laurel Bevans, and Rebecca Messer*

Attendance Applicant(s): *Alex Winder, Jesse Biggs, Lynn Bowler*

**ARCHITECTURAL REVIEW COMMITTEE MEETING**

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**Project description –**

This project will encompass the core and shell of two new retail, office, and warehouse buildings. The buildings are projected to be approximately 41,000 and 26,500 square feet.

**Follow up on the previous ARC meeting on February 14, 2024**

**ARC Committee's recommendations steps to move the project forward with the project to be presented to Planning Commission and City Staff concerns:**

The applicant satisfied the previous concerns from the February 14, 2024 ARC meeting.

Committee approved the proposed architectural design for this project.

Water and sewer is being held up by the applicant's engineer and the city engineering review.

Drawings need to be signed and approved by City Engineer before it can go before Planning Commission.

**ADJOURNMENT**



In Regards to 11200 S Redwood Road building

[www.RedlineAthletics.com](http://www.RedlineAthletics.com)

Redline offers a wide variety of speed and agility work, combined with sports-specific training sessions, Redline Athletics has emerged as a cost-efficient athletic performance training facility that offers individualized attention, holistic core, speed and sport-specific training and a very flexible schedule, which is a key appeal for parents and an important competitive differentiator.

### Hours of Operation

Redline facilities are typically open for normal training sessions from 1PM – 9PM Monday through Friday and 9AM – 3PM on Saturday. Facilities can also operate during other hours for special events, team training, seasonal programs, tournaments, etc.

Members arrive at the top of the hour, participate in a supervised, scripted work-out session, then depart. Athletes are typically dropped off by a parent and picked up immediately after their session.

All sessions are timed and have capacity limits based on a reservation system that athletes reserve in advance.

### Products and Services

**Semi-Private:** Redline Athletics' core service offerings are built around speed, strength and performance training, with small group training as the foundation of the program. These semi-private sessions give athletes the same effect as individual, private training because of the class size, while also exposing youth to other like-minded athletes striving to improve their athleticism and master similar skills, pushing them in a way that is unequaled in any other fitness concept.

These services are provided through monthly, yearly, and flex memberships.

**One-on-One Training:** In addition to the foundational semi-private training, Redline also offers sport-specific one-on-one training. During these sessions trainers concentrate on sport-specific skills required to help their athletes make it to the next level. These sessions are typically scheduled in advance though they are often done immediately following the group training session.

**Team Training:** Redline can also work directly with teams and leagues to improve their players' fitness and athleticism. This is typically done through a pre-season conditioning camp or a comprehensive season-long training program. Partnering with Redline allows coaches to focus their limited practice times on strategy, execution and teamwork, relying on Redline's customized workouts to improve the team's overall level of fitness, help reduce injuries, and add value to the program by helping create more prepared athletes.

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## **Aeris Aerial Arts**

8496 Harrison St.  
Sandy, UT, 84047  
(801) 427-0968

### **New Building Proposal**

**6<sup>th</sup> December 2023**

## **HISTORY**

Aeris Aerial Arts, founded by professional cirque performer, Darla Day, has been helping youth and adults learn the aerial arts for more than a decade in Utah. We started in Sandy in 2012, and opened a second location in Kaysville in 2020.

We teach our students the aerial silks, lyra, straps, and hammock, as well as acro, tumbling and contortion.

We have more than 300 students in total, with around 150 students in each studio.

## **BUSINESS MODEL AND HOURS**

We have classes from 4pm to 9:30pm, with 20 students in the studio at a time in our Sandy location. We are hoping to get a larger building for our Sandy location and increase the number of students that can come every hour. There will be around 45 students and 5 teachers in the building at a time at full capacity in this new building.

Parents do not stay during class hours, they drop off their kids at the beginning of class and pick them up at the end.

Students pay monthly for two classes a week. As they learn and develop their skill they can move up into performance companies, where they learn more advanced apparatuses and tricks and get the chance to perform at a professional level.

The price for our aerial programs starts at \$179 a month with a downpayment of around \$250 when they sign up.

We have found a way to successfully advertise on Facebook, and we are confident we will be able to fill our new classes quickly. We currently have a long wait list which has pushed us towards getting a bigger space.

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## **BUILDING IMPACT**

For the buildout, we only need two bathrooms, a drinking fountain with water bottle accessibility , a storage closet, and an office area above the bathrooms and closet. At least two walls need to be load bearing or cement. We will also need a garage door to load in and load out equipment. The HVAC ducts and vents will need to be above the clear height of the trusses to not interfere with the hanging apparatuses.

Once we have access to the building, we will add rigging with pulleys to the trusses on the ceiling, and anchor the ropes to a cement wall. The ropes will run from the anchors to the pulleys and hold the apparatuses for the students. We also have soft gymnastics flooring and mats.

UTAH STATE UNIVERSITY  
27-22-177-030

**SOUTH JORDAN VIEW  
RETIREMENT COMMUNITY LLC  
27-22-176-028**

PWW TRUST; BPW TRUST  
27-22-126-031

PROPOSED BUILDING #1  
FOOTPRINT=40,920 SQ. FT.  
F.F.E.=4446.50

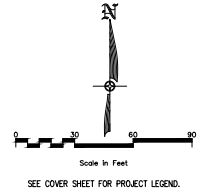
PROPOSED BUILDING #2  
FOOTPRINT=26,489 SQ. FT.  
F.F.E.=4446.00

ANTICIPATED TRAFFIC CIRCULATION  
PATH. CARS THAT SHOW UP FOR  
DROPPING-OFF OR PICKING-UP  
PASSENGERS WILL TEMPORARILY  
PARK IN A PARKING STALL TO KEEP  
DRIVE AISLES CLEAR.

IWC B,  
LLC  
27-22-176-004

IWC B, LLC  
27-22-176-005

REDWOOD ROAD  
(Public Right-of-Way)



SEE COVER SHEET FOR PROJECT LEGEND.



SHEET NO.	
EXH	
PROJECT ID	DATE:
E23-028	11/13/23
FILE NAME:	SCALE:
PRJ-SJW	1"=30'

THE COMBINE ON REDWOOD  
11196 SOUTH REDWOOD ROAD, SOUTH JORDAN, UTAH 84095

EXHIBIT - TRAFFIC/DROP-OFF CIRCULATION



CIVIL ENGINEERING  
+ SURVEYING

10718 SOUTH BECKSTEAD LANE, STE. 102  
SOUTH JORDAN, UT 84095 - 801-949-6296

NO.	REVISIONS	BY	DATE
DESIGNER: SDT PROJECT ENGINEER: SDT			