

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 08/13/2024

Issue: AMENDED PLAT OF POWELL ESTATES
SUBDIVISION AMENDMENT
Address: 1915 West 9640 South
File No: PLPLA202400078
Applicant: Tamara Tanner

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

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Amended Plat of Powell Estates, File No. PLPLA202400078.

ACREAGE:	Approximately 0.75 acre
CURRENT ZONE:	R-1.8 (Single-family residential, 1.8 lots per acre)
CURRENT USE:	Residential
FUTURE LAND USE PLAN:	SN (Stable Neighborhood)
NEIGHBORING ZONES/USES:	North – R-1.8 / 9640 South South – MU-V / Single-family residences West – R-1.8 / 1960 West East – R-1.8 / Single-family residence

STANDARDS FOR SUBDIVISION AMENDMENT REVIEW

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.

BACKGROUND:

The applicant is requesting that the Planning Commission approve a proposed subdivision plat amendment to create one additional residential lot on property located at 1915 West 9640 South. The property is approximately $\frac{3}{4}$ acres and contains a single-family residence. The residence is accessed off 9640 South. This home will remain on the property. One of sheds on the property

will be removed to allow for a sewer connection to the proposed new lot. Other existing sheds will remain on the property.

The new lot will have frontage and access along 1960 West. A sewer connection will be made from 9640 South while a new water connection and water meter will be installed on 1960 West. 9640 South and 1960 West are streets built to old standards containing no high back curb or sidewalk. No improvements are proposed to be made to these streets with this project. However, a new decorative masonry wall will be installed along the eastern project boundary due to City Code requirements regarding farm animals.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The proposed amended plat will meet the Subdivision and Development Code (Title 16) as well as the Planning and Zoning Code (Title 17) requirements of the Municipal Code.
- The project will meet the sewer and the culinary water requirements.

Conclusion:

- The subdivision amendment application meets City Code requirements 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:

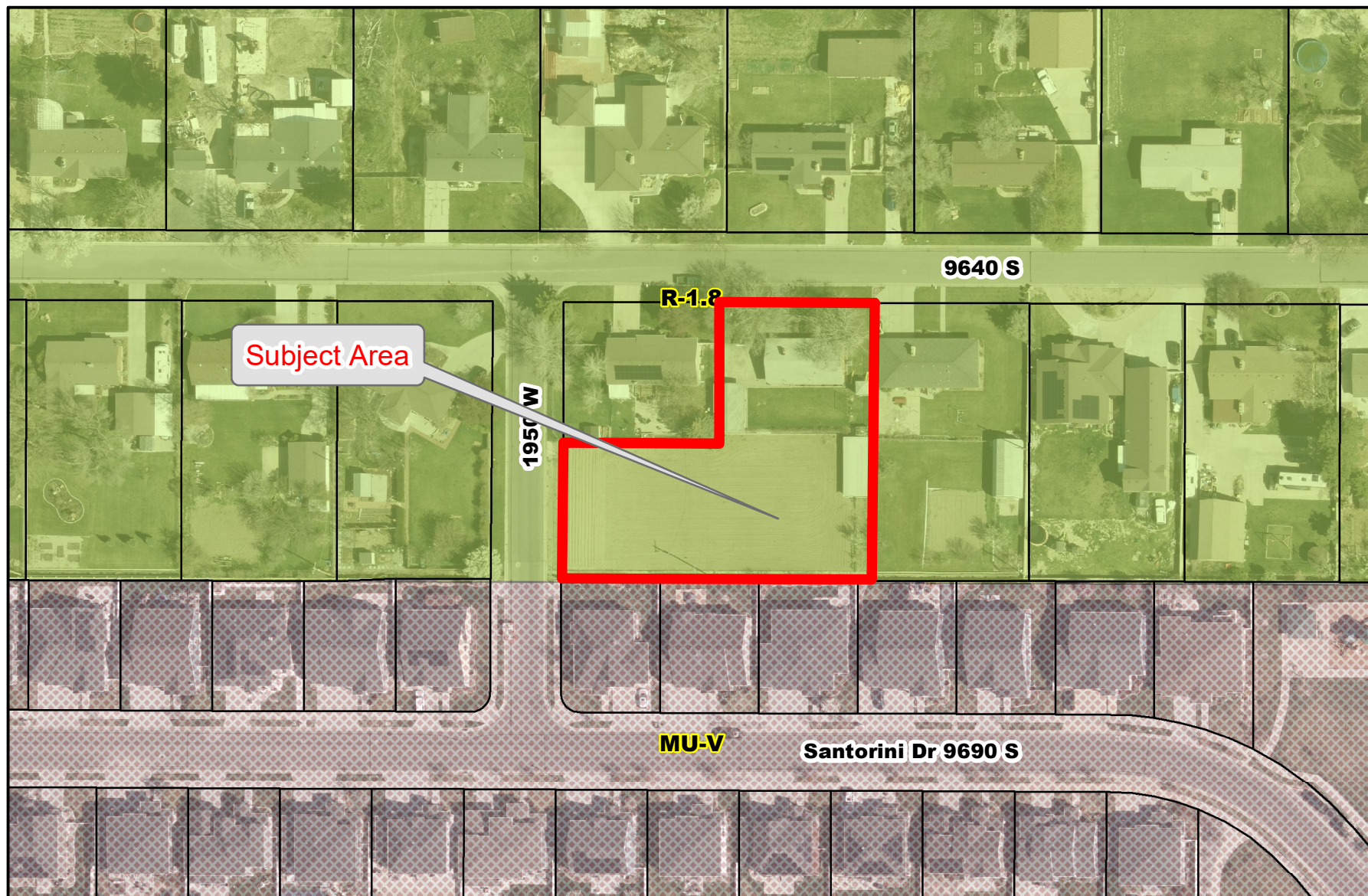
- | | |
|-------------------------|-------------------------------|
| • Aerial Map | • Amended Powell Estates Plat |
| • Zoning Map | • Record of Survey |
| • Powell Estates 1 Plat | • Site and Utility Plan |
| • Powell Estates 2 Plat | |




Damir Drozdek, AICP
Planner III, Planning Department

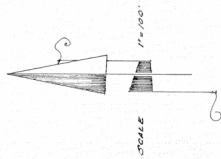


<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Aerial Map</p> <p><i>City of South Jordan</i></p>	<p>0 30 60 120 180 240 Feet</p> <p>Aerial Imagery 2024</p> 
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<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <p><i>City of South Jordan</i></p>	<p>0 30 60 120 180 240 Feet</p> <p>Aerial Imagery 2024</p> 
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I, DAVID A. SURVEYOR, do hereby certify that I am a Registered Professional Engineer and/or Land Surveyor, and that I hold certificate No. 2486, as proscribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as POWELL STREET, 100 FT. and that same has been correctly surveyed and staked on the ground as shown on this plat.



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

POWELL ESTATES No. 2.

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 29th day of December A.D. 1965

John F. Powell
Goldil Davis Powell
Suzanne Davis Powell

STATE OF UTAH } S.S.
County of It }
On the 29 day of December A.D. 1965, personally appeared before

me, the undersigned Notary Public in and for said County of _____, in said State of Utah, the signer^(s) of the above Owner's dedication, 4 in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

NOTARY PUBLIC
RESIDING IN _____ COUNTY

POWELL ESTATES No 2

BALLY CARP

RECORDED # 2237296

STATE OF ILLINOIS COUNTY OF DECATUR AND VENUE IN THE COURT OF COMMON PLEAS

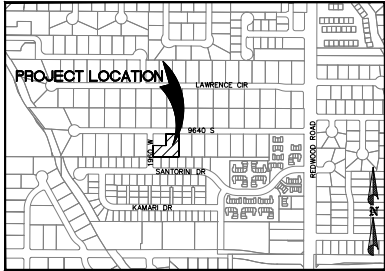
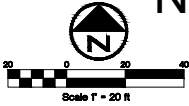
QUEST OF
STATE OF OHIO, COUNTY OF
RECORDED AND FILED AT THE REC.
Miss Red Estabrook & Townsend, Co.
JAN 11 1892

DATE 4/24/68 TIME 2:00 P.M. BOOK PAGE 32
HARRY FALCARY CHASE
BY JEFFREY W. L. L.
CHIEF, DUNSMY COUNTY RECORDER
\$15.00
 DEPT. 5
 FILE #

56 NW 10 2010 FF-3

AMENDED PLAT OF POWELL ESTATES NO. 1, LOT 110 AND POWELL ESTATES NO. 2, LOT 215

A RESIDENTIAL SUBDIVISION

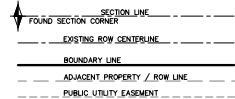


VICINITY MAP
SCALE: 1" = 500'
SOUTH JORDAN, UTAH

- GENERAL PLAT NOTES
- OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT (THE PROPERTY) SHOULD FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS, AND OTHER PERTINENT INFORMATION CONTAINED WITHIN THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R) DOCUMENTS THAT MAY BE RECORDED AGAINST THE PROPERTY. OWNERS AND POTENTIAL PURCHASERS OF THE PROPERTY MUST COMPLY WITH ALL NOTES, EASEMENTS, COVENANTS, AND OTHER RECORDS DOCUMENTS RELATIVE TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED. FAILURE TO ADHERE TO THE NOTES, LOT INFORMATION, EASEMENTS, COVENANTS, OR OTHER RECORDS DOCUMENTS RELATIVE TO THIS PLAT COULD RESULT IN FINANCIAL LOSS OR CHANGES IN EXPECTED PROPERTY USE.
 - MANY AREAS IN THE CITY OF SOUTH JORDAN HAVE GROUNDWATER 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 GROUNDWATER PROBLEMS, IF ANY.
 - 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 NECESSITATE SHADES AND OTHER DRAINAGE FACILITIES TO PROTECT INDIVIDUAL PROPERTIES. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT SWALES AND OTHER DRAINAGE FACILITIES ARE APPROPRIATE AND MAINTAINED NOR THAT DRAINAGE FROM ADJACENT PROPERTIES IS PREVENTED.
 - THE FINISH FLOOR ELEVATION ON EACH LOT SHALL NOT EXCEED 4" IN ELEVATION ABOVE THE TOP BACK OF CURB AS MEASURED ACROSS THE FRONTAGE OF THE LOT.
 - THE OWNER CERTIFIES THAT THE TITLE REPORT DATED _____, WHICH WAS PREPARED BY BACKMAN TITLE SERVICES TITLE REPORT #S-116610, WAS PROVIDED TO THE OWNER'S SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN SAID TITLE REPORT.
 - SHALLOW SEWER DEPTHS CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

COMCAST _____ DATE _____
ROCKY MOUNTAIN POWER _____ DATE _____
CENTURY LINK _____ DATE _____

LEGEND



A REBAR AND CAP OR A PILE ON THE PROPERTY LINE
EXTENSION WILL BE SET ON EACH PROPERTY CORNER



DOMINION ENERGY UTAH - NOTE:

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH HEREBY APPROVES THIS PLAT SOLELY FOR PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-9532.

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20____

BY: _____
TITLE: _____

CITY ENGINEER

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

SOUTH JORDAN CITY ENGINEER _____ DATE _____

CITY PLANNING

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

CITY PLANNER _____

SALT LAKE COUNTY SURVEYOR

ROS# _____

PLAT REVIEWER _____ DATE _____

SOUTH VALLEY SEWER

APPROVED THIS _____ DAY OF _____, A.D., 20____ BY SOUTH VALLEY SEWER

SOUTH VALLEY SEWER _____

BOARD OF HEALTH

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

REPRESENTATIVE _____

SOUTH JORDAN CITY MAYOR

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____

ATTEST: CITY CLERK _____

MAYOR _____

SURVEYOR'S CERTIFICATE:

I, SHAD D. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 4269078 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND SHOWN ON THE PLAT. THE TRACT OF LAND IS 110.00' X 180.00' AND THE TRACT HAS SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS:
AMENDED PLAT OF POWELL ESTATES
NO. 1, LOT 110 AND POWELL ESTATES NO. 2, LOT 215
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



BOUNDARY DESCRIPTION:

LOT 110, POWELL ESTATES NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
ALSO: THE SOUTH 98 FEET OF LOT 215 POWELL ESTATES NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
PARCEL NO. 27-10-177-015

CONTAINS 2 LOTS
33,560 SQUARE FEET
0.747 ACRES, MORE OR LESS

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°57'40" WEST BETWEEN THE FOUND CENTER QUARTER CORNER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND THE FOUND NORTH QUARTER CORNER OF SAID SECTION 10.

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREINAFTER BE KNOWN AS:

AMENDED PLAT OF POWELL ESTATES
NO. 1, LOT 110 AND POWELL ESTATES NO. 2, LOT 215

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY WHATEVER AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES, IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

LLC ACKNOWLEDGEMENT

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

SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

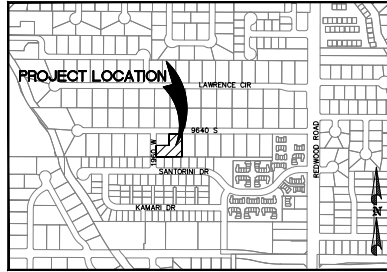
COMMISSION NUMBER _____ EXPIRATION DATE _____

AMENDED PLAT OF POWELL ESTATES
NO. 1, LOT 110 AND POWELL ESTATES NO. 2, LOT 215
LOCATED IN THE NE QUARTER OF SECTION 10, TOWNSHIP 3
SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

SALT LAKE COUNTY RECORDER

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

FEE _____ SALT LAKE COUNTY RECORDER _____



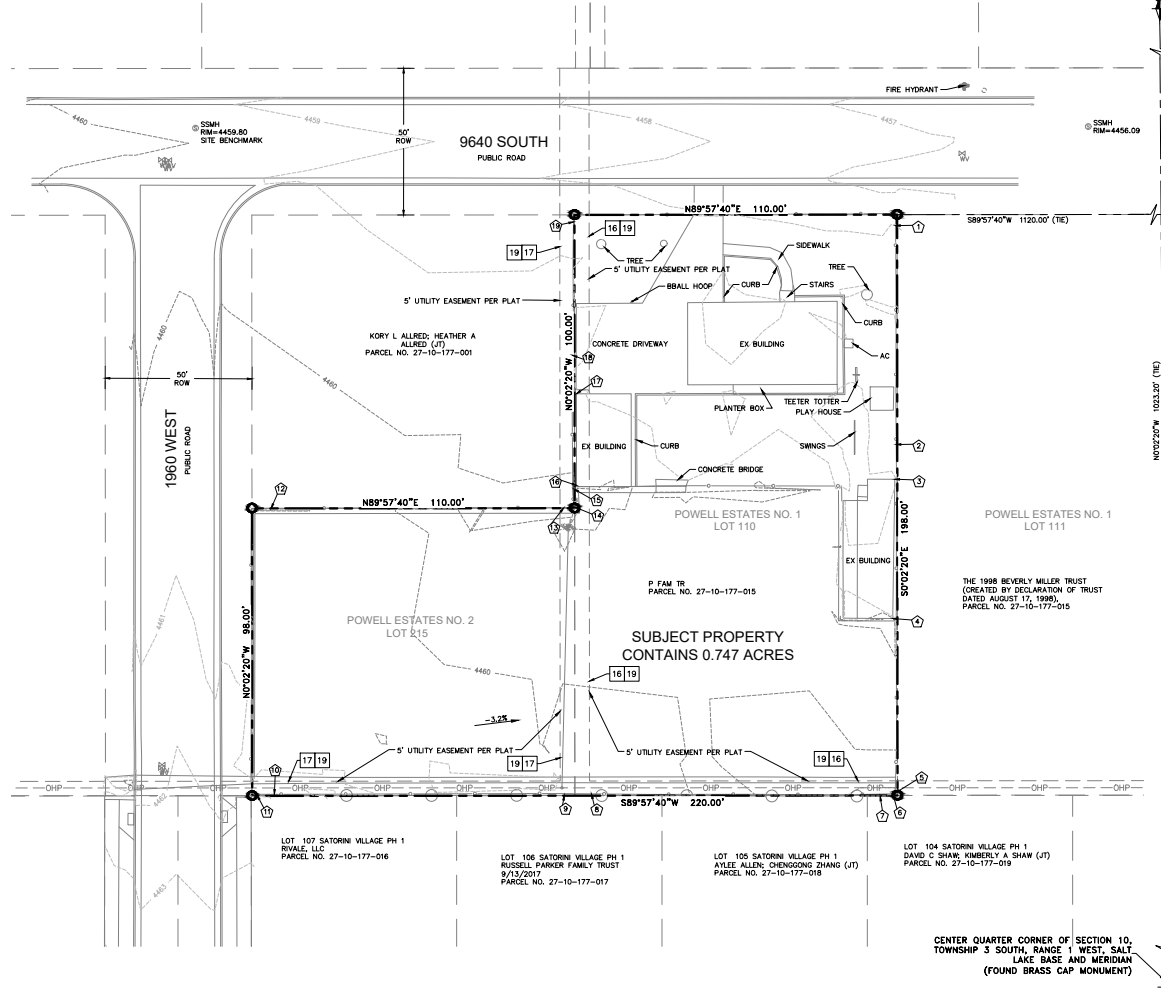
VICINITY MAP
SCALE: 1" = 500'
SOUTH JORDAN, UTAH

D3R PROPERTIES LLC

LOCATED IN THE NE QUARTER OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY



NORTH QUARTER CORNER OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)



GENERAL NOTES CONT.

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

- LEGEND
- SECTION LINE
 - FOUND SECTION CORNER
 - SET S/S B REPAIR AND CAP (WILDLING ENGINEERING)
 - BOUNDARY LINE
 - EXISTING FENCE
 - ADJACENT PROPERTY / ROW LINE
 - ADJACENT STRUCTURES



G:\DATA\24039 1915 W 9640 S Subdivision Survey\dwg\24039 ROS.dwg
PLOT DATE: Jun 11, 2024

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

NO.	REVISION	DATE

DRAWING TITLE
RECORD OF SURVEY
LOCATION
1915 W 9640 S
SOUTH JORDAN, UTAH

PROJECT NAME
D3R PROPERTIES LLC
DRAWN
SDH
CHECKED
KMD
PROJECT ID
24039
COUNTY
SALT LAKE

DATE
06/03/2024
SCALE
1" = 20'
SHEET
1 OF 1

SURVEYOR'S CERTIFICATE:

I, SHAD D. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 880076 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE PERFORMED A REASONABLE AND DISCREET PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.



BOUNDARY DESCRIPTION

LOT 110, POWELL ESTATES NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

ALSO: THE SOUTH 98 FEET OF LOT 215 POWELL ESTATES NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

PARCEL NO.: 27-10-177-015

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°02'20" WEST BETWEEN THE FOUND CENTER QUARTER CORNER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND THE FOUND NORTH QUARTER CORNER OF SAID SECTION 10.

NARRATIVE OF BOUNDARY

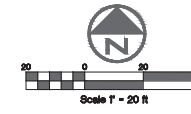
THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND THE PROPERTY CORNERS. WE DID NOT FIND ANY MONUMENTS IN POWELL ESTATES NO. 1 OR POWELL ESTATES NO. 2. THE CENTERLINE MONUMENTS IN SANBORN VILLAGE PHASE 1 MATCHED THE SECTION TIES. POWELL ESTATES PHASE 1 AND 2 WAS ADJUST NORTH 0.2 FEET TO MATCH SANBORN VILLAGE PHASE 1 WHICH ALSO MATCHED THE CURB AND FENCE LINES.

TABLE OF ADJACENT STRUCTURES

- CHAIN LINK FENCE IS 0.5' INSIDE PROPERTY
- CHAIN LINK FENCE IS 0.4' INSIDE PROPERTY
- BUILDING IS 0.5' INSIDE PROPERTY
- BUILDING IS 1.6' INSIDE PROPERTY
- CHAIN LINK FENCE IS 0.7' INSIDE PROPERTY
- CHAIN LINK FENCE IS 0.5' INSIDE PROPERTY
- CONCRETE FENCE IS 0.3' OUTSIDE PROPERTY
- CHAIN LINK FENCE IS 0.5' INSIDE PROPERTY
- CONCRETE FENCE IS ON PROPERTY
- CHAIN LINK FENCE IS 0.4' INSIDE PROPERTY
- CONCRETE FENCE IS 0.1' INSIDE PROPERTY
- CHAIN LINK FENCE IS 0.1' INSIDE PROPERTY
- CHAIN LINK FENCE IS 0.1' INSIDE PROPERTY
- CHAIN LINK FENCE IS 0.3' OUTSIDE PROPERTY
- CONCRETE IRRIGATION DITCH IS 0.6' OUTSIDE PROPERTY
- BUILDING IS 0.6' INSIDE PROPERTY
- BUILDING IS 0.6' INSIDE PROPERTY
- CHAIN LINK FENCE IS 0.7' OUTSIDE PROPERTY
- CHAIN LINK FENCE IS 0.3' OUTSIDE PROPERTY

GENERAL NOTES

- OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
 - POWELL ESTATES NO. 1 SUBDIVISION RECORDED # 2142245 IN BOOK DD PAGE 78 FILE WITH THE SALT LAKE COUNTY RECORDS
 - POWELL ESTATES NO. 2 SUBDIVISION RECORDED # 2237286 IN BOOK FF PAGE 32 FILE WITH THE SALT LAKE COUNTY RECORDS
 - SANBORN VILLAGE PHASE 1 SUBDIVISION RECORDED # 11736027 IN BOOK 203P PAGE 200 ON FILE WITH THE SALT LAKE COUNTY RECORDS
 - WARRANTY DEED RECORDED ON JANUARY 1, 2024 AS ENTRY # 14197160 IN BOOK 11467 AT PAGE 7250 ON FILE WITH THE SALT LAKE COUNTY RECORDS
 - WARRANTY DEED RECORDED ON JANUARY 1, 2024 AS ENTRY # 14197160 IN BOOK 11467 AT PAGE 7250 ON FILE WITH THE SALT LAKE COUNTY RECORDS
 - WARRANTY DEED RECORDED ON OCTOBER 7, 1990 AS ENTRY # 7111820 IN BOOK 818 AT PAGE 2722 ON FILE WITH THE SALT LAKE COUNTY RECORDS
 - WARRANTY DEED RECORDED ON NOVEMBER 7, 2003 AS ENTRY # 8885675 IN BOOK 8908 AT PAGE 6992 ON FILE WITH THE SALT LAKE COUNTY RECORDS
 - BACKMAN TITLE SERVICES TITLE REPORT #0-116610 (REVISED NOV. 1) DATED DECEMBER 15, 2023 AT 7:45 AM
 - OTHER DOCUMENTS AS SHOWN ON THIS MAP
- NOT ADDRESSED BY THIS SURVEY
- EXEMPTION, AND THE TERMS AND CONDITIONS THEREOF: DISCLOSED BY: PLAT OF SAID SUBDIVISION. PURPOSE: UTILITIES AND DRAINAGE AREA AFFECTED: SOUTHERLY AND WESTERLY 5 FEET OF LOT 110 SURVEY FINDINGS: AS SHOWN
- EXEMPTION, AND THE TERMS AND CONDITIONS THEREOF: DISCLOSED BY: PLAT OF SAID SUBDIVISION PURPOSE: UTILITIES AND DRAINAGE AREA AFFECTED: EASTERLY AND SOUTHERLY 5 FEET OF LOT 215 SURVEY FINDINGS: AS SHOWN
- TERMS, PROVISIONS, COVENANTS, CONDITIONS AND RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS RECORDED: FEBRUARY 1, 1998 ENTRY NO: 2142246 BOOK/PAGE: 1429/459 NOT ADDRESSED BY THIS SURVEY
- THE TERMS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS OF THAT CERTAIN WARRANTY DEED: RECORDED: MAY 5, 1987 ENTRY NO: 2158333 BOOK/PAGE: 2551/918 SURVEY FINDINGS: SUBJECT TO PUBLIC UTILITIES EASEMENTS, AS SHOWN
- THE TERMS AND CONDITIONS OF THAT CERTAIN NOTICE OF ACKNOWLEDGEMENT OF LOT LINE ADJUSTMENTS: RECORDED: JUNE 26, 2012 ENTRY NO: 11412322 BOOK/PAGE: 10029/5213 NOT ADDRESSED BY THIS SURVEY

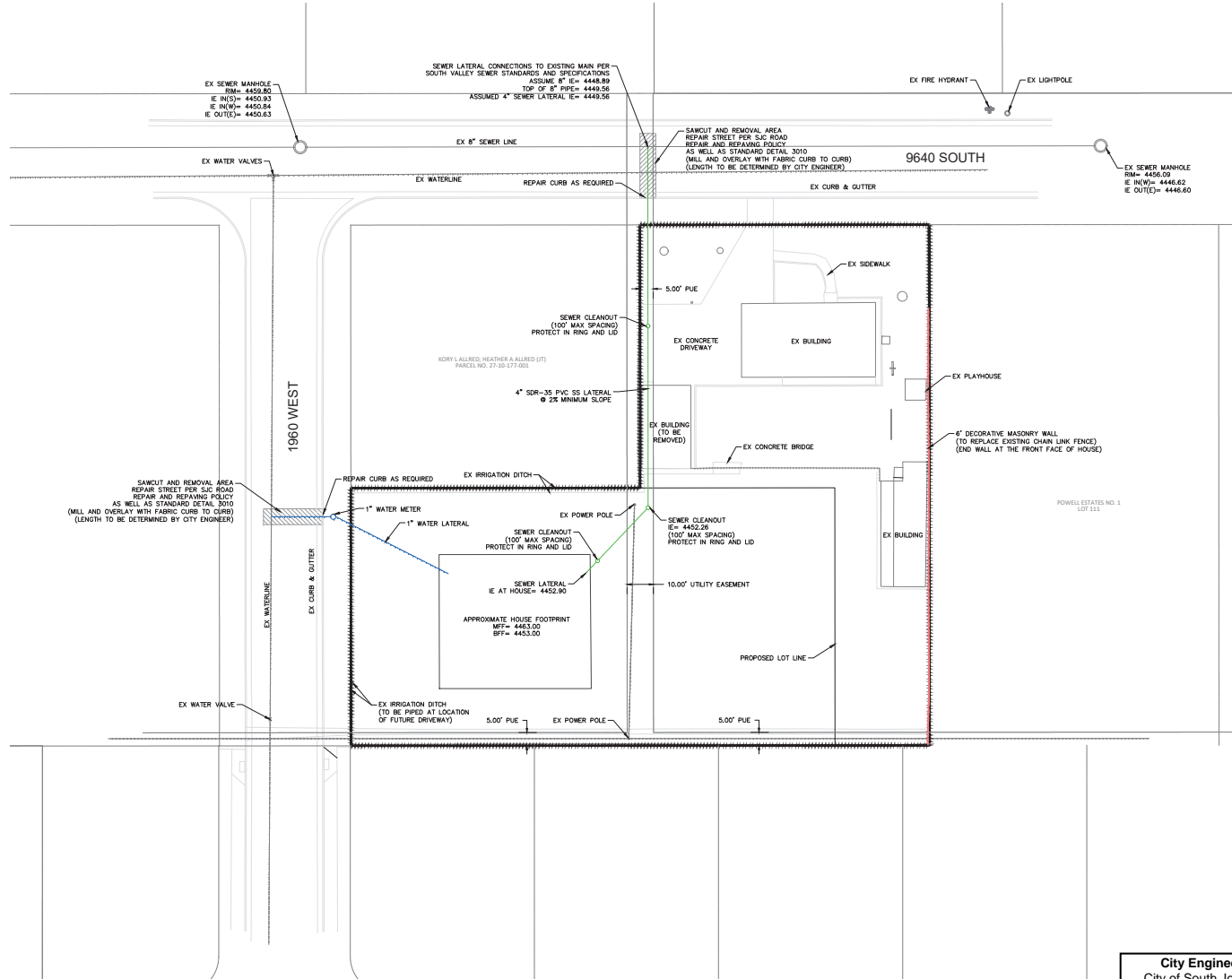




WILDING ENGINEERING

14721 South Hartman Street Way
Bloomington, UT 84305
801.466.2112
WWW.WILDINGENGINEERS.COM

- DRAWING NOTES:
1. THE LOCATION OF THE EXISTING WATER METER AND SEWER LATERALS WAS NOT FOUND DURING THE SURVEY. CONTRACTOR IS TO VERIFY LOCATIONS OF EXISTING WATER AND SEWER LATERALS AND NOTIFY ENGINEER OF ANY FIELD MODIFICATIONS.
 2. CONTRACTOR IS RESPONSIBLE FOR ALL BURIED UTILITIES, SHOWN OR NOT SHOWN.
 3. WATER AND SEWER LATERALS TO MAINTAIN TO MINIMUM OF 10 FEET OF SEPARATION.
 4. SEWER LATERAL TO HAVE A MINIMUM SLOPE OF 2.0%



LEGEND	
	EXISTING WATERLINE
	PROPOSED WATERLINE
	EXISTING SEWER
	PROPOSED SEWER
	EXISTING POWER LINE

REVISIONS		
NO.	REVISION	DATE
1	SOUTH JORDAN CITY REDLINES	6-10-24

PROJECT INFORMATION

POWELL ESTATES LOT 110 & 215


MASTER SITE & UTILITY PLAN

1960 WEST 9640 SOUTH
SOUTH JORDAN, UTAH

DRAWN
BDA

CHECKED
MEC

PROJECT #
24039



ENGINEER'S STAMP

DATE
4/24/24

SCALE
1" = 20'

SHEET
C201

City Engineer
City of South Jordan
Approved 07/19/2024
Red Kauter City Engineer

U:\DATA\24039 1960 W 9640 S Subdivision Survey\dwg\24039 Overall.dwg
PLOT DATE: Jun 10, 2024