PLANNING COMMISSION STAFF REPORT

Firm Marketplace
PLNPCM2010-00572 Planned Development
PLNSUB2010-00584 Minor Subdivision
247 West 1400 South
October 27, 2010

Planning and Zoning Division
Department of Community and Economic Development

Applicant:
Lynn Woodbury

Staff:
John Anderson, 535-7214
John.anderson@slcgov.com

Tax ID:
15-13-212-006

Current Zone:
C-G General Commercial District

Master Plan Designation:
Medium Density Transit Oriented Development Central Community Master Plan

Council District:
District 5, Jill Remington Love

Community Council:
Ball Park

Lot Size:
8.19 acres

Current Use:
Vacant

Applicable Land Use Regulations:
- 21A.26.070 CG General Commercial District
- 21A.55 Planned Developments
- 20.20.070 Minor Subdivisions

Notification
- Notice: November 4, 2010
- Sign: November 4, 2010
- Web: November 4, 2010

Attachments:
A. Site Plan & Elevation Drawings
B. Proposed Subdivision Plat
C. Department Comments
D. Site Photos

Request

This is a request from Lynn Woodbury at the Woodbury Corporation for a Planned Development located at approximately 247 West 1400 South. The proposed development would consist of an 8.19 acre retail shopping center with an 81,261 square foot anchor store and 9,100 square feet of other retail space. The site is presently zoned C-G General Commercial District. Retail goods services are permitted uses in the zoning district.

The developer is also requesting approval of a minor subdivision that would divide the 8.19 acre parcel of property into 2 lots. The larger parcel would be 6.142 acres and the smaller parcel would consist of the remaining 2.045 acres.

Staff Recommendation

Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the proposal generally meets the applicable standards and therefore, recommends the Planning Commission approve petition plnpcm2010-00572, as proposed.

Based on the finding in the staff report, Planning Staff recommends approval of the Firm Marketplace minor subdivision, petition PLNSUB-2010-00584. The project and subdivision shall comply with all applicable City codes and master plans.

VICINITY MAP

Background

Project Description

The applicant has submitted an application to build a retail shopping center on an 8.187 acre parcel of property which has frontage on 300 West, 1400 South and High Avenue. There are proposed entrances to the development from each street. The applicant has also applied to create a minor subdivision which would divide the parcel into two smaller lots. Parcel 1 has been proposed to be 6.142 acres and Parcel 2 has been proposed to be 2.045 acres.

The project would be developed on the two separate but adjacent parcels of property. It would be constructed as a 92,111 square foot retail shopping center that is anchored by Winco Grocery which would occupy 81, 261 square feet of the site. There would also be 10,850 square feet of other retail constructed in a building attached to the main anchor store.

The main anchor store would be placed at the rear of the property along the east property line and would occupy Parcel 1 of the proposed Firm Marketplace Subdivision. The remainder of the parcel would be occupied with the parking facility placed between 300 West and the front façade of the building and required landscaping. Parcel 1 as proposed would have frontage on 300 West and on High Street.

The smaller retail building would occupy Parcel 2 of the proposed Firm Marketplace Subdivision and would be physically attached to the north side of the anchor retail store. This second proposed parcel is 2.045 acres in size. The parcel would have its parking facility located in front of the smaller retail building as well as limited parking to the rear of the building. Parcel 2 as proposed would only have frontage on 1400 South.

There is currently a small retail center as well as a fast food restaurant located west of the proposed planned development along 300 West. To the rear of the small retail center is the parking facility for the development, according to submitted plans the developer has proposed to connect the parking facilities to the rear of this small retail center with the much larger parking facility proposed with the Firm Marketplace. The city has received easements and agreements that assure that this improvement to the small retail center will be accomplished.

The developer has requested an approval through the Planned Development process and in the following ways do not meet the current standards of the zoning ordinance:

- Elimination of required landscaping along interior property lines that are proposed in the parking lot areas of the planned development.
- The perimeter landscaping on the south property line is proposed at less than the required 7 feet.

Comments

Public Comments

The project was presented to the Ball Park Community Council on October 14, 2010. The Community Council felt that the design of the development was similar in design and in impact to the adjacent retail developments including Wal-Mart and Lowe's. Comments given during the meeting were generally positive in nature as it was cleaning up a blighted vacant lot.

City Department Comments

Department comments are listed in appendix. There are no issues raised by the departments that cannot be addressed or that would prevent the construction of this project.

Analysis and Findings

Standards: Ordinance 20.20.070 lists the standards that have to be met for a minor subdivision to be approved. These standards are listed below:

A. The minor subdivision will be in the best interests of the city.

Analysis: The proposed subdivision is compliant with this standard as it will efficiently upgrade utilities and transportation facilities on the property. It will also allow development of property within a commercial corridor that is currently vacant and perceived to be an eyesore by the neighborhood. The proposed use is consistent with the Central Community Master Plan Future Land Use Map. By implementing the master plan objectives, the proposal is in the best interest of the City.

Finding: Staff finds that the proposed subdivision is in the best interest of the city.

B. All lots comply with all applicable zoning standards.

Analysis: Based upon approval of the associated planned development petition, the proposed lots are compliant with zoning regulations for the C-G (General Commercial) District.

Finding: Staff finds that all lots comply with applicable zoning standards.

C. All necessary and required dedications are made.

Analysis: All necessary and required dedications will be made with the recording of the final plat including accompanying access easement agreements with neighboring property owners. An easement will also be recorded across both proposed lots directly in front of the retail centers creating a connection between 1400 South and High Streets for utilities and access.

Finding: Staff finds that all necessary and required dedications will be made upon recordation of the final subdivision plat.

D. Provisions for the construction of any required public improvements are included.

Analysis: All plans for required public improvements must be submitted and approved prior to approval of the final plat. Upgrades will be required to High Street, 1400 South, and 300 West. These streets will be required to be brought up to current city standards including street lighting and additional sidewalk constructed or current sidewalks repaired.

Finding: Staff finds that provisions for construction of any required public improvement must be included as part of the final plat process.

E. The subdivision otherwise complies with all applicable laws and regulations.

Analysis: The proposed subdivision is subject to numerous applicable laws and regulations. To assess compliance with these regulations, staff forwarded the attached plans to all pertinent City Departments for comment. In addition to the regulations discussed within this staff report, all subdivision improvements will comply with all applicable City Departmental standards.

Finding: Staff finds that the proposed subdivision is compliant or will be made compliant with all applicable laws and regulations.

City Code 21A.55.050: Standards for Planned Developments: The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development and will achieve at least one of the objectives stated in said section;

Analysis: City Code 21A.55.010 provides the following purpose statement and objectives for planned developments: A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities.

A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible and congruous with adjacent and nearby land developments. Through the flexibility of the planned development regulations, the city seeks to achieve any of the following specific objectives:

A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;
B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;
C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;
D. Use of design, landscape, or architectural features to create a pleasing environment;
E. Inclusion of special development amenities that are in the interest of the general public;
F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;
G. Inclusion of affordable housing with market rate housing; or
H. Utilization of "green" building techniques in development.

Based on information received from the applicant, the proposed planned development seeks to achieve objectives D and F. With respect to objective D, the applicant has proposed providing more than the required landscape width along High Street and 1400 South as well as providing more than the required amount of landscaping in the area along 300 West at the entrance to the development.

The applicant is proposing to improve the connectivity of the site by constructing a landscaped sidewalk from 300 West to the main entrance of the anchor store and to upgrade High Street including the addition of sidewalk in areas where it does not currently exist.

With respect to objective F, the applicant intends to develop a blighted and mostly vacant lot. The area was home to industrial uses prior but those buildings have been removed. The property does still have areas covered by degrading asphalt with the remainder in an undeveloped state. The applicant has also proposed to add landscaping and parking to the rear of a small retail center located directly in front of this proposed retail shopping center.

Finding: Based on findings by staff and comments received from the Ballpark Community Council the proposal does appear to satisfy objectives D and F of the planned development purpose statement.

B. **Master Plan and Zoning Ordinance Compliance:** The proposed planned development shall be:
1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and
2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.

Analysis: The Central Community Future Land Use Map has designated the entirety of the existing parcel of property as Medium Density Transit Oriented Development. Its design emphasis is stated in the Central Community Master Plan as compatibility with existing medium- and low-density residential and commercial development with higher intensive uses located near light rail stations where applicable. As defined it allows for a mixture of uses including both residential and commercial elements. The definition does emphasize limits on the amount of space allocated for non-residential land uses.

The property is located in People's Freeway neighborhood planning area in the Central Community Master Plan. Some specific issues stated in the plan that are applicable to the proposed development are listed below:

- To improve infrastructure and landscaping of commercial and industrial areas.
- To develop ways to address the isolation between major roadways and improve pedestrian orientation.

When discussing commercial land uses specifically in the master plan the following policies are applicable in the development of the area:

- CLU1.3—Community Commercial: Locate community level retail sales and services on appropriate arterials and do not encroach upon residential neighborhoods or generate community-wide parking and traffic issues.
- CLU4.2—Ensure commercial land development does not disrupt existing low-density residential neighborhood patterns and follows future land use designations.
- CLU4.5—Locate commercial land uses on streets that have adequate carry capacity. For example, locate regional commercial businesses on arterials and freeways, not on local residential streets.

The master plan discusses specific policies and goals for Transit Oriented Development (TOD) and only the following was applicable to this development:

- TOD-2.2—At light rail stations in TOD districts, establish a centralized core of land uses that support transit ridership. Anchor transit centers with land uses that act as destination points.

The Ballpark TRAX Station is located approximately 1,000 feet from the proposed development. The proposed grocery store, along with neighboring retail centers, certainly act as an anchor for the area drawing people.It does provide for commercial uses but does not include a mixture of uses as is described and recommended in the future land use plan. The proposed plan does meet the policies stipulated for future commercial development in the Central Community area.

The property is located on an arterial street and does fit within the general nature and characteristics of the neighborhood. Surrounding properties and other nearby properties have been developed since the adoption of the Central Community Future Land Use Map and are similar in nature and in impact as the proposed development. There has been a great deal of retail development along 300 West in the recent past. Since the future land use plan was adopted Wal-Mart was constructed in 2002, Lowe's in 2005, Sam's Club in 2004, and Target in 2010. 300 West has become a retail corridor and a destination for residents and non-residents alike. The Transportation Department has not found that the proposed development would negatively affect the carrying capacity of surrounding streets.

The planned development does not have any residential developments adjacent to the property and will not negatively affect neighboring developments as it would be very similar in design. The proposed development would help to improve the infrastructure in the area and would help to improve connectivity in the area with added or improved sidewalks and an easement agreement that would connect 1400 South and High Street.

With regard to planned developments being permitted within the C-G zoning district, Table 21A.55.060 of City Code states that a planned development does not have a minimum size requirement in the zoning district.

Finding: The proposed development is a permitted used in the C-G zoning district. It is substantially consistent with the Central Community Future Land Use Map and with the characteristics of surrounding development; however, it does not achieve all of the applicable goals and policies of the Central Community Master Plan especially those related to a mixture of uses in a TOD.

C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:

1. Whether the street or other means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access;
2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:
   a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;
   b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property;
   c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.
3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;
4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;
5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and
6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.

If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.

Analysis: The proposed planned development is for a retail shopping center on 8.187 acres. A retail development of similar scope was constructed on the adjacent parcel of property to the north in 2005.

Along the west property line there is small scale existing retail along 300 West. The property to the south is currently vacant but is used for open storage and has been licensed as a towing yard. The Utah Transit Authority Light Rail Transit Corridor (UTA TRAX) line operates on the property east of the property. The tracks create a barrier between a recently constructed multi-family residential property and the proposed development. The proposed development is compatible with the surrounding properties and will not have negative impacts.

Because of the similar nature in adjacent uses, landscape buffering will not be a requirement of the developer. Perimeter parking lot landscaping will be required and has been included in the submitted landscaping plan.

Required parking for a retail shopping center proposed at 90,361 square feet would require 182 stalls. The proposed parking facility build as proposed would have 476 stalls. This excess space does provide potential for development in the future. The developer has proposed to rebuild the existing parking facility located behind a small retail center located along 300 West. This new facility would be improved and would be connected with the larger parking facility proposed for the Firm Marketplace.

The developer has also proposed access and cross easements creating a better connected transportation system. Currently both 1400 South and High Avenue dead end near the east property line, with the proposed easements both streets will be connected. This should be an improvement upon the existing transportation options in the area for access and safety.

With regard to engineering issues enumerated above, the Transportation Division, City Engineer, and Public Utilities have reviewed the petition and recommended approval subject to compliance with City Code and applicable policies.

Finding: With respect to vehicle access, vehicle circulation, parking area, and utility services, staff finds the proposed planned development compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. Furthermore, the proposed use is permitted within the C-G zoning district.

D. Landscaping: Existing mature vegetation on a given parcel for development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;

Analysis: Most of the property is currently vacant with some portions of the property being covered by asphalt in degrading conditions and the remainder in noxious weeds. The only mature vegetation on the property is located along the east property line adjacent to the UTA TRAX line. The existing trees are in poor condition and located on both sides of the property line. A new strip of landscaping will be included along 2/3 of the east property line to replace the trees that will be removed.

The applicant is proposing to remove all existing vegetation on the property. The proposed development does include 108 trees and 730 shrubs on the entirety of the project. The submitted landscape plans state that the plant list was based on the list titled “Water Conserving Plants For Salt Lake City.”

As proposed the planned development would exceed the amount of required landscaping for the development but has requested through the Planned Development process the ability to relocate some of the required landscaping. There are proposed property lines that divide the retail shopping center as well as the accompanying parking facilities. 21A.48.070C would require that perimeter landscaping would be

required along the entire length of the parking facility. The applicant has proposed to eliminate the perimeter landscaping but to add more than the required landscaping on alternative locations. The applicant has also requested to shorten a section of perimeter landscaping located along the south property line from the required 7 feet to 4 feet. These enhanced areas are proposed at the entranceway at 300 West and along the street frontages of High Street and 1400 South.

Finding: Proposal does sufficiently comply with this standard by utilizing water conserving plants and appropriately designing a landscape plan for the development.

E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;

Analysis: There are currently no buildings or any other significant features on the property.

Finding: The proposed planned development will not impact any historically or architecturally significant structure.

F. Compliance with Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.

Analysis: The proposed development does comply with existing Zoning Code regulations except in those areas that were earlier mentioned in the request portion of the staff report. Information provided by other city departments has not mentioned any applicable code or ordinance requirements that cannot reasonably be met.

Finding: Staff finds the proposed planned development conforms with all applicable regulations except as has been recommended in earlier portions of the staff report.

.

Attachment A

Site Plan and Elevation Drawings

FIRM MARKETPLACE
PRELIMINARY DEVELOPMENT PLAN
SEC 300 WEST AND 1400 SOUTH
SALT LAKE CITY, UTAH

OWNER/APPLICANT

ENGINEERING CONSULTANT

LANDSCAPE ARCHITECT

SURVEYOR

GEOTECHNICAL ENGINEER

ENVIRONMENTAL CONSULTANT

TRAFFIC ENGINEER

UTILITY CONTACTS

FIRE PROTECTION:

ELECTRIC:

WATER:

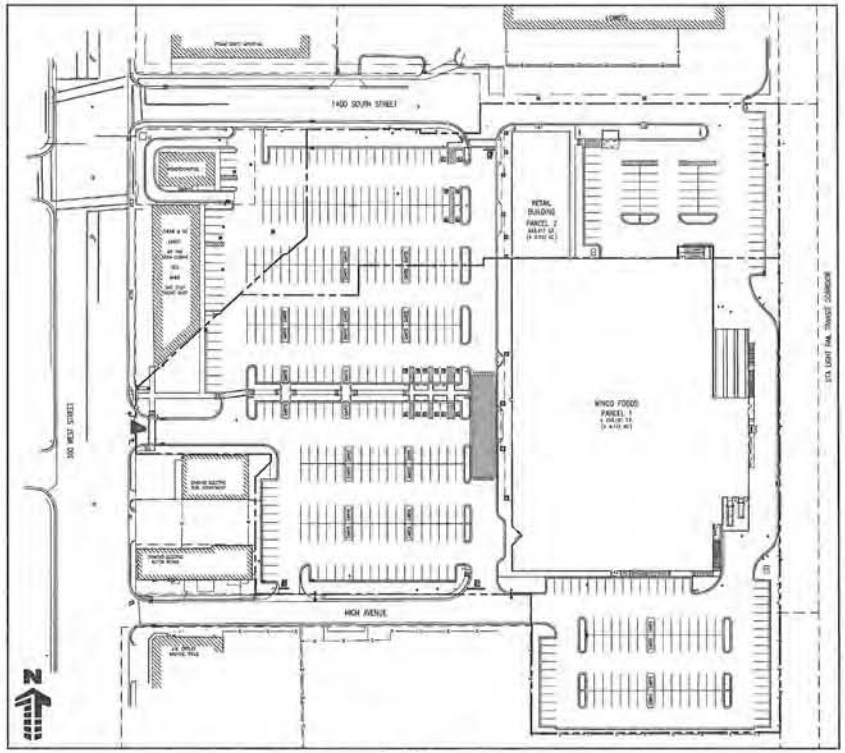
NATURAL GAS

STORM SEWER:

TELEPHONE:

SANITARY SEWER:

DATE OF PREPARATION



SITE MAP

VICINITY MAP

ZONNING MAP

SHEET INDEX

SHEET	DESCRIPTION	REV/DATE
1	COVER SHEET	
1of2	A.L.T.A. / A.C.S.M. LAND TITLE SURVEY	
2of2	A.L.T.A. / A.C.S.M. LAND TITLE SURVEY	
2	SITE PLAN	
3	HORIZONTAL CONTROL PLAN	
4	GRADING PLAN	
5	UTILITY PLAN	
6	LANDSCAPE PLAN	
A1	PRELIMINARY BUILDING ELEVATIONS	
A2.1	RETAIL SHOPS ELEVATIONS	

SITE DATA:

SITE AREA:	358,000 SF	8.19 ACRES
BUILDING FOOTPRINT:		
PARCEL 1 (WINCO)	81,261 SF (1.87 ACRES)	22.69 OF SITE
PARCEL 2 (RETAIL)	9,100 SF (0.21 ACRES)	2.53 OF SITE
TOTAL	90,361 SF (2.07 ACRES)	25.19 OF SITE
PARKING/ROADS/WALKS		
PARCEL 1 (WINCO)	164,050 SF (3.77 ACRES)	46.05 OF SITE
PARCEL 2 (RETAIL)	69,619 SF (1.59 ACRES)	19.53 OF SITE
LANDSCAPE AREAS		
PARCEL 1 (WINCO)	22,228 SF (0.51 ACRES)	6.25 OF SITE
PARCEL 2 (RETAIL)	10,350 SF (0.24 ACRES)	2.94 OF SITE
PARKING:		
PARKING SPACES REQUIRED:		
PARCEL 1 (WINCO) (2 SPACES/1,000 SF) (81,261 SF BLDG)		= 163 SPACES
PARCEL 2 (RETAIL) (2 SPACES/1,000 SF) (9,100 SF BLDG)		= 19 SPACES
TOTAL		= 182 SPACES
PARKING SPACES PROVIDED:		
PARCEL 1 (WINCO) REGULAR		= 322 SPACES
PARCEL 1 (WINCO) HANDICAP		= 12 SPACES
PARCEL 2 (RETAIL) REGULAR		= 135 SPACES
PARCEL 2 (RETAIL) HANDICAP		= 9 SPACES
TOTAL		= 478 SPACES

GENERAL SITE NOTES:

LEGAL DESCRIPTION

PROJECT BENCHMARKS:

BASIS OF BEARINGS

CALL BLUE STAKES
LOCATION CENTER
1-800-662-4111

Galloway
Planning Architecture Engineering
Salt Lake City, Utah 84119
801.255.9669 P
801.255.9667 F
www.gallowaycorp.com

WinCo FOODS

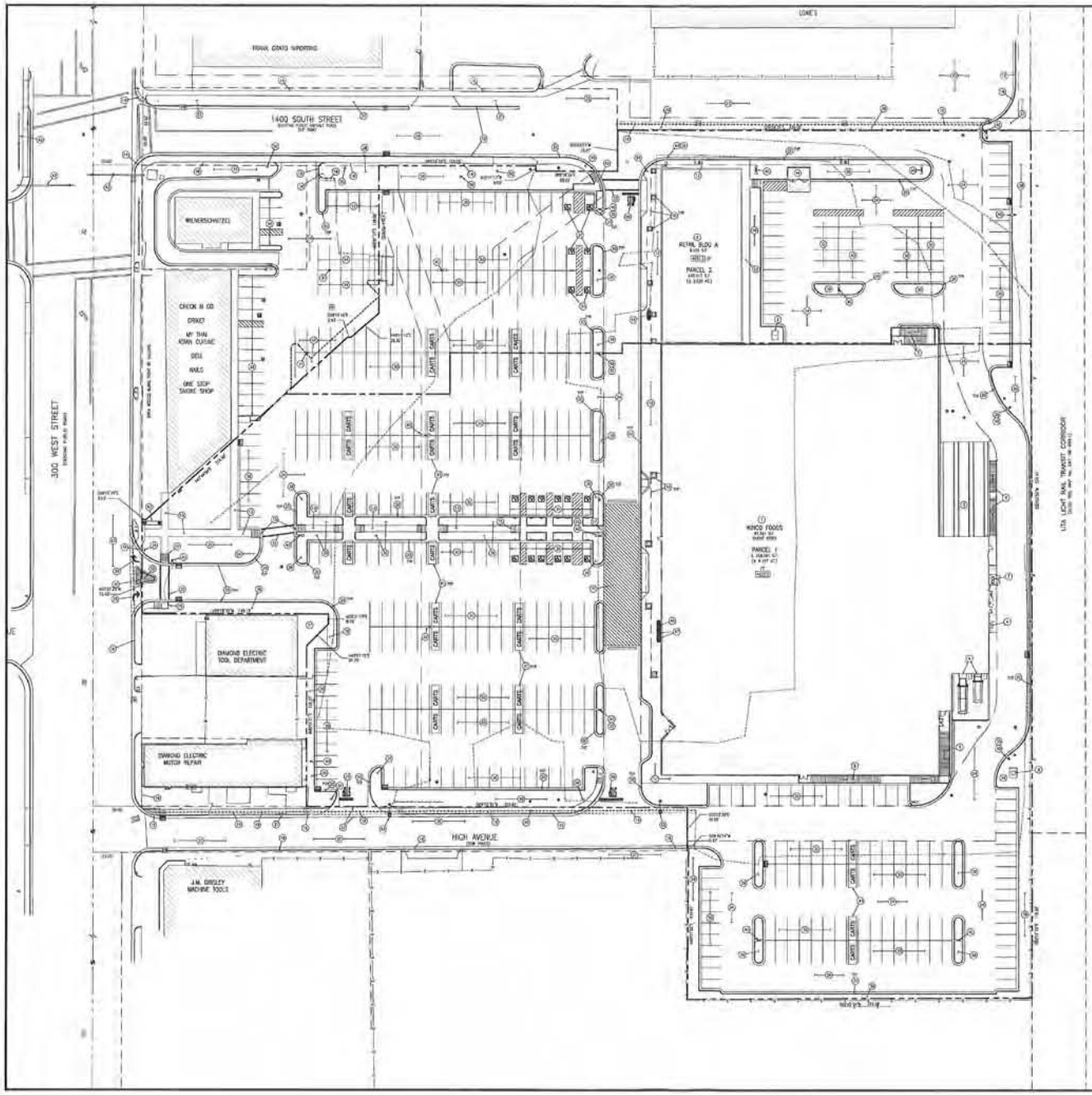
WOODBURY CORPORATION

PRELIMINARY DEVELOPMENT PLAN
FIRM MARKETPLACE
300 WEST & 1400 SOUTH
SALT LAKE CITY, UTAH

Project No: H07090003
Drawn By: JSA
Checked By: RDB
Date: AUGUST 2010
Revisions: 1st Submittal Comments

COVER SHEET

1



SITE LEGEND

SCHEDULE

SEE HORIZONTAL CONTROL PLAN FOR DIMENSIONS, PARKING NUMBERS AND TRAFFIC FLOW

SEE UTILITY PLANS FOR INFORMATION ON EXISTING AND PROPOSED UTILITIES

CALL BLUE STAKES
LOCATION CENTER
1-800-662-4111

Galloway
Planning, Architecture, Engineering
Corporate Office: 10690 S. 700 E.
Sandy, Utah 84070
Commercial Office: 150 W. 1700 S.
Salt Lake City, Utah 84115
801-576-0444 P
801-576-0445 F
www.gallowayinc.com

WinCo FOODS

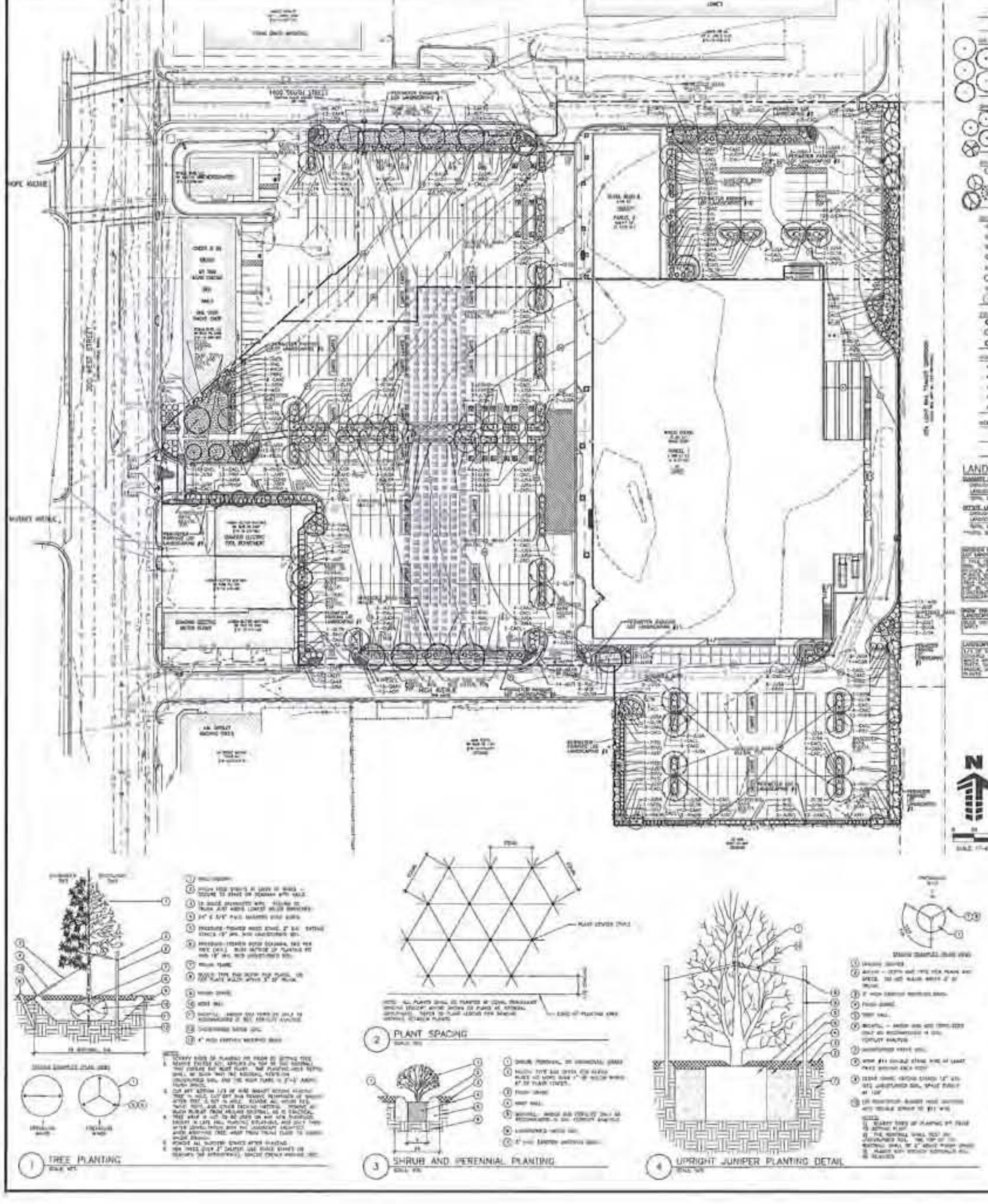
WOODBURY CORPORATION

PRELIMINARY DEVELOPMENT PLAN
FARM MARKETPLACE
300 WEST & 1400 SOUTH
SALT LAKE CITY, UTAH

Project No. 4C1200001
Drawn Scale 1"=40'
Designed By DHR
Drawn By KCG
Date AUGUST 2012
File Name 4C1200001 SP- Site Plan

SITE PLAN

2



PLANTING LEGEND

108

730

LANDSCAPE TABLE

PLANTING NOTES

SOD NOTES:

MULCH NOTES

IRRIGATION CONCEPT

TREE PROTECTION NOTES

LANDSCAPE SUBMITTAL, GUARANTEE, AND MAINTENANCE

Galloway

WinCo FOODS

WOODBURY CORPORATION

PRELIMINARY DEVELOPMENT PLAN
FRM MARKETPLACE

300 WEST & 1400 SOUTH
SALT LAKE CITY, UTAH

LANDSCAPE PLAN

6

PERSPECTIVE

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

No.	Revisions	Date	Drawn By	Chk'd By	Appr'd By

Galloway
Planning, Architecture, Engineering
10690 S. Progress Way, Suite 100
Sandy, Utah 84070
801.255.5000
801.255.5001 fax
www.galloway-pae.com

WinCo FOODS

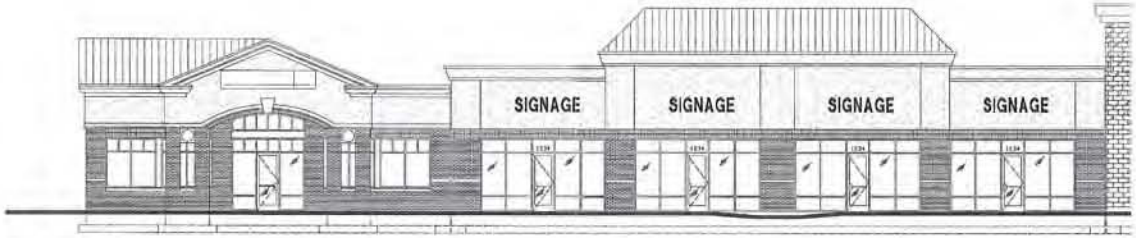
WOODBURY CORPORATION

PRELIMINARY DEVELOPMENT PLAN
FRM MARKETPLACE
500 WEST & 1400 SOUTH
SALT LAKE CITY, UTAH

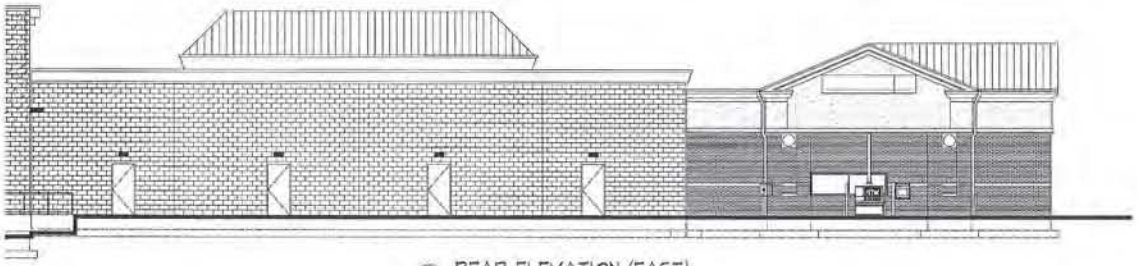
Project No. WCF000002
Sheet Scale: AS SHOWN
Designed By: JJA
Drawn By: RDG
Date: AUGUST 2015
Size: 24"x36" or 22"x34" (Arch D)

PRELIMINARY BUILDING ELEVATIONS

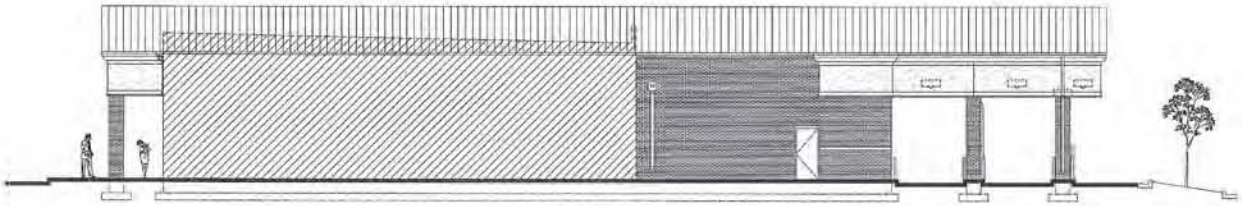
A1



1 FRONT ELEVATION (WEST)
1/8" = 1'-0"



2 REAR ELEVATION (EAST)
1/8" = 1'-0"



3 RIGHT ELEVATION (SOUTH)
1/8" = 1'-0"

4 LEFT ELEVATION (NORTH)
1/8" = 1'-0"

WOODBURY CORPORATION
LEON R. WOODBURY AND ASSOCIATES, ARCHITECTS
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109
(801) 485-7770

RETAIL SHOPS ELEVATIONS
FIRM MARKETPLACE
SALT LAKE CITY, UTAH

DRAWN DATE
AUGUST 18 2010
REVISED DATE

FIRM-A21
A2.1

Attachment B

Proposed Subdivision Plat

FIRM MARKETPLACE SUBDIVISION

A RE-SUBDIVISION OF ANNEX TO DESKY'S SECOND ADDITION IN BLOCK 10, FIVE ACRE PLAT "A"
LOCATED IN THE NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, James Dale Pitkin, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah and that I hold certificate number 171546 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I further certify that I have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah Code, and have verified measurements shown, and have subdivided said property into lots hereafter to be known as FIRM MARKETPLACE SUBDIVISION and that the same has been surveyed and monuments have been placed on the ground as shown hereon.

Date: October 8, 2010

James D. Pitkin, PLS.
License No. 171546

PROFESSIONAL LAND SURVEYOR — No. 171546 — JAMES DALE PITKIN — STATE OF UTAH

BOUNDARY DESCRIPTION

A parcel of land located within Block 10, Five Acre Plat 'A', Salt Lake City Survey and in Blocks 1 & 2 of Annex to Desky's Second Addition, recorded in Book C at Page 132 in the Office of the Salt Lake County Recorder and also in the Northeast Quarter of Section 13, Township 1 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

BEGINNING at the Northwest corner of Lot 13, Block 1 of said Annex to Desky's Second Addition, which is South 89°56'35" East 419.52 feet and South 00°03'25" West 33.01 feet from the Salt Lake City Survey monument found in the intersection of 1400 South Street and 300 West Street (the basis of bearings is North 00°01'05" West 2618.10 feet along the monument line of 300 West Street measured between the Salt Lake City Survey monuments found at the intersections of 1700 South Street and 1330 South Street) and running thence North 00°03'25" East 33.01 feet to the southerly boundary line of Lowe's Subdivision recorded 8/03/06 in the Office of the Salt Lake County Recorder in Book 2006P at Page 215; thence South 89°56'35" East 330.05 feet along said subdivision to the easterly line of said Block 1, Annex to Desky's Second Addition and the westerly boundary line of the UTA Light Rail Transit Corridor as delineated on that certain Record of Survey Map filed as No. 597-09-0651 in the Office of the Salt Lake County Surveyor; thence South 00°00'55" West 374.41 feet along said line; thence South 00°01'18" West 118.89 feet along said UTA boundary line; thence South 89°45'14" West 274.98 feet; thence North 00°27'22" East 118.81 feet to the southerly boundary line of that certain Road Vacation published July 27, 1971 as Bill No. 69; thence South 89°45'14" West 0.87 feet along said line; thence North 00°03'30" East 34.46 feet along the westerly boundary line of said Road Vacation to the easterly boundary line of High Avenue; thence North 89°56'30" West 303.81 feet along said road to the center line of a Vacated Alley; thence North 00°01'21" East 128.37 feet along said center line; thence North 45°01'15" East 24.76 feet along said center line; thence North 00°01'17" East 8.26 feet along said center line; thence North 89°56'35" West 149.18 feet to the easterly boundary line of 300 West Street; thence North 00°01'25" West 75.03 feet along said line; thence South 89°56'35" East 3.42 feet; thence North 47°46'00" East 216.98 feet; thence South 89°49'48" East 2.93 feet; thence North 49°01'12" East 26.39 feet; thence North 00°01'17" East 118.05 feet to the southerly boundary line of 1400 South Street; thence South 89°56'35" East 125.05 feet along said line; thence South 00°01'17" West 4.00 feet; thence South 89°56'35" East 66.02 feet to the POINT OF BEGINNING.

Contains 355,608 square feet or 8.167 acres.

OWNER'S DEDICATION

Know all by these presents that we (I)_____ of Northrop Grumman Guidance and Electronics Company, Inc., the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots to hereafter be known as FIRM MARKETPLACE SUBDIVISION, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do further dedicated the easements as shown for the use by all suppliers of utility or other necessary services.

In witness whereof, we (I) have hereunto set our (my) hand this _____ day of _____, _____.

_____
FIRM MARKETPLACE, LLC.
Printed Name:
Title:

ACKNOWLEDGMENT

STATE OF
COUNTY OF } ss

On the_____day of_____A.D., 20___, personally appeared before me, the undersigned notary. _____ who, after being duly sworn, testified to me that he/she is the_____of the company of FIRM MARKETPLACE, LLC., and that the foregoing instrument was signed in behalf of said company, and said person acknowledged to me that said corporation executed the same.

Notary Public:
Residing at:
My Commission Expires: _____

FIRM MARKETPLACE SUBDIVISION

VICINITY MAP

STATEMENT OF ACCURACY

The survey measurements completed for the preparation of this plat and map were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys".

ROCKY MOUNTAIN POWER

"Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."

NOTICE TO PURCHASERS

1. The survey was completed and the corners set as of the date of recording.
2. Bearings and distances shown are measured unless noted otherwise. Those shown in parenthesis reflect record or reference information.
3. A Commitment for Title Insurance, File No. 48307, was provided for this Subdivision by Title West Title Company. Exceptions referenced hereon are based upon "Schedule B – Part II, "Exceptions" as set forth therein.
4. Notice is hereby given that the Salt Lake City Fire Marshall, in connection with site plan approvals and the issuance of building permits, may impose, in accordance with City Ordinances, requirements respecting construction of additional on-site fire hydrants and/or fire fighting apparatus access, based upon an examination of the proposed building structure's size, height, bulk, or construction type, to be paid for by the permit applicant and installed and tested prior to any occupancy of any building structures.

NOTICE TO PURCHASERS – EXCEPTIONS TO TITLE

(Schedule B Part II, File No. 48307, Title West Title Company)

1–11 Standard exceptions not shown or addressed.

(12) The Ordinance recorded November 22, 2005 as Entry No. 9569336 in Book 9220 at Page 4101 is blanket in nature and affects the entire area of the subject property and all adjacent lands as described therein.

13 Intentionally deleted.

(14) The Reservations for Mineral, Oil and Gas underlying the property described in the Quit Claim Deed recorded August 28, 2000 as Entry No. 7707303 in Book 8383 at Page 9024 affects the area of Parcel 2 as described therein as Parcel 5. Parcel 4 described in said deed appears to contain an error referencing a location in 'Block 1', which may actually be in 'Block 2'.

15–18 Intentionally deleted.

(19) Existing easements for utilities which may have been constructed through, over or under the vacated streets and alleys affect the subject property and are shown hereon (crossed-hatched areas).

20–22 Intentionally deleted.

(23) The Easement in favor of Utah Power & Light Company recorded April 14, 1997 as Entry No. 2931440 in Book 4474 at Page 1139 affects a portion of Parcel 3 and is shown hereon.

(24) The Minor Subdivision Amendment recorded May 10, 2004 as Entry No. 9057856 in Book 8985 at Page 4478 affects all of Parcels 2 and 3 of the subject property.

25–28 Intentionally deleted.

29 The Certificate of Noncompliance recorded March 14, 1997 as Entry No. 6594153 in Book 7619 at Page 390 is not believed to affect Parcel 2 of the subject property (Tax Parcel No. 15-13-212-004 as described therein) since no single family structures exist on the subject property at this date.

(30) A 5' Wide Easement in Favor of Mountain States Telephone and Telegraph Company recorded June 14, 1977 as Entry No 2656668 in Book 4502 at Page 1436 affects Parcel 3 of the subject property. The location of the easement is tied to the northwest corner of "Lot 8", which is not specified as being in "Block 1 or 2" of the Desky's subdivision. The location shown hereon presumes it's located in Block 1.

(31) The Definition of Restrictions and Cross Easement Agreement recorded March 28, 2008 as Entry No. 10385405 in Book 9587 at Page 6599 is blanket in nature affecting the majority of the subject property and the properties adjacent to the west other than those areas specifically described or shown on the exhibits therein. The areas for 'No Build', 'Building Limit' & 'Pylon Sign' are shown as best can be determined from the reduced copy in the document provided. The easement for 'Ingress and Egress' was not easily discernable from the reduced copy of Exhibit A in the document provided.

(32) The Memorandum of Lease recorded May 26, 2010 as Entry No. 10959550 and 10959701 in Book 9828 at Pages 3647 and 4738 affects the entire area of the subject property as described therein.

SALT LAKE VALLEY HEALTH

APPROVED THIS_____DAY OF_____.

_____
SALT LAKE VALLEY HEALTH DEPARTMENT

DEVELOPER / OWNER

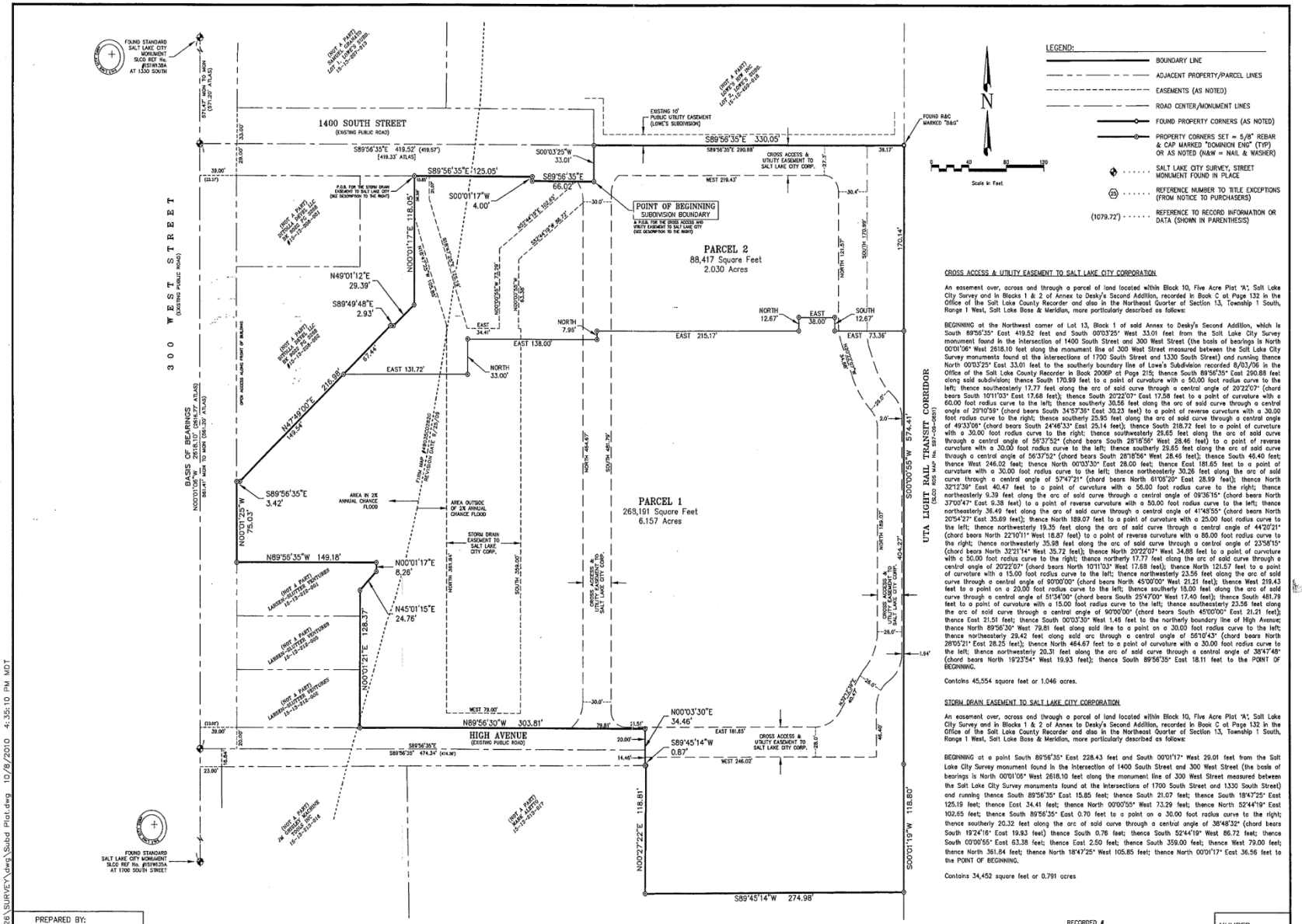
FIRM MARKETPLACE, LLC.
2733 E. PARLEYS WAY, SUITE 300
SALT LAKE CITY, UT 84109

FIRM MARKETPLACE SUBDIVISON

LOCATED IN THE
NORTHEAST QUARTER OF SECTION 13 ,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, S.L.B.&M.

NUMBER_____	PREPARED BY:	PUBLIC UTILITIES DEPARTMENT	CITY PLANNING DIRECTOR	CITY ENGINEERING DIVISION	CITY ATTORNEY	CITY APPROVAL	SALT LAKE COUNTY RECORDER	NUMBER_____
ACCOUNT_____	Dominion Engineering Associates, L.C. 5664 South Green Street Murray, Utah 84123 801-713-3900	APPROVED AS TO SANITARY SEWER, STORM DRAINAGE, AND WATER UTILITY DETAIL THIS _____DAY OF _____A.D. _____	APPROVED THIS_____DAY OF _____ BY THE SALT LAKE CITY PLANNING COMMISSION.	I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.	APPROVED AS TO FORM THIS _____ DAY OF _____ AD _____, AND IS HEREBY APPROVED.	PRESENTED TO SALT LAKE CITY THIS _____DAY OF _____ AD _____, AND IS HEREBY APPROVED.	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____	ACCOUNT_____
SHEET 1							DATE _____ TIME _____ BOOK _____ PAGE _____	SHEET 1
OF 2 SHEETS		SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	SALT LAKE CITY PLANNING DIRECTOR	CITY ENGINEER DATE / CITY SURVEYOR DATE	SALT LAKE CITY ATTORNEY	SALT LAKE CITY MAYOR / SALT LAKE CITY CHIEF DEPUTY RECORDER	$ FEES / SALT LAKE COUNTY RECORDER	OF 2 SHEETS

P:\WINCO SLC 1728\SURVEY\dwg\Subd Plat.dwg 10/8/2010 4:35:10 PM MDT



LEGEND:

- BOUNDARY LINE
- ADJACENT PROPERTY/PARCEL LINES
- EASEMENTS (AS NOTED)
- ROAD CENTER/MONUMENT LINES
- FOUND PROPERTY CORNERS (AS NOTED)
- PROPERTY CORNERS SET = 5/8" REBAR & CAP MARKED "DOMINION ENG" (TYP) OR AS NOTED (N&W = NAIL & WASHER)
- SALT LAKE CITY SURVEY, STREET MONUMENT FOUND IN PLACE
- (23) REFERENCE NUMBER TO TITLE EXCEPTIONS (FROM NOTICE TO PURCHASERS)
- (1079.72') REFERENCE TO RECORD INFORMATION OR DATA (SHOWN IN PARENTHESIS)

CROSS ACCESS & UTILITY EASEMENT TO SALT LAKE CITY CORPORATION

An easement over, across and through a parcel of land located within Block 10, Five Acre Plat "A", Salt Lake City Survey and in Blocks 1 & 2 of Annex to Desky's Second Addition, recorded in Book C at Page 132 in the Office of the Salt Lake County Recorder and also in the Northeast Quarter of Section 13, Township 1 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

BEGINNING at the Northwest corner of Lot 13, Block 1 of said Annex to Desky's Second Addition, which is South 89°56'35" East 419.52 feet and South 00°03'25" West 33.01 feet from the Salt Lake City Survey monument found in the intersection of 1400 South Street and 300 West Street (the basis of bearings is North 00°01'06" West 2618.10 feet along the monument line of 300 West Street measured between the Salt Lake City Survey monuments found at the intersections of 1700 South Street and 1330 South Street) and running thence North 00°03'25" East 33.01 feet to the southerly boundary line of Lowe's Subdivision recorded 8/03/06 in the Office of the Salt Lake County Recorder in Book 2006P at Page 215; thence South 89°56'35" East 290.88 feet along said subdivision; thence South 170.99 feet to a point of curvature with a 50.00 foot radius curve to the left; thence southeasterly 17.77 feet along the arc of said curve through a central angle of 20°22'07" (chord bears South 10°11'03" East 17.68 feet); thence South 20°22'07" East 17.58 feet to a point of curvature with a 60.00 foot radius curve to the left; thence southerly 30.56 feet along the arc of said curve through a central angle of 29°10'59" (chord bears South 34°57'36" East 30.23 feet) to a point of reverse curvature with a 30.00 foot radius curve to the right; thence southerly 25.95 feet along the arc of said curve through a central angle of 49°33'06" (chord bears South 24°46'33" East 25.14 feet); thence South 218.72 feet to a point of curvature with a 30.00 foot radius curve to the right; thence southwesterly 29.65 feet along the arc of said curve through a central angle of 56°37'52" (chord bears South 28°18'56" West 28.46 feet) to a point of reverse curvature with a 30.00 foot radius curve to the left; thence southerly 29.65 feet along the arc of said curve through a central angle of 56°37'52" (chord bears South 28°18'56" West 28.46 feet); thence South 46.40 feet; thence West 246.02 feet; thence North 00°03'30" East 28.00 feet; thence East 181.65 feet to a point of curvature with a 30.00 foot radius curve to the left; thence northeasterly 30.26 feet along the arc of said curve through a central angle of 57°47'21" (chord bears North 61°05'20" East 28.99 feet); thence North 32°12'39" East 40.47 feet to a point of curvature with a 56.00 foot radius curve to the right; thence northeasterly 9.39 feet along the arc of said curve through a central angle of 09°36'15" (chord bears North 37°00'47" East 9.38 feet) to a point of reverse curvature with a 50.00 foot radius curve to the left; thence northeasterly 36.49 feet along the arc of said curve through a central angle of 41°48'55" (chord bears North 20°54'27" East 35.69 feet); thence North 189.07 feet to a point of curvature with a 25.00 foot radius curve to the left; thence northwesterly 19.35 feet along the arc of said curve through a central angle of 44°20'21" (chord bears North 22°10'11" West 18.87 feet) to a point of reverse curvature with a 85.00 foot radius curve to the right; thence northwesterly 35.98 feet along the arc of said curve through a central angle of 23°58'15" (chord bears North 32°21'14" West 35.72 feet); thence North 20°22'07" West 34.88 feet to a point of curvature with a 50.00 foot radius curve to the right; thence northerly 17.77 feet along the arc of said curve through a central angle of 20°22'07" (chord bears North 10°11'03" West 17.68 feet); thence North 121.57 feet to a point of curvature with a 15.00 foot radius curve to the left; thence northwesterly 23.56 feet along the arc of said curve through a central angle of 90°00'00" (chord bears North 45°00'00" West 21.21 feet); thence West 219.43 feet to a point on a 20.00 foot radius curve to the left; thence southerly 15.00 feet along the arc of said curve through a central angle of 51°34'00" (chord bears South 25°47'00" West 17.40 feet); thence South 481.79 feet to a point of curvature with a 15.00 foot radius curve to the left; thence southeasterly 23.56 feet along the arc of said curve through a central angle of 90°00'00" (chord bears South 45°00'00" East 21.21 feet); thence East 21.51 feet; thence South 00°03'30" West 1.46 feet to the northerly boundary line of High Avenue; thence North 89°56'30" West 79.81 feet along said line to a point on a 30.00 foot radius curve to the left; thence northwesterly 29.42 feet along said arc through a central angle of 56°10'43" (chord bears North 28°05'21" East 28.25 feet); thence North 464.67 feet to a point of curvature with a 30.00 foot radius curve to the left; thence northwesterly 20.31 feet along the arc of said curve through a central angle of 38°47'48" (chord bears North 19°23'54" West 19.93 feet); thence South 89°56'35" East 18.11 feet to the POINT OF BEGINNING.

Contains 45,554 square feet or 1.046 acres.

STORM DRAIN EASEMENT TO SALT LAKE CITY CORPORATION

An easement over, across and through a parcel of land located within Block 10, Five Acre Plat "A", Salt Lake City Survey and in Blocks 1 & 2 of Annex to Desky's Second Addition, recorded in Book C at Page 132 in the Office of the Salt Lake County Recorder and also in the Northeast Quarter of Section 13, Township 1 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

BEGINNING at a point South 89°56'35" East 228.43 feet and South 00°01'17" West 29.01 feet from the Salt Lake City Survey monument found in the intersection of 1400 South Street and 300 West Street (the basis of bearings is North 00°01'05" West 2618.10 feet along the monument line of 300 West Street measured between the Salt Lake City Survey monuments found at the intersections of 1700 South Street and 1330 South Street) and running thence South 89°56'35" East 15.85 feet; thence South 21.07 feet; thence South 18°47'25" East 125.19 feet; thence East 34.41 feet; thence North 00°00'55" West 73.29 feet; thence North 52°44'19" East 102.65 feet; thence South 89°56'35" East 0.70 feet to a point on a 30.00 foot radius curve to the right; thence southerly 20.32 feet along the arc of said curve through a central angle of 38°48'32" (chord bears South 19°24'16" East 19.93 feet) thence South 0.76 feet; thence South 52°44'19" West 86.72 feet; thence South 00°00'55" East 63.38 feet; thence East 2.50 feet; thence South 359.00 feet; thence West 79.00 feet; thence North 361.84 feet; thence North 18°47'25" West 105.85 feet; thence North 00°01'17" East 36.56 feet to the POINT OF BEGINNING.

Contains 34,452 square feet or 0.791 acres

PREPARED BY:

Dominion Engineering Associates, L.C.
5984 South Green Street
Murray, Utah 84123 801-713-3000

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF

DATE _____ TIME _____ BOOK _____ PAGE

FEE $ SALT LAKE COUNTY RECORDER

NUMBER

ACCOUNT

SHEET 2

OF 2 SHEETS

P:\WINCO SLC 1726\SURVEY\dwg\Subd Plat.dwg 10/8/2010 4:35:10 PM MDT

Attachment C

Department Comments

Firm Marketplace Planned Development
20 September 2010

Police Review
Nothing

Public Utilities—Justin Stoker (801)483-6786
The preliminary development plan is satisfactory in concept. A few items that will need to be reviewed are revised pertain to how the water and sewer mains in 1400 South and High Avenue transition from publically maintained to privately maintained. Note that detector check valves must be located outside of drive surfaces. Water meters must be located perpendicular to the water main tap. Special permission is required for 8-inch sewer mains located on-site. It must be petitioned for with a justification letter and supporting engineering calculations. Please coordinate with landscape architect. Trees are not allowed within 10-ft of water meters or detector check assemblies. Make sure that all easements are in place between Lot 1 and Lot 2 regarding shared utilities, drainage, and access.

Building Review—Ken Brown (801)535-6179
The Zoning review comments are as follows;
1405 South 300 West
1. Property lines not indicated.
2. Separate permit required for all work on this site.
1423 South 300 West
1. All property lines not indicated.
2. Separate permit required for all work on this site.
3. Interior and perimeter parking lot landscaping per 21A.48.070 has not been provided for this site nor has adequate documentation been provided to determine compliance. The use of Equivalents as noted on the Landscape plan is not recognized by this ordinance (21A.48.070 does not permit a reduction in the required total number of plants).
Retail A & B
1. Separate permit required for all work on this site.
2. Interior and perimeter parking lot landscaping per 21A.48.070 has not been provided for this site nor has adequate documentation been provided to determine compliance. The use of Equivalents as noted on the Landscape plan is not recognized by this ordinance (21A.48.070 does not permit a reduction in the required total number of plants).
3. At the end of 1400 South, defined access must be provided as determined by the Transportation Dept. and noted in a review letter dated September 15, 2010 from Barry Walsh.
4. Cross access/ drainage easements need to be addressed and recorded between the Lowe's and WinCo Foods development.
WinCo Foods
1. Separate permit required for all work on this site.
2. Interior and perimeter parking lot landscaping per 21A.48.070 has not been provided for this site nor has adequate documentation been provided to determine compliance. The use of Equivalents as noted on the Landscape plan is not recognized by this ordinance (21A.48.070 does not permit a reduction in the required total number of plants).
3. Parking is not permitted in the front and corner side yard setback areas as indicated at the end of High Ave.
4. Front and corner side yard landscaping has not been provided as required at the end of High Ave.
5. The perimeter parking lot landscaped area indicated at the south property line is less

than 7' as required.

Transportation Review—Barry Walsh (801)535-6630
Re: Petition PLNSUB2010-00572 for Planned Development for proposed WinCo Grocery & Retail at 247 West 1400 south.

The division of transportation preliminary review comments and recommendations are as follows:

Per the subdivision process to combine lots and create new lots, all public way infrastructures are to be brought up to current Salt Lake City design standards. These standards are not limited to transportation systems improvements to define and regulate the public way. These include: curb & gutter, pedestrian sidewalk ADA compliant, street lighting, roadway pavement and markings, as well as defined access to private property (driveways) etc. The circulation system needs to provide end of road turn around per emergency standards, cul-de sac etc for dead end roadways, and/or access easements for a continuous travel way. (30' corridor connection from the end of 1400 South to the end of High Avenue)
All vehicular driveway access is to comply with the APWA design standards with the pedestrian sidewalk being continuous for a pedestrian primary corridor and defining public and private development. The proposed right only approach on 300 West will need a detailed review for final acceptance due to its location so close to the existing Whitney Avenue "T" intersection.
As part of the PUD and Subdivision Plat cross access and utility easements need to be defined to include pedestrian and vehicular travel, cross drainage, and maintenance agreements. The current proposal indicates access corridors between lot 1 and lot2 as well as with Lowe's to the north and the properties fronting 300 West; 1405 So, Wenerschnitzel, 1423 So. Retail, 1455-1465 So, Diamond Elec.
There are also parking agreements to be documented for each lot to provide ADA stalls compliant with provided parking and 5% bike stalls compliant with required parking for each lot individually.
The parking calculations need to encompass the full PUD impact with further breakdown and correction, (the retail lot 2 notes 125 parking spaces with only 4 ADA stalls and no bike stalls are noted).
Review the circulation widths for uniformity and minimums (fire); 1400 South is a 36' wide roadway and the Lowes isle is 30' wide, your proposal shows a 50' width with conflicting uses. The rear service isle needs to be 26' minimum. High Avenue is 30' wide and the parking isle directly east is only 24' wide.
To improve High Avenue, we suggest reducing the roadway width from 30' to 28' due to the utility impact and installing a 5' sidewalk at the back of the curb on the north side rather than dedicating added right of way to install the walk. We also suggest increasing the parking isle to the east to 28'wide to match.
Revise the drive up proposal for building "B" to show the required five car stacking for each teller/window unit and revise the circulation geometrics for a minimum 28' outside turning radii and 18' inside radii. We recommend a direct exit drive north to the proposed Lowes Easement.
Where ADA stalls are show provide a direct access ramp to the nearest pedestrian walkway and access route to the building.

If you have any questions please feel free to call (801-535-6630) or E-mail, provide PDF drawing for direct plan review coordination.

Engineering Review- Randy Drummond (801)535-6204
TO: JOHN ANDERSON, PRINCIPAL PLANNER, PLANNING FROM: RANDY DRUMMOND, P.E., ENGINEERING DATE: SEPT. 16, 2010 SUBJECT: Firm Marketplace - Winco Grocery- Planned Development 300 West 1420 South PLNSUB2010-00572 City Engineering review comments are as follows:

1. The project proposes to create 2 new commercial lots. Lot 1 will have frontage on 300 West and High Avenue. Lot 2 will have frontage on 1400 South. All Streets have sufficient right-of-way dedication, and have some street improvements.

2. 1400 South: 1400 South is an existing city street with curb & gutter and sidewalk along its north and south sides. SLC Transportation has required either a turn around to be constructed at this terminus, or an access easement from the east end of 1400 South to High Avenue. The proposed site plan for Winco shows additional curb, gutter, and sidewalk to be installed on its frontage (south side of street). The curb and gutter must be installed as per APWA Std. Plan 205A. The sidewalk must be installed as per APWA Std. Plan 231.
3. High Avenue: High Avenue is an existing concrete street with curb and gutter, but no sidewalk. SLC Transportation has required a 5' wide sidewalk as per APWA Plan 231 be installed along the entire Winco frontage and west to 300 West. It is anticipated that the north curb and gutter will be replaced to allow for the sidewalk to be installed, and this curb and gutter shall be installed as per APWA Plan 205A. Any required pavement patching of the existing concrete roadway shall be performed as per APWA Std. Plans 256 and 261.
4. 300 West: SLC Transportation must review the drive approach design, and street lighting.
5. The developer must enter into a subdivision improvement construction agreement. This agreement requires the payment of a stepped fee starting at 5% of the estimated cost of constructing the public road improvements. A security device is required for the estimated cost of the public road and utility improvements. The developer should contact Joel Harrison (535-6234) to discuss insurance requirements for the project.

6. A full set of mylar subdivision plans, including a standard SLC subdivision cover sheet with signature blocks, is required. Approval from the following City offices is required on the cover sheet: SLC Fire Department SLC Public Utility Department SLC Transportation Division SLC Engineering Division SLC Planning Division
7. The developer must enter into agreements required by the SLC Public Utility Department and pay the required fees.
8. At least one member of each concrete finishing crew must be ACI certified. The name of the ACI certified finisher must be provided at the pre-construction meeting for the project.
9. The construction contractor must file a Notice of Intent with the State of Utah, Department of Environmental Quality, Division of Water Quality, to comply with the NPDES permitting process. A copy of the pollution prevention plan must also be submitted to the SLC Public Utility Department.
10. A plat will be required. I have included a copy of the plat checklist for use by the applicant's surveyor in preparing the plat

Fire Review
Nothing

November 1, 2010

John Anderson, Planning

Re: Petition PLNSUB2010-00572 Planned development for proposed WinCo Grocery, 2nd submittal review.

The division of transportation review comments and recommendations are as follows:

Please review the "Definition of Restrictions and Cross Easement Agreement" between Firm Marketplace and DiTolla Development that notes section C-1 referral to paragraph 3 etc about the parking in the amounts required by code to support the buildings on the DiTolla Parcel, as depicted in Exhibit A-1. The Exhibit A-1 does not match the revised site plan. Also please provide parking calculations for the DiTolla site to confirm the parking compliance and document the excess parking and shared parking "from time to time".

The parking calculations noted on Sheet 1 do not match the parking layout on sheet 2 and do not document the required 5% bike parking. Please include the parking calculations for the DiTolla dev site.

As noted before the driveways are to be per APWA standards with the pedestrian sidewalks to be continuous thru the approach giving the pedestrian the primary right of way. All driveway are to be concrete with the lip in line with the asphalt pavement roadway to develop a physical (visual) separation between public roadway, drive approaches, and private isle & easements.
Please note the existing concrete division between the east end of 1400 South and the Lowes service area. A like application is suggested to terminate the public roadway and the private parking and service isles for both 1400 South and High Avenue.
Please provide turning geometrics as required to justify the proposed driveway radii and APWA 225 type approaches shown. The west drive approach shown on High Avenue is to be an APWA 215 approach. Also provide a detail of the "Right only" approach on 300 West with the pedestrian sidewalk to be continuous and in line with the public right of way.

The ADA ramp in front of the store is to align with the pedestrian corridor.

These review comments and for preliminary review status, final review comments will follow Civil and Architectural drawings.

Sincerely,

Barry Walsh

Memorandum

To: John Anderson, Planning Division

From: Ken Brown, Senior Development Review Planner

Date: October 26, 2010

Re: Petition PLNSUB2010-00572 Planned Development for proposed Winco Grocery, 2nd Submission

---

This development is not being designed in a manner consistent with 21A.48.070 and will require careful consideration by the Planning Commission to determine if the intent is being met in the following areas;

1) This development proposes to eliminate the landscaping that currently exists at the 1405 South and 1423 South 300 West location and replace it with asphalt.
2) Documentation of the required 7' perimeter parking lot landscaping for each parcel has not been provided for the Planning Commissions' review, nor is there documentation as to where the required number of shade trees and shrubs will be provided within 7' of the edge of each parking lot as required.
3) Documentation of the required interior parking lot landscaping for each parcel has not been provided for the Planning Commissions' review (5% minimum), nor is there documentation as to where the required number of shade trees will be provided within the interior of each parking lot in areas at least 5' feet in least dimension and a minimum of 120 square feet in area.
4) All landscaped areas must be properly dimensioned on each parcel to show depth, width and area, where appropriate.
5) Perimeter parking lot landscape areas which are shown at less than 7' as measured from the back of parking lot curb should be adjusted accordingly.

Attachment D

Site Photos

Area of proposed development looking west towards the TRAX line.

Area of proposed development looking west towards 300 West. Existing retail along 300 West is visible.

Area of proposed development looking towards the southeast.

Photo shows the rear of existing retail development along 300 West.