

SITE PLANS

CONCEPT PLAN

- ___ Application form /Application Fee Paid
- ___ (1) 11" x 17" drawing
- ___ Name, address and phone number of applicant
- ___ Name of project and proposed use/Parcel location & boundary
- ___ Existing and proposed streets and access
- ___ General locations of proposed buildings, landscape and parking areas
- ___ Existing waterways, major utilities & easements
- ___ Flood boundary & Soil Conditions
- ___ Adjacent parcels, owners, buildings
- ___ Significant features on or adjacent to the property

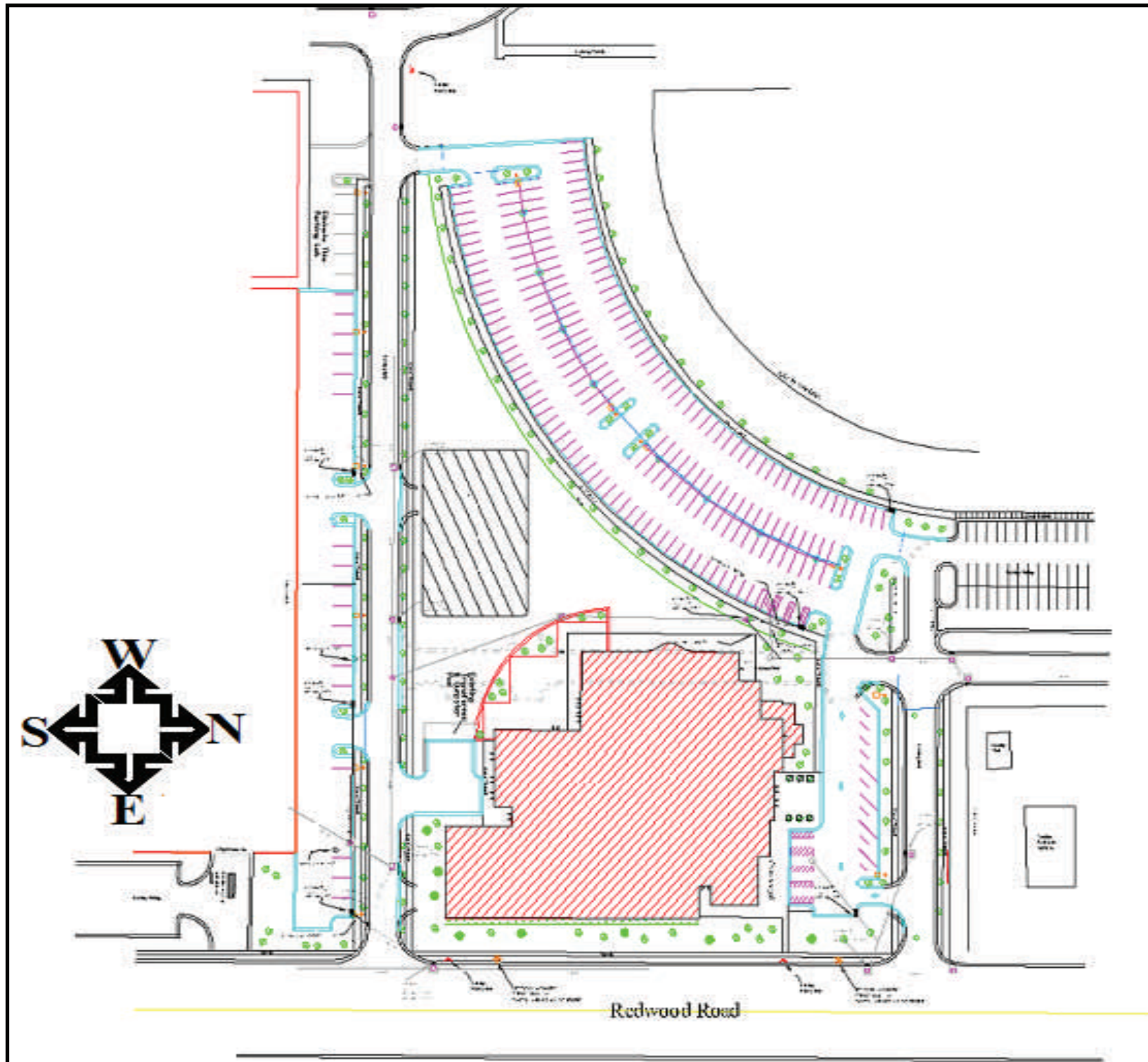
SITE PLAN APPLICATION

- ___ Application form/Application Fee Paid
- ___ Owner's or agent's affidavit
- ___ Mailing labels and postage for adjacent property owners within 300 feet of the subject parcel obtained from the Salt Lake County Recorder's Office.
- ___ (5) 24" x 36" copies of the site plan drawn to scale not exceeding 60 feet/inch
- ___ (1) 11" x 17" copy of the site plan containing the following information
- ___ Location map
- ___ Vicinity plan showing adjacent parcels, lots, owners, roads, buildings and canals
- ___ Address, tax identification number, legal description and acreage of subject parcel
- ___ Date, scale, north arrow, dimensions of buildings, setbacks, driveways, streets, parking stalls and other proposed improvements
- ___ Developer's, architect's and engineer's phone numbers, addresses; licensed architects and engineers (Utah) required
- ___ Boundaries and legal description of the subject parcel and phases of the development
- ___ Adjacent buildings, streets, fences, utilities, waterways, easements
- ___ Existing on-site and adjacent utilities and sizes, buildings, street improvements (curb, gutter, sidewalk, pavement), easements, waterways, ditches, significant vegetation, contours at 1 foot intervals, fault lines
- ___ Proposed exterior mechanical equipment, utilities, irrigation systems, storm drainage system
- ___ Proposed building uses, footprints, canopies, exterior stairwells and landings, floor area, elevation plans, exterior materials and colors
- ___ Proposed street improvements (curb, gutter, sidewalk, pavement), access, driveways, parking and loading areas
- ___ Proposed landscaping including species, sizes and area of landscape coverage
- ___ Proposed freestanding and wall signs
- ___ Proposed screening, fencing and trash enclosures
- ___ On and off-site lighting plans
- ___ Required engineering drawings for on and off-site improvements
- ___ Traffic study as directed by the City Engineer
- ___ Geo-technical study as directed by the City Engineer
- ___ Data table showing parcel, building, landscaping, parking areas and percentages; number of parking stalls required and provided
- ___ Profile drawings of proposed buildings, streets, fences and other features relative to existing adjacent buildings, streets and features as directed by the City Engineer



SOUTH JORDAN

SAMPLE SITE COMMERCIAL PLAN AS REQUIRED BY SOUTH JORDAN CITY



PARKING & ACCESS

- ___ Traffic study required; access to public street provided.
- ___ Correct right-of-way width and alignment
- ___ Accesses perpendicular to street; Accesses aligned across the street
- ___ Cross access provided; Cross access and parking agreement recorded
- ___ Shared driveways provided
- ___ Double frontage lots only accessed from neighborhood street
- ___ Max. one access per 300' frontage
- ___ Min. access and/or street separation on collector-100'
- ___ Min. access separation on neighborhood street-20'
- ___ Min. access and street separation on neighborhood street-30'
- ___ Min. access width, 2-way, 2-lane-24'
- ___ Max. access width, 2-way, 2-lane-30'
- ___ Min. access width, 1-way, 1-lane-12'
- ___ Max. access width, 1-way, 1-lane-15'
- ___ Max. access width with min. 4' wide landscaped median, 40'
- ___ Min. access width, single family residence-12' Max. : 30'
- ___ 2-way driveway min. 24'
- ___ 1-way driveway min. 12' (posted 1-way)
- ___ Loading areas properly located, sized, screened
- ___ Drive-up window on street side only if 4 conditions are met
- ___ Pedestrian access defined
- ___ Min. 6' sidewalks if by single parking row
- ___ Min. 8' sidewalks if between double parking row
- ___ Transit accommodations
- ___ UTA consulted for >5 acre commercial development
- ___ UTA consulted for >100 dwelling unit development
- ___ Street dedicated
- ___ Cash paid if street improvements deferred
- ___ Sufficient parking stalls provided; Parking stall min. dimensions- 9' x 20'
- ___ Single row stall dimensions adjacent to 6' planter or sidewalk- 9' x 18'
- ___ Double row stall dimensions adjacent to 8' planter or sidewalk- 9' x 18'
- ___ Disabled stall dimensions- 9' x 20' + 5' aisle on both sides

For more information, contact
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