

Attachment D

Plat/ Grading Plan

ROCKWELL LANDING - PHASE 3

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 4 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

NOTES:

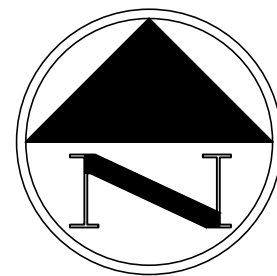
- REBAR AND CAP TO BE SET AT EACH PROPERTY CORNER.
- A SIGN EASEMENT, AS SHOWN HEREON, IS DEDICATED TO SCENIC DEVELOPMENT, INC. FOR THE ERECTION AND MAINTENANCE OF A SIGN AND RELATED EQUIPMENT FOR SAID SIGN. NO STRUCTURE MAY BE BUILT WITHIN THE 10' PUE&D ALONG PORTER ROCKWELL BOULEVARD NOR THE EXISTING 10' PUE ALONG ROCKWELL PARK LANE.
- 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.
- THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SANITARY SEWER SERVICE TO THE PROPERTY OR ANY APPROVAL OF SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.

CURVE DATA

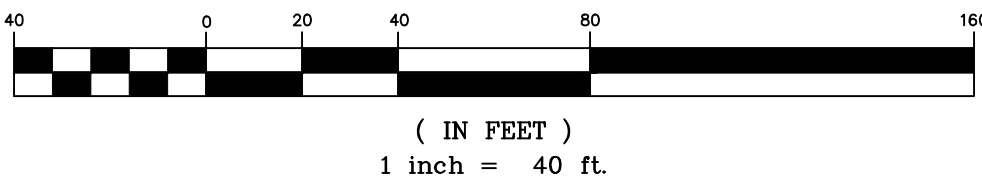
SEGMENT	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	288.43	1420.00	11°38'17"	144.71	287.94	S80°22'01"E
C2	114.00	467.00	13°59'10"	57.28	113.71	S19°40'46"W

LINE TABLE

LINE	LENGTH	DIRECTION
L1	25.90	S12°41'10"W
L2	110.77	S26°40'21"W
L3	79.46	N63°19'39"W
L4	42.68	N51°19'06"W
L5	44.11	N28°51'57"W



GRAPHIC SCALE



LEGEND & ABBREVIATIONS:

- SECTION MONUMENT
 - BOUNDARY LINE
 - SECTION LINE
 - MONUMENT LINE/CENTER LINE
 - EXISTING PARCEL LINE
 - EASEMENT LINE
 - PROPOSED STREET MONUMENT
 - BOUNDARY SEGMENT MARKER
 - ROW
 - TYP
 - MON
 - ESMT
 - PUE&D
 - (R1)
- ALTA/ACSM LAND TITLE SURVEY AND RECORD OF SURVEY TITLED "ROCKWELL LANDING BUSINESS PARK" DATED MARCH 31, 2021, STAMPED AND SIGNED BY MARTIN W. SHEARER PREPARED BY JT ENGINEERING, PC.

BASIS OF BEARINGS:

THE BEARING NORTH 00°29'04" EAST ALONG THE LINE FROM THE WEST, NORTH SIXTEENTH CORNER OF SECTION 22 TO THE SECTION CORNER COMMON WITH SECTIONS 15, 22, 21, AND 16, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED AS No. S2010-06-0605, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

ROCKY MOUNTAIN POWER

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

ROCKY MOUNTAIN POWER

CENTURY LINK COMMUNICATION

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY CENTURY LINK COMMUNICATIONS.

CENTURY LINK COMMUNICATION

SOUTH VALLEY SEWER DISTRICT

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

SOUTH VALLEY SEWER DISTRICT

DOMINION ENERGY

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY DOMINION ENERGY

DOMINION ENERGY

COMCAST

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

COMCAST

TABULATIONS:

- TOTAL PLAT ACREAGE: 1.095 ACRES
- TOTAL LOT ACREAGE: 1.095 ACRES
- TOTAL ACREAGE IN STREETS: 0.000 ACRES
- TOTAL ACREAGE IN PARCELS: 0.000 ACRES
- AVERAGE LOT SIZE: 1.095 ACRES
- NUMBER OF LOTS: 1
- NUMBER OF PARCELS: 0

HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY HEALTH DEPARTMENT

DIRECTOR, SALT LAKE CO. HEALTH DEPT.

CHECKED FOR ZONING

ZONE: _____
AREA: _____ WIDTH: _____
NAME: _____ DATE: _____

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE HERRIMAN CITY PLANNING COMMISSION.

CHAIRMAN, HERRIMAN PLANNING COMMISSION

HERRIMAN CITY MUNICIPAL WATER

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY HERRIMAN CITY MUNICIPAL WATER.

HERRIMAN CITY

HERRIMAN CITY ENGINEER

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

DATE _____ HERRIMAN CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____, BY THE HERRIMAN CITY ATTORNEY.

HERRIMAN CITY ATTORNEY

HERRIMAN CITY

PRESENTED TO THE HERRIMAN CITY COUNCIL THIS _____ DAY OF _____, A.D. 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: RECORDER MAYOR

SURVEYOR'S CERTIFICATE:

I, _____, OF _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE No. _____, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. 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 HEREON, IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO ONE LOT, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS ROCKWELL LANDING - PHASE 3 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: _____

BOUNDARY DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON WITH SECTIONS 15, 22, 21, AND 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE, SOUTH 00°29'04" WEST, ALONG THE LINE COMMON WITH SECTIONS 21 AND 22, A DISTANCE OF 160.71 FEET; THENCE, WEST, A DISTANCE OF 286.72 FEET TO A POINT ON THE SOUTHERLY SIDELINE OF PORTER ROCKWELL BOULEVARD (WIDTH VARIES), EASTERLY SIDELINE OF THE WELBY CANAL, AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, ALONG SAID SOUTHERLY SIDELINE OF PORTER ROCKWELL BOULEVARD ALONG THE AN ARC TO THE RIGHT, HAVING A RADIUS OF 1,420.00 FEET, THROUGH A CENTRAL ANGLE OF 11°38'17", THE CENTER OF WHICH BEARS SOUTH 03°48'51" WEST, A DISTANCE OF 288.43 FEET (CHORD BEARS SOUTH 80°22'01" EAST, A DISTANCE OF 287.94 FEET) TO THE WESTERLY SIDELINE OF ROCKWELL PARK LANE (60 FEET WIDE); THENCE, ALONG SAID WESTERLY SIDELINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 12°41'10" WEST, A DISTANCE OF 25.90 FEET; 2) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 467.00 FEET, THROUGH A CENTRAL ANGLE OF 13°59'10", A DISTANCE OF 114.00 FEET (CHORD BEARS SOUTH 19°40'46" WEST, A DISTANCE OF 113.71 FEET); 3) SOUTH 26°40'21" WEST, A DISTANCE OF 110.77 FEET, TO THE NORTHEASTERLY SIDELINE OF SAID WELBY CANAL; THENCE, ALONG SAID NORTHEASTERLY SIDELINE THE FOLLOWING FOUR (4) COURSES: 1) NORTH 63°19'39" WEST, A DISTANCE OF 79.46 FEET; 2) NORTH 51°19'06" WEST, A DISTANCE OF 42.68 FEET; 3) NORTH 28°51'57" WEST, A DISTANCE OF 44.11 FEET; 4) NORTH 19°52'45" WEST, A DISTANCE OF 189.85 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINS: 1.095 ACRES MORE OR LESS

OWNERS DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TRACT TO BE SUBDIVIDED INTO A LOT TO BE HEREAFTER KNOWN AS:

ROCKWELL LANDING - PHASE 3

DO HEREBY DEDICATE THE EASEMENTS SHOWN HEREON TO THE PARTIES AS NOTED FOR THE PURPOSES AS NOTED. ADDITIONALLY, THE LANDS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE ARE DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUT HANDS THIS _____ DAY OF _____, A.D. 20____.

KIM RINDLISBACHER, MANAGER
SCENIC HOLDINGS, LLC
SCENIC DEVELOPMENT GROUP, LLC

ACKNOWLEDGEMENT (LIMITED LIABILITY COMPANY):

STATE OF UTAH)
COUNTY OF SALT LAKE) S.S.

ON THE _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, _____, PERSONALLY APPEARED KIM RINDLISBACHER, WHO DULY ACKNOWLEDGED TO ME THAT HE IS A MANAGER OF SCENIC HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY AND SCENIC DEVELOPMENT GROUP, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN THEIR BEHALF AND THAT HE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC RESIDING AT: _____

ROCKWELL LANDING - PHASE 3

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 4 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

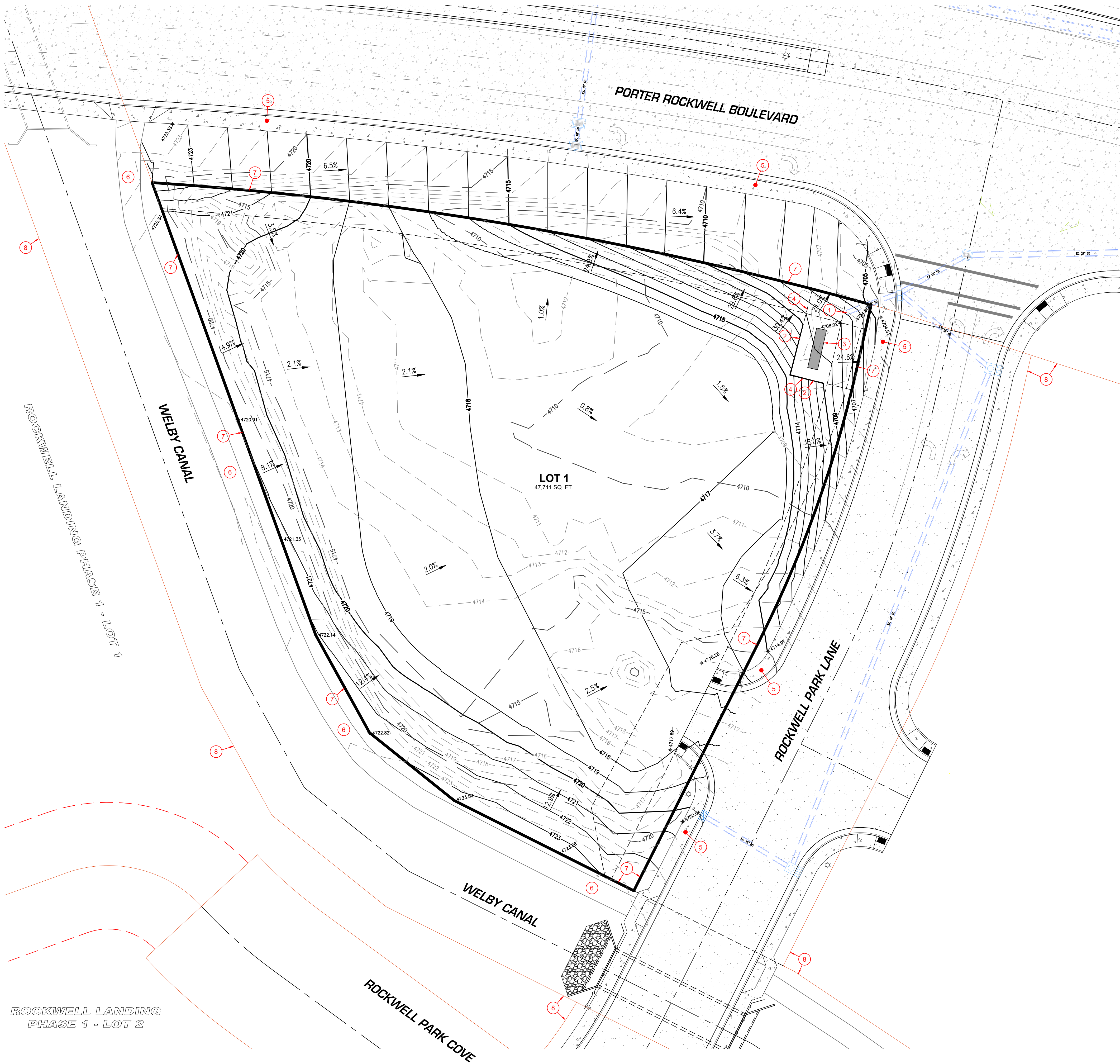
SALT LAKE COUNTY RECORDER

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

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____ DEPUTY SALT LAKE COUNTY RECORDER

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of
1

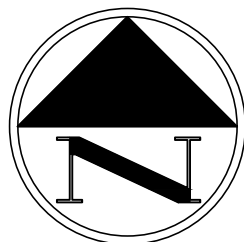


KEY NOTES

- EXISTING STORM DRAIN STUB
- 5' RETAINING WALL, DESIGN BY OTHERS
- OVERALL EXTENTS OF PROPOSED SIGN (16'x4')
- PROPOSED SIGN EASEMENT, SEE PLAT
- EXISTING SIDEWALK
- CANAL MAINTENANCE ROAD
- SUBJECT PROPERTY BOUNDARY LINE
- NEIGHBORING PROPERTY BOUNDARY LINES

GRADING NOTES

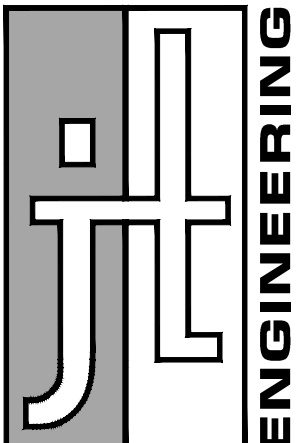
- ALL WORK MUST CONFORM TO HERRIMAN CITY STANDARDS.
- THIS IS A GENERAL MASS GRADING DESIGN OF THE SITE AND IS NOT INTENDED TO BE A FINAL DESIGN FOR FUTURE HARDSCAPE AND BUILDING(S). FINE GRADING IS TO BE PERFORMED AT A FUTURE DATE WHEN A SITE LAYOUT DESIGN IS PERFORMED.
- CLEAR AND GRUB SITE AS DIRECTED BY A GEOTECHNICAL ENGINEER.
- FILL MATERIAL TO CONFORM TO REQUIREMENTS ESTABLISHED BY A GEOTECHNICAL ENGINEER TO PROVIDE ADEQUATE SUPPORT FOR FUTURE PARKING AREAS, HARDSCAPE, DRIVE AISLES, BUILDINGS, ETC.
- PLACE AND COMPACT FILL IN LIFTS AT THICKNESSES AND COMPACTION DENSITIES ESTABLISHED BY A GEOTECHNICAL ENGINEER.
- A GEOTECHNICAL ENGINEER MUST TEST AND DOCUMENT EACH LIFT PLACED.
- CONTRACTOR MUST FOLLOW ALL RULES AND REGULATIONS ESTABLISHED BY THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY FOR PROTECTING AREAS DOWNSTREAM OF THE BY:
 - PREPARING A SWPPP
 - OBTAINING A GENERAL PERMIT
 - SUBMIT NOI
 - PAY FEES
 - TERMINATE THE GENERAL PERMIT WHEN GRADING ACTIVITIES ARE COMPLETE.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



JT Engineering, PC
7886 South 2325 East
South Weber, Utah
ph 801.866.7702

FOR REVIEW



REVISIONS

DESCRIPTION

BY

DATE

#

ROCKWELL LANDING - PHASE 3

SITE PLAN

HERRIMAN CITY, UTAH

SHEET SIZE: ARCH D

H. SCALE: 1" = 20'

V. SCALE: N/A

DATE: MAY. 6, 2024

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SHEET NO.

GP1