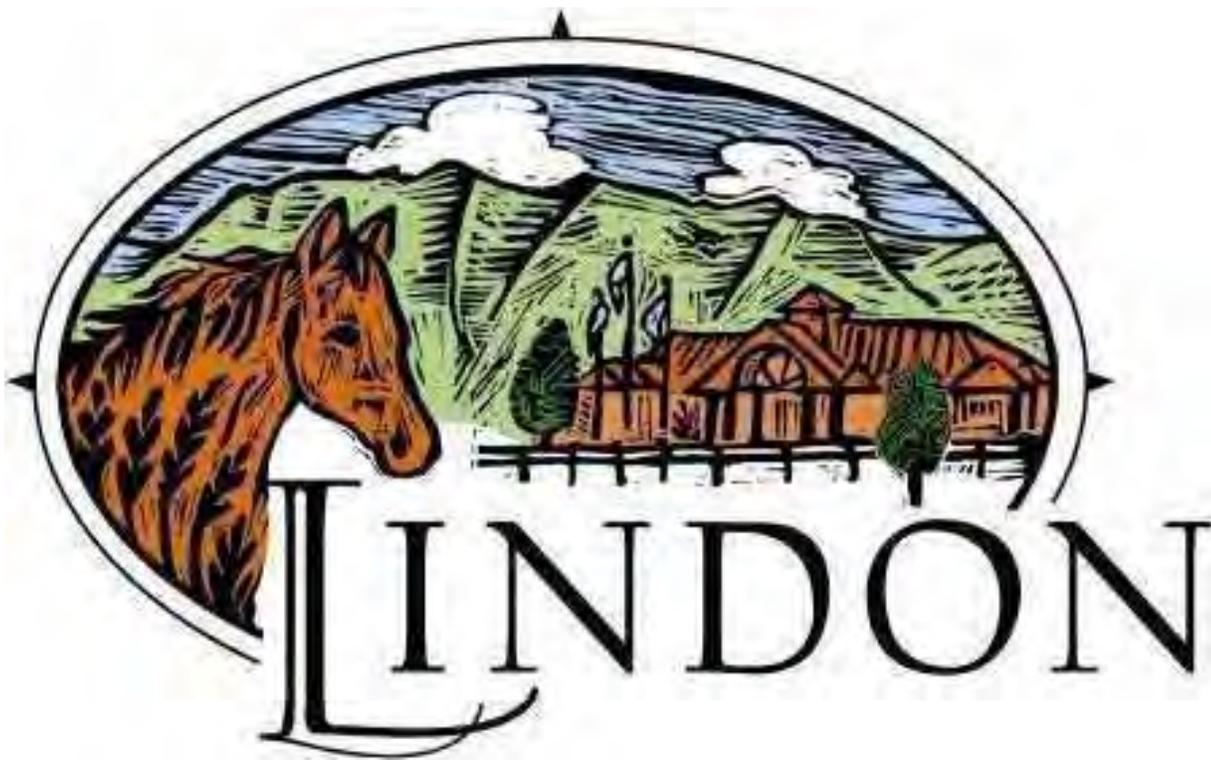


Lindon City Planning Commission Staff Report



August 11, 2020

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on Tuesday, August 11, 2020, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at 6:00 p.m. This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following items:

Agenda

Invocation: By Invitation

Pledge of Allegiance: By Invitation



Scan or click here for link to download agenda & staff report materials.

1. Call to Order
2. Approval of minutes
Planning Commission 7/14/2020
3. Public Comment
4. Major Subdivision – Lindon Hollow – 122 N. Main St.
Jessica and Mark McCann request Major Subdivision approval to subdivide existing parcels into five lots at 122 North Main street in the Low Density Residential (R1-20) zone.
(15 minutes)
5. Site Plan – Autumn Grove #2 – 75 N. 1550 W.
Lindon OW, LLC requests preliminary Site Plan approval to construct an office/warehouse building on the vacant property at 75 North 1550 West in the Light Industrial (LI) zone.
(15 minutes)
6. Major Subdivision – Coco Development – 1350 W. 200 S.
Sean Shah/Coco Development requests Major Subdivision approval to divide an existing building into twenty commercial condominium units at 1350 West 200 South in the Light Industrial (LI) zone.
(10 minutes)
7. Plat Amendment – Coco Development – 1350 W. 200 S.
Sean Shah/Coco Development requests Plat Amendment approval to amend the Jacobson Commercial Subdivision Plat D at 1350 West 200 South in the Light Industrial (LI) zone.
(10 minutes)
8. New Business from Commissioners
9. Planning Director Report
 - Discussion on new shed at the community center
 - General city updates

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Planning Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at www.lindoncity.org. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Kathy Moosman at 785-5043, giving at least 24 **hours' notice**.

The above notice/agenda was posted in three public places within Lindon City limits and on the State <http://www.utah.gov/pmn/index.html> and City www.lindoncity.org websites.

**The duration of each agenda item is approximate only*

Posted By: Kathryn Moosman, City Recorder

Date: 8/6/2020

Time: 5:00 pm

Place: Lindon City Center, Lindon Police Station, Lindon Community Center

Notice of Meeting
Lindon City Planning Commission



Item 1 – Call to Order

Sharon Call
Mike Marchbanks
Rob Kallas
Steve Johnson
Scott Thompson
Jared Schauers
Renee Tribe

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **July 14, 2020 beginning at 6:00 p.m.** at the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 6:00 P.M.**

8 Conducting: Sharon Call, Chairperson
9 Invocation: Jared Schauers
10 Pledge of Allegiance: Mike Marchbanks

12 **PRESENT** **EXCUSED**

13 Sharon Call, Chairperson
14 Mike Marchbanks, Commissioner
15 Rob Kallas, Commissioner
16 Steven Johnson, Commissioner
17 Scott Thompson, Commissioner
18 Jared Schauers, Commissioner
19 Renee Tribe, Commissioner
20 Mike Florence, Planning Director
21 Anders Bake, Associate Planner
22 Brian Haws, City Attorney
23 Kathryn Moosman, City Recorder

24

Special Attendee:

26 Councilmember Vanchiere

28 1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m.

30 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
31 Planning Commission meeting of June 23, 2020 were reviewed.

32

33 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
34 OF THE REGULAR MEETING OF JUNE 23, 2020 AS AMENDED.
35 COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED
36 IN FAVOR. THE MOTION CARRIED.

38 3. **PUBLIC COMMENT** – Chairperson Call called for comments from any
39 audience member who wishes to address any issue not listed as an agenda item.
40 There were no public comments.

42 **CURRENT BUSINESS** –

44 4. **Minor Subdivision – Lindon’s Edge – 126 South Main Street.** Davis Design
45 Build requests Minor Subdivision approval to subdivide existing parcels into three
46 lots at 126 South Main street in the General Commercial (CG) zone.

2 Anders Bake, Associate Planner, led this agenda item by giving a brief summary
stating the applicant, Davis Design Build is petitioning to subdivide the existing parcels
4 into three lots. He noted one lot will contain the Castle Park event venue and two lots will
contain the Lindon's Edge office park that is currently under construction. He indicated
6 on February 12, 2019 The Planning Commission approved a plat amendment application
that would have combined the existing parcels into one lot but this plat was never
8 recorded. The plans have been replaced with the proposed three-lot subdivision. Mr.
Bake then referenced the Lot Requirements in the General Commercial Zone and the
10 Subdivision Requirements noting all requirements are met and are in compliance.

Mr. Bake stated the City Engineer is working through any technical issues related
12 to the plat and will conduct a final review if the planning commission approves the
subdivision. Mr. Bake then presented an Aerial Image with the Parcels and the Plat 3 Site
14 plan for discussion. He also read through the conditions to be included in the proposed
motion.

16 Commissioner Kallas asked the applicant if they are not changing the plans or the
scope of the project. The applicant was insistent that their request to subdivide did not
18 affect their overall plan for the project and that they fully intend on building the project as
it was approved with original bid and Site Plan approval.

20 Jeremy Ackley, neighboring resident in attendance expressed his biggest concern
is that this could be completely different than what was approved. As a neighbor he
22 doesn't want to see something come in and encroach commercial into the residential area.
He noted he is personally okay with the development they are proposing but he is not
24 okay if their circumstances change and they sell lot three to somebody else and they build
a monstrosity. He also indicated there are other neighbors that have concerns.

26 Commissioner Johnson commented we as a city don't have the ability to require a
deed restriction because it is a permitted use as the rights are established and we can't
28 force them to make it a condition of approval.

Mr. Ackley expressed it is his fear that if three separate parcels are approved as
30 one; this would actually negate the way it was approved. There was then some general
discussion regarding the financing and condominizing of the project, building heights
32 and deed restrictions.

34 City Attorney, Brian Haws commented they can always come back and amend
their plans; they have that potential. Commissioner Kallas pointed out whomever may
come in would have to go through the approval process. Commissioner Marchbanks
36 stated he doesn't see anything different than what was in the approval process and they
knew they wouldn't plan on building all the buildings at the same time as part of the
38 staging; he doesn't see any change.

Following some additional discussion, the Commission was in agreement to
40 approve the minor subdivision as presented with the conditions as listed.

42 Chairperson Call called for any further comments or discussion from the
Commission. Hearing none she called for a motion.

44 COMMISSIONER THOMPSON MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR MINOR SUBDIVISION APPROVAL OF LINDON'S EDGE PLAT
46 "A" AT 126 SOUTH MAIN STREET WITH THE FOLLOWING CONDITIONS: 1.
THE APPLICANT WILL CONTINUE TO WORK WITH CITY STAFF TO MAKE
48 ALL TECHNICAL CORRECTIONS AS NECESSARY TO THE ENGINEERING

2 DOCUMENTS AND PLAT PRIOR TO RECORDING; 2. PRIOR TO PLAT
4 RECORDING AND OCCUPANCY OF ANY NEW DEVELOPMENT WITHIN THIS
6 PLAT, THE APPLICANT MUST UPDATE THE FINAL PLAT MYLAR TO
8 INCLUDE NOTARIZED SIGNATURES OF OWNERS' CONSENT TO
10 DEDICATION; AND OBTAIN SIGNATURES OF ALL ENTITIES INDICATED ON
12 THE SUBDIVISION PLAT ATTACHED HERETO; 3. THE PLAT WILL MEET
14 RELEVANT SPECIFICATIONS AS FOUND IN THE LINDON CITY
16 DEVELOPMENT MANUAL; 4. PRIOR TO SELLING ANY OF THE LOTS, THE
18 APPLICANT WILL EITHER RECORD SITE MAINTENANCE AND SHARED
20 PARKING DOCUMENTS OR FILE FOR A CONDOMINIUM PLAT TO ALSO
22 INCLUDE THE CONDOMINIUM DECLARATION AND COVENANTS,
24 CONDITIONS AND RESTRICTIONS; 5. ALL ITEMS OF THE STAFF REPORT.
COMMISSIONER TRIBE SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

| | | |
|----|-------------------------|-----|
| 16 | CHAIRPERSON CALL | AYE |
| | COMMISSIONER KALLAS | AYE |
| 18 | COMMISSIONER MARCHBANKS | AYE |
| | COMMISSIONER JOHNSON | AYE |
| 20 | COMMISSIONER THOMPSON | AYE |
| | COMMISSIONER SCHAUERS | AYE |
| 22 | COMMISSIONER TRIBE | AYE |

THE MOTION CARRIED UNANIMOUSLY.

24
26 **5. Plat Amendment – Jacobson Subdivision Plat D.** Sean Shah with Coco
28 Development requests a plat amendment to the Jacobson Subdivision. Located at
1350 West 200 South in the Light Industrial (LI) zone.

30 Mike Florence, Planning Director, led this agenda item by giving an overview
32 stating the applicant Sean Shah with Coco Development is requesting a plat amendment
34 to the Jacobson Subdivision Plat “D.” He noted the only change to this plat is that there
36 is an existing loading dock on the east side of Lot # 2 which encroaches into the cross
38 parking/access and drainage easement. He further explained that Coco Development,
40 recently purchased the building and lot and they want to make sure that the plat
accurately reflects the existing site. He added the other property owners in the Jacobson
Subdivision will also need to sign the plat and Coco Development intends to create
commercial condominiums with the building on lot #2. He noted he has provided some
public information from three other property owners who have concerns that they have
not been updated on parking, access and different items regarding this plat. He noted the
next agenda item would be requesting approval to condominize.

42 Mr. Florence then referenced division Standards Lindon City Code 17.32.00
44 references Utah Code for requirements amending a subdivision plat. Under Utah Code
46 10-9a-608, an applicant may petition the Land Use Authority (Planning Commission) to
48 amend 10-9a-608. Vacating, altering, or amending a subdivision plat. (1) (a) A fee
owner of land, as shown on the last county assessment roll, in a subdivision that has been
laid out and platted as provided in this part may file a written petition with the land use
authority to request a subdivision amendment. (b) Upon filing a written petition to request
a subdivision amendment under Subsection (1)(a), the owner shall prepare and, if

2 approved by the land use authority, record a plat in accordance with Section 109a-603
that:

- 4 (i) depicts only the portion of the subdivision that is proposed to be amended;
- 6 (ii) includes a plat name distinguishing the amended plat from the original plat;
- 8 (iii) describes the differences between the amended plat and the original plat; and
- 8 (iv) includes references to the original plat.

10 Mr. Florence noted the Jacobson Commercial Subdivision Plat D was recorded
February 21, 2006 and the proposed plat amendment modifies the existing plat to account
12 for the existing loading dock which is located in the cross parking/access and drainage
easement on lot 2. He then presented the Aerial Image with Parcels, Proposed Plat
Amendment and the Current Plat followed by discussion.

14 Mr. Florence stated if the planning commission approves the plat amendment
tonight the City Engineer will be working through any technical issues related to the plat
16 and will conduct a final review.

18 Mr. Florence clarified on this first item the commission is the final legislative
authority but the next item they would be giving a recommendation for preliminary
approval to the city council on the condominium request.

20 At this time there were several owners in attendance who indicated they have no
intention of “raining on their parade”, but they want the opportunity to work out some of
22 the issues and they want the chance to do that as there a variety of issues and impacts that
need to be resolved. They need some time to work on the CC& R’s and come to a
24 resolution on these matters.

26 Following some additional discussion, Mr. Florence recommended continuing this
item and the next agenda item as well. He added Staff has no concerns with the issue of
the dock but does have concerns that the other three property owners may not be on
28 board and may need more discussion.

30 Chairperson Call called for any further comments or discussion from the
Commission. Hearing none she called for a motion.

32 COMMISSIONER KALLAS MOVED TO CONTINUE THE APPLICANT’S
REQUEST FOR PRELIMINARY APPROVAL OF JACOBSON SUBDIVISION PLAT
34 “D”. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE
WAS RECORDED AS FOLLOWS:

| | |
|----------------------------|-----|
| 36 CHAIRPERSON CALL | AYE |
| COMMISSIONER KALLAS | AYE |
| 38 COMMISSIONER MARCHBANKS | AYE |
| COMMISSIONER JOHNSON | AYE |
| 40 COMMISSIONER THOMPSON | AYE |
| COMMISSIONER SCHAUERS | AYE |
| 42 COMMISSIONER TRIBE | AYE |

THE MOTION CARRIED UNANIMOUSLY.

44

46 **6. Major Subdivision – Coco Development – 1350 West 200 South.** Sean Shah
with Coco Development requests Major Subdivision approval to divide an
existing building into twenty commercial condominium units at 1350 West 200
48 South in the Light Industrial (LI) zone.

2 Mr. Florence explained this item will also need to be continued as indicated in the
previous agenda item as discussed.

4 Chairperson Call called for any further comments or discussion from the
Commission. Hearing none she called for a motion.

6
8 COMMISSIONER MARCHBANKS MOVED TO CONTINUE THE
APPLICANT’S REQUEST FOR PRELIMINARY APPROVAL OF THE BRIXTON
HEIGHTS CONDOMINIUM PLAT. COMMISSIONER TRIBE SECONDED THE
10 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

| | | |
|----|-------------------------|-----|
| 12 | CHAIRPERSON CALL | AYE |
| 12 | COMMISSIONER KALLAS | AYE |
| 14 | COMMISSIONER MARCHBANKS | AYE |
| 14 | COMMISSIONER JOHNSON | AYE |
| 16 | COMMISSIONER THOMPSON | AYE |
| 16 | COMMISSIONER SCHAUERS | AYE |
| 18 | COMMISSIONER TRIBE | AYE |

18 THE MOTION CARRIED UNANIMOUSLY.

- 20 7. **New Business: Reports by Commissioners** – Chairperson Call called for any
22 new business or reports from the Commissioners. There was no new business to
report.

24 Chairperson Call called for any further comments or discussion from the
commission, hearing none she moved on to the next agenda item.

- 26
28 8. **Planning Director Report** –
• General City updates

30 Chairperson Call called for any further comments or discussion. Hearing none she
called for a motion to adjourn.

32 **ADJOURN** –

34 COMMISSIONER SCHAUERS MADE A MOTION TO ADJOURN THE
MEETING AT 7:37 PM. COMMISSIONER THOMPSON SECONDED THE
36 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

38 Approved – August 17, 2020

40
42 _____
Sharon Call, Chairperson

44
46 _____
Michael Florence, Planning Director

Item 4 The Hollows Major Subdivision Approval Approximately 122 N. Main Street

Date: August 11, 2020

Applicant: Marc and Jessica McCann
Presenting Staff: Michael Florence

General Plan: Residential Low
Current Zone: Residential R1-20

Property Owner: Jessica McCann
Parcel ID's: 14:070:0316,
14:070:0315, 14:070:0051,
14:070:0317

Type of Decision: Administrative
Council Action Required: Yes



SUMMARY OF KEY ISSUES

1. Marc and Jessica McCann are seeking preliminary major subdivision approval for a 5-lot single family home subdivision;
2. June 1, 2020 the City Council, with a recommendation from the planning commission, adopted a new public road cross section **and amendment to the “hammer head” turnaround** that applies only to the **“Hollow” area**.
3. The property owners and city have signed an easement for a detention area at the bottom of the **“hollow”** for future City water detention needs.

MOTION

I move to recommend (approval, denial, or continue) of the applicant's request for preliminary approval of the Hollow Subdivision with the following conditions:

1. The applicant will continue to work with the city staff to make all final corrections to the engineering documents and plat;
2. Prior to plat recording the applicant will provide staff with a final plat mylar to include notarized **signatures of owner's consent to dedication, obtain signature of all entities indicated on the attached subdivision plat;**
3. Complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all required public infrastructure improvements;
4. The plans and plat will meet and be constructed as per the relevant specifications as found in the Lindon City Development Manual;
5. The planning commission approves lot 1 of the Hollow Subdivision as a non-conforming lot and meets the requirements found in Lindon City Code 17.16.030(2)(b).
6. Prior to final approval the applicant shall place permanent survey monuments in the subdivision;
7. All items of the staff report

Surrounding Zoning and Land Use
 North: Residential R1-20 – Single Family
 South: Residential R1-20 – Lindon Elementary
 East: Residential R1-20 – Single Family
 West: Public Facilities – Single family, rodeo grounds

Lot Requirements – Residential (R1-20) Zone

| Required | Compliant |
|---|--|
| Minimum lot size: 20,000 square feet | <ul style="list-style-type: none"> • Lots 2, 3, 4, 5 are all a minimum 20,000 square feet • Lot 1 is 15,674 square feet. There are two existing lots that are non-conforming and range in size from 6,098 (120 S. Main Street) to 6,534 square feet (duplex 112 and 114 S. Main). The duplex will be demolished to make room for the new street. These two existing lots will be combined and the lot area increased to 15,674 square feet. See analysis section for additional information. |

Subdivision Requirements

| Required | Complaint |
|---|--|
| No single lot shall be divided by municipal or county boundary lines, roads, alleys, or other lots. | Yes |
| All residential lots shall front on a public street | Yes |
| Side lot lines shall be at right angles or radial to street lines. | Yes |
| The street layout shall conform to the master plan | Yes |
| Minimum right-of-way width for Minor streets | Yes, 100 north will be the new sub-local cross section adopted by the City |
| Minor streets maximum grade: 12% | 6.0% |
| Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public | The new sub-local cross-section does not require sidewalk but there will be curb and gutter on both sides of the street. The applicant will also be improving Main street with curb, gutter and trail on the east side of Main Street. |
| Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of 15 feet apportioned equally in abutting properties. | Yes |
| Underground utilities and piped sanitary sewerage shall be provided by the subdivider. | Yes |
| No lot shall be created which is more than three times as long as it is wide. | Yes |
| Street lights | Yes |

Analysis

Lindon City and the applicants have been working for quite some time on this subdivision application. The City believes that the current proposal is the best option after working through many iterations of development proposals. The proposed subdivision maintains the **character of the “Hollow” while also** providing sufficient access to future homeowners, and meeting a water detention need of the City.

In analyzing Lot 1, the City believes that the proposal meets the non-conforming use requirements of Title 17.16.030. The applicants are proposing to combine two non-conforming lots and bring Lot 1 into **compliance as much as reasonably possible due to hillside site constraints, and the City’s need for a** detention area. The Planning Commission will need to grant approval for the non-conforming lot which has been included in the motion. City code 17.16.030 states:

17.16.030 - Amendments, additions, enlargements and moving of nonconforming parcels or uses.

- 1. All nonconforming parcels, lots, buildings, structures, or uses shall not be added to, enlarged in any manner, moved to another location on the lot, or have parcel lines moved, changed, or adjusted, except as provided by subsection 2 of this section.*
- 2. The Planning Commission may authorize the expansion, alteration, or enlargement of a nonconforming use, structure, building, parcel, or lot, or movement of parcel lines, only after holding a public hearing and finding that:
 - a. the expansion, alteration or enlargement of the nonconforming building, structure, parcel, lot, or use will to reasonable extent bring the property, building, structure, parcel, lot or use as close as reasonably possible to conformance with requirements and regulations of the zone in which the nonconformity is located; and*
 - b. the proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure or violate the development policies adopted in the Lindon City Master Plan; and*
 - c. the use, building, or structure, existing or proposed, will be brought into compliance, where possible, with design and architectural standards of the zone where proposed.**

Engineering Requirements

The City Engineer is working through technical issues related to the plat and civil engineering plans and will ensure all engineering related issues are resolved before final approval is granted.

EXHIBITS

1. Aerial photo
2. Plat
3. Site improvement map
4. Applicable road profiles



122 S. Main

Main Street

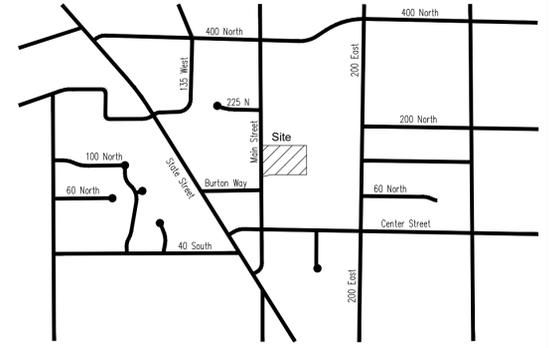
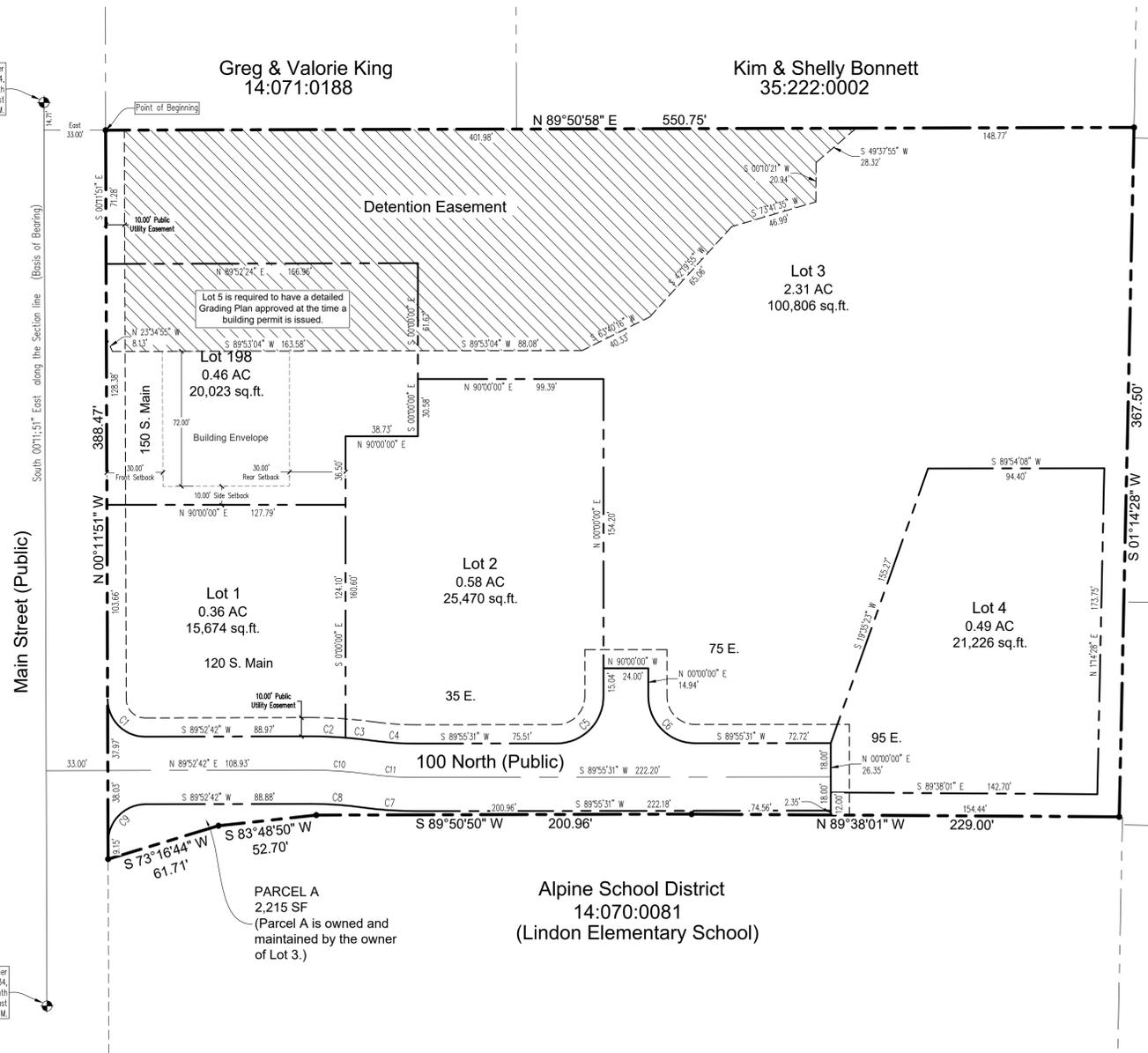


NORTH
1" = 40'

| Curve | Radius | Length | Chord | Bearing | Delta |
|-------|---------|--------|--------|---------------|-----------|
| C1 | 20.00' | 31.39' | 28.27' | S 45°09'34" E | 89°55'27" |
| C2 | 231.00' | 18.43' | 18.43' | N 87°50'08" W | 4°34'19" |
| C3 | 231.00' | 14.21' | 14.20' | N 83°47'16" W | 3°31'26" |
| C4 | 168.00' | 23.60' | 23.58' | S 86°03'01" E | 8°02'56" |
| C5 | 25.00' | 39.24' | 35.33' | N 44°57'46" E | 89°55'31" |
| C6 | 25.00' | 39.30' | 35.38' | S 45°02'14" E | 90°04'29" |
| C7 | 204.00' | 28.66' | 28.64' | S 86°03'00" E | 8°03'02" |
| C8 | 195.00' | 27.54' | 27.52' | N 86°04'24" W | 8°05'34" |
| C9 | 20.00' | 31.44' | 28.30' | S 44°50'26" W | 90°04'33" |
| C10 | 213.00' | 30.09' | 30.06' | N 86°04'24" W | 8°05'34" |
| C11 | 186.00' | 26.13' | 26.11' | S 86°03'00" E | 8°03'02" |

West quarter corner
Section 34,
Township 5 South,
Range 2 East
S.L.B. & M.

Southwest corner
Section 34,
Township 5 South,
Range 2 East
S.L.B. & M.



Vicinity Map

Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a registered land surveyor, and that I hold certificate No. 147082 in accordance with Utah Code, Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify, that at the request of the owner of the below-described land, I performed a survey of said land in accordance with Section 17-23-17 of the Utah Code; that the boundary description below correctly describes the land surface upon which will be constructed PLAT "A", THE HOLLOW'S SUBDIVISION, that I have verified all measurements, and that the reference markers shown on said plat are located as shown and are sufficient to readily retrace or reestablish this survey.

Boundary Description

Commencing at a point located South 0°01'51" East along the Section line 14.71 feet and East 33.00 feet from the West quarter corner of Section 34, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°50'58" East 550.75 feet; thence South 0°14'28" West 367.50 feet; thence North 89°38'01" West 229.00 feet; thence South 89°50'50" West 200.96 feet; thence South 83°48'50" West 52.70 feet; thence South 73°16'44" West 61.70 feet to Main Street; thence North 0°01'51" West along Main Street 388.47 feet to the point of beginning.

Area = 200,757 sq.ft. or 4.61 Acres

Basis of Bearing is South 0°01'51" East along the Section line from the West quarter corner to the Southwest corner of said Section 34, (NAD 27)

Date _____ Professional Land Surveyor
(see seal below)

Owner's Dedication

The undersigned owners ("owner" without regard to number or gender) of the above-described land hereby certifies that: owner has caused a survey to be made of said land and to be prepared for Plat A, THE HOLLOW'S SUBDIVISION, Owner hereby consents to the concurrent recordation of the plat and Declaration and hereby submits the described land to the provisions and requirements of the declaration, owner hereby dedicates any public streets reflected on the map for the use by the general public.

In witness hereof we have hereunto set our hands this _____ day of _____ A.D. 20____.

112-120 VENTURES LLC _____
JESSICA McCANN _____

BY: KIRK WILLIAMSON - MANAGER _____

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }
The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ who represented that he is the owner of the above-described property and has the authority to execute this instrument.

My Commission Number _____ Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____ Print name of Notary

Acceptance by Legislative Body

The City of Lindon, County of Utah, approves this Subdivision subject to the Conditions and Restrictions stated hereon, and hereby accepts the dedication of all streets, easements and other parcels of land intended for perpetual use of the public this _____ day of _____, A.D. 20____.

Mayor _____ Planning Commission Chair _____

Planning Director _____ City Engineer _____

City Attorney _____ City Recorder _____

Attest _____

Conditions of Approval

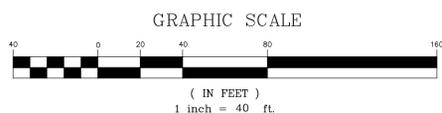
Occupancy Restriction Notice

It is unlawful to occupy any building within this subdivision without first having obtained a certificate of occupancy issued by the City.

Notice of Lindon City Housing Ordinance

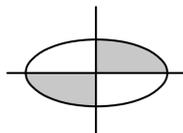
All potential buyers of lots within this plat are hereby notified of the Lindon City R2 Overlay Ordinance. Under this ordinance there is potential for small, localized multifamily housing projects in this neighborhood consisting of single family planned unit developments, duplexes, triplexes and accessory apartments. Conditions Covenants and Restrictions (C.C.&Rs) which prohibit this type of housing in specific subdivisions are considered illegal and in violation of Lindon City Code. Please contact the Lindon City Planning Department at (801) 785-7687 for details regarding this Ordinance.

Storm Drain Detention area in favor of Lindon City



Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264



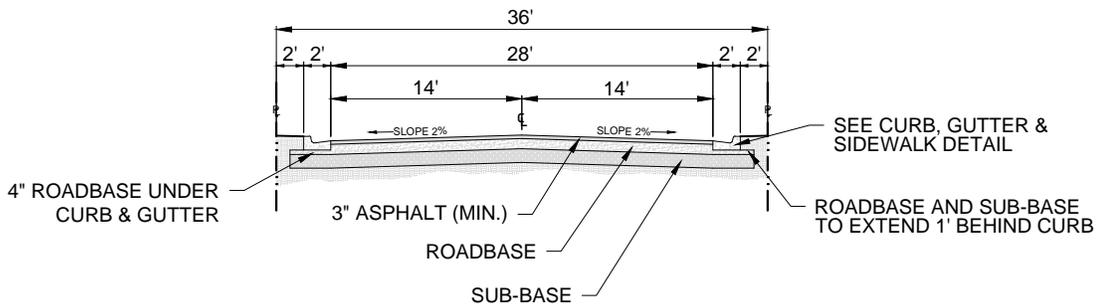
SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL COUNTY RECORDER

Plat "A"

The Hollows Subdivision

Lindon City, Utah County, Utah

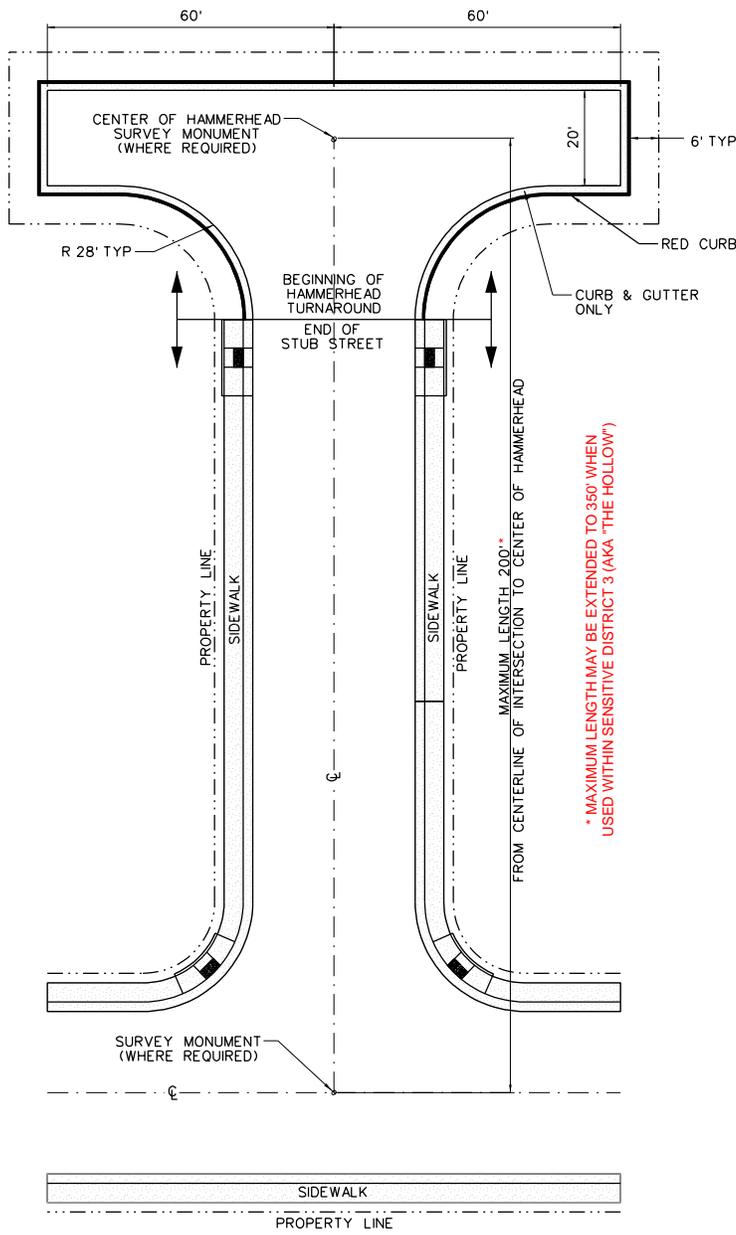
Scale: 1" = 40 Feet



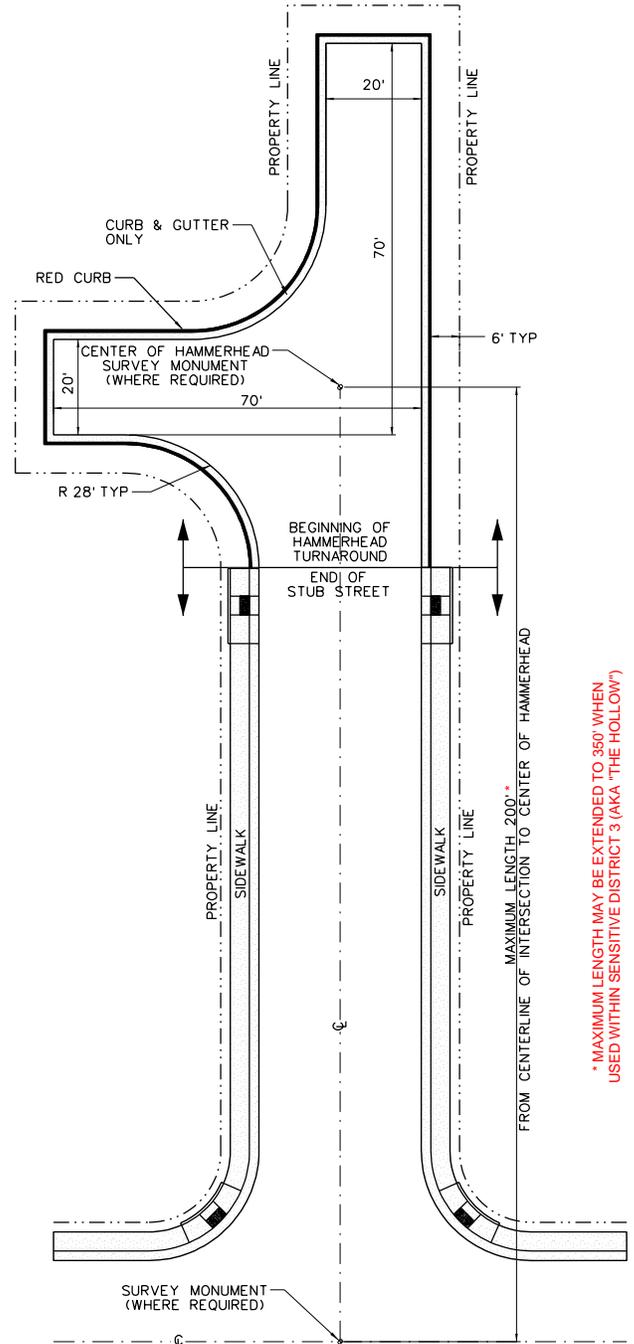
SUB-LOCAL STREET - 36' RIGHT-OF-WAY

NOTES:

1. **THIS CROSS SECTION ONLY APPLIES, AND IS ALLOWED ONLY WITHIN, SENSITIVE AREA DISTRICT 3 (AKA "THE HOLLOW").**
2. PARKING IS RESTRICTED ON AT LEAST ONE SIDE OF THE SUB-LOCAL STREET.
3. UTILITY LOCATIONS AND NOTES APPLY AS SHOWN ON THE "STANDARD STREET CROSS SECTIONS AND UTILITY LOCATIONS" STANDARD DRAWING (STD DWG #2a).
4. IMPORTED GRANULAR MATERIAL (I.E. SUB-BASE), ROADBASE, AND, WHERE NECESSARY, ASPHALT THICKNESS, WILL BE DETERMINED BY SOILS REPORT / PAVEMENT DESIGN.
5. MINIMUM OF 4" UNTREATED BASE COURSE (ROADBASE) UNDER CURB & GUTTER AND 8" UNDER STREET PAVEMENT UNLESS MORE REQUIRED BY SOILS REPORT / PAVEMENT DESIGN.
6. ROADBASE AND SUB-BASE SHALL EXTEND 1' MIN. BEHIND CURB AND GUTTER DUE TO LACK OF SIDEWALK ADJACENT TO CURB.



120' HAMMERHEAD DETAIL



ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD DETAIL

HAMMERHEAD TURNAROUNDS ARE INTENDED TO BE USED ONLY IN EXCEPTIONAL CIRCUMSTANCES AND ONLY IN RESIDENTIAL LAND USE ZONES. THE FOLLOWING RESTRICTIONS APPLY TO THEIR USE:

- HAMMERHEAD TURNAROUNDS MAY NOT BE USED IF A STANDARD CUL-DE-SAC IS FEASIBLE WHILE STILL PERMITTING CREATION OF AND ACCESS TO AT LEAST TWO LOTS THAT MEET ALL CODE CONDITIONS (LOT SIZE, FRONTAGE, ETC).
- NO MORE THAN TWO LOTS MAY HAVE ACCESS FROM A HAMMERHEAD TURNAROUND (OR COUNT FRONTAGE FROM THE HAMMERHEAD TURNAROUND).
- NO MORE THAN FOUR LOTS MAY ACCESS A STUB STREET WITH A HAMMERHEAD TURNAROUND (AS MEASURED FROM THE CENTER OF THE NEAREST INTERSECTION).
- LOTS HAVING ACCESS TO THE HAMMERHEAD TURNAROUND MUST PROVIDE A MINIMUM OF 3 OFF-STREET PARKING SPACES PER DWELLING UNIT.
- NO ON-STREET PARKING IS PERMITTED WITHIN A HAMMERHEAD TURNAROUND.
- ONLY THOSE HAMMERHEAD TURNAROUNDS SHOWN IN THE LINDON STANDARD DETAILS MAY BE USED. THEY MUST ALSO MEET THE MINIMUM REQUIREMENTS OF THE A TURNAROUND IN APPENDIX A OF THE INTERNATIONAL FIRE CODE.
- SIDEWALK IS OPTIONAL AROUND THE HAMMERHEAD TURNAROUND.



STATEMENT OF USE

THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN LINDON CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF LINDON CITY, LINDON CITY CORPORATION AND J-U-B ENGINEERS CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.

REVISION

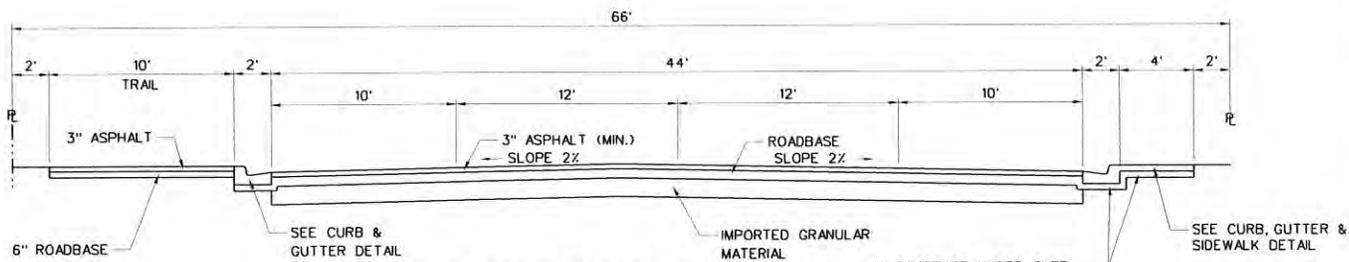
| NO. | DESCRIPTION | BY | APPR | DATE |
|-----|--|-----|------|----------|
| 1 | ADDED CURB RAMP AT END OF STUB ROAD & NOTE 7 | SAC | MLC | 09/18/08 |



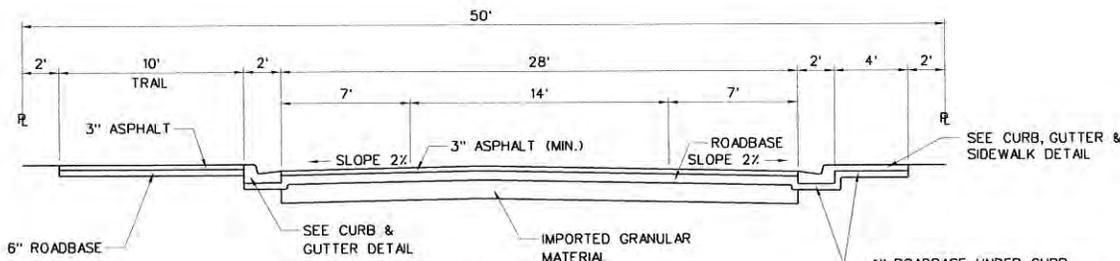
HAMMERHEAD TURN AROUNDS

LINDON CITY
100 NORTH STATE

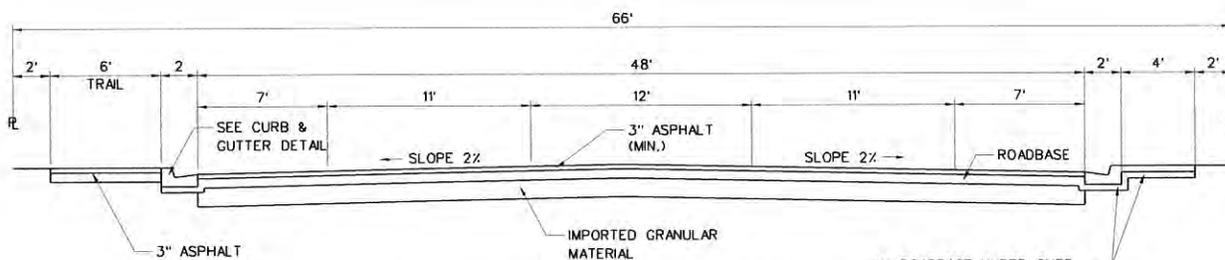
| | |
|--------------------------|-------------|
| STANDARD DRAWING NUMBER: | 8b |
| CAD DWG: LC StdDwg.dgn | |
| PLOT SCALE: | 1:000 |
| DRAWN BY: | SAC |
| DESIGN BY: | MLC |
| CHECKED BY: | MLC |
| ADOPTED DATE: | 10 OCT 2019 |



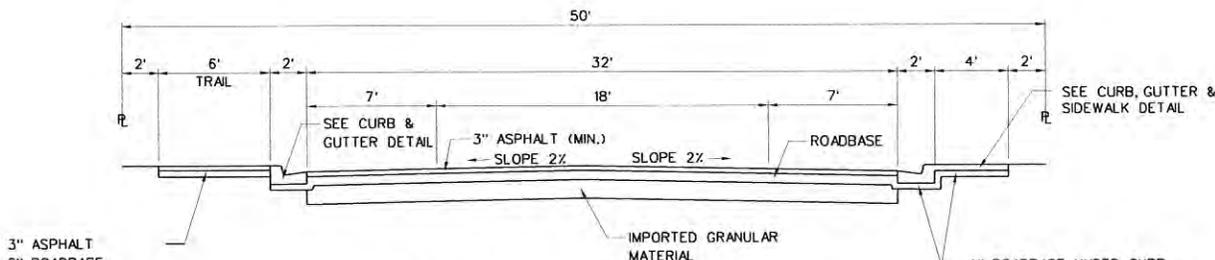
**TRAIL-TYPE STREET CROSS-SECTION
10' TRAIL IN 66' R/W**



**TRAIL-TYPE STREET CROSS-SECTION
10' TRAIL IN 50' R/W**



**TRAIL-TYPE STREET CROSS-SECTION
6' TRAIL IN 66' R/W**



**TRAIL-TYPE STREET CROSS-SECTION
6' TRAIL IN 50' R/W**

NOTES:

1. UTILITY LOCATIONS AND NOTES APPLY AS SHOWN ON THE STANDARD STREET CROSS SECTIONS AND UTILITY LOCATIONS STANDARD DRAWING (STANDARD DRAWING NUMBER 2A).
2. IMPORTED GRANULAR MATERIAL, ROADBASE AND WHERE NECESSARY ASPHALT THICKNESS WILL BE DETERMINED BY PAVEMENT DESIGN.
3. STREETS WITH 4" CONCRETE TRAILS HAVE THE SAME CROSS SECTIONS AS THE STANDARD STREET CROSS SECTIONS.
4. WHERE CURB AND GUTTER EXISTS, OR FOR OTHER REASONS, 6' TRAIL MAY BE PLACED AGAINST THE RIGHT-OF-WAY-LINE.
5. SIDEWALK NOT REQUIRED IN INDUSTRIAL ZONES WEST OF GENEVA ROAD.



STATEMENT OF USE

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| NO. | REVISION | DATE | BY | APPROVED DATE |
|-----|---|----------|------|---------------|
| 1 | ISSUE DRAWING TITLE | 12/21/09 | M.C. | |
| 2 | CREATE TRAIL-TYPE STREET CROSS SECTIONS | 12/14/09 | M.C. | |
| 3 | ADDED NOTE 5 | 1/29/10 | M.C. | |



**TRAIL-TYPE STREET CROSS SECTIONS
AND UTILITY LOCATIONS**

LINDON CITY
100 NORTH STATE

| | |
|-------------------------|-----------|
| STANDARD DRAWING NUMBER | 2b |
| CAD DWG: LC Std0493.dwg | |
| PLOT SCALE | 1:000 |
| DRAWN BY | CJC |
| DESIGN BY | M.C. |
| CHECKED BY | M.C. |
| ADOPTED DATE | 15 JAN 08 |

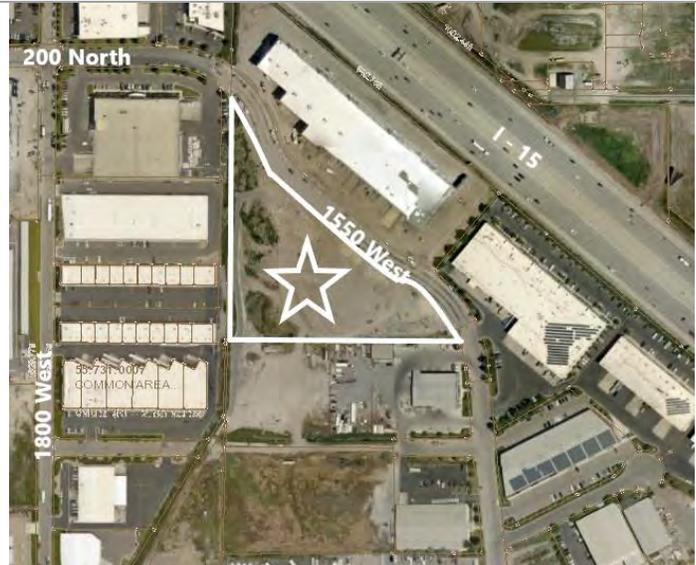
Item: 5 Site Plan Approval – Autumn Grove #2 75 North 1550 West

Date: August 11, 2020

Project Address: 75 North 1550 West
Applicant: Lindon OW, LLC
Property Owner: Lindon OW, LLC
General Plan: Light Industrial
Current Zone: Light Industrial

Parcel ID: 34:646:0002

Type of Decision: Administrative
Council Action Required: No
Presenting Staff: Anders Bake



Summary of Key Issues

1. For site plan approval, the planning commission will be evaluating whether the site plan and building meet Title 17 development regulations.

Overview

1. The applicant proposes to construct a 97,000 sq. ft. office warehouse building on a vacant property.
2. The subject property is located at 75 North 1550 West, in the Autumn Grove Business Park Plat A subdivision.
3. The applicant received Planning Commission approval for the Autumn Grove Business Park Plat A subdivision on February 13, 2018. On December 11, 2018 the applicant received Site Plan approval for an office warehouse building on the property to the north of the subject property which was recently completed.

Motion

I move to (*approve, deny, continue*) **the applicant's request for site plan approval** with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents;
2. The plans will meet development specifications as found in the Lindon City Development Manual;
3. Final design will meet the Title 17 standards for industrial buildings;
4. The site plan will meet all parking requirements found in section 17.18 of the Lindon City Code;
5. The project will meet all Light Industrial landscaping and interior parking lot landscaping requirements as found in sections 17.49.060 and 17.18.085 of the Lindon City Code; The applicant will comply with all bonding requirements, if applicable; and
6. All items of the staff report.

Surrounding Zoning and Land Use

North: Light Industrial – office/warehouse uses

East: Light Industrial – office/warehouse uses

South: Light Industrial – office/warehouse use, outdoor industrial storage.

West: Light Industrial – office/warehouse uses

Site Development Standards

Parking

Parking standards are based on the zone and the different uses in the building and their respective square footage.

| Required | Provided | Compliant |
|---|----------|-----------|
| Warehouse – 1 per 1,000 sq. ft. of floor area (55,668) | 56 | Yes |
| Office – 1 per 350 sq. ft. of floor area (18,900) | 54 | Yes |
| Bike stalls: 2 bicycle stalls per 50 vehicular spaces and 1 addition per 50 stalls. | 4 | Yes |

Traffic Circulation

Vehicles will be able to access the parking and overhead doors at the back of the building from two drive approaches on 1550 West. The parking and main entrances in the front of the building can be accessed from two additional drive approaches on 1550 West. The access to the rear of the building that also serves as a parking aisle does not meet the parking aisle width requirement of 22 feet. This issue has been addressed in staff review comments and will be corrected prior to final approval.

Landscaping Standards

The current landscaping plan does not completely meet some of the city code requirements for landscaping in the Light Industrial Zone and interior parking lot landscaping. The Light Industrial zone requires a 20-foot landscape strip behind the back of curb and along street frontages with trees planted every 30 feet. The interior parking lot landscaping must also consist of 75 percent living vegetation. The issues with the landscaping plan have been addressed in staff review comments and will meet code requirements before staff gives final approval of the plans.

The plan has a mix of trees which meet the Lindon City Tree Planting Guide.

| Landscaping Standards | Provided | Compliance |
|---|--|------------|
| 20-foot landscaping strip along public street frontages | Less than 20 feet in some areas | no |
| Landscaped berm must be 70% grass cover and 30% other ground covers. Trees every 30 feet along landscaping berm | Applicant will need to provide additional grass cover and trees. | no |
| 40 square feet of interior parking lot landscaping per parking space. (4,400 sq. ft.) | 7,807 sq. ft. | yes |
| Interior parking lot landscape materials shall consist of at least 75% living vegetation. | Applicant will need to provide additional vegetation in interior landscaped areas. | no |

Building Design and Architectural Standards

The Light Industrial zone's architectural design requirements state that precast concrete or concrete tilt-up buildings are permitted in the Light Industrial zone, subject to the following standards:

Painted or colored concrete exteriors are permitted if the shade of each color is consistent and if the building is also finished with additional architectural details such as entrance canopies, wrought iron railings and finishes, shutters, multi-level porches, metal shades, and metal awnings.

The proposed building has a painted precast concrete exterior with various shades of black and gray. Aluminum storefront awnings are provided in six locations on the street facing sides of the building.

Development Size and Setbacks

The minimum development size for the Light Industrial zone is one acre. The required building setback is 20 feet from the property lines. The lot at 75 North 1550 West is 4.66 acres and the proposed building location meets setback requirements.

Engineering Requirements

The City Engineer is working through technical issues related to the site plan and will conduct a final review if the planning commission grants final site plan approval.

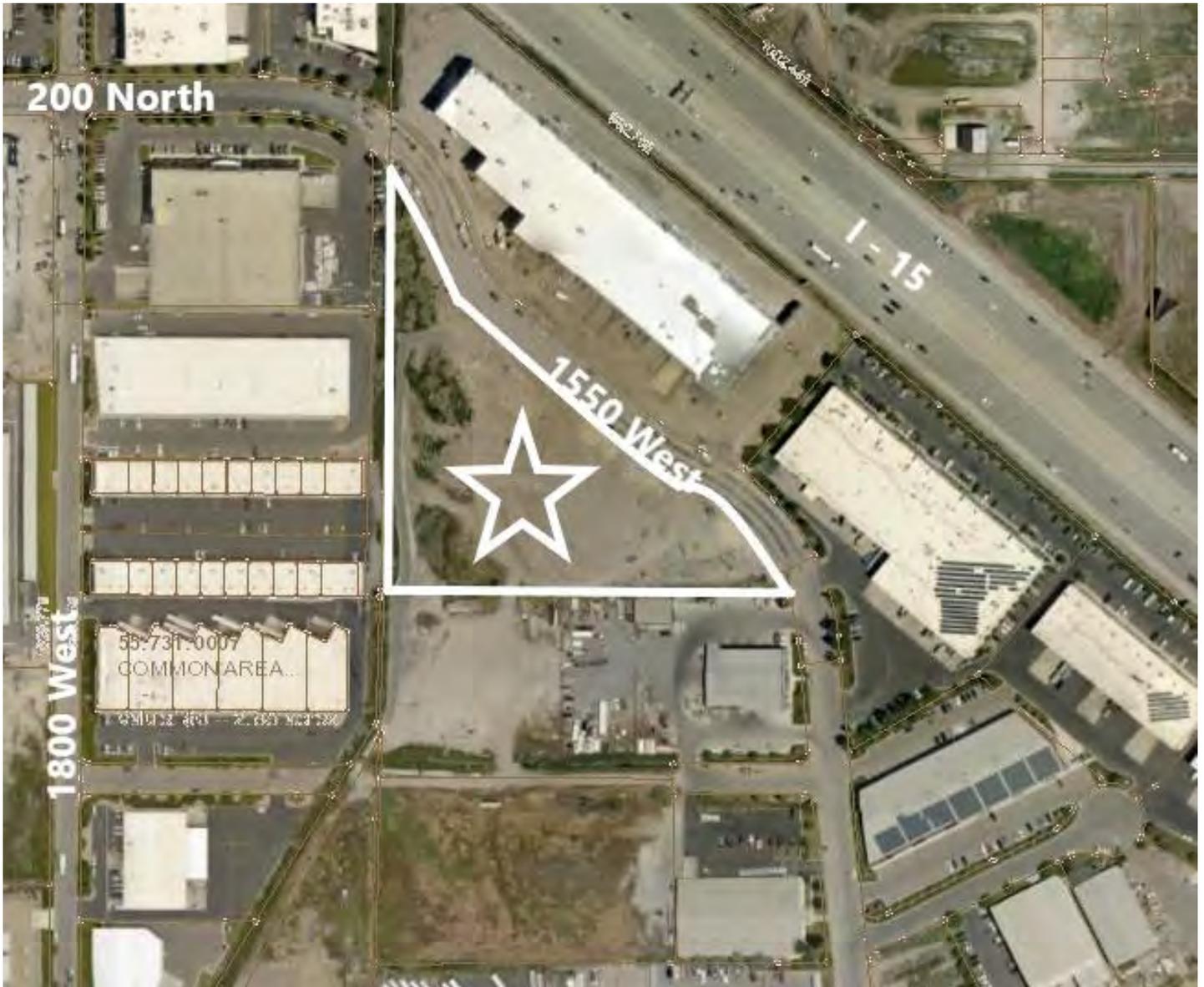
Staff Analysis

City staff believes that this development will be an amenity to Lindon City and will provide employment opportunities to the area. Staff will continue to work with the applicant and their engineers to ensure that review comments are addressed and that the site meets city requirements. The recommended conditions will ensure that revisions to the landscaping plan will also be added to meet city code requirements.

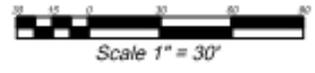
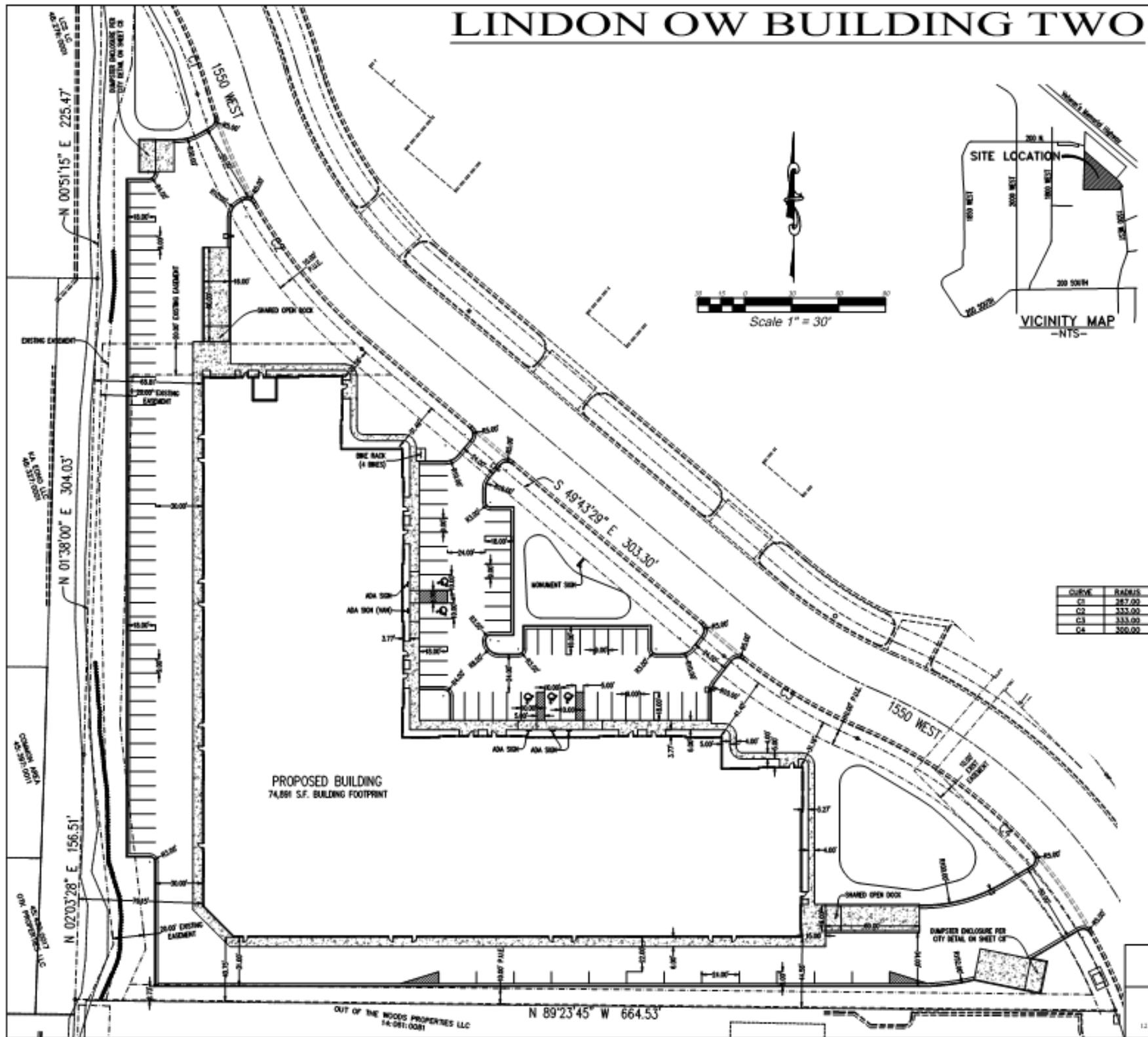
Exhibits

1. Aerial photo
2. Site plan
3. Landscaping Plan
4. Building elevations
5. Colored building renderings

Aerial Photo



LINDON OW BUILDING TWO



| CURVE | RADIUS |
|-------|--------|
| C1 | 247.00 |
| C2 | 333.00 |
| C3 | 333.00 |
| C4 | 350.00 |

PROPOSED BUILDING
74,891 S.F. BUILDING FOOTPRINT

OUT OF THE WOODS PROPERTIES LLC
14-0811-0001

N 89°23'45" W 664.53'



PLANT SCHEDULE

| TREES | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|------------------|------|-----|--|--------|
| | ARR | 5 | Acer rubrum 'Redpointe' Redpointe Maple | 2' Cal |
| | MSS | 3 | Malus x 'Spring Snow' Spring Snow Crabapple | 2' Cal |
| | PNA | 19 | Pinus nigra 'Arnold Sentinel' Arnold Sentinel Austrian Black Pine | 2' Cal |
| | PVC | 11 | Prunus virginiana 'Canada Red' Canada Red Chokecherry | 2' Cal |
| | PCA | 12 | Pyrus calleryana 'Aristocrat' TM Aristocrat Flowering Pear | 2' Cal |
| | Z'sg | 11 | Zelkova serrata 'Green Vase' Green Vase Sawleaf Zelkova | 2' Cal |
| DECIDUOUS SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
| | BD'B | 26 | Buddleja davidii 'Black Knight' Black Knight Butterfly Bush | 5 gal |
| | B'pa | 30 | Buddleja x 'SMNBDL' Pugster Amethyst Dwarf Butterfly Bush | 5 gal |
| | C'sc | 48 | Cornus sericea 'Cardinal' Cardinal Red-twig Dogwood | 5 gal |
| | EAC | 22 | Euonymus alatus 'Coles Compact' Burning Bush | 5 gal |
| | Pb'p | 16 | Prunus besseyi 'PO11S' TM Pawnee Buttes Sand Cherry | 5 gal |
| | RA'G | 45 | Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac | 5 gal |
| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
| | B'GV | 45 | Buxus x 'Green Velvet' Green Velvet Boxwood | 5 gal |
| | Cp's | 12 | Cytisus purgans 'Spanish Gold' Spanish Gold Broom | 5 gal |
| | JHB | 45 | Juniperus horizontalis 'Blue Chip' Blue Chip Juniper | 5 gal |
| GRASSES | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
| | CAK | 88 | Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass | 2 gal |
| | MS'G | 23 | Miscanthus sinensis 'Gracillimus' Maiden Grass | 2 gal |
| | PV'S | 120 | Panicum virgatum 'Shenandoah' Shenandoah Switch Grass | 2 gal |

REFERENCE NOTES SCHEDULE

- SYMBOL**
- 1 LANDSCAPE DESCRIPTION**
- 1-03** STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL IS PRESENT ON SITE. PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.
- 1-05** 4"-6" STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.
- SYMBOL**
- 1 LANDSCAPE DESCRIPTION**
- 1-07** BOULDERS - DECORATIVE

GENERAL NOTES

- INTERIOR DIMENSION AT FACE OF STUD, EXTERIOR DIMENSIONS AT FACE OF TILT-UP PANEL.
- ALL FURRED WALLS TO HAVE CAVITY INSULATION, VERIFY WITH COM-CHECK.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS.
- INSTALL ALL MATERIALS PER MANUFACTURERS RECOMMENDATION.
- ALL GYPSUM SURFACES TO BE TAPED, SANDED, AND PRIMED.
- SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
- COORDINATE ALL WINDOWS HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND SCHEDULES.
- HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY, FIRE CAULK ALL PENETRATIONS.
- FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.

- FRAMING CONTRACTOR SHALL PROVIDE ADDITIONAL BLOCKING THROUGHOUT THE PROJECT AS REQUIRED TO ACCOMMODATE WALL-MOUNTED FURNISHINGS, ARTWORK, ETC. DOORS SHALL BE LOCATED 4' OFF OF ADJACENT WALL UNLESS NOTED OTHERWISE.
- CONTRACTOR IS TO PROVIDE SUBMITTALS AND SHOP DRAWINGS ON ALL KEYNOTED ITEMS FOR APPROVAL FROM OWNER/ARCHITECT.
- PRIOR TO ORDERING ANY EXTERIOR FINISHES, THE CONTRACTOR IS TO VERIFY ALL COLORS AND TYPES OF MATERIALS WITH OWNER/ARCHITECT.
- ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS - SEE C002. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.

EXTERIOR ELEVATION COLOR:

- [Color swatch] = PAINTED CONCRETE TILT UP PANEL SW9162 AFRICAN GRAY
- [Color swatch] = PAINTED CONCRETE TILT UP PANEL SW6258 TRICORN BLACK
- [Color swatch] = PAINTED CONCRETE TILT UP PANEL SW7064 PASSIVE
- [Color swatch] = PAINTED CONCRETE TILT UP PANEL SW7076 CYBER SPACE

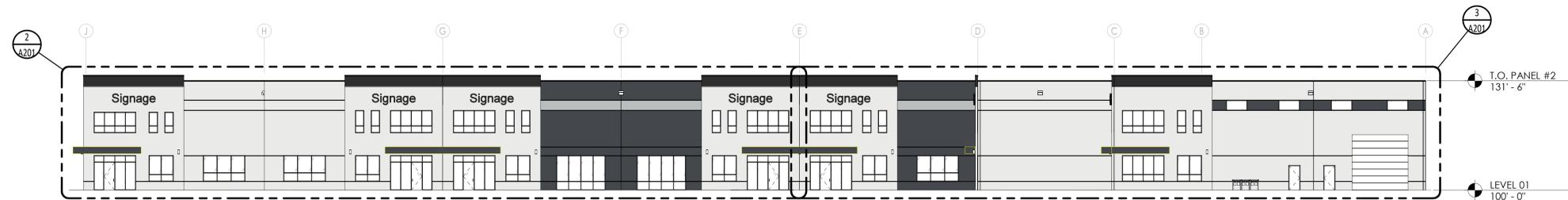
WINDOW FRAMES:

- [Color swatch] = ALUMINUM STOREFRONT: DARK BRONZE ANNOXIDIZED
 - [Color swatch] = LIGHT GRAY TINTED GLAZING (OR APPROVED EQUAL). SEE GLAZING LEGEND
- NOTES
- CONTRACTOR TO PROVIDE SUBMITTALS FOR APPROVAL.
 - ALL GLAZING WITHIN 24" INCH OF A DOOR/FLOOR SHALL BE TEMPERED.
 - SEE SHEET A702 FOR WINDOW HEADER, JAMB AND SILL DETAILS.
 - ALL EXTERIOR GLASS TO BE DOUBLE PANE TINTED AND TO BE LOW 'E'. VERIFY GLASS SPECIFICATIONS WITH COM-CHECK PROVIDED BY MECHANICAL ENGINEER.
 - REFER TO MECHANICAL COM-CHECK FOR MINIMUM DESIGN STANDARDS FOR GLAZING.

GLAZING LEGEND:

- [Symbol] DOUBLE PANE TINTED GLASS - LOW 'E' U-FACTOR: 0.38 MAX, SHGC: 0.38 MIN.
- [Symbol] DOUBLE PANE CLEAR TEMPERED GLASS - LOW 'E' U-FACTOR: 0.38 MAX, SHGC: 0.38 MIN.
- [Symbol] SPANDREL GLASS
- [Symbol] DOUBLE PANE CLEAR GLASS

KEYNOTE LEGEND



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



2 ENLARGED NORTH ELEVATION - LEFT SIDE
1/8" = 1'-0"



3 ENLARGED NORTH ELEVATION - RIGHT SIDE
1/8" = 1'-0"

| MARK | Revision Schedule | DESCRIPTION | Revision Date |
|------|-------------------|-------------|---------------|
| | | | |

AE2020.023
BUILDING ELEVATION

DATE: MARCH 30, 2020

SHEET #:

A201

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GENERAL NOTES

- INTERIOR DIMENSION AT FACE OF STUD. EXTERIOR DIMENSIONS AT FACE OF TILT-UP PANEL.
- ALL FURRED WALLS TO HAVE CAVITY INSULATION. VERIFY WITH COM-CHECK.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS.
- INSTALL ALL MATERIALS PER MANUFACTURERS RECOMMENDATION. ALL GYPSUM SURFACES TO BE TAPED, SANDED, AND PRIMED.
- SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
- COORDINATE ALL WINDOWS HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND SCHEDULES.
- HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
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- ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS - SEE 0302. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.

EXTERIOR ELEVATION COLOR:

- [Color swatch] = PAINTED CONCRETE TILT UP PANEL SW9162 AFRICAN GRAY
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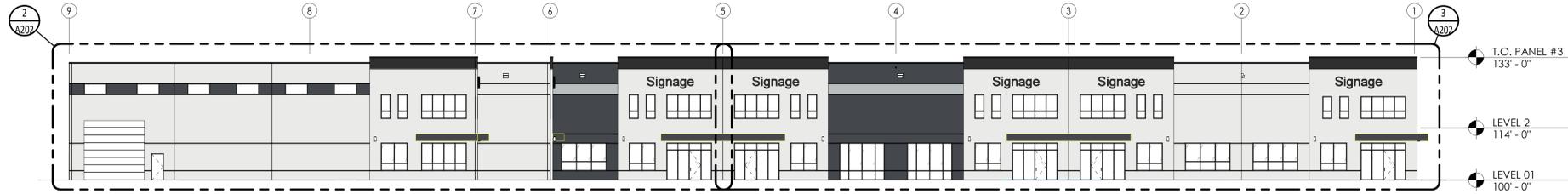
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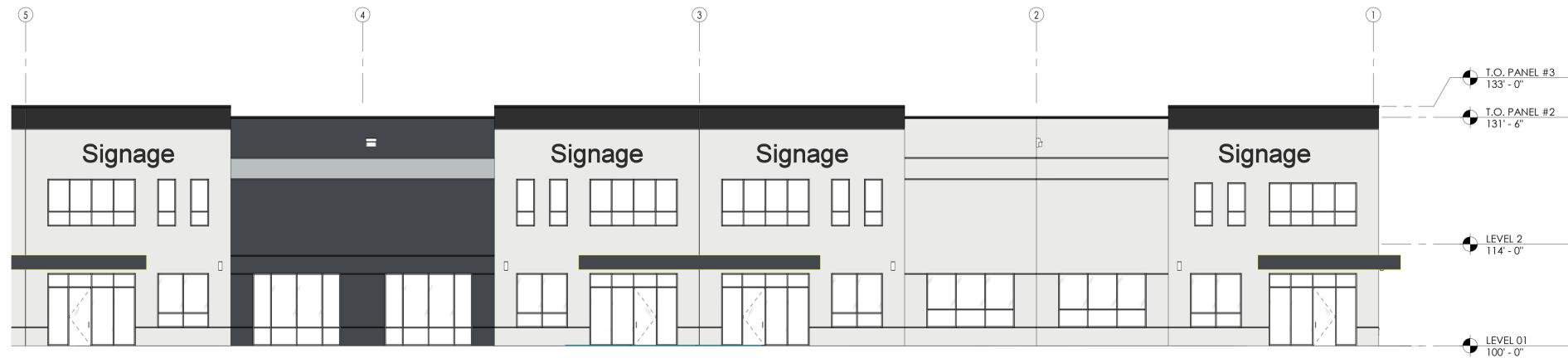
KEYNOTE LEGEND



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



2 ENLARGED EAST BUILDING - LEFT SIDE
1/8" = 1'-0"



3 ENLARGED EAST BUILDING - RIGHT SIDE
1/8" = 1'-0"

| MARK | REVISION | DESCRIPTION | REVISION DATE |
|------|----------|-------------|---------------|
| | | | |

AE2020.023
BUILDING ELEVATION

DATE: MARCH 30, 2020

SHEET #:

A202

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GENERAL NOTES

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EXTERIOR ELEVATION COLOR:

- [Light Gray Box] = PAINTED CONCRETE TILT UP PANEL SW9162 AFRICAN GRAY
- [Dark Gray Box] = PAINTED CONCRETE TILT UP PANEL SW6258 TRICORN BLACK
- [Medium Gray Box] = PAINTED CONCRETE TILT UP PANEL SW7064 PASSIVE
- [Dark Gray Box] = PAINTED CONCRETE TILT UP PANEL SW7076 CYBER SPACE

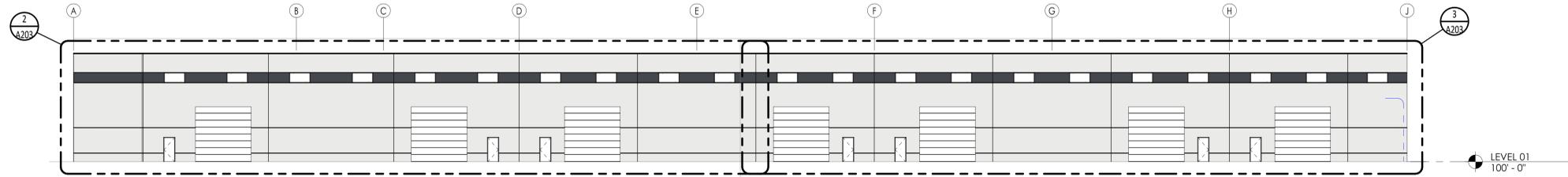
WINDOW FRAMES:

- [Black Line] = ALUMINUM STOREFRONT: DARK BRONZE ANNOXIDIZED
 - [Hatched Box] = LIGHT GRAY TINTED GLAZING (OR APPROVED EQUAL). SEE GLAZING LEGEND
- NOTES**
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 - ALL GLAZING WITHIN 24" INCH OF A DOOR/FLOOR SHALL BE TEMPERED.
 - SEE SHEET A702 FOR WINDOW HEADER, JAMB AND SILL DETAILS.
 - ALL EXTERIOR GLASS TO BE DOUBLE PANE TINTED AND TO BE LOW 'E'. VERIFY GLASS SPECIFICATIONS WITH COM-CHECK PROVIDED BY MECHANICAL ENGINEER.
 - REFER TO MECHANICAL COM-CHECK FOR MINIMUM DESIGN STANDARDS FOR GLAZING.

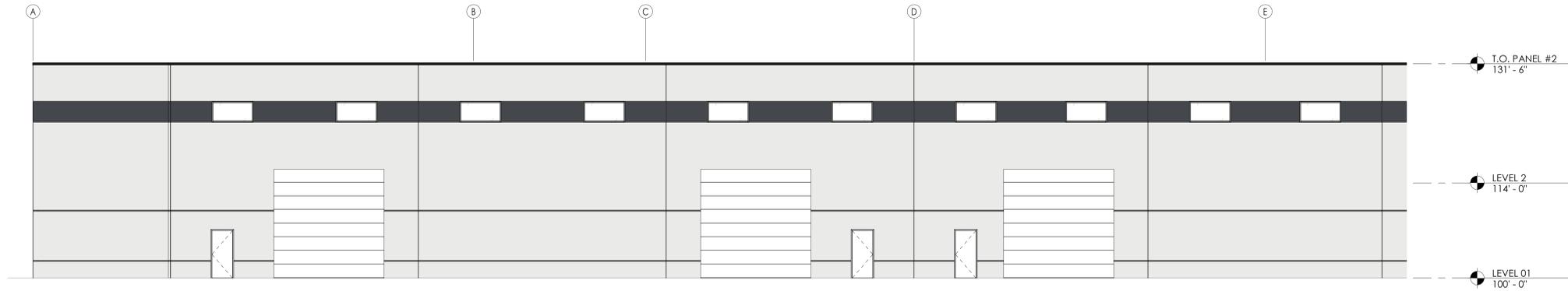
GLAZING LEGEND:

- [Diamond 1] DOUBLE PANE TINTED GLASS - LOW 'E' U-FACTOR: 0.38 MAX, SHGC: 0.38 MIN.
- [Diamond 2] DOUBLE PANE CLEAR TEMPERED GLASS - LOW 'E' U-FACTOR: 0.38 MAX, SHGC: 0.38 MIN.
- [Diamond 3] SPANDREL GLASS
- [Diamond 4] DOUBLE PANE CLEAR GLASS

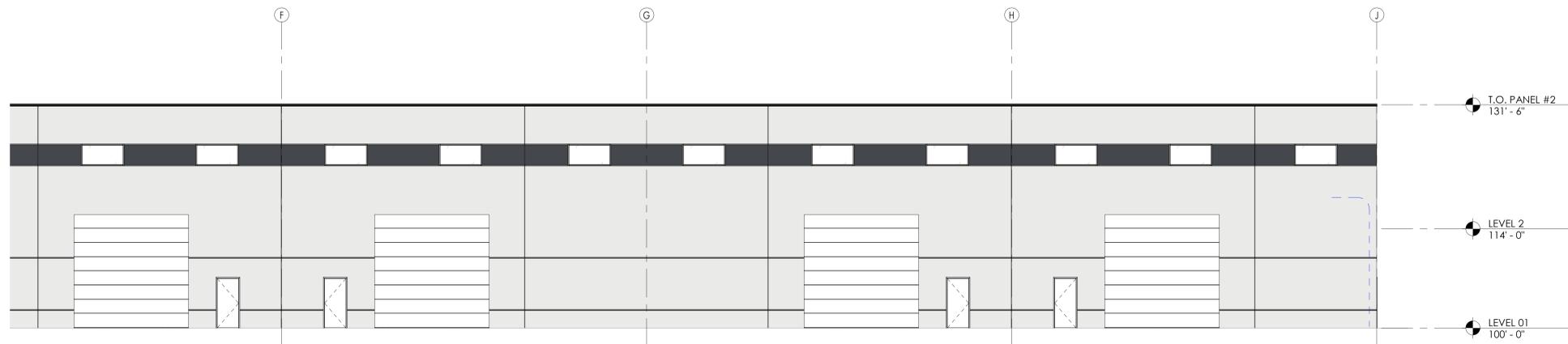
KEYNOTE LEGEND



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



2 ENLARGED SOUTH ELEVATION - LEFT SIDE
1/8" = 1'-0"



3 ENLARGED SOUTH ELEVATION - RIGHT SIDE
1/8" = 1'-0"

| MARK | Revision Schedule | DESCRIPTION | Revision Date |
|------|-------------------|-------------|---------------|
| | | | |

AE2020.023
BUILDING ELEVATION

DATE: MARCH 30, 2020

SHEET #:

A203

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AEURBIA, LLC.

GENERAL NOTES

- INTERIOR DIMENSION AT FACE OF STUD, EXTERIOR DIMENSIONS AT FACE OF TILT-UP PANEL.
- ALL FURRED WALLS TO HAVE CAVITY INSULATION. VERIFY WITH COM-CHECK.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS.
- INSTALL ALL MATERIALS PER MANUFACTURERS RECOMMENDATION.
- ALL GYPSUM SURFACES TO BE TAPED, SANDED, AND PRIMED.
- SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
- COORDINATE ALL WINDOWS HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND SCHEDULES.
- HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
- FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.

- FRAMING CONTRACTOR SHALL PROVIDE ADDITIONAL BLOCKING THROUGHOUT THE PROJECT AS REQUIRED TO ACCOMMODATE WALL-MOUNTED FURNISHINGS, ARTWORK, ETC. DOORS SHALL BE LOCATED 4' OFF OF ADJACENT WALL UNLESS NOTED OTHERWISE.
- CONTRACTOR IS TO PROVIDE SUBMITTALS AND SHOP DRAWINGS ON ALL KEYNOTED ITEMS FOR APPROVAL FROM OWNER/ARCHITECT.
- PRIOR TO ORDERING ANY EXTERIOR FINISHES, THE CONTRACTOR IS TO VERIFY ALL COLORS AND TYPES OF MATERIALS WITH OWNER/ARCHITECT.
- ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS - SEE 0302. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.

EXTERIOR ELEVATION COLOR:

- [Color swatch] = PAINTED CONCRETE TILT UP PANEL SW9162 AFRICAN GRAY
- [Color swatch] = PAINTED CONCRETE TILT UP PANEL SW6258 TRICORN BLACK
- [Color swatch] = PAINTED CONCRETE TILT UP PANEL SW7064 PASSIVE
- [Color swatch] = PAINTED CONCRETE TILT UP PANEL SW7076 CYBER SPACE

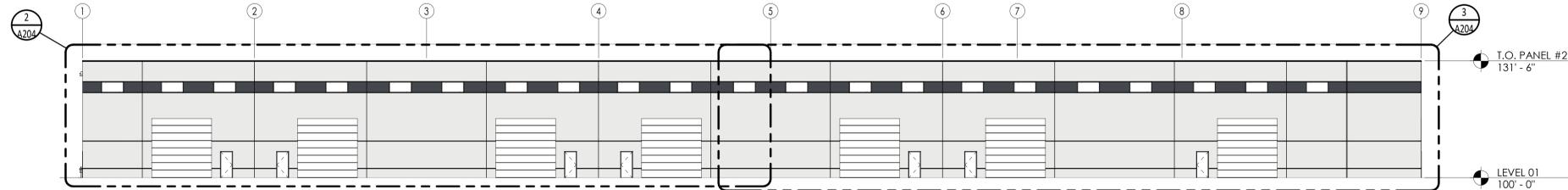
WINDOW FRAMES:

- [Color swatch] = ALUMINUM STOREFRONT: DARK BRONZE ANNOXIDIZED
 - [Color swatch] = LIGHT GRAY TINTED GLAZING (OR APPROVED EQUAL). SEE GLAZING LEGEND
- NOTES**
- CONTRACTOR TO PROVIDE SUBMITTALS FOR APPROVAL.
 - ALL GLAZING WITHIN 24" INCH OF A DOOR/FLOOR SHALL BE TEMPERED.
 - SEE SHEET A702 FOR WINDOW HEADER, JAMB AND SILL DETAILS.
 - ALL EXTERIOR GLASS TO BE DOUBLE PANE TINTED AND TO BE LOW 'E'. VERIFY GLASS SPECIFICATIONS WITH COM-CHECK PROVIDED BY MECHANICAL ENGINEER.
 - REFER TO MECHANICAL COM-CHECK FOR MINIMUM DESIGN STANDARDS FOR GLAZING.

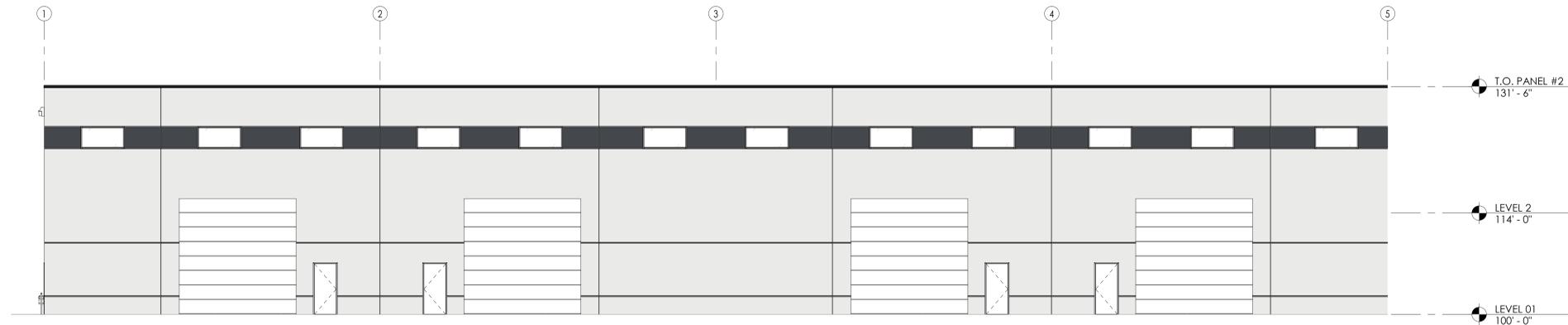
GLAZING LEGEND:

- [Symbol] DOUBLE PANE TINTED GLASS - LOW 'E' U-FACTOR: 0.38 MAX, SHGC: 0.38 MIN.
- [Symbol] DOUBLE PANE CLEAR TEMPERED GLASS - LOW 'E' U-FACTOR: 0.38 MAX, SHGC: 0.38 MIN.
- [Symbol] SPANDREL GLASS
- [Symbol] DOUBLE PANE CLEAR GLASS

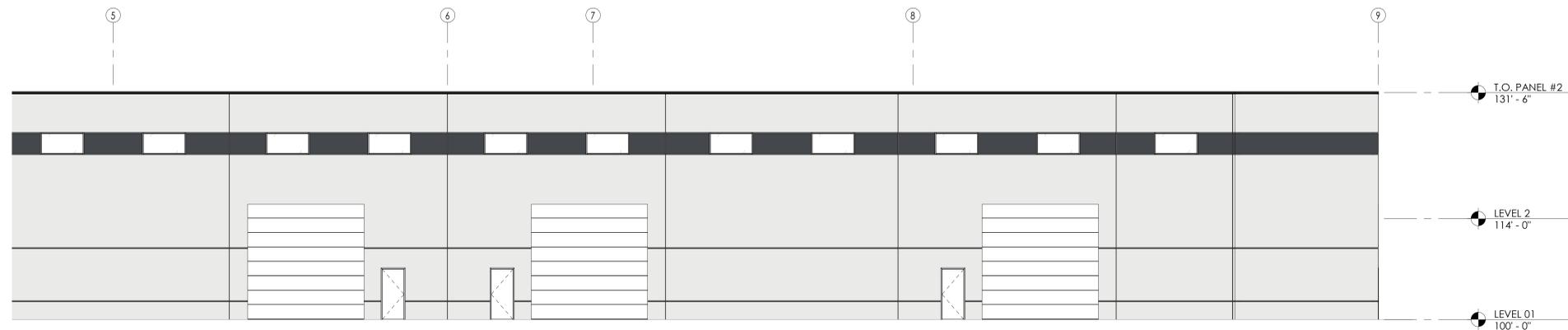
KEYNOTE LEGEND



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



2 ENLARGED WEST ELEVATION - LEFT SIDE
1/8" = 1'-0"



3 ENLARGED WEST ELEVATION - RIGHT SIDE
1/8" = 1'-0"

| MARK | Revision Schedule | DESCRIPTION | Revision Date |
|------|-------------------|-------------|---------------|
| | | | |

AE2020.023
BUILDING ELEVATION

DATE: MARCH 30, 2020

SHEET #:

A204

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AEURBIA, LLC.



Item 6: Plat Amendment – Jacobson Subdivision Plat “D” Amended 1350 W. 200 S.

Date: August 11, 2020

Applicant: Coco Development, LLC

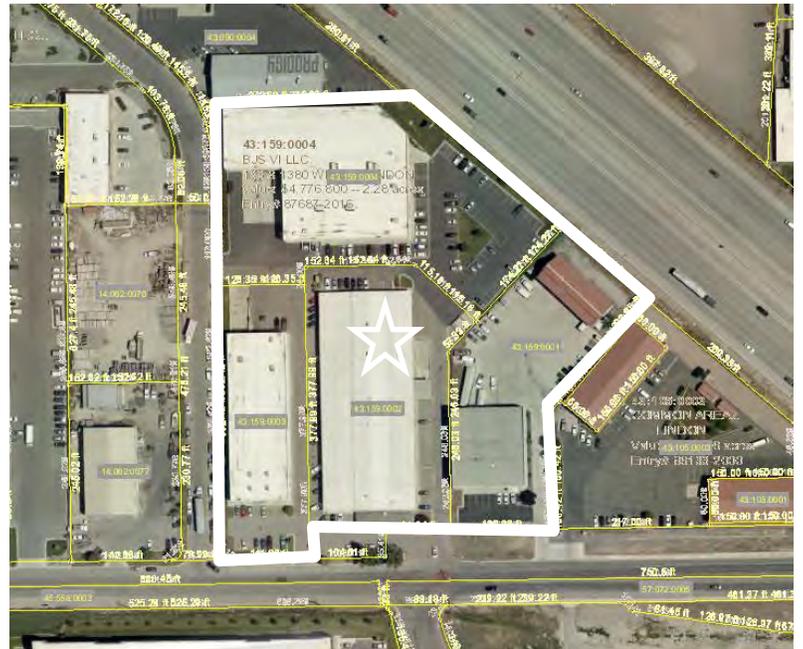
Presenting Staff: Michael Florence

General Plan: Light Industrial
Current Zone: Light Industrial

Property Owner: Coco Development
Lindon, LLC
Address: 1350 W. 200 S.

Parcel IDs: 43:159:0002

Type of Decision: Administrative
Council Action Required: No



Overview

1. Since the July planning commission meeting, the owners of the business park have met and are finalizing the business park easement agreements and parking. It appears that the parking will be shared among lots 2, 3, and 4. All building will meet the minimum parking ratios according to Lindon City Code. The applicant and other property owners will be able to provide updates at the planning commission meeting.
2. **Coco Development, LLC is petitioning for a plat amendment to the Jacobson Subdivision Plat “D.”**
3. The only change to the plat is that there is an existing loading dock on the east side of Lot 2 which encroaches into the cross parking/access and drainage easement.
4. Coco Development, LLC recently purchased the building and lot 2. They want to make sure that the plat accurately reflects the existing site.
5. The other property owners in the Jacobson Subdivision will need to sign the plat.
6. Coco Development, LLC intends to create commercial condominiums with the building on lot 2.

Surrounding Zoning and Land Use

North: Light Industrial (LI) zone – office/warehouse
South: Light Industrial (LI) zone – office/warehouse
East: Light Industrial (LI) zone – office/warehouse
West: Light Industrial (LI) zone – office/warehouse

Subdivision Standards

Lindon City Code 17.32.00 references Utah Code for requirements amending a subdivision plat. Under Utah Code 10-9a-608, an applicant may petition the Land Use Authority (Planning Commission) to amend 10-9a-608. Vacating, altering, or amending a subdivision plat.

(1) (a) A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file a written petition with the land use authority to request a subdivision amendment.

(b) Upon filing a written petition to request a subdivision amendment under Subsection (1)(a), the owner shall prepare and, if approved by the land use authority, record a plat in accordance with Section 10-9a-603 that:

- (i) depicts only the portion of the subdivision that is proposed to be amended;
- (ii) includes a plat name distinguishing the amended plat from the original plat;
- (iii) describes the differences between the amended plat and the original plat; and
- (iv) includes references to the original plat.

Engineering Requirements

The City Engineer is working through technical issues related to the plat and will conduct a final review if the planning commission approves the plat amendment.

Findings of Fact

- The Jacobson Commercial Subdivision Plat D was recorded February 21, 2006
- The proposed plat amendment modifies the existing plat to account for the existing loading dock which is located in the cross parking/access and drainage easement on lot 2.

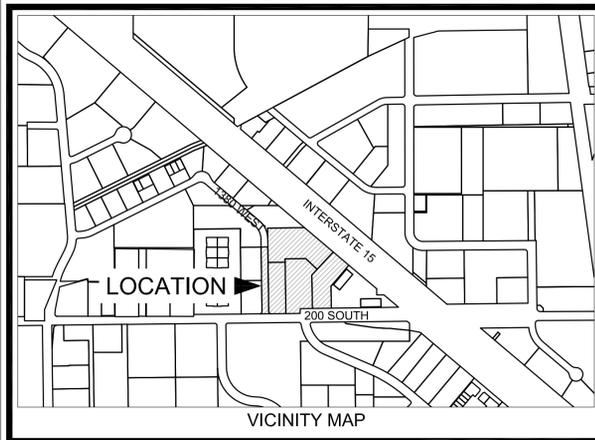
Motion

I move to (approve, deny, **continue**) **the applicant's request for preliminary approval of Jacobson Subdivision Plat "D" Amended** with the following conditions:

1. The applicant will continue to work with City staff to make all technical corrections as necessary to the plat prior to recording;
2. Prior to plat recording, the applicant will update the final plat Mylar to include notarized signatures **of owners' consent to dedication; and obtain signatures of all entities indicated on the subdivision** plat attached hereto;
3. All items of the staff report.

Exhibits

1. Aerial Image with Parcels
2. Proposed Plat Amendment
3. Current Plat



VICINITY MAP

UTILITY NOTES:

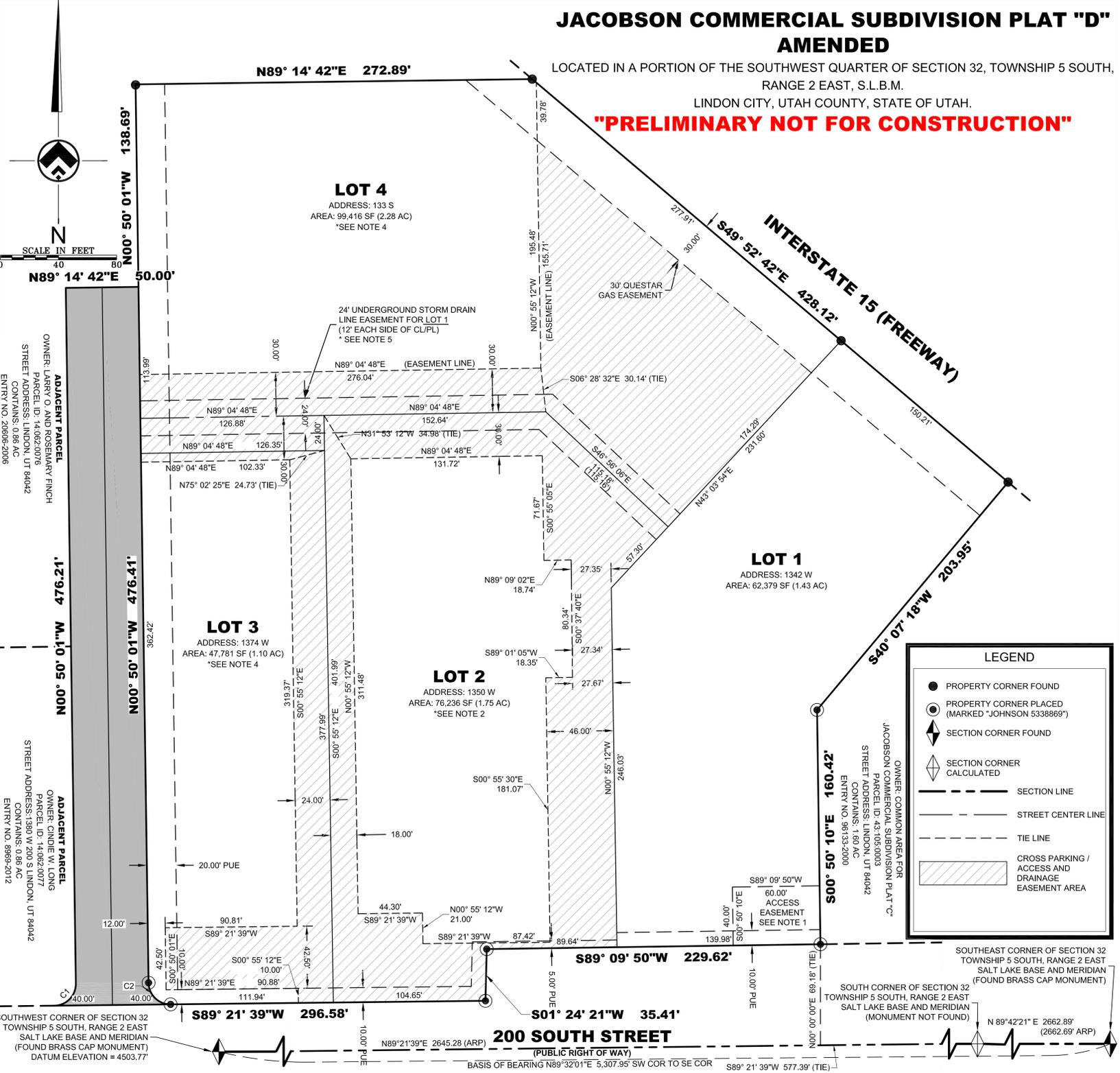
- WITH THE EXCEPTIONS NOTED BELOW, CULINARY WATER, SECONDARY WATER, SEWER, AND STORM WATER FACILITIES WITHIN THIS SITE PLAN ARE CONSIDERED PRIVATE AND THE DEVELOPMENT IS RESPONSIBLE TO ENSURE PROPER CONSTRUCTION, REPLACEMENT, REPAIR, OPERATION, AND MAINTENANCE ACCORDING TO CITY AND STATE STANDARDS. THE OWNERS ACKNOWLEDGE THE RIGHT OF THE CITY TO INSPECT AND TEST THESE FACILITIES AND MAKE NECESSARY REPAIRS AND/OR OTHER ACTIONS WHEN THE DEVELOPMENT FAILS TO DO SO. THE DEVELOPMENT WILL BE CHARGED FOR THESE ACTIONS, CULINARY WATER FACILITIES ARE CONSIDERED PART OF THE CITY'S PUBLIC WATER SYSTEM FOR THE PURPOSES OF TESTING AND REPORTING AS REQUIRED BY THE STATE OF UTAH.

SUBDIVISION NOTES:

- INDICATED ACCESS EASEMENT ON LOT 1 SHALL BECOME EFFECTIVE ONLY IF IN THE FUTURE, WIDENING OF 200 SOUTH PROHIBITS THE ACCESS TO LOT 1 OF JACOBSON COMMERCIAL SUBDIVISION PLAT A.
- EASEMENT AGREEMENT. NOTICE OF RECIPROCAL EASEMENTS AND MAINTENANCE AGREEMENT IS HEREBY GIVEN ("EASEMENT AGREEMENT"). SUCH EASEMENT AGREEMENT IS RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER, AND FURTHER DEFINES, CREATES, AND GOVERNS THE EASEMENT AREAS IDENTIFIED UPON THIS PLAT, AND SUCH EASEMENT AREAS ARE MADE SUBJECT TO SUCH EASEMENT AGREEMENT. SAID EASEMENT AGREEMENT IS INTENDED TO RUN WITH THE LAND AND BE BINDING UPON ALL HEIRS, SUCCESSORS OR ASSIGNS OF THE OWNERS OF THE LOTS, IN ACCORDANCE WITH THE RECORDED EASEMENT AGREEMENT.
- CROSS PARKING/ACCESS AND DRAINAGE EASEMENT. SUBJECT TO THE TERMS OF THE EASEMENT AGREEMENT, THE CROSS HATCHED AREAS SHOWN HEREIN AS THE "CROSS PARKING / ACCESS AND DRAINAGE EASEMENT" CREATE NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF LOTS 2, 3, AND 4 RELATING TO (A) CROSS PARKING, (B) INGRESS AND EGRESS, (C) UNDERGROUND UTILITIES AND SURFACE STORM DRAINAGE, AND (4) UNDERGROUND UTILITIES FOR THE BENEFIT OF LOT 1. THE "CROSS PARKING / ACCESS AND DRAINAGE EASEMENT" (SOMETIMES REFERRED TO IN THE EASEMENT AGREEMENT COLLECTIVELY AS THE "EASEMENTS") SHALL BE MAINTAINED IN ACCORDANCE WITH THE EASEMENT AGREEMENT.
- 24' STORM DRAIN EASEMENT. THE "24' STORM LINE EASEMENT SHOWN ON THE PLAT CREATES A NON-EXCLUSIVE EASEMENT FOR AN UNDERGROUND STORM WATER LINE FOR THE BENEFIT OF LOT 1. THE RELATED 24' ACCESS EASEMENT SHALL BE MAINTAINED IN ACCORDANCE WITH THE EASEMENT AGREEMENT.
- OCCUPANCY RESTRICTION NOTICE IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT HAVING FIRST OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY LINDON CITY.

PARCEL CURVE TABLE

| CURVE # | LENGTH (FT) | RADIUS (FT) | DELTA (°) | DIRECTION | CHORD (FT) |
|---------|-------------|-------------|--------------|-------------|------------|
| C1 | 23.60 | 15.00 | 90°09'50.12" | N44°14'54"E | 21.24 |
| C2 | 23.51 | 15.00 | 89°48'20.00" | N45°44'11"W | 21.18 |



JACOBSON COMMERCIAL SUBDIVISION PLAT "D" AMENDED

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 EAST, S.L.B.M. LINDON CITY, UTAH COUNTY, STATE OF UTAH.

"PRELIMINARY NOT FOR CONSTRUCTION"

GENERAL NOTES

SURVEYOR'S CERTIFICATE
 I, DAVID B. JOHNSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND DO HOLD LICENSE NO. 5338869 AS PRESCRIBED UNDER 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT, HEREAFTER TO BE KNOWN AS **JACOBSON SUBDIVISION PLAT "D" AMENDED**. I FURTHER CERTIFY THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS CONDOMINIUM PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN LINDON CITY, COUNTY OF UTAH, STATE OF UTAH, FURTHER DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT S89°21'39"W 577.39 FEET ALONG THE SECTION LINE AND NORTH 69.18 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 32, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF JACOBSON COMMERCIAL SUBDIVISION, PLAT "C"; THENCE ALONG THE BOUNDARY LINE OF LOT 2, JACOBSON COMMERCIAL SUBDIVISION PLAT "A", THE FOLLOWING TWO (2) COURSES: S89°09'50"W 229.62 FEET; S01°24'21"W 35.41 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE S89°21'39"W 296.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 23.61 FEET THROUGH A CENTRAL ANGLE OF 90°11'40" (CHORD BEARS N44°15'49"E 21.25 FEET); THENCE N00°50'01"W 476.21 FEET; THENCE N89°14'42"E 50.00 FEET; THENCE ALONG THE BOUNDARY LINE OF SAID LOT 2, JACOBSON COMMERCIAL SUBDIVISION PLAT "A" THE FOLLOWING THREE (3) COURSES: S89°09'50"W 138.69 FEET; N89°14'42"E 272.89 FEET; S49°52'42"E 428.12 FEET TO THE WESTERLY LINE OF SAID JACOBSON COMMERCIAL SUBDIVISION, PLAT "C"; THENCE ALONG THE WESTERLY LINE OF SAID SUBDIVISION BOUNDARY THE FOLLOWING TWO (2) COURSES: S40°07'18"W 203.95 FEET; S00°50'10"E 160.42 FEET TO THE POINT OF BEGINNING.
 CONTAINING 7.13 ACRES, MORE OR LESS.

7/27/2020 DAVID B. JOHNSON
 DATE LICENSE NO. 5338869 (SEE SEAL)

THE BASIS OF BEARING FOR THIS SUBDIVISION IS NORTH 89°32'01" EAST BETWEEN THE SOUTHWEST CORNER OF SECTION 32 AND THE SOUTHEAST CORNER OF SECTION 32 TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. THE DATUM FOR THIS SUBDIVISION IS NAD 83.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

JACOBSON SUBDIVISION PLAT "D" AMENDED

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENT AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH)
)SS
 COUNTY OF UTAH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ BY OWNER.

OWNER _____ OWNER _____
 OWNER _____ OWNER _____

NOTARY PUBLIC _____ COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

DRAWN BY: DBJ **CHECKED BY:** DBJ **APPROVED BY:** DBJ **SHEET:** V-101 01 OF 01

PROJECT NO: 20-001

DATE: 2020-07-27

SCALE: 1"=40'

| | | |
|-----|-------------|----------|
| 05 | PRELIMINARY | 07/27/20 |
| 04 | PRELIMINARY | 06/23/20 |
| NO. | REVISION | DATE |

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LINDON, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20____.

MAYOR _____
 PLANNING COMMISSION CHAIR _____
 PLANNING DIRECTOR _____
 CITY ATTORNEY _____
 APPROVED _____ CITY ENGINEER (SEE SEAL)
 ATTEST _____ CITY RECORDER (SEE SEAL)

SIGNATURES

CLERK / RECORDER SEAL _____

NOTARY PUBLIC SEAL _____

CITY ENGINEER'S SEAL _____

SURVEYOR'S SEAL _____

PROFESSIONAL LAND SURVEYOR
 DAVID B. JOHNSON
 No. 5338869
 STATE OF UTAH

CLIENT / OWNER INFORMATION:

BRIXTON PARTNERS
 118 E 126 75 S
 DRAPER, UTAH 84020

SEAN SHAH
 sean@brixtonpartners.com
 385-281-3851

ENGINEER / SURVEYOR INFORMATION:

JOHNSON ENGINEERING
 4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
 www.johnsonengineeringinc.com
 Phone: 801-787-4569

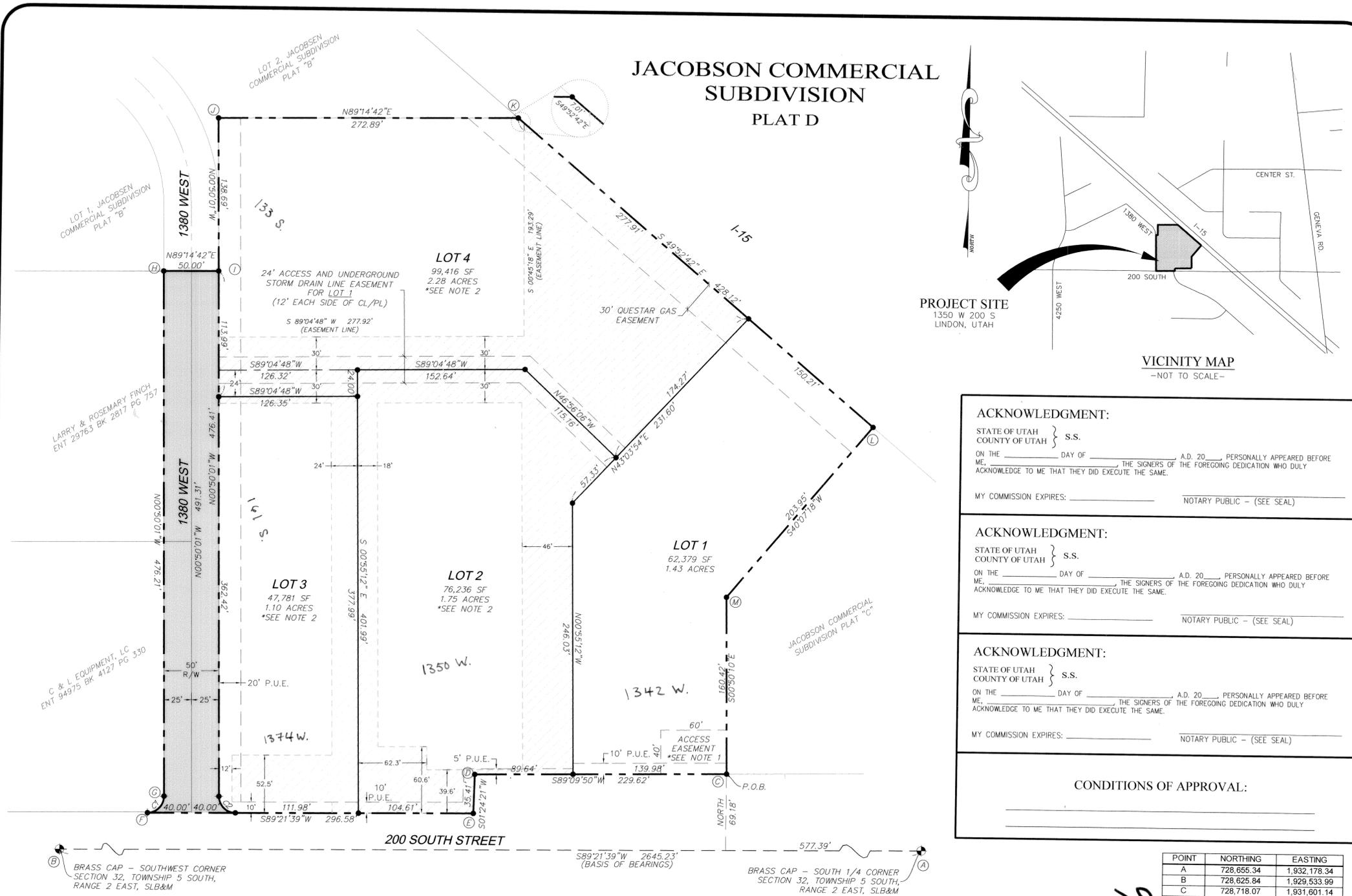
SHEET INFORMATION:

JACOBSON COMMERCIAL SUBDIVISION PLAT "D" AMENDED

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 EAST, S.L.B.M. LINDON CITY, UTAH COUNTY, STATE OF UTAH.

CONDITIONS OF APPROVAL _____

COUNTY RECORDER _____



SURVEYORS CERTIFICATE:
I, VICTOR E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 176695 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY 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, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Victor E. Hansen
VICTOR E. HANSEN RLS 176695
DATE: Nov. 18, 2005

BOUNDARY DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN LINDON CITY, COUNTY OF UTAH, STATE OF UTAH, FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT S89°21'39"W 577.39 FEET ALONG THE SECTION LINE AND NORTH 69.18 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 32, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF JACOBSON COMMERCIAL SUBDIVISION, PLAT "C"; THENCE ALONG THE BOUNDARY LINE OF LOT 2, JACOBSON COMMERCIAL SUBDIVISION PLAT "A", THE FOLLOWING TWO (2) COURSES:
S89°09'50"W 229.62 FEET;
S01°24'21"W 35.41 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE S89°21'39"W 296.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 23.61 FEET THROUGH A CENTRAL ANGLE OF 90°11'40" (CHORD BEARS N44°15'49"E 21.25 FEET); THENCE N00°50'01"W 476.21 FEET; THENCE N89°14'42"E 50.00 FEET; THENCE ALONG THE BOUNDARY LINE OF SAID LOT 2, JACOBSON COMMERCIAL SUBDIVISION PLAT "A" THE FOLLOWING THREE (3) COURSES:
N00°50'01"W 138.69 FEET;
N89°14'42"E 272.89 FEET;
S49°52'42"E 428.12 FEET TO THE WESTERLY LINE OF SAID JACOBSON COMMERCIAL SUBDIVISION, PLAT "C"; THENCE ALONG THE WESTERLY LINE OF SAID SUBDIVISION BOUNDARY THE FOLLOWING TWO (2) COURSES:
S40°07'18"W 203.95 FEET;
S00°50'10"E 160.42 FEET TO THE POINT OF BEGINNING, CONTAINING 7.13 ACRES, MORE OR LESS.

OWNER'S DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 19th DAY OF December, A.D. 2005

SUMMIT DEVELOPMENT AND MANAGEMENT, LLC BY: *Heath Johnston* ITS: MANAGING MEMBER, HEATH JOHNSTON

R+B Retirement LLC
LARRY & ROSEMARY FINCH REGINALD J. BUSSON, MEMBER
ARAC LARRY C. FINCH HARRY FINCH ROSEMARY FINCH
Diwane Long MEMBER

ACKNOWLEDGMENT:
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, _____, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC - (SEE SEAL)

ACKNOWLEDGMENT:
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, _____, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC - (SEE SEAL)

ACKNOWLEDGMENT:
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, _____, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC - (SEE SEAL)

ACKNOWLEDGMENT:
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 19th DAY OF December, A.D. 2005, PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: 10-17-2007 *Yvonne Browning* NOTARY PUBLIC - (SEE SEAL BELOW)

CONDITIONS OF APPROVAL:

ACCEPTANCE BY LEGISLATIVE BODY:
THE CITY COUNCIL OF THE CITY OF LINDON, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PUBLIC PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 16th DAY OF February, A.D. 2006.

Jeff Deery Mayor
John Zapp
Andrew
Mark Christensen ATTEST
Victor E. Hansen CLERK-RECORDER (SEE SEAL BELOW)

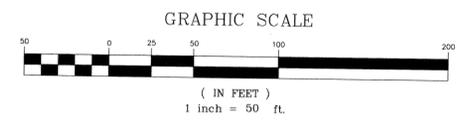
CITY ATTORNEY APPROVAL:
Victor E. Hansen 2-11-06
CITY ATTORNEY DATE

PLANNING COMMISSION APPROVAL:
APPROVED THIS 17th DAY OF February, A.D. 2006 BY THE LINDON CITY PLANNING COMMISSION.
Adam W. Cowie CHAIRMAN, PLANNING COMMISSION
Ann L. Oster DIRECTOR - SECRETARY

NOTES:
1. INDICATED ACCESS EASEMENT ON LOT 1 SHALL BECOME VALID ONLY IF IN THE FUTURE, WIDENING OF 200 SOUTH PROHIBITS THE ACCESS TO LOT 1 OF JACOBSON COMMERCIAL SUBDIVISION PLAT A.
2. DECLARATION OF CC&RS FOR WASATCH POINTE BUSINESS PARK. ALL OF LOTS 1, 2, 3 AND 4 SHOWN ON THIS PLAT ARE SUBJECT TO THAT CERTAIN DECLARATION AND AGREEMENT OF EASEMENTS, COVENANTS, CONDITIONS & RESTRICTIONS FOR WASATCH POINTE BUSINESS PARK ("DECLARATION"), RECORDED IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER'S OFFICE.
3. OWNERS ASSOCIATION. THE WASATCH POINTE BUSINESS PARK IS GOVERNED BY THE WASATCH POINTE BUSINESS PARK OWNERS ASSOCIATION, INC., A UTAH NON-PROFIT CORPORATION ("ASSOCIATION") IN ACCORDANCE WITH THE DECLARATION.
4. CROSS PARKING/ACCESS AND DRAINAGE EASEMENT. THE CROSS HATCHED AREAS SHOWN HEREIN AS THE "CROSS PARKING/ACCESS AND DRAINAGE EASEMENT" CREATE NON-EXCLUSIVE EASEMENTS FOR CROSS PARKING, INGRESS AND EGRESS UNDERGROUND UTILITIES AND SURFACE STORM DRAINAGE FOR THE BENEFIT OF LOTS 2, 3 AND 4. THE CROSS HATCHED AREAS SHOWN HEREIN AS THE "CROSS PARKING/ACCESS AND DRAINAGE EASEMENT" CREATE NON-EXCLUSIVE EASEMENTS FOR UNDERGROUND UTILITIES FOR THE BENEFIT OF LOT 1. THE "CROSS PARKING/ACCESS AND DRAINAGE EASEMENT" SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE DECLARATION.
5. 24' ACCESS EASEMENT. THE "24' ACCESS AND STORM LINE EASEMENT" SHOWN ON THE PLAT CREATES A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR AN UNDERGROUND STORM WATER LINE FOR THE BENEFIT OF LOT 1. THE ASSOCIATION SHALL MAINTAIN THE 24' ACCESS EASEMENT IN ACCORDANCE WITH THE DECLARATION.

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHRD BRG |
|-------|--------|--------|-----------|---------|-------|-------------|
| C1 | 23.61 | 15.00 | 90°11'40" | 15.05 | 21.25 | N44°15'49"E |
| C2 | 23.51 | 15.00 | 89°48'20" | 14.95 | 21.18 | S45°44'11"E |



- LEGEND**
- BOUNDARY LINE
 - SECTION LINE
 - EASEMENT
 - SET 5/8" REBAR W/CAP STAMPED LS #176695
 - SECTION MONUMENT
 - CROSS PARKING/ACCESS AND DRAINAGE EASEMENT
 - AREA DEDICATED TO LINDON CITY AS RIGHT OF WAY

11526

| POINT | NORTHING | EASTING |
|-------|------------|--------------|
| A | 728,655.34 | 1,932,178.34 |
| B | 728,625.84 | 1,929,533.99 |
| C | 728,718.07 | 1,931,601.14 |
| D | 728,714.72 | 1,931,371.61 |
| E | 728,679.33 | 1,931,370.74 |
| F | 728,676.02 | 1,931,074.26 |
| G | 728,691.23 | 1,931,089.09 |
| H | 729,167.26 | 1,931,082.16 |
| I | 729,167.92 | 1,931,132.14 |
| J | 729,306.56 | 1,931,130.12 |
| K | 729,310.15 | 1,931,402.92 |
| L | 729,034.34 | 1,931,730.20 |
| M | 728,878.43 | 1,931,598.80 |

(UTAH STATE PLANE COORDINATES, NAD 27)

H&H ENGINEERING AND SURVEYING, INC.
938 S MAIN ST - PLEASANT GROVE, UT 84062
TEL: (801) 796-5196 FAX: (801) 796-5196

JACOBSON COMMERCIAL SUBDIVISION PLAT D
BEING A VACATION OF LOT 2, OF JACOBSON COMMERCIAL SUBDIVISION PLAT "A" LINDON, UTAH COUNTY, UTAH SOUTHWEST QUARTER SEC. 32 T5S R2E SLB&M

SURVEYOR'S SEAL: VICTOR E. HANSEN, RLS 176695
NOTARY PUBLIC SEAL: JENNIFER BROWNING, STATE OF UTAH, COM. EXPIRES 10-27-06
CITY-COUNTY ENGINEER SEAL: MARK L. CHRISTENSEN, RLS 180311, STATE OF UTAH
CLERK-RECORDER SEAL: LINDON CITY, UTAH COUNTY, UTAH

ENT # 200606
RECORDED IN THE OFFICE OF THE CLERK-RECORDER, LINDON CITY, UTAH COUNTY, UTAH
RECORDED FOR LINDON CITY CORPORATION
FEE \$34.00 BY SS
DATE 2/17/06

Item 7: Brixton Heights Condominium Plat 1350 W. 200 S.

Date: August 11, 2020

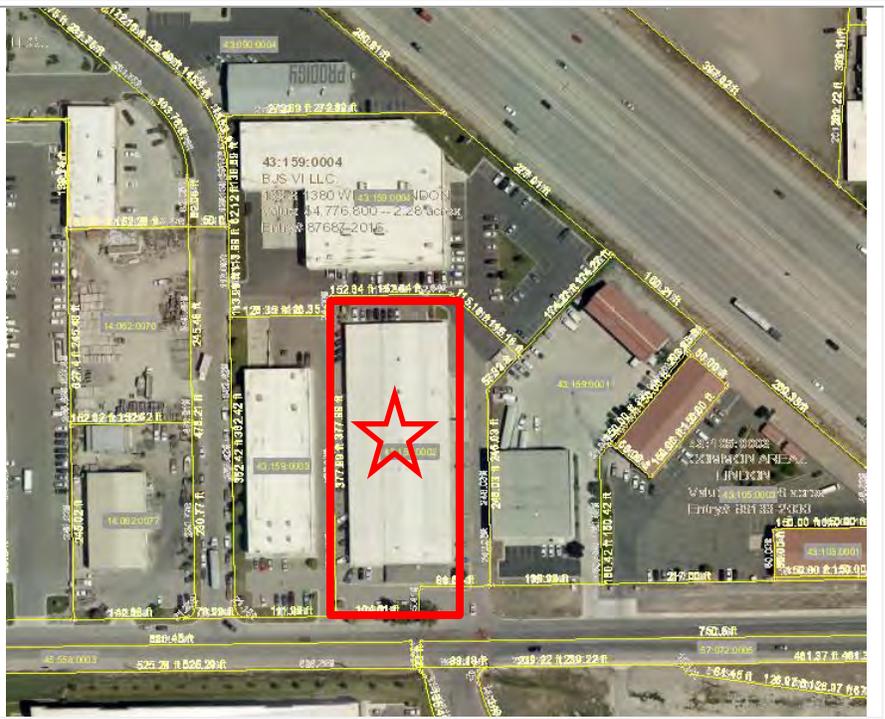
Applicant: Coco
Development, LLC
Presenting Staff: Michael
Florence

General Plan: Light
Industrial
Current Zone: Light
Industrial

Property Owners: Coco
Development Lindon, LLC

Parcel ID's: 45:241:0001

Council Action
Required: Yes



SUMMARY OF KEY ISSUES

1. The applicants are seeking preliminary major subdivision approval for a 20-unit commercial condominium development;
2. Units range in size from 1,149 square feet to 3,825 square feet;
3. The building has a total square footage of 37,700 square feet;
4. The building is existing. The applicant is proposing to create the individual units and make improvements to those units;
5. Condominium developments follow Utah Code Title 57 Chapter 8 for dividing property as well as Lindon City major subdivision requirements and processes;

OVERVIEW

1. This item was continued from the July planning commission in order for the plat amendment to be considered by all owners of the business park
2. The applicant has provided letters from both an architect and an attorney stating that the application follows the Utah Condominium Code Title 57 Chapter 8. The letters are attached to this report;
3. The proposed development meets the one-acre minimum lot size requirement for the LI zone;
4. The applicant has provided a Condominium Declaration as well as Covenants, Conditions and **Restrictions (CC&R's) for the development;**
5. A condominium plat includes sheets identifying both the internal floor area and vertical space.

MOTION

I move to recommend (to approve, deny, or continue) the applicant's request for preliminary approval of the Brixton Heights Condominium Plat with the following conditions:

1. The applicant will continue to work with city staff to make all final corrections to the plat for recording;
2. Prior to plat recording the applicant will provide staff with a final plat mylar to include notarized signatures of **owner's consent to dedication** and obtain signatures of all entities indicated on the attached subdivision plat;
3. The plans and plat will meet and be constructed as per the relevant specifications as found in the Lindon City Development Manual;
4. Final easement agreements for the business park will be recorded with the subdivision plat;
5. All items of the staff report.

Surrounding Zoning and Land Use

North: Light Industrial – office/warehouse

South: Light Industrial – office/warehouse

East: Light Industrial – office/warehouse

West: Light Industrial – office/warehouse

Lot Requirements – Light Industrial Zone

| Required | Compliant |
|----------------------------|--|
| Minimum lot size: one acre | Yes |
| Parking | <ul style="list-style-type: none"> • The existing and amended Jacobson Subdivision plats have in place cross access and shared parking easements • Lot 1 has its own separate parking and parking is not counted towards the requirements for lots 2,3,4 • The current parking count for the Lots 2, 3, and 4 is 169 stalls • The applicants are changing their parking layout for lot 2 and adding additional entryways into the building for the commercial condominiums. Currently, they have 60 stalls for the building and will be reducing that to 40. • The applicants provided a square footage and use breakdown for the buildings on Lots 2, 3, and 4. The total parking requirement for these lots is 150 stalls. See parking analysis and plan exhibits • The business park easement agreement will allow parking to be shared among lots 2, 3, and 4. |

Subdivision Requirements 17.76.070

| Required | Compliant |
|---|-----------|
| For condominiums, three dimensional drawings of buildings and building elevations. | Yes |
| developer shall submit a written statement by an attorney who is licensed to practice in Utah. This written statement shall be the attorney's opinion that the condominium declaration, the subdivision plat and the other supporting documentation comply in all respects with the Utah Condominium Ownership Act (UCA Sec. 57-8-1, et seq.) as well as all applicable federal, state and local laws and ordinances and that | Yes |

| | |
|--|--|
| when the office of the Utah County Recorder has recorded the condominium declaration and final plat, the proposed project will be a validly existing and lawful condominium project in all respects. | |
|--|--|

Engineering Requirements

The City Engineer is working through technical issues related to the plat and civil engineering plans and will ensure all engineering related issues are resolved before final approval is granted.

EXHIBITS

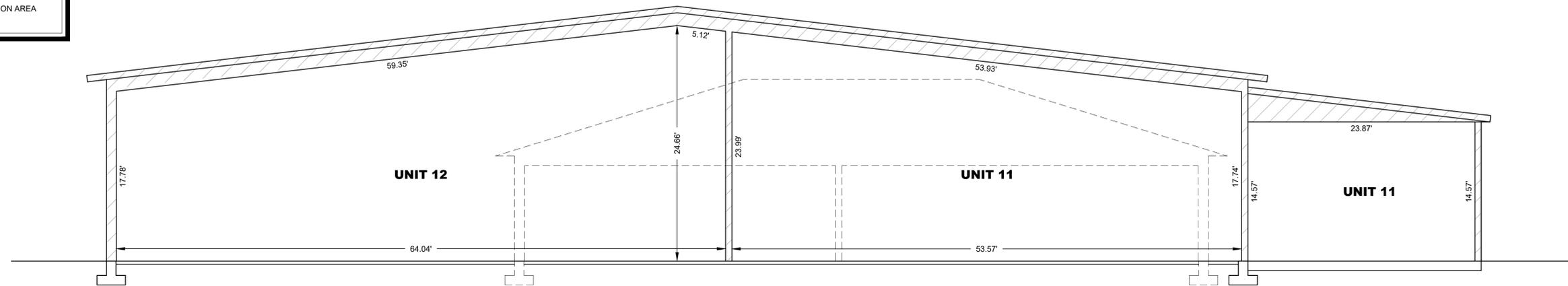
1. Aerial photo
2. Condominium plat
3. Site improvement plan
4. Existing parking analysis
5. Proposed parking plan
6. Compliance letters

Exhibit 1

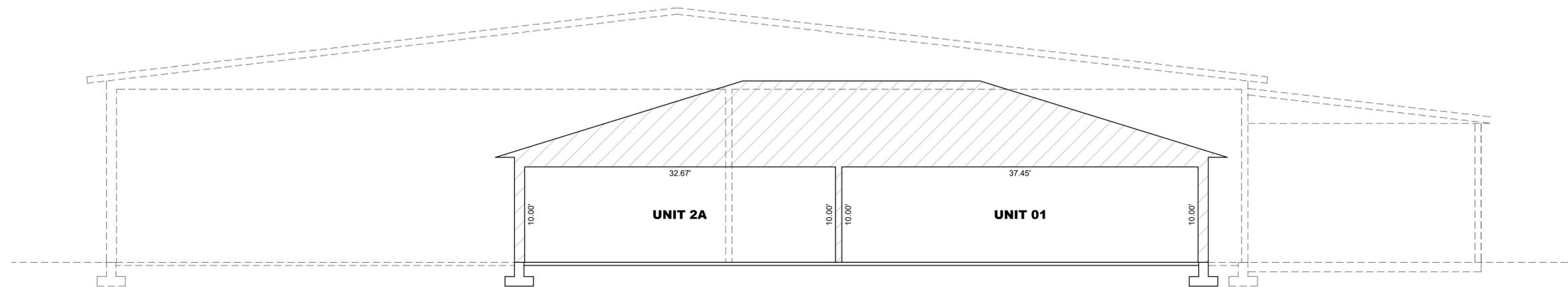


LEGEND

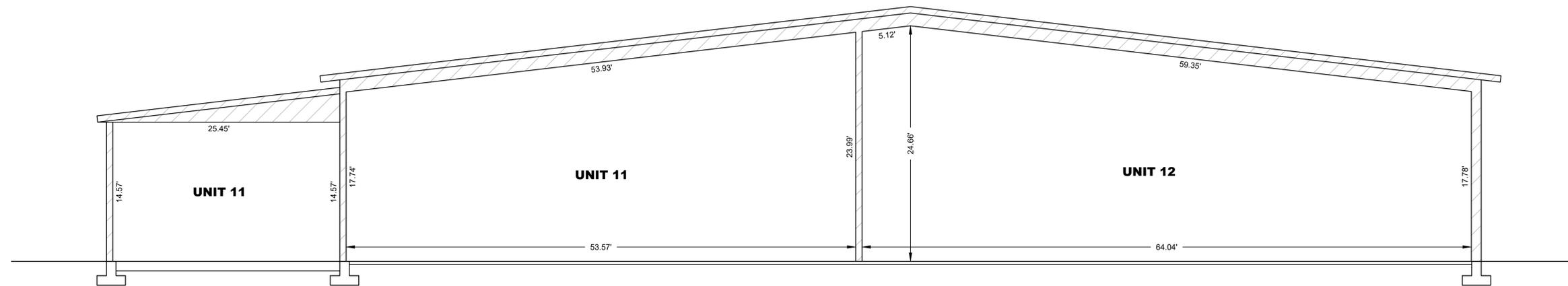
 COMMON AREA



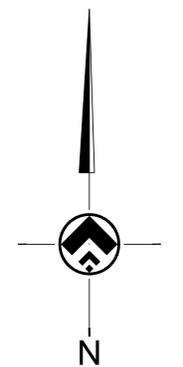
01 SOUTH WAREHOUSE VIEW
SCALE - 1" = 6'



02 SOUTH OFFICE VIEW
SCALE - 1" = 6'



03 NORTH WAREHOUSE VIEW
SCALE - 1" = 6'



KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF JOHNSON ENGINEERING INC., AND SHALL NOT BE COPIED, REDUCED, OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

| NO. | DATE | REVISION |
|-----|------------|-------------|
| 5 | 07/27/2020 | PRELIMINARY |
| 4 | 06/23/2020 | PRELIMINARY |
| 3 | 06/16/2020 | PRELIMINARY |
| 2 | 06/10/2020 | PRELIMINARY |
| 1 | 05/11/2020 | PRELIMINARY |



CLIENT / OWNER INFORMATION:

 **BRIXTON PARTNERS**
118 E 126 75 S
DRAPER, UTAH 84020

SEAN SHAH
sean@brixtonpartners.com
385-281-3851

ENGINEER / SURVEYOR INFORMATION:

 **JOHNSON ENGINEERING**
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

SHEET INFORMATION:

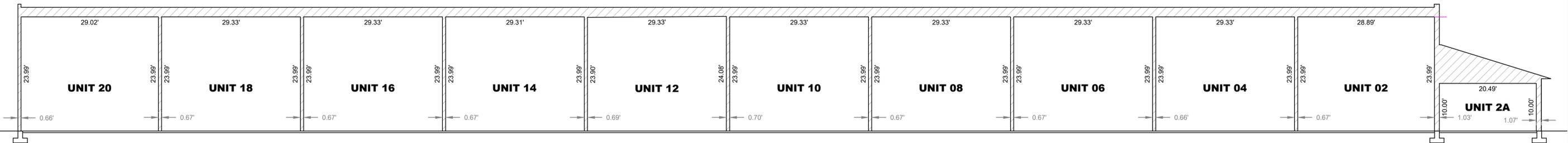
**BRIXTON HEIGHTS CONDO
PLAT 02
LINDON WAREHOUSE CONDO**
LINDON, UTAH COUNTY, UTAH

| | | | |
|-----------------------|---------------------|---------------------|------------------------|
| DRAWN BY: DBJ | CHECKED BY: DBJ | APPROVED BY: DBJ | SHEET: V-103 |
| PROJECT NO: 20-001 | DATE: 07/27/2020 | | 02 OF 04 |
| SCALE: 1":6' | | | |

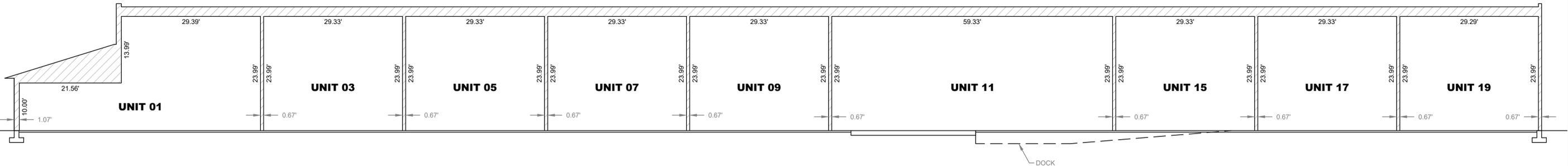
X:\Active Projects\2001 Lindon Warehouse Condo\04 Design\Drawings\Design\Plan Sheets\VP-Survey\Preliminary Plat II.dwg

LEGEND

 COMMON AREA



01 WEST SIDE VIEW
SCALE - 1" = 10'



02 EAST SIDE VIEW
SCALE - 1" = 10'

KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
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| 3 | 06/16/2020 | PRELIMINARY |
| 2 | 06/10/2020 | PRELIMINARY |
| 1 | 05/11/2020 | PRELIMINARY |



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118 E 126 75 S
DRAPER, UTAH 84020

SEAN SHAH
sean@brixtonpartners.com
385-281-3851

ENGINEER / SURVEYOR INFORMATION:

 **JOHNSON ENGINEERING**
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

SHEET INFORMATION:

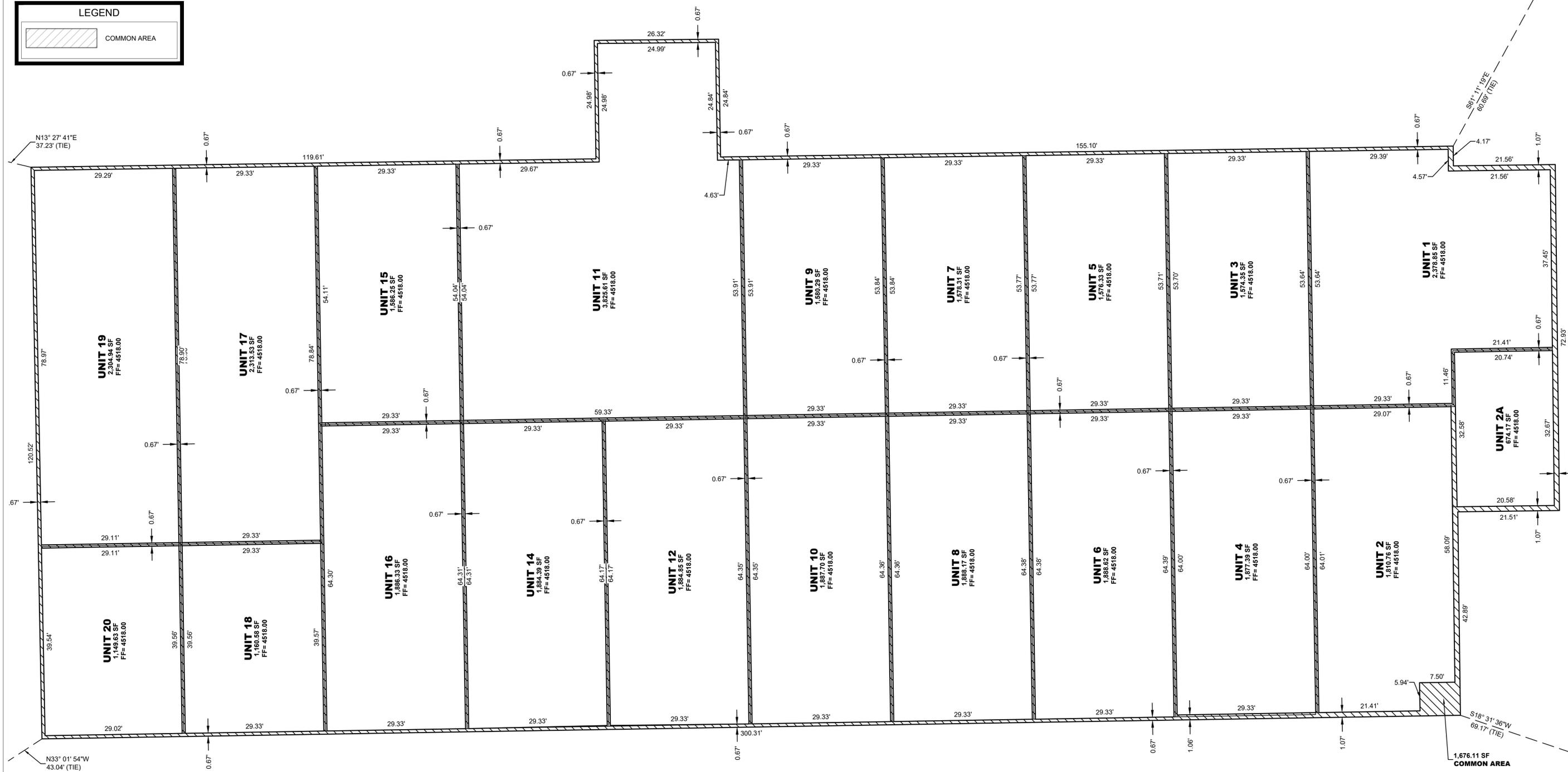
**BRIXTON HEIGHTS CONDO
PLAT 03
LINDON WAREHOUSE CONDO**
LINDON, UTAH COUNTY, UTAH

| | | | |
|-----------------------|---------------------|---------------------|------------------------|
| DRAWN BY: DBJ | CHECKED BY: DBJ | APPROVED BY: DBJ | SHEET: V-104 |
| PROJECT NO: 20-001 | DATE: 07/27/2020 | 03 OF 04 | |
| SCALE: 1":10' | | | |

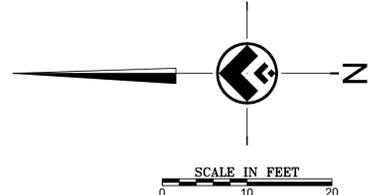
X:\Active Projects\2001 Lindon Warehouse Condo\04 Design\Drawings\Design\Plan Sheets\VP-Survey\Preliminary Plat II.dwg

LEGEND

 COMMON AREA



01 PLAN VIEW
SCALE - 1" = 10'



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| 3 | 06/16/2020 | PRELIMINARY |
| 2 | 06/10/2020 | PRELIMINARY |
| 1 | 05/11/2020 | PRELIMINARY |



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118 E 126 75 S
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SEAN SHAH
sean@brixtonpartners.com
385-281-3851

ENGINEER / SURVEYOR INFORMATION:

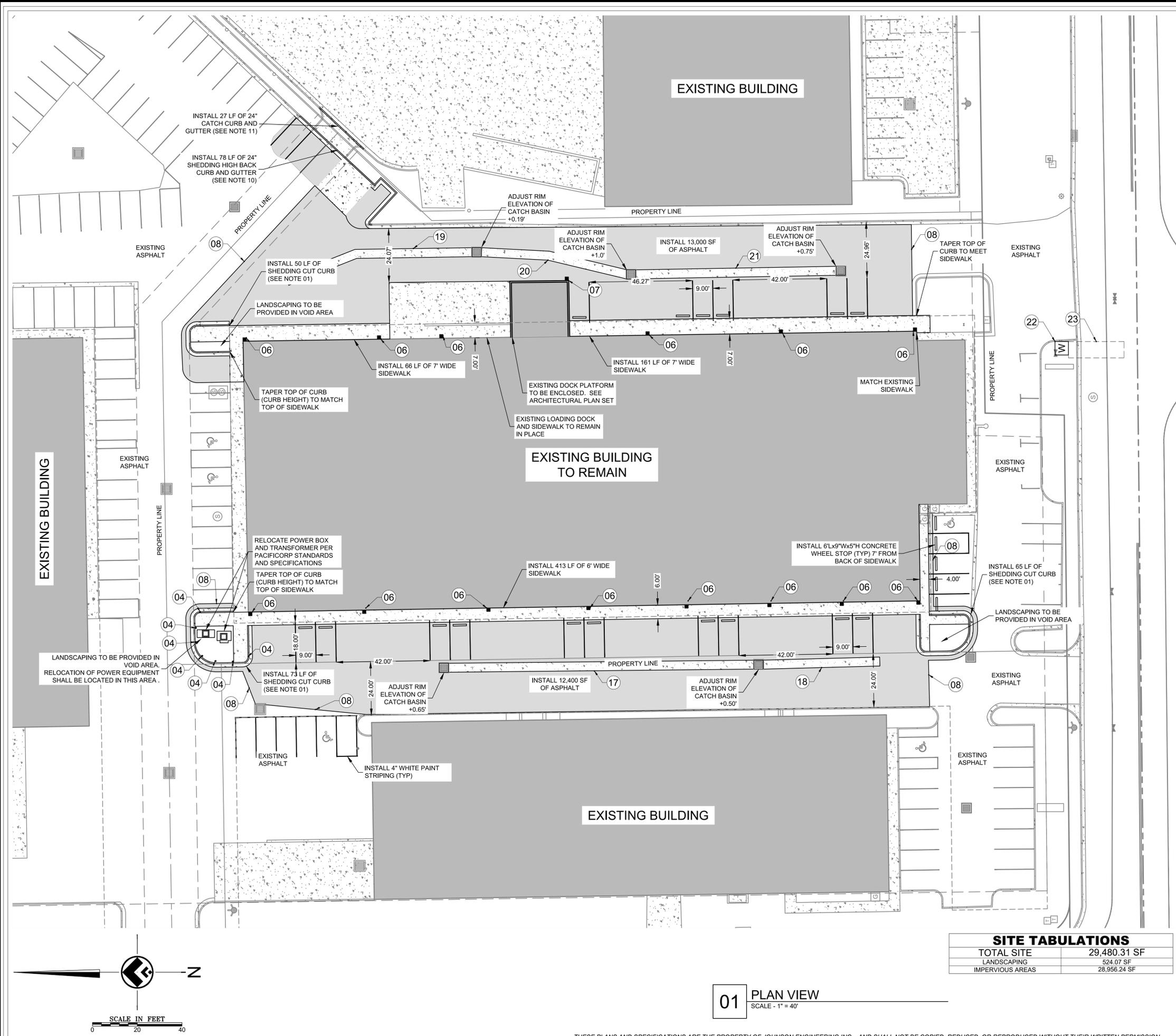
 **JOHNSON ENGINEERING**
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

SHEET INFORMATION:

**BRIXTON HEIGHTS CONDO
PLAT 04
LINDON WAREHOUSE CONDO**
LINDON, UTAH COUNTY, UTAH

| | | | |
|-----------------------|---------------------|---------------------|------------------------|
| DRAWN BY: DBJ | CHECKED BY: DBJ | APPROVED BY: DBJ | SHEET: V-105 |
| PROJECT NO: 20-001 | DATE: 07/27/2020 | SCALE: 1"=10' | 04 OF 04 |

X:\Active Projects\2001 Lindon Warehouse Condo\04 Design Drawings\Design\Plan Sheets\VP-Survey\Preliminary Plat II.dwg



- GENERAL NOTES**
- NOTES:**
- INSTALL 24" CUT SHED CURB AND GUTTER PER DETAIL 03 ON SHEET CS-102
 - INSTALL 227 LF OF 7 FOOT WIDE CONCRETE SIDEWALK PER DETAIL 05 ON SHEET CU-103.
 - INSTALL 413 LF OF 6 FOOT WIDE CONCRETE SIDEWALK PER DETAIL 05 ON SHEET CU-103.
 - INSTALL BOLLARD. SEE DETAIL 01 ON SHEET CS-102.
 - MIN. 3" INCH ASPHALT 8" BASE MATERIAL = 28,900 SF.
 - INSTALL 12" NYLOPLAST ROOF DRAIN (SEE DETAIL CU-101)
 - INSTALL 12" NYLOPLAST ROOF DRAIN **HEAVY DUTY TRAFFIC RATED** (SEE DETAIL CU-101)
 - PROJECT IS LOCATED IN ZONE LI (LIGHT INDUSTRIAL) PER CITY ZONING MAP.
 - SAW CUT MIN. 2' AWAY FROM EXISTING OR PROPOSED CONCRETE. REPLACE ASPHALT IN KIND. MATCH EXISTING ASPHALT ELEVATION AT SAWCUT LINE.
 - INSTALL CATCH CURB AND GUTTER PER DETAIL 02, CS-102.
 - INSTALL SHEDDING HIGH BACK CURB PER DETAIL 03, CS-102
 - SEE SC-101 FOR PROPOSED PARKING STALL COUNT AND ANALYSIS.
 - THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA).
 - ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM WITH A BACKFLOW PREVENTION DEVICE AND A BACKFLOW PREVENTION DEVICE TO THE BUILDING, UNLESS LANDSCAPING IS SERVED BY THE SECONDARY WATER SYSTEM.
 - WATER METERS ARE TO BE LOCATED BEHIND BACK OF WALK OR BACK OF CURB IN AN AREA THAT IS ACCESSIBLE, NOT LOCATED BEHIND FENCED AREAS OR UNDER COVERED PARKING.
 - LINDON STANDARD SPECIFICATIONS AND DRAWINGS APPLY TO CONSTRUCTION OF PUBLIC IMPROVEMENTS THAT WILL BE OWNED OR MAINTAINED BY LINDON CITY AND TAKE PRECEDENCE OVER OTHER STANDARDS.
 - INSTALL 137 LF OF 4" WATERWAY SEE SHEET CS-102 DETAIL 04
 - INSTALL 52 LF OF 4" WATERWAY SEE SHEET CS-102 DETAIL 04
 - INSTALL 85 LF OF 4" WATERWAY SEE SHEET CS-102 DETAIL 04
 - INSTALL 66 LF OF 4" WATERWAY SEE SHEET CS-102 DETAIL 04
 - INSTALL 90 LF OF 4" WATERWAY SEE SHEET CS-102 DETAIL 04
 - REMOVE EXISTING 3" WATER METER AND REPLACE WITH PROPOSED 2" WATER METER PER CITY STANDARDS. WATER METER TO SERVICE ALL UNITS THROUGH HOME OWNERS ASSOCIATION. SEE SHEET CU-102.
 - SAWCUT ASPHALT AND TRENCH PER LINDON CITY STANDARD 10 SHEET CS-102



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 4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
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CLIENT / OWNER INFORMATION:



BRIXTON PARTNERS
 118 E 126 75 S SEAN SHAH
 DRAPER, UTAH 84020 sean@brixtonpartners.com
 385-281-3851

SHEET INFORMATION:

SITE PLAN
LINDON WAREHOUSE CONDO
 LINDON, UTAH COUNTY, UTAH

SITE TABULATIONS

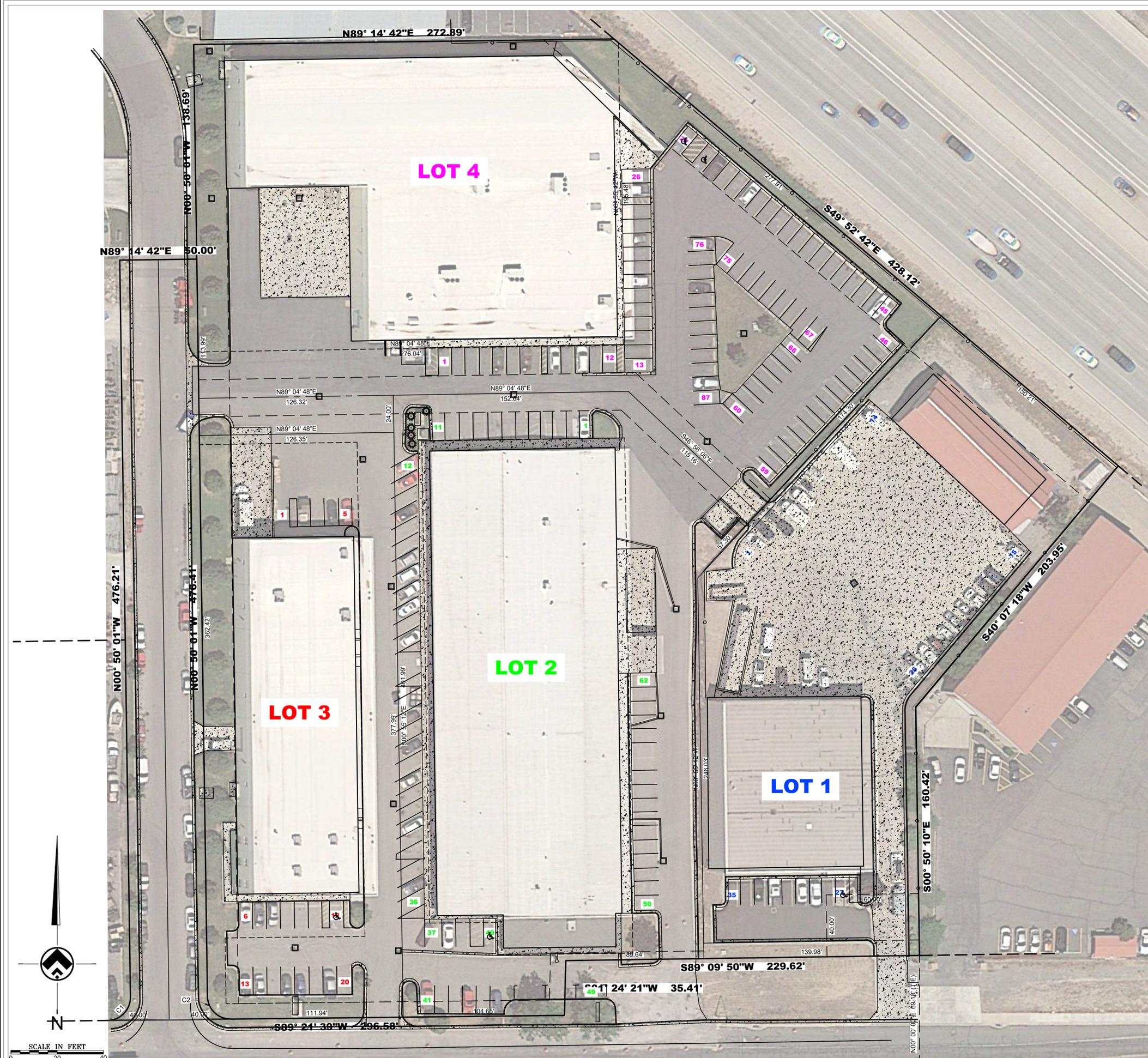
| | |
|------------------|--------------|
| TOTAL SITE | 29,480.31 SF |
| LANDSCAPING | 524.07 SF |
| IMPERVIOUS AREAS | 28,956.24 SF |

| | | | |
|-------------|-------------|--------------|------------------------|
| DRAWN BY: | CHECKED BY: | APPROVED BY: | SHEET: |
| DBJ | DBJ | DBJ | CS-100 |
| PROJECT NO: | 20-001 | | |
| DATE: | 06/23/2020 | 04 | 06/23/2020 PRELIMINARY |
| SCALE: | 1":20' | 03 | 06/16/2020 PRELIMINARY |
| | | NO. | DATE |
| | | | REVISION |

01 PLAN VIEW
 SCALE - 1" = 40'

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X:\Active Projects\2001 Lindon Warehouse Condo\04 Design\Drawings\Design\Plan Sheets\VP-Survey\Existing Parking Analysis.dwg



LEGEND AND GENERAL NOTES

NOTES:

1. LOT 1 (BUILDING SF = 10,700)
 - 1.1. REGULAR STALLS = 34
 - 1.2. HANDICAP STALLS = 1
 - 1.3. TOTAL STALLS = 35
- PER PREVIOUS SUBDIVISION, LOT ONE DOES NOT HAVE RIGHTS TO CROSS PARKING / ACCESS EASEMENT. LOT 1 SHALL PROVIDE ENOUGH PARKING STALLS TO SATISFY PARKING REQUIREMENTS FOR THE BUILDINGS LOCATED ON LOT 1.
2. LOT 2 (BUILDING SF = 37,700)
 - 2.1. REGULAR STALLS = 59
 - 2.2. HANDICAP STALLS = 3
 - 2.3. TOTAL STALLS = 62
3. LOT 3 (BUILDING SF = 18,400)
 - 3.1. REGULAR STALLS = 18
 - 3.2. HANDICAP STALLS = 2
 - 3.3. TOTAL STALLS = 20
4. LOT 4 (BUILDING SF = 37,200)
 - 4.1. REGULAR STALLS = 85
 - 4.2. HANDICAP STALLS = 2
 - 4.3. TOTAL STALLS = 87
5. SEE JACOBSON SUBDIVISION PLAT D FOR EXISTING SUBDIVISION MAP. ENTRY NO. 20606, MAP 11526, 2/21/2006



KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

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CLIENT / OWNER INFORMATION:

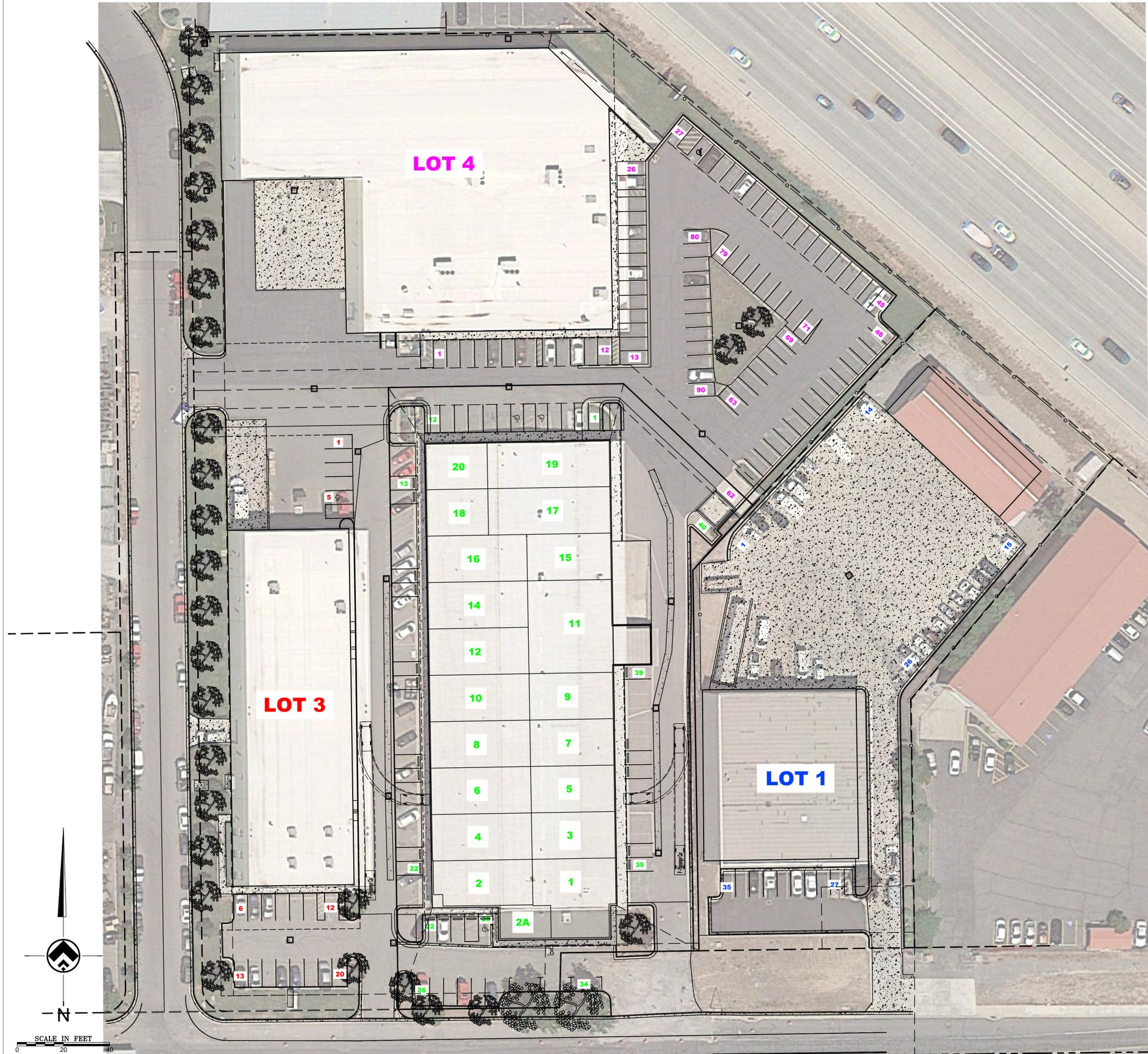
BRIXTON PARTNERS
118 E 126 75 S SEAN SHAH
DRAPER, UTAH 84020 sean@brixtonpartners.com
385-281-3851

SHEET INFORMATION:

EXISTING PARKING ANALYSIS
LINDON WAREHOUSE CONDO
LINDON, UTAH COUNTY, UTAH

| | | | |
|-------------|-------------|--------------|------------------------|
| DRAWN BY: | CHECKED BY: | APPROVED BY: | SHEET: |
| DBJ | DBJ | DBJ | V-106 |
| PROJECT NO: | 20-001 | | |
| DATE: | 06/23/2020 | 04 | 06/23/2020 PRELIMINARY |
| SCALE: | 1":20' | 03 | 06/16/2020 PRELIMINARY |
| | | NO. | DATE REVISION |

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LEGEND AND GENERAL NOTES

- NOTES:**
- LOT 1
 - REGULAR STALLS = 34
 - HANDICAP STALLS = 1
 - TOTAL STALLS = 35
 - PER PREVIOUS SUBDIVISION, LOT ONE DOES NOT HAVE RIGHTS TO CROSS PARKING / ACCESS EASEMENT. LOT 1 SHALL PROVIDE ENOUGH PARKING STALLS TO SATISFY PARKING REQUIREMENTS FOR THE BUILDINGS LOCATED ON LOT 1.
 - LOT 2 CONDO (BUILDING SF = 36,427 TOTAL (34,852 WAREHOUSE / 1,575 OFFICE))
 - REGULAR STALLS = 36
 - HANDICAP STALLS = 4
 - TOTAL STALLS = 40
 - LOT 3 (BUILDING SF = 18,377 TOTAL (12,852 WAREHOUSE / 5,525 OFFICE))
 - REGULAR STALLS = 18 (8 STALL RESIDE IN CROSS PARKING / ACCESS EASEMENT)
 - HANDICAP STALLS = 2 (0 STALL RESIDES IN CROSS PARKING / ACCESS EASEMENT)
 - TOTAL STALLS = 20
 - LOT 4 (BUILDING SF = 37,427 TOTAL (19,031 WAREHOUSE / 18,396 OFFICE))
 - REGULAR STALLS = 88
 - HANDICAP STALLS = 2
 - TOTAL STALLS = 90
 - TOTAL STALLS REQUIRED (LOTS 2,3,4) 1,000 SF/ 1 STALL WAREHOUSE, 350 SF/1 STALL OFFICE
 - TOTAL WAREHOUSE = 66,735 SF (67 STALLS)
 - TOTAL OFFICE = 25,496 SF (73 STALLS)
 - TOTAL STALLS REQUIRED = 140 STALLS REQUIRED
 - TOTAL CROSS ACCESS STALLS PROVIDED
 - REGULAR STALLS = 142
 - HANDICAP STALLS = 8
 - TOTAL STALLS = 150 STALLS PROVIDED
 - 140 STALLS REQUIRED, 150 STALLS PROVIDED. SURPLUS OF 10 STALLS.**
 - SEE JACOBSON SUBDIVISION PLAT D FOR EXISTING SUBDIVISION MAP. ENTRY NO. 20606, MAP 11526, 2/21/2006
 - THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA).
 - ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM WITH A BACKFLOW PREVENTION DEVICE AND A BACKFLOW PREVENTION DEVICE TO THE BUILDING, UNLESS LANDSCAPING IS SERVED BY THE SECONDARY WATER SYSTEM.
 - WATER METERS ARE TO BE LOCATED BEHIND BACK OF WALK OR BACK OF CURB IN AN AREA THAT IS ACCESSIBLE, NOT LOCATED BEHIND FENCED AREAS OR UNDER COVERED PARKING.
 - LINDON STANDARD SPECIFICATIONS AND DRAWINGS APPLY TO CONSTRUCTION OF PUBLIC IMPROVEMENTS THAT WILL BE OWNED OR MAINTAINED BY LINDON CITY AND TAKE PRECEDENCE OVER OTHER STANDARDS.
 - THE PARKING LOT AREA FOR BRIXTON HEIGHTS HAS BEEN DESIGNED FOR PARKING AND BAY DOOR ACCESS BY PASSENGER VEHICLES. LARGE TRUCKS AND SEMI TRAILERS MAY ACCESS DOCK ON EAST SIDE OF BUILDING.



KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

ENGINEER / SURVEYOR INFORMATION:



JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

CLIENT / OWNER INFORMATION:



BRIXTON PARTNERS
118 E 126 75 S
DRAPER, UTAH 84020
SEAN SHAH
sean@brixtonpartners.com
385-281-3851

SHEET INFORMATION:

PROPOSED PARKING ANALYSIS
LINDON WAREHOUSE CONDO
LINDON, UTAH COUNTY, UTAH

| | | | |
|-------------|-------------|--------------|------------------------|
| DRAWN BY: | CHECKED BY: | APPROVED BY: | SHEET: |
| DBJ | DBJ | DBJ | CS-101 |
| PROJECT NO: | 20-001 | | |
| DATE: | 06/23/2020 | 04 | 06/23/2020 PRELIMINARY |
| SCALE: | 1":20' | 03 | 06/16/2020 PRELIMINARY |
| | | NO. | DATE |
| | | | REVISION |

June 22, 2020

Mike Florence
 Planning and Economic Development Director
 Lindon City
 100 North State Street
 Lindon, Utah 84042

RE: Legal Review of Brixton Heights Condominiums Project

Dear Mr. Florence:

This law firm represents Coco Development Lindon, LLC, owner of that certain real property and improvements located at 1350 W 200 S Lindon, Utah 84042 (Tax Parcel No. 43:159:0002), which it intends to subdivide into a condominium project to be known as “Brixton Heights”, under a land use application filed on May 11, 2020 with Lindon City.

I have reviewed the attached proposed plat map prepared by Johnson Engineering. I also have reviewed the proposed Declaration of Condominium of Brixton Heights Owners Association Inc. and the proposed Bylaws of the Brixton Heights Owners Association Inc.

I have reviewed the foregoing for compliance with Title 57, Chapter 8 of the Utah Code, also known as the Condominium Ownership Act (the “Act”). It appears to me that in all material respects the property is suitable for subdivision into a multi-unit industrial condominium project, and that the plat, the declaration and bylaws comply with the Act.

Sincerely,

RAY QUINNEY & NEBEKER P.C.

/s/ Blake Bauman

Blake R. Bauman

ATTORNEYS AT LAW

Clark P. Giles
 Herbert C. Livsey
 D. Jay Curtis
 James S. Jardine
 Larry G. Moore
 Bruce L. Olson
 John A. Adams
 Douglas M. Monson
 Craig Carlile
 Jeffrey W. Appel
 David J. Castleton
 Ellen J. D. Toscano
 Kevin G. Glade
 Lester K. Essig
 Stephen C. Tingey
 John R. Madsen
 Scott A. Hagen
 Rick L. Rose
 Brent D. Wride
 Steven W. Call
 Sally B. McMinimee
 Steven G. Jones
 Mark A. Cotter
 Gregory J. Savage
 Kelly J. Applegate
 Justin T. Toth
 Liesel B. Stevens
 Robert O. Rice
 Arthur B. Berger
 Rick Thaler
 John W. Mackay
 McKay M. Pearson
 Mark W. Pugsley
 Matthew N. Evans
 Gary L. Longmore
 John P. Wunderli
 Michael R. Johnson
 E. Blaine Rawson
 Samuel C. Straight
 Paul C. Burke
 Elaina M. Maragakis
 D. Zachary Wiseman
 Michael D. Mayfield
 Bryan K. Bassett
 Kamie F. Brown
 Gregg D. Stephenson
 Kristine M. Larsen
 Gregory S. Roberts
 Christopher N. Nelson
 Angela E. Atkin
 Thomas M. Hardman
 Samuel A. Lambert
 David H. Leigh
 Gavin M. Reese
 Richard H. Madsen, II
 S. Brandon Owen
 Brett R. Parkinson
 Charles H. Livsey
 David B. Dibble
 Carol A. Funk
 Maria E. Windham
 Blake R. Bauman
 Michael K. Erickson
 Eric G. Benson
 R. Troy Mollerup
 Paul N. Taylor
 Z. Ryan Pahnke
 Matthew M. Cannon
 Tiffany Brooks Healy
 James A. Sorenson
 Allison G. Behjani
 Skye Lazaro
 Adam K. Richards
 Blake R. Voorhees
 Beth J. Ranschau
 Jeffrey S. Rasmussen
 James Bullough
 Katherine E. Priest
 Jascha K. Clark
 John O. Carpenter
 Katherine B. Benson
 Whitney Hulet Kroque
 Blake M. Biddulph
 Raj Dhaliwal
 Justin M. Kuettel
 Thomas Lingard
 Aaron C. Hinton
 Jason M. Tholen
 Andrew Applegate

OF COUNSEL
 Narrvel E. Hall
 M. John Ashton
 Gerald T. Snow
 Jonathan A. Dibble
 Elaine A. Monson
 Katie A. Eccles
 Jordan Christianson
 Anjali J. Patel

SALT LAKE CITY OFFICE
 PO Box 45385
 Salt Lake City, Utah
 84145-0385

36 South State Street
 Suite 1400
 Salt Lake City, Utah
 84111

801 532-1500 TEL
 801 532-7543 FAX
 www.rqn.com

PROVO OFFICE
 86 North University Ave
 Suite 430
 Provo, Utah
 84601-4420

801 342-2400 TEL
 801 375-8379 FAX

1531465





05.19.2020

Mr. Mike Florence
Planning and Economic Development Director
Lindon City
100 North State Street
Lindon, Utah 84042

Re: 1350 West 200 South Office/Warehouse Condominium Review

Dear Mike,

I have been asked by Sean Shah of Coco Development Lindon LLC to prepare a letter of evaluation for creating 20 individual condominium units under Utah Condominium Ownership Act (Utah Title 57, Section 57-8) within an existing building located at 1350 West and 200 South. The building is located on Lot 2 of the Jacobson Commercial Subdivision.

Under the Utah Condominium Ownership Act, building shells and all common property are held and managed by a condominium association. Units defined by the shell and demising walls will have separate tax ID numbers and are owned and managed by individual owners. Each of these owners participates in the condominium association. Under the Utah Condominium Ownership Act, fire-rated separation between the individual taxable units is not required if the occupancy class aligns with the IBC 508.4 table.

My Client has hired David Johnson with Johnson Engineering to create a condo plat and revised civil drawings, which has been turned into Lindon for review. The generated condo plat will allow the building to be divided up into the individual taxable units. The revised civil drawings will allow a contractor to rebuild the site grading to allow entrance access to each unit. Currently I am generating document to convert the single use building into the 20-unit condos. These drawings will contain the unit layouts, unit allowable area, restroom quantity and configuration, life safety exiting diagram, and details for construction. The drawings will comply with IBC 2018 building code and Lindon City Standards and will be turned into the city when completed.

The subject project comprises of a single building containing twenty individual units. The following table illustrates the proposed use in each of these units and the 2018 international building code fire-rated separation requirements between uses (table 508.4)



| UNIT | USE DESCRIPTION | IBC CLASS | SEPERATION REQ. |
|---------|--------------------------------|-----------|-----------------|
| Unit 1 | Office / Product Storage | B, S-1 | NONE |
| Unit 2 | Office / Product Storage | B, S-1 | NONE |
| Unit 2a | Office | B | NONE |
| Unit 3 | Office / Product Storage | B, S-1 | NONE |
| Unit 4 | Office / Product Storage | B, S-1 | NONE |
| Unit 5 | Storage | S-1 | NONE |
| Unit 6 | Office / Product Storage | B, S-1 | NONE |
| Unit 7 | Storage | S-1 | NONE |
| Unit 8 | Office / Product Storage | B, S-1 | NONE |
| Unit 9 | Storage | S-1 | NONE |
| Unit 10 | Office / Product Storage | B, S-1 | NONE |
| Unit 11 | Office / Product Storage | B, S-1 | NONE |
| Unit 12 | Office / Product Storage | B, S-1 | NONE |
| Unit 13 | Office / Product Storage | B, S-1 | NONE |
| Unit 14 | Office / Product Storage | B, S-1 | NONE |
| Unit 15 | Office / Product Storage | B, S-1 | NONE |
| Unit 16 | Office / Product Storage | B, S-1 | NONE |
| Unit 17 | Office / Product Manufacturing | B, M | NONE |
| Unit 18 | Office / Product Storage | B, S-1 | NONE |
| Unit 19 | Office / Product Manufacturing | B, M | NONE |
| Unit 20 | Office / Product Storage | B, S-1 | NONE |

As a review of the condo plat and revised civil drawings, and soon to be generated building construction documents, it is in my opinion that the conversion from a single property to a multiple condo properties aligns with the Utah Condominium Ownership Act.

Sincerely,

A handwritten signature in blue ink that reads 'Adam E. Orme'.

Adam E. Orme
Gould Plus Architects