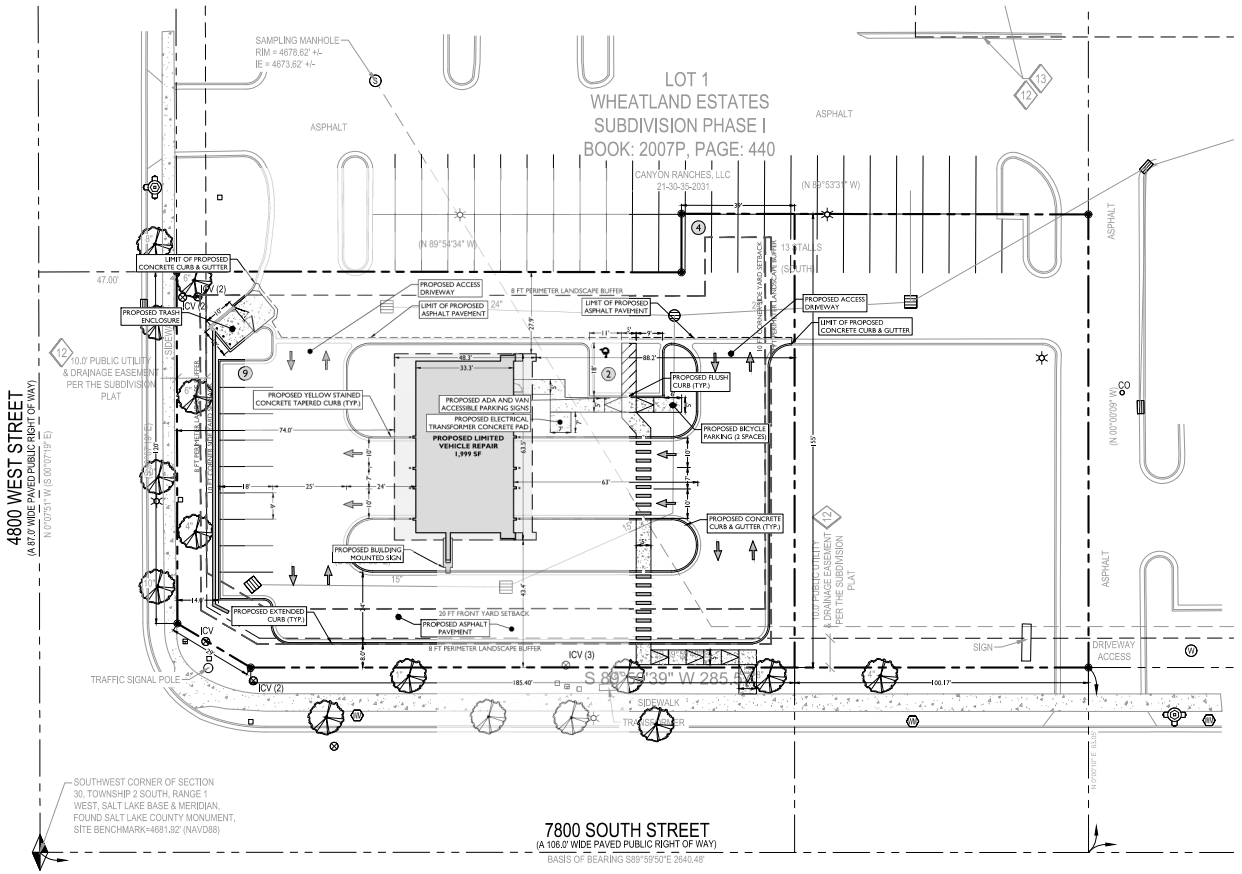
LAND USE AND ZONING		
PARCEL ID: 2130352032000		
COMMUNITY SHOPPING CENTER (SC-2) & AIRPORT OVERLAY DISTRICT		
PROPOSED USE		
VEHICLE REPAIR, LIMITED	CONDITIONAL USE	
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT GROSS AREA	N/A	51,702 SF (1.19 AC)
MINIMUM ROW AREA	N/A	22,742 SF (0.52 AC)
MAXIMUM BUILDING COVERAGE (FOOTPRINT)	30% (6,823 SF)	8.7% (1,999 SF)
MAXIMUM BUILDING FLOOR AREA	N/A	1,999 SF
MAXIMUM BUILDING HEIGHT	35 FT	30 FT
MINIMUM FRONT YARD SETBACK	20 FT	43.4 FT
MINIMUM CORNER SIDE YARD	10 FT	74.0 FT
MINIMUM REAR YARD SETBACK	0 FT	27.9 FT
MINIMUM LOT FRONTAGE	200 FT	334 FT
MINIMUM PERIMETER LANDSCAPE	8 FT WIDE	8.0 FT

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 13-17-3.B	VEHICLE REPAIR REQUIREMENTS: 4 SPACES PER SERVICE BAY (2 BAYS)(4 SPACES/BAY) = 8 SPACES	15 SPACES
§ 13-17-7.A.1.C	DIMENSIONAL REQUIREMENTS: 90°: 9 FT X 18 FT W/ 24 FT BTN AISLE ADA: 11 FT X 18 FT W/ 5 FT BUFFER	PROVIDED
§ 13-17-4.G.1	BICYCLE PARKING SPACES: 5% OF VEHICLE PARKING (15 SPACES)(0.05) = 1 SPACE	2 SPACES
§ 13-17-6.G.3	BICYCLE PARKING DIMENSIONS: 2 FT BY 5.5 FT WITH 5 FT AISLE	2 FT X 6 FT WITH 5 FT AISLE



SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	SAWCUT LINE
	PROPOSED CURB
	PROPOSED TAPERED CURB
	PROPOSED FLUSH CURB
	PROPOSED EXTENDED CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING FOOTPRINT
	PROPOSED BUILDING 80' ABOVE GROUND
	PROPOSED CONCRETE
	PROPOSED RETAINING WALL
	PROPOSED BUILDING DOORS

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
5	10/20/2023	AJF	FOR SITE PLAN & CONDITIONAL USE PERMIT
4	09/14/2023	AJF	FOR CLIENT REVIEW
3	09/06/2023	AJF	FOR SITE PLAN & CONDITIONAL USE PERMIT
2	08/17/2023	AJF	FOR MINOR SUBDIVISION AMENDMENT
1	08/11/2023	AJF	FOR CLIENT REVIEW

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
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Princeton, NJ · Tampa, FL · Boston, MA
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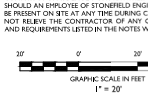
Phone 248.247.1115

PRELIMINARY SITE PLAN

WHEATLAND ESTATES PHASE I LOT 2 AMENDED
WEST JORDAN OIL CHANGERS
PROPOSED LIMITED VEHICLE REPAIR DEVELOPMENT

PARCEL ID: 21-30-352-032-0000
7800 SOUTH & 4800 WEST STREET
CITY OF WEST JORDAN
SALT LAKE COUNTY, UTAH



UTAH LICENSE NO. 12620047-2202
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: DET-210370

TITLE: SITE PLAN

DRAWING: C-3

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