SOUTH JORDAN
UTAH

PH: 801.254.3742 EMAIL: info@sjc.utah.gov FAX: 801.254.3393

April 18, 2019

Michelle McKee
[redacted]

Re: Records Request received in the South Jordan City Recorder's Office on 04/09/2019.

Request: Building Permits, Plans, Geotechnical/Soils Report, Inspection Report (as house was being built), and any other known issues.

Reply:
Approved – (27) Page Geotechnical/Soils Report
Approved – (01) Page Building Permit
Approved – (01) Page Building Permit Application
Approved – (01) Page Certificate of Occupancy
Approved – (12) Pages of Inspection Reports
Approved – (02) Pages of Construction Water Fee Agreement

If you have any questions, please feel free to contact me at (801) 253-5203 extension 1279.

Sincerely,

Cindy Valdez

Cindy Valdez, CMC
Deputy Recorder

CITY OF SOUTH JORDAN
GRAMA Record Request
Fax: 801-254-3393

The following form should be completely filled out and returned to the City Recorder's office. The City is allowed 10 business days in which to respond to your request. Presently, South Jordan City Charges .25¢ per page. The City may assess other fees for records compiled in a form other than that maintained. Research or Services Fee may be charged as provided by Utah Code 63G-2-203.

Requestor's Name: Michelle McKee

Address: [redacted] City: SOJO State: UT Zip: 84095

Phone: [redacted] (Daytime) Fax: _____ email: [redacted]

In accordance with the Governmental Records Access Management Act, I am seeking the following record(s) **specifically described as:**

Building Permit, plans, geotechnical / Soil reports for Jones Meadows, Inspection reports as house was being built, any known water issues with in So. Jordan City

which I believe are collected, filed and/or used by the City of South Jordan, 1600 W. Towne Center Drive, South Jordan, Utah 84095 (801) 254-3742.

_____ I would like to view/inspect the record(s).

X I would like to receive a copy of the record(s) described above. I understand that the City charges a fee for copies of records and the copies will be provided subject to fees being paid. I authorize cost of up to $ 100. If costs are greater than the amount I have specified, I further understand that the office will contact me and will not respond to a request for copies if I have not authorized adequate costs. - EMAILED -

Michelle McKee
Signature

4/9/19
Date

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CITY'S RESPONSE TO RECORD REQUEST – FOR OFFICE USE ONLY

X APPROVED – Requestor notified on: April 18, 20 19

_____ DENIED – Written denial sent on: _____, 20 ____

_____ NO RECORDS ON FILE – Notice sent to requestor on: _____, 20 ____

_____ Requestor notified that this office does not maintain the record(s); and, if known, was also notified of the name and address of agency that does maintain the record(s) on: _____, 20 ____

_____ Extension of time for extraordinary circumstances. Required notice sent to requestor on: _____, 20 ____

COPY FEES: $ _____. If waived, approved by: _____

Cindy Valdez
Signature

_____
Date

Applied Geotechnical Engineering Consultants, Inc.

GEOTECHNICAL INVESTIGATION

PROPOSED JONES MEADOWS SUBDIVISION

3200 WEST BETWEEN 10500 AND 10600 SOUTH

SOUTH JORDAN, UTAH

PREPARED FOR:

PETERSON DEVELOPMENT COMPANY
225 SOUTH 200 EAST, SUITE 300
SALT LAKE CITY, UTAH 84111

ATTENTION: RYAN PETERSON

PROJECT NO. 1990331

JUNE 9, 1999

600 West Sandy Parkway • Sandy, Utah 84070 • (801) 566-6399 • FAX (801) 566-6493

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CONCLUSIONS

1. The subsurface soils encountered at the site consist of approximately 5 to 7 inches of topsoil overlying sand and gravel. Approximately 5½ feet of fill was encountered in the area of Test Pit TP-5. Silty sand and gravel generally extends the maximum depth investigated, approximately 11 feet. Interlayered clay and silt was encountered below a depth of approximately 9 feet in Test Pit TP-6. Approximately 4½ feet of interlayered clay and silt underlain by silty sand was encountered below the topsoil in Test Pit, TP-7.

2. No subsurface water was encountered in the test pits at the time of excavation. No free water was encountered in the PVC pipe installed in Test Pits TP-1 through TP-4 when measured 8 days after excavation.

3. The proposed residences may be supported on spread footings bearing on the undisturbed natural soil or on compacted structural fill. Footings bearing on the undisturbed natural clay or sand may be designed for a net allowable bearing pressure of 1,500 pounds per square foot. Footings bearing on at least 2 feet of the undisturbed natural gravel or at least 2 feet of compacted structural fill may be designed for a net allowable bearing pressure of 2,500 pounds per square foot.

4. The upper natural soil in the area of Test Pit TP-7 consists primarily of clay and silt. The clay and silt will result in construction difficulties during times when the upper soil is exposed and becomes very moist to wet, such as in the winter and spring or at times of prolonged rainfall. Placement of granular fill will generally improve site conditions for construction in areas of clay and silt subgrade.

5. Geotechnical information related to foundations, subgrade preparation, pavement design and materials are included in the report.

SCOPE

This report presents the results of a geotechnical investigation for the proposed Jones Meadow Subdivision to be located at approximately 3200 West between 10500 and 10600 South in South Jordan, Utah. The report presents the subsurface conditions encountered, laboratory test results, and recommendations for foundations and pavement. The study was conducted in general accordance with our proposal dated May 24, 1999.

Field exploration was conducted to obtain information on the subsurface conditions and to obtain samples for laboratory testing. Information obtained from the field and laboratory was used to define conditions at the site for our engineering analysis. Results of the field exploration and laboratory tests were analyzed to develop recommendations for the proposed foundations and pavement.

This report has been prepared to summarize the data obtained during the study and to present our conclusions and recommendations based on the proposed construction and the subsurface conditions encountered. Design parameters and a discussion of geotechnical engineering considerations related to construction are included in the report.

SITE CONDITIONS

There are no existing structures or pavements on the site. Piles of fill were observed in the south central portion of the site. The fill piles range from approximately 5 to 10 feet high and consist of clayey soil, concrete debris and tree branches. There is a small unlined irrigation ditch which extends along the south portion of the site. No water was observed in the ditch at the time of our field investigation.

The northern portion of the site is relatively flat and slopes gently down to the northeast. The southern portion of the site consists of irregular topography and slopes gently down to the southeast and southwest.

The northern portion of the site consists of dry farm fields and wheat. The southern portion of the site consists of wild wheat and grasses.

Vacant fields, similar to the site, are located to the north, south, and west of the property. Bangereter Highway is located beyond the fields west of the site. 3200 West Street extends along the northern portion of the east side of the site. 3200 West Street is an asphalt paved road in good condition. There are several one-story houses with full depth basements along the east side of 3200 West Street.

FIELD STUDY

The field study was conducted on May 27, 1999. Seven test pits were excavated at the approximate locations indicated on Figure 1. The test pits were excavated with a rubber-tired backhoe. The test pits were logged and soil samples obtained by an engineer from AGEC. Logs of the subsurface conditions encountered in the test pits are graphically shown on Figures 2 and 3.

SUBSURFACE CONDITIONS

The subsurface soils encountered at the site consist of approximately 5 to 7 inches of topsoil overlying sand and gravel. Approximately 5½ feet of fill was encountered in the area of Test Pit TP-5. Silty sand and gravel generally extends the maximum depth

investigated, approximately 11 feet. Interlayered clay and silt was encountered below a depth of approximately 9 feet in Test Pit TP-6. Approximately 4½ feet of interlayered clay and silt underlain by sand was encountered below the topsoil in Test Pit, TP-7.

A description of the soil encountered in the test pits follows:

Fill - The fill consists of sandy lean clay with gravel and contains pieces of asphalt and debris. It is moist and light brown in color.

Results of a gradation test conducted on a sample of the fill is presented on Figure 7.

Topsoil - The topsoil consists of silty sand with occasional gravel. It is slightly moist, light brown to brown in color and contains roots.

Lean Clay and Silt - The interlayered clay and silt contains small amounts of sand. It is stiff to very stiff, slightly moist to moist and light brown to dark brown in color with slight iron oxide staining.

Laboratory tests conducted on samples of the interlayered soil indicate that it has natural moisture contents ranging from 26 to 31 percent and natural dry densities ranging from 75 to 98 pounds per cubic foot (pcf).

An unconfined compressive strength of 1825 pounds per square foot (psf) was measured for a sample of the interlayered soil tested in the laboratory.

Consolidation tests conducted on samples of the silt and clay indicate that it will compress a small amount with the addition of light to moderate loads. Results of the consolidation tests are presented on Figures 4 and 5.

Silty Sand - The sand contains small to moderate amounts of silt and occasional clay and sand layers. It is loose to medium dense , slightly moist to moist and reddish brown to light brown in color.

Laboratory tests conducted on a sample of the silty sand indicate that it has a natural moisture content of 12 percent and a natural dry density of 86 pcf.

Poorly Graded Gravel with Silt and Sand - The gravel contains small to moderate amounts of silt and sand and occasional cobbles to approximately 4 inches in size. It is medium dense to dense, slightly moist and brown in color.

Laboratory tests conducted on a sample of the gravel indicates that it has a natural moisture content of 11 percent. Results of gradation tests conducted on samples of the gravel are presented on Figure 6.

Results of the Laboratory Tests are summarized on Table I and are included on the Logs of the Exploratory Test Pits, Figures 2 and 3.

SUBSURFACE WATER

No subsurface water was encountered in the test pits at the time of excavation. No free water was encountered in the slotted pipe installed in Test Pits TP-1 through TP-4 when measured 8 days after excavation.

PROPOSED CONSTRUCTION

We understand that the property, which encompasses an area of approximately 25 acres, will be subdivided for residential construction. We anticipate that houses will be one to three-story, wood frame structures with basements. We have assumed that building loads will consist of wall loads of less than 3 kips per lineal foot and column loads of less than 20 kips based on typical residential construction in the area.

We anticipate that roads will extend through the property. We have assumed traffic for roads consisting of 1,000 cars and 2 delivery trucks per day and 2 garbage trucks and 5 buses per week.

If the proposed construction or anticipated traffic is significantly different from what is described above, we should be notified so that we can re-evaluate the recommendations given.

RECOMMENDATIONS

Based on the subsurface conditions encountered, laboratory test results, and the proposed construction, the following recommendations are given:

A. Site Grading

Final site grading plans were not available at the time of our investigation. We anticipate that there will be only a minor amount of cut and fill.

1. Subgrade Preparation

Prior to placing grading fill or base course, all topsoil, organic material, existing fill, and other deleterious material should be removed.

The subgrade should be scarified to a depth of approximately 8 inches, moisture adjusted to within 2 percent of the optimum moisture content and recompacted to at least 90 percent of the maximum dry density as determined by ASTM D-1557.

The subgrade should then be proof-rolled to identify soft areas. Soft areas should be removed and replaced with compacted granular fill containing less than 15 percent passing the No. 200 sieve.

The upper soil in the area of Test Pit TP-7 consists of clay and silt. The use of rubber-tired construction equipment may cause disturbance of the upper soil during times in which the clay and silt is exposed and becomes very moist to wet, such as in the winter and spring or at times of prolonged rainfall. If the upper clay and silt soil is very moist to wet, the subgrade in this area should not be scarified, but cut to the undisturbed natural soil.

Placement of granular fill or excavation down to the gravel would allow access for moderately loaded construction equipment and provide a working surface for construction of the pavement.

2. Excavation

We anticipate that excavation at the site can be accomplished with heavy-duty excavation equipment. Excavation may be difficult in the gravel and cobbles, particularly in confined excavations such as utility trenches.

Care should be taken not to disturb the natural soil to remain in the proposed building areas. A flat cutting edge should be used on excavation equipment for foundation excavations in the silt, sand and clay to reduce disturbance of the bearing soils.

3. Compaction

Compaction of materials placed at the site should equal or exceed the minimum densities as indicated below when compared to the maximum dry density as determined by ASTM D-1557.

Fill to Support	Compaction
Foundations	≥ 95%
Concrete flatwork and pavement	≥ 90%
Landscaping	≥ 85%
Retaining Wall Backfill	85 - 90%

To facilitate the compaction process, the fill should be compacted at a moisture content within 2 percent of the optimum.

Base course should be compacted to at least 95 percent of the maximum dry density as determined by ASTM D-1557.

4. Materials

Material placed as fill to support foundations should be non-expansive granular soil. The clay and silt encountered along the southern portion of the site are not suitable for use as structural fill, but may be used in pavement areas, or as utility trench backfill, if the topsoil, organics and other deleterious material are removed, or it may be used in landscaping areas. The natural clay and silt is above the optimum moisture content

and will require drying prior to use as fill. Drying of the soils may not be practical during cold or wet times of the year.

The natural sand and gravel encountered at the site, exclusive of oversize particles, may be considered for use as structural fill, if it meets the recommendations given below.

Listed below are materials recommended for structural fill.

Fill to Support	Recommendation
Footings	Non-expansive granular soil Passing No. 200 Sieve <35% Liquid Limit < 30% Maximum size 4 inches
Floor Slabs (Upper 4 inches)	Sand and Gravel Passing No. 200 Sieve <5% Maximum size 2 inches
Slab Support	Non-expansive granular soil Passing No. 200 Sieve < 50% Liquid Limit < 30% Maximum size 6 inches

5. Drainage

The ground surface surrounding the proposed residences should be sloped away from the residences in all direction. Roof down spouts and drains should discharge beyond the limits of backfill.

The collection and diversion of drainage away from the pavement surface is important to the satisfactory performance of the pavement. Proper drainage should be provided.

B. Foundations

1. Bearing Material

With the proposed construction and the subsurface conditions encountered, the residences may be supported on spread footings bearing on the undisturbed natural soil or on compacted structural fill extending down to undisturbed natural soil. Structural fill placed below foundations should extend out and away from the edge of footings a distance equal to the depth of fill beneath footings.

All existing fill, organics, topsoil, debris and other deleterious materials should be removed from below foundation areas.

2. Bearing Pressure

Spread footings bearing on the undisturbed natural soil or on compacted structural fill may be designed for a net allowable bearing pressure of 1,500 pounds per square foot. Footings bearing on at least 2 feet of the undisturbed natural gravel or on at least 2 feet of compacted structural fill may be designed for a net allowable bearing pressure of 2,500 pounds per square foot. Footings should have a minimum width of 1½ feet and a minimum depth of embedment of 1 foot.

3. Temporary Loading Conditions

The allowable bearing pressure may be increased by one half for temporary loading conditions such as wind or seismic loads.

4. Settlement

We estimate that total and differential settlement will be on the order of 1 and ¾ of an inch, respectively for footings designed as indicated above and bearing on natural clay. Settlement is estimated to be less than

½ inch for footings bearing on at least 2 feet of compacted structural fill or on at least 2 feet of undisturbed natural sand and gravel.

Care should be taken not to disturb the natural soil at the base of footing excavations so that settlement can be maintained within tolerable limits.

5. Frost Depth

Exterior footings and footings beneath unheated areas should be placed at least 30 inches below grade for frost protection.

6. Foundation Base

The base of foundation excavations should be cleared of loose or deleterious material prior to structural fill or concrete placement.

7. Construction Observation

A representative of the geotechnical engineer should observe all footing excavations prior to structural fill or concrete placement.

C. Concrete Slab-on-Grade

1. Slab Support

Concrete slabs may be supported on the undisturbed natural soil or on compacted structural fill.

2. Underslab Gravel

A 4-inch layer of free draining gravel (less than 5 percent passing the No. 200 sieve) should be placed below the concrete slabs for ease of construction and to promote even curing of the slab concrete.

D. Lateral Earth Pressures

1. Lateral Resistance for Footings

Lateral resistance for footings placed on the natural soil or on compacted structural fill is controlled by sliding resistance between the footing and the foundation soils. A friction value of 0.3 and 0.4 may be used in design for ultimate lateral resistance for foundations bearing on clay/silt and sand/gravel soil, respectively.

2. Subgrade Walls and Retaining Structures

The following equivalent fluid weights are given for design of subgrade walls and retaining structures. The active condition is where the wall moves away from the soil. The passive condition is where the wall moves into the soil and the at-rest condition is where the wall does not move. The values listed below assume a horizontal surface adjacent the wall.

Soil Type	Active	At-Rest	Passive
Clay and Silt	50 pcf	60 pcf	250 pcf
Sand and Gravel	35 pcf	50 pcf	350 pcf

3. Seismic Conditions

Under seismic conditions, the equivalent fluid weight should be increased by 21 pcf for active and at-rest conditions and decreased by 21 pcf for the passive condition. This assumes a horizontal ground acceleration of 0.23g which represents a 10 percent probability of exceedance in a 50-year period.

4. Safety Factors

The values recommended above assume mobilization of the soil to achieve ultimate soil strength. Conventional safety factors used for structural analysis for such items as overturning and sliding resistance should be used in design.

E. Seismicity and Liquefaction

The site is located in an area mapped as having a "very low" potential for liquefaction. Research indicates that the soil type most susceptible to liquefaction during a large earthquake is loose, clean sand. The liquefaction potential for soil tends to decrease with an increase in fines content and density.

Based on the subsurface conditions encountered at the site, we consider the site to have a "very low" potential for liquefaction. An investigation to a depth of 30 feet would be needed to fully investigate the liquefaction potential at the site. Such a study is beyond the scope of this report.

Based on the location of the site, we recommend that the residences be designed and constructed to at least meet the Uniform Building Code Seismic Zone 3 criteria using a soil profile type "S_D".

F. Water Soluble Sulfates

One sample of the natural soil was tested in the laboratory for water soluble sulfate content. Test results indicate that there is less than 0.1 percent water soluble sulfate in the sample tested. Based on the results of the test and published literature, the natural soil possesses negligible sulfate attack potential

on concrete. No special cement type is required for concrete placed in contact with the natural soil. Other conditions may dictate the type of cement to be used in concrete for the project.

G. Pavement

Based on the subsurface soil conditions encountered, laboratory test results and the assumed traffic as indicated in the Proposed Construction section of the report, the following pavement support recommendations are given.

1. Subgrade Support

The near surface soil consists predominantly of silty sand and gravel. Clay and silt was encountered near the surface in the area of Test Pit TP-7. A California Bearing Ratio (CBR) of 3 and 10 percent was used in the analysis which assumes a clay and silty sand subgrade, respectively.

2. Pavement Thickness

Based on the subsoil conditions, the assumed traffic as described in the Proposed Construction section of the report, a design life of 20 years and methods presented by the Utah Department of Transportation and the Portland Cement Association, the following pavement sections are calculated.

A flexible pavement section consisting of 3 inches of asphaltic concrete overlying 9 inches of high-quality base course is calculated for a clay subgrade.

The base course thickness may be reduced to 6 inches in areas where at least 6 inches of granular borrow is placed to provide construction access or where at least 6 inches of undisturbed silty sand or gravel is encountered.

A flexible pavement section in areas consisting primarily of relatively light passenger vehicles, such as cul-de-sacs may consist of 3 inches of asphaltic concrete overlying concrete 6 inches of high-quality base course.

Alternatively, a rigid pavement section consisting of 5 inches of Portland cement concrete placed on a prepared subgrade may be used for either subgrade condition.

3. Pavement Materials and Construction

a. Flexible Pavement (Asphaltic Concrete)

The pavement materials should meet the Utah Department of Transportation specifications for gradation and quality. The pavement thicknesses indicated above assume the base course is high quality material with a CBR of at least 80 percent. Granular borrow should have a CBR of at least 20 percent. Other materials may be considered for use in the pavement section. The use of other materials may result in the need for different pavement material thicknesses.

b. Rigid Pavement (Portland Cement Concrete)

The pavement thickness given above assumes that the pavement will have aggregate interlock joints and that a concrete should or curb will be provided.

Pavement materials should meet the Utah Department of Transportation specifications. The pavement thickness indicated above assumes that the concrete will have a 28 day compressive strength of 4,000 psi. Concrete should be air entrained with approximately 6 percent air. Maximum allowable slump will depend on the method of placement but should not exceed 4 inches.

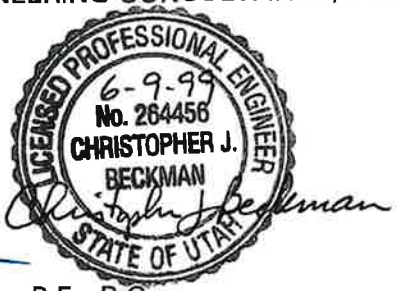
Joints for concrete pavement should be laid out in a square or rectangular pattern. Joint spacings should not exceed 30 times the thickness of the slab. The joint spacings indicated should accommodate the contraction of the concrete and under these conditions steel reinforcing will not be required. The depth of joints should be approximately one-fourth of the slab thickness.

LIMITATIONS

This report has been prepared in accordance with generally accepted soil and foundation engineering practices in the area for the use of the client for design purposes. The conclusions and recommendations included within the report are based on the information obtained from the test pits excavated at the locations indicated on the site plan and the data obtained from laboratory testing. Variations in the subsurface conditions may not become evident until additional excavation is conducted. If the subsurface conditions or groundwater level are found to be significantly different from those described above, we should be notified to re-evaluate our recommendations.

We recommend that on-site observation of excavations be conducted by a representative of Applied Geotechnical Engineering Consultants, Inc. Fill should be frequently tested for compaction.

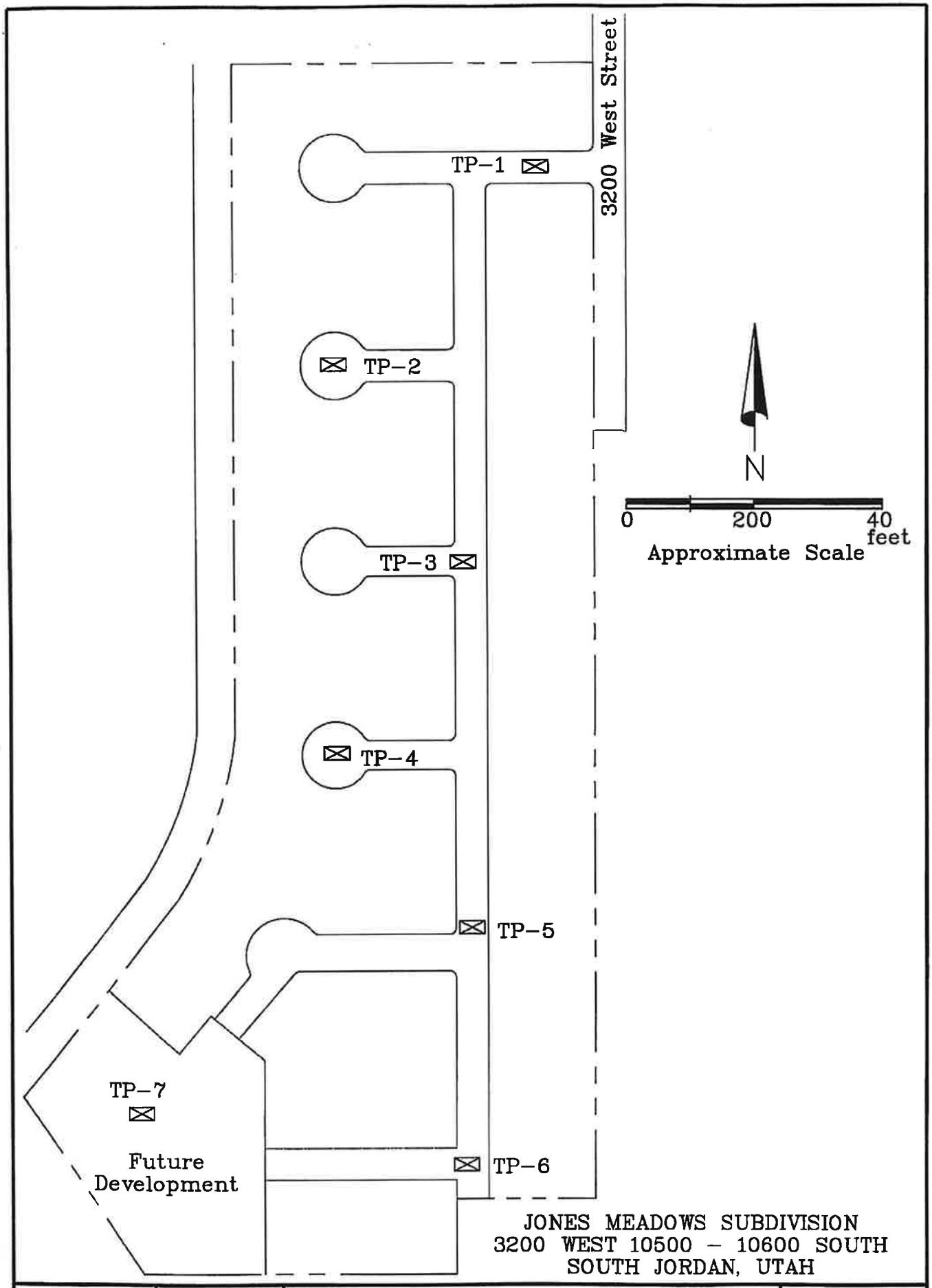
APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.



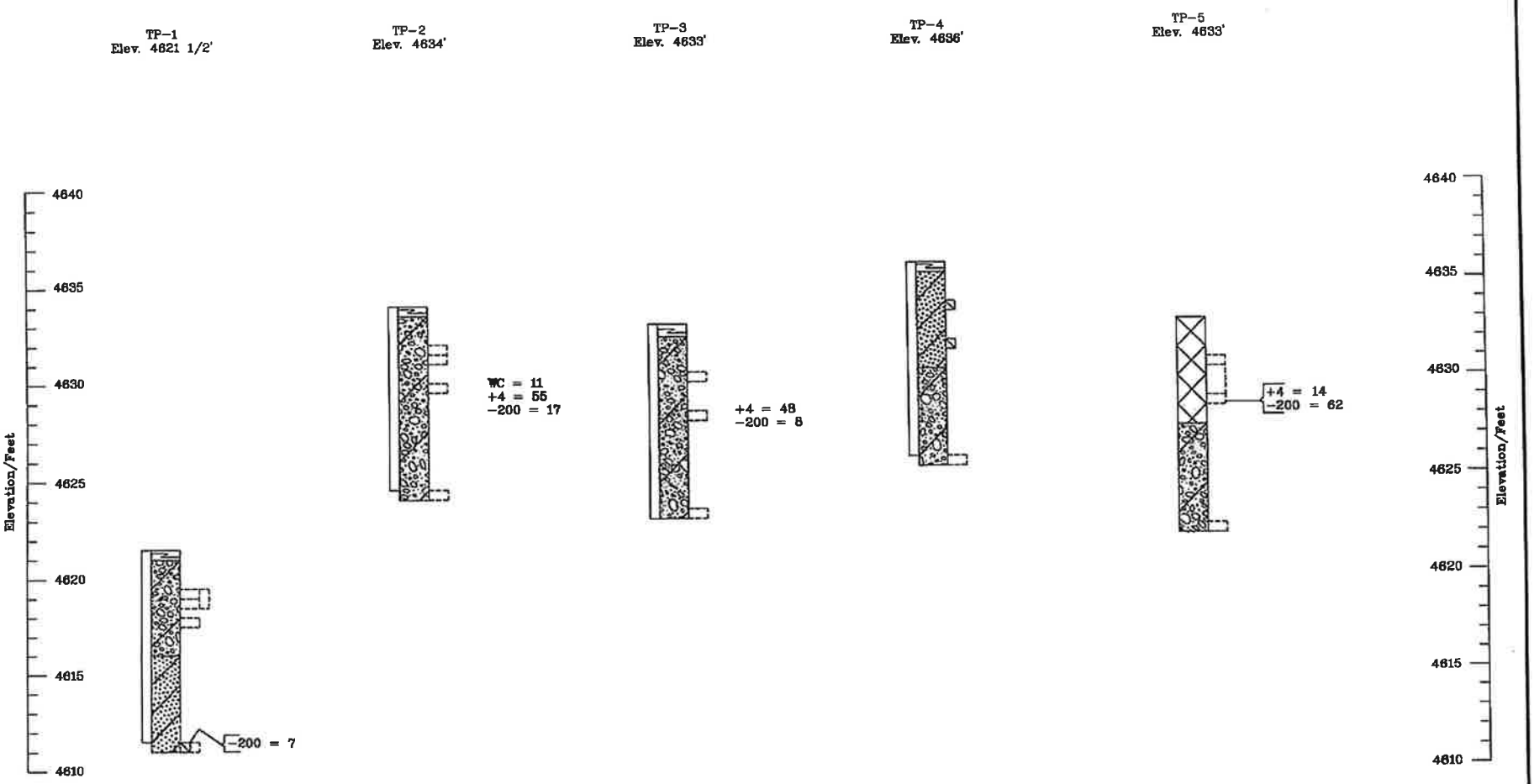
Christopher J. Beckman, P.E.

Reviewed by Douglas R. Hawkes, P.E., P.G.

CJB/sc



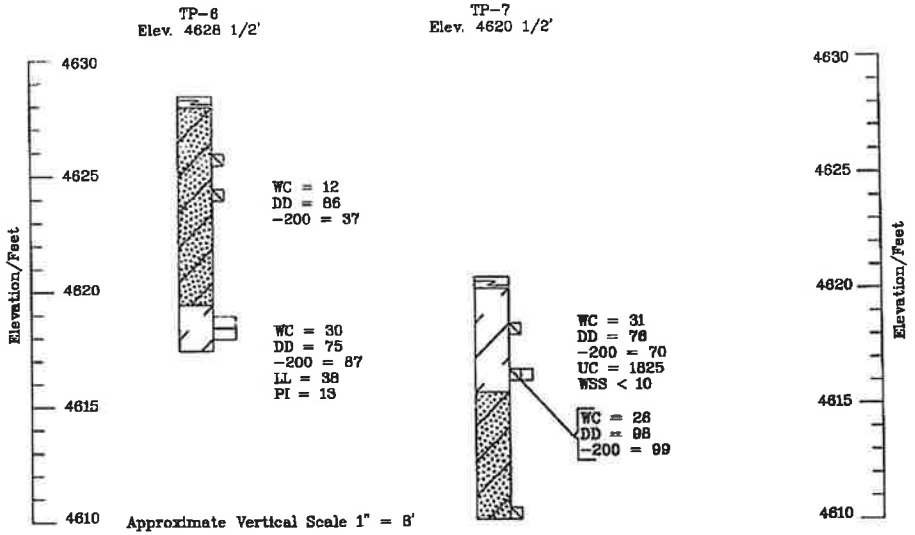
1990331	AGEC	Locations of Test Pits	Figure 1



Approximate Vertical Scale 1" = 8'

See Figure 3 for Legend and Notes

1990331 | AGRA | Logs of Test Pits | Figure 2



LEGEND:

Fill; sandy lean clay with gravel, pieces of asphalt and debris, moist, light brown.

Topsoil; silty sand with occasional gravel, slightly moist, light brown to brown, roots.

Lean Clay and Silt (CL/ML); interlayered clay and silt, small amounts of sand, stiff to very stiff, slightly moist to moist, light to dark brown, slight iron oxide staining.

Silty Sand (SM); small to moderate amounts of silt, occasional clay and sand layers, loose to medium dense, slightly moist to moist, reddish brown to light brown.

Poorly Graded Gravel with Silt and Sand (GP-GM); small to moderate amounts of silt and sand, occasional cobbles to approximately 4 inches in size, medium dense to dense, slightly moist, brown.

Indicates relatively undisturbed hand drive sample taken.

Indicates disturbed sample taken.

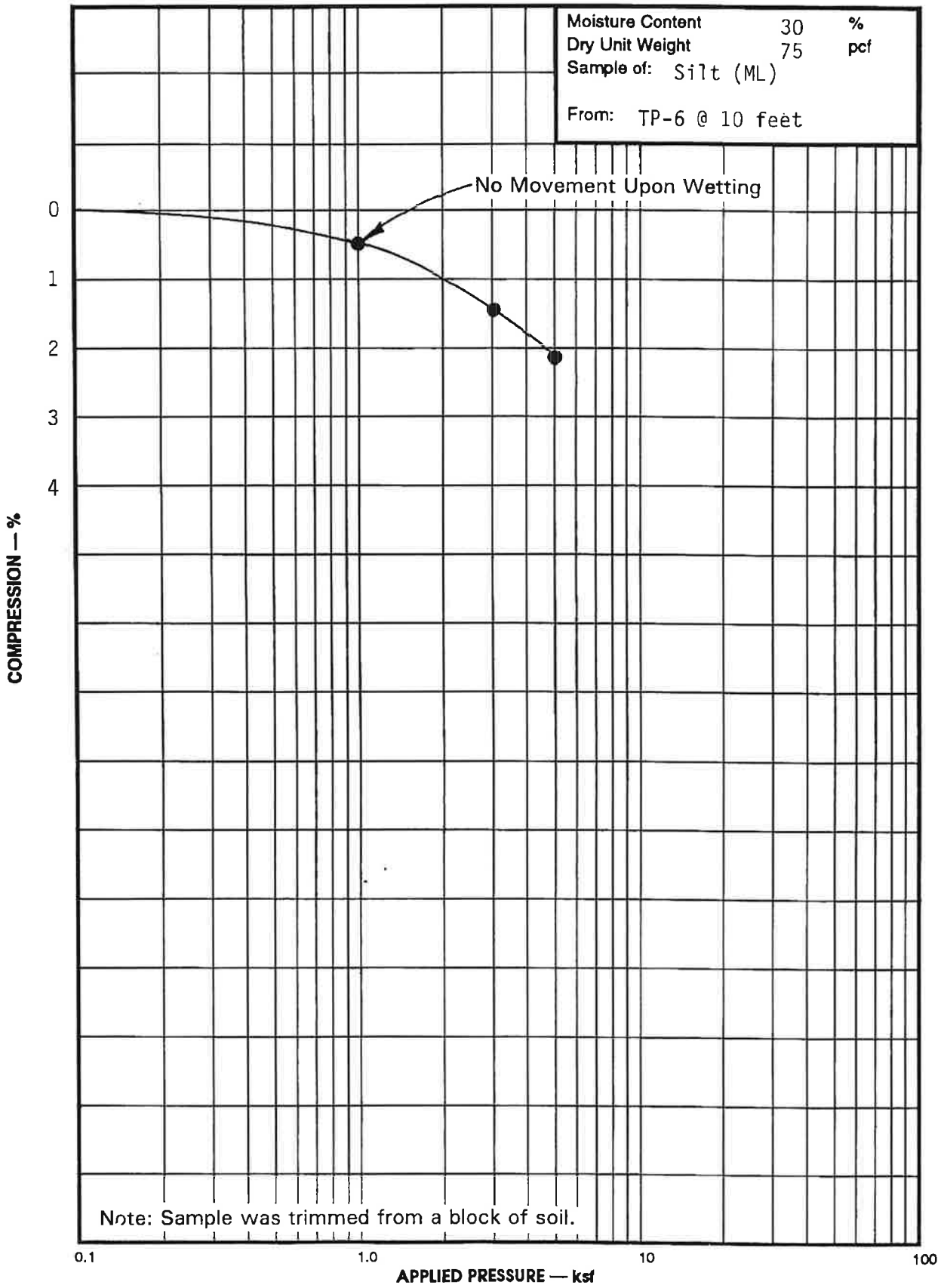
Indicates relatively undisturbed block sample taken.

Indicates slotted 1 1/2 inch PVC pipe installed in the test pit to the depth shown.

NOTES:

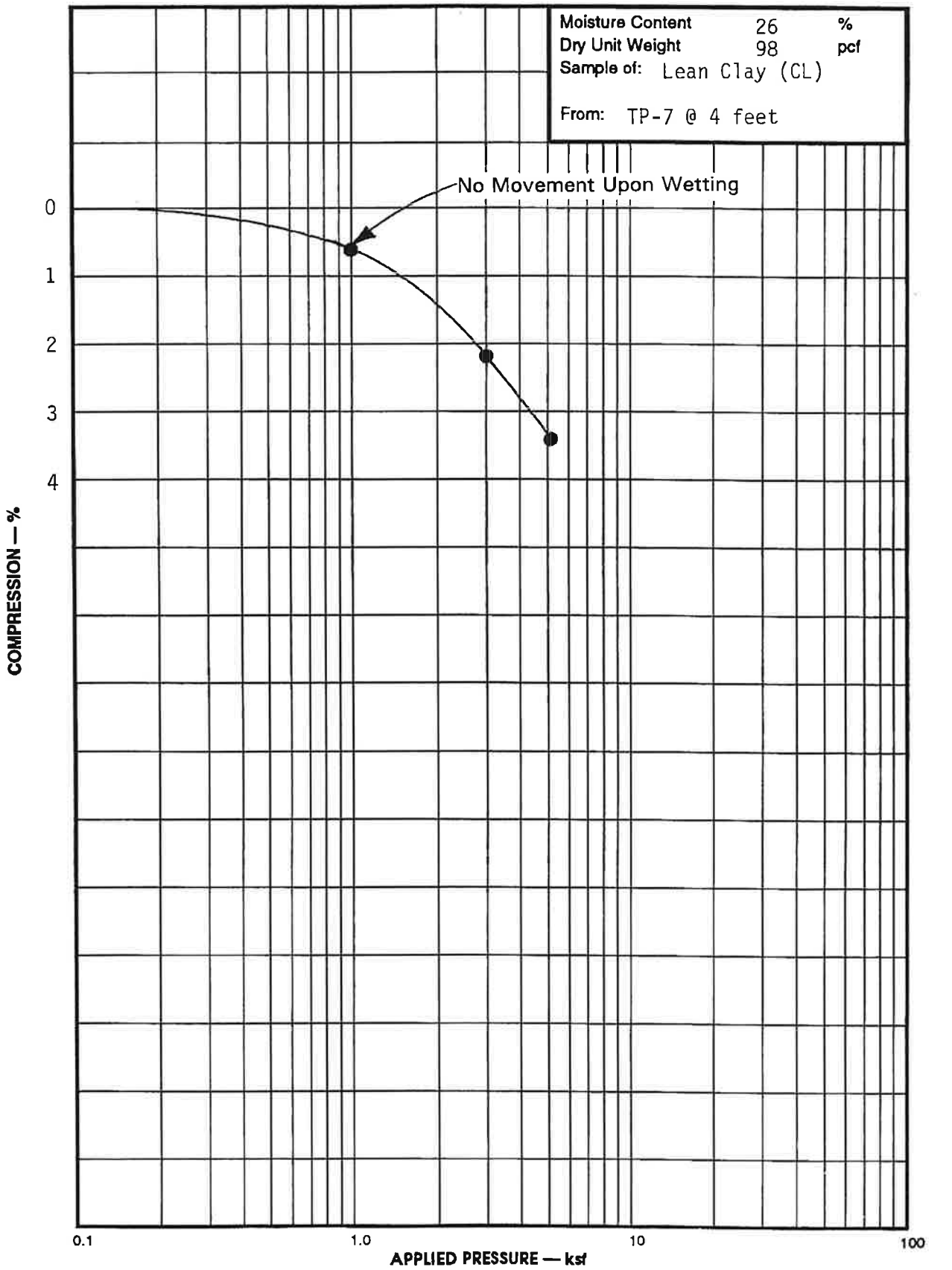
1. Test pits were excavated on May 27, 1999 with a rubber-tired backhoe.
2. Locations of test pits were measured approximately by pacing from features shown on the site plan.
3. Elevations of test pits were determined by interpolating between contours shown on the site plan.
4. The test pit locations and elevations should be considered accurate only to the degree implied by the method used.
5. The lines between the materials shown on the test pit logs represent the approximate boundaries between material types and the transitions may be gradual.
6. No free water was encountered in test pits at the time of excavation.
7. WC = Water Content (%);
   DD = Dry Density (pcf);
   +4 = Percent Retained on No. 4 Seive;
   -200 = Percent Passing No. 200 Sieve;
   LL = Liquid Limit (%);
   PI = Plasticity Index (%);
   UC = Unconfined Compressive Strength (psf);
   WSS = Water Soluble Sulfates (ppm).

Applied Geotechnical Engineering Consultants, Inc.



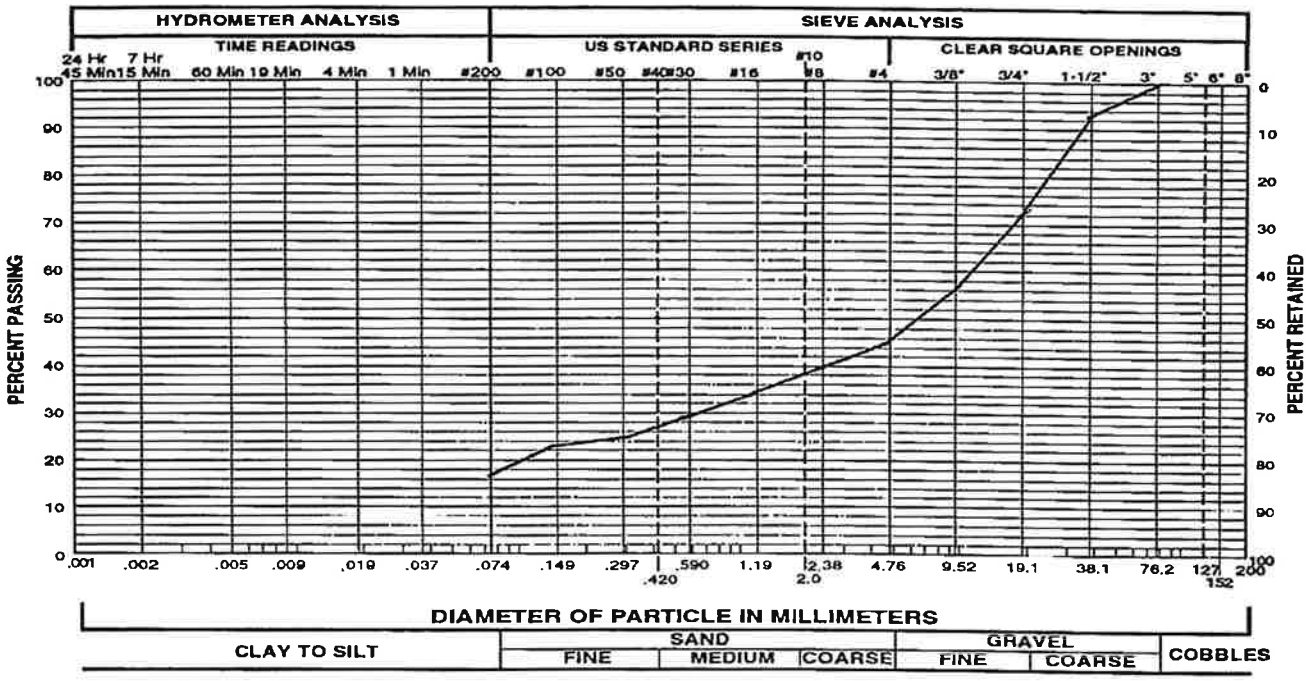
Project No. 1990331 **CONSOLIDATION TEST RESULTS** Figure 4

Applied Geotechnical Engineering Consultants, Inc.

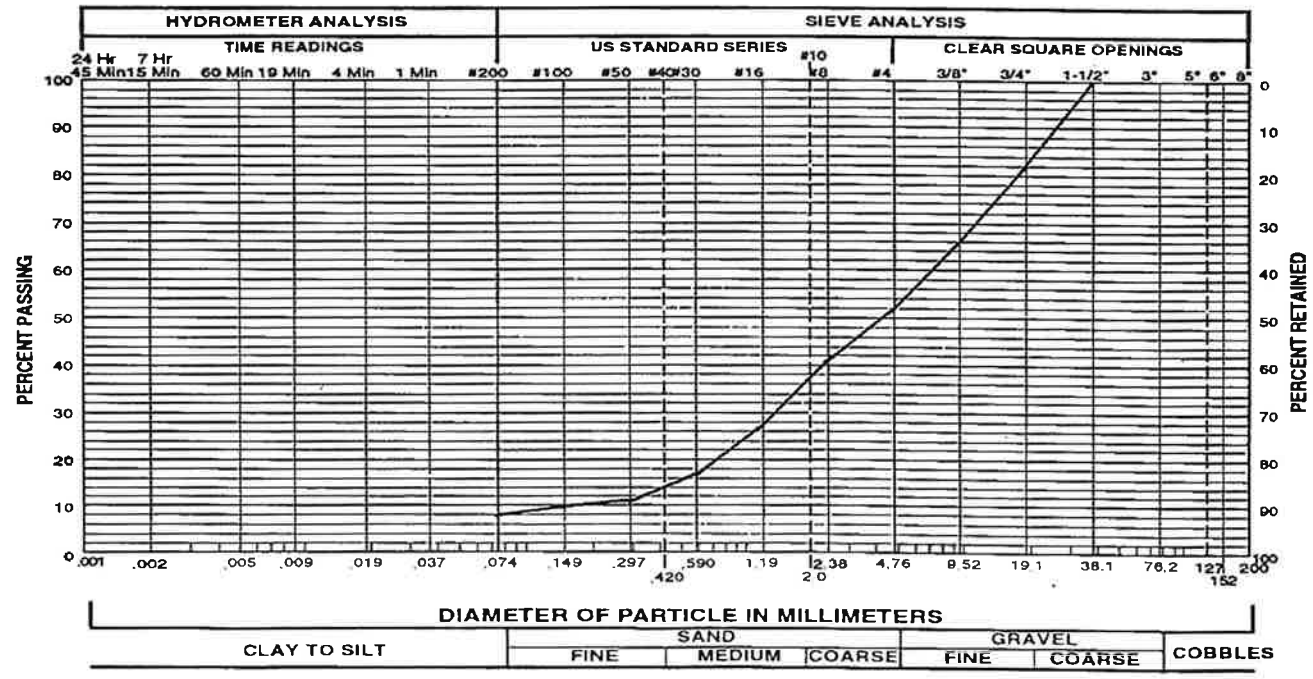


Project No. 1990331 **CONSOLIDATION TEST RESULTS** Figure 5

Applied Geotechnical Engineering Consultants, Inc.



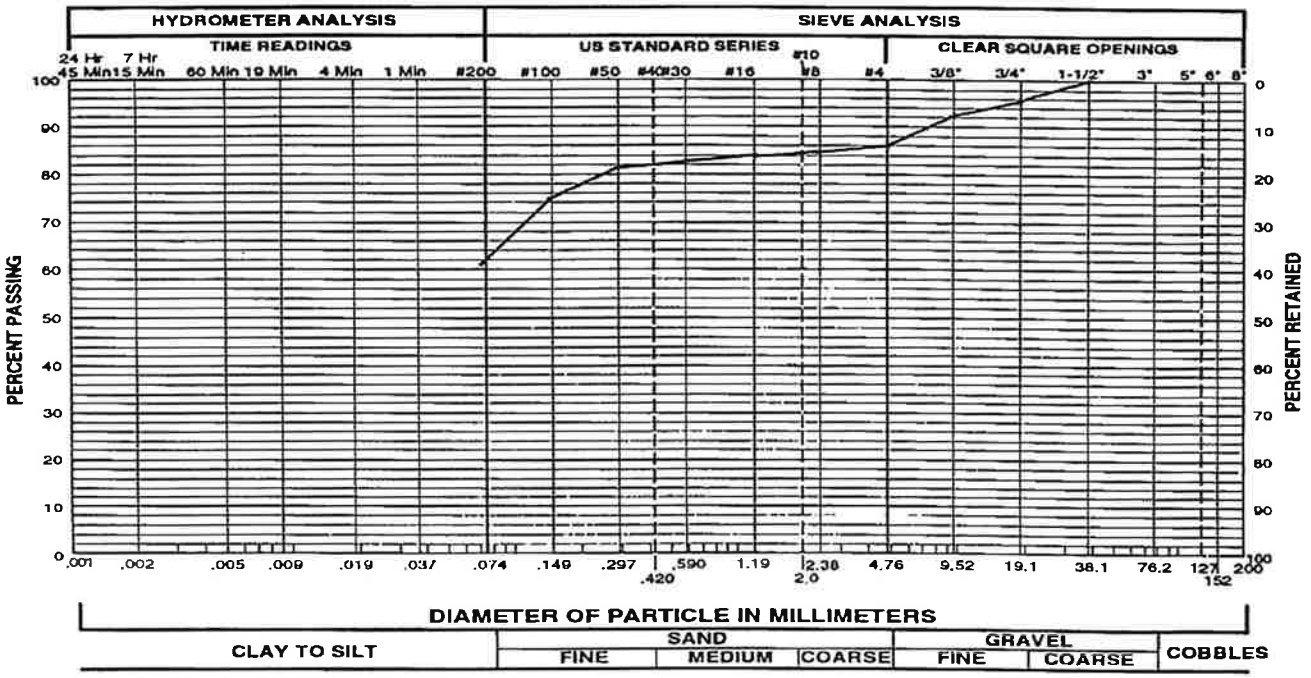
Gravel 55 % Sand 28 % Silt and Clay 17 %
Liquid Limit - % Plasticity Index - %
Sample of Silty Gravel with Sand (GM) From TP-2 @ 4 feet



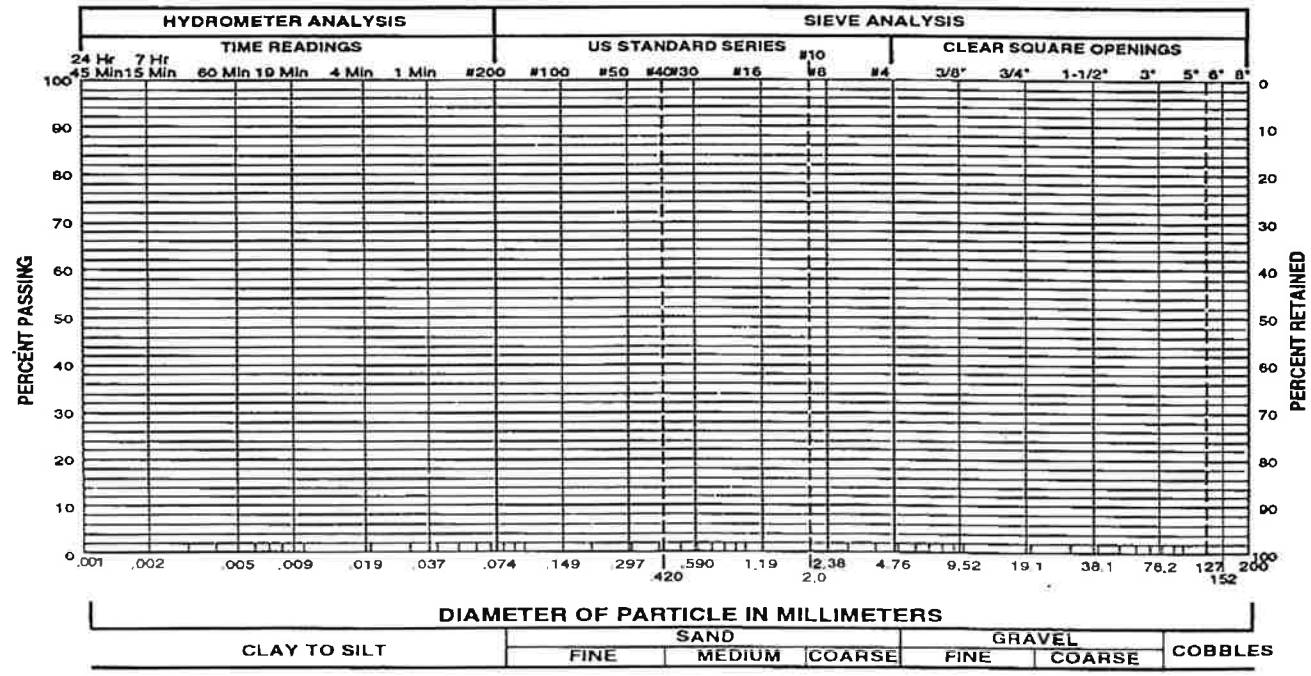
Gravel 48 % Sand 44 % Silt and Clay 8 %
Liquid Limit - % Plasticity Index - %
Sample of Well Graded Gravel with Silt and Sand (GW-GM) From TP-3 @ 4½ feet

Project No. 1990331 **GRADATION TEST RESULTS** Figure 6

Applied Geotechnical Engineering Consultants, Inc.



Gravel 14 % Sand 24 % Silt and Clay 62 %
Liquid Limit - % Plasticity Index - %
Sample of Fill; Sandy Lean Clay From TP-5 @ 4 feet



Gravel _____ % Sand _____ % Silt and Clay _____ %
Liquid Limit _____ % Plasticity Index _____ %
Sample of _____ From _____

Project No. 1990331 **GRADATION TEST RESULTS** Figure 7

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

TABLE I

SUMMARY OF LABORATORY TEST RESULTS

PROJECT NUMBER 1990331

SAMPLE LOCATION		NATURAL MOISTURE CONTENT (%)	NATURAL DRY DENSITY (PCF)	GRADATION			ATTERBERG LIMITS		UNCONFINED COMPRESSIVE STRENGTH (PSF)	WATER SOLUBLE SULFATE (ppm)	SAMPLE CLASSIFICATION
TEST PIT	DEPTH (FEET)			GRAVEL (%)	SAND (%)	SILT/ CLAY (%)	LIQUID LIMIT (%)	PLASTICITY INDEX (%)			
TP-1	10					7					Poorly Graded Sand with Silt (SP-SM)
TP-2	4	11		55	28	17					Silty Gravel with Sand (GM)
TP-3	4½			48	44	8					Well Graded Gravel with Silt and Sand (GW-GM)
TP-5	4			14	24	62					Fill; Sandy Lean Clay
TP-6	4	12	86			37					Silty Sand (SM)
	10	30	75			87	38	13			Silt (ML)
TP-7	2	31	76			70			1825	< 10	Sandy Silty Clay (CL-ML)
	4	26	98			99					Lean Clay (CL)

SOUTH JORDAN CITY

BUILDING PERMIT

11175 South Redwood Road 254-1778

DATE OF APPLICATION: 5/25/2001	VALUATION: $136,000.00
DATE ISSUED:	

BUILDING ADDRESS
3264 West 10480 South Street

SUBDIVISION & LOT NUMBER
JONES MEADOWS
31

OWNER OF PROPERTY
Name: Somerset Homes Inc
12029 S 3240 W
Riverton, UT 84065
Phone: 254-3175

ARCHITECT / DESIGNER
Name: N/A

ENGINEER
Name: TechniGraphics

GENERAL CONTRACTOR
Name Somerset Homes Inc
State License #: 1411779-0142
Address & Phone #
12029 S 3240 W
Riverton, UT 84065 254-3175

ELECTRICAL CONTRACTOR
Name Copper Tech Electric
State License #: 249406
Address & Phone #
6150 S 350 W
Salt Lake City, UT 266-0700

PLUMBING CONTRACTOR
Name Canova Plumbing
State License #: 1340650-0142
Address & Phone #
3282 W 12020 S
South Jordan, UT 84095

MECHANICAL CONTRACTOR
Name R J Adams Heating & AC
State License #: 2271271-0151
Address & Phone #
1573 Trevino Rd
Sandy, UT 84092

IMPORTANT NOTICE: Many areas in South Jordan have ground water problems due to a seasonally high (fluctuating) water table. Issuance of this permit does not constitute representation by the city that building at any specified elevations will solve ground water problems. Solution of these problems is the sole responsibility of the permit applicant and property owner.

IMPORTANT NOTICE: Due to the natural conditions and slope of the ground in most areas of South Jordan City, surface water may occassionally enter adjacent properties. Issuance of this permit does not constitute representation by the City that building at a specified elevation will solve surface water problems. Property owners are solely responsible for solving surface water problems.

PERMIT AND RELATED FEES

Building	$1,195.35
Plumbing	$142.25
Electrical	$121.50
Mechanical	$26.50
Plan Review	$849.54
Sub Total	$2,335.14
State Fee	$14.86
Total Permit Fees	$2,350.00
Police Facilities	$49.96
Fire Facilities	$97.60
Road Facilities	$1,121.60
Storm Drainage	
Water - Culinary	$769.10
Water - Secondary	$1,057.16
Parks & Open Space	$1,897.91
Collector Fence	
Construction Water	$64.00
Glenmoor S.S.D	
Total Impact Fees	$5,057.33
Total Fees	$7,407.33
Less Deposits	
TOTAL FEES DUE:	$7,407.33

NOT A PERMIT UNTIL SIGNED

Plan checked by: Mark Chesley

SIGNATURE OF APPROVAL

Date: 6/20/01

This permit becomes null and void if work or construction is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and the approved plans and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herin or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.

AUTHORIZED SIGNATURE

DATE: 6-20-01

PERMIT NUMBER: 2001-BP-16857

RESIDENTIAL

Dwelling Area	1,885.00
Fin. Basement Area	
Rgh. Basement Area	1,855.00
Garage Area	1,100.00
Carport Area	
Covered Patio Area	

COMMERCIAL
Building Area

ACCESSORY BUILDINGS
Barn Area
Garage Area
Stor. Bldg. Area
Rec. Bldg. Area

CONSTRUCTION INFORMATION

Type of Construction	VN
Occupancy Group	R-3
No. of Dwellings	1
Exterior Finish	Frame/Brick Var
Fire Sprinklers	No

ADDITIONAL REQUIREMENTS
Plan Review Deposit

ADDITIONAL APPROVALS

Zone District	R-2.5
Census Tract	1130.03
Traffic Zone	1490

COMMENTS:
POST ADDRESS ON PROPERTY DURING CONSTRUCTION
TEMPORARY POWER INCLUDED IN PERMIT
WASTE CONTAINER & SANITARY TOILET REQUIRED

SOUTH JORDAN CITY
JUN 20 2001
PAID

BUILDING PERMIT APPLICATION

BECOMES PERMIT WHEN SIGNED

SOUTH JORDAN CITY,

*Date of Application	Date Work Starts
5-25-01	

*Proposed Use of Structure: Single Family

*Bldg. Address: 3264 W. 10480 S.

*Address Certificate No.	Assessors Parcel No.

*Lot #	*Block	* Subd. Name & Number
31		Jones Meadows

*Property Location | ☐ *If metes and bounds see instructions

*Total Property Area - In Acres or Sq. Ft.	Total Bldg. Site Area Used

*Owner of Property: Somerset Homes Inc. Phone: 254-3175

*Mailing Address: 12029 So 3240 W. City - Zip: Riverton, Ut 84065

*Business Name Address | Business Lic. No.

*Architect or Engineer: Techni Graphics Phone:

*General Contractor: Somerset Homes Inc. Phone: 254-3175

*Business Address - City - Zip	* State Lic. No.	* City/Co. Lic. No.
	1411779-0142	

*Electrical Contractor: Copper Tech Electric Phone: 266-0700

*Business Address - City - Zip	* State Lic. No.	* City/Co. Lic. No.

*Plumbing Contractor: Canova Plumbing Phone:

* Business Address - City - Zip	* State Lic. No.	* City/Co. Lic. No.
3282W 12020 S	1340650-0142	

Correct Address

*Mechanical Contractor: R.C. Adams Heating & AC Phone:

* Business Address - City - Zip	* State Lic. No.	* City/Co. Lic. No.
1573 Trevino Rd 84095	2271271-0151	

*Previous Usage of Land or Structure (Past 3 yrs.)

*Dwell. Units Now on Lot	* Assessory Bldgs. Now on Lot

*Type of Improvement/Kind of Const.

☐ Sign ☐ Build ☐ Remodel ☐ Addition
☐ Repair ☐ Move ☐ Convert Use ☐ Demolish

*No. of offstreet parking spaces: Covered Uncovered

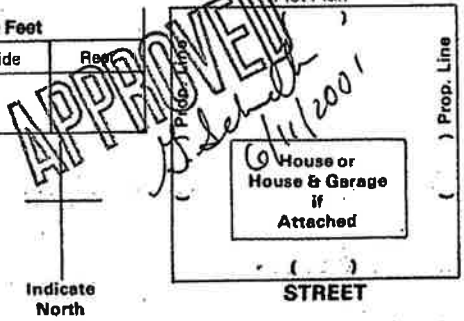
SUB-CHECK	Zone	Zone Approved By

Disapproved
Approved _____ Date _____ Sub-Ck. By _____

Minimum Setbacks In Feet

Front	Side	Side	Rear

Plot Plan



Indicate Street If Corner Lot

Indicate North

NOTE: 24 hours notice is required for all inspections.

Receipt No.	Date Issued	Permit Number

BUILDING FEE SCHEDULE

Square Ft. of Building	1885	Valuation	136000
☒ Rough Basement	1855	Building Fees	1195 35
☐ Finish Basement		Plan Check Fees	849 50
Carport sq. ft.		Electrical Fees	121 50
Garage sq. ft.	1100	Plumbing Fees	142 25
Type of Bldg.	UN	Mechanical Fees	26 50
Occ. Group	R3	Subtotal	2335 14
No. of Bldgs.	1	Water	
R. Value Walls	R 13	Sewer	
R. Value Roof	R 30	Storm Sewer	
No. of Stories	1	Moving or Demo.	
No. of Bedrooms	3	Temporary Conn.	
No. of Dwellings	1	Reinspection	
		State Fee	14 86
		Total	2350 00

Type of Construction
☒ Frame ☒ Brick Var.
☐ Brick ☐ Block ☐ Concrete ☐ Steel

Max. Occ. Load

Fire Sprinkler ☐ Yes ☒ No

Special Approvals	Required	Received	Approved
Board of Adjustment			
Health Dept.			
Fire Dept.			
Soil Report			
Water or Well Permit			
Traffic Engineer			
Flood Control			
Sewer or Septic Tank			
City Engineer (off site)			
Gas			

Comments: South Jordan Bldg. Dept.

MAY 25 2001
RECEIVED

Land Use Cert.
Electrical Dept.
HiBack C.G. & S.
Other

Bond Required ☐ Yes ☐ No Amount

This application does not become a permit until signed below.

Plan Chk. OK by

Signature of Approval	Date

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.

* _____ Date
Signature of Contractor or Authorized Agent

* _____ (Date)
Signature of Owner (if owner)

PLANNING DEPT. USE

Census Tract.	Traffic Zone	Coordinate Ident. No.

New S.L.U. Code No. Old S.L.U. Code No.

Certificate of Occupancy

South Jordan City
11175 South Redwood Road
South Jordan, Utah 84095
801 254-1778

Certificate of Occupancy

Print Date: 11/28/2001

Use Classification: New SF Residential Group/Division R-3 Use Zone: R-2.5

Address: 3264 West Corinne Drive (10730 S)

Owner of Building: Somerset Homes Inc

Owner Address: 12029 S 3240 W,Riverton,UT 84065

Permit Number: 2001-BP-18857

Issue Date: 11/15/2001

11·15·2001
Date

Signature

SOUTH JORDAN
UTAH

INSPECTION REPORT

South Jordan City Building Department

11175 South Redwood Road / South Jordan, Utah 84095 / 254-1778

Subdivision: JONES MEADOWS Lot #: 31 Date: 11/15/2001

Address: 3264 West Corinne Drive (10730 S) Time: 0825

Permit #: 2001-BP-18857 Contractor: Somerset Homes Inc Time Requested: 4:00:00 PM

Unable to Complete Inspection: Wet 11-15-01

Type of Inspections

- ☑ Re-Final Building OK
- ☑ Re-Final Mechanical
- ☐
- ☐
- ☐
- ☐

Passed Inspection if √ in box.

Reinspection required if X in box.

Corrections Required

Address over garage door OK Ken

☐ Reinspection Fee Required ($21.00)

Inspector: Ron J

Comments

☐ Reinspection Fee Due:

INSPECTION REPORT

South Jordan City Building Department

11175 South Redwood Road / South Jordan, Utah 84095 / 254-1778

Subdivision: **JONES MEADOWS** Lot #: **31** Date: **11/13/2001**

Address: **3264 West Corinne Drive (10730 S)** Time: _____

Permit #: **2001-BP-18857** Contractor: **Somerset Homes Inc** Time Requested: **3:45:00 PM**

Unable to Complete Inspection: _____

Type of Inspections

- ☑ Final Building
- ☑ Final Plumbing
- ☑ Final Electrical
- ☐
- ☑ Final Mechanical
- ☐

Passed Inspection if √ in box.
Reinspection required if X in box.

Corrections Required

Seal around A/C line
Seal Exterior wood front door
Egress-ladders out of windows max 44" Regs
Complete Sink & handRail
Min 6" Weather Weatherseal
Draft Stop Fur Down on furnace Room walls

☐ Reinspection Fee Required ($21.00)

Inspector: Kelly Schultz

Comments

☐ Reinspection Fee Due:

INSPECTION REPORT

South Jordan City Building Department

11175 South Redwood Road / South Jordan, Utah 84095 / 254-1778

Subdivision: **JONES MEADOWS** Lot #: **31** Date: **09/19/2001**

Address: **3264 West Corinne Drive (10730 S)** Time: 11:10

Permit #: **2001-BP-18857** Contractor: **Somerset Homes Inc** Time Requested: **4:00:00 PM**

Unable to Complete Inspection: _____

Type of Inspections

☑ Stucco	☐	☐
☐	☐	☐

Passed Inspection if √ in box.

Reinspection required if X in box.

Corrections Required

☐ Reinspection Fee Required ($21.00)

Inspector: _____

Comments

☐ Reinspection Fee Due:

INSPECTION REPORT

South Jordan City Building Department

11175 South Redwood Road / South Jordan, Utah 84095 / 254-1778

Subdivision: **JONES MEADOWS** Lot #: **31** Date: **08/27/2001**

Address: **3264 West Corinne Drive (10730 S)** Time: _____

Permit #: **2001-BP-18857** Contractor: **Somerset Homes Inc** Time Requested: **3:00:00 PM**

Unable to Complete Inspection: _____

Type of inspections

- [x] Sheetrock
- [ ]
- [ ]
- [ ]
- [ ]
- [ ]

Passed Inspection if √ in box.
Reinspection required if X in box.

Corrections Required

- [ ] Reinspection Fee Required ($21.00)

Inspector: _____

Comments

- [ ] Reinspection Fee Due:

INSPECTION REPORT

South Jordan City Building Department

11175 South Redwood Road / South Jordan, Utah 84095 / 254-1778

Date: 08/22/2001

Lot #: 31

Time: _____

Subdivision: JONES MEADOWS

Time Requested: 10:00:00 AM

Address: 3264 West Corinne Drive (10730 S)

Permit #: 2001-BP-18857 Contractor: Somerset Homes Inc

Unable to Complete Inspection: _____

Type of Inspections

☑ Insulation ☐ ☐

☐ ☐ ☐

Passed Inspection if √ in box.

Reinspection required if X in box.

Corrections Required

☐ Reinspection Fee Required ($21.00)

Inspector: [signature]

Comments

☐ Reinspection Fee Due:

INSPECTION REPORT

South Jordan City Building Department

11175 South Redwood Road / South Jordan, Utah 84095 / 254-1778

Subdivision: **JONES MEADOWS** Lot #: **31** Date: **08/20/2001**

Address: **3264 West Corinne Drive (10730 S)** Time: 9:50

Permit #: **2001-BP-18857** Contractor: **Somerset Homes Inc** Time Requested: **3:30:00 PM**

Unable to Complete Inspection: _____

Type of Inspections

☑ Re-Electrical	☑ Re-Frame	☑ Re-Mechanical
☑ Re-On Site Improvemnt	☐	☐

Passed Inspection if √ in box.
Reinspection required if X in box.

Corrections Required

☐ Reinspection Fee Required ($21.00) Inspector: _____

Comments

OK TO INSULATE

☐ Reinspection Fee Due:

INSPECTION REPORT

South Jordan City Building Department
11175 South Redwood Road / South Jordan, Utah 84095 / 254-1778

Lot #: 31 PAGE 1 OF 2 Date: 08/16/2001
Time:
Time Requested: 4:00:00 PM

Subdivision: JONES MEADOWS
Address: 3264 West Corinne Drive (10730 S)
Permit #: 2001-BP-18857
Contractor: Somerset Homes Inc

Unable to Complete Inspection: 860-2700

Type of Inspections

- ☒ Framing
- ☐ Plumbing
- ☒ Gas Line Test — ONSITE
- ☒ Electrical
- ☒ Mechanical

Passed Inspection if √ in box.
Reinspection required if X in box.

Corrections Required

1. PICK UP CONSTRUCTION DEBRIS REAR OF HOUSE
2. BLACK SHEATH JOINTS - TAPE
3. FOUNDATION BOLT MIN 12" FROM END/SPLICE - AT GARAGE
4. 32 OC
5. VENT BATHROOM FAN TO OUTSIDE
6. COMPLET FUEL ALL
7. 1 HANGER TRUSS AT GRIDER TRUSS IN GARAGE
8. STRAP BEAM POCKET KITCHEN FOR PATIO
9. CAN NOT HAVE COLD WATER PUTLIN IN B-VENT CHASE
10. SEAL HOLES IN CHASE
11. HEADER TJI CUT UNDER MAIN TUB
12. BLOCK BETWEEN FLOOR JOIST AT FOUNDATION AT BAY WINDOW
13. STRAP HEADER IN BASEMENT OVER 4' (CONTINUOUS)
14. MULTI FASTEN CONVENTIONAL RAFTERS AT OVER BUILT OVER BEDROOMS

☐ Reinspection Fee Required ($21.00)

Inspector: [signature]

Comments

3. UNDER RAFTER AT OVER BUILT OVER GARAGE

☐ Reinspection Fee Due:

INSPECTION REPORT
South Jordan City Building Department

11175 South Redwood Road / South Jordan, Utah 84095 / 254-1778

Subdivision JONES MEADOWS Lot # 31 Date 8-16-01

Address PAGE 2 OF 2 Time _____

Permit # 18851 Contractor 860-2700 Time Requested

Unable to Complete Inspection: _____

Type of Inspection

☐ ☐ ☐

☐ ☐ ☐

Passed Inspection if ☑ in box.
Reinspection required if ☒ in box.

Corrections Required

14. FINISH FIREPLACE AS TO PLANS SEE ON MASTER HALL CEIL
15. IBW AS TO PLANS.
16. RETRO FIT HOLD DOWN STRAP IN MIDDLE GARAGE ~~AT~~ RETURNS OR PUT 5/8" FOUNDATION BOLTS AS TO PLANS.
17. RETRO FIT HOLD DOWN STRAP AT MAN DOOR (20)

☐ Reinspection Fee Required ($21.00) Inspector _____

Comments

☐ Reinspection Fee Due _____

INSPECTION REPORT

South Jordan City Building Department
11175 South Redwood Road / South Jordan, Utah 84095 / 254-1778

Date: 07/03/2001
Time:
Time Requested: ~~12:00:00 PM~~

Lot #: 31

Subdivision: JONES MEADOWS
Address: 3264 West Corinne Drive (10730 S)
Permit #: 2001-BP-18857
Contractor: Somerset Homes Inc

Unable to Complete Inspection:

Type of Inspections

☑ Ground Plumbing ☐ ☐ ☐ ☐

Passed Inspection if √ in box.
Reinspection required if X in box.

Corrections Required

☐ Reinspection Fee Required ($21.00)

Inspector: Al Charles

Comments

☐ Reinspection Fee Due:

INSPECTION REPORT

South Jordan City Building Department

11175 South Redwood Road / South Jordan, Utah 84095 / 254-1778

Subdivision: **JONES MEADOWS** Lot #: **31** Date: **07/02/2001**

Address: **3264 West Corinne Drive (10730 S)** Time: _____

Permit #: **2001-BP-15857** Contractor: **Somerset Homes Inc** Time Requested: **2:30:00 PM**

Unable to Complete Inspection: Upset 07-2-01

Type of Inspections

- ☑ Temporary Power
- ☐
- ☐
- ☐
- ☐
- ☐

Passed Inspection if √ in box.
Reinspection required if X in box.

Corrections Required

☐ Reinspection Fee Required ($21.00)

Inspector: J. Ray Schultz

Comments

☐ Reinspection Fee Due:

INSPECTION REPORT

South Jordan City Building Department

11175 South Redwood Road / South Jordan, Utah 84095 /

Lot #: 31

Subdivis[illegible] JONES MEADOWS

Address [illegible] 264 West Corinne Drive (10730 S)

Permit #: [illegible] 01-BP-18857 Contractor: Somerset Homes Inc

Unable [illegible] Complete Inspection:

Type of Inspections

☐ [illegible]ndation ☐

☐ ☐

Pas[illegible] Inspection if √ in box.

Rein[illegible]spection required if X in box.

Corrections Required

☐ Reinspection Fee Required ($21.00)

Inspector:

Comments

☐ Reinspection Fee Due:

INSPECTION REPORT

South Jordan City Building Department

11175 South Redwood Road / South Jordan, Utah 84095 / 254-1778

Subdivision: JONES MEADOWS (wrong) Lot #: 31 Date: 06/26/2001

Address: 3264 West 10480 South Street Time: 9:30

Permit #: 2001-BP-18857 Contractor: Somerset Homes Inc Time Requested: 9:30:00 AM

Unable to Complete Inspection:

Type of Inspections

☑ Footing	☐	☐
☐	☐	☐

Passed Inspection if √ in box.
Reinspection required if X in box.

Corrections Required

☐ Reinspection Fee Required ($21.00) Inspector:

Comments

SETBACKS MEETS MIN. # PLAN REVIEWED. NEED APPROVAL BEFORE FOUNDATION

☐ Reinspection Fee Due:

SOUTH JORDAN CITY WATER DEPARTMENT
11175 SOUTH REDWOOD ROAD
SOUTH JORDAN, UTAH 84095
(801) 254-3742

South Jordan City will charge a construction water fee which will be assessed on The building permit. Regular meter readings and billing for South Jordan City services will begin at the time of the final inspection and/or the sale of the home whichever occurs first.

31-1-430 Construction Water Metering and Containment. No person, shall utilize water from the City's water system through fire hydrants or otherwise without first making application to the Water Superintendent to install a meter and a backflow prevention device or dual check valve assembly at the point or points from which water will be withdrawn from fire hydrants or otherwise from the City's Water System. No person shall connect directly into the meter yoke but shall install a temporary yard hydrant (or other means on the customer side of the meter) to provide water for all development, construction, building or other construction or related activities requiring water from the City's Water System. Water utilized shall be metered and paid for by the person using such water or the person owning the real property on which such water is used. Violation of this section shall be a Class B Misdemeanor, punishable by fine, imprisonment, or both, as prescribed by applicable statute of the state of Utah.

I Darin Marsh have read the above statement and Accompanying documents and hereby agree to abide by the conditions as outlined.

DATE: 6-20-01 SIGNED [signature]

LOT NUMBER 31

SUBDIVISION JONES MEADOWS

SOUTH JORDAN
UTAH
PUBLIC DEPARTMENT

NOTICE

The South Jordan City Council recently adopted an ordinance regulating trash receptacles and sanitary toilets. This ordinance will be enforced on construction sites with permits issued on or after July 1, 1998. The ordinance is as follows.

10.16.020 Trash Receptacles and Sanitary Toilets at Construction Sites.

A. A trash receptacle of a size and nature suitable for containing all construction related debris shall be located on all construction sites during construction and shall remain on the site until such debris is removed from the site. Such receptacle shall not be placed within the City right-of-way.

B. A sanitary toilet shall be located on every construction site within the City, provided where a single residential construction company is building concurrently on adjacent lots, a single sanitary toilet may be provided for every six lots, or as otherwise required by the City Building Director. Such facilities shall not be located within the City right-of-way.

I have read, understand and agree to comply with this ordinance.

Company Name SOMERSET HOMES INC

Owner or Agent 

Date 6-20-01

SOUTH JORDAN
UTAH

BUILDING DEPARTMENT

11175 South Redwood Road / South Jordan, UT 84095-8265 / Telephone (801) 254-1778 / Fax (801) 253-5235