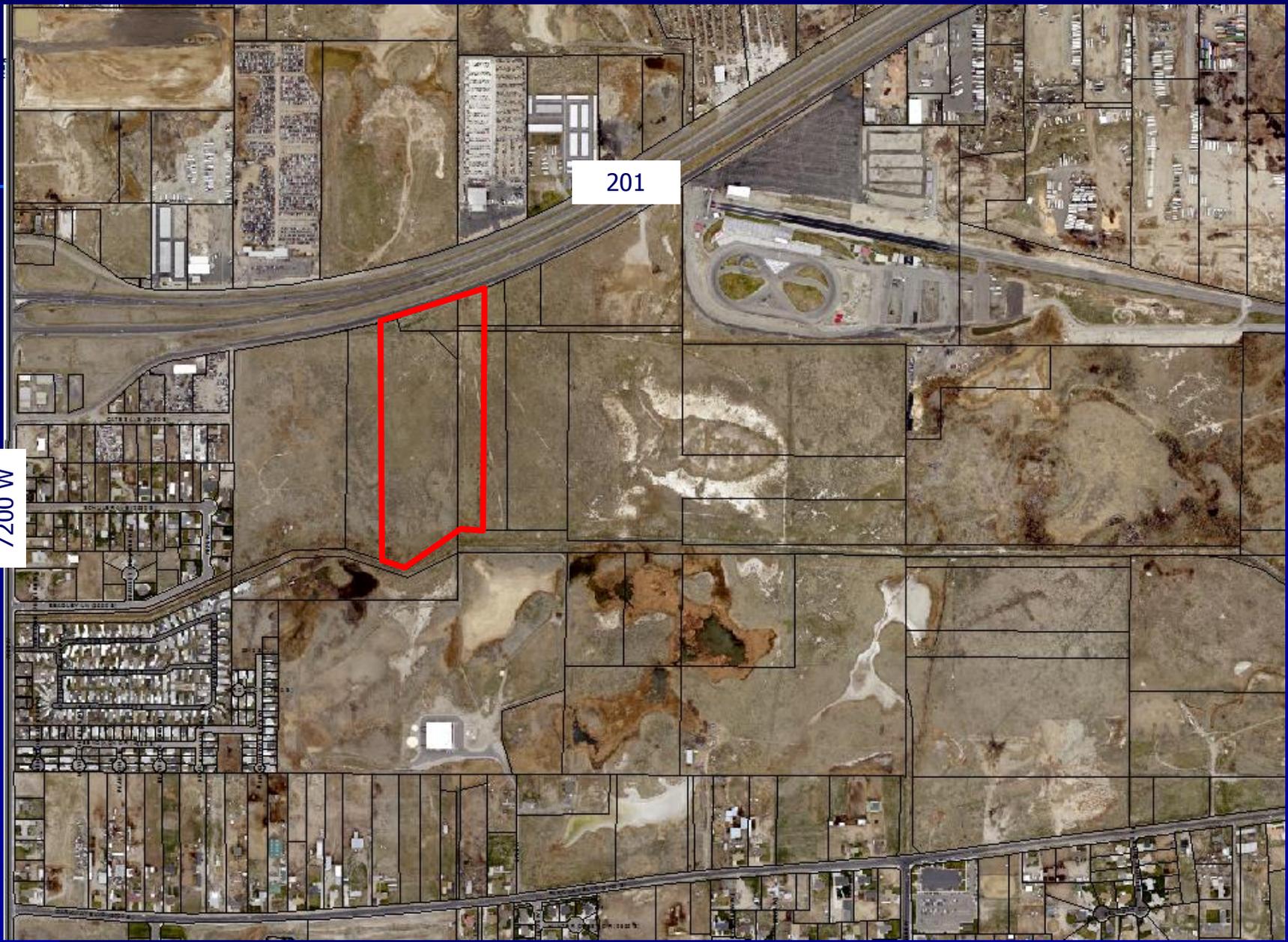


**S-1-2015** Petition by **CORBIN BENNION**, representing **NATOMAS MEADOWS LLC**, requesting **preliminary and final plat approval** for the ARA Industrial Center Phase 1 Subdivision. The property is located at approximately 2320 South 6755 West. The subdivision will consist of 2 lots and 1 parcel on 26 acres. The property is zoned 'M' (manufacturing). (Staff- **Steve Lehman** at 801-963-3311)



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# SITE DEVELOPMENT SUMMARY

MASTER PLAN AREA = ± 130.04 ACRES (PROPOSED ROADS INCLUDED)

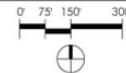
BUILDINGS	AREA	VEHICLE PARKING	TRAILER PARKING
BUILDING A	407,293 SF	377 STALLS	58 STALLS
BUILDING B	497,602 SF	471 STALLS	58 STALLS
BUILDING C	633,064 SF	434 STALLS	135 STALLS
BUILDING D	372,656 SF	248 STALLS	66 STALLS
BUILDING E	392,332 SF	291 STALLS	66 STALLS
BUILDING F	38,400 SF	113 STALLS	0 STALLS
TOTAL	2,341,345 SF	1,934 STALLS	383 STALLS
BUILDING TO SITE RATIO	.52.09 %		

# VICINITY MAP



# SITE MASTER PLAN

WEST VALLEY INDUSTRIAL PARK  
WEST VALLEY, UTAH 84128

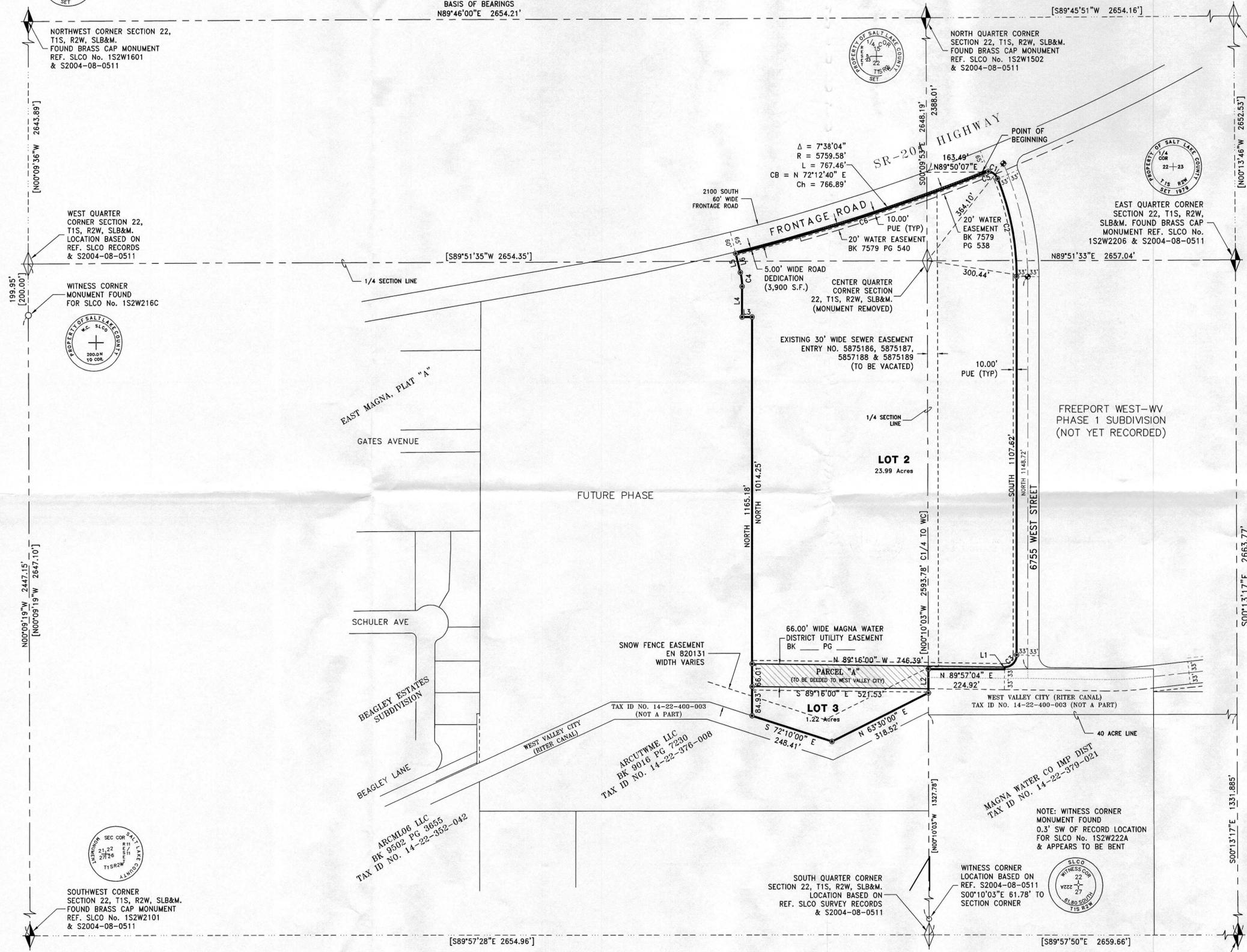
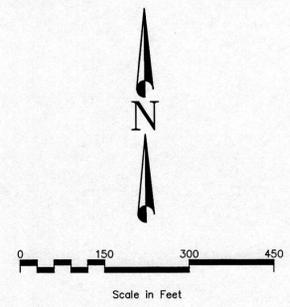


SHEET NO. A1.1

DATED: 05/06/13

# ARA INDUSTRIAL CENTER - PHASE 1

A SUBDIVISION LOCATED IN THE NE 1/4, NW 1/4, SW 1/4 & SE 1/4 OF SECTION 22,  
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN  
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH



- LEGEND:**
- BOUNDARY LINE
  - ROAD CENTERLINE
  - SECTION LINE
  - SET 5/8"x24" REBAR AND CAP MARKED "DOMINION ENG." (Front corners offset in curb)
  - SECTION CORNER FOUND SALT LAKE COUNTY SURVEY MON.
  - MEASURED AND/OR CALCULATED FROM MEASURED BEARINGS & DISTANCES
  - RECORD & DEED DATA
  - REFERENCED TO ROS, ARP MAPS, ETC.
  - PROPOSED FIRE HYDRANT
  - STREET MONUMENT LOCATIONS TO BE SURVEYED BY DOMINION ENGINEERING AND CONSTRUCTED BY WEST VALLEY CITY.
  - PUBLIC UTILITY EASEMENT

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	35.00'	54.74'	89°36'49"	S 66°47'58" E	49.33'	34.76'
C2	767.00'	294.41'	21°59'30"	S 10°59'47" E	292.60'	149.04'
C3	35.00'	55.43'	90°44'00"	S 45°22'00" W	49.81'	35.45'
C4	170.00'	41.52'	13°59'40"	N 06°59'50" W	41.42'	20.86'
C5	35.00'	35.86'	58°42'00"	S 51°20'34" E	34.31'	19.68'
C6	5764.58'	786.10'	07°48'48"	N 72°07'18" E	785.49'	393.66'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 0°44'00" W	6.16'
L2	S 0°10'03" E	68.98'
L3	S 89°45'27" W	29.50'
L4	NORTH	89.78'
L5	N 13°59'40" W	62.27'
L6	N 13°59'40" W	57.27'



PREPARED BY:



## ARA INDUSTRIAL CENTER - PHASE 1

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TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN  
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER  
RECORDED AS ENTRY No. \_\_\_\_\_

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT  
THE REQUEST OF \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

FEE \_\_\_\_\_ SALT LAKE COUNTY RECORDER

NUMBER \_\_\_\_\_  
ACCOUNT \_\_\_\_\_  
SHEET 2  
OF 2 SHEETS

Path: P:\NATOMAS - ARA COM CENTER\SURVEY\ARA Phase 1 Final Plots.dwg | plot date: January 13, 2015 | plotted by: jimp

NUMBER \_\_\_\_\_  
ACCOUNT \_\_\_\_\_  
SHEET 2  
OF 2 SHEETS