Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Agenda

Planning Commission

Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport
Craig Kitterman (Alternate)
Jennifer George (Alternate)

Thursday, December 4, 2025 **6:15 PM** **Council Chambers and Online**

Meeting procedures are found at the end of this agenda.

This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_xsSrU540T72CNwtJeJrn9Q

After registering, you will receive a confirmation email containing information about joining the webinar.

You can join the meeting with the following link:
https://us02web.zoom.us/s/85888523923

Or join via phone by dialing:
US: 253 215 8782 or 346 248 7799 or 669 900 6833 or 301 715 8592 or 312 626 6799 or 929 436 2866
(for higher quality, dial a number based on your current location)
International numbers available: https://us02web.zoom.us/u/kbBpVqshUo

Webinar ID: 858 8852 3923
Passcode: 586875

4:00 PM FIELD TRIP

1. 25-357 Map

Attachments: 12042025.pdf

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. CA09232025-0007044 Amendments to Title 21 of the Land Development Code related to Automall Zone Land Use Matrix

Attachments: Staff Report
Exhibit A
Exhibit B.pdf

Public Meeting Items

3. SPR11072025-007071 Smith Entertainment Group (SEG) Phase 3, West Facade
10450 S. State St.
{Community #9. Commercial Area]

Attachments: Staff Report
Exhibit B
Exhibit C

4. SPR07232025-007003 Silver Sage Business Park II, Office Site Plan Review
10895 S. 700 E. St.
[Community #12]

Attachments: Staff Report
Exhibit A
Exhibit B
Exhibit C

5. SUB08252025-007024 Silver Sage Business Park Subdivision Amendment
10895 and 10935 S. 700 E.
[Community #12]

6. SPR08072025-007014 Middle Mile Infrastructure Site Plan Review
10935 S. 700 E. St.
[Community #12]

Attachments: Final Staff Report
Applicant letter
Site Plan Package

7. CUP08052025-007012 Middle Mile Infrastructure - Conditional Use Permit - Public Utility Station
10935 S. 700 E. St.
[Community #12]

Administrative Business

1. Minutes

25-358 Minutes from November 20, 2025

Attachments: 11.20.2025 PC Minutes (DRAFT)

2. Sandy City Development Report

25-359 Development Report

Attachments: 12.01.2025 DEV REPORT

3. Director's Report

4. Election of Chair and Vice Chair

Adjournment

Meeting Procedure
1. Staff Introduction
2. Developer/Project Applicant presentation
3. Staff Presentation
4. Open Public Comment (if item has been noticed to the public)
5. Close Public Comment
6. Planning Commission Deliberation
7. Planning Commission Motion

In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 2 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these time limits should be submitted in writing to the Community Development Department prior to noon the day before the scheduled meeting.

Planning Commission applications may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. No agenda item will begin after 11 pm without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regular scheduled meeting.

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, or if you have any questions regarding the Planning Commission Agenda or any of the items, please call the Sandy City Planning Department at (801) 568-7256

Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

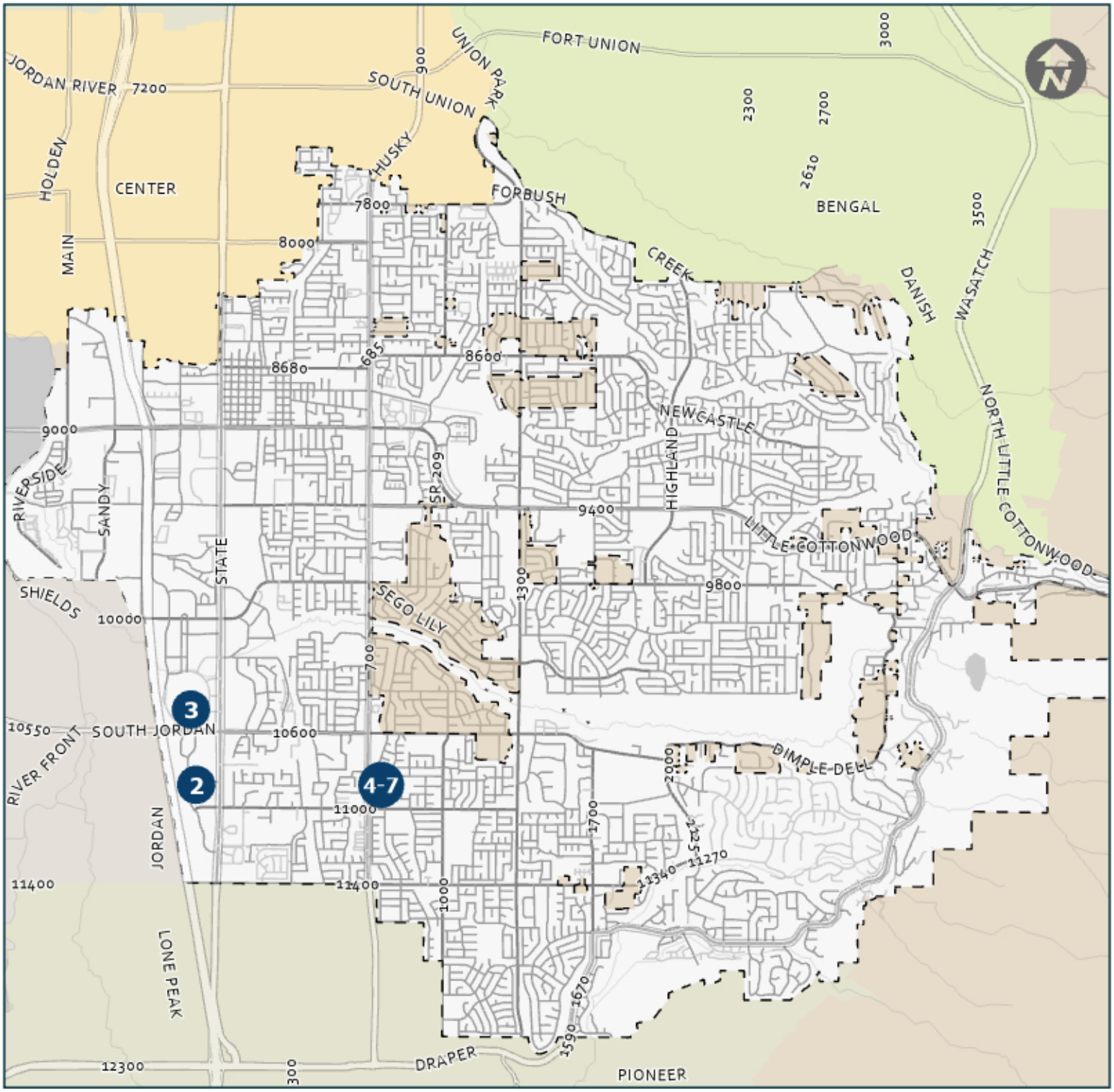
Staff Report

File #: 25-357, **Version:** 1

Date: 12/4/2025

Map

Planning Commission Field Trip
December 4, 2025



See Planning Commission agenda packet for specific addresses and details regarding the application.

1 Mile

Sandy City, UT
Community Development Department

Agenda Item Number

1 Locations to visit on your own

1 Locations to be visited on tour

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Sandy City, Utah

Staff Report

File #:
CA09232025-0007044,
Version: 1

Date: 12/4/2025

Agenda Item Title:
Amendments to Title 21 of the Land Development Code related to Automall Zone Land Use Matrix

Presenter:
Mike Wilcox, Planning Director

Description/Background:
On behalf of Sandy City, the Community Development Department is proposing to amend a portion of Title 21, Chapter 8 - Land Uses in the Commercial, Office, Industrial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development District of the Sandy Municipal Code. The purpose of the code amendment is to revise the list of allowed uses that are appropriate for the purpose of the Automall Zone, which is to establish car dealerships. Several stand-alone uses that are currently permitted or conditional would not be allowed unless they are associated with a car dealership as an ancillary use.

Please see the attached staff report and exhibits for the full details of the request.

Further action to be taken:
The Planning Commission will make a recommendation of the this item and it will later be scheduled to appear before the City Council for a final decision.

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission forward a positive recommendation to the City Council to amend Title 21 of the Sandy Municipal Code related to land uses in the Automall zoning district as shown in Exhibit “A”, based on the following findings:

Findings:

1. The City Council may amend land use ordinances consistent with the purposes of the Sandy Land Development Code, the Sandy City General Plan, and the Utah Code, Municipal Land Use, Development, and Management Act per Title 21 Chapter 5 of the Sandy Municipal Code.
2. The proposal is reviewed by the Planning Commission and City Council in accordance with the requirements of Title 21 Chapter 5 of the Sandy Municipal Code.
3. The proposal complies with the purpose of the Land Development Code under Section 21-1-03 by promoting the public health, safety and welfare; ensuring consistent and equitable standards; establishing fair procedures that are efficient and effective in terms of time and expense; and by facilitating the orderly growth and development of Sandy City.
4. The proposal complies with the Goals and Policies of the General Plan by establishing

appropriate development standards for all uses and zoning categories within Sandy City and Compliance with the Goals and by encouraging a mixture of land use types where appropriate.

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum

December 4, 2025

To:	City Council via Planning Commission	
From:	Community Development Department	
Subject:	Amendments to Title 21 of the Land Development Code related to Automall Zone Land Use Matrix	CA09232025-0007044

Public Hearing Notice: This item has been noticed on public websites, sent to affected entities and posted in three public locations at least 10 days prior to the Public Hearing.

Request

On behalf of Sandy City, the Community Development Department is proposing to amend a portion of Title 21, Chapter 8 - Land Uses in the Commercial, Office, Industrial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development District of the Sandy Municipal Code. The purpose of the code amendment is to revise the list of allowed uses that are appropriate for the purpose of the Automall Zone, which is to establish car dealerships. Several stand-alone uses that are currently permitted or conditional would not be allowed unless they are associated with a car dealership as an ancillary use.

The specific amendments to the Land Development Code are included as Exhibit "A" (red-lined version) and Exhibit "B" (clean version).

Background

The original Automall Master Plan and land use regulations were first adopted in 1990. There have been some minor changes over the years to address various issues or situations that have arisen as this unique area has evolved. Over the past few years we've seen dealerships leave the Automall for larger properties, several dealerships have changed ownership, and new brands occupied the vacant buildings. Staff has received a few proposals and requests over the past few months to operate uses within the dealership area of the Automall Zone that did not have an automotive dealership associated with the proposed use. This raised a concern about whether these other land uses would begin to diminish and compete with the stated purpose of the Automall Zone, which is to establish car dealerships and provide a clear separation of uses within the sub-districts of the Automall Zone. These include the Commercial sub-district and Dealership sub-district of the Automall zone. This request is being processed with the support of the Southtowne Automall Dealers Association (see Exhibit "C").

The intent of these amendments is to strengthen the Southtowne Automall by clarifying the allowed uses shown in the land use matrix within the Automall Zone and align them with stated purpose of the subdistricts. Several stand-alone uses that are currently permitted or conditional within the Dealership sub-district are proposed to no longer be allowed unless they are associated with a car dealership as an ancillary use. However, those disallowed uses would still be allowed in the

Commercial sub-district.

Property Case History	
Case Number	**Case Summary**
CA #90-37	This established the Automall Zone District and associated standards for the new zone district.
CODE-3-15-4227	This amendment made changes to the Automall Development standards in response to the City's update to the Automall Master Plan.
CODE-04-18-5391	This amendment altered the required front setbacks for parking structures within the Automall District.

Public Notice and Outreach

The city issued notice of the public hearing for the proposed code amendments on public websites, mailed notice to affected entities and posted in three public locations at least 10 days prior to the Planning Commission public hearing in accordance with the Land Development Code Sec. 21-36-1 and the Utah State Code § 10-9a-205.

Analysis

Many different uses are currently allowed within the Automall District and some of those land uses need to be revised to better align to the purpose of the dealership sub-district. Some uses have been identified as appropriate under certain conditions such as ancillary components to an automotive dealership, but not appropriate as a stand-alone land use. Other land uses have been determined as not appropriate at all within the zone, while other land uses should be allowed as permitted uses.

The following land uses would be allowed in the Dealership Sub-District if they are ancillary to an Automotive Dealership (listed as permitted with a superscript note 33 (P^{33})):

- All-terrain vehicles (ATV) sales and service
- Automotive self-service station
- Automotive service and repair—major
- Automotive service and repair—minor
- Automotive service station, non-mechanical
- Automotive service station
- Car wash
- Parking, structure/terrace
- Parking, underground

The following land uses would no longer be allowed in the Dealership Sub-District (listed as not permitted (N):

- Ancillary commercial as part of a mixed use building
- Arcade
- Auto, light trucks, RV rental and leasing agencies
- Business or financial services

- Commercial, parking
- Equipment sales and services
- Medical and health care offices
- Professional office
- Public Service
- School, commercial
- School, private or quasi-public

With these changes, the land uses allowed in the zone will better align the objective of the Automall district.

Non-Conforming Uses

This code amendment would not create legal non-conforming situations.

Land Development Code Purpose Compliance

The Sandy City Land Development Code in 21-1-3 lists the criteria explaining the intent and purpose of the Ordinance. The purpose is:

21-1-3 Purpose

This Code is adopted to implement Sandy City's General Plan and to promote public health, safety, convenience, aesthetics, welfare; efficient use of land; sustainable land use and building practices; transportation options and accessibility; crime prevention; timely citizen involvement in land use decision making; and efficiency in development review and land use administration. Specifically, this Code is established to promote the following purposes:

1. ***General***
   a. *To facilitate the orderly growth and development of Sandy City.*
   b. *To facilitate adequate provision for transportation, water, sewage, schools, parks, and other public requirements.*
   c. *To stabilize property values.*
   d. *To enhance the economic well-being of Sandy City and its inhabitants.*
2. ***Implementation of General Plan***
   To coordinate and ensure the implementation of the City's General Plan through effective execution of development review requirements, adequate facility and services review and other goals, policies, or programs contained in the General Plan.
3. ***Comprehensive, Consistent and Equitable Regulations***
   To establish a system of fair, comprehensive, consistent and equitable regulations, standards and procedures for review and approval of all proposed land development within the City.
4. ***Efficiently and Effectively Managed Procedures***
   a. *To promote fair procedures that are efficient and effective in terms of time and expense.*
   b. *To be effective and responsive in terms of the allocation of authority and delegation of powers and duties among ministerial, appointed, and elected officials.*
   c. *To foster a positive customer service attitude and to respect the rights of all applicants and affected citizens.*

The proposed code amendment is consistent with the purpose of the Land Development Code because the proposal promotes efficient use of the land. The proposed Code Amendment would facilitate the orderly growth and development of Sandy City.

General Plan Compliance

The General Plan encourages appropriate development standards for all uses and zoning categories within Sandy City. This code amendment would further that goal and objective. The proposed Code Amendment will facilitate the orderly growth and development of Sandy City.

Recommendation

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to amend Title 21 of the Sandy Municipal Code related to land uses in the Automall zoning district as shown in Exhibit "A", based on the following findings:

Findings:

1. The City Council may amend land use ordinances consistent with the purposes of the Sandy Land Development Code, the Sandy City General Plan, and the Utah Code, Municipal Land Use, Development, and Management Act per Title 21 Chapter 5 of the Sandy Municipal Code.
2. The proposal is reviewed by the Planning Commission and City Council in accordance with the requirements of Title 21 Chapter 5 of the Sandy Municipal Code.
3. The proposal complies with the purpose of the Land Development Code under Section 21-1-03 by promoting the public health, safety and welfare; ensuring consistent and equitable standards; establishing fair procedures that are efficient and effective in terms of time and expense; and by facilitating the orderly growth and development of Sandy City.
4. The proposal complies with the Goals and Policies of the General Plan by establishing appropriate development standards for all uses and zoning categories within Sandy City and Compliance with the Goals and by encouraging a mixture of land use types where appropriate.

Planner:

Mike Wilcox
Planning Director

File Name: S:\USERS\PLN\STAFFRPT\2025\CA09232025-0007044 - AUTOMALL LAND USE MATRIX\STAFF REPORT\STAFF REPORT.DOCX

Sec. 21-8-2. Permitted Land Use Matrix by the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts.

(a) *Matrix Explanation.* The following matrix lists all permitted uses within Sandy City commercial, office, industrial, mixed use, transit corridor, and research and development districts. The letters "P," "C," "S," or "N" shall mean "Permitted," "Conditional," "Special Use," or "Not Permitted," respectively. Refer to special use standards within this title for all land uses allowed with an "S." For those letters which are followed by a slash "/" the second letter shall indicate those location restrictions for businesses located within 250 feet of a residential district (unless bisected by a major arterial road as determined by the Sandy City Transportation Engineer in the Transportation Element of the Sandy City General Plan). For those land uses marked with a superscript number ([1]), refer to Subsection (c) of this section for explanation.

(b) *Table of Uses.*

Land Use Category	AM (Dealerships)	AM (Commercial)
Accessory apartments	N	N
Accessory structure (unless otherwise specified)	N	N
Agriculture	N	N
Alcohol or tobacco specialty store	N	N
Alcoholic beverage bar establishment (equity) liquor license[31 & 32]	N	N
Alcoholic beverage bar establishment (fraternal) liquor license[31 & 32]	N	N
Alcoholic beverage bar establishment (bar) liquor license[31 & 32]	N	P[21 & 22]
Alcoholic beverage hotel license [31]	N	P
Alcoholic beverage manufacturing license	N	P[21 & 22]
Alcoholic beverage off-premises beer retailer license	N	P
Alcoholic beverage on-premises banquet and catering license [31]	N	P
Alcoholic beverage on-premises beer tavern license [31 & 32]	N	P[21 & 22]
Alcoholic beverage on-premises recreational beer retailer license [31]	N	P
Alcoholic beverage package agency [31]	N	P
Alcoholic beverage reception center license [31]	N	P
Alcoholic beverage resort license [31]	N	N
Alcoholic beverage restaurant beer-only license[31 & 32]	N	P

Alcoholic beverage restaurant full service license[31 & 32]	N	P
Alcoholic beverage restaurant limited service license[31 & 32]	N	P
Alcoholic beverage single event permits	P	P
Alcoholic beverage state liquor store[31]	N	C
Alcoholic beverage temporary beer event permits	P	P
All-terrain vehicles (ATV) sales and service	~~C~~ P[33]	N
Alternative healing and energy healing business	N	P[20]
Alzheimer's facility	N	N
Ambulatory surgical facility	N	N
Ancillary commercial as part of a mixed use building	~~C~~ N	C
Animal hospital, veterinary office	N	P
Animal kennel, commercial	N	N
Animals (household pets or farm)	N	N
Aquarium	N	N
Arcade	~~C~~ N	P
Art gallery	N	N
Assisted living facility—large capacity (must comply with development standards for that zone (i.e., setback, height, bulk, min./max. square footage))	N	N
Assisted living facility—limited capacity (must comply with development standards for that zone (i.e., setback, height, bulk,	N	N

min./max. square footage))		
Auto, light trucks, RV dealerships (new)—sales and service agencies	P	P
Auto, light trucks, RV dealerships (used)—sales and service agencies	P	P
Auto, light trucks, RV rental and leasing agencies	~~C~~ N	C
Automotive self-service station	~~C~~ P[33]	P
Automotive service and repair—major	~~P/C~~ P[33]	P/C
Automotive service and repair—minor	~~P/C~~ P[33]	P/C
Automotive service station, non-mechanical	~~P/C~~ P[33]	P/C
Automotive service station	~~C~~ P[33]	P
Auto, truck, RV, equipment storage	N	N
Bed and breakfast facility	N	N
Birthing center	N	N
Boarding house	N	N
Botanical gardens	N	N
Business or financial services	~~P~~ N	C
Car wash	~~C~~ P[33]	C
Cemetery, columbarium, mausoleum	N	N
Commercial, heavy	N	N
Commercial, parking	~~C~~ N	P
Commercial repair services	N	N
Commercial retail sales and services	N	P
Commercial, specialty	N	N
Commercial uses of a complementary nature which are shown to be compatible and	N	N

necessary for the development project		
Community center	N	N
Community correctional facility	N	N
Comprehensive mental health treatment	N	N
Congregate care facility	N	N
Correctional facility	N	N
Crematory, embalming facility	N	N
Dance hall	N	N
Day care, adult	N	N
Day care, child	N	N
Day care, elderly	N	N
Day care, group	N	N
Drive-up window (non-food), banks, ATMs, dry cleaners, pharmacy, etc.	N	P
Dwelling, duplex	N	N
Dwelling, earth sheltered	N	N
Dwelling, group planned	N	N
Dwelling, multiple unit	N	N
Dwelling, single-family	N	N
Earth station	S	S
Educational facility with housing	N	N
Equestrian facilities	N	N
Equipment sales and services	~~C~~ N	C
Exposition/convention center	N	N
Extended living areas	N	N
Fraternity or sorority house	N	N
Garage sales (residential)	N	N
Guest house	N	N
Half-pipe ramps	N	N
Home health agency	N	N
Homeless shelter	N	N
Home occupation, Category I	N	N

Home occupation Category II	N	N
Hospice	N	N
Hospital	N	N
Hotel	N	P
Industry, heavy	N	N
Industry, light	N	N
Industry, medium	N	N
Jail	N	N
Juvenile detention facility	N	N
Juvenile secure facility	N	N
Library	N	N
Manufactured homes	N	N
Manufactured/mobile home park	N	N
Medical and health care offices	~~C~~ N	P
Mixed use development	N	N
Mobile homes	N	N
Model home	N	N
Modular home	N	N
Mortuary, funeral home	N	N
Motel	N	P
Multifamily, 8 U/A	N	N
Non-depository institutions	N	C
Nursing care facility	N	N
Nursing home, convalescent home, and rest home (must comply with development standards for that zone (i.e., setback, height, bulk, min./max. square footage))	N	N
Park and ride facilities	N	N
Parking, structure/terrace	~~C~~ P[33]	P
Parking, underground	~~C~~ P[33]	P
Parks, public and private	N	N
Pawnshop	N	N
Permanent make-up	N	N
Planned unit development	N	N

Plant nursery	N	N
Prison	N	N
Professional office	~~C~~ N	P
Protective housing facility	N	N
Public plaza	N	N
Public service	~~C~~ N	P
Public utility station	C[14]	C[14]
Recreation center	N	P
Recreation, indoor	N	P
Recreation, outdoor	N	P
Recycling materials collection/drop-off facility	N	N
Rehabilitation/treatment facility	N	N
Religious or cultural activity	C[17]	C[17]
Research and development facility	N	N
Residential facility for elderly persons *(*must comply with development standards for that zone (i.e., setback, height, bulk, min./max. square footage))	N	N
Residential facility for persons with a disability *(*must comply with development standards for that zone (i.e., setback, height, bulk, min./max. square footage))	N	N
Residential health care facility, residential care facility	N	N
Residential short-term rental (STR)	S	S
Restaurant	N	P
Restaurant, drive-up window	N	C
Satellite dish (ground or roof mount)	S	S

School, charter	P	P
School, commercial	~~C~~ N	P
School, commercial (low-impact)	P[17]	P[17]
School, home-based microschool	S[28]	S[28]
School, micro-education entity	S[29]	S[29]
School, private or quasi-public	~~C~~ N	C
School, public	P	P
Secondhand merchandise dealer	N	P[13]
Sexually oriented business, escort agencies, outcall service agencies and semi-nude dancing agencies	N	N
Sheltered workshop	N	N
Skatepark	N	N
Small health care facility	N	N
Social detoxification facility	N	N
Social or reception center, fraternal organizations	N	P
Solar equipment	S	S
Solid waste conversion facility	N	N
Stadium	N	N
Storage (mini-storage) facilities	N	N
Street vendors	N	N
Tattoo parlor	N	N
Theater	N	P
Trade or vocational school	N	N
Transitional care development	N	N
Transitional housing facility (must comply with development standards for that zone (i.e., setback, height,	N	N

bulk, min./max. square footage))		
Twin home	N	N
Warehouse, wholesale	N	N
Waste transfer station	N	N
Wind energy conversion system	S	S
Wireless telecommunication facility	S	S
Zero lot line development	N	N
Zoological gardens	N	N

(c) *Explanatory Notes for Land Use Matrix.*

...

33. Not permitted as a standalone use. Only allowed as ancillary use to an "Auto, light trucks, RV dealership (new or used)" owned and operated by the same dealership.

Sec. 21-8-2. Permitted Land Use Matrix by the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts.

(a) *Matrix Explanation.* The following matrix lists all permitted uses within Sandy City commercial, office, industrial, mixed use, transit corridor, and research and development districts. The letters "P," "C," "S," or "N" shall mean "Permitted," "Conditional," "Special Use," or "Not Permitted," respectively. Refer to special use standards within this title for all land uses allowed with an "S." For those letters which are followed by a slash "/" the second letter shall indicate those location restrictions for businesses located within 250 feet of a residential district (unless bisected by a major arterial road as determined by the Sandy City Transportation Engineer in the Transportation Element of the Sandy City General Plan). For those land uses marked with a superscript number ([1]), refer to Subsection (c) of this section for explanation.

(b) *Table of Uses.*

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Alcohol or tobacco specialty store	N	N
Alcoholic beverage bar establishment (equity) liquor license[31 & 32]	N	N
Alcoholic beverage bar establishment (fraternal) liquor license[31 & 32]	N	N
Alcoholic beverage bar establishment (bar) liquor license[31 & 32]	N	P[21 & 22]
Alcoholic beverage hotel license [31]	N	P
Alcoholic beverage manufacturing license	N	P[21 & 22]
Alcoholic beverage off-premises beer retailer license	N	P
Alcoholic beverage on-premises banquet and catering license [31]	N	P
Alcoholic beverage on-premises beer tavern license [31 & 32]	N	P[21 & 22]
Alcoholic beverage on-premises recreational beer retailer license [31]	N	P
Alcoholic beverage package agency [31]	N	P
Alcoholic beverage reception center license [31]	N	P
Alcoholic beverage resort license [31]	N	N
Alcoholic beverage restaurant beer-only license[31 & 32]	N	P

Alcoholic beverage restaurant full service license[31 & 32]	N	P
Alcoholic beverage restaurant limited service license[31 & 32]	N	P
Alcoholic beverage single event permits	P	P
Alcoholic beverage state liquor store[31]	N	C
Alcoholic beverage temporary beer event permits	P	P
All-terrain vehicles (ATV) sales and service	P[33]	N
Alternative healing and energy healing business	N	P[20]
Alzheimer's facility	N	N
Ambulatory surgical facility	N	N
Ancillary commercial as part of a mixed use building	N	C
Animal hospital, veterinary office	N	P
Animal kennel, commercial	N	N
Animals (household pets or farm)	N	N
Aquarium	N	N
Arcade	N	P
Art gallery	N	N
Assisted living facility—large capacity (must comply with development standards for that zone (i.e., setback, height, bulk, min./max. square footage))	N	N
Assisted living facility—limited capacity (must comply with development standards for that zone (i.e., setback, height, bulk,	N	N

min./max. square footage))		
Auto, light trucks, RV dealerships (new)—sales and service agencies	P	P
Auto, light trucks, RV dealerships (used)—sales and service agencies	P	P
Auto, light trucks, RV rental and leasing agencies	N	C
Automotive self-service station	P[33]	P
Automotive service and repair—major	P[33]	P/C
Automotive service and repair—minor	P[33]	P/C
Automotive service station, non-mechanical	P[33]	P/C
Automotive service station	P[33]	P
Auto, truck, RV, equipment storage	N	N
Bed and breakfast facility	N	N
Birthing center	N	N
Boarding house	N	N
Botanical gardens	N	N
Business or financial services	N	C
Car wash	P[33]	C
Cemetery, columbarium, mausoleum	N	N
Commercial, heavy	N	N
Commercial, parking	N	P
Commercial repair services	N	N
Commercial retail sales and services	N	P
Commercial, specialty	N	N
Commercial uses of a complementary nature which are shown to be compatible and	N	N

necessary for the development project		
Community center	N	N
Community correctional facility	N	N
Comprehensive mental health treatment	N	N
Congregate care facility	N	N
Correctional facility	N	N
Crematory, embalming facility	N	N
Dance hall	N	N
Day care, adult	N	N
Day care, child	N	N
Day care, elderly	N	N
Day care, group	N	N
Drive-up window (non-food), banks, ATMs, dry cleaners, pharmacy, etc.	N	P
Dwelling, duplex	N	N
Dwelling, earth sheltered	N	N
Dwelling, group planned	N	N
Dwelling, multiple unit	N	N
Dwelling, single-family	N	N
Earth station	S	S
Educational facility with housing	N	N
Equestrian facilities	N	N
Equipment sales and services	N	C
Exposition/convention center	N	N
Extended living areas	N	N
Fraternity or sorority house	N	N
Garage sales (residential)	N	N
Guest house	N	N
Half-pipe ramps	N	N
Home health agency	N	N
Homeless shelter	N	N
Home occupation, Category I	N	N

Home occupation Category II	N	N
Hospice	N	N
Hospital	N	N
Hotel	N	P
Industry, heavy	N	N
Industry, light	N	N
Industry, medium	N	N
Jail	N	N
Juvenile detention facility	N	N
Juvenile secure facility	N	N
Library	N	N
Manufactured homes	N	N
Manufactured/mobile home park	N	N
Medical and health care offices	N	P
Mixed use development	N	N
Mobile homes	N	N
Model home	N	N
Modular home	N	N
Mortuary, funeral home	N	N
Motel	N	P
Multifamily, 8 U/A	N	N
Non-depository institutions	N	C
Nursing care facility	N	N
Nursing home, convalescent home, and rest home (must comply with development standards for that zone (i.e., setback, height, bulk, min./max. square footage))	N	N
Park and ride facilities	N	N
Parking, structure/terrace	P[33]	P
Parking, underground	P[33]	P
Parks, public and private	N	N
Pawnshop	N	N
Permanent make-up	N	N
Planned unit development	N	N

Plant nursery	N	N
Prison	N	N
Professional office	N	P
Protective housing facility	N	N
Public plaza	N	N
Public service	N	P
Public utility station	C[14]	C[14]
Recreation center	N	P
Recreation, indoor	N	P
Recreation, outdoor	N	P
Recycling materials collection/drop-off facility	N	N
Rehabilitation/treatment facility	N	N
Religious or cultural activity	C[17]	C[17]
Research and development facility	N	N
Residential facility for elderly persons *(*must comply with development standards for that zone (i.e., setback, height, bulk, min./max. square footage))	N	N
Residential facility for persons with a disability *(*must comply with development standards for that zone (i.e., setback, height, bulk, min./max. square footage))	N	N
Residential health care facility, residential care facility	N	N
Residential short-term rental (STR)	S	S
Restaurant	N	P
Restaurant, drive-up window	N	C
Satellite dish (ground or roof mount)	S	S

School, charter	P	P
School, commercial	N	P
School, commercial (low-impact)	P[17]	P[17]
School, home-based microschool	S[28]	S[28]
School, micro-education entity	S[29]	S[29]
School, private or quasi-public	N	C
School, public	P	P
Secondhand merchandise dealer	N	P[13]
Sexually oriented business, escort agencies, outcall service agencies and semi-nude dancing agencies	N	N
Sheltered workshop	N	N
Skatepark	N	N
Small health care facility	N	N
Social detoxification facility	N	N
Social or reception center, fraternal organizations	N	P
Solar equipment	S	S
Solid waste conversion facility	N	N
Stadium	N	N
Storage (mini-storage) facilities	N	N
Street vendors	N	N
Tattoo parlor	N	N
Theater	N	P
Trade or vocational school	N	N
Transitional care development	N	N
Transitional housing facility (must comply with development standards for that zone (i.e., setback, height,	N	N

bulk, min./max. square footage))		
Twin home	N	N
Warehouse, wholesale	N	N
Waste transfer station	N	N
Wind energy conversion system	S	S
Wireless telecommunication facility	S	S
Zero lot line development	N	N
Zoological gardens	N	N

(c) *Explanatory Notes for Land Use Matrix.*

…

33. Not permitted as a standalone use. Only allowed as ancillary use to an "Auto, light trucks, RV dealership (new or used)" owned and operated by the same dealership.

Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

File #:
SPR11072025-007071,
Version: 1

Date: 12/4/2025

Agenda Item Title:
Smith Entertainment Group (SEG) Phase 3, West Facade
10450 S. State St.
{Community #9. Commercial Area]

Presenter:
Douglas L. Wheelwright, Development Services Manager

Description/Background:
The applicants, Larry Oldham, representing Babcock Design and Jamie Galileo, representing Smith Entertainment Group (SEG), are requesting preliminary modified site plan review of the Smith Entertainment Group's Redevelopment of the Shops at South Town Phase 3, which includes an adaptive reuse of the former Macy's Building and remodel of the west façade, for a property located at 10450 S. State St. This project is the third phase of the Smith Entertainment Group's (SEG) evolving redevelopment efforts of the Shops at South Town Mall to bring both the Mammoth Hockey and the Utah Jazz team's practice facilities, player's services and operations management together. The SEG offices for ticketing, promotions, media, and operations staff will also join this location here in Sandy. A future phase will address the Jazz Practice Facility addition and site alterations on the east side.

Please see attached staff report and exhibits for full details of the request.

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission approve a modified site plan review, and the building architectural design, colors and materials for the Smith Entertainment Group (SEG) Redevelopment, Phase 3 - West Façade, modified site plan review, as described in the staff report for the property located at 10450 S. State St., based on the following findings and subject to the following conditions:

Findings:
1. The applicants have met the intent and substantially complies with the applicable Cairns Design Standards as to the "Mountain Meets Urban" design elements.

2. The applicants have demonstrated that they intend to comply with the Land Development Code requirements for the CBD Zone where applicable.

3. That this proposed building reconstruction will help in becoming a catalyst for further redevelopment of the Shops at South Town property located in the commercial heart of Sandy City.

Conditions:
1. That the development will comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.

2. That the developer proceeds through the final site plan review process with staff. The final site plan shall be in compliance with all Development Code requirements, staff red lines, and those modifications as accepted by the Planning Commission.

3. That the developer be responsible to meet all provisions of the (CBD) zoning district and the Sandy City Architectural Design Requirements, and the applicable Cairns Design Standards (Ch 4 & 5), with the details finalized with staff during final site plan review, with exception of the following:
a. Top of building vertical articulation

4. That the requirements and conditions of the various city departments and divisions be met and details finalized during the final site plan review process with staff.

5. That all future signage be reviewed and approved under a separate permit application and the existing or amended sign theme approval for the project area and be in conformance with city code.

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum

December 4, 2025

To:	Planning Commission	
From:	Community Development Department	
Subject:	Smith Entertainment Group (SEG) Redevelopment, Phase 3 - West Façade, Modified Site Plan Review	SPR11072025-007071
	10450 S. State St.	Central Business District (CBD) Zone, Cairns District
	[Community # 9, Commercial Area]	Approx. 1.04 Acres,

Public Meeting Notic This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

Request

The applicants, Larry Oldham, representing Babcock Design and Jamie Galileo, representing Smith Entertainment Group (SEG), are requesting preliminary modified site plan review of the Smith Entertainment Group's Redevelopment of the Shops at South Town Phase 3, which includes an adaptive reuse of the former Macy's Building and remodel of the west façade, for a property located at 10450 S. State St. This project is the third phase of the Smith Entertainment Group's (SEG) evolving redevelopment efforts of the Shops at South Town Mall to bring both the Mammoth Hockey and the Utah Jazz team's practice facilities, player's services and operations management together. The SEG offices for ticketing, promotions, media, and operations staff will also join this location here in Sandy. A future phase will address the Jazz Practice Facility addition and site alterations on the east side. Please see attached applicant's letter (Exhibit "A") addressing the applicable Cairns Design Standards and the application materials (Exhibit "B").

Background

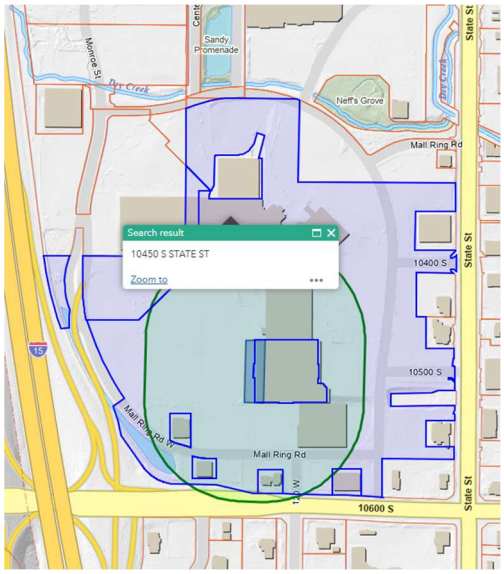
The area of the mall property that will be impacted in this phase is approximately 1.04 acres. All surrounding property is existing

Property Case History	
SPR 85-05	Initial South Towne Mall site plan approval for buildings and parking lots. Approved 1985.
SPR 92-16	South Towne Mall Expansion, Phase II, north end anchor store expansion for Mervyns Department store, 90,000 square feet. Approved June 4, 1992.
SUB 97-00	South Towne Center Mall Subdivision, 87.681 Acres, Three lots. Approved 04-22-1997
SUB 02-22	Amended Lot 1, South Towne Center Subdivision. 2.41 acres, Creating lot 4, for the Macy's building property. Recorded 8-15-2005
SPR08242024-006806	Utah Hockey Practice (UHP) Phase 1, site preparation and grading plan. Acres, Approved 9-20-2024
SPR09062024-006844	Utah Hockey Practice (UHP) facility, Phase 2, new hockey practice facility structure and remodel of south façade of old Macy's building, and parking lot reconfiguration on east and west sides of the new building. P.C. approved 9-19-2024, and permit issued 1-07-2025.

commercial development. Property north of 10600 S. St. is zoned CBD Commercial. All property south of 10600 S. St. is zoned Auto Mall-Commercial. The area is also within the Cairns District and is subject to the Cairns Design Standards.

Public Notice and Outreach

Notices of this public meeting were mailed to property owners within 500 feet of the building site property. This item has been posted on required public notice websites as well as physical notice posting in required public places as required for commercial site plan review by the planning commission.



Analysis

Site and building Elevation Alterations. The proposed reconstruction will remove the existing masonry exterior west wall of the former Macy's department store and replace it with new exterior building materials. The design and materials used on the new hockey practice facility building, now nearing completion, will be continued along this phase of the building remodel.

The sidewalk and foundational landscaping will be reconstructed as well. The new materials used on this façade will include windows, architectural metal panels, stone veneer and a perforated metal screen to provide solar heat and glare protection for most of the west facing building façade. New entry elements will be added to the existing west building entrance, which will be the main entrance for all SEG employees and business clients. A new building face accent element will be added to the northwest corner of the building, surrounding the new windows of a second level conference room. Interior space in the remodeled former Macy's structure will be converted into offices for SEG, Utah Mammoth,

and Utah Jazz organizations through an interior commercial tenant improvement (TI) permit.

Building and Fire Construction Code Compliance and Accessibility Requirements. The existing Macy's building remodeling will be required to meet current building and fire codes, fire sprinkler requirements, and accessibility requirements for this project. These requirements will be further reviewed and approved as part of the future building permit process.

SOUTHEAST PERSPECTIVE
NOT TO SCALE

City Department Reviews. Preliminary city department reviews of the commercial site plans and documents submitted have been completed. All department reviewers are recommending that the planning commission approve the proposed plans. A standard condition of approval will specify that all reviewing city departments and division's standards, specifications, and conditions will be refined and complied with as detailed in the future review processes with city staff.

Architectural Design. The standards for commercial, office, and institutional development are applicable to this project as well as the Cairns Design Standards. These standards are difficult to apply to this building reconstruction without the full scope of the redevelopment completely understood at this time. It was determined by the Community Development Director that some of the Cairns Design Standards would not be applied to this phase of the project, except for the sections that apply to the building itself. It is anticipated that the full Cairns Design Standards will be applicable to the future phases dealing with redevelopment of the remainder of the mall property. Until then, staff has determined that only Chapters 4 and 5 of the Cairns Design Standards should be considered for these buildings.

The architect is hoping to achieve a "mountain meets urban" design ethos with the mix and placement of materials and forms, consistent with Cairns Master Plan (see Exhibit "A" for the "Mountain Meets Urban" Design Standards review narrative from the architects). The proposed building design, materials, and colors meet city requirements. Existing and proposed new building parapets will effectively screen any existing or proposed building roof top mechanical units (RTU's) or vents. Building massing is consistent with the former Macy's building and continues the existing building and the ice box building's height. Building materials are high quality and colors are the required earth tones with clear glazing windows that open up the former masonry building facade.

Cairns Design Standards

The developer has been working with staff on the implementation of the Cairns Design Standards. While the project meets many of these standards, they are requesting an exception. The applicant identified the wrong section of Chapter 5 that would apply to this office building retrofit, as it is not a Specialty Use Building. Staff has identified that they are offering proposed enhancements they are offering as offsets to the exceptions to the standards (see Exhibit "A").

There are two types of Cairns Standards exceptions requests: hardships and non-hardships. In review of the requested exception, staff finds that their requests fit into the non-hardship category.

The non-hardship exception requests must meet the following criteria:

- The intent of the applicable regulations are met.
- The intent of the Master Plan is met.
- The same or better-quality design is achieved.

If the Planning Commission finds that all of the above requirements are not met, the Planning Commission may deny the requested relief, or the Planning Commission may require additional enhancements that will meet the requirements.

The proposed building façade generally complies with all requirements of Chapters 4 and 5 of the Cairns Design Standards with exception of the following (analysis is shown below):

- Top of Building Articulation
  - Vertical and horizontal divisions are required so that a variety of physical and material breaks exist in the façade. The top of the building has a long uninterrupted plane. There is no vertical articulation of this roof line until you reach the entrance to the Hockey Practice Facility. The intent of the regulations and master plan is not met, nor is the same or better quality design achieved.

The applicant is proposing the following as development enhancements to offset the impact of not complying with the requirements listed above:

- Iconic Architecture
- Community Gathering Space
- Community Ice Sheet Access

Development enhancements are intended to balance the scales for failure to comply with all of Cairns Design Standards. Staff finds that the proposed design does not meet the definition of "iconic architecture." There is not a plaza space created or planned that is large enough to meet the requirement for a Community Gathering Space within this project. However, there is a community benefit in providing the public with open times for use of the Ice Hockey Practice Facility (serving as a quasi-public recreation facility). Staff generally supports that proposed enhancement and the intent to offset the negative impacts on the Cairns branding identity and design elements that make this area unique.

Review by the Sandy City Architectural Design Committee (ARC) is required and was held on August 27, 2025 (see Exhibit "C" for the minutes). The building design presented to the ARC had the benefit of several meetings with the city DRT members and planning staff, and the resultant building design, materials and massing elements were refined and finalized. The ARC discussed the various elements of the west building façade and those elements that have changed since prior concept illustrations, such as more pylon elements at corners and entry doors. The lack of additional vertical elements raised above the otherwise level horizontal parapet canopy was also discussed. The ARC unanimously recommended that the planning commission accept the proposed building architectural design, building materials, colors.

Future Overall, Mall Area Redevelopment Master Planning. At some time in the future, SEG will collaborate with Sandy City staff to envision, conceive, design, and develop the future master development plan and vision for the remainder of the existing mall property. This will include the design, exact location, and construction of the future phase of the Monroe Street connection to 10600 South Street. It is also anticipated that this redevelopment master plan will more closely follow the Cairns Master Plan and that future phases will implement the full Cairns Design Standards.

Staff Concerns

Staff articulated our concerns over the building's lack of vertical articulation at the top of the building façade during the ARC meeting. While they are seeking an exception to this requirement, staff suggests that this design requirement could easily be accomplished and not require an exception at all from the Cairns Design Standards.

Recommendation

Staff recommends that the Planning Commission approve a modified site plan review, and the building architectural design, colors and materials for the Smith Entertainment Group (SEG) Redevelopment, Phase 3 - West Façade, modified site plan review, as described in the staff report for the property located at 10450 S. State St., based on the following findings and subject to the following conditions:

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Planner

Douglas L. Wheelwright

Douglas L. Wheelwright
Development Services Manager

File Name: S:\USERS\PLN\STAFFRPT\2025\SPR11072025-007071 – SEG Phase 3, West Facade

Exhibit "A"

4.1 – Where Mountain Meets Urban – Phase 3

The relationship between humans and mountains has ancestrally been one of necessity, but as we grew, we moved away from these natural titans and created what we call our 'built environment'. The SEG projects continue to aim to reinforce and regrow the deep-seated relationship between nature and humanity, the organic and the constructed, where mountain meets urban. In the third phase of this project, we continue the same design elements to wrap around the building, furthering the geographical narrative over 300 feet along the west façade.

Taking cues from the great sheer-faced and cave-pocked mountains of the Wasatch range, Phase 3 continues to mimic the stark natural beauty of these cliffs and ledges by way of its layering and contrast. The new west elevation expanse looks to represent these sheer cliff faces, with momentous 'outcroppings' bookending the feature, and a third event in the middle, accepting occupants into the megalith of the varied SEG projects.

This phase of the construction resolves to complete the story of the first two chapters, rhythmically marching northward, partially obscured by the perforated screening, arrayed between smaller outcroppings to shield the inhabitants from the western sun, colored the same as the local geology that is so pivotal to our economy. Completing the first book of our story, we transform the breadth of the west façade into a matrix of texture, light, shadow, and homage to our unbuilt environment.

5.1.4 – Institutional, Civil, and Entertainment uses.

Materials –

The project aims to use the same high-quality materials listed as the previous phases, and is composed of insulated metal panels, glazing, wood-like aluminum panel soffits, and adds in a perforated copper-colored metal screening system.

Fenestration –

Glazing along the west façade matches the design of that found in the lobby, with large swaths of glazing sunken between pillars of IMP.

Entries –

Access must be controlled to the building for security purposes, thus there is only one entry in through the west facade.

The entry is positioned in the central build-out of the phase 3 scope, other points of ingress or egress are reserved for emergency stairs.

Articulations –

Phase three is an extension of the lobby space from the previous phase, and is defined by a low opaque base, supporting a tall, semi-concealed body of glazing, and finally topped by the protruding metal panels, the cantilevered precipice of the cliff. The phase 3 construction is made to match the lobby, with contrasting forms from the ice box. These are meant to contrast and enhance each other by way of the generous overhang of the ice box, and the greatly exposed interior of the lobby and west façade, similar to each other in most ways, unique in others.

5.2 – Site Grade

All requirements met.

5.3 – Roof Treatments

All mechanical or utility equipment will be out of view behind the parapet. The design includes an architectural cap.

Exhibit "A" (continued)

10.2 – Development Enhancements

The project has several enhancements planned, including the following:

-Iconic Architecture. The project has no direct comparison in the Cairns district, but the quality of materials and design far surpass a standard community rink in cost by at least 50%.

-Creation of a Community Gathering Space. The project plans to have community events hosted in its plaza, as well as having both rinks available (at times) for the community to use, this design was a part of the previous phase.

Given the huge portion of the phase 2 program and design dedicated to public locker rooms, gathering space, and access for community skating programs, we believe that any portion of the requirements that are not accepted should be mitigated by these significant enhancements to the development. Future phases will also have more enhancements.

Exhibit "B"

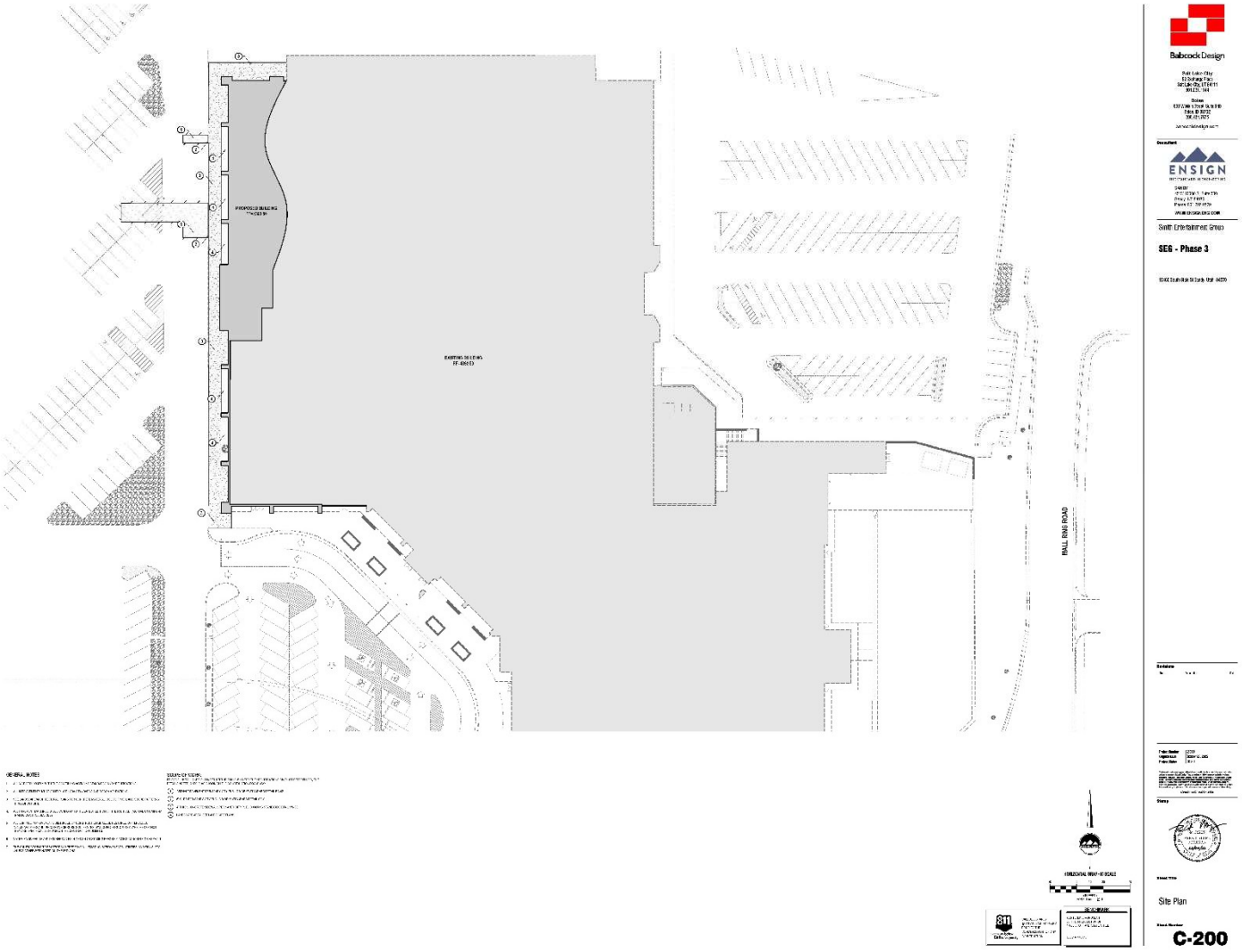

Babcock Design
ENSIGN
SEG - Phase 3
HALL RUN ROAD
Site Plan
C-200

Exhibit "C"

Architectural Review Committee Meeting – Follow-up
August 27, 2025

Members Present:
Steve Burt
Cheryl Bottorff
Scott Westra
Lyle Beecher
Daniel Schoenfeld
Cyndi Sharkey – nonvoting
Marci Houseman – Alternate/nonvoting

Staff Present:
James Sorenson
Brian McCuistion
Mike Wilcox
Doug Wheelwright
Jennifer Gillen

4:00 p.m. Smith Entertainment Group "SEG" Phase 3 – Macey's Building Remodel project (10450 S. State Street), Larry Oldham, Rob Cottle (Babcock Design), Jim Olson (Utah Jazz)

Rob Cottle introduced Phase 3 of this project and would like the committee's approval on the plans for the entire west elevation of the old Macey's building. The whole west elevation, other than the entry of the old Macy's store, is all CMU and acts as a gigantic shear wall. Some minor changes have been made since their original design approval. A pylon that was over the pro shop (team store area) has been taken out; it is going to have a larger retail store, and there will be doors on the west and south corner of that to enter the pro shop (not shown on plans yet). There will also be lots of graphics on the corner walls identifying the pro shop. All the column wraps and horizontal panels that are on the west elevation are the same materials that exist on the south elevation. They will have a perforated metal screen curtain, to act as a sunshade that will go over the windows on the west side (see below).

Mike Wilcox asked if the perforated metal material is a new material that has been added to these plans.

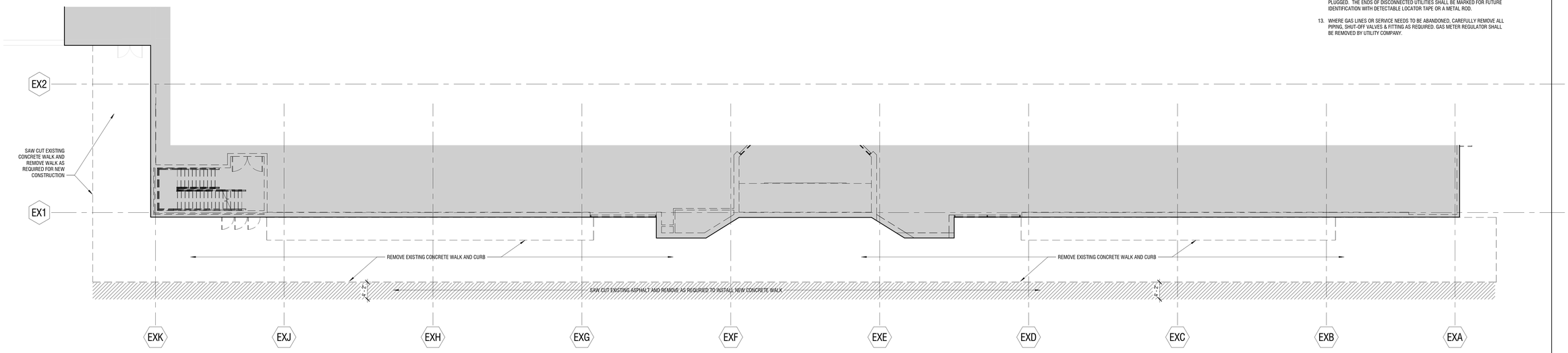
Rob Cottle said yes and that this would sit out from the glass two to three feet and help with the solar shading. They would also use this element for some branding, using logos within the panel itself.

Doug Wheelwright asked why they went away from doing the pylon on the southwest corner.

Rob Cottle said that the pylon blocked some of the view and took up half of a building bay (wall section). They wanted the glass to be a more prominent element to the pro shop so you could tell it was a store. They also wanted the signage to be obvious for the patrons coming in. Also, Rob wanted us to know that Ryan Smith, the owner, had concerns that the pylon would block patrons knowing where the retail store was. He wanted to make sure that this space would be obvious to see and find.

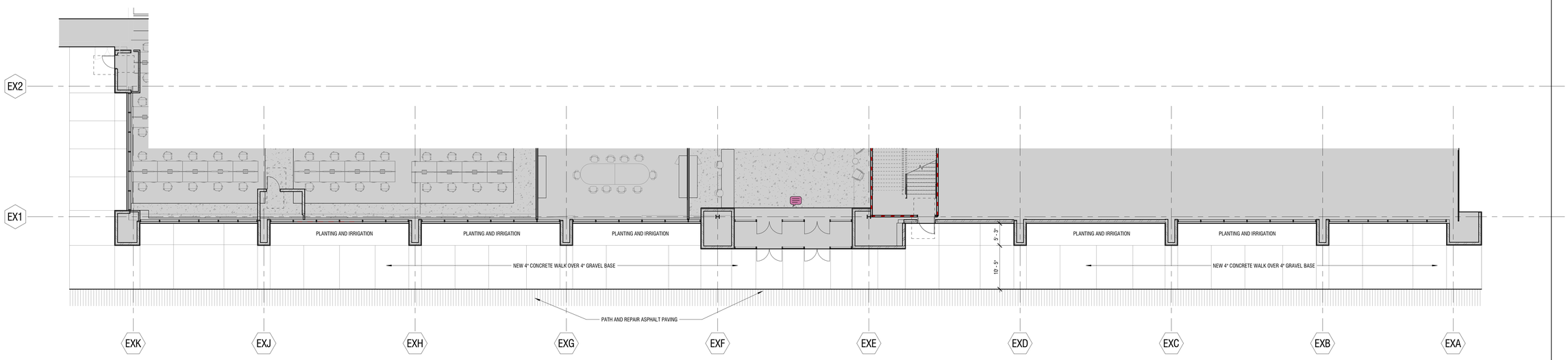
DEMOLITION GENERAL NOTES

1. IDENTIFY AND FIELD VERIFY ALL EXISTING CONDITIONS AND COORDINATE SCOPE OF PROJECT W/ ARCHITECT PRIOR TO STARTING ANY WORK. STOP WORK AND CONTACT ARCHITECT IMMEDIATELY IF HIDDEN OR UNKNOWN ELEMENTS AND CONCERNS ARE REVEALED OR EXPOSED DURING DEMOLITION.
2. COORDINATE ALL DEMOLITION WORK WITH MECHANICAL AND ELECTRICAL DRAWINGS, REQUIREMENTS, AND NOTES. PROVIDE PROPER BRACING AND SUPPORT OF EXISTING STRUCTURE WHERE REQUIRED.
3. DEMOLITION PLANS ARE PROVIDED TO INDICATE A GENERAL SCOPE ONLY. ITEMS TO BE REMOVED ARE INDICATED ON DEMOLITION PLANS WITH A DOTTED OR BROKEN LINE INCLUDING BUT NOT LIMITED TO INTERIOR PARTITIONS, CEILINGS, DOORS AND FRAMES, EQUIPMENT, ELEMENTS, COMPONENTS, CABINETRY AND ACCESSORIES, ETC. POCHE IS INTENDED TO INDICATE THE REMOVAL OF EXISTING SLAB TO BE REMOVED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION WITH THE REQUIREMENTS OF ALL PORTIONS OF THE CONSTRUCTION DOCUMENTS AND SHALL PERFORM DEMOLITION AS SHOWN AND/OR NECESSARY TO COMPLETE THE REQUIRED RENOVATION AND NEW CONSTRUCTION. THE ABSENCE ON THE DEMOLITION PLANS OF ITEMS NOTED OR INDICATED DOES NOT RELIEVE THE GENERAL CONTRACTOR OF THE RESPONSIBILITY TO DEMOLISH THESE ITEMS, IF NECESSARY, TO COMPLETE NEW WORK. COORDINATE W/ ARCHITECT AS REQ.
5. COORDINATE DEMOLITION WITH ORIGINAL STRUCTURAL DRAWINGS TO MAINTAIN STRUCTURAL INTEGRITY OF BUILDING. BRING ANY CONFLICT TO THE ATTENTION OF ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO CONTINUATION OF WORK.
6. GENERAL SCOPE OF DEMOLITION WORK REQUIRED MUST BE COORDINATED WITH THE NEW CONSTRUCTION DRAWINGS.
7. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES TO BE REMOVED, RELOCATED OR ABANDONED PRIOR TO COMMENCING DEMOLITION ACTIVITIES.
8. THE CONTRACTOR SHALL COORDINATE WORK ASSOCIATED WITH THE REMOVAL, RELOCATION OR ABANDONMENT OF UTILITIES WITH THE UTILITY COMPANY OR ENTITY HAVING OWNERSHIP OF EACH RESPECTIVE UTILITY. COSTS FOR DISCONNECTION, REMOVAL, AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN ON THE DRAWINGS OR AS NECESSARY TO ALLOW FOR THE EXECUTION OF THE WORK SHALL BE PAID BY THE CONTRACTOR.
9. PROVIDE TEMPORARY SHORING AND BRACING AS REQUIRED WHENEVER BEARING WALLS, STRUCTURES, OR SUPPORTS ARE MODIFIED.
10. NO OPEN BURNING SHALL BE PERMITTED ON THE SITE.
11. ALL DEMOLISHED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF OFF-SITE UNLESS OTHERWISE SHOWN.
12. TERMINAL ENDS OF UTILITIES ABANDONED IN-PLACE SHALL BE CUT, CAPPED, AND PLUGGED. THE ENDS OF DISCONNECTED UTILITIES SHALL BE MARKED FOR FUTURE IDENTIFICATION WITH DETECTABLE LOCATOR TAPE OR A METAL ROD.
13. WHERE GAS LINES OR SERVICE NEEDS TO BE ABANDONED, CAREFULLY REMOVE ALL PIPING, SHUT-OFF VALVES & FITTING AS REQUIRED. GAS METER REGULATOR SHALL BE REMOVED BY UTILITY COMPANY.



1 **PHASE 3 DEMO SITE PLAN**
1" = 10'-0"

NORTH



2 **PHASE 3 NEW SITE PLAN**
1" = 10'-0"

NORTH

Current as of: 11/4/2025 2:01:29 PM

Original drawing is 30" x 42" Autodesk Docs://25009 - Utah JPC/UTAH JPC - Architectural Model.rvt

Babcock Design

Salt Lake City
52 Exchange Place
Salt Lake City, UT 84111
801.531.1144

Boise
800 W Main Street, Suite 940
Boise, ID 83702
208.424.7675

babcockdesign.com

Consultant

Smith Entertainment Group

UTAH HPC PHASE 3

10450 South State St Sandy, UT, 84070

Revisions

Num.	Description	Date

Project Number	25009
Original Issue	OCTOBER 27, 2025
Project Status	CD SET

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Stamp

STATE OF UTAH
ROBERT B. COTTER
136818
LICENSED ARCHITECT

Sheet Title

PHASE 3 SITE PLAN / SITE DEMO

Sheet Number

AS102

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW.
    16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

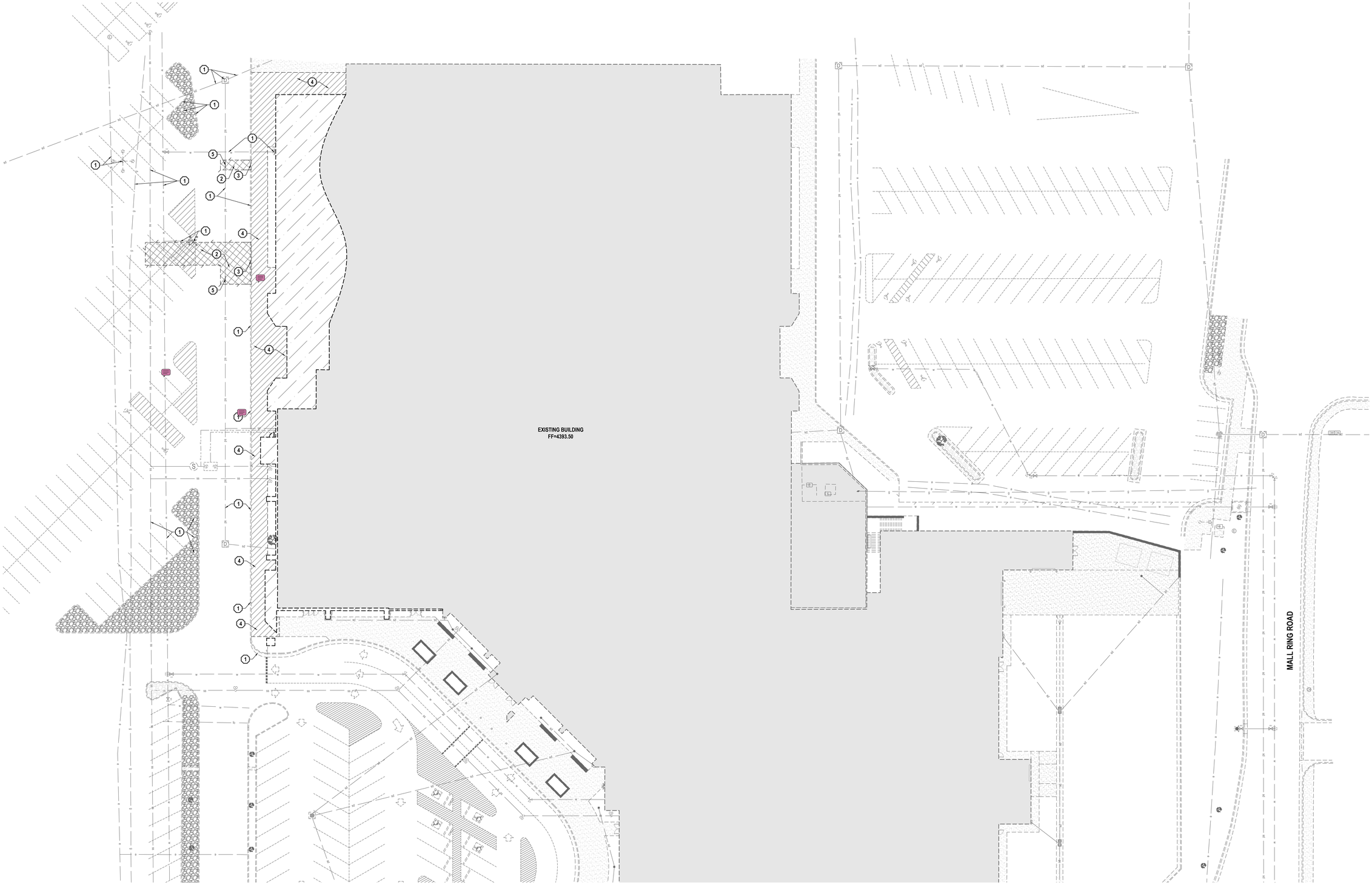
SANDY CITY PUBLIC WORKS GENERAL NOTES

1. THE CONTRACTOR SHALL OBTAIN A PERMIT TO WORK IN THE PUBLIC WAY (ROAD CUT PERMIT) FROM THE PUBLIC WORKS DEPARTMENT. CONTACT MONICA PETERSON (801-568-2990, MPETERSON@SANDY.UTAH.GOV) FOR REQUIREMENTS. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED.
2. NOTIFY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801-568-2999, 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEMENTS, INCLUDING SEWER FACILITIES. ALL INSPECTIONS MUST BE DONE PRIOR TO OR CONCURRENT WITH CONSTRUCTION. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE UNCOVERING AND/OR REMOVAL OF ALL ITEMS INSTALLED WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER.
3. FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT. SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN, HOWEVER, UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.
4. DUST, MUD, AND EROSION SHALL BE ADEQUATELY CONTROLLED, BY WHATEVER MEANS NECESSARY, AND THE CONTROLLED, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES. HOWEVER, THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
5. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
6. PRIOR TO RELEASE OF THE IMPROVEMENT COMPLETION ASSURANCE (BOND), THE DEVELOPER SHALL SUBMIT A .PDF COPY OF THE CONTRACTOR'S SITE (NOT BUILDING) CONSTRUCTION DRAWINGS SET TO SANDY CITY PUBLIC WORKS DEPARTMENT. AN AS-BUILT FIELD SURVEY IS NOT REQUIRED. THE AS-BUILT DRAWING MAY BE SUBMITTED BY E-MAIL AT DPOULSEN@SANDY.UTAH.GOV, OR ON A USB FLASH DRIVE, OR THE HARD-COPY ORIGINAL MAY BE SUBMITTED TO SANDY CITY (DAVE POULSEN 801-568-6058), WHERE THE SET WILL BE SCANNED AND RETURNED TO THE OWNER.
7. PROVIDE AN ESTIMATE OF THE QUANTITIES OF EXCAVATION AND FILL, AS WELL AS LOCATIONS OF BORROW SITES, SURPLUS DISPOSAL SITES, AND HAUL ROUTES, TO THE SANDY CITY PUBLIC WORKS INSPECTOR.

SANDY CITY PUBLIC WORKS GRADING PLAN NOTES

1. PROVIDE SLOPE AWAY FROM BUILDING THAT COMPLIES WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (3% MINIMUM/12% MAXIMUM ON HARD SURFACES; 5% MINIMUM/2:1 MAXIMUM IN LANDSCAPE AREAS--FOR A MINIMUM OF 10 FEET IN ANY CASE).

    2H:1V MAXIMUM SLOPE IN LANDSCAPE AREAS.
2. FOR RETAINING WALLS THAT WILL BE 4.0 FEET HIGH OR HIGHER (FROM BOTTOM OF WALL FOOTINGS TO TOP OF WALL), SUBMIT DESIGN CALCULATIONS AND DETAILS, STAMPED AND SIGNED BY PROFESSIONAL ENGINEER CURRENTLY LICENSED IN UTAH, FOR REVIEW AND APPROVAL, TO RYAN KUMP, SANDY CITY ENGINEER (801-568-2962).
3. OBTAIN A PERMIT FROM SANDY CITY BUILDING DIVISION (801-568-7251) PRIOR TO CONSTRUCTION ANY RETAINING WALL THAT WILL BE 4.0 FEET HIGH OR HIGHER (FROM BOTTOM OF WALL FOOTING TO TOP OF WALL).
4. A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT D



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
2. SAWCUT, REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
3. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB.
4. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
5. REMOVE AND PROPERLY DISPOSE OF PORTION OF EXISTING STORM DRAIN PIPE.

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

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Smith Entertainment Group

SEG - Phase 3

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Revisions

Num.	Description	Date

Project Number	25009
Original Issue	October 27, 2025
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No. 362051
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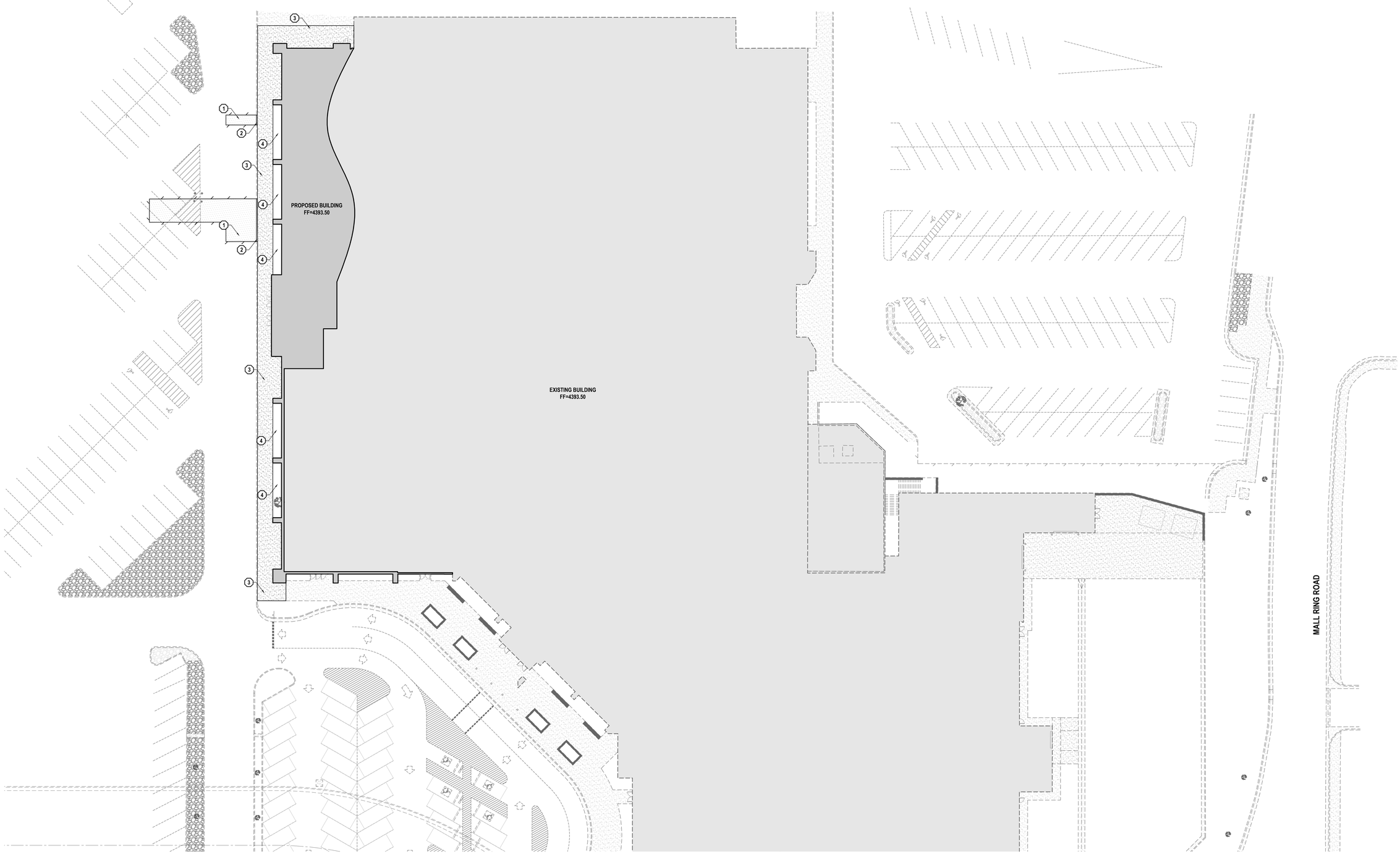
11/07/25
LICENSED
STATE OF UTAH

Sheet Title

Demolition Plan

Sheet Number

C-100



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. ASPHALT PAVEMENT PER SANDY CITY PUBLIC WORKS STANDARD DETAIL RC-02.
2. 6" CURB PER SANDY CITY PUBLIC WORKS STANDARD DETAIL CG-01.
3. 4" THICK CONCRETE SIDEWALK PER SANDY CITY PUBLIC WORKS STANDARD DETAIL SW-03.
4. LANDSCAPE AREA. SEE LANDSCAPE PLANS.

NORTH

HORIZONTAL GRAPHIC SCALE

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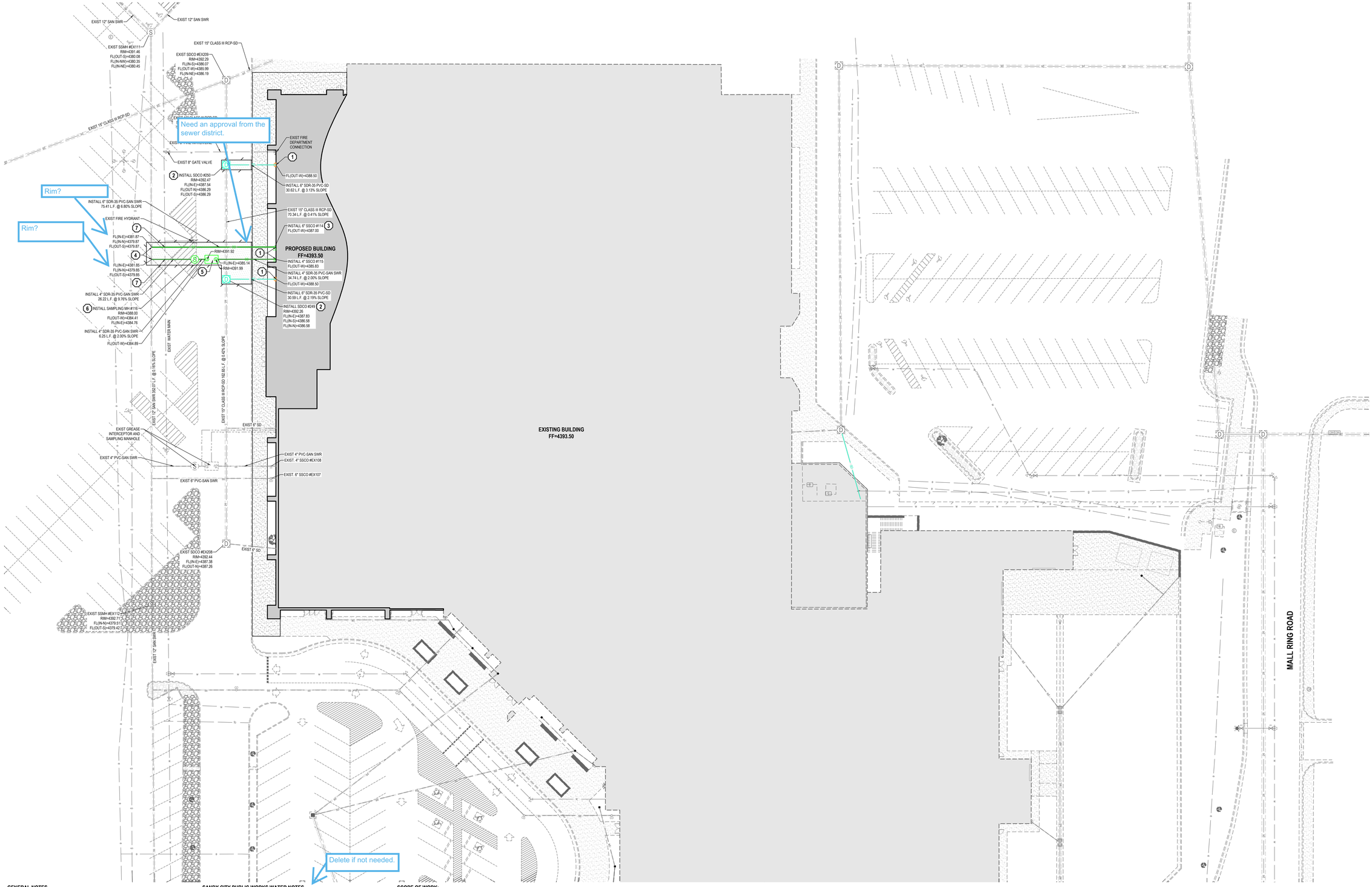
Sheet Title

Site Plan

Sheet Number

C-200



Delete if not needed.

Find out if there is a conflict. Water Cannot be below Sewer per State code. It looks like the sewer is pretty deep. Water is about 4 to 5 feet.

Need a stormdrain notes.

FYI,
I'm going to waive the PCMA until phase 4.

GENERAL NOTES

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3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER CIVIL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
12. ALL CONSTRUCTION SHALL COMPLY WITH JORDAN BASIN IMPROVEMENT DISTRICTS DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
13. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
14. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.
15. THE EXISTING IRRIGATION AND BACKFLOW PREVENTION IS LOCATED NEAR THE POTBELLY BUILDING (130 WEST 10600 SOUTH).
16. THE NOSE-ON FOR THE SEWER LATERAL SHALL BE PERFORMED BY JORDAN BASIN IMPROVEMENT DISTRICT (JBID) PERSONNEL. CONTACT JBID AS LEAST 24 HOURS PRIOR TO CONSTRUCTION.

SANDY CITY PUBLIC WORKS WATER NOTES

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, METERS, BOXES, VAULTS, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, ETC. RELATING TO THE WATER SYSTEM. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
6. WATER LINES SHALL BE INSTALLED 4-FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY. WATER LINES SHALL NOT BE INSTALLED WITHIN OR THROUGH PARKING STALLS OR UNDER CONCRETE PAVEMENT, UNLESS WATER LINE IS TO BE MAINTAINED BY PRIVATE PROPERTY OWNER.
7. A MINIMUM OF 48-INCHES AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PI… GRADE IS REQUIRED.
8. FOR CONSTRUCTION EAST OF THE UTAH TRANSIT AUTHORITY'S TRAX LINE, USE DUCTILE I… THICKNESS CLASS 52 OR BETTER.
9. FOR CONSTRUCTION WEST OF UTAH TRANSIT AUTHORITY'S TRAX LINE, USE POLYVINYL CH… USE CLASS DR-14 OR BETTER. 10 GAUGE WIRE SHALL BE PLACED ON TOP OF THE PIPE (PE… SPECIFICATIONS) FOR FUTURE RELOCATION. NO DEFLECTION IN PIPE JOINTS WILL BE ALLO… PIPES.
10. ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS FOR DIP AND ROMAC GRIP RINGS FOR PVC OR APPROVED EQUAL. MEGA LUGS SHALL NOT BE ALLOWED ON PVC PIPE.
11. USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS.
12. WHEN THE DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 6-FEET, AN ADDITIONAL AUXILIARY VALVE SHALL BE FLANGED TO THE FIRE HYDRANT.
13. ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT.
14. ALL DUCTILE IRON WATER LINES, FITTINGS, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
15. ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM BELOW AND 12-INCHES MINIMUM ON EACH SIDE AND ON TOP OF THE PIPE).

SCOPE OF WORK:

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1. SEE PLUMBING PLANS FOR CONTINUATION.
2. JUNCTION BOX PER SANDY CITY PUBLIC WORKS STANDARD DETAIL SD-05.
3. SANITARY SEWER CLEANOUT PER JORDAN BASIN IMPROVEMENT DISTRICT STANDARD DRAWING SS-3A AND SPECIFICATIONS.
4. CONNECT TO EXISTING SEWER MAIN PER JORDAN BASIN IMPROVEMENT DISTRICT STANDARD DRAWING SS-3A AND SPECIFICATIONS.
5. 1,000 GALLON GREASE INTERCEPTOR PER JORDAN BASIN IMPROVEMENT DISTRICT STANDARD DRAWING PT-1 AND SPECIFICATIONS. SEE PLUMBING PLANS FOR DESIGN INFORMATION.
6. SAMPLING MANHOLE PER JORDAN BASIN IMPROVEMENT DISTRICT STANDARD DRAWING PT-4 AND SPECIFICATIONS. SEE PLUMBING PLANS FOR DESIGN INFORMATION.
7. POTENTIAL UTILITY CONFLICT BETWEEN SANITARY SEWER AND WATER LINE. MAINTAIN A MINIMUM OF 18" CLEARANCE BETWEEN SANITARY SEWER UNDER WATER LINE.

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.

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SEG - Phase 3

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Revisions

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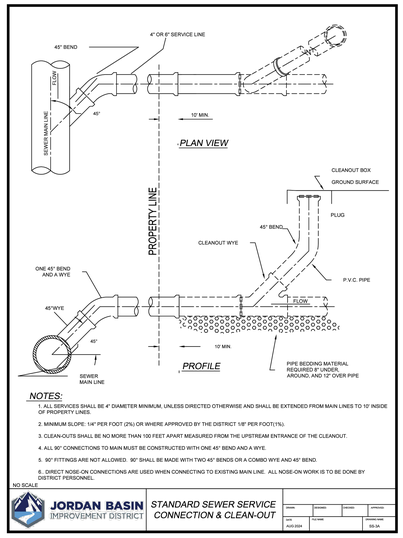
Sheet Title

Utility Plan

Sheet Number

C-300

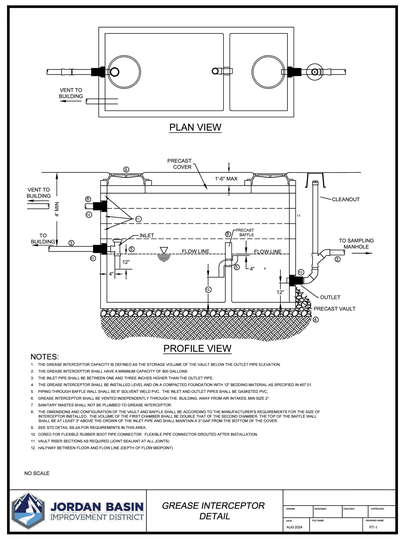


NOTES:

1. ALL SERVICES SHALL BE 4" DIAMETER MINIMUM, UNLESS DIRECTED OTHERWISE AND SHALL BE EXTENDED FROM MAIN LINES TO 10' INSIDE OF PROPERTY LINES.
2. MINIMUM SLOPE: 1/4" PER FOOT (2%) OR WHERE APPROVED BY THE DISTRICT 1/8" PER FOOT(1%).
3. CLEAN-OUTS SHALL BE NO MORE THAN 100 FEET APART MEASURED FROM THE UPSTREAM ENTRANCE OF THE CLEANOUT.
4. ALL 90° CONNECTIONS TO MAIN MUST BE CONSTRUCTED WITH ONE 45° BEND AND A WYE.
5. 90° FITTINGS ARE NOT ALLOWED. 90° SHALL BE MADE WITH TWO 45° BENDS OR A COMBO WYE AND 45° BEND.
6. DIRECT NOSE-ON CONNECTIONS ARE USED WHEN CONNECTING TO EXISTING MAIN LINE. ALL NOSE-ON WORK IS TO BE DONE BY DISTRICT PERSONNEL.

NO SCALE

JORDAN BASIN IMPROVEMENT DISTRICT	STANDARD SEWER SERVICE CONNECTION & CLEAN-OUT	DRAWN	REVIEWED	CHECKED	APPROVED
		DATE AUG 2024	FILE NAME		DRAWING NAME SS-3A

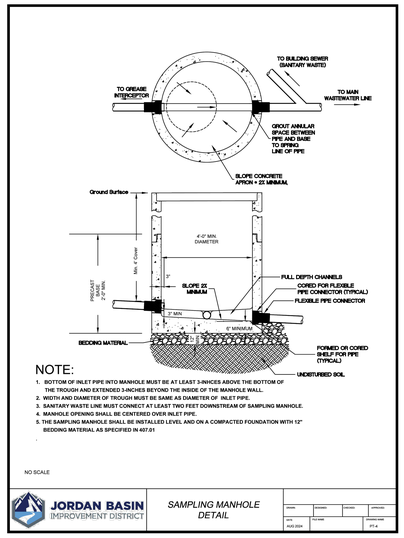


NOTES:

1. THE GREASE INTERCEPTOR CAPACITY IS DEFINED AS THE STORAGE VOLUME OF THE VAULT BELOW THE OUTLET PIPE ELEVATION.
2. THE GREASE INTERCEPTOR SHALL HAVE A MINIMUM CAPACITY OF 800 GALLONS.
3. THE INLET PIPE SHALL BE BETWEEN ONE AND THREE INCHES HIGHER THAN THE OUTLET PIPE.
4. THE GREASE INTERCEPTOR SHALL BE INSTALLED LEVEL AND ON A COMPACTED FOUNDATION WITH 12" BEDDING MATERIAL AS SPECIFIED IN 407.01.
5. PIPING THROUGH BAFFLE WALL SHALL BE 4" SOLVENT WELD PVC. THE INLET AND OUTLET PIPES SHALL BE CAMSTED PVC.
6. GREASE INTERCEPTOR SHALL BE VENTED INDEPENDENTLY THROUGH THE BUILDING, AWAY FROM AIR INTAKES, MIN SIZE 2".
7. SANITARY WASTES SHALL NOT BE FLUMED TO GREASE INTERCEPTOR.
8. THE DIMENSIONS AND CONFIGURATION OF THE VAULT AND BAFFLE SHALL BE ACCORDING TO THE MANUFACTURER'S REQUIREMENTS FOR THE SIZE OF INTERCEPTOR INSTALLED. THE VOLUME OF THE FIRST CHAMBER SHALL BE DOUBLE THAT OF THE SECOND CHAMBER. THE TOP OF THE BAFFLE SHALL BE AT LEAST 3" ABOVE THE CROWN OF THE INLET PIPE AND SHALL MAINTAIN A 3" GAP FROM THE BOTTOM OF THE COVER.
9. SEE STD DETAIL SS-2A FOR REQUIREMENTS IN THIS AREA.
10. CORED FOR FLEXIBLE RUBBER BOOT PIPE CONNECTOR. FLEXIBLE PIPE CONNECTOR GROUTED AFTER INSTALLATION.
11. VAULT RISER SECTIONS AS REQUIRED (JOINT SEALANT AT ALL JOINTS)
12. HALFWAY BETWEEN FLOOR AND FLOW LINE (DEPTH OF FLOW MEASURED)

NO SCALE

JORDAN BASIN IMPROVEMENT DISTRICT	GREASE INTERCEPTOR DETAIL	DRAWN	REVIEWED	CHECKED	APPROVED
		DATE AUG 2024	FILE NAME		DRAWING NAME ST-1



NOTE:

1. BOTTOM OF INLET PIPE INTO MANHOLE MUST BE AT LEAST 3-INHCES ABOVE THE BOTTOM OF THE TROUGH AND EXTENDED 3-INCHES BEYOND THE INSIDE OF THE MANHOLE WALL.
2. WIDTH AND DIAMETER OF TROUGH MUST BE SAME AS DIAMETER OF INLET PIPE.
3. SANITARY WASTE LINE MUST CONNECT AT LEAST TWO FEET DOWNSTREAM OF SAMPLING MANHOLE.
4. MANHOLE OPENING SHALL BE CENTERED OVER INLET PIPE.
5. THE SAMPLING MANHOLE SHALL BE INSTALLED LEVEL AND ON A COMPACTED FOUNDATION WITH 12" BEDDING MATERIAL AS SPECIFIED IN 407.01

NO SCALE

JORDAN BASIN IMPROVEMENT DISTRICT	SAMPLING MANHOLE DETAIL	DRAWN	REVIEWED	CHECKED	APPROVED
		DATE AUG 2024	FILE NAME		DRAWING NAME ST-4

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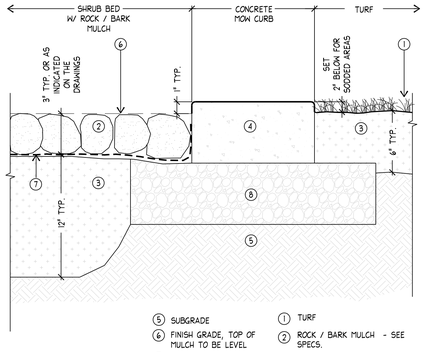


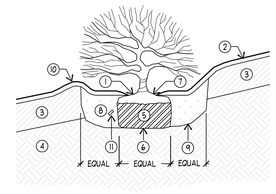
5 SUBGRADE
6 FINISH GRADE, TOP OF MULCH TO BE LEVEL
7 WEED BARRIER FABRIC - SEE SPECS.
8 ROAD BASE - REFER TO ARCHS. PLANS

1 TURF
2 ROCK / BARK MULCH - SEE SPECS.
3 AMENDED TOPSOIL - SEE NOTES SHT. L-L001 DTL. B
4 CONCRETE MOW CURB - SEE NOTES SHT. L-L501 DTL. A

F MULCH IN SHRUB BEDS

SCALE: NTS — SECTION

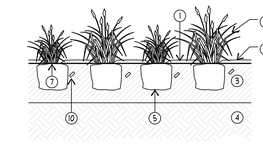
NOTES:
1. PLANT SHRUB PLUMB.
2. PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME. DO NOT PRUNE LEADER.
3. REMOVE ALL LABELS, WIRES, ETC. FROM SHRUB.



1 MULCH 1" TO 2" BACK FROM TRUNK
2 MULCH - SEE SPECS.
3 AMENDED TOPSOIL - SEE SPECS.
4 UNDISTURBED SUBGRADE
5 IF THE SHRUB IS BALLED AND BURLAPPED (OR CONTAINED IN A WIRE BASKET), CUT AND REMOVE THE ROPE, STRING, WIRE, AND/OR WIRE BASKET FROM AROUND THE TRUNK AND TOP 1/3 OF THE ROOT BALL
6 SET ROOTBALL ON UNDISTURBED SUBGRADE
7 TRUNK FLAIR- SET 1" TO 2" ABOVE FINISH GRADE
8 MAKE THE HOLE WIDE, AS MUCH AS THREE TIMES THE DIAMETER OF THE ROOT BALL, BUT ONLY AS DEEP AS THE ROOT BALL. BACKFILL WITH 1/2 TOPSOIL BORROW FROM PIT AND 1/2 AMENDED TOPSOIL
9 ROUGHEN SIDES PRIOR TO BACKFILLING. SETTLE W/ WATER IN 12" LIFTS
10 FORM WELL AT EACH PLANT USING TOPSOIL
11 FERTILIZER TABLET - SEE SPECS.

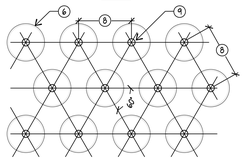
G SHRUB

SCALE: NTS — SECTION



1 MULCH 1" TO 2" BACK FROM PLANT
2 MULCH - SEE SPECS.
3 AMENDED TOPSOIL - SEE SPECS.
4 UNDISTURBED SUBGRADE
5 IF PLANTS ARE POT-BOUND AT PLANTING TIME, LOOSEN THE ROOTS AROUND THE BOTTOM AND SIDES OF THE ROOT BALL
6 PLANT
7 BE SURE THE CROWN OF THE PLANT (THE POINT WHERE ROOTS AND TOP JOIN) IS EVEN WITH THE SOIL SURFACE
8 PLANT SPACING VARIES - REFER TO PLANT SCHEDULE OR PLAN
9 CENTER OF PLANT
10 FERTILIZER TABLET - SEE SPECS.

SECTION



PLAN

NOTES:
1. PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME.
2. REMOVE ALL LABELS, WIRES, ETC. FROM PLANT.
3. WATER PLANTS THOROUGHLY FOLLOWING PLANTING TO SETTLE THE SOIL AROUND THE ROOTS.

H PERENNIAL / GROUNDCOVER

SCALE: NTS — SECTION/PLAN

SITE LANDSCAPE NOTES — A

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION.
5. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.
6. FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPING THAT IS DESIGNATED TO REMAIN. THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCING OR OTHER APPROVED GUARDS OUTSIDE DRIP LINE (OUTER PERIMETER OF BRANCHES) OF TREES TO PROTECT FROM DAMAGE (SEE DETAIL). DO NOT STORE CONSTRUCTION MATERIALS, PERMIT VEHICULAR TRAFFIC OR PEDESTRIAN ACCESS WITHIN DRIP LINE TO AVOID SOIL COMPACTION. COORDINATE WITH ARCHS. AND CIVIL PLANS.
8. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DEPTHS DESCRIBED FOR TURF AREAS AND SHRUB BEDS AS INDICATED IN SHT. L-L001 DTL. B. IF NECESSARY DIG SUBGRADE IN SHRUB BEDS AND SODDED AREAS DOWN AS SPECIFIED BEFORE PLACING AMENDED TOPSOIL. REFER TO GRADING PLAN FOR FINISH GRADE AND DRAINAGE.
10. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
11. TREES SHALL NOT BE PLANTED LESS THAN 5'-0" FROM CURBS OR HARD SURFACE AREAS UNLESS A ROOT BARRIER IS INSTALLED.
12. A SOILS REPORT SHALL BE PROVIDED BY THE CONTRACTOR, AND SHALL DESCRIBE THE DEPTH, COMPOSITION, AND BULK DENSITY OF THE TOPSOIL AND SUBSOIL AT THE SITE AND SHALL INCLUDE RECOMMENDATIONS FOR SOIL AMENDMENTS. REFER TO SPECS.
13. 2H:1V MAXIMUM SLOPE IN LANDSCAPED AREAS.

SITE LANDSCAPE REFERENCE NOTES — B

CODE	DESCRIPTION	QTY
3	3" DEPTH OF ROCK MULCH - MATCH EXISTING - OVER WEED BARRIER FABRIC AND 12" AMENDED OF TOPSOIL MIX, TYP. - REFER TO SHT. L-L501 DTL. B	853 sf

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

PLANT SCHEDULE — C

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS			
bud	Buddleja x 'SMNBDL' TM / Pugster Amethyst Butterfly Bush	5 gal	44
GRASSES/PERENNIALS			
	Festuca mairei / Atlas Fescue	1 gal	54

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

PLANT COVERAGE — D

TOTAL LANDSCAPE AREAS	853 SF
PLANT COVERAGE	690 SF
% OF PLANT COVERAGE	80.9%

CERTIFICATION — E

ARCSITIO DESIGN (LANDSCAPE ARCHITECT) CERTIFIES THAT THE LANDSCAPE PLANTING PLAN AND THE IRRIGATION PLAN MEETS OR EXCEEDS THE SANDY CITY CODE REQUIREMENTS OF SECTION 21-25 AS TO LOW WATER USE PLANTS AND IRRIGATION SYSTEMS.

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Smith Entertainment Group

SEG - PHASE 3

10450 South State St Sandy, UT, 84070

Revisions

Num.	Description	Date

Project Number	24009
Original Issue	NOVEMBER 7, 2025
Project Status	SITE PLAN REVIEW

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LICENSED LANDSCAPE ARCHITECT
Richard L. Gilbert
No. 5734299
Nov. 7, 2025
STATE OF UTAH

Sheet Title

LANDSCAPE NOTES AND SCHEDULE

Sheet Number

L-L001

Current as of: 11/7/2025 9:08:29 AM
Original drawing is 30" x 42" Autodesk Docs://24054 - Utah HPC/UTAH HPC - Architectural Model.rvt

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LICENSED LANDSCAPE ARCHITECT
Richard L. Gilbert
No. 5734299
Nov. 7, 2025
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Sheet Title

LANDSCAPE PLAN

Sheet Number

L-L101

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WATERING SCHEDULE — D

WATERING SCHEDULE - ESTABLISHMENT (90-day max.)

VALVE NUMBER	PLANT TYPE	IRRIGATION TYPE	FLOW RATE	PRECIP. RATE	RUN TIME	WATER DAYS/WEEK	CYCLE/ SOAK TIME
5	Shrubs/Perennials	Area for Dripline	9.42	0.41 in/h	21 min.	6 (max)	60/30 min.

IRRIGATION SYSTEM WATERING WINDOW

PROGRAM IRRIGATION SYSTEM CONTROLLER TO ONLY OPERATE BETWEEN 6PM AND 10AM TO REDUCE WATER LOSS FROM WIND AND EVAPORATION.

WATERING SCHEDULE — E

SANDY CITY IRRIGATION NOTES:

1. LANDSCAPE WATER METER: A WATER METER AND BACKFLOW PREVENTION ASSEMBLY THAT ARE IN COMPLIANCE WITH STATE CODE SHALL BE INSTALLED FOR LANDSCAPE IRRIGATION SYSTEMS, AND THE LANDSCAPE WATER METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE SEPARATE FROM THE WATER METER AND BACKFLOW PREVENTION ASSEMBLY INSTALLED FOR INDOOR USES. THE SIZE OF THE METER SHALL BE DETERMINED BASED ON IRRIGATION DEMAND.
2. PRESSURE REGULATION: A PRESSURE REGULATING VALVE SHALL BE INSTALLED AND MAINTAINED BY THE CONSUMER IF THE STATIC SERVICE PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH (PSI). THE PRESSURE-REGULATING VALVE SHALL BE LOCATED BETWEEN THE LANDSCAPE WATER METER AND THE FIRST POINT OF WATER USE, OR FIRST POINT OF DIVISION IN THE PIPE, AND SHALL BE SET AT THE MANUFACTURER'S RECOMMENDED PRESSURE FOR SPRINKLERS.
3. AUTOMATIC CONTROLLER: ALL IRRIGATION SYSTEMS SHALL INCLUDE AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAM AND MULTIPLE REPEAT CYCLE CAPABILITIES AND A FLEXIBLE CALENDAR PROGRAM. ALL CONTROLLERS SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.
4. ON SLOPES EXCEEDING 30%, THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP EMITTERS, BUBBLERS, OR SPRINKLERS WITH A MAXIMUM PRECIPITATION RATE OF 0.85 INCHES PER HOUR AND ADJUSTED SPRINKLER CYCLE TO ELIMINATE RUNOFF.
5. EACH VALVE SHALL IRRIGATE A LANDSCAPE WITH SIMILAR SITE, SLOPE AND SOIL CONDITIONS AND PLANT MATERIALS WITH SIMILAR WATERING NEEDS. TURF AND NON-TURF AREAS SHALL BE IRRIGATED ON SEPARATE VALVES.
6. DRIP EMITTERS OR A BUBBLER SHALL BE PROVIDED FOR EACH TREE WHERE PRACTICABLE. BUBBLERS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE PER DEVICE. BUBBLERS FOR TREES SHALL BE ON SEPARATE VALVE UNLESS SPECIFICALLY EXEMPTED BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT DUE TO THE LIMITED NUMBER OF TREES ON THE PROJECT SITE.
7. SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATE WITH EACH CONTROL VALVE CIRCUIT.
8. CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENCES WILL CAUSE LOW-HEAD DRAINAGE. PRESSURE COMPENSATING VALVES AND SPRINKLERS SHALL BE REQUIRED WHERE A SIGNIFICANT VARIATION IN WATER PRESSURE WILL OCCUR WITHIN THE IRRIGATION SYSTEM DUE TO ELEVATION DIFFERENCES.
9. DRIP IRRIGATION LINES SHALL BE PLACED UNDERGROUND OR OTHERWISE PERMANENTLY COVERED, EXCEPT FOR DRIP EMITTERS AND WHERE APPROVED AS A TEMPORARY INSTALLATION. FILTERS AND END FLUSH VALVES SHALL BE PROVIDED AS NECESSARY.
10. IRRIGATION ZONES WITH OVERHEAD SPRAY OR STREAM SPRINKLERS SHALL BE DESIGNED TO OPERATE BETWEEN 6:00 P.M. AND 10:00 A.M. TO REDUCE WATER LOSS FROM WIND AND EVAPORATION. THIS WOULD EXCLUDE DRIP OR BUBBLER ZONES.
11. PROGRAM VALVES FOR MULTIPLE REPEAT CYCLES WHERE NECESSARY TO REDUCE RUNOFF, PARTICULARLY SLOPES AND SOILS WITH SLOW INFILTRATION RATES.
12. FOLLOWING CONSTRUCTION AND PRIOR TO RELEASE OF THE SECONDARY BOND GUARANTEE POSTED FOR THE PROJECT, A WATER USE EFFICIENCY REVIEW WILL BE CONDUCTED BY A LANDSCAPE IRRIGATION AUDITOR. THE AUDITOR SHALL BE INDEPENDENT OF THE CONTRACTOR, DESIGN FIRM, AND OWNER/DEVELOPER OF THE PROJECT. THE WATER PERFORMANCE AUDIT WILL VERIFY THAT THE IRRIGATION SYSTEM COMPLIES WITH THE MINIMUM STANDARDS REQUIRED BY SANDY CITY ORDINANCE. THE MINIMUM EFFICIENCY REQUIRED FOR THE IRRIGATION SYSTEM IS 60% FOR DISTRIBUTION EFFICIENCY FOR ALL FIXED SPRAY SYSTEMS AND 70% DISTRIBUTION EFFICIENCY FOR ALL ROTOR SYSTEMS. THE AUDITOR SHALL FURNISH A CERTIFICATE TO THE CITY, DESIGNER, INSTALLER AND COMPLIANCE WITH THIS PROVISION IS REQUIRED BEFORE THE CITY WILL RELEASE THE BOND FOR THIS PROJECT.
13. PLANTS WHICH REQUIRE DIFFERENT AMOUNTS OF WATER SHALL BE IRRIGATED BY SEPARATE VALVES. IF ONE VALVE IS USED FOR A GIVEN AREA, ONLY PLANTERS WITH SIMILAR WATER USE SHALL BE USED IN THAT AREA. LAWN AREAS AND PLANTERS SHALL BE IRRIGATED BY SEPARATE VALVES.
14. A SEPARATE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED FOR THE IRRIGATION SYSTEM.
15. A RAIN SENSING OVERRIDING DEVICE SHALL BE UTILIZED SO THAT THE IRRIGATION SYSTEM WILL AUTOMATICALLY TURN OFF IN THE EVENT OF RAIN.
16. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVERSPRAY AND WATER RUN-OFF ONTO ADJACENT-PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS OR STRUCTURES.
17. AN AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLER HEADS SHALL BE REQUIRED FOR ALL NEW LANDSCAPES. LOW FLOW SPRINKLER HEADS SHALL BE USED WHEREVER POSSIBLE.
18. NO IRRIGATION OF WALKWAYS OR DRIVE.
19. WATER AUDIT IS REQUIRED PRIOR TO BOND BEING RELEASED. SUGGEST THE AUDIT BE DONE WITHIN 60 DAYS OF INSTALLING IRRIGATION AND LANDSCAPE.
20. AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-TURF AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH TO RETAIN WATER, INHIBIT WEED GROWTH AND MODERATE SOIL TEMPERATURE. NON-PORO US MATERIAL SHALL NOT BE PLACED UNDER THE MULCH. 4-INCH MULCH IN ALL IRRIGATED NON TURF AREAS. IF ROCK MULCH, MINIMUM IS 3-INCH.

WATERING SCHEDULE — F

217,735 Landscape Water Allowance = 23.0" X 1.0 X 0.62 X 15,269 SF

Landscape Water Allowance = ET X 1.0 X 0.62 X A

ET	=	Reference Evapotranspiration in inches per growing season
1.0	=	ET adjustment factor, 100% of turf grass ET (growing season adjustment factor)
0.62	=	Conversion factor
A	=	Total irrigated landscape area in square feet

CERTIFICATION — G

ARCSITIO DESIGN (LANDSCAPE ARCHITECT) CERTIFIES THAT THE LANDSCAPE PLANTING PLAN AND THE IRRIGATION PLAN MEETS OR EXCEEDS THE SANDY CITY CODE REQUIREMENTS OF SECTION 21-25 AS TO LOW WATER USE PLANTS AND IRRIGATION SYSTEMS.

IRRIGATION NOTES — A

1. IT IS THE INTENT OF THESE IRRIGATION PLANS TO PROVIDE THE CONTRACTOR WITH CONSTRUCTION INFORMATION THAT WILL ENABLE HIM TO PROVIDE AND INSTALL A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM. THE CONTRACTOR SHALL PROVIDE ALL LABOR, PARTS AND MATERIALS REQUIRED.
2. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE ON SITE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE. IN THE EVENT THE PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY. CONTRACTOR TO MAINTAIN OPERATING PRESSURE FOR EACH ZONE TO THE LAST HEAD.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, WALKS, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK, HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS AND UNDER PAVING.
4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
5. THIS DESIGN IS DIAGRAMMATIC, ALL IRRIGATION EQUIPMENT, PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.
6. IRRIGATION SYSTEM IS TO BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
7. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE. INSTALL ALL SPRINKLER HEADS WITH NOZZLES OF THE APPROPRIATE DEGREE AND RADIUS FOR THE AREA TO BE COVERED. ADJUST ALL NOZZLES TO MINIMIZE SPRAYING ONTO WALKS, BUILDINGS, ETC.
8. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURES SPECS.
9. ALL PIPE INSTALLED IN PAVING SHALL BE SLEEVED, SEE DETAILS.

EXISTING IRRIGATION SYSTEM - OVERALL:

1. THE CONTRACTOR SHALL MAINTAIN THE EXISTING IRRIGATION SYSTEM IN GOOD WORKING CONDITION TO ENSURE THAT EXISTING PLANT MATERIAL RECEIVES THE PROPER AMOUNT OF WATER DURING ALL PHASES OF CONSTRUCTION.
2. THE CONTRACTOR SHALL MAKE MODIFICATIONS TO THE EXISTING IRRIGATION SYSTEM AS REQUIRED WHERE EXISTING IRRIGATION ZONES WILL BE DISRUPTED DUE TO PROPOSED CONSTRUCTION.
3. MODIFICATIONS TO THE EXISTING IRRIGATION SYSTEM MAY INCLUDE BUT IS NOT LIMITED TO: RE-ROUTING EXISTING IRRIGATION MAINLINES AND LATERAL LINES, RELOCATING EXISTING IRRIGATION VALVES AND CONTROL WIRING, AND RELOCATING EXISTING IRRIGATION HEADS.
4. THE CONTRACTOR MAY ALSO BE REQUIRED TO HAND-WATER EXISTING PLANT MATERIAL AS REQUIRED IF THE MODIFICATIONS TO THE EXISTING IRRIGATION SYSTEM AS PREVIOUSLY LISTED ARE NOT MADE.
5. ANY EXISTING HEAD, VALVE, VALVE MARKER, VALVE BOX, OR OTHER EXISTING EQUIPMENT LOCATED WHERE THERE WILL BE A GRADE OR SURFACE MATERIAL CHANGE, SHALL BE ADJUSTED UP OR DOWN TO ITS PROPER POSITION IN RELATION TO THE NEW FINISHED GRADE, AT NO ADDITIONAL COST TO THE OWNER, UNLESS THE PLANS SHOW IT TO BE RELOCATED.

SITE LANDSCAPE REFERENCE NOTES — B

CODE	DESCRIPTION
IRRIGATION	
IR-01	IRRIGATION EQUIPMENT SHOWN OUTSIDE PLANTING AREAS FOR GRAPHIC CLARITY ONLY. EQUIPMENT SHALL BE LOCATED INSIDE SHRUB BEDS & AS APPROVED BY THE LANDSCAPE ARCHITECT.
IR-04	COORDINATE LAYOUT OF IRRIGATION DRIPPERLINE / HEADS PRIOR TO PLACEMENT OF PROPOSED PLANT MATERIAL, TYP.
IR-05	APPROXIMATE LOCATION OF EXISTING MAINLINE AND/OR VALVE. REMOVE OR ABANDON IN PLACE. CONTRACTOR TO FIELD VERIFY. MAINTAIN VALVES SERVING PARTS OF THE LANDSCAPE OUTSIDE THE LIMITS OF WORK.
IR-10	CONNECT VALVE TO EXISTING MAINLINE AND EXISTING IRRIGATION CONTROLLER

VALVE SCHEDULE — B

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PRECIP
5	Rain Bird XCZ-100-PRBR	1"	Area for Dripline	3.66	33.3	0.41 in/h

IRRIGATION SCHEDULE — C

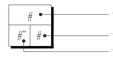
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-100-PRBR Drip Control Kit, 1" PESB valve, 1" Basket Filter, and 40psi Pressure Regulator. 0.3-20 gpm.
	Area to Receive Dripline Netafim TLCV-026-12 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.26 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. 17mm.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 33-DLRC 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, Double Track Key Lug, and 2-Piece Body.
	Nibco T-113 Class 125 bronze isolation gate valve with wheel handle, Sized equal to pipe size. Isolation valves shall be used at all valve manifolds and isolation points or as indicated on drawings.

Irrigation Lateral Line: PVC Schedule 40

Irrigation Mainline: PVC Schedule 40

Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout



Valve Number

Valve Flow

Valve Size

Existing Irrigation Mainline - Field Verify - Remove or Abandon in Place

Existing Irrigation Lateral Line - Field Verify - Remove or Abandon in Place

Existing Valves - Field Verify - Remove and Convey to Owner

Existing Irrigation Mainline - Field Verify - Protect in Place

Existing Irrigation Lateral Line - Field Verify - Protect in Place

Existing Valves - Field Verify - Protect in Place

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IRRIGATION NOTES AND SCHEDULE

Sheet Number

L-R001

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WORK PREFORMED WITH PREVIOUS PHASE

WORK PREFORMED WITH PREVIOUS PHASE

WORK PREFORMED WITH PREVIOUS PHASE

MALL RING ROAD

MALL RING ROAD

IR-01
IR-04
IR-01
IR-04
IR-01
IR-05
IR-08

5 | 1" = 3'-6"

1 | 1" = 1'-0"
2 | 1" = 3'-2"
3 | 1" = 1'-6"
4 | 1" = 9'-4"

SCALE: 1" = 20'-0"

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Smith Entertainment Group

SEG - PHASE 3

10450 South State St Sandy, UT, 84070

Revisions

Num.	Description	Date

Project Number	24009
Original Issue	NOVEMBER 7, 2025
Project Status	SITE PLAN REVIEW

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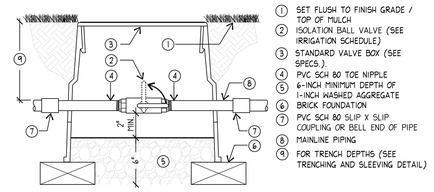
LICENSED LANDSCAPE ARCHITECT
Richard L. Gilbert
No. 5734299
Nov. 7, 2025
STATE OF UTAH

Sheet Title

IRRIGATION PLAN

Sheet Number

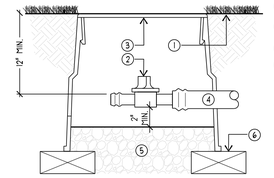
L-R101



1. SET FLUSH TO FINISH GRADE / TOP OF MULCH
2. ISOLATION BALL VALVE (SEE IRRIGATION SCHEDULE)
3. STANDARD VALVE BOX (SEE SPECS.).
4. PVC SCH 80 TOE NIPPLE
5. 6-INCH MINIMUM DEPTH OF 1-INCH WASHED AGGREGATE
6. BRICK FOUNDATION
7. PVC SCH 80 SLIP X SLIP COUPLING OR BELL END OF PIPE
8. MAINLINE PIPING
9. FOR TRENCH DEPTHS (SEE TRENCHING AND SLEEVING DETAIL)

G ISOLATION BALL VALVE ASSEMBLY

SCALE: NTS — SECTION

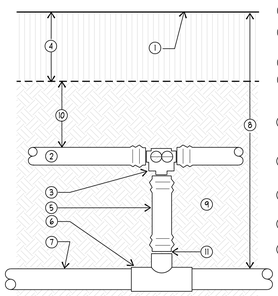


1. SET FLUSH TO FINISH GRADE/TOP OF MULCH
2. LINE FLUSHING VALVE - NETAFIM TLSOV
3. 10 INCH ROUND VALVE BOX
4. DRIPLINE TUBING
5. 12-INCH MINIMUM DEPTH OF 1-INCH WASHED AGGREGATE
6. BRICK FOUNDATION

NOTES:
1. PLACE MANUAL LINE FLUSHING VALVES AT EACH DEAD END, AND LOW POINT IN THE SYSTEM.

H MANUAL LINE FLUSHING VALVE ASSEMBLY

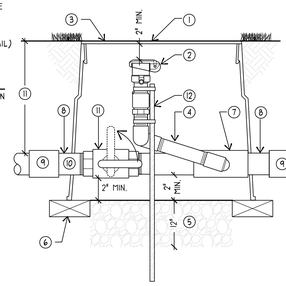
SCALE: NTS — SECTION



1. TOP FINISH GRADE/ TOP OF MULCH
2. DRIPLINE TUBING
3. DRIPLINE 180 2-WAY TEE
4. MULCH - SEE SHT. L-L001 DTL. B FOR DEPTHS.
5. BLANK DRIPLINE PIPE
6. USE COMPRESSION TEE OR ELL FOR POLY PIPE OR PVC TEE (5x5xT) FOR PVC PIPE
7. LATERAL PIPING- POLY PIPE OR PVC PIPE, SEE THE PLANS (SIZE AS PER PLAN)
8. FOR TRENCH DEPTHS (SEE TRENCHING AND SLEEVING DETAIL)
9. TOPSOIL - SEE SHT. L-L001 DTL. B FOR DEPTHS.
10. BURY DRIPPERLINE 2 TO 3 BELOW MULCH.
11. BARBED ADAPTER

I DRIPLINE START CONNECTION AND DEPTHS

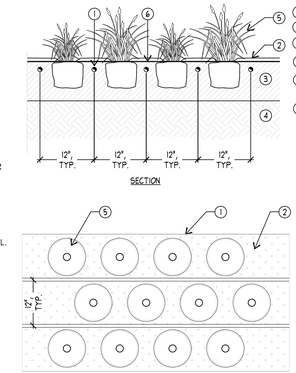
SCALE: NTS — SECTION



1. SET FLUSH TO FINISH GRADE/TOP OF MULCH
2. QUICK-COUPLING VALVE (SEE IRRIGATION SCEDULE)
3. STANDARD VALVE BOX (SEE SPECS.)
4. 1" MIP X MIP PREFABRICATED SWING JOINT
5. 12-INCH MINIMUM DEPTH OF 1-INCH WASHED AGGREGATE
6. BRICK FOUNDATION
7. PVC SCH 80 SLIP X SLIP X THREAD TEE (SAME SIZE AS MAINLINE PIPING)
8. PVC SCH 80 PIPE
9. PVC SCH 80 SLIP X SLIP COUPLING OR BELL END OF PIPE
10. MAINLINE PIPING (SIZE AS PER PLAN)
11. ISOLATION BALL VALVE (SEE IRRIGATION SCHEDULE)
11. FOR TRENCH DEPTHS (SEE TRENCHING AND SLEEVING DETAIL)
12. PREFABRICATED - QUICK COUPLER STABILIZER - SPEARS, LEEMCO OR APPROVED EQUAL

D QUICK COUPLER VALVE ASSEMBLY

SCALE: NTS — SECTION

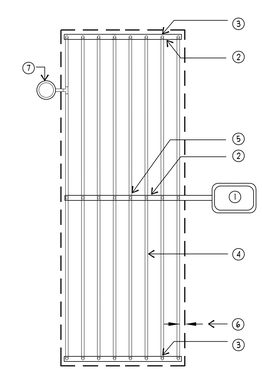


1. DRIPLINE TUBING
2. MULCH - SEE SPECS.
3. AMENDED TOPSOIL - SEE SPECS.
4. UNDISTURBED SUBGRADE
5. PLANT, SPACING VARIES - REFER TO PLANT SCHEDULE OR PLAN
6. WEED BARRIER FABRIC - SEE SPECS. USE ONLY UNDER ROCK MULCH-NOT BARK MULCH

NOTES:
1. CONTRACTOR TO RUN THE IRRIGATION SYSTEM AND VERIFY DRIPLINE DISTRIBUTION UNIFORMITY TO PLANT MATERIAL BEFORE BURYING THE DRIPLINE. IF NECESSARY, ADJUST DRIPLINE AND/OR PLANT MATERIAL.

E DRIPLINE SPACING

SCALE: NTS — SECTION/PLAN

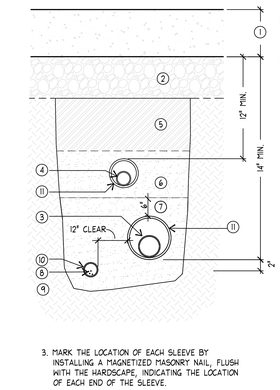


1. ELECTRIC REMOTE CONTROL VALVE WITH DISC FILTER AND PRV - REFER TO IRRIGATION SCHEDULE
2. DRIPLINE START CONNECTION MALE ADAPTER
3. 1" PVC EXHAUST HEADER OR FOOTER, NO SMALLER THAN 1"
4. DRIPLINE TUBING - REFER TO IRRIGATION SCHEDULE TYPE AND SPACING
5. 1" PVC SUPPLY EXHAUST PIPE, NO SMALLER THAN 1"
6. PERIMETER LATERALS 2" TO 4" FROM EDGE
7. LINE FLUSHING VALVE PLACE MANUAL LINE FLUSHING VALVES AT EACH DEAD END, AND LOW POINT IN THE SYSTEM.

NOTES:
1. SOIL STAPLES: ANCHOR THE DRIP TUBING WITH STAINLESS STEEL SOIL STAPLES EVERY 4 FEET. USE TWO SOIL STAPLES AT EACH TEE, ELBOW OR CROSS.

F DRIPLINE TYPICAL PLANTER LAYOUT

SCALE: NTS — PLAN

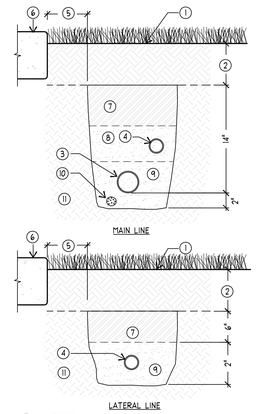


1. HARDSCAPE PAVING
2. COMPACTED AGGREGATE SUB-BASE
3. MAINLINE PIPING - MIN. DEPTH 18" TO TOP OF PIPE
4. LATERAL PIPING
5. USE EXCAVATED TRENCH MATERIAL NOT TO EXCEED 1" DIA. ROCKS
6. BEDDING SAND- IN CASES WHERE LATERAL PIPING IS INSTALLED IN MAINLINE TRENCH, USE SAND TO BACKFILL TRENCH
7. BEDDING SAND- IN CASES WHERE LATERAL PIPING IS INSTALLED IN MAINLINE TRENCH, USE SAND TO BACKFILL TRENCH SO THAT THE LATERAL LINE IS 12" BELOW FINISH GRADE.
8. IRRIGATION CONTROL WIRES - NO OTHER UTILITIES MAY BE BURIED IN THE SAME TRENCH AS IRRIGATION.
9. COMPACTED SUBGRADE
10. ELECTRICAL CONDUIT- SEE SPECS.
11. SLEEVING:
-SLEEVES SHALL BE 2" LARGER THAN THE PIPE OR WIRES WITHIN
-4" AND LARGER = PVC CLASS 200

NOTE:
1. SETTLE ALL TRENCHES WITH WATER PRIOR TO INSTALLATION OF TOPSOIL.
2. EXTEND ALL SLEEVING 18" MIN. BEYOND EDGE OF PAVING.
3. MIN. 6" DISTANCE BETWEEN EACH PIPE.
3. MARK THE LOCATION OF EACH SLEEVE BY INSTALLING A MAGNETIZED MASONRY NAIL, FLUSH WITH THE HARDSCAPE, INDICATING THE LOCATION OF EACH END OF THE SLEEVE.

A SLEEVING

SCALE: NTS — SECTION

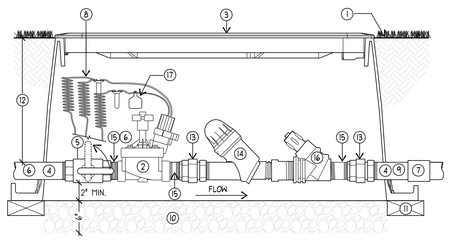


1. FINISH GRADE/TOP OF MULCH
2. TOPSOIL LAYER (6" IN TURF AND 12" IN SHRUB BED)
3. MAINLINE PIPING - MIN. DEPTH 18" TO TOP OF PIPE (SIZE AS PER PLAN)
4. LATERAL PIPING (SIZE AS PER PLAN)
5. LOCATE ALL TRENCHES 12" AWAY FROM ALL BUILDINGS, SIDEWALKS OR ANY HARD SURFACES. 3' FROM ROADS.
6. TOP OF HARDSCAPE
7. USE EXCAVATED TRENCH MATERIAL NOT TO EXCEED 1" DIA. ROCKS
8. BEDDING SAND- IN CASES WHERE LATERAL PIPING IS INSTALLED IN MAINLINE TRENCH, USE SAND TO BACKFILL TRENCH SO THAT THE LATERAL LINE IS 12" BELOW FINISH GRADE.
9. BEDDING SAND- USE SAND TO A DEPTH OF 2" BELOW AND TO THE EITHER SIDE OF PIPING TO BED ALL PVC PIPING AND ELECTRICAL WIRES
10. IRRIGATION CONTROL WIRES - BUNDLE AND TAPE WITH DUCT TAPE EVERY 15 FEET O.C. NO OTHER UTILITIES MAY BE BURIED IN THE SAME TRENCH AS IRRIGATION.
11. COMPACTED SUBGRADE

NOTE:
1. SETTLE ALL TRENCHES WITH WATER PRIOR TO INSTALLATION OF TOPSOIL.
2. MIN. 6" DISTANCE BETWEEN EACH PIPE.

B TRENCHING

SCALE: NTS — SECTION



ALL VALVE BOX LIDS ARE TO BE BRANDED WITH 3" TALL LETTERING. '00-00' FOR CLOCK & VALVE # ON RCV'S, 'WS' FOR WIRE SPLICE. 'BV' FOR BALL VALVE. 'S & W' FOR STOP & WASTE. 'LV' FOR LINE VALVE. 'QC' FOR QUICK COUPLER, 'DV' FOR DRAIN VALVE, 'HB' FOR HOSE BIB. COORDINATE WITH OWNER FOR CLOCK AND VALVE #.

8. CONTROL WIRES- 30-INCH LINEAR LENGTH OF WIRE, COILED
9. LATERAL PIPING (SIZE AS PER PLAN)
10. 6-INCH MINIMUM DEPTH OF 1-INCH WASHED AGGREGATE
11. BRICK FOUNDATION, TYP.
12. FOR TRENCH DEPTHS (SEE TRENCHING AND SLEEVING DETAIL)
13. PVC SCH. 80 UNION
14. DISK FILTER (SEE IRRIGATION SCHEDULE)
15. PVC SCH. 80 NIPPLE; LENGTH AS REQUIRED (TYP.)
16. INLINE PRESSURE REGULATOR VALVE (SEE IRRIGATION LEGEND)
17. VALVE TAG - COORDINATE WITH U OF U GROUNDS DEPT.

1. SET FLUSH TO FINISH GRADE/TOP OF MULCH
2. ELECTRIC REMOTE-CONTROL VALVE (SEE IRRIGATION SCHEDULE)
3. VALVE BOX (SEE SPECS.)
4. PVC SCH 80 TOE NIPPLE WITH SXS FITTING (LENGTH AS REQUIRED)
5. ISOLATION BALL VALVE (SEE IRRIGATION SCHEDULE) ASSOCIATE WITH VALVE MANIFOLDS AS INDICATED ON THE PLANS
6. MAINLINE PIPING (SIZE AS PER PLAN)
7. PVC SCH 80 SLIP X SLIP COUPLING OR BELL END OF PIPE

NOTES:
1. LOCATE ALL VALVE BOXES IN PLANTER BEDS UNLESS OTHERWISE INDICATED. MAINTAIN 3 FEET AWAY FROM THE HARDSCAPE.
2. ALL FITTINGS AND NIPPLES IN MANIFOLD SHALL BE SCH. 80 THREADED PVC USING TEFLON TAPE.
3. VALVE MANIFOLD TO BE INSTALLED GOING AWAY FROM MAIN SUPPLY LINE. MINIMUM OF 1 FOOT BEFORE CHANGE IN DIRECTION.
4. CUT ALL VALVE BOXES AS REQUIRED SO BOXES DO NOT SIT ON PIPING.

C ELECTRIC REMOTE CONTROL VALVE W/ DISC FILTER & PRV

SCALE: NTS — SECTION

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Smith Entertainment Group

SEG - PHASE 3

10450 South State St Sandy, UT, 84070

Revisions

Num.	Description	Date

Project Number	24009
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LICENSED LANDSCAPE ARCHITECT
Richard L. Gilbert
No. 5734299
Nov. 7, 2025
STATE OF UTAH

Sheet Title

IRRIGATION DETAILS

Sheet Number

L-R501

Current as of: 11/7/2025 9:05:21 AM
Original drawing is 30" x 42" Autodesk Docs://24004 - Utah HPC/UTAH HPC - Architectural Model.rvt

SOUTHEAST PERSPECTIVE
NOT TO SCALE

NORTHEAST PERSPECTIVE
NOT TO SCALE

Babcock Design

SEG - SOUTH TOWN PRACTICE FACILITY - WEST ELEVATION APPROVALS

22 AUGUST 2025

05 ALUMINUM SOFFIT
KNOTWOOD
SPOTTED GUM — WOOD GRAIN

03 INSULATED METAL PANEL
CF STRIATED
DARK GRAY METALLIC — EMBOSSED TEXTURE

01 INSULATED METAL PANEL 1
CF 7.2
REGAL GRAY — EMBOSSED TEXTURE

06 GLAZING
SOLARBAN 60

04 PERFORATED SUNSHADE
CORROGATED CORTEN STEEL
30% OPEN

02 INSULATED METAL PANEL 2
CF FLUTE FINISH
SILVER METALLIC — EMBOSSED TEXTURE

EXTERIOR FINISH SCHEDULE

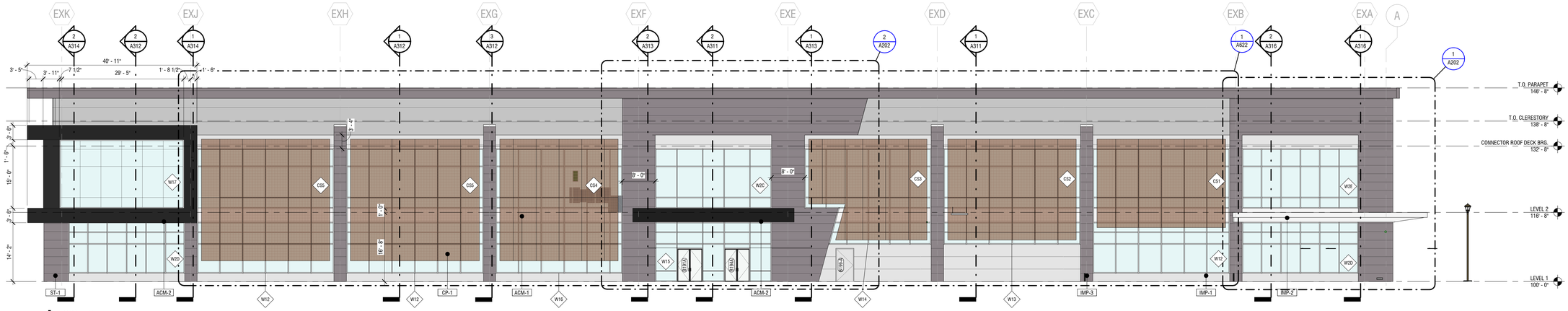
CODE	PRODUCT TYPE	MANUFACTERER	STYLE	COLOR	SPECIFICATION	FINISH NOTES/ REMARKS
DIVISION 04 - MASONRY (EXTERIOR)						
ST-1	EXTERIOR STONE SIDING	DELTA STONE PRODUCTS	COURSED ASHLAR PATTERN	SUNRISE PEAK QUARRY BLEND	3/4" THIN STONE VENEER	EXTERIOR STONE SIDING
DIVISION 05 - METALS (EXTERIOR)						
ACM-1	ALUMINUM METAL PANEL	ALUCOBOND	AXCENT	BRILLIANT SILVER METALLIC		ALUMINUM METAL PANEL
ACM-2	ALUMINUM METAL PANEL	ALUCOBOND	AXCENT	FOCUS BLACK II		ALUMINUM METAL PANEL
ACP-1	WOOD GRAIN ALUMINUM SIDING	KNOTWOOD USA	6" CLADDING (KEC150)	SPOTTED GUM	STANDARD 6" CLADDING PANEL	WOOD GRAIN ALUMINUM PANEL
CP-1	PERFORATED CORTEN STEEL CORRUGATED PANEL	CORTEN STEEL	7/8" PERFORATED CORRUGATED PANEL	CORTEN	7/8" PERFORATED CORRUGATED CORTEN PANEL	CORTEN STEEL CORRUGATED PANEL
IMP-1	INSULATED METAL PANEL	METL-SPAN	CF 7.2	4" REGAL GREY - EMBOSSED	36" WIDE PANEL	INSULATED METAL PANEL
IMP-2	INSULATED METAL PANEL	METL-SPAN	CF FLUTE	4" SILVER METALLIC - EMBOSSED	42" WIDE PANEL	INSULATED METAL PANEL
IMP-3	INSULATED METAL PANEL	METL-SPAN	CF STRIATED	2" DARK GRAY METALLIC - EMBOSSED	24" WIDE PANEL	INSULATED METAL PANEL

SHEET NOTES

NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

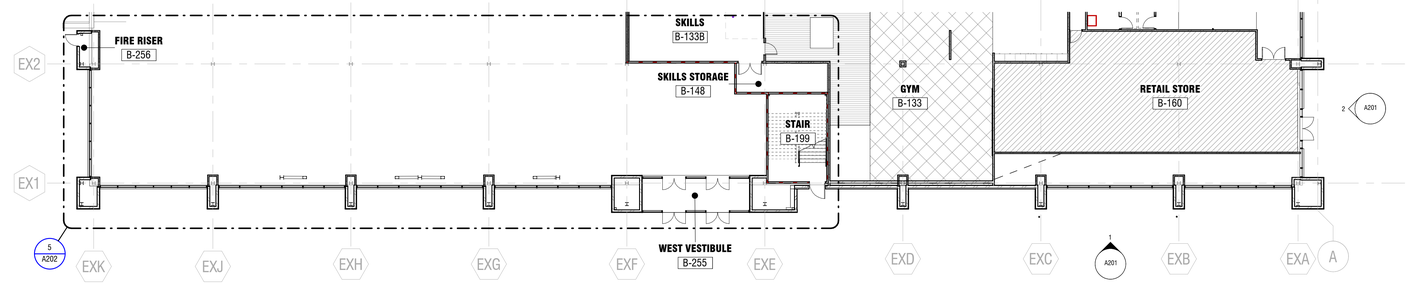
EXTERIOR ELEVATION GENERAL NOTES

1. REFER TO THE MATERIAL AND FINISH SCHEDULES ON SHEET A641 FOR FURTHER INFORMATION.
2. CONTRACTOR TO LEAVE A 3/4" GAP BETWEEN ALL DISSIMILAR MATERIAL TYP. TO BE FILLED WITH BACKER ROD AND 100% SILICONE SEALANT, COLOR AS SELECTED.
3. ALL EXPOSED EXTERIOR STEEL TO BE PAINTED (I.E. LINTELS, ETC.).
4. CONTRACTOR TO PAINT ALL VENT PIPES, EXHAUST FANS AND OTHER ROOF EQUIPMENT AND PENETRATIONS THAT ARE VISIBLE FROM THE SURROUNDING BUILDING'S STREET FRONTAGE.
5. SEE ELECTRICAL DRAWINGS FOR EXTERIOR POWER LOCATIONS, LIGHTING, HORN STROBES, CARD READERS, ETC.
6. SEE PLUMBING DRAWINGS FOR DOWNSPOUT NOZZLE, HOSE BIB, AND FDC CONNECTION LOCATIONS, ETC.



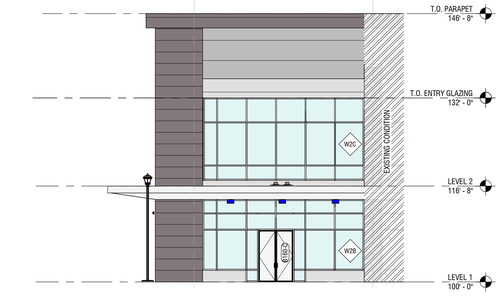
1 **MACY'S WEST**
3/32" = 1'-0"

MATERIAL TAKE OFF
IMP / ACM / METAL PANEL - 8,154 SF
GLAZING- 7013 SF
SUNSCREEN - 4,700 SF



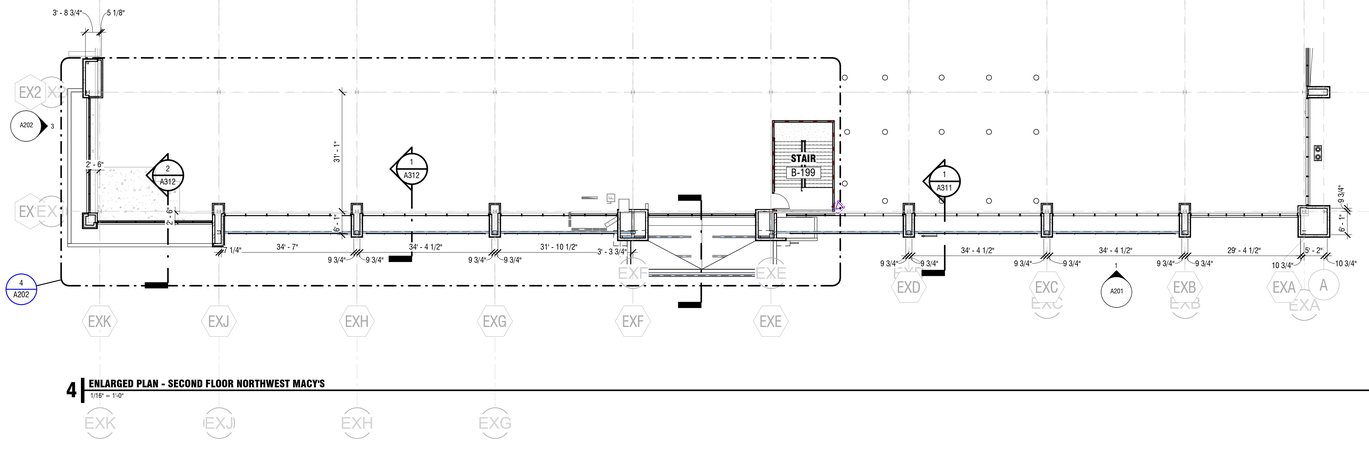
3 **LEVEL 1 - WEST ELEVATION OVERALL FLOOR PLAN**
1/16" = 1'-0"

NORTH



2 **MACY'S - SOUTHWEST CORNER**
3/32" = 1'-0"

MATERIAL TAKE OFF
IMP / ACM / METAL PANEL - 954 SF
GLAZING- 748 SF
SUNSCREEN - 0 SF



4 **ENLARGED PLAN - SECOND FLOOR NORTHWEST MACY'S**
1/16" = 1'-0"

NORTH

6 **ENLARGED PARTIAL ROOF PLAN AT SKYLIGHTS**
1/8" = 1'-0"

NORTH

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Revisions

Num.	Description	Date
5	T.I. CONSTRUCTION DOCUMENTS	12/12/24
13	ADDENDUM #4	03/13/25

Project Number	24054
Original Issue	October 27, 2025
Project Status	DD / PRICING SET

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STATE OF UTAH
BRYANT B. COTTLE
136818
LICENSED ARCHITECT

Sheet Title

EXTERIOR ELEVATIONS AND ENLARGED PLANS

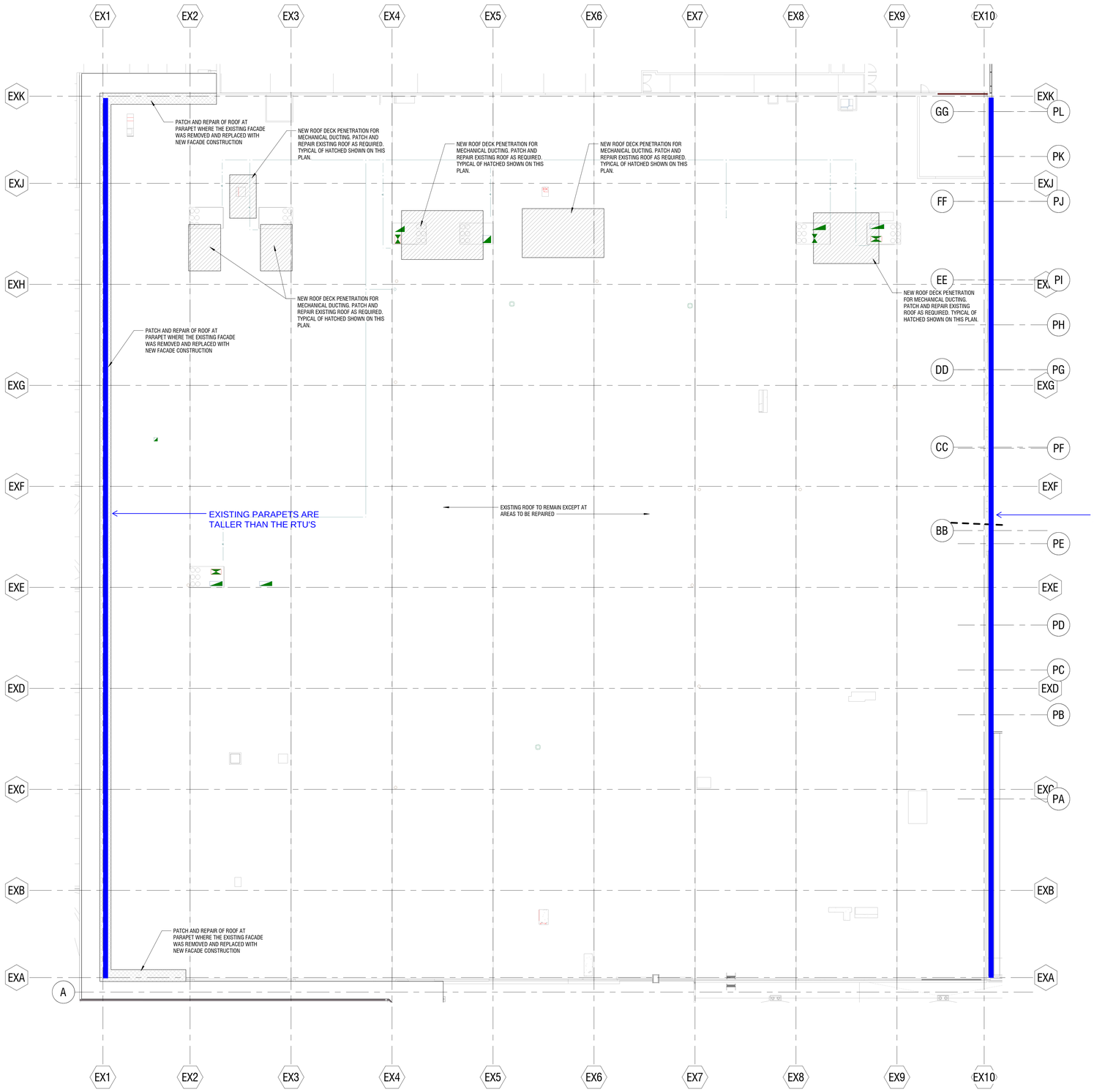
Sheet Number

A201

Original drawing is 30" x 42". Autodesk Docs://24054 - Utah HPC/UTAH HPC - Architectural Model.rvt

Area of Disturbance

Utah HPC Phase 3



1 ROOF OVERALL PHASE 3
1/16" = 1'-0"

ROOF PLAN GENERAL NOTES

1. DRAWINGS & SPECIFICATIONS ARE COMPLIMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS, REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED.
2. DO NOT SCALE DRAWINGS, IF DIMENSIONAL INFORMATION IS REQUIRED & NOT FOUND, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
3. ALL DIMENSIONS ARE TO COLUMN CENTERLINES, TO GRIDLINES OR TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
4. UNLESS NOTED OTHERWISE CLEAR DIMENSIONS INDICATE DIMENSION BETWEEN FINISHES.
5. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF DISCREPANCIES IN THE DOCUMENTS, AND OF ANY FIELD CONDITIONS THAT DEVIATE FROM THE DOCUMENTS.
6. THE ARCHITECT'S APPROVAL MUST BE OBTAINED FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO CHANGES IN DIMENSIONS, DESIGN, MATERIALS, PRODUCTS, AND FINISHES. IN NO CASE MAY THE CONTRACTOR MAKE THESE CHANGES WITHOUT THE APPROVAL OF THE ARCHITECT.
7. SHOP DRAWINGS AND OTHER SUBMITTALS ARE TO BE PRESENTED TO THE ARCHITECT FOR REVIEW PRIOR TO EXECUTION OF WORK. ALLOW APPROPRIATE TIME FOR REVIEW.
8. SEE DOOR AND WINDOW SCHEDULES FOR SIZES, TYPES, AND FINISHES, HARDWARE, ETC.
9. FOR BUILDING CODE REQUIREMENTS OR FIRE/SMOKE REQUIREMENTS, SEE 'G' SHEETS.
10. SEE WALL TYPE CONSTRUCTION DETAILS ON SHEET A611 AND ADDITIONAL DETAILS ON SHEETS A612 AND A613 FOR WALL TERMINATIONS, ETC.
11. ALL CONSTRUCTION SHALL CONFORM TO AND STRICTLY COMPLY WITH ALL APPLICABLE CODES, COVENANTS, RESTRICTIONS, AND OTHER REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION OVER THE PROJECT.
12. IN NO EVENT SHALL THE CONTRACTOR SUBMIT A STANDARD CONSTRUCTION DETAIL FOR A DETAIL SPECIFIED IN THESE DOCUMENTS WITHOUT THE APPROVAL IN WRITING FROM THE ARCHITECT. THE CONTRACTOR SHALL BRING ALL WORK INTO CONFORMITY WITH THE CONSTRUCTION DOCUMENTS, AS THE ARCHITECT ORDERS, BEFORE APPROVAL OF THAT PORTION OF THE PROJECT WILL BE GRANTED.
13. COORDINATE PENETRATION LOCATIONS FOR EQUIPMENT INSIDE BUILDING W/ MECHANICAL, ELECTRICAL, & PLUMBING.
14. PROVIDE CRICKETING AS REQUIRED TO REDIRECT WATER FLOW AROUND ALL ROOFTOP EQUIPMENT AND PREVENT ANY POOLING OF WATER, NOT OPTIONAL.

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800 W Main Street, Suite 940
Boise, ID 83702
208.424.7675

babcock**design**.com

Consultant

Smith Entertainment Group

UTAH HPC PHASE 3

10450 South State St Sandy, UT, 84070

Revisions

Num.	Description	Date

Project Number	25009
Original Issue	OCTOBER 27, 2025
Project Status	CD SET

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Stamp

STATE OF UTAH · HENRY B. COFFEY · 136918 · LICENSED ARCHITECT

Sheet Title

ROOF PLAN - PHASE 3

Sheet Number

A143

Current as of: 10/28/2025 3:02:28 PM

Original drawing is 30" x 42" Autodesk Docs://25009 - Utah JPC/UTAH JPC – Architectural Model.rvt

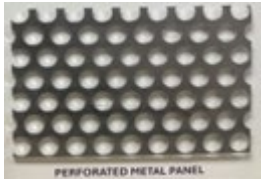
Architectural Review Committee Meeting – Follow-up
August 27, 2025

Members Present:
Steve Burt
Cheryl Bottorff
Scott Westra
Lyle Beecher
Daniel Schoenfeld
Cyndi Sharkey – nonvoting
Marci Houseman – Alternate/nonvoting

Staff Present:
James Sorenson
Brian McCuistion
Mike Wilcox
Doug Wheelwright
Jennifer Gillen

4:00 p.m. Smith Entertainment Group "SEG" Phase 3 – Macey's Building Remodel project (10450 S. State Street), Larry Oldham, Rob Cottle (Babcock Design), Jim Olson (Utah Jazz)

Rob Cottle introduced Phase 3 of this project and would like the committee's approval on the plans for the entire west elevation of the old Macey's building. The whole west elevation, other than the entry of the old Macy's store, is all CMU and acts as a gigantic shear wall. Some minor changes have been made since their original design approval. A pylon that was over the pro shop (team store area) has been taken out; it is going to have a larger retail store, and there will be doors on the west and south corner of that to enter the pro shop (not shown on plans yet). There will also be lots of graphics on the corner walls identifying the pro shop. All the column wraps and horizontal panels that are on the west elevation are the same materials that exist on the south elevation. They will have a perforated metal screen curtain, to act as a sunshade that will go over the windows on the west side (see below).



Mike Wilcox asked if the perforated metal material is a new material that has been added to these plans.

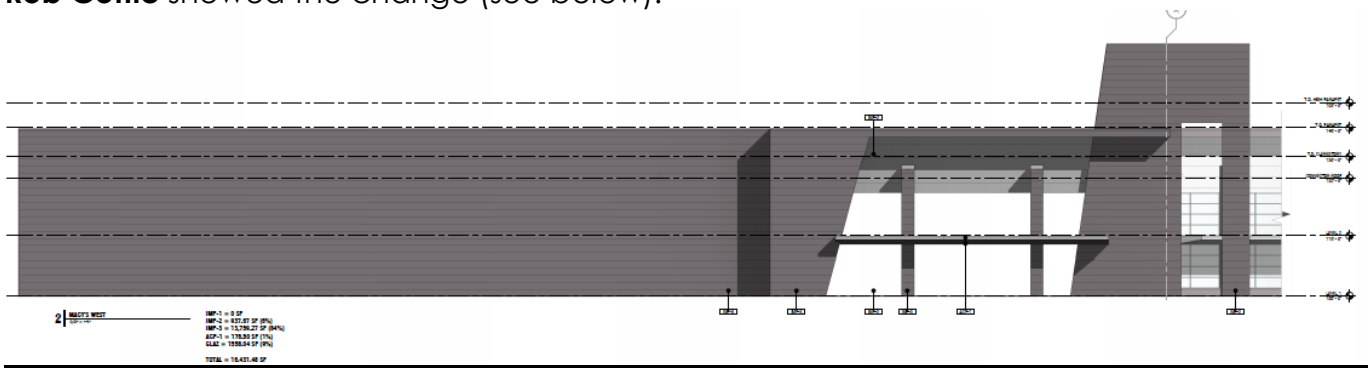
Rob Cottle said yes and that this would sit out from the glass two to three feet and help with the solar shading. They would also use this element for some branding, using logos within the panel itself.

Doug Wheelwright asked why they went away from doing the pylon on the southwest corner.

Rob Cottle said that the pylon blocked some of the view and took up half of a building bay (wall section). They wanted the glass to be a more prominent element to the pro shop so you could tell it was a store. They also wanted the signage to be obvious for the patrons coming in. Also, Rob wanted us to know that Ryan Smith, the owner, had concerns that the pylon would block patrons knowing where the retail store was. He wanted to make sure that this space would be obvious to see and find.

Mike Wilcox asked if they could show the previous elevation that was previously approved by this committee as well as the Planning Commission.

Rob Cottle showed the change (see below).



James Sorensen mentioned how he liked and appreciated the update to the west elevation and the idea of having a larger retail space.

Rob Cottle stated that Ryan Smith's vision is to make this a community facility and to invest in and grow the game of hockey. There will be eight locker rooms for the public, concessions, skate rentals, and the ability for teams to come use this facility for their practices.

Steve Burt commented on the amount of glass on the west side and how they would be able to deal with that heat gain.

Rob Cottle stated that their intention on the current south and west sides of the building will use a solar coating, and they will have some glazing around the icebox as well. So, they are using the performance of the glass as well as the static physical shading.

Steve Burt asked if the roof will have internal roof drains.

Rob Cottle said there are roof drains, and that the roof drains down behind the fascia.

Mike Wilcox stated how staff liked the canopy that goes around the southwest corner, which was hard to see on the updated plans (see canopy below).

Rob Cottle said that the canopy will help bring attention to the corner retail shop.

Doug Wheelwright said that they are pleased with what they have been shown, but they are still concerned about the loss of the corner pylon. Doug asked if there was any interest in taking either the southwest corner dark gray material, or the central employee entrance dark gray material, and extending it up through and above the roof parapet.

Mike Wilcox was concerned about the continuous parapet plane which was only broken by the central pylon, which results in a long continuous horizontal line.

Rob Cottle stated that SEG believes they have done enough building articulation with their vertical pillars, glazing, sunscreens, and corner office popout to offset the long continuous parapet plane.

Cyndi Sharkey commented that at the last meeting a lot of time was spent talking about the entrances and how to orient people to those entrances. So now there are three entrances, and one clearly is an entrance where we don't want people to go. So, a way to emphasize the two public entrances would be to get the one on the corner to somehow match the other public entrance which would deemphasize the SEG business entrance. A possible way to help with this would be to elevate the corner roof line, and by doing this, you would be emphasizing the two public entrances (and downplaying the SEG employees entrance).

Rob Cottle said that if they were to try and do the same type of thing like they did on the south entrance to the corner entrance, they could do a slight pop up and keep it thin like the south entrance pop up. He could see how it would work.

Jim Olson made additional comments on the three entrances. He stated that the main entrance is where the main traffic will be for the patrons to come and go when using the rinks. The pro shop will have access from the inside where people can buy things. This outside corner entrance to the pro shop they do not want people to think they can access the rink from that area. The SEG entrance will be where people will come to meet with them every day, as well as for employees, but it does need to be visible enough. He wants to make sure that the pro shop entrance will not be looked at as another entrance to the ice rink.

Steve Burt said that you could still do the same thing to break up the long west roof line by having that façade element penetrate the overhang of the roof like the main entrance does.

Cyndi Sharkey asked if they could satisfy the committee's desire to have the roofline broken up to designate a second public entrance even if it is a lesser one.

Rob Cottle stated they would rather not do this. They feel they have created breaks in the elevation and pointed out that the overhang comes out about nine feet which creates a very strong shadow line creating a large change of plane.

Scott Westra asked what the square element on top of the rooftop is that pops out.

Rob Cottle said it was a square pop up that would bring in natural light to the inside of the building.

Mike Wilcox stated that this could become a nice architectural element, as others agreed to as well.

Lyle Beecher stated that the plans still showed one set of doors and questioned that. So, he went out to the site and saw it had two sets of doors there.

Rob Cottle said that it does not show on these plans but there are two sets of doors, and it shows on the revit model.

Steve Burt asked if this project is outside of the Cairns district, and does it have different requirements than the rest of the Cairns district.

Mike Wilcox stated this is in the Cairns district and all these requirements still apply to this project. However, because this is within the mall zone, there are some height exceptions allowing for both single story as well as much taller buildings. But architecturally, the mountain meets urban design still must be met and feels that this redesign and remodel has done this.

Lyle Beecher suggested taking the central entrance and extending the accent material either up through the roof overhang or stop the roof overhang on either side and repeating the angle shape which mirrors the angle shape on the icebox.

Cheryl Bottorff also stated she would like to see something that would break up the horizontal line.

MOTION(S)

Scott Westra made a motion for positive recommendation to the Planning Commission, to accept this current design. Lyle Beecher seconded. All in favor of the motion.

Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

File #:
SPR07232025-007003,
Version: 1

Date: 12/4/2025

Agenda Item Title:
Silver Sage Business Park II, Site Plan Review
10895 S. 700 E.
[Community #12]

Presenter:
Douglas L. Wheelwright, Development Services Manager

Description/Background:
The applicants, Kyle Spencer representing Northern Engineering and Scott Bunnell owner of Navigate Private Wealth, LLC., are requesting preliminary site plan review for a new office building and preliminary subdivision plat amendment review to consolidate two lots for properties located at 10895 and 10935 S. 700 E.

Please see the attached staff report and exhibits for full details and analysis of the request.

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission approve the proposed Silver Sage Business Park II (Navigate Private Wealth) Office Building preliminary site plan review, located at 10895 S. 700 E., as described in this staff report and based on the following findings and subject to the following conditions:

Findings:
1. Approval of this site plan will develop this vacant professional office site into a valuable use at this location and complete the development along 700 E. St.

2. The site plan meets or will meet all applicable city ordinances and requirement for professional office development in this SD zoning district.

Conditions:
1. That the development will comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.

2. That the developer proceeds through the final site plan review process with staff. The final site plan shall be in compliance with all Development Code requirements, staff red lines, and those modifications as accepted by the Planning Commission.

3. That the developer be responsible to meet all provisions of the SD (PO-Silver Sage) zoning

district.

4. That the requirements and conditions of the various city departments and divisions be met and details finalized during the final site plan review process with staff.

5. That all future signage be reviewed and approved under a separate permit application and the existing or amended sign theme approval for the project area and be in conformance with city code.

SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum

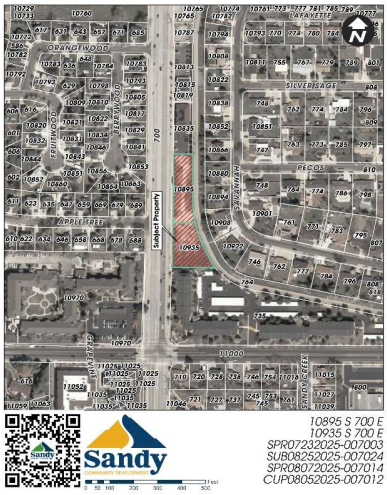
December 4, 2025

To:	Planning Commission	
From:	Community Development Department	
Subject:	Silver Sage Business Park II, Preliminary Site Plan Review and Subdivision Amendment 10895 S. and 10935 S. 700 E. [Community #12]	SPR07232025-007003 SUB08252025-007024 SD(PO-Silver Sage) Zone 1.13 Acres, 6,878 Sq. Ft. Office Bldg., Consolidate 2 Lots into 1

Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, at public locations, and a sign posted on site.

Request

The applicants, Kyle Spencer representing Northern Engineering and Scott Bunnell owner of Navigate Private Wealth, LLC., are requesting preliminary site plan review for a new office building and preliminary subdivision plat amendment review to consolidate two lots for properties located at 10895 and 10935 S. 700 E. Please see the attached application materials for the site plan review (Exhibit "A") and the preliminary subdivision amendment plat (Exhibit "B").



Background

The abandoned Sandy Irrigation Canal abuts the property on the east and has now been converted to a public use trail. Sandy City owns this property. To the east of the canal trail are single-family homes zoned R-1-8. To the north of the property are two medical office buildings also zoned SD(PO-Silver Sage). To the south of this property is age-restricted multi-family housing complex zoned SD(H). West, across 700 E. are more single-family homes zoned R-1-8.

Public Notice and Outreach

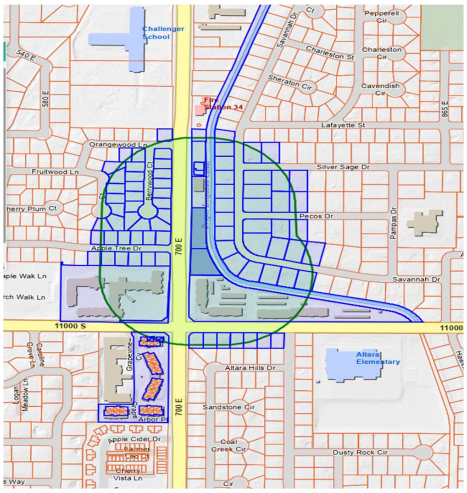
Notices of this public meeting were mailed to property owners within 500

Property Case History	
SUB #98-12	Silver Sage Business Park Subdivision, 5 lots, 12.7 Acres. Final Approval 6-20-2000.

feet of the building site property. This item has been posted on required public notice websites as well as notice posting in required public places as required for commercial site plan review by the planning commission. A sign was also posted on the site with the notice information.

Neighborhood Meeting

A virtual neighborhood meeting was held on this item on Wednesday, October 1, 2025. Two abutting residents participated in the meeting. After the staff presented the proposed projects to the neighbors and showed the initial plans, the questions and concerns raised centered on the issues and questions related to the Public Utility Station use portion only.



Analysis

The subject property has existed as a subdivided and vacant property since 2000. The street frontage along 700 E. St., a UDOT arterial street, was previously improved with curb, gutter, hard surfaced park strip, and an 8-foot-wide sidewalk and pre-located driveway approaches, intended to be shared between the various lots. The site plan proposes a new single story office building for Navigate Private Wealth, with two surface vehicle parking lots on either side of the building. This site plan also includes a future lease site for the proposed Middle Mile Infrastructure's proposed public utility station, which is the subject of the associated site plan and conditional use permit application (see related staff report SPR08072025-007014 & CUP08052025-007012). This office site plan includes the landscape area surrounding the Middle Mile lease site, so that the Navigate site development installs and maintains the landscaping area surrounding the public utility site as a buffer, as the landlord to the utility lease area.

To understand the relationship of the new office building and site (Navigate Private Wealth, LLC.) and the long-term lease to the Middle Mile Infrastructure site, staff has used the illustration of a donut and a donut hole. Silver Sage Business Park II office's site plan includes its proposed building and parking lots and the proposed landscaped buffer area (the donut) surrounding the long-term lease site for the middle mile infrastructure's public Utility Station site (the donut hole). This staff report is limited to the donut area as to this site plan and conditional use permit review.

Site Plan Review for Navigate Private Wealth Office Building

Street Access. There are currently two driveway approaches constructed on this site which were intended to be shared by the developments. The driveway on the north of the property is shared with the medical office use located on Lot 4 (10834 S. 700 E.). This driveway will be widened to the south and incorporates an angled connection to the new parking lot for Navigate on the north of the building. The second access on the south side of the property will access a new parking lot for Navigate lot and will stub a driveway connection to the Middle Mile Infrastructure lease site. Vehicle access to both sites has

been reviewed and approved by the Sandy Public Works Department and will be adequate for the proposed developments. Off Street Vehicle Parking. The office space and the basement storage area require a total of 31 parking stalls provided between the two parking lots. The revised site plan provides 34 parking stalls, which is 10 percent higher than required. There are two options available to resolve the excessive parking proposed. One is to reduce the number of stalls provided by 3 stalls. The other is to apply to the Community Development Department Director for a 10 percent increase (3 stalls) using the provisions of the development code Section 21-24-3 (b) (1) Parking increase up to 10 percent. This parking increase justification or elimination will take place during final site plan review with staff.

Landscape Area Buffering. Required landscaped setbacks and buffers are provided as proposed. All the lots in the Silver Sage Business Park subdivision borders the Sandy Canal public trail. The provisions of this subdivision require that a low height masonry column and three-rail fence be installed when the lots develop with buildings, along the east property line boundary with the trail ownership parcel. This has been done with other developments north and south of this property and adding the fence here will complete the fence along the entire subdivision boundary with the trail.

Building Setbacks. The building to the north of this property were both developed using the Store Front Conservation Overlay Zone to reduce the required front yard setback. This building is set back from the back of curb in excess of the zone required 25-foot setback. Therefore, the Store Front Conservation Overlay zone is not required for this site plan approval. All other building setbacks are being met or exceeded.

Building Architectural Design, Materials and Colors. Please see attached Exhibit "A", for the proposed building elevations, colors and materials. The SD zone requires a building height limit of 25 feet to the ridgeline above finished grade, a pitched or gable roof design, and building materials and colors that will blend in with the residential development surrounding this SD zoned area.

Subdivision Plat Amendment of Lots 2 and 3, Silver Sage Business Park Subdivision

The applicant, is seeking to combine two existing and vacant lot into one lot through the subdivision amendment. This would eliminate the common lot line between Lots 2 and 3 in the original plat, in preparation for the site plan review contained above in this report. Please see the attached Exhibit "B" for the proposed amended plat and Exhibit "C" for the current plat.

Analysis.
This subdivision amendment is necessary to eliminate an existing lot line from bisecting the proposed office building, which is a building and zoning code issue. Both existing Lots 2 and 3 are owned by the same entity. There is an existing utility easement on the common lot line, which will be eliminated by this subdivision amendment. There is not an issue with required minimum lot size or frontage requirements, as set by the zoning district. There is no common area created by the subdivision. There is not a reason to not allow this subdivision amendment to be approved and recorded to better reflect the public records.

Staff Concerns

Planning staff does not have any concerns with the approval of this site plan and subdivision. (Separate motions are required for the site plan and subdivision amendment agenda items.)

Staff Recommendation

Motion #1, Site Plan Review

Staff recommends that the Planning Commission approve the proposed Silver Sage Business Park II (Navigate Private Wealth) Office Building preliminary site plan review, located at 10895 S. 700 E., as described in this staff report and based on the following findings and subject to the following conditions:

Findings:

1. Approval of this site plan will develop this vacant professional office site into a valuable use at this location and complete the development along 700 E. St.

2. The site plan meets or will meet all applicable city ordinances and requirement for professional office development in this SD zoning district.

Conditions:

1. That the development will comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.

2. That the developer proceeds through the final site plan review process with staff. The final site plan shall be in compliance with all Development Code requirements, staff red lines, and those modifications as accepted by the Planning Commission.

3. That the developer be responsible to meet all provisions of the SD (PO-Silver Sage) zoning district.

4. That the requirements and conditions of the various city departments and divisions be met and details finalized during the final site plan review process with staff.

5. That all future signage be reviewed and approved under a separate permit application and the existing or amended

sign theme approval for the project area and be in conformance with city code.

Motion #2, Subdivision Review

Staff recommends that the Planning Commission determine that preliminary subdivision review for the proposed Silver Sage Business Park II Subdivision Amendment, as described in the staff report for the property located at10895 S. and 10935 S. 700 E. St., based on the following findings and subject to the following conditions:

Findings:

1. The proposed subdivision amended plat meets all city code requirements.

2. The proposed subdivision amendment would enable further development of the property and ensure that all public improvements can be installed.

Conditions:

1. That all necessary road dedications be carried out through the plat.

2. That the developer proceeds through the final subdivision plat review process with staff.

3. That this subdivision plat be recorded with the Salt Lake County Recorder's Office prior to the issuance of the building permit for the office building.

4. That the plat reflect a cross access easements with the adjacent commercial development to the north.

Planner:

Douglas L. Wheelwright
Development Services Manager

File Name: S:\Users\PLN\STAFFRPT\2025\SPR07232025-007003\SUB08252025-007024

Exhibit "A"

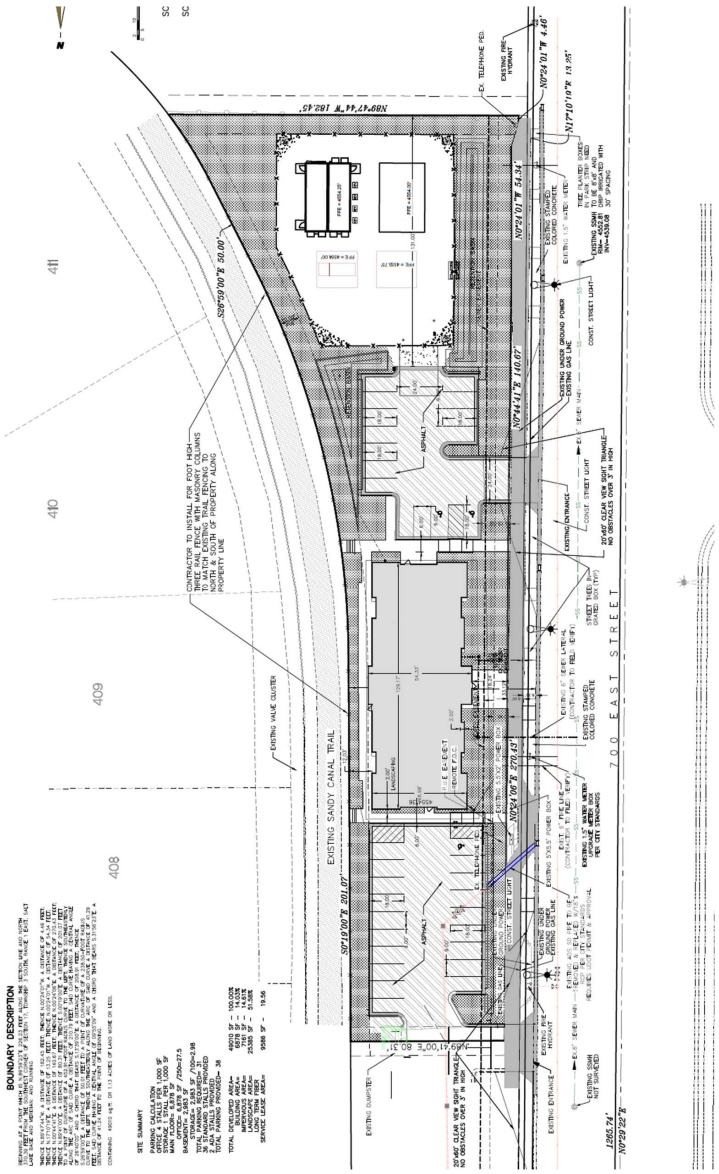

700 EAST STREET
EXISTING SANDY CANAL TRAIL
BOUNDARY DESCRIPTION
SITE SUMMARY
411
410
409
408

Exhibit "B"

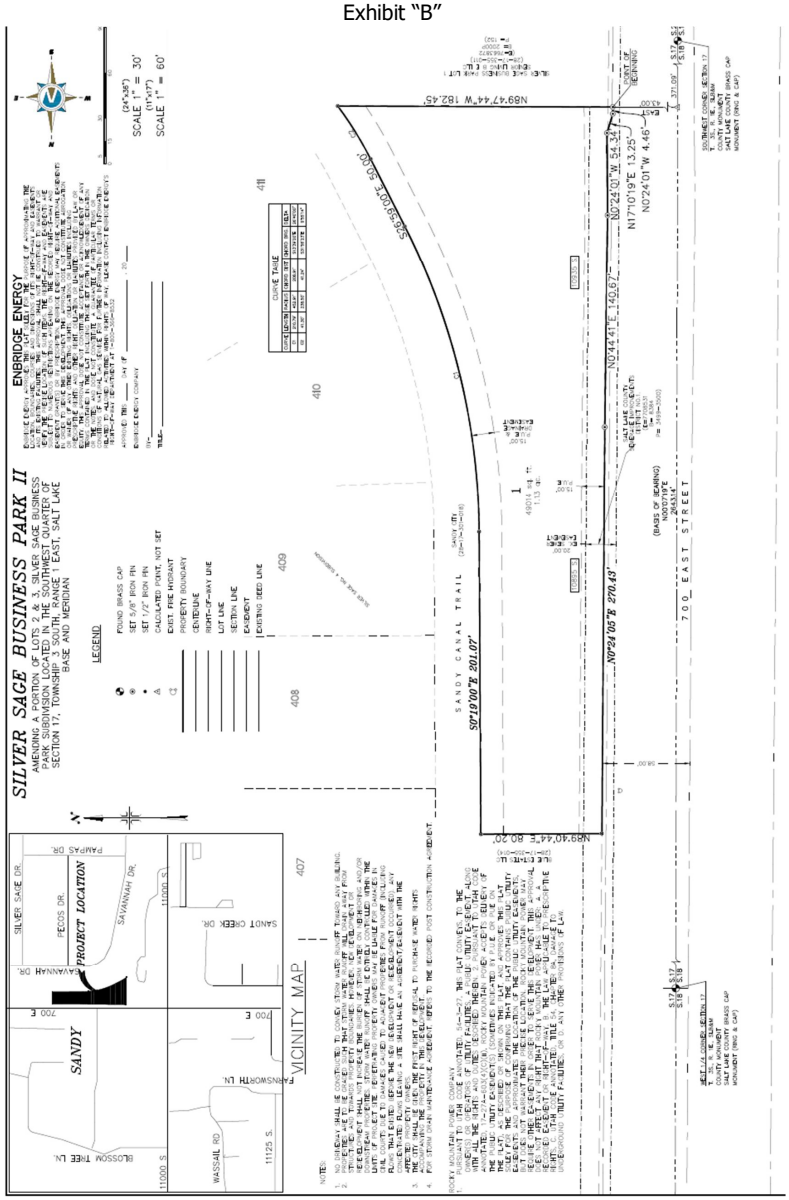
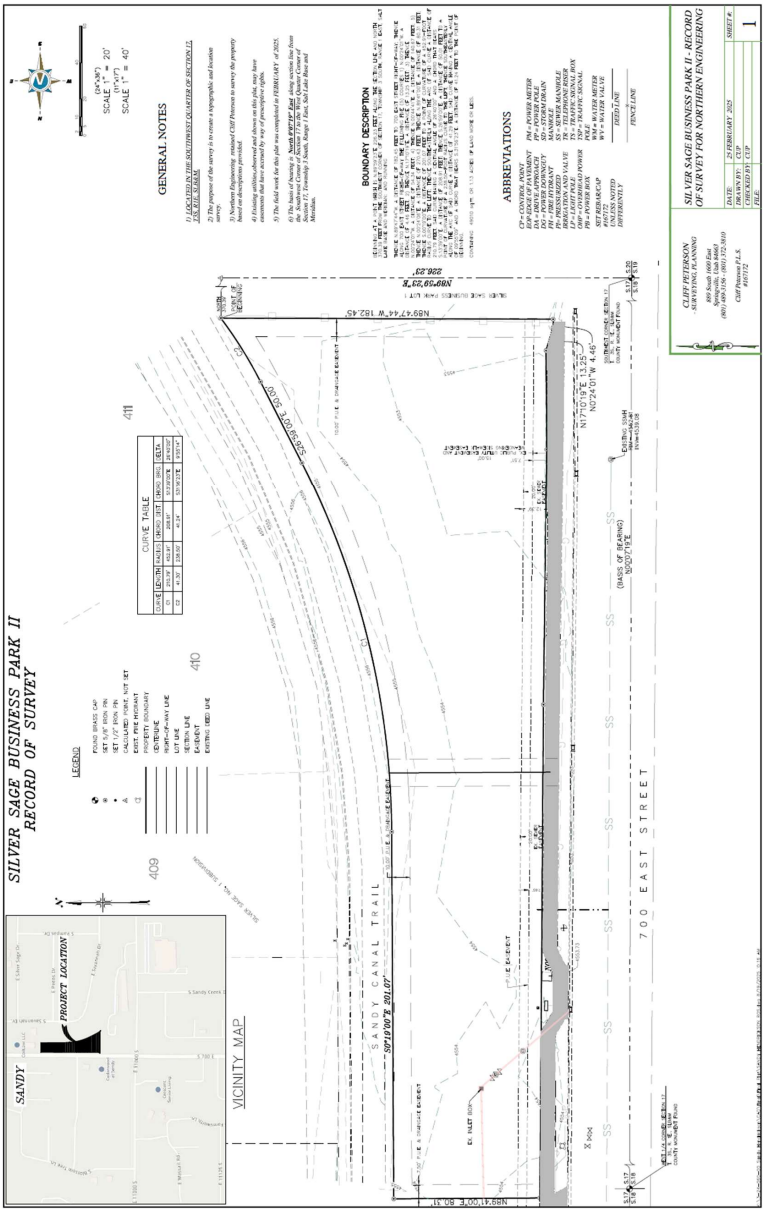

SILVER SAGE BUSINESS PARK II
AMENDING A PORTION OF LOTS 2 & 3, SILVER SAGE BUSINESS PARK SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
ENBRIDGE ENERGY
LEGEND
FOUND BRASS CAP
SET 5/8" IRON PIN
SET 1/2" IRON PIN
CALCULATED POINT, NOT SET
EXIST. FIRE HYDRANT
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
EXISTING DEED LINE
SCALE 1" = 30'
SCALE 1" = 60'
VICINITY MAP
PROJECT LOCATION
SILVER SAGE DR.
PECOS DR.
SAVANNAH DR.
PAMPAS DR.
SANDY
BLOSSOM TREE LN.
WASSAIL RD
FARNSWORTH LN.
SANDY CANAL TRAIL
S89°40'44"E 80.20'
S0°19'00"E 201.07'
N89°47'44"W 182.45'
S26°39'05"E 50.00'
N0°24'05"E 270.43'
N0°24'05"W 54.34'
N17°10'19"E 13.25'
N0°24'01"W 4.46'
N0°44'41"E 140.67'
700 EAST STREET
(BASIS OF BEARING) N0°07'19"E
POINT OF BEGINNING
SOUTHEAST CORNER SECTION 17, T3S, R1E, SALT LAKE BASE & MERIDIAN
COUNTY MONUMENT
FOUND BRASS CAP MONUMENT (RING & CAP)
NOTE:

Exhibit "C"



Commented [MW1]: You reference the existing plat. Attached a clipped image here.

SILVER SAGE BUSINESS PARK II

SANDY CITY, UTAH

NOVEMBER 2025

GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE SANDY CITY PUBLIC WORKS DEPARTMENT.
2. A PRE CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF (3) WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS, SANDY CITY PUBLIC WORKS AND CITY'S ENGINEER SHOULD BE PRESENT.
3. ALL LOT DIMENSIONS, EASEMENTS AND CERTAIN OFF SITE EASEMENTS ARE TO BE TAKEN FROM THE SITE PLAN AND UTILITY SHEET.
4. ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO PLANNED USE.
5. CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR HIS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT THE TIME THEY ARE SET AND THE CONTRACTOR SO NOTIFIED. DESTRUCTION OF THESE POINTS BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE GROUNDS FOR CHARGING THE CONTRACTOR FOR REESTABLISHING SAID POINTS.
6. FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT. SAND CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN, HOWEVER, UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.
7. INSTALL SURVEY RIVETS, OFFSET FROM EACH LOT'S PROPERTY CORNERS, IN CURB OR SIDEWALK.
8. PROVIDE A PROCTOR TEST FOR ROADBASE MATERIAL THAT IS TO BE PLACED IN THE PUBLIC RIGHT-OF-WAY, TO THE SANDY CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACED ON SITE.
9. INSTALL SURVEY MONUMENTS ACCORDING TO THE RECORDED PLAT PER SALT LAKE COUNTY SPECIFICATIONS.
10. BUILDER/OWNER SHALL SECURE AN EXCAVATION PERMIT FROM SANDY CITY PUBLIC WORKS DEPARTMENT PRIOR TO DOING ANY WORK IN THE SANDY CITY RIGHT-OF-WAY. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED.
11. NOTIFY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801-568-2999, 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEMENTS, INCLUDING SEWER FACILITIES. ALL INSPECTIONS MUST BE DONE PRIOR TO, OR CONCURRENT WITH, CONSTRUCTION. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE UNCOVERING AND/OR REMOVAL OF ALL CONSTRUCTION DONE WITHOUT NOTIFICATION, AT THE DISCRETION OF THE ENGINEER.
12. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
13. BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB AND GUTTER ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE DEFECTIVE, AS DIRECTED BY THE SANDY CITY INSPECTOR.
14. IT IS UNLAWFUL FOR ANY PERSON TO INSTALL SURVEY MONUMENTS HAVING A SPATIAL RELATIONSHIP WITH ANY SECTION OR QUARTER SECTION CORNER WITHOUT HAVING FIRST OBTAINED FROM THE SALT LAKE COUNTY SURVEYOR'S OFFICE A PERMIT FOR SUCH INSTALLATION (UT CODE ANN. SECTION 17-23-17). ALL SURVEY MONUMENTS INSTALLED SHALL BE IN ACCORDANCE WITH THE PERMIT ISSUED AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE SALT LAKE COUNTY SURVEYOR'S OFFICE. STANDARD PRECAST MONUMENTS WILL BE FURNISHED BY THE COUNTY SURVEYOR'S OFFICE.
15. ALL PUBLIC IMPROVEMENTS IN THE STATE RIGHT-OF-WAY SHALL BE CONSTRUCTED SHALL BE CONSTRUCTED AS REQUIRED BY UTAH DEPARTMENT OF TRANSPORTATION REGION TWO.
16. DUST, MUD, AND EROSION SHALL BE ADEQUATELY CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.
17. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
18. ALL PUBLIC IMPROVEMENTS, WHICH ARE TO OWNED AND MAINTAINED BY SANDY CITY, SHALL BE CONSTRUCTED ACCORDING TO THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION (LATEST EDITION). THE SPECIFICATIONS CAN BE FOUND IN .PDF FORMAT ONLINE AT www.sandy.utah.gov. (CLICK ON "DEPARTMENTS", THEN "PUBLIC WORKS", THEN "STANDARD SPECIFICATIONS".)

WATER

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, METERS, BOXES, VAULTS, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, ETC. RELATING TO THE WATER SYSTEM. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS ONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
6. WATER LINES SHALL BE INSTALLED 4-FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY. WATER LINES SHALL NOT BE INSTALLED WITHIN OR THROUGH PARKING STALLS OR UNDER CONCRETE PAVEMENT, UNLESS WATER LINE IS TO BE MAINTAINED BY PRIVATE PROPERTY OWNER.
7. A MINIMUM OF 48-INCHES AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.
8. FOR CONSTRUCTION EAST OF THE UTAH TRANSIT AUTHORITY'S TRAX LINE, USE DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER.
9. FOR CONSTRUCTION WEST OF UTAH TRANSIT AUTHORITY'S TRAX LINE, USE POLYVINYL CHLORIDE (PVC) PIPE, USE CLASS DR-14 OR BETTER. 10 GAUGE WIRE SHALL BE PLACED ON TOP OF THE PIPE (PER SANDY CITY SPECIFICATIONS) FOR FUTURE RELOCATION. NO DEFLECTION IN PIPE JOINTS WILL BE ALLOWED ON PVC PIPES.
10. ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS FOR DIP AND ROMAC GRIP RINGS FOR PVC OR APPROVED EQUAL. MEGA LUGS SHALL NOT BE ALLOWED ON PVC PIPE.
11. USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS.
12. WHEN THE DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 6-FEET, AN ADDITIONAL AUXILIARY VALVE SHALL BE FLANGED TO THE FIRE HYDRANT.
13. ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT.
14. ALL DUCTILE IRON WATER LINES, FITTINGS, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
15. ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM BELOW AND 12-INCHES MINIMUM ON EACH SIDE AND ON TOP OF THE PIPE).

-INDEX OF PLAN SHEETS-

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1	COVER SHEET & NOTES
2	NOTES
3	FINAL PLAT
4	SITE & DIMENSION PLAN
5	UTILITY PLAN
6	GRADING & DRAINAGE PLAN
DT-01 - DT-04	DETAILS
LTSD-01	LONG TERM STORM WATER MANAGEMENT
SW-01	STORM WATER POLLUTION PREVENTION PLAN
SW-02	STORM WATER POLLUTION PREVENTION PLAN DETAILS

VICINITY MAP

IRRIGATION AND LANDSCAPE NOTES

1. MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-TURF AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH TO RETAIN WATER, INHIBIT WEED GROWTH AND MODERATE SOIL TEMPERATURE. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH. 4-INCH MULCH IN ALL
2. LANDSCAPE WATER METER: A WATER METER AND BACKFLOW PREVENTION ASSEMBLY THAT ARE IN COMPLIANCE IRRIGATED NON-TURF AREAS. IF ROCK MULCH, MINIMUM IS 3- INCH. BARK MULCH IS NOT ALLOWED IN PARK STRIP. ROCK MULCH IN PARK STRIP MUST BE A MINIMUM OF 3".
3. WITH STATE CODE SHALL BE INSTALLED FOR LANDSCAPE IRRIGATION SYSTEMS, AND THE LANDSCAPE WATER METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE SEPARATE FROM THE WATER METER AND BACKFLOW PREVENTION ASSEMBLY INSTALLED FOR INDOOR USES. THE SIZE OF THE METER SHALL BE DETERMINED BASED ON IRRIGATION DEMAND.
4. PRESSURE REGULATION: A PRESSURE REGULATING VALVE SHALL BE INSTALLED AND MAINTAINED BY THE CONSUMER IF THE STATIC SERVICE PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH (PSI). THE PRESSURE-REGULATING VALVE SHALL BE LOCATED BETWEEN THE LANDSCAPE WATER METER AND THE FIRST POINT OF WATER USE, OR FIRST POINT OF DIVISION IN THE PIPE, AND SHALL BE SET AT THE MANUFACTURER'S RECOMMENDED PRESSURE FOR SPRINKLERS.
5. AUTOMATIC CONTROLLER: ALL IRRIGATION SYSTEMS SHALL INCLUDE AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAM AND MULTIPLE REPEAT CYCLE CAPABILITIES AND A FLEXIBLE CALENDAR PROGRAM. ALL CONTROLLERS SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUTOFF DEVICE.
6. ON SLOPES EXCEEDING 30%, THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP EMITTERS, BUBBLERS, OR SPRINKLERS WITH A MAXIMUM PRECIPITATION RATE OF 0.85 INCHES PER HOUR AND ADJUSTED SPRINKLER CYCLE TO ELIMINATE RUNOFF.
7. EACH VALVE SHALL IRRIGATE A LANDSCAPE WITH SIMILAR SITE, SLOPE AND SOIL CONDITIONS AND PLANT MATERIALS WITH SIMILAR WATERING NEEDS. TURF AND NON-TURF AREAS SHALL BE IRRIGATED ON SEPARATE VALVES.
8. DRIP EMITTERS OR A BUBBLER SHALL BE PROVIDED FOR EACH TREE WHERE PRACTICABLE. BUBBLERS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE PER DEVICE. BUBBLERS FOR TREES SHALL BE ON SEPARATE VALVE UNLESS SPECIFICALLY EXEMPTED BY SANDY CITY PUBLIC UTILITIES DUE TO THE LIMITED NUMBER OF TREES ON THE PROJECT SITE.
9. SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATE WITH EACH CONTROL VALVE CIRCUIT.
10. CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENCES WILL CAUSE LOW-HEAD DRAINAGE. PRESSURE COMPENSATING VALVES AND SPRINKLERS SHALL BE REQUIRED WHERE A SIGNIFICANT VARIATION IN WATER PRESSURE WILL OCCUR WITHIN THE IRRIGATION SYSTEM DUE TO ELEVATION DIFFERENCES.
11. DRIP IRRIGATION LINES SHALL BE PLACED UNDERGROUND OR OTHERWISE PERMANENTLY COVERED, EXCEPT FOR DRIP EMITTERS AND WHERE APPROVED AS A TEMPORARY INSTALLATION. FILTERS AND END FLUSH VALVES SHALL BE PROVIDED AS NECESSARY.
12. IRRIGATION ZONES WITH OVERHEAD SPRAY OR STREAM SPRINKLERS SHALL BE DESIGNED TO OPERATE BETWEEN 6:00 P.M. AND 10:00 A.M. TO REDUCE WATER LOSS FROM WIND AND EVAPORATION. THIS WOULD EXCLUDE DRIP OR BUBBLER ZONES.
13. PROGRAM VALVES FOR MULTIPLE REPEAT CYCLES WHERE NECESSARY TO REDUCE RUNOFF, PARTICULARLY SLOPES AND SOILS WITH SLOW INFILTRATION RATES. FOLLOWING CONSTRUCTION AND PRIOR TO RELEASE OF THE SECONDARY BOND GUARANTEE POSTED FOR THE PROJECT, A WATER USE EFFICIENCY REVIEW WILL BE CONDUCTED BY A LANDSCAPE IRRIGATION AUDITOR. THE AUDITOR SHALL BE INDEPENDENT OF THE CONTRACTOR, DESIGN ENGINEER, AND DEVELOPER/PROJECT OWNER. THE WATER PERFORMANCE AUDIT WILL VERIFY THAT THE IRRIGATION SYSTEM COMPLIES WITH THE MINIMUM STANDARDS REQUIRED BY SANDY CITY ORDINANCE. THE MINIMUM EFFICIENCY REQUIRED FOR THE IRRIGATION SYSTEM IS 60% FOR DISTRIBUTION EFFICIENCY FOR ALL FIXED SPRAY SYSTEMS AND 70% DISTRIBUTION EFFICIENCY FOR ALL ROTOR SYSTEMS. THE AUDITOR SHALL FURNISH A CERTIFICATE TO THE CITY, DESIGNER, INSTALLER AND DEVELOPER/PROJECT OWNER CERTIFYING COMPLIANCE WITH THE MINIMUM DISTRIBUTION REQUIREMENTS. ALSO, FORM "SUBSTANTIAL COMPLETION OF WATER AUDIT" MUST BE COMPLETED AND SENT TO PUBLIC UTILITIES. COMPLIANCE WITH THIS PROVISION IS REQUIRED BEFORE THE CITY WILL RELEASE THE BOND FOR THIS PROJECT.
14. PLANTS WHICH REQUIRE DIFFERENT AMOUNTS OF WATER SHALL BE IRRIGATED BY SEPARATE VALVES. IF ONE VALVE IS USED FOR A GIVEN AREA, ONLY PLANTERS WITH SIMILAR WATER USE SHALL BE USED IN THAT AREA. LAWN AREAS AND PLANTERS SHALL BE IRRIGATED BY SEPARATE VALVES.
15. A SEPARATE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED FOR THE IRRIGATION SYSTEM.
16. A RAIN SENSING OVERRIDING DEVICE SHALL BE UTILIZED SO THAT THE IRRIGATION SYSTEM WILL AUTOMATICALLY TURN OFF IN THE EVENT OF RAIN.
17. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVERSPRAY AND WATER RUN-OFF ONTO ADJACENT-PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS OR STRUCTURES.
18. N AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLER HEADS SHALL BE REQUIRED FOR ALL NEW LANDSCAPES. LOW FLOW SPRINKLER HEADS SHALL BE USED WHEREVER POSSIBLE.
19. NO IRRIGATION OF WALKWAYS OR DRIVE.
20. WATER AUDIT IS REQUIRED PRIOR TO BOND BEING RELEASED. SUGGEST THE AUDIT BE DONE WITHIN 60 DAYS OF INSTALLING IRRIGATION AND LANDSCAPE.

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
11-14-25
STATE OF UTAH

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

JOB NO. 3-24-060

SHEET NO. 1

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STORM WATER

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, AND STRUCTURES (INLET BOXES, COMBO BOXES, AND JUNCTION BOXES). SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
6. ALL MATERIALS AND WORK DONE IN UDOT RIGHT-OF-WAY SHALL CONFORM TO UDOT STANDARDS AND SPECIFICATIONS (DELETE IF NOT APPLICABLE).
7. NON-SHRINK GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN FACILITIES.
8. CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE AND GROUT AT CONNECTION OF PIPE TO BOX TO A SMOOTH FINISH. ADDITIONALLY, ALL JAGGED OR SHARP EDGES AT PIPE CONNECTIONS ARE TO BE REMOVED AND GROUTED SMOOTH.
9. GROUT BETWEEN GRADE RINGS. FOR EACH INLET BOX THAT IS LOCATED NEXT TO A CURB, THE CURB AND GUTTER CONTRACTOR IS RESPONSIBLE TO REMOVE ALL PROTRUDING, JAGGED OR SHARP CONCRETE EDGES AND TO GROUT BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX. GROUT TO CREATE A SMOOTH, BEVELED TRANSITION AT ALL EDGES IN CLEAN OUT AND INLET BOXES. GROUT AROUND ALL EDGES OF THE RESTRICTIVE ORIFICE PLATE.
10. REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD.
11. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL INLET BOXES, COMBO BOXES, JUNCTION BOXES, AND PIPE. THE BOXES AND PIPES ARE TO BE MAINTAINED IN A CLEAN CONDITION UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
11. LEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
12. WHERE A SUMP IS REQUIRED, THE SANDY CITY PUBLIC UTILITIES INSPECTOR SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE AN OPPORTUNITY TO CHECK THE VOLUME OF GRAVEL AND GRAVEL GRADATION.
13. SIGNS MUST BE POSTED NEAR EACH INLET BOX LOCATED IN A DRINKING WATER RECHARGE ZONE, WITH THE FOLLOWING WORDS "WARNING THIS IS A DRINKING AQUIFER RECHARGE AREA. DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."
14. BOXES SHALL BE PLACED ON 12-INCH (MIN.) COMPACTED STABILIZATION MATERIAL.
15. MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
16. A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON SITE DURING INSTALLATION OF OIL/WATER SEPARATOR, MECHANICAL TREATMENT DEVICES, MEDIA FILTERS, AND UNDERGROUND DETENTION/RETENTION SYSTEMS. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE A LETTER STATING THAT THE SYSTEM WAS INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IF IT IS UNKNOWN WHETHER A REPRESENTATIVE IS REQUIRED TO BE PRESENT DURING INSTALLATION, CONTACT THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
17. A STAMPED "LETTER OF CONFORMANCE" FROM THE DESIGN ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 90% BOND RELEASE, STATING THAT STORM WATER FLOW CONTROL ELEMENTS AND STORM WATER TREATMENT FACILITIES (E.G. DETENTION, RETENTION, LID BEST MANAGEMENT PRACTICES, OIL-WATER SEPARATORS, SUMPS, ETC.) WERE CONSTRUCTED ACCORDING TO THE APPROVED PLANS.

STREET LIGHT

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. THE DEVELOPER IS REQUIRED TO GRANT TO THE CITY A MINIMUM OF 15-FOOT WIDE STREETLIGHT EASEMENT (7.5-FEET EACH SIDE OF PIPE) FOR CONDUIT AND WIRES TO THE POWER SOURCE ON PRIVATE PROPERTY.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
4. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
5. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR STREETLIGHTS, JUNCTION BOXES, AND ELECTRICAL WIRING. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
6. INSTALLATIONS SHALL BE LOCATED AS INDICATED ON THE APPROVED PLANS FOR THE PROJECT. FIELD MODIFICATIONS MUST BE APPROVED BY THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
7. STREET LIGHT POLES SHALL BE INSTALLED IN A MANNER THAT WILL NOT HINDER THE OPERATION OF FIRE HYDRANTS, UNDERGROUND WATER SYSTEM ISOLATION VALVES, AND OTHER UTILITIES.
8. INSTALLATIONS WITHIN CLOSE PROXIMITY TO TREES SHALL BE AVOIDED UNLESS APPROVED BY SANDY CITY PUBLIC UTILITIES INSPECTOR.
9. OVERHEAD POWER LINES FOR STREETLIGHTS ARE NOT ALLOWED.

SEWER

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST JORDAN VALLEY IMPROVEMENT DISTRICT DESIGN STANDARDS.
2. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY JORDAN VALLEY IMPROVEMENT DISTRICT.
3. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT (3) SETS OF AS-BUILT PLANS TO JORDAN VALLEY IMPROVEMENT DISTRICT AND (1) SET TO NORTHERN ENGINEERING, INC.
4. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH JORDAN VALLEY IMPROVEMENT DISTRICT STANDARDS.

ROADWAY/STORM DRAIN

1. ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF SANDY CITY'S TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.
2. WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.
3. ALL STORM DRAIN PIPES TO BE REINFORCED CONCRETE PIPE (RCP) CLASS III OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
4. ALL STORM DRAIN INLET BOXES TO MEET SANDY CITY STANDARD DRAWINGS.

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
11-14-25
STATE OF UTAH

THESE DRAWNGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

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Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

SANDY HENDRICKSON

NOTES

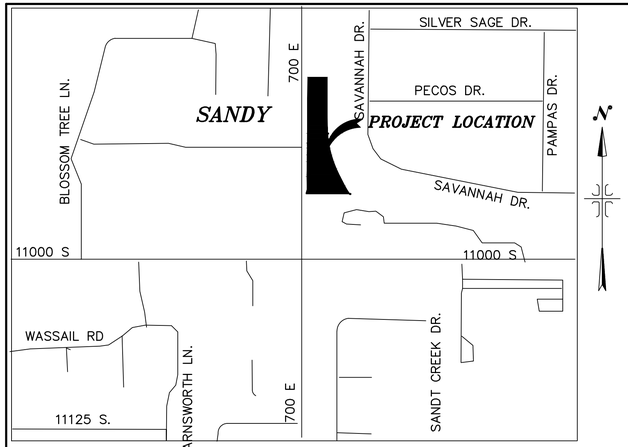
SANDY CITY, UTAH

JOB NO. 3-24-060

SHEET NO. 2

SILVER SAGE BUSINESS PARK II

AMENDING A PORTION OF LOTS 2 & 3, SILVER SAGE BUSINESS PARK SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



VICINITY MAP

NOTES:

1. NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
2. PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES AND TOWARDS PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF PROJECT SITE. PERPETRATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF (INCLUDING FLOWS THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.
3. THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT..
4. FOR STORM DRAIN MAINTENANCE AGREEMENT, REFERS TO THE RECORDED POST CONSTRUCTION AGREEMENT.

ROCKY MOUNTAIN POWER COMPANY

1. PURSUANT TO UTAH CODE ANNOTATED, 54-3-27, THIS PLAT CONVEYS, TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES, A PUBLIC UTILITY EASEMENT, ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN. 2. PURSUANT TO UTAH CODE ANNOTATED, 17-27A-603(4)(C)(ii), ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC UTILITY EASEMENT(S) (SOMETIMES INDICATED BY P.U.E. OR PUE ON THE PLAT), AS DESCRIBED OR SHOWN ON THIS PLAT, AND APPROVES THIS PLAT SOLEY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER: A. A RECORDED EASEMENT OR RIGHT-OF-WAY, B. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS, C. UTAH CODE ANNOTATED, TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR D. ANY OTHER PROVISIONS OF LAW.

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET 1/2" IRON PIN
- CALCULATED POINT, NOT SET
- EXIST. FIRE HYDRANT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE

ENBRIDGE ENERGY

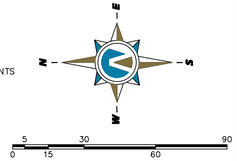
ENBRIDGE ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSES AND DIMENSIONS OF ITS RIGHT-OF-WAY AND EASEMENTS AND ITS EXISTING FACILITIES. THIS APPROVAL SHALL NOT BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHT-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S) OR BY PRESCRIPTION. ENBRIDGE ENERGY MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOSE NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHT, OBLIGATION OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOSE NOT CONSTITUTE ACCEPTANCE OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES. AND DOSE NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION INCLUDING INFORMATION RELATED TO ALLOWED ACTIVITIES WITHIN RIGHTS OF WAY, PLEASE CONTACT ENBRIDGE ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532

APPROVED THIS ____ DAY OF _____ , 20____

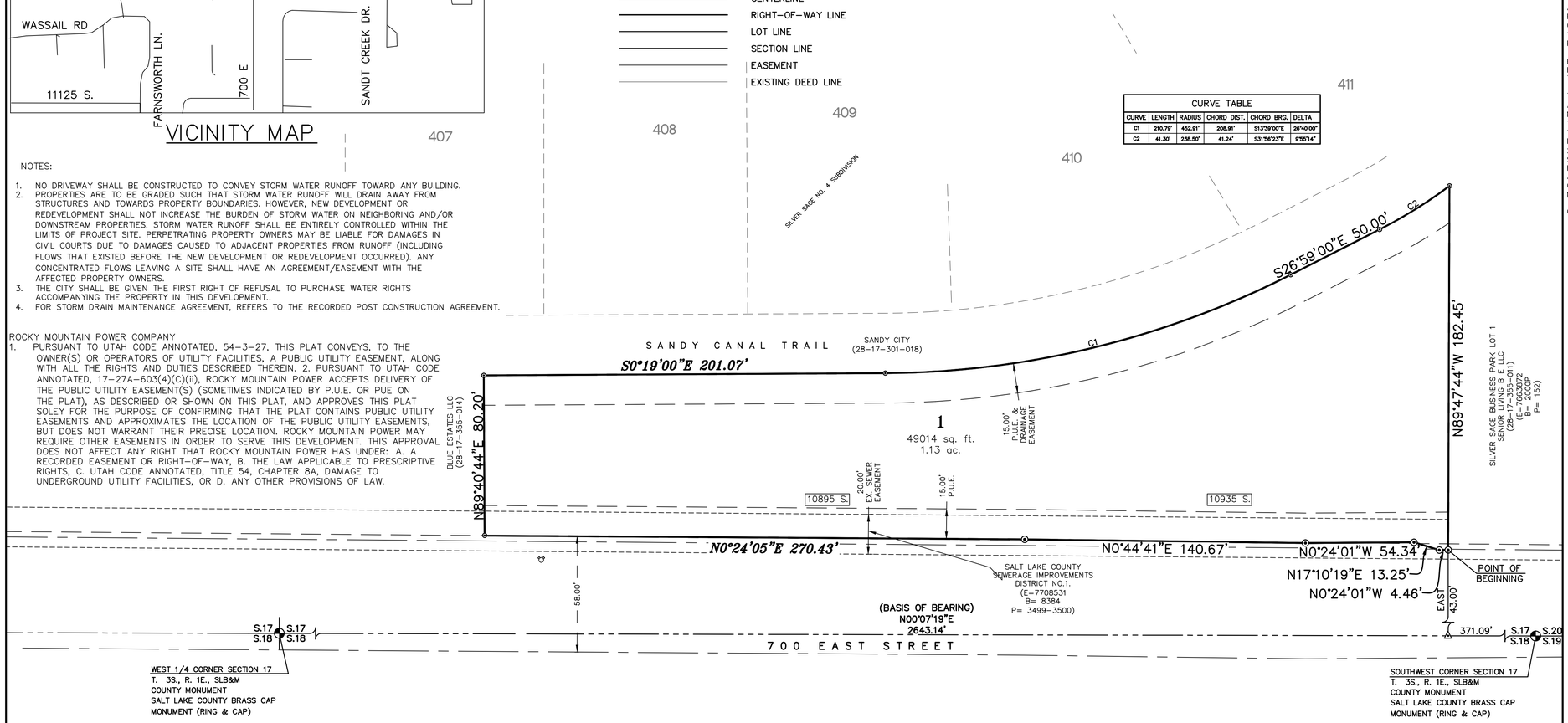
ENBRIDGE ENERGY COMPANY

BY-_____

TITLE- _____



(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	210.79'	452.91'	208.91'	S13°39'00"E	26°40'00"
C2	41.30'	238.50'	41.24'	S31°56'23"E	9°55'14"

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. 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 BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO A LOT TOGETHER WITH EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED,1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE

PROFESSIONAL LAND SURVEYOR
No. 172762
Kenneth E. Barney
STATE OF UTAH

KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

AN ENTIRE TRACT OF LAND, BEING A PORTION OF LOT 2 & 3 OF SILVER SAGE BUSINESS PARK RECORDED AS ENTRY NO. 7663872 IN BOOK 2000P AT PAGE 152 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. SAID TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST RIGHT OF WAY LINE OF 700 EAST STREET WHICH IS N.00°07'19"E 371.09 FEET ALONG THE SECTION LINE AND EAST 43.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN: AND RUNNING

THENCE ALONG 700 EAST STREET RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES 1) N.00°24'01"W. A DISTANCE OF 4.46 FEET; 2) THENCE N.17°10'19"E. A DISTANCE OF 13.25 FEET: 3) THENCE N.00°24'01"W. A DISTANCE OF 54.34 FEET; 4) THENCE N.00°44'41"E. A DISTANCE OF 140.67 FEET; 5) THENCE N.00°24'05"E. A DISTANCE OF 270.43 FEET; THENCE N.89°41'00"E. A DISTANCE OF 80.31 FEET; THENCE S.00°19'00"E. A DISTANCE OF 201.07 FEET TO A POINT OF CURVATURE OF A 452.91-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 210.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°40'00" AND A CHORD THAT BEARS S.13°39'00"E. A DISTANCE OF 208.91 FEET; THENCE S.26°59'00"E. A DISTANCE OF 50.01 FEET TO A POINT OF CURVATURE OF A 238.50-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.29 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°55'09" AND A CHORD THAT BEARS S.31°56'23"E. A DISTANCE OF 41.24 FEET; THENCE N.89°47'44"W. A DISTANCE OF 182.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 49014 sq.ft. OR 1.13 ACRES OF LAND MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EASEMENTS, AS SET FORTH, TO BE HEREAFTER KNOWN AS NAME OF SUBDIVISION/PLAT AND DO HEREBY DEDICATE, FOR PERPETUAL USE, ALL ACCESS EASEMENTS AS NON-EXCLUSIVE WATER, SANITARY SEWER, STORM SEWER, PUBLIC UTILITY, STREETLIGHT, AND DRAINAGE EASEMENTS, AS WELL AS VEHICULAR AND PEDESTRIAN ACCESS EASEMENTS FOR THE USE OF THE LOT OWNERS AND THEIR INVITEES. THE UNDERSIGNED OWNERS DO 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 PUBLIC UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS DO ALSO HEREBY CONVEY ANY OTHER EASEMENTS, AS SHOWN ON THIS PLAT, TO THE PARTIES INDICATED BY THOSE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE FACILITIES, OR FOR OTHER TYPICAL PURPOSES, INDICATED BY THOSE EASEMENTS, AS SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET MY/OUR HANDS THIS DAY OF _____. A.D. 20____.

BY: _____
MANAGING MEMBER

BY: _____ BY: _____

ACKNOWLEDGMENT

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

ON THIS _____ DAY OF _____, IN THE YEAR 20____ BEFORE ME,_____, THE SIGNER OF THIS DOCUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE_____, [NAME OF OFFICE] OF_____, A UTAH CORPORATION, AND IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC _____

NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH

COMMISSION NUMBER_____MY COMMISSION EXPIRES_____ .

SANDY CITY MAYOR

PRESENTED TO THE SANDY CITY MAYOR THIS _____ DAY OF_____A.D. 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____
SANDY CITY MAYOR

_____
ATTEST: SANDY CITY RECORDER

SEAL

RECORDED RECORD OF SURVEY
S2025-08-0605

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

K:\3-24-060-00 Sandy Hendrickson\CAD\Final\Final Plat\SANDY HENDRICKSON FINAL PLAT 05-14-2025.dwg 11/14/2025 9:24 AM

SALT LAKE COUNTY HEALTH DEPT.	S.L. COUNTY SURVEYOR	SANDY CITY PARKS AND RECREATION
APPROVAL: THIS ____ DAY OF _____ , A.D. 20____	DATE	APPROVAL: THIS ____ DAY OF _____ , A.D. 20____
REPRESENTATIVE	SIGNED	DIRECTOR

COMCAST	CENTURY LINK	COTTONWOOD IMPROVEMENT DISTRICT	CITY ENGINEER	APPROVED AS TO FORM	SANDY CITY PUBLIC UTILITIES
DATE	DATE	DATE	APPROVAL: THIS ____ DAY OF _____ , A.D. 20____	APPROVAL: THIS ____ DAY OF _____ , A.D. 20____	APPROVAL: THIS ____ DAY OF _____ , A.D. 20____
REPRESENTATIVE	REPRESENTATIVE	REPRESENTATIVE	CITY ENGINEER	SANDY CITY ATTORNEY	ENGINEERING MANAGER

SILVER SAGE BUSINESS PARK II

AMENDING A PORTION OF LOTS 2 & 3, SILVER SAGE BUSINESS PARK SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SANDY _____ SALT LAKE COUNTY, UTAH
SCALE: 1" = 20 FEET

SALT LAKE COUNTY RECORDER

RECORDED NO._____

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

DATE_____ TIME_____ BOOK_____ PAGE_____

FEE $ _____ SALT LAKE COUNTY RECORDER.

SILVER SAGE BUSINESS PARK II

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS N.89°59'23"E 226.23 FEET ALONG THE SECTION LINE AND NORTH 370.39 FEET FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN: AND RUNNING

THENCE N.89°47'44"W. A DISTANCE OF 182.45 FEET; THENCE N.00°24'01"W. A DISTANCE OF 4.46 FEET; THENCE N.17°10'19"E. A DISTANCE OF 13.25 FEET; THENCE N.00°24'01"W. A DISTANCE OF 54.34 FEET; THENCE N.00°44'41"E. A DISTANCE OF 140.67 FEET; THENCE N.00°24'06"E. A DISTANCE OF 270.43 FEET; THENCE N.89°41'00"E. A DISTANCE OF 80.31 FEET; THENCE S.00°19'00"E. A DISTANCE OF 201.07 FEET TO A POINT OF CURVATURE OF A 452.91-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 210.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°40'00" AND A CHORD THAT BEARS S.13°39'00"E. A DISTANCE OF 208.91 FEET; THENCE S.26°59'00"E. A DISTANCE OF 50.01 FEET TO A POINT OF CURVATURE OF A 238.50-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.29 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°55'09" AND A CHORD THAT BEARS S.31°56'23"E. A DISTANCE OF 41.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 49010 sq.ft. OR 1.13 ACRES OF LAND MORE OR LESS.

SITE SUMMARY

PARKING CALCULATION
OFFICE 4 STALLS PER 1,000 SF
STORAGE 1 STALL PER 1,000 SF
MAIN FLOOR= 6,878 SF
OFFICE= 6,878 SF /250=27.5
BASEMENT= 2,983 SF
STORAGE= 2,983 SF /100=2.98
TOTAL PARKING REQUIRED= 31
36 STANDARD STALLS PROVIDED
2 ADA STALLS PROVIDED
TOTAL PARKING PROVIDED= 38

TOTAL DEVELOPED AREA=	49010 SF –	100.00%
BUILDING AREA=	6878 SF –	14.03%
IMPERVIOUS AREA=	7161 SF –	14.61%
LANDSCAPE AREA=	25385 SF –	51.58%
LONG TERM FIBER SERVICE LEASE AREA=	9586 SF –	19.56

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

408 409 410 411

CONTRACTOR TO INSTALL FOR FOOT HIGH THREE RAIL FENCE WITH MASONRY COLUMNS TO MATCH EXISTING TRAIL FENCING TO NORTH & SOUTH OF PROPERTY ALONG PROPERTY LINE

S26°59'00"E 50.00'

EXISTING VALVE CLUSTER

EXISTING SANDY CANAL TRAIL

S0°19'00"E 201.07'

EXISTING DUMPSTER

N89°41'00"E 80.31'

20'x60' CLEAR VIEW SIGHT TRIANGLE NO OBSTACLES OVER 3' IN HIGH

ASPHALT

2.00' LANDSCAPING

129.17'

54.33'

8.00'

18.98'

4554.36

P.U.E. EASEMENT

REMOTE F.D.C.

2.00'

W.D.A. EASEMENT

EX. TELEPHONE PED.

EXISTING GAS LINE

EXISTING UNDER GROUND POWER

CONST. STREET LIGHT

EXISTING 5.5'X2' POWER BOX

N0°24'06"E 270.43'

EXISTING ENTRANCE

EXISTING FIRE HYDRANT

EXISTING UNDER GROUND POWER
EXISTING GAS LINE

EXISTING 5'X5.5' POWER BOX

EXISTING ADS SD PIPE TO BE REMOVED & REPLACED W/18"S RCP PER CITY STANDARDS REQUIRES UDOT PERMIT & APPROVAL.

EX.8" SEWER MAIN

EXISTING SSMH NOT SURVEYED

EXIST. 6" FIRE LINE (CONTRACTOR TO FILED VERIFY)

EXISTING 1.5" WATER METER UPGRADE METER BOX PER CITY STANDARDS

EXISTING 6" SEWER LATERAL (CONTRACTOR TO FIELD VERIFY)

EXISTING STAMPED COLORED CONCRETE

STREET TREES IN-GRATED BOX (TYP)

1265.74'
N0°29'22"E

700 EAST STREET

RETENTION BASIN

FFE = 4554.25'

FFE = 4554.00'

FFE = 4553.75'

131.00'

18.00'

24.00'

6.00'

9.00'

N89°47'44"W 182.45'

N0°44'41"E 140.67'

N0°24'01"W 54.34'

N0°24'01"W 4.46'

N17°10'19"E 13.25'

EXISTING STAMPED COLORED CONCRETE

EXISTING 1.5" WATER METER

TREE PLANTER BOXES IN PARK STRIP NEED TO BE 8'x8' AND DRIP IRRIGATED WITH 30' SPACING

EXISTING SSMH
RIM= 4552.81
INV=4539.08

EXISTING FIRE HYDRANT

EX. TELEPHONE PED.

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
11-14-25
STATE OF UTAH

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
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1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

K:\3-24-060-00 Sandy Hendrickson\CAD\Preliminary\05-14-2025\SITE PLAN.dwg 11/14/2025 10:43 AM

Northern ENGINEERING INC
ENGINEERING–LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

SILVER SAGE BUSINESS PARK II

SITE & DIMENSION PLAN

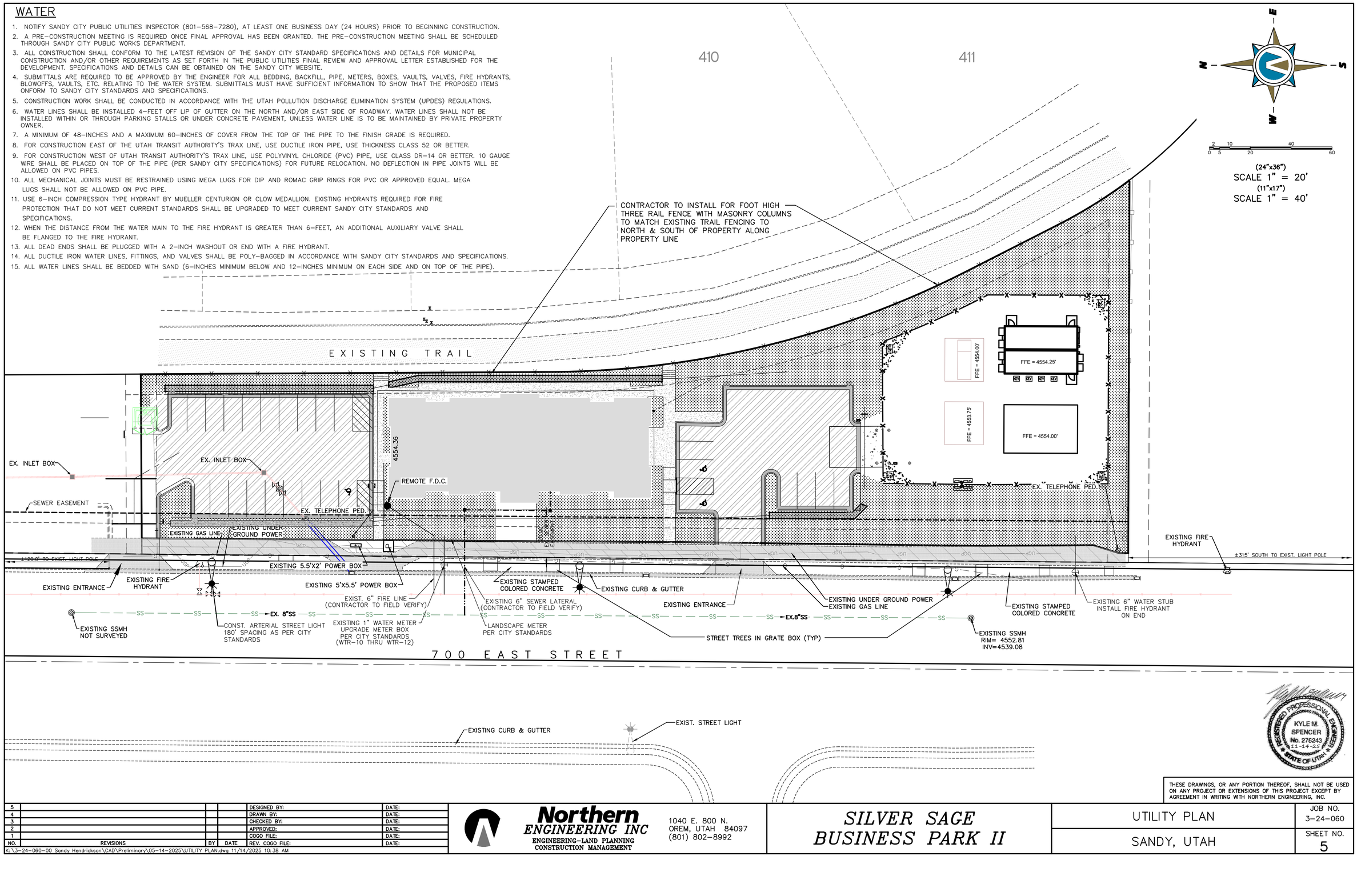
SANDY, UTAH

JOB NO. 3-24-060

SHEET NO. 4

WATER

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, METERS, BOXES, VAULTS, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, ETC. RELATING TO THE WATER SYSTEM. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS ONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
6. WATER LINES SHALL BE INSTALLED 4-FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY. WATER LINES SHALL NOT BE INSTALLED WITHIN OR THROUGH PARKING STALLS OR UNDER CONCRETE PAVEMENT, UNLESS WATER LINE IS TO BE MAINTAINED BY PRIVATE PROPERTY OWNER.
7. A MINIMUM OF 48-INCHES AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.
8. FOR CONSTRUCTION EAST OF THE UTAH TRANSIT AUTHORITY'S TRAX LINE, USE DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER.
9. FOR CONSTRUCTION WEST OF UTAH TRANSIT AUTHORITY'S TRAX LINE, USE POLYVINYL CHLORIDE (PVC) PIPE, USE CLASS DR-14 OR BETTER. 10 GAUGE WIRE SHALL BE PLACED ON TOP OF THE PIPE (PER SANDY CITY SPECIFICATIONS) FOR FUTURE RELOCATION. NO DEFLECTION IN PIPE JOINTS WILL BE ALLOWED ON PVC PIPES.
10. ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS FOR DIP AND ROMAC GRIP RINGS FOR PVC OR APPROVED EQUAL. MEGA LUGS SHALL NOT BE ALLOWED ON PVC PIPE.
11. USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS.
12. WHEN THE DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 6-FEET, AN ADDITIONAL AUXILIARY VALVE SHALL BE FLANGED TO THE FIRE HYDRANT.
13. ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT.
14. ALL DUCTILE IRON WATER LINES, FITTINGS, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
15. ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM BELOW AND 12-INCHES MINIMUM ON EACH SIDE AND ON TOP OF THE PIPE).



N E S W

2 10 40
0 5 20 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
11-14-25
STATE OF UTAH

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
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DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

K:\3-24-060-00 Sandy Hendrickson\CAD\Preliminary\05-14-2025\UTILITY PLAN.dwg 11/14/2025 10:38 AM

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

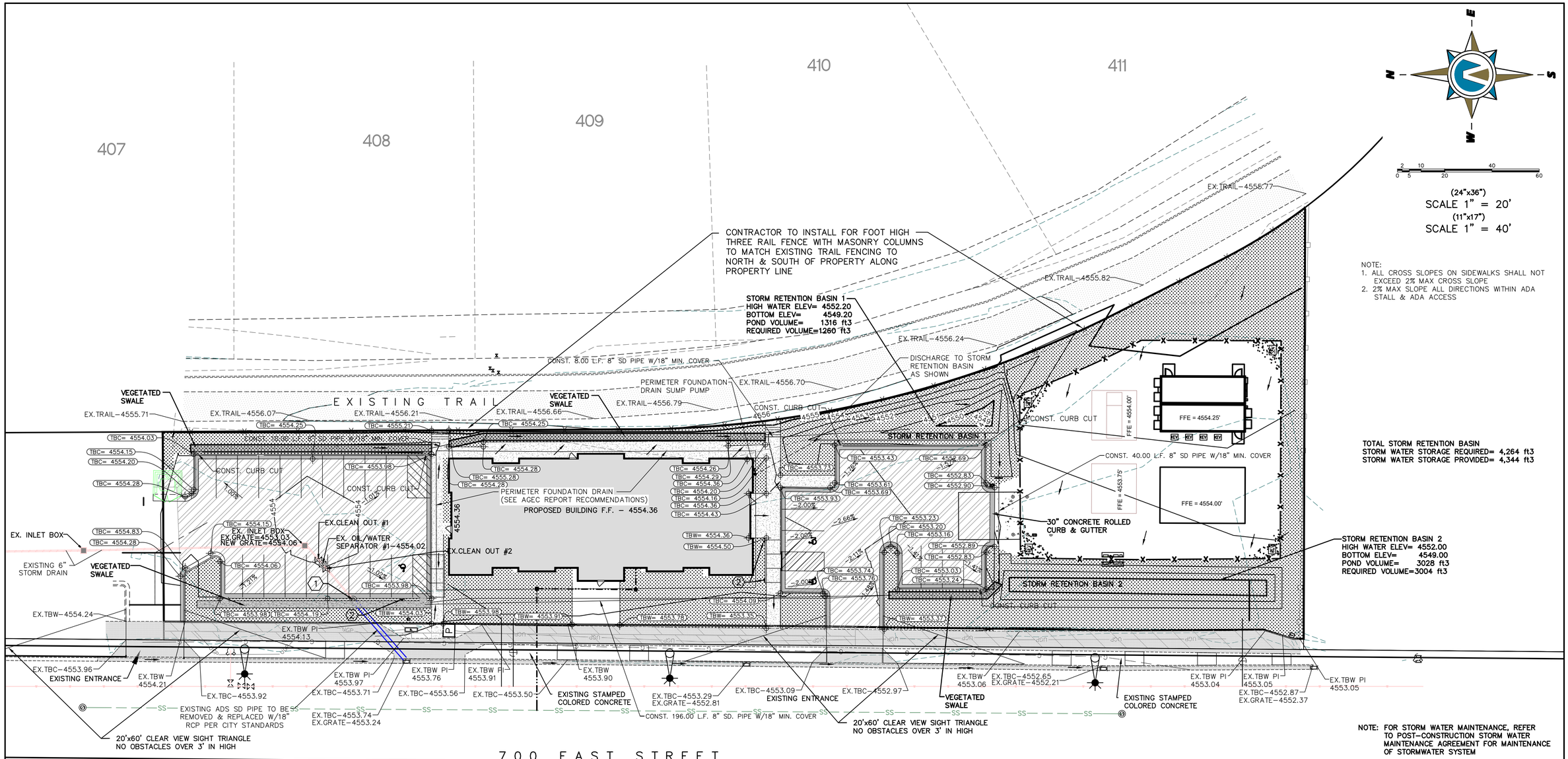
SILVER SAGE BUSINESS PARK II

UTILITY PLAN

SANDY, UTAH

JOB NO. 3-24-060

SHEET NO. 5



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

NOTE:
1. ALL CROSS SLOPES ON SIDEWALKS SHALL NOT EXCEED 2% MAX CROSS SLOPE
2. 2% MAX SLOPE ALL DIRECTIONS WITHIN ADA STALL & ADA ACCESS

TOTAL STORM RETENTION BASIN
STORM WATER STORAGE REQUIRED= 4,264 ft3
STORM WATER STORAGE PROVIDED= 4,344 ft3

NOTE: FOR STORM WATER MAINTENANCE, REFER TO POST-CONSTRUCTION STORM WATER MAINTENANCE AGREEMENT FOR MAINTENANCE OF STORMWATER SYSTEM

(1) EX.SDMH RIM= 4553.95
6" INV= 4549.79
18" INV= 4549.83

(2) ADA VAN ACCESSABLE SIGN AS PER CITY STANDARDS

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
11-18-25
STATE OF UTAH

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NO.	REVISIONS	BY	DATE
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DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

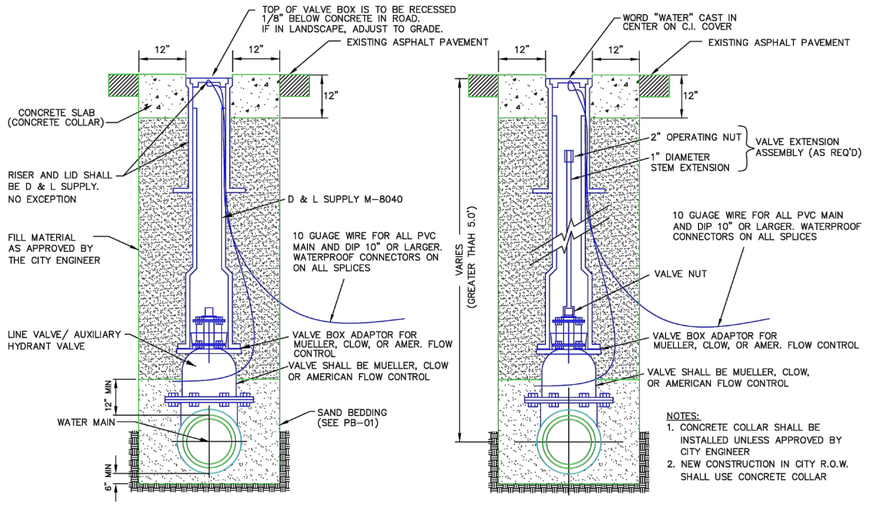
K:\3-24-060-00 Sandy Hendrickson\CAD\Preliminary\05-14-2025\GRADING & DRAINAGE.dwg 11/18/2025 12:22 PM

Northern ENGINEERING INC
ENGINEERING–LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

SILVER SAGE BUSINESS PARK II

GRADING & DRAINAGE
SANDY, UTAH

JOB NO. 3-24-060
SHEET NO. 6

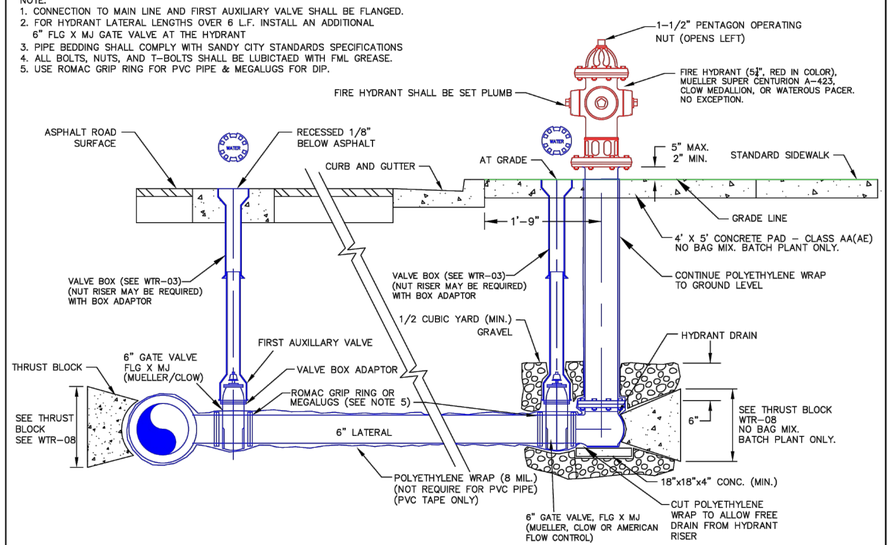


NOT TO SCALE

NO.	AUTHORIZED BY	REVISIONS	DATE
1	CC	CREATED	6/2017
2	CC	REVISED	12/2018

STANDARD DETAIL
PUBLIC UTILITIES
WTR-03
VALVE BOX - CONCRETE COLLAR

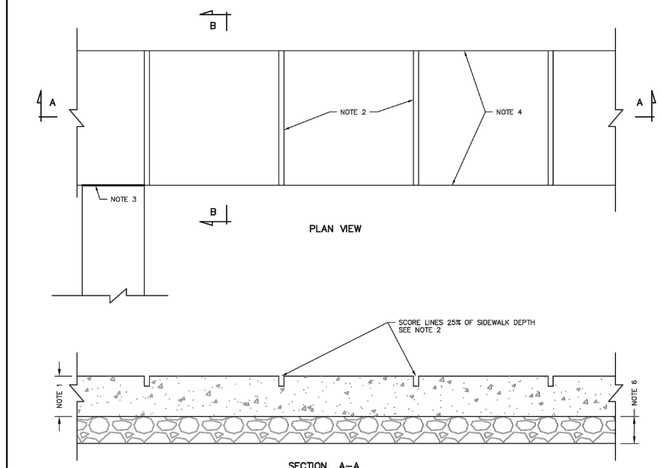
NOTE:
1. CONNECTION TO MAIN LINE AND FIRST AUXILIARY VALVE SHALL BE FLANGED.
2. FOR HYDRANT LATERAL LENGTHS OVER 6 L.F. INSTALL AN ADDITIONAL 6" FLG X MJ GATE VALVE AT THE HYDRANT
3. PIPE BEDDING SHALL COMPLY WITH SANDY CITY STANDARDS SPECIFICATIONS
4. ALL BOLTS, NUTS, AND T-BOLTS SHALL BE LUBICTAED WITH FML GREASE.
5. USE ROMAC GRIP RING FOR PVC PIPE & MEGALUGS FOR DIP.



NOT TO SCALE

NO.	AUTHORIZED BY	REVISIONS	DATE
1	CC	CREATED	6/2017
2	CC	REVISED	12/2018

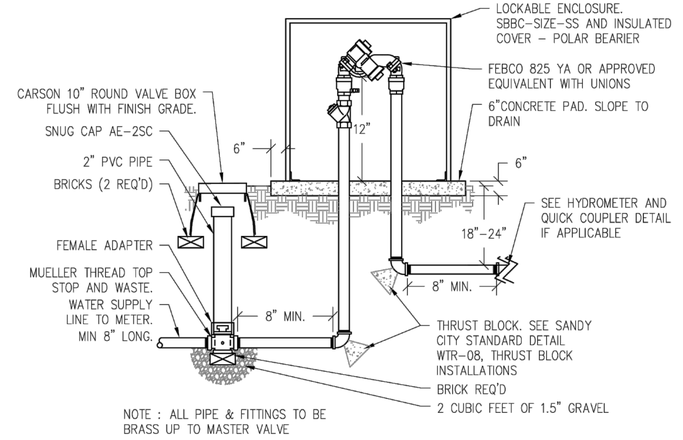
STANDARD DETAIL
PUBLIC UTILITIES
WTR-01
FIRE HYDRANT CONNECTION



GENERAL NOTES
1. USE MONOLITHIC CONSTRUCTION. 4" THICK EXCEPT AT DRIVEWAYS WHERE A THICKNESS OF 7" IN COMMERCIAL AND INDUSTRIAL ZONE AREAS AND 6" IN RESIDENTIAL ZONE AREAS IS REQUIRED.
2. PLACE SCORE LINES AT INTERVALS EQUAL TO 1 TIMES THE WIDTH OF THE SIDEWALK UNIFORMLY PLACED ALONG LENGTH OF SIDEWALK. SEE SECTION 03050.
3. USE 1/2" EXPANSION JOINT FILLER MADE OF PREMOLDED BITUMINOUS OR SIMILAR MATERIAL AT INTERSECTIONS WITH PERPENDICULAR SIDEWALKS OR DRIVEWAYS. SEE SW-02 FOR WHEELCHAIR RAMP DETAILS.
4. EDGE SIDEWALK WITH 1/2" RADIUS EDGING TOOL. ROUND EDGES AT EXPANSION JOINTS TO A RADIUS OF 1/2".
5. WALKS SHALL BE FINISHED AS PER SECTION 03050.
6. USE A MINIMUM OF 4" UNTREATED BASE COURSE COMPACTED TO 96% AVERAGE OF THE MAXIMUM DRY DENSITY. (ASTM D698)
7. UNLESS SPECIFIED OTHERWISE, CONSTRUCT WIDTH OF SIDEWALK AS FOLLOWS:
   A) 5 FEET IF SIDEWALK IS ADJACENT TO A PARKING STRIP OVER 2 FEET WIDE, OR
   B) 6 FEET IF SIDEWALK IS ADJACENT TO CURB AND GUTTER OR PARKING STRIPS LESS THAN 2 FOOT IN WIDTH, OR
   C) MATCH TO EXISTING SIDEWALK EXTENSION WIDTHS IF 5' OR WIDER.
8. THE CLASS OF CONCRETE FOR SIDEWALK SHALL BE AA(AE), SEE SECTION 03000.

NO.	AUTHORIZED BY	REVISIONS	DATE
1	R. KUMP	DWG REVISION	5/24/17
2	R. KUMP	NOTE 7A REV	1/1/21

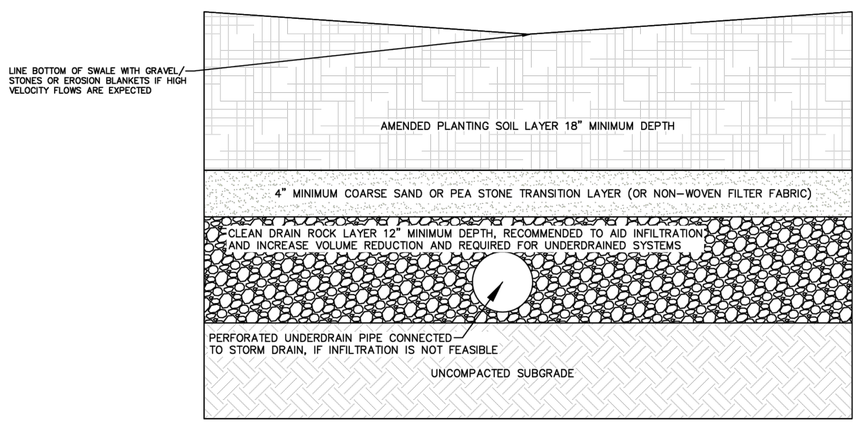
STANDARD DETAIL
PUBLIC WORKS
SW-03
CONCRETE SIDEWALK



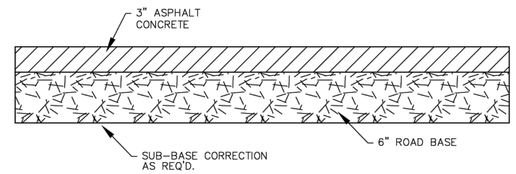
NOTE : ALL PIPE & FITTINGS TO BE BRASS UP TO MASTER VALVE

NO.	AUTHORIZED BY	REVISIONS	DATE
1	C Kirk	DWG REVISION	5/1/17

STANDARD DETAIL
PARKS & RECREATION
MC-01
MAINLINE CONNECTION 2 INCHES OR LESS



BIO-SWALE / VEGETATED SWALE



ASPHALT CROSS SECTION DETAIL
-NTS-

*AS PER AGEC GEOTECHINICAL REPORT
PROJECT NO. 1240945
FEBRUARY 25, 2025

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
06-03-25
STATE OF UTAH

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
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1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

SILVER SAGE BUSINESS PARK II

DETAILS
SANDY, UTAH

JOB NO. 3-24-060
SHEET NO. DT-01

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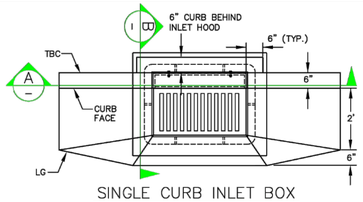
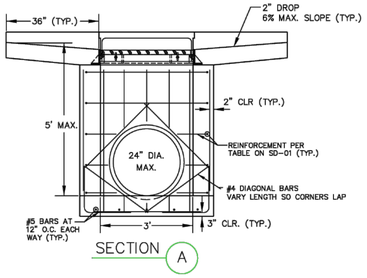
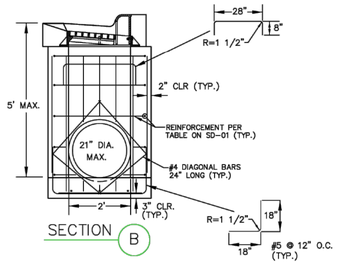


SINGLE CURB INLET BOX

* SEE SHEET SD-01 FOR SPECIFICATIONS AND ADDITIONAL NOTES/DETAILS INCLUDING WALL REINFORCEMENT.



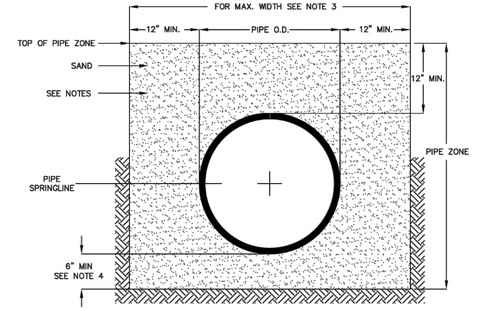
SECTION A



SECTION B

NOT TO SCALE

1 2	TS TS	CREATED REVISED	6/2017 12/2018	Sandy HEART OF THE WASATCH	STANDARD DETAIL PUBLIC UTILITIES SD-02 SINGLE CURB INLET BOX
NO.	AUTHORIZED BY	REVISIONS	DATE		



GENERAL NOTES

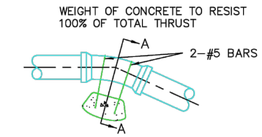
1. PIPE ZONE BACKFILL SHALL BE IN LIFTS EQUAL TO 1/3 THE DIAMETER OR NO MORE THAN 8" LIFT OF THE PIPE AND COMPACTED TO 96% PER SECTION 02240.
2. "O.D." MEANS OUTSIDE DIAMETER OF PIPE BARREL. "I.D." MEANS INSIDE DIAMETER OF PIPE BARREL.
3. MAXIMUM WIDTH OF TRENCH MEASURED AT THE TOP OF THE PIPE, INCLUDING ANY NECESSARY SHEATHING IS AS FOLLOWS:

PIPE I.D.	MAX. TRENCH WIDTH
LESS THAN 33"	O.D. + 24"
GREATER THAN 33"	O.D. + 30"

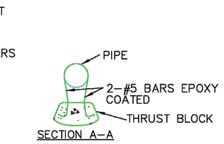
4. FOR FOUNDATION STABILIZATION USE 6" MINIMUM OF SAND BEDDING. WHEN DIRECTED BY THE ENGINEER, SEWER AGGREGATE CONFORMING TO SANDY CITY SPECIFICATIONS, SECTION 02230, 2.07 SHALL BE ALLOWED.
5. FOR CULINARY WATER PIPE INSTALLATION, COMPLY WITH SECTION 02669.
6. FOR CULINARY WATER AND STORM WATER PIPE INSTALLATION AND AROUND WATER VALVES USE SAND BEDDING MATERIAL CONFORMING TO SECTION 02230, 2.02.
7. ALL CULINARY WATER AND STORM WATER PIPE INSTALLATION SHALL MAINTAIN 12" MIN. BEDDING COVER OVER TOP OF PIPE AND SHALL BE BEDDED WITH 6" MIN. SAND AND 12" OF SAND OVER THE PIPE (SEE SECTION 02230, 2.02).
8. NATIVE (TRENCH RUN) MATERIAL SHALL BE ALLOWED FOR PIPE ZONE BACKFILL IF APPROVED BY THE PUBLIC UTILITIES AND IF IT MEETS SECTION 02230, 2.01.
9. ALL CONCRETE ELLIPTICAL PIPE INSTALLATION SHALL BE BACKFILLED WITH FLOWABLE FILL TO THE SPRINGLINE (AT A MINIMUM).

NOT TO SCALE

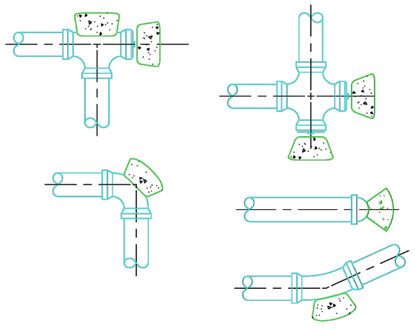
1 1	TS TS	CREATED REVISED	6/2017 1/2018	Sandy HEART OF THE WASATCH	STANDARD DETAIL PUBLIC UTILITIES PB-01 PIPE BEDDING
NO.	AUTHORIZED BY	REVISIONS	DATE		



VERTICAL BEND



SECTION A–A



HORIZONTAL BEND

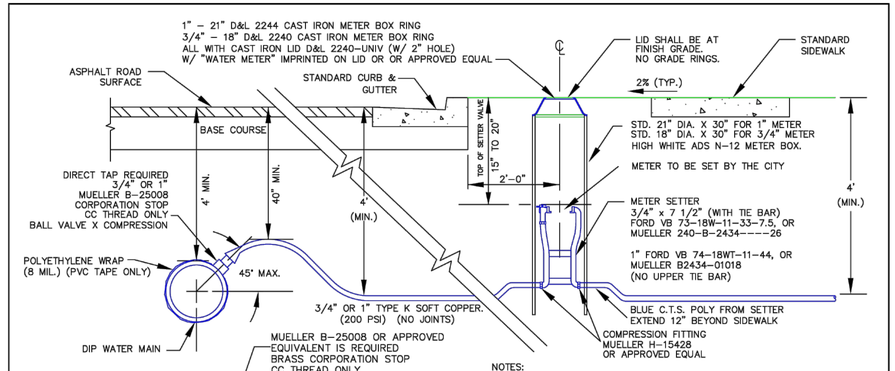
Horizontal Bend		Soft Clay	Silt	Sandy Silt	Sandy	Sandy Clay	Vertical Bend		
ID (in)	OD (in)	Ab (SF)	Ab (SF)	Ab (SF)	Ab (SF)	Ab (SF)	ID (in)	OD (in)	Vol (CY)
3	3.96	5.23	3.48	1.74	1.31	0.87	3	3.96	0.83
4	4.80	7.68	5.12	2.56	1.92	1.28	4	4.80	1.22
6	6.90	15.86	10.58	5.29	3.97	2.64	6	6.90	2.52
8	9.05	27.29	18.19	9.10	6.82	4.55	8	9.05	4.33
10	11.10	41.06	27.37	13.69	10.26	6.84	10	11.10	6.52
12	13.20	58.06	38.71	19.35	14.51	9.68	12	13.20	9.22
14	15.30	78.00	52.00	26.00	19.50	13.00	14	15.30	12.38
16	17.40	100.88	67.26	33.63	25.22	16.81	16	17.40	16.01

NOTES:

1. BEARING SURFACE (Ab) SHOULD, WHERE POSSIBLE, BE PLACED AGAINST UNDISTURBED SOIL. WHERE NOT POSSIBLE, FILL BETWEEN THE BEARING SURFACE AND UNDISTURBED SOIL SHOULD BE COMPACTED TO 90% STD. PROCTOR DENSITY, MIN.
2. BLOCK WIDTH SHOULD BE BETWEEN ONE AND TWO TIMES THE BLOCK HEIGHT.
3. CONCRETE TO HAVE UNIT WT. OF 165 PCF AND TO COMPLY WITH SANDY STANDARDS AND SPECIFICATIONS

NOT TO SCALE

1	CC	CREATED	6/2017	Sandy HEART OF THE WASATCH	STANDARD DETAIL PUBLIC UTILITIES WTR-08 THRUST BLOCK INSTALLATIONS
NO.	AUTHORIZED BY	REVISIONS	DATE		



NOTES:

1. 10'–0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR AT LEAST 10'–0" EITHER SIDE OF CROSS POINT.
3. ALL COMPRESSION FITTINGS MUST BE A MUELLER H-15428 OR APPROVED EQUIVALENT.
4. TAPS IN DIP MUST BE 24" FROM ANY TAPS, BELL, OR MJ.
5. TAPS IN PVC MUST BE 36" FROM ANY TAPS, BELL, OR MJ.
6. PIPE BEDDING SHALL COMPLY WITH SANDY CITY STANDARDS SPECIFICATIONS
7. WHEN EXISTING CONNECTION IS ABANDONED AT MAIN, INSTALL BRASS CAP MUELLER H-15540

NOT TO SCALE

1 2	CC CC	CREATED REVISED	6/2017 12/2018	Sandy HEART OF THE WASATCH	STANDARD DETAIL PUBLIC UTILITIES WTR-09 3/4" AND 1" WATER SERVICE
NO.	AUTHORIZED BY	REVISIONS	DATE		

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

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CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

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(801) 802-8992

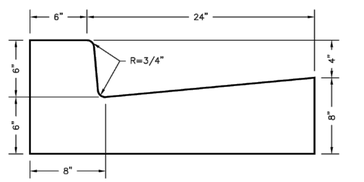
SILVER SAGE BUSINESS PARK II

DETAILS

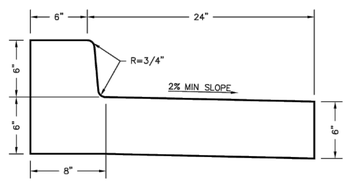
SANDY, UTAH

JOB NO. 3-24-060

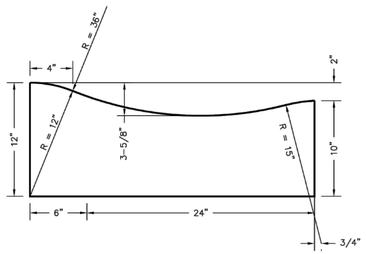
SHEET NO. DT-02



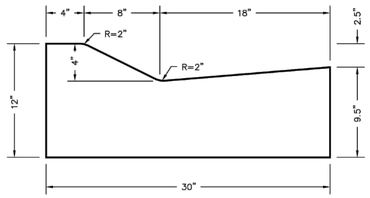
30" CONCRETE STANDARD
CURB & GUTTER



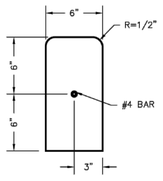
30" CONCRETE STANDARD
OUTFALL CURB & GUTTER



30" CONCRETE ROLLED
CURB & GUTTER



30" CONCRETE MODIFIED
CURB & GUTTER



6" x 12" CONCRETE
CURB WALL

GENERAL NOTES

1. CONCRETE SHALL COMPLY WITH SANDY CITY STANDARD SPECIFICATION SECTION 03000.
2. PLACE EXPANSION-CONTRACTION JOINTS, (JOINT FILLER MATERIAL FULL DEPTH OF CONCRETE PLUS 1 INCH, FLUSH WITH TOP OF CONCRETE) EVERY 50 FEET FOR HAND SET FORMING
3. PLACE CONTROL JOINTS AT 10 FOOT INTERVALS.
4. ALL REINFORCING STEEL TO BE A MINIMUM OF THREE INCHES CLEAR CONCRETE COVERAGE UNLESS OTHERWISE SHOWN.
5. MODIFIED, ROLLED AND OUTFALL GUTTER SHALL NOT BE USED FOR NEW CONSTRUCTION UNLESS AUTHORIZED BY THE ENGINEER.
6. EDGE CONCRETE WITH A 1/2" EDGING TOOL.
7. USE 6" MIN. UNTREATED BASE COARSE MATERIAL. COMPACT TO 96% OF MAXIMUM DRY DENSITY.
8. STAGGER LAP SPLICES WITH A MINIMUM OF 15 INCHES.
9. FORM OIL CONTAMINATED REINFORCING STEEL WILL BE REJECTED.
10. COMPLY WITH SANDY CITY STANDARD SPECIFICATION, DIVISION #3, SECTION 03050.

NO.	AUTHORIZED BY	REVISIONS	DATE
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STANDARD DETAIL
PUBLIC WORKS
CG-01

CURB AND GUTTER DETAILS

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Northern
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ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
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(801) 802-8992

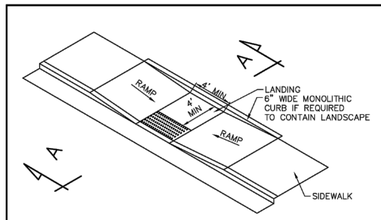
SILVER SAGE
BUSINESS PARK II

DETAILS

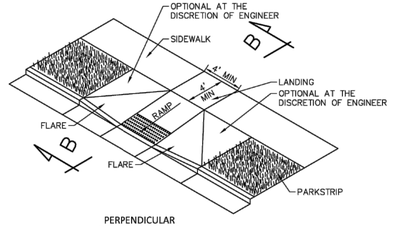
SANDY, UTAH

JOB NO.
3-24-060

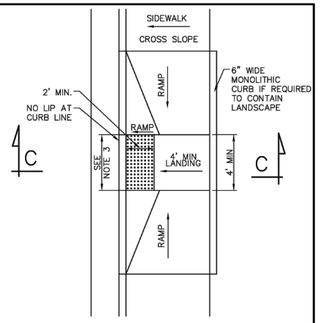
SHEET NO.
DT-03



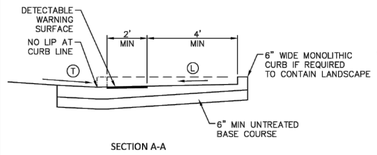
PARALLEL
PEDESTRIAN RAMP



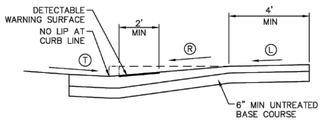
PERPENDICULAR
PEDESTRIAN RAMP
FLARE IS ACCEPTABLE IN
LIEU OF FULL HEIGHT CURB
SEE LOCAL AGENCY REQUIREMENTS



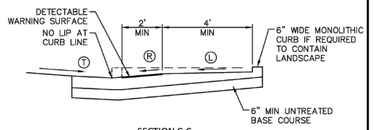
PEDESTRIAN ACCESS
RAMP DETAIL



SECTION A-A



SECTION B-B



SECTION C-C

SLOPE TABLE			
	ITEM	RUNNING SLOPE *	CROSS SLOPE *
(L)	LANDING	1.5–2% (1V:48H) (b)	1.5–2% (1V:48H) (b)
(R)	RAMP	8.33% (1V:12H) (c)	1.5–2% (1V:48H) (d)
(T)	TRANSITION	5% (1V:20H) (a)	1.5–2% (1V:48H) (d)
	SIDEWALK	--	1.5–2% (1V:48H)
	FLARE	10% (1V:10H)	--

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL, WHILE CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL.

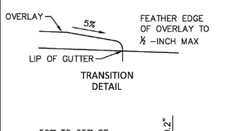
(a) TRANSITION RUNNING SLOPE NEEDS TO BE CONSTANT ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED TRANSITION SLOPE AT CURB CUT (0.10' MAX. ABOVE FLOWLINE).

EXCEPTION:

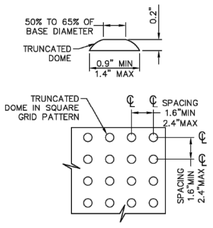
(b) IF SLOPE REQUIREMENTS CAN'T BE ACHIEVED ON MID-BLOCK RAMPS CONTACT THE ENGINEER.

(c) PARALLEL RAMPS ARE NOT REQUIRED TO EXCEED 15-FEET IN LENGTH.

(d) CROSS SLOPE REQUIREMENT DOES NOT APPLY AT PERPENDICULAR RAMP MID-BLOCK CROSSING.



TRANSITION
DETAIL



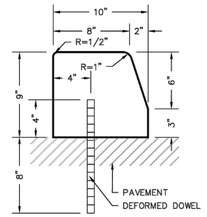
DETECTABLE WARNING SURFACE
DETAIL A

NOTES:

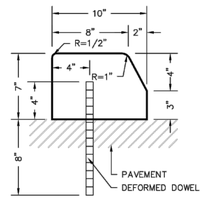
1. CONFIGURATION OF RAMPS AND LANDINGS MAY BE CHANGED BUT MUST MEET PEDESTRIAN RAMP DIMENSION AND SLOPE REQUIREMENTS. SPECIFIC SITE CONDITIONS WILL VARY. THE USE OF FLARES, CURBWALLS, ETC. ARE AT THE DISCRETION OF THE ENGINEER.
2. PERPENDICULAR AND PARALLEL PEDESTRIAN RAMPS SHOWN ON THIS DRAWING ARE ACCEPTABLE FOR USE AT MID BLOCK OR CORNER INSTALLATIONS. SEE STD DWG SW-02 FOR EXAMPLES OF CORNER INSTALLATIONS.
3. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING, OR CURB CUT. SEE DETAIL A FOR DETECTABLE WARNING SURFACE DIMENSIONS.
4. PROVIDE DETECTABLE WARNING SURFACE. COLOR SHALL BE YELLOW.
5. USE CLASS AA(AE) CONCRETE.
6. USE 6" MIN. DEPTH OF UNTREATED BASE COURSE UNDER ALL CONCRETE FLATWORK COMPACTED TO 96% MAXIMUM DRY DENSITY.

NO.	AUTHORIZED BY	REVISIONS	DATE
1	R. KUMP	DWG REVISION	5/24/17

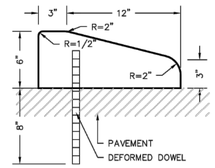
STANDARD DETAIL
PUBLIC WORKS
SW–01
STANDARD PEDESTRIAN
ACCESS RAMP



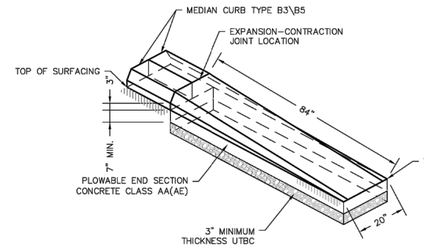
UDOT STANDARD B3
MEDIAN CURB DETAIL

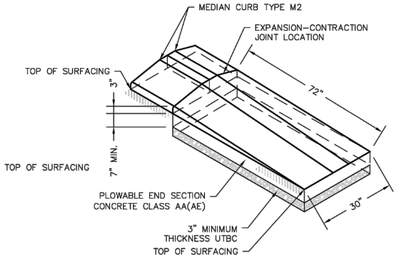


UDOT STANDARD B5
MEDIAN CURB DETAIL



UDOT STANDARD M2
MEDIAN CURB DETAIL





MEDIAN CURB NOTES:

1. USE 3/4 INCH DEFORMED DOWELS ON 5 FT MAXIMUM CENTERS.
2. MEASURE CURB HEIGHT VERTICALLY FROM THE FLOW LINE OF THE GUTTER TO TOP BACK OF CURB.
3. PRECAST CURBS:
   A) MINIMUM OF 10 FT IN LENGTH.
   B) DOWELS AT A MINIMUM OF 3 PER 10 FT LENGTH.
   C) INCLUDE ADEQUATE REINFORCING STEEL TO WITHSTAND HANDLING STRESSES.

PLOWABLE END SECTION NOTES:

1. PAINT PLOWABLE END SECTION TO MATCH ADJACENT EDGE LINE.
2. RAISED ISLAND IS TWO RAISED MEDIAN CURBS BACK–TO–BACK TYPICALLY.
3. REFER TO UDOT STANDARD DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

NO.	AUTHORIZED BY	REVISIONS	DATE
1	R. KUMP	DWG REVISION	5/24/17

STANDARD DETAIL
PUBLIC WORKS
CG–02
RAISED MEDIAN DETAILS

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
06-03-25
STATE OF UTAH

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SILVER SAGE
BUSINESS PARK II

DETAILS

SANDY, UTAH

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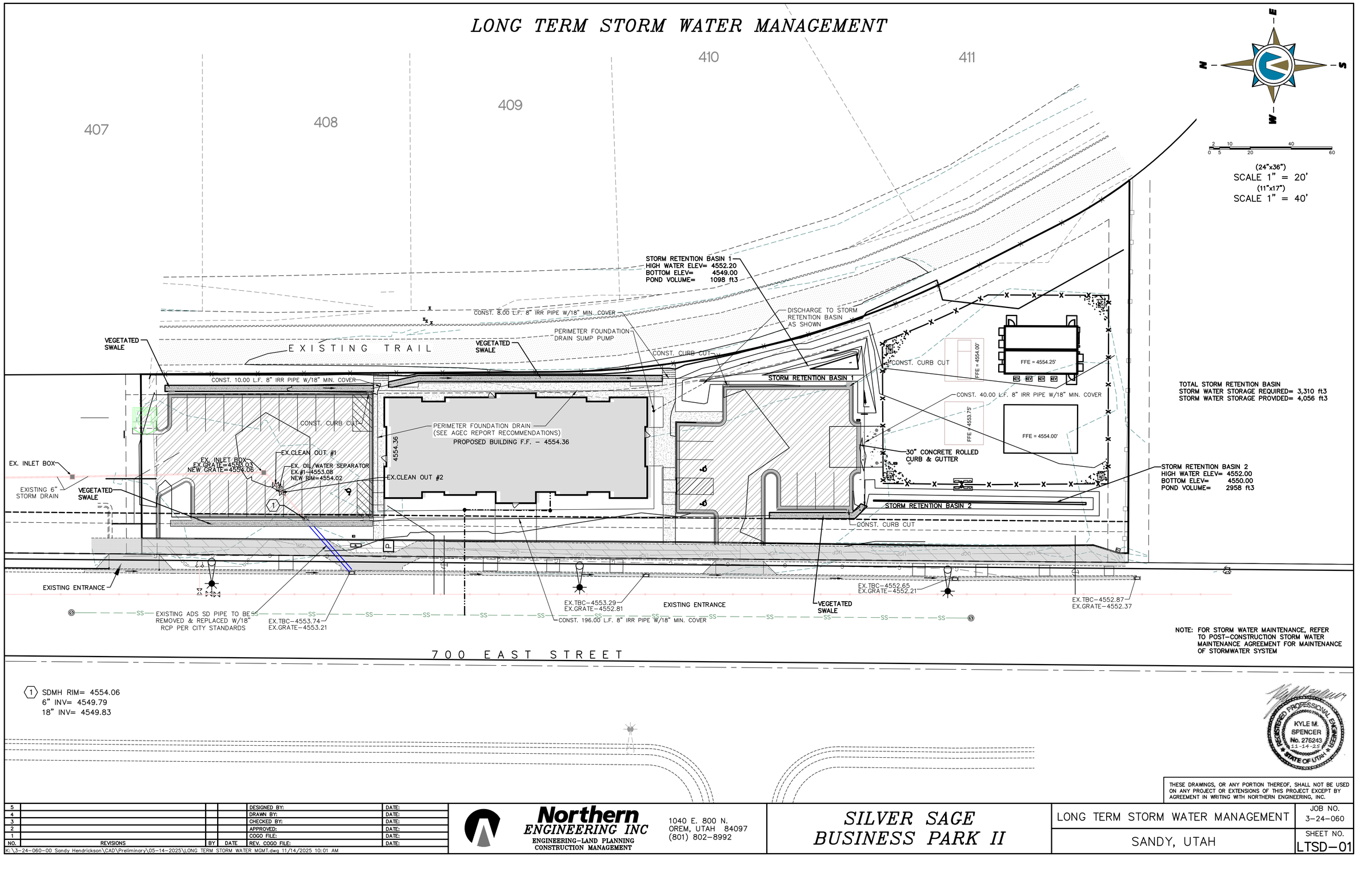
3–24–060

SHEET NO.
DT–04

LONG TERM STORM WATER MANAGEMENT



TOTAL STORM RETENTION BASIN
STORM WATER STORAGE REQUIRED= 3,310 ft3
STORM WATER STORAGE PROVIDED= 4,056 ft3

NOTE: FOR STORM WATER MAINTENANCE, REFER TO POST-CONSTRUCTION STORM WATER MAINTENANCE AGREEMENT FOR MAINTENANCE OF STORMWATER SYSTEM

(1) SDMH RIM= 4554.06
6" INV= 4549.79
18" INV= 4549.83

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
11-14-25
STATE OF UTAH

THESE DRAWNGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

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DRAWN BY:		DATE:
CHECKED BY:		DATE:
APPROVED:		DATE:
COGO FILE:		DATE:
REV. COGO FILE:		DATE:

K:\3-24-060-00 Sandy Hendrickson\CAD\Preliminary\05-14-2025\LONG TERM STORM WATER MGMT.dwg 11/14/2025 10:01 AM

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

SILVER SAGE BUSINESS PARK II

LONG TERM STORM WATER MANAGEMENT

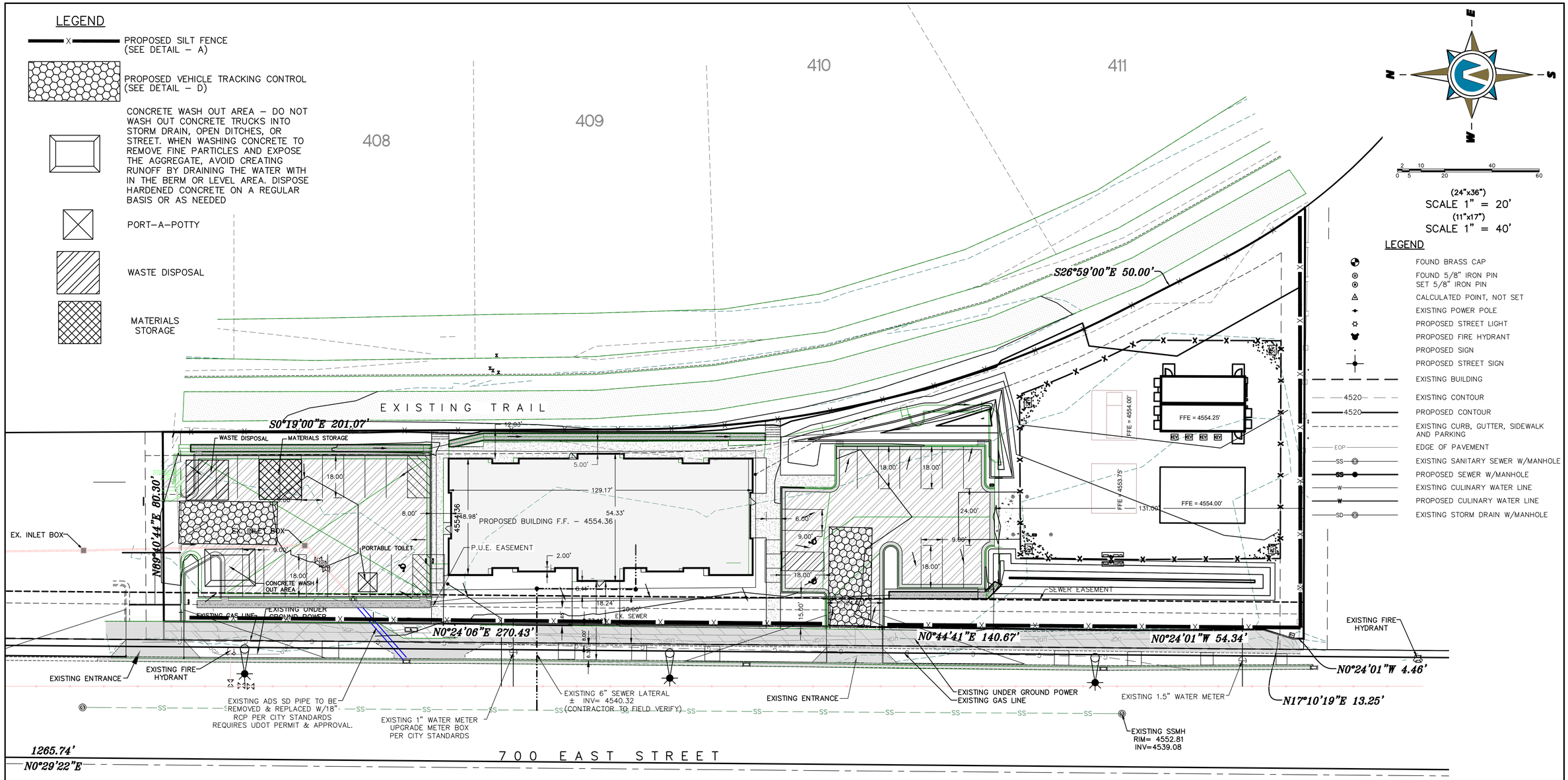
SANDY, UTAH

JOB NO. 3-24-060

SHEET NO. LTSD-01

LEGEND

- PROPOSED SILT FENCE (SEE DETAIL – A)
- PROPOSED VEHICLE TRACKING CONTROL (SEE DETAIL – D)
- CONCRETE WASH OUT AREA – DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAIN, OPEN DITCHES, OR STREET. WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITH IN THE BERM OR LEVEL AREA. DISPOSE HARDENED CONCRETE ON A REGULAR BASIS OR AS NEEDED
- PORT–A–POTTY
- WASTE DISPOSAL
- MATERIALS STORAGE



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- EXISTING BUILDING
- 4520 EXISTING CONTOUR
- 4520 PROPOSED CONTOUR
- EXISTING CURB, GUTTER, SIDEWALK AND PARKING
- EOP EDGE OF PAVEMENT
- SS EXISTING SANITARY SEWER W/MANHOLE
- SS PROPOSED SEWER W/MANHOLE
- W EXISTING CULINARY WATER LINE
- W PROPOSED CULINARY WATER LINE
- SD EXISTING STORM DRAIN W/MANHOLE

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
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11-14-25
STATE OF UTAH

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APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

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(801) 802–8992

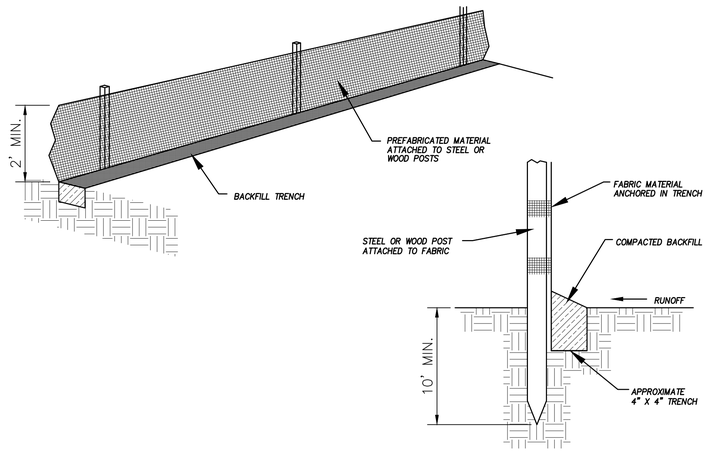
SILVER SAGE BUSINESS PARK II

STORM WATER POLLUTION PREVENTION PLAN

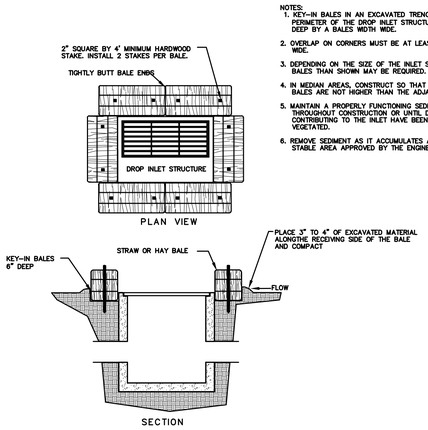
SANDY, UTAH

JOB NO. 3–24–060

SHEET NO. SW–01

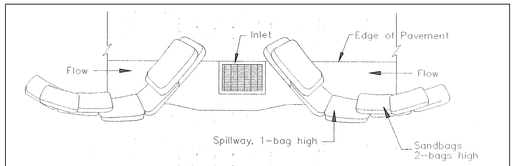


DETAIL–A
SILT FENCE DETAIL
–NTS–

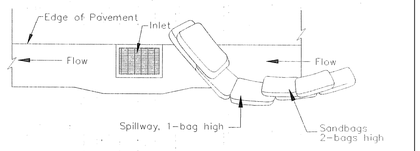


NOTES:
1. KEY–IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
4. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOPS OF THE BALES ARE NOT HIGHER THAN THE ADJACENT ROADWAY.
5. MAINTAIN A PROPERLY FUNCTIONING SEDIMENT BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

DETAIL–C
STRAW BALE DROP INLET PROTECTION DETAIL
–NTS–



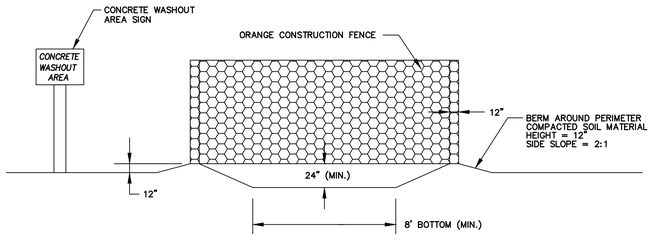
TYPICAL PROTECTION FOR INLET ON SUMP



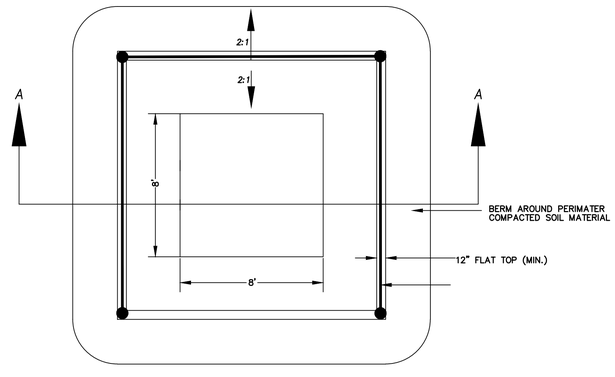
TYPICAL PROTECTION FOR INLET ON GRADE

DETAIL–E

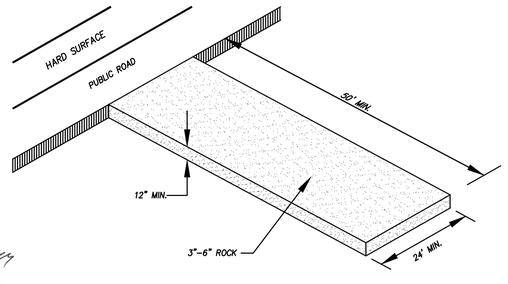
NOTES:
1. Intended for short–term use.
2. Use to inhibit non–storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.



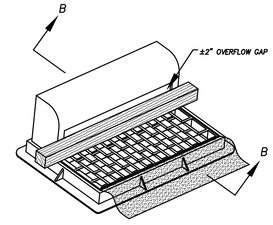
SECTION A–A

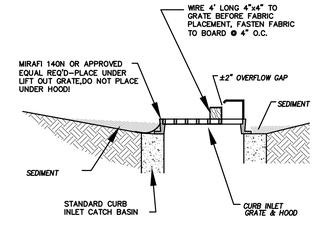


DETAIL–B
CONCRETE WASHOUT PIT
–NTS–



DETAIL–D
VEHICLE TRACKING DETAIL
–NTS–





CROSS SECTION B–B
OPTION B

* CATCH BASIN INLET PROTECTIONS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL ALL CONSTRUCTION IS COMPLETED AT THE SITE.

DETAIL–F
CURB INLET PROTECTION
DETAIL FOR EXISTING CATCH BASINS
–NTS–

ANY OF THE ABOVE OPTIONS (C, E, OR F) MAY BE USED

GENERAL NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ONSITE EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM SITE TRAFFIC.
3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY OR COUNTY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
4. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.
5. ALL EROSION CONTROL SYSTEMS USING A GEOTECHNICAL FABRIC FOR INLET GRATE PROTECTION MUST BE REGULARLY CLEANED (14 DAY INTERVAL MAX, MORE FREQUENTLY IF NEEDED) TO INSURE THAT SILT DOES NOT FORM IMPERMEABLE BARRIER OVER INLET.
6. ANY SOIL OR GRANULAR STOCKPILED MATERIAL SHALL BE CONTAINED WITHIN A SILT FENCED AREA.
7. THE CONTRACTOR SHALL PROVIDE TEMPORARY ONSITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
11-14-25
STATE OF UTAH

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APPROVED:	DATE:
COGO FILE:	DATE:
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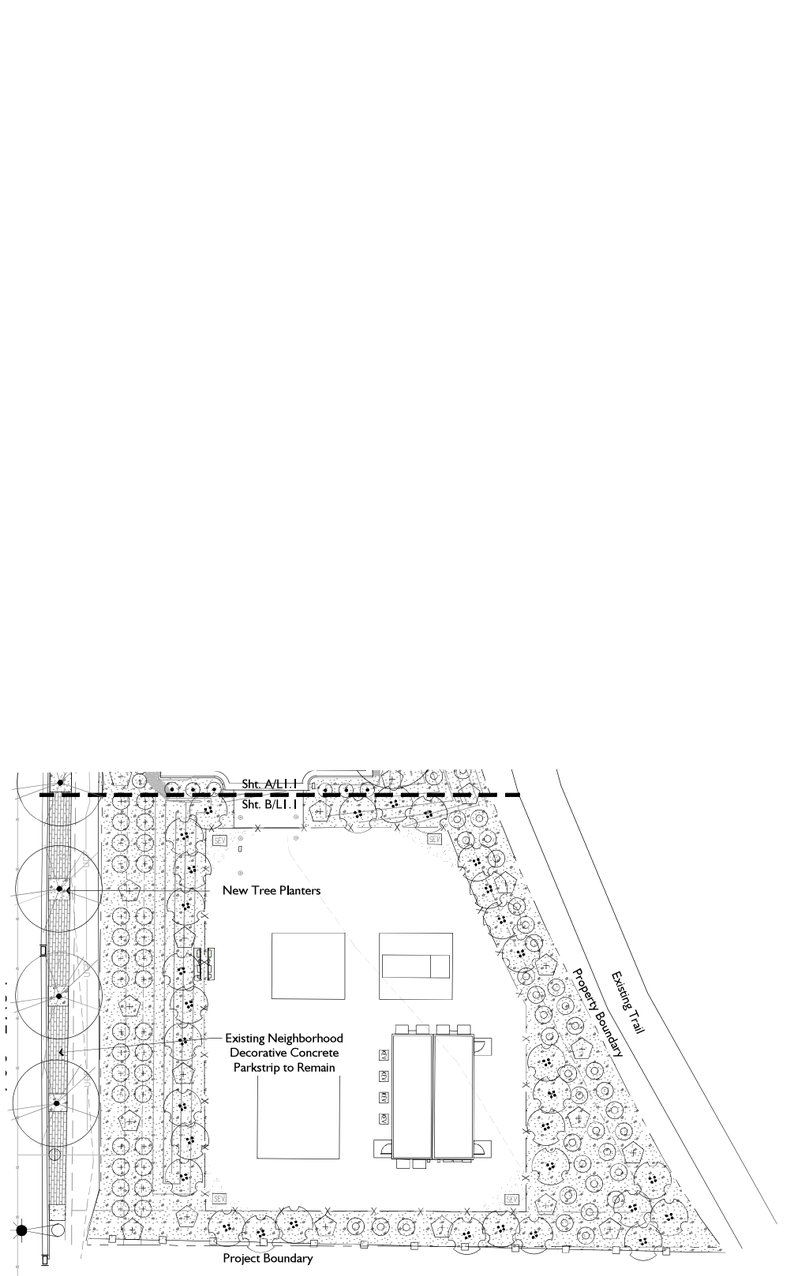
SILVER SAGE BUSINESS PARK II

STORM WATER POLLUTION PREVENTION DETAILS

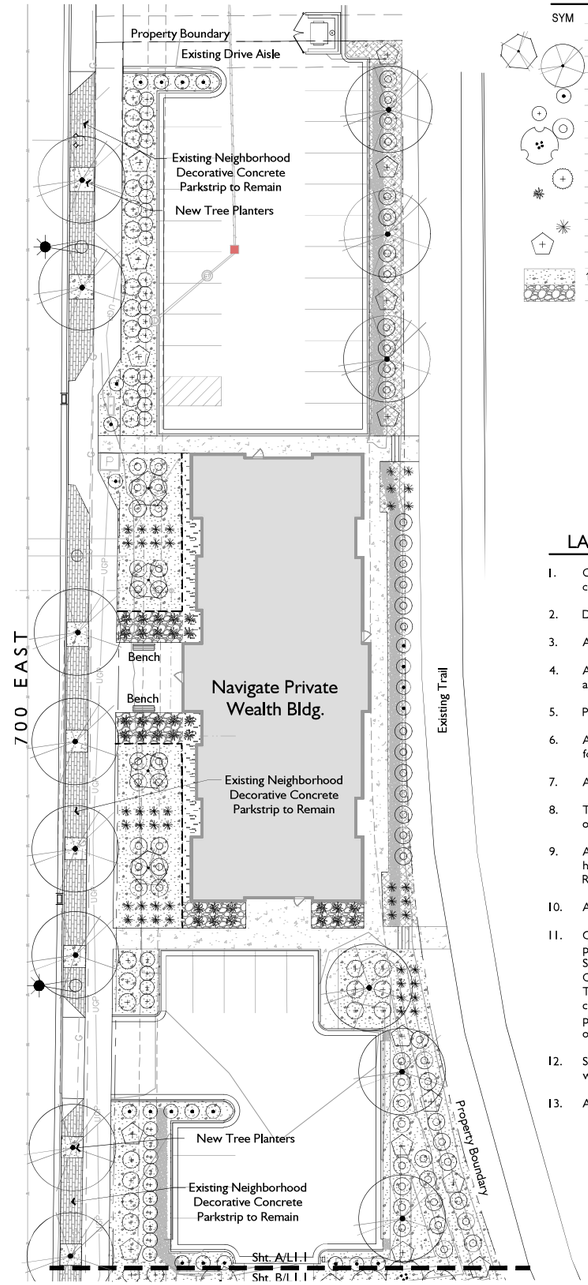
SANDY, UTAH

JOB NO. 3–24–060

SHEET NO. SW–02



B LANDSCAPE PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40



A LANDSCAPE PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40

LANDSCAPE SCHEDULE

SYM	QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
		TREES		
	4	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL.
	17	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2" CAL.
		DECIDUOUS SHRUBS		
	22	CARYOP. x CLANDONENSIS 'LONGWOOD BLUE'	BLUE MIST SPIREA	2 GAL.
	32	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	2 GAL.
	107	RHUS AROMATICA 'GROW LOW'	GROW LOW SUMAC	2 GAL.
	31	RHUS GLABRA	SMOOTH SUMAC	2 GAL.
		EVERGREEN SHRUBS		
	57	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	2 GAL.
	32	YUCCA FILAMENTOSA 'BRIGHT EDGE'	BRIGHT EDGE YUCCA	2 GAL.
		ORNAMENTAL GRASSES		
	44	CALAMAGROSTIS x ACUT. 'KARL FOERSTER'	K. F. FEATHER GRASS	1 GAL.
	32	MISCANTHUS SINENSIS 'GRACILLIMUS	MAIDEN GRASS	1 GAL.
		MULCH		
	17,083 S.F.	DECORATIVE STONE MULCH, 1 1/2", GREY		3" MIN.
	1,016 S.F.	BLACK MEXICAN COBBLE, 2", BLACK		3" MIN.

LANDSCAPE GENERAL NOTES

1. Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
2. Do not commence planting operation until rough grading has been completed.
3. All plants shall bear the same relationship to finished grade as the original grade before digging.
4. All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
5. Pre-emergent herbicide shall be used prior to mulch placement.
6. All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
7. All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
8. The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
9. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
10. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
11. Contractor to submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:
Sand (0.05 - 2.0 mm Dia.) 20 - 70%
Clay (0.002 - 0.05 mm Dia.) 20 - 70%
The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones 3/4" or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
12. Soil preparation shall include scarifying soil to a depth of six inches or greater and amending the soil with fertilizer or organic material.
13. All planter beds to receive mulch as specified in the Landscape Schedule.

CONSULTANT
STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 PERRYS HOLLOW RD.
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

NAVIGATE PRIVATE WEALTH OFFICE
10935 S 700 E
SANDY, UTAH 84043

ISSUED:
AUG 14, 2025

REVISIONS:
NO. DATE

STAMP
STATE OF UTAH
SCOTT T. BLAKE
No. 7089
REGISTERED LANDSCAPE ARCHITECT

PROJECT NUMBER:
24115

LANDSCAPE PLAN

L1.1

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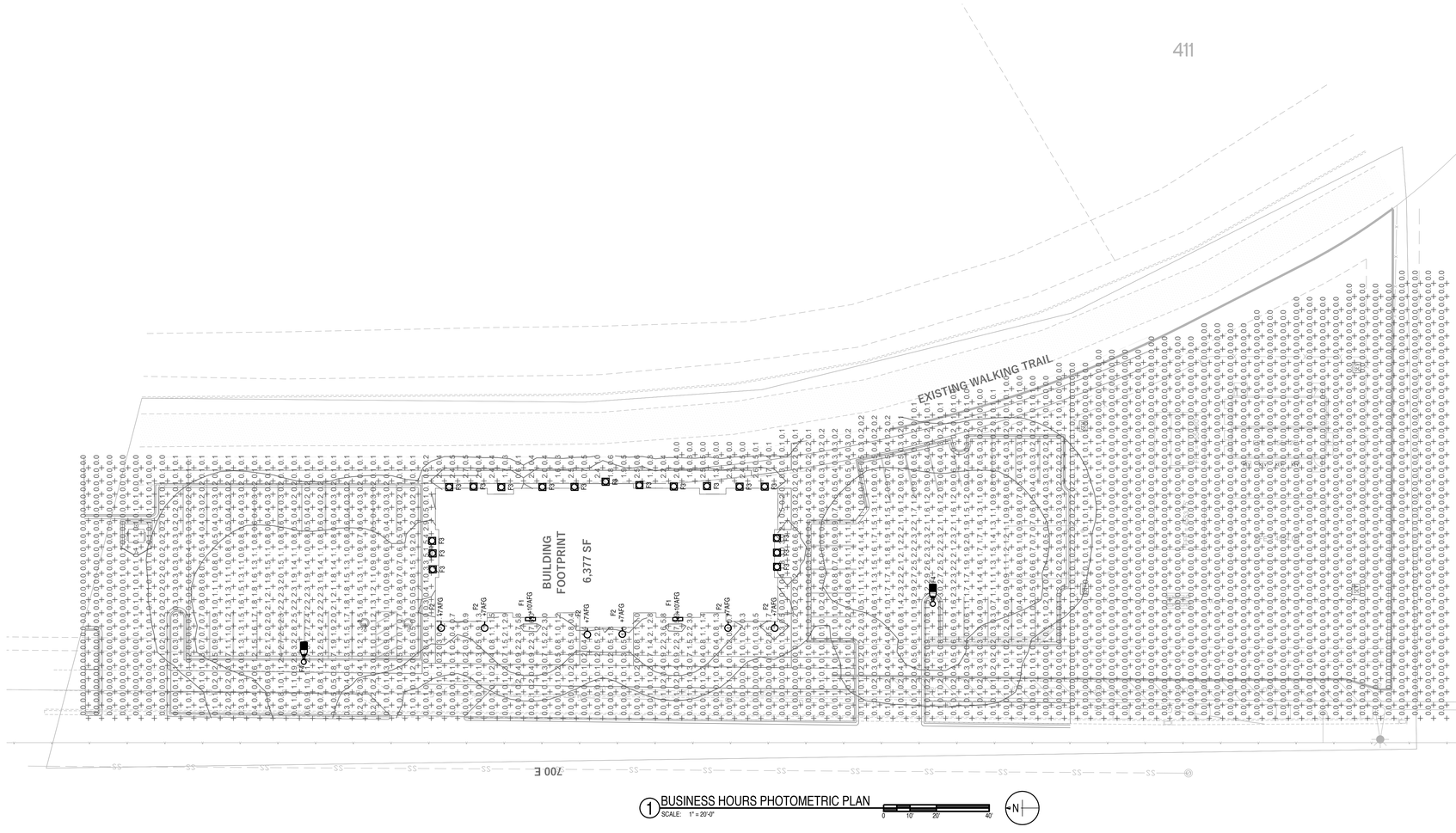
LIGHT FIXTURE SCHEDULE

FIXTURE NUMBER	FIXTURE MANUFACTURER	FIXTURE CATALOG #	LAMPS TYPE	FIXTURE VOLTS	FIXTURE WATTS	FIXTURE MOUNTING	DESCRIPTION	REMARKS
F1	MCGRAW EDISON LITHONIA BARRON LUMINOS GLOBAL HUBBELL ORACLE	IST-F01-LED-E1-BL3-SCBA WDGE2-LED-P3-30K-80CRI-VF-MVOLT-SRM-SCBA HEX-021-A-WW-MT-WPC FCW-25-SV-3/3-D-T3-SCBA TRP1-12L-30-3K7-3-U-CBA OWP-FC-201-LED-2000L-MVOLT-30K-CBA	LED 3000 KELVIN 2200 LUMENS 80 CRI	120	27	SURFACE WALL	TRAPEZOID WALL SCONCE	COLOR TO BE SELECTED BY ARCHITECT
F2/F2E	LIGMAN LIGHTING SISTEMALUX ALUMILITE WAC LIGHTING ARCHITECTURAL TRACE LITE	UJE-30361-2X14W-N-W30-SCBA-120/277V S.3852N-UNV-SCBA YSW-2-420/LED-UNV-30K-ND-FG-CBA DC-WD0644-N830S-XX BCY-30-3K-V1	LED 3000K CCT 2214 LUMENS 80 CRI	120	44	SURFACE WALL	6" SQUARE LED CYLINDER NARROW DISTRIBUTION UP/DOWN LIGHT	
F3	HALO COMMERCIAL LITHONIA LIGHTOLIER ATLANTIC PRESCOLITE MAXILUME PEACHTREE	PD610ED010/PDM6A830/61VC LDN6 30/10 LO6AR LSS MVOLT EZ1 P6RD10NZ10UVB W/P6RD830/B W/P6RDCC LED6-DLH11-30K-U-BLED10-SS LF6SL-6LFSL11L30K HH6-LED-1200L-D/M10-MVOLT-MD-30K-90/HH6-6501-CL-WH 6BLRD-12-D/MLV1-30K-80-SH-TRW-120/277	LED 3000 KELVIN 1000 LUMENS 80 CRI	120	16	RECESSED	LED DOWNLIGHT WITH ALZAK TRIM	
F4	LITHONIA	DSX1 LED P2 30K TFTM MVOLT/SSS-18-4C	LED 3000K CCT 8200 LM	120	70	18 FT POLE	FORWARD-THROW (TYPE IV) POLE LIGHT	



1 BUSINESS HOURS PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

NOTES:

1. ILLUMINATION LEVELS INDICATED IN FOOT-CANDLES.
2. PHOTOMETRIC ANALYSIS:
   BUSINESS HOURS
   AVERAGE 0.6 FC
   MAXIMUM 6.0 FC
   MINIMUM 0.0 FC
   MAX/MIN N/A
   AVERAGE/MIN N/A
   AFTER HOURS
   AVERAGE 0.1 FC
   MAXIMUM 6.0 FC
   MINIMUM 0.0 FC
   MAX/MIN N/A
   AVERAGE/MIN N/A
3. LOT AREA: 47,144 SQUARE FEET
   PRIMARY LIGHTING LIGHTING POLES: (2) TYPE S1
   POLE TO AREA RATIO: 23,572 SF/POLE
4. EXTINGUISH LIGHTS THAT ARE SHOWN ON BUSINESS HOURS PHOTOMETRIC PLAN BUT NOT SHOWN ON AFTER HOURS PHOTOMETRIC PLAN AT THE END OF BUSINESS HOURS OR 11:00 PM. COORDINATE BUSINESS HOURS WITH OWNER PRIOR TO BEGINNING WORK.
5. SEE SHEET E601 FOR FIXTURE SCHEDULE.
6. SEE SHEET E601 FOR LIGHTING CONTROL SEQUENCE OF OPERATION.

CONSULTANT
BRENHOLT
POWER ENGINEERING, PLLC
805 SOUTH 1430 WEST, LEHI UT 84043
(801) 307-5160 PROJECT BPE2558

NAVIGATE PRIVATE WEALTH

10935 S 700 E
SANDY, UTAH 84070

ISSUED:
AGUST 5, 2025

REVISIONS:
NO. DATE

STAMP
9857003-2202
KYLE L
BRENHOLT
August 1, 2025

PROJECT NUMBER:
24115

PHOTOMETRIC PLAN

ES102

JZW ARCHITECTS

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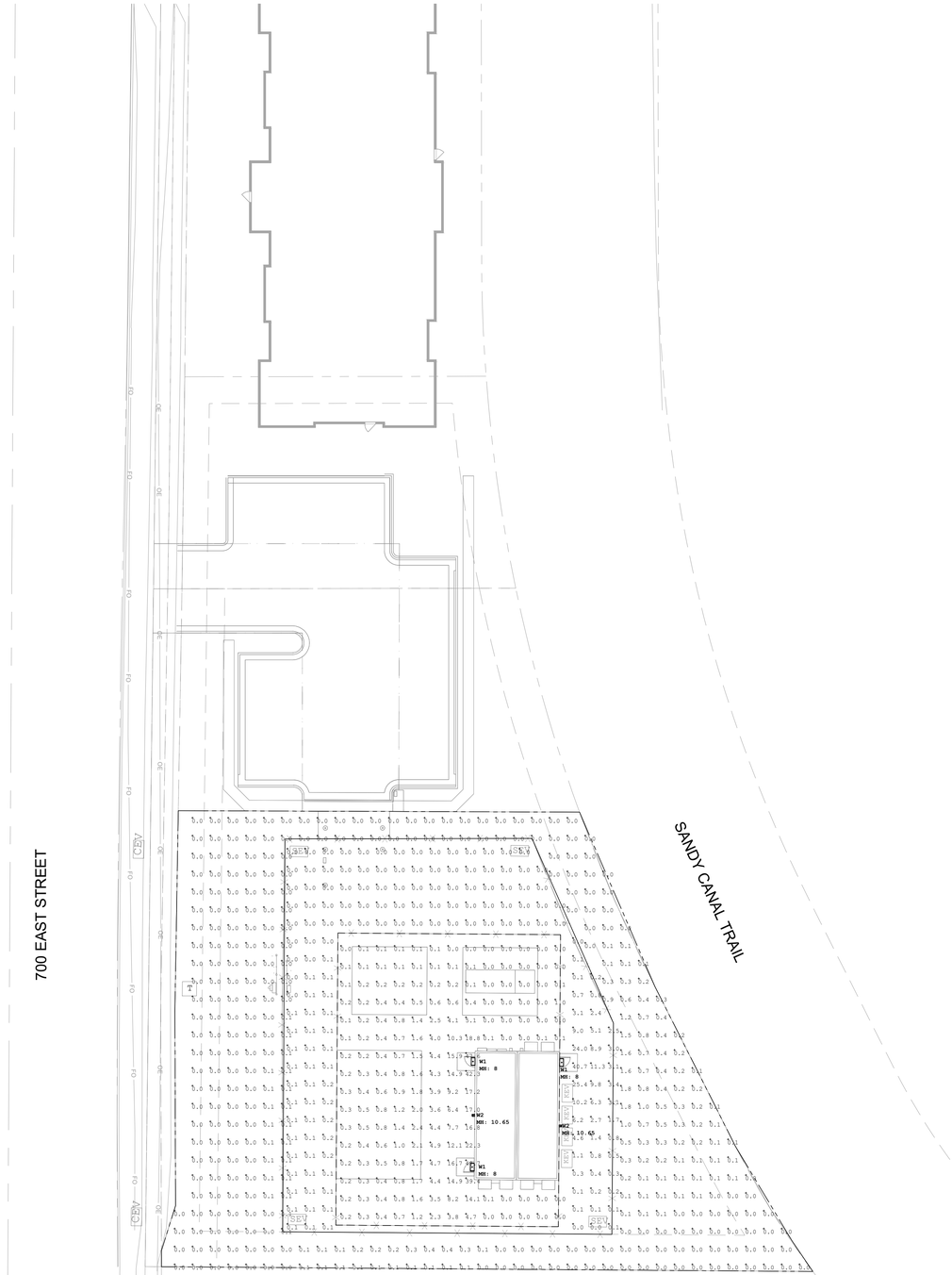
Project Management Initials: Designer: ____ Checked: ____ Approved: ____ ANSI D 22" x 34"



Luminaire Schedule							
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	3	W1	WP1565M2TV40KDAD	0.900	10175	82.35	187.05
	2	W2	VARIO 2 POE w8-i 10x10	0.900	4592	47	94

Calculation Summary								
Label	LineType	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BLDG FENCELINE AT GRADE		Illuminance	Fc	3.07	48.7	0.0	N.A.	N.A.
PROPERTY LINE AT GRADE		Illuminance	Fc	0.10	1.8	0.0	N.A.	N.A.
SITE FENCELINE AT GRADE		Illuminance	Fc	1.17	40.7	0.0	N.A.	N.A.

1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'

NAD 83 (2011)
UT GRID CENTRAL

GENERAL NOTES

A. PHOTOMETRIC CALCULATIONS SHOWN FOR REFERENCE ONLY.

B. EXTERIOR WALL MOUNTED LIGHT FIXTURES ARE PROVIDED WITH PREFABRICATED HUT BUILDING. REFER TO HUT DESIGN PACKAGE FOR FINAL FIXTURE TYPES, LOCATIONS, AND ADDITIONAL INFORMATION.

C. PHOTOMETRIC VALUES ARE IN FOOTCANDLES AND CALCULATED AT GRADE.

D. PHOTOMETRIC VALUES WERE CALCULATED USING LIGHTING ANALYSIS SOFTWARE AGI32 VERSION 21.6 AND MANUFACTURER'S PUBLISHED IES FILE.

0 20' 40'
GRAPHIC SCALE: 1" = 20'

ISSUE FOR BID
DATE OF ISSUE: 09/05/2025

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PROJECT

MMI - ILA SHELTER
SLC1.17
SANDY, UT

PARCEL ID: 28-17-355-012-0000
10935 S 700 E
SANDY, UT 84070

CLIENT

Middle Mile Infrastructure

CONSULTANT

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1-864-234-3069 tel
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REGISTRATION

PROFESSIONAL ENGINEER
13378838-2202
Gregory C. Doll
STATE OF UTAH
09/05/2025

ISSUE/REVISION

I/R	DATE	DESCRIPTION

PROJECT NUMBER

60645418

SHEET TITLE

SITE PHOTOMETRIC PLAN

SHEET NUMBER

22

Last saved by: GREENM2(2025-09-02) Last Plotted: 2025-09-02
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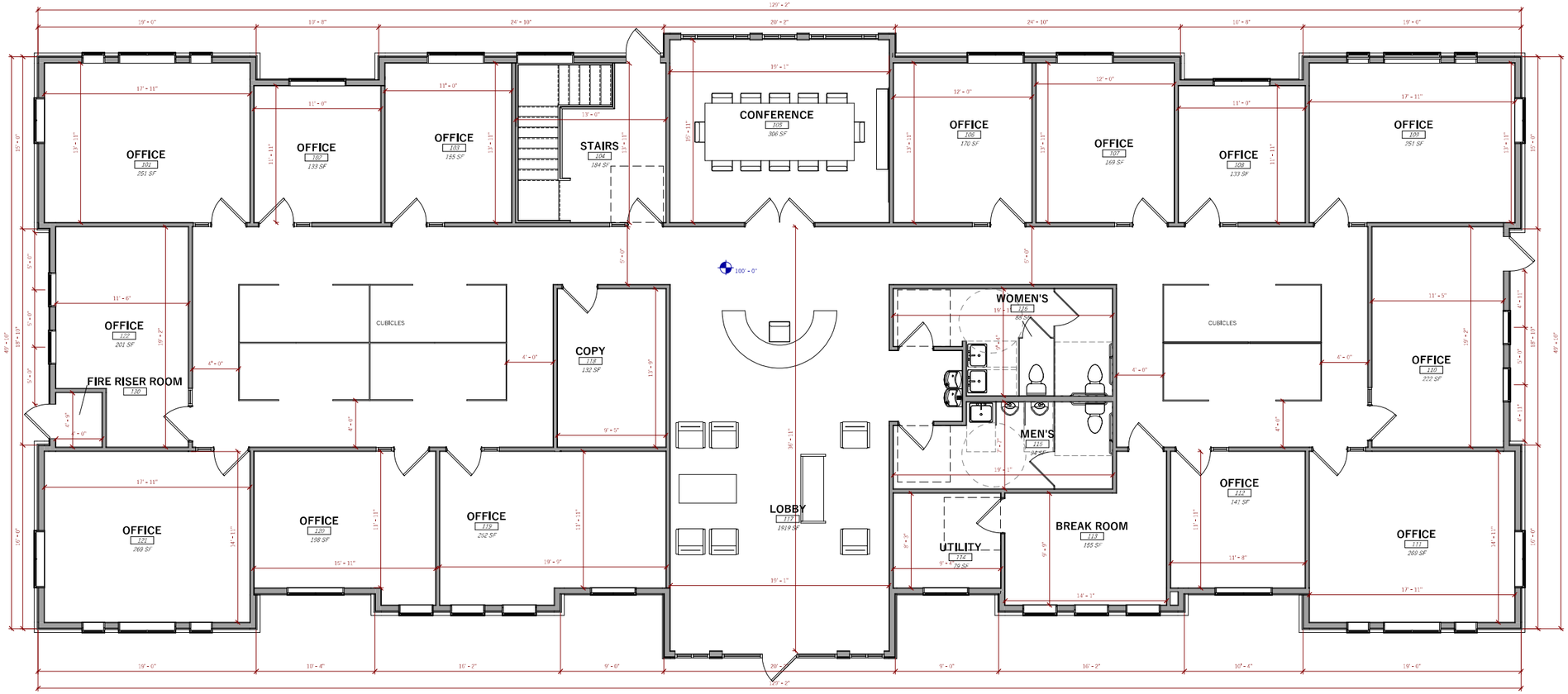
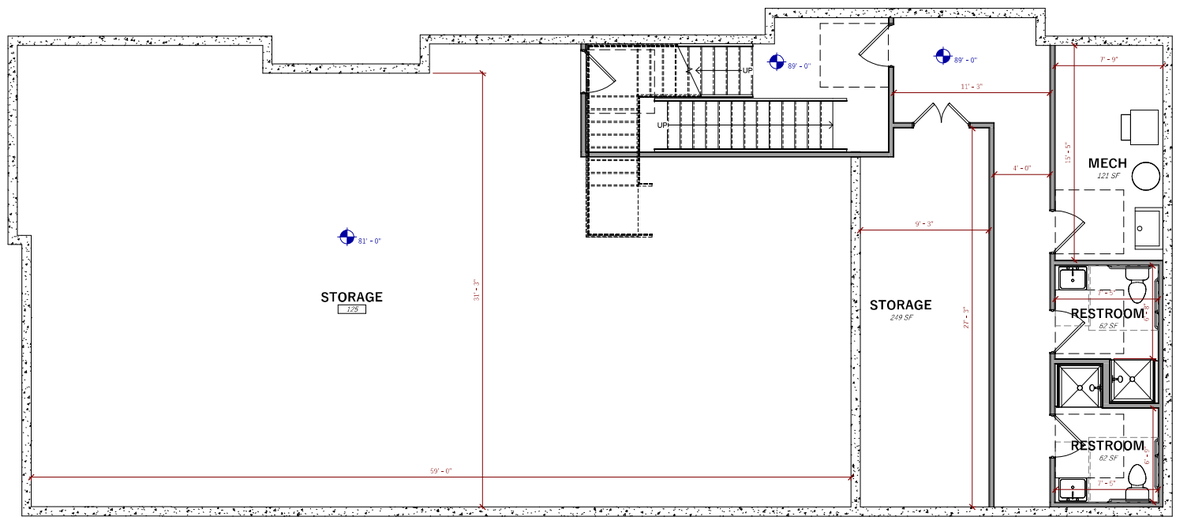


1 A1.0 **MAIN FLOOR PLAN**
1/4" = 1'-0"



2 A1.0 **BASEMENT**
1/4" = 1'-0"

CONSULTANT

NAVIGATE PRIVATE WEALTH

10935 S 700 E
SANDY, UTAH 84070

ISSUED:
MAY 2, 2025

REVISIONS:
NO. DATE

STAMP
NOT FOR PERMIT

PROJECT NUMBER:
24115

MAIN FLOOR PLAN

A1.0

Copyright 2021 JW Architects. Any Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Unauthorized use, modification, or reuse of these plans, work, or ideas represented will result in the cessation of construction and/or monetary compensation to JW Architects.

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JZW ARCHITECTS

EXTERIOR MATERIAL LEGEND

IMAGE	TAG	DESCRIPTION
		STONE COLOR: CREAM
		METAL SIDING PANELS COLOR: BLACK
		METAL ROOF PANEL COLOR: SLATE
		WOOD FASCIA COLOR: DARK SLATE
		ARCHITECTURAL METAL PANELS COLOR: TAN

GENERAL NOTES - ELEVATIONS

A SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
B COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
C SEE ROOF PLAN FOR ALL ROOF SLOPES

KEYED NOTES

1 A2.1 **WEST ELEVATION**
1/4" = 1'-0"

CONSULTANT

NAVIGATE PRIVATE WEALTH
10935 S 700 E
SANDY, UTAH 84070

ISSUED:
MAY 2, 2025
REVISIONS:
NO. DATE

STAMP
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PROJECT NUMBER:
24115

ELEVATIONS

A2.1

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1
A2.2
EAST ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND

IMAGE	TAG	DESCRIPTION
		STONE COLOR: CREAM
		METAL SIDING PANELS COLOR: BLACK
		METAL ROOF PANEL COLOR: SLATE
		WOOD FASCIA COLOR: DARK SLATE
		ARCHITECTURAL METAL PANELS COLOR: TAN

CONSULTANT

NAVIGATE PRIVATE WEALTH

10935 S 700 E
SANDY, UTAH 84070

ISSUED:
MAY 2, 2025

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NO. DATE

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PROJECT NUMBER:
24115

ELEVATIONS

A2.2

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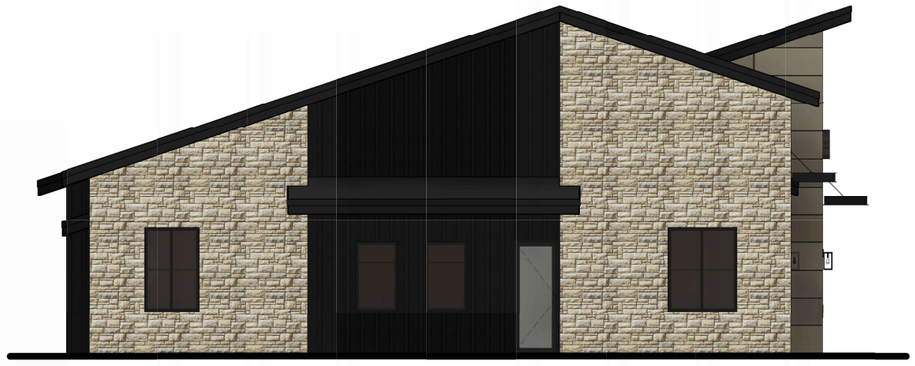
1 / A2.3 SOUTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND

IMAGE	TAG	DESCRIPTION
		STONE COLOR: CREAM
		METAL SIDING PANELS COLOR: BLACK
		METAL ROOF PANEL COLOR: SLATE
		WOOD FASCIA COLOR: DARK SLATE
		ARCHITECTURAL METAL PANELS COLOR: TAN



2 / A2.3 NORTH ELEVATION
1/4" = 1'-0"

CONSULTANT

NAVIGATE PRIVATE WEALTH

10935 S 700 E
SANDY, UTAH 84070

ISSUED:
MAY 2, 2025

REVISIONS:
NO. DATE

STAMP
NOT FOR PERMIT

PROJECT NUMBER:
24115

ELEVATIONS

A2.3

Copyright 2021 JW Architects. No Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces, under such protection, unauthorized use of these plans, work, or ideas represented within it in the execution of construction and/or monetary compensation to JW Architects.

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JZW ARCHITECTS

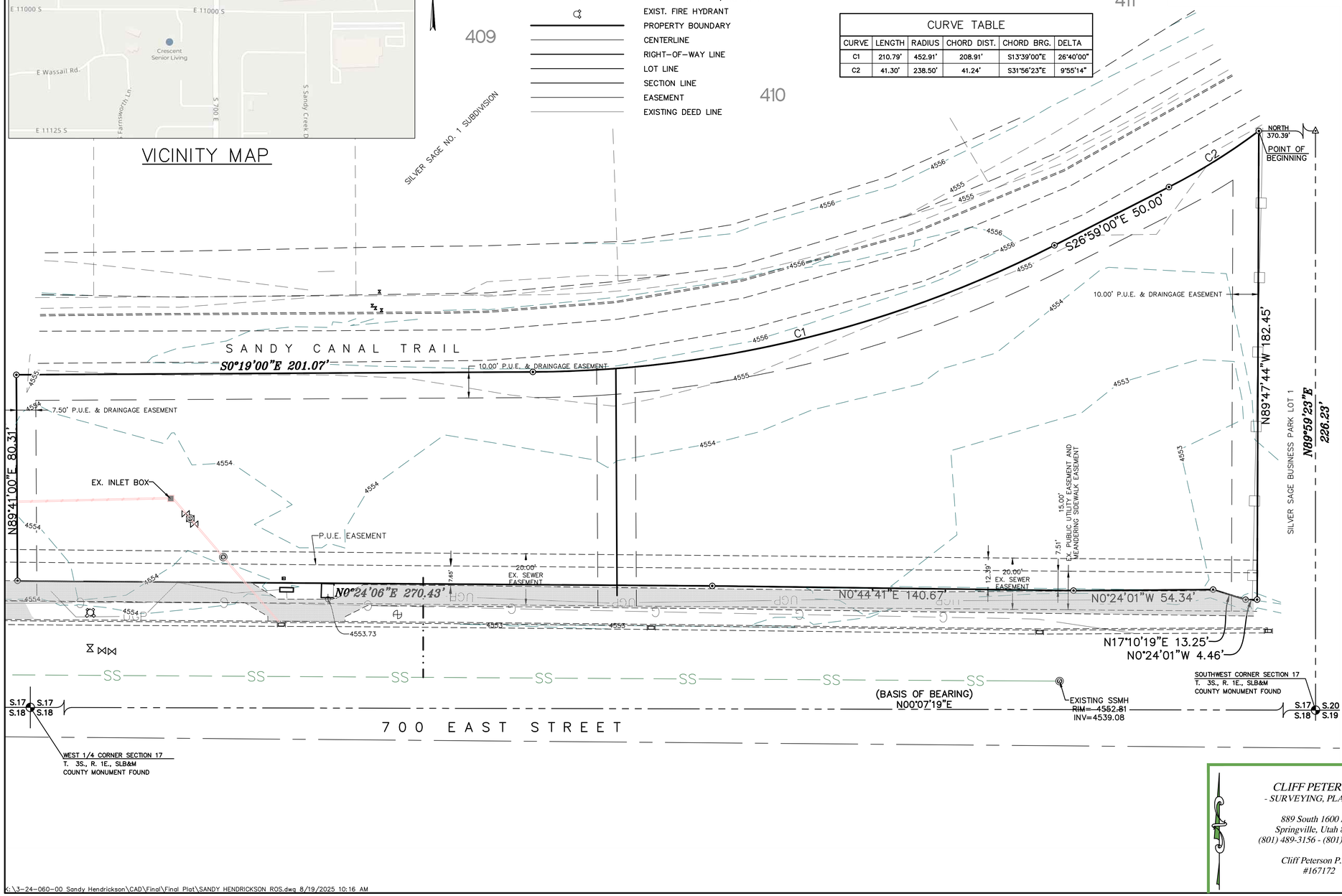
SILVER SAGE BUSINESS PARK II
RECORD OF SURVEY

VICINITY MAP

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET 1/2" IRON PIN
- CALCULATED POINT, NOT SET
- EXIST. FIRE HYDRANT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	210.79'	452.91'	208.91'	S13°39'00"E	26°40'00"
C2	41.30'	238.50'	41.24'	S31°56'23"E	9°55'14"



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

GENERAL NOTES

1) LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, T3S, R1E, SLB&M.

2) The purpose of the survey is to create a topographic and location survey.

3) Northern Engineering retained Cliff Peterson to survey the property based on descriptions provided.

4) Existing utilities,observed and shown on this plat, may have easements that have accrued by way of prescriptive rights.

5) The field work for this plat was completed in FEBRUARY of 2025.

*6) The basis of bearing is **North 0°07'19" East** along section line from the Southwest Corner of Section 17 to the West Quarter Corner of Section 17, Township 3 South, Range 1 East, Salt Lake Base and Meridian.*

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS N.89°59'23"E 226.23 FEET ALONG THE SECTION LINE AND NORTH 370.39 FEET FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN: AND RUNNING

THENCE N.89°47'44"W. A DISTANCE OF 182.45 FEET TO 700 EAST STREET RIGHT-OF-WAY; THENCE ALONG 700 EAST STREET RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES 1) N.00°24'01"W. A DISTANCE OF 4.46 FEET; 2) THENCE N.17°10'19"E. A DISTANCE OF 13.25 FEET: 3) THENCE N.00°24'01"W. A DISTANCE OF 54.34 FEET; 4) THENCE N.00°44'41"E. A DISTANCE OF 140.67 FEET; 5) THENCE N.00°24'06"E. A DISTANCE OF 270.43 FEET; THENCE N.89°41'00"E. A DISTANCE OF 80.31 FEET; THENCE S.00°19'00"E. A DISTANCE OF 201.07 FEET TO A POINT OF CURVATURE OF A 452.91-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 210.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°40'00" AND A CHORD THAT BEARS S.13°39'00"E. A DISTANCE OF 208.91 FEET; THENCE S.26°59'00"E. A DISTANCE OF 50.01 FEET TO A POINT OF CURVATURE OF A 238.50-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.29 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°55'09" AND A CHORD THAT BEARS S.31°56'23"E. A DISTANCE OF 41.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 49010 sq.ft. OR 1.13 ACRES OF LAND MORE OR LESS.

ABBREVIATIONS

CP = CONTROL POINT
EOP-EDGE OF PAVEMENT
DA = DRIVE APPROACH
DG = POWER DOWNGUY
FH = FIRE HYDRANT
PI= PRESSURIZED IRRIGATION AND VALVE
LP = LIGHT POLE
OHP = OVERHEAD POWER
PB = POWER BOX
PM = POWER METER
PP = POWER POLE
SD = STORM DRAIN MANHOLE
SS = SEWER MANHOLE
TR = TELEPHONE RISER
TS = TRAFFIC SIGNAL BOX
TSP = TRAFFIC SIGNAL POLE
WM = WATER METER
WV = WATER VALVE

SET REBAR/CAP #167172 UNLESS NOTED DIFFERENTLY

DEED LINE

FENCE LINE

CLIFF PETERSON
- SURVEYING, PLANNING

889 South 1600 East
Springville, Utah 84663
(801) 489-3156 - (801) 372-3810

Cliff Peterson P.L.S.
#167172

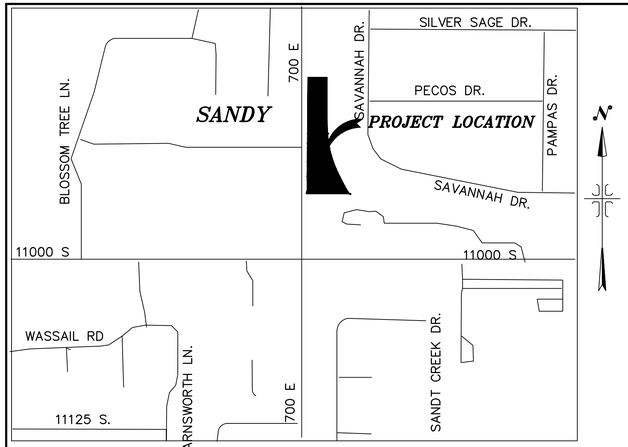
SILVER SAGE BUSINESS PARK II - RECORD OF SURVEY FOR NORTHERN ENGINEERING

DATE:	25 FEBRUARY 2025	SHEET #:
DRAWN BY:	CUP	1
CHECKED BY:	CUP	
FILE:		

K:\3-24-060-00 Sandy Hendrickson\CAD\Final\Final Plat\SANDY HENDRICKSON ROS.dwg 8/19/2025 10:16 AM

SILVER SAGE BUSINESS PARK II

AMENDING A PORTION OF LOTS 2 & 3, SILVER SAGE BUSINESS PARK SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



VICINITY MAP

NOTES:

1. NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
2. PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES AND TOWARDS PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF PROJECT SITE. PERPETRATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF (INCLUDING FLOWS THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.
3. THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT..
4. FOR STORM DRAIN MAINTENANCE AGREEMENT, REFERS TO THE RECORDED POST CONSTRUCTION AGREEMENT.

ROCKY MOUNTAIN POWER COMPANY

1. PURSUANT TO UTAH CODE ANNOTATED, 54-3-27, THIS PLAT CONVEYS, TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES, A PUBLIC UTILITY EASEMENT, ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN. 2. PURSUANT TO UTAH CODE ANNOTATED, 17-27A-603(4)(C)(ii), ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC UTILITY EASEMENT(S) (SOMETIMES INDICATED BY P.U.E. OR PUE ON THE PLAT), AS DESCRIBED OR SHOWN ON THIS PLAT, AND APPROVES THIS PLAT SOLEY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER: A. A RECORDED EASEMENT OR RIGHT-OF-WAY, B. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS, C. UTAH CODE ANNOTATED, TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR D. ANY OTHER PROVISIONS OF LAW.

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET 1/2" IRON PIN
- CALCULATED POINT, NOT SET
- EXIST. FIRE HYDRANT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE

ENBRIDGE ENERGY

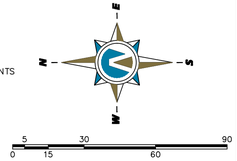
ENBRIDGE ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSES AND DIMENSIONS OF ITS RIGHT-OF-WAY AND EASEMENTS AND ITS EXISTING FACILITIES. THIS APPROVAL SHALL NOT BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHT-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S) OR BY PRESCRIPTION. ENBRIDGE ENERGY MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOSE NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHT, OBLIGATION OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOSE NOT CONSTITUTE ACCEPTANCE OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES. AND DOSE NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION INCLUDING INFORMATION RELATED TO ALLOWED ACTIVITIES WITHIN RIGHTS OF WAY, PLEASE CONTACT ENBRIDGE ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532

APPROVED THIS ____ DAY OF _____ , 20____

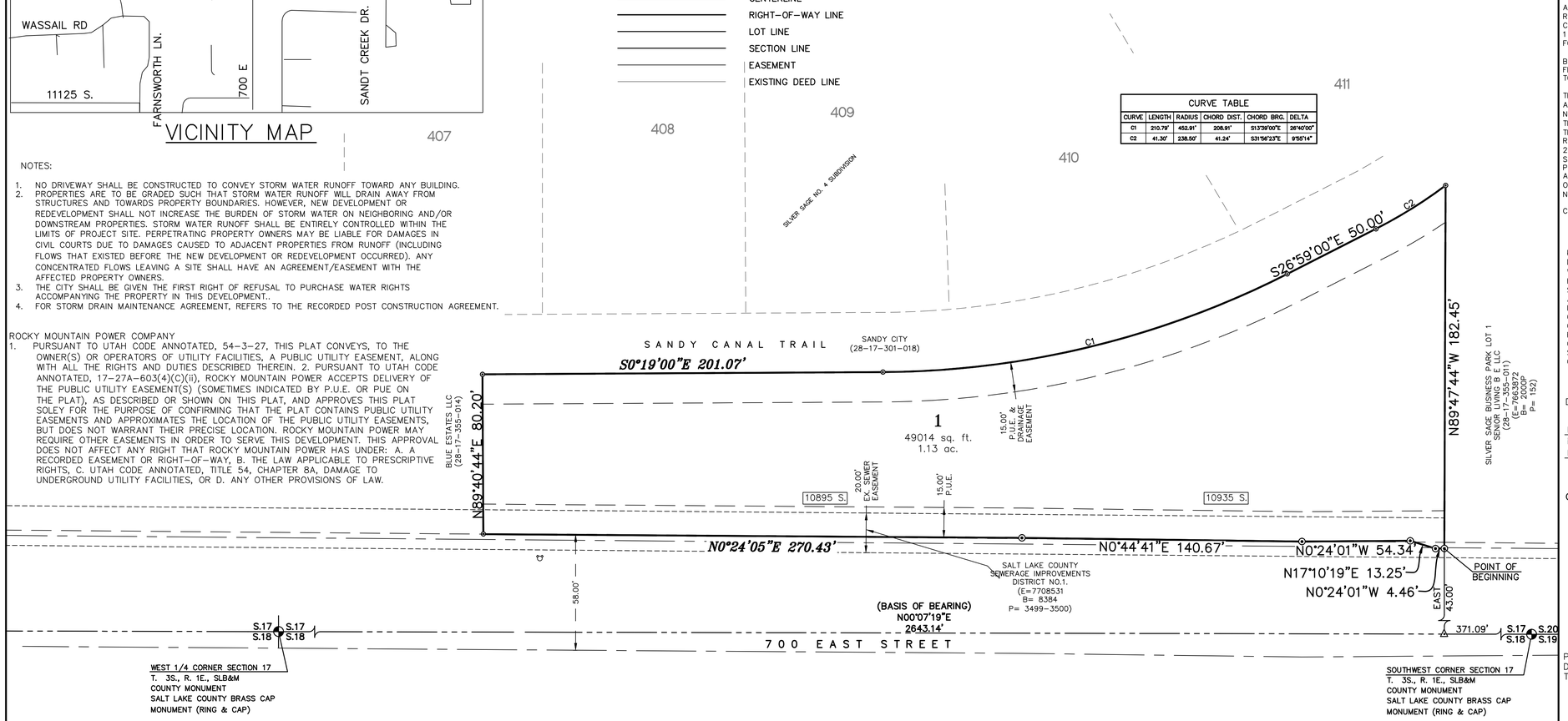
ENBRIDGE ENERGY COMPANY

BY-_____

TITLE- _____



(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	210.79'	452.91'	208.91'	S13°39'00"E	26°40'00"
C2	41.30'	238.50'	41.24'	S31°56'23"E	9°55'14"

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. 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 BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO A LOT TOGETHER WITH EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED,1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE

PROFESSIONAL LAND SURVEYOR No. 172762 Kenneth E. Barney STATE OF UTAH

KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

AN ENTIRE TRACT OF LAND, BEING A PORTION OF LOT 2 & 3 OF SILVER SAGE BUSINESS PARK RECORDED AS ENTRY NO. 7663872 IN BOOK 2000P AT PAGE 152 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. SAID TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST RIGHT OF WAY LINE OF 700 EAST STREET WHICH IS N.00°07'19"E 371.09 FEET ALONG THE SECTION LINE AND EAST 43.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN: AND RUNNING

THENCE ALONG 700 EAST STREET RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES 1) N.00°24'01"W. A DISTANCE OF 4.46 FEET; 2) THENCE N.17°10'19"E. A DISTANCE OF 13.25 FEET: 3) THENCE N.00°24'01"W. A DISTANCE OF 54.34 FEET; 4) THENCE N.00°44'41"E. A DISTANCE OF 140.67 FEET; 5) THENCE N.00°24'05"E. A DISTANCE OF 270.43 FEET; THENCE N.89°41'00"E. A DISTANCE OF 80.31 FEET; THENCE S.00°19'00"E. A DISTANCE OF 201.07 FEET TO A POINT OF CURVATURE OF A 452.91-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 210.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°40'00" AND A CHORD THAT BEARS S.13°39'00"E. A DISTANCE OF 208.91 FEET; THENCE S.26°59'00"E. A DISTANCE OF 50.01 FEET TO A POINT OF CURVATURE OF A 238.50-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.29 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°55'09" AND A CHORD THAT BEARS S.31°56'23"E. A DISTANCE OF 41.24 FEET; THENCE N.89°47'44"W. A DISTANCE OF 182.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 49014 sq.ft. OR 1.13 ACRES OF LAND MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EASEMENTS, AS SET FORTH, TO BE HEREAFTER KNOWN AS NAME OF SUBDIVISION/PLAT AND DO HEREBY DEDICATE, FOR PERPETUAL USE, ALL ACCESS EASEMENTS AS NON-EXCLUSIVE WATER, SANITARY SEWER, STORM SEWER, PUBLIC UTILITY, STREETLIGHT, AND DRAINAGE EASEMENTS, AS WELL AS VEHICULAR AND PEDESTRIAN ACCESS EASEMENTS FOR THE USE OF THE LOT OWNERS AND THEIR INVITEES. THE UNDERSIGNED OWNERS DO 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 PUBLIC UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS DO ALSO HEREBY CONVEY ANY OTHER EASEMENTS, AS SHOWN ON THIS PLAT, TO THE PARTIES INDICATED BY THOSE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE FACILITIES, OR FOR OTHER TYPICAL PURPOSES, INDICATED BY THOSE EASEMENTS, AS SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET MY/OUR HANDS THIS DAY OF _____. A.D. 20____.

BY: _____
MANAGING MEMBER

BY: _____ BY: _____

ACKNOWLEDGMENT

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

ON THIS _____ DAY OF _____, IN THE YEAR 20____ BEFORE ME,_____, THE SIGNER OF THIS DOCUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE_____, [NAME OF OFFICE] OF_____, A UTAH CORPORATION, AND IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC _____

NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH

COMMISSION NUMBER_____MY COMMISSION EXPIRES_____ .

SANDY CITY MAYOR

PRESENTED TO THE SANDY CITY MAYOR THIS _____ DAY OF_____A.D. 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____
SANDY CITY MAYOR

_____
ATTEST: SANDY CITY RECORDER

SEAL

RECORDED RECORD OF SURVEY
S2025-08-0605

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

K:\3-24-060-00 Sandy Hendrickson\CAD\Final\Final Plat\SANDY HENDRICKSON FINAL PLAT 05-14-2025.dwg 11/14/2025 9:24 AM

SALT LAKE COUNTY HEALTH DEPT.	S.L. COUNTY SURVEYOR	SANDY CITY PARKS AND RECREATION
APPROVAL: THIS ____ DAY OF _____ , A.D. 20____	DATE	APPROVAL: THIS ____ DAY OF _____ , A.D. 20____
REPRESENTATIVE	SIGNED	DIRECTOR

COMCAST	CENTURY LINK	COTTONWOOD IMPROVEMENT DISTRICT	CITY ENGINEER	APPROVED AS TO FORM	SANDY CITY PUBLIC UTILITIES
DATE	DATE	DATE	APPROVAL: THIS ____ DAY OF _____ , A.D. 20____	APPROVAL: THIS ____ DAY OF _____ , A.D. 20____	APPROVAL: THIS ____ DAY OF _____ , A.D. 20____
REPRESENTATIVE	REPRESENTATIVE	REPRESENTATIVE	CITY ENGINEER	SANDY CITY ATTORNEY	ENGINEERING MANAGER

SILVER SAGE BUSINESS PARK II

AMENDING A PORTION OF LOTS 2 & 3, SILVER SAGE BUSINESS PARK SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SANDY _____ SALT LAKE COUNTY, UTAH
SCALE: 1" = 20 FEET

SALT LAKE COUNTY RECORDER

RECORDED NO._____

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

DATE_____ TIME_____ BOOK_____ PAGE_____

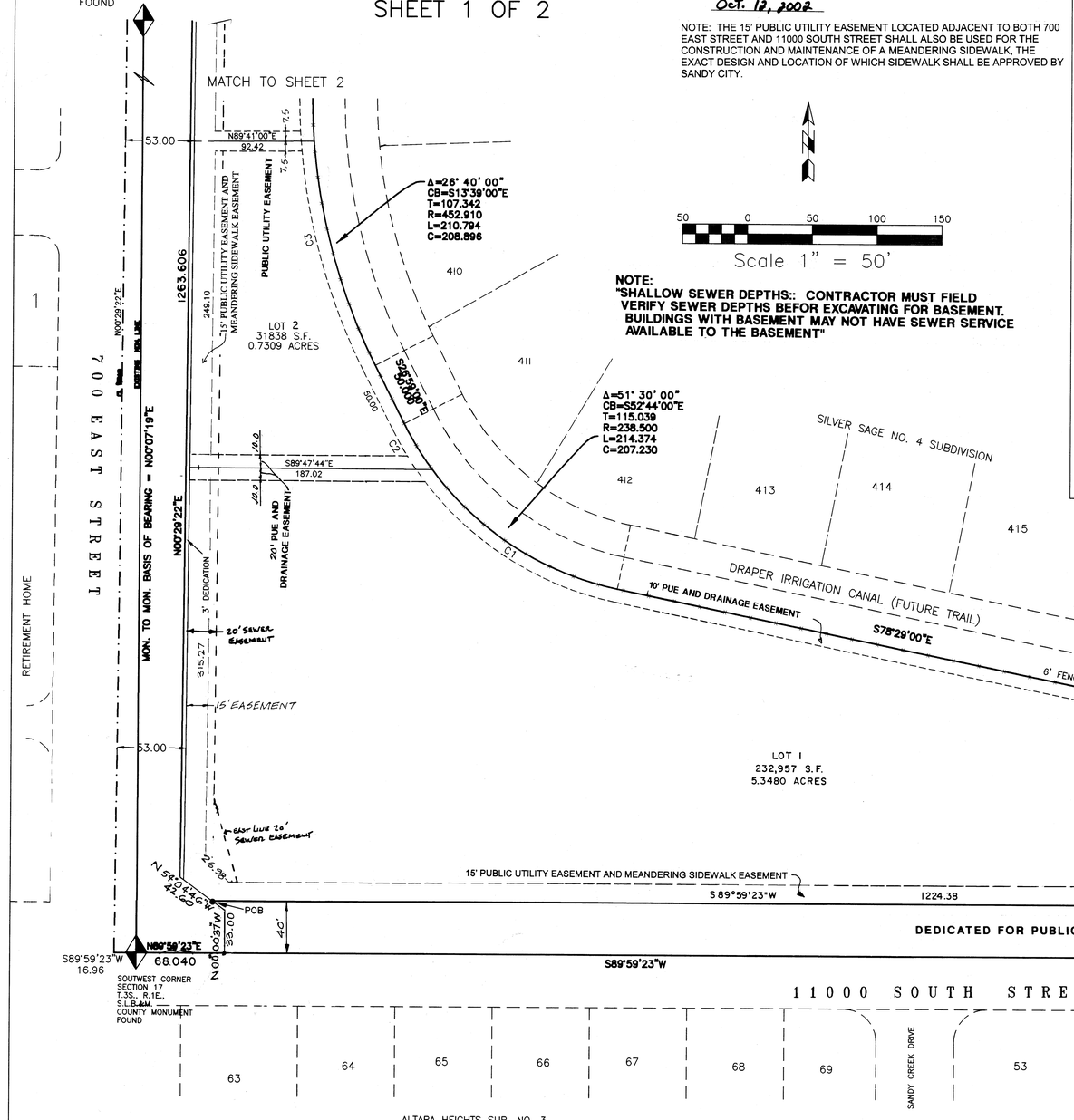
FEE $ _____ SALT LAKE COUNTY RECORDER.

SILVER SAGE BUSINESS PARK II

SILVER SAGE BUSINESS PARK

A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17 TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 2



NOTE: THE 15' PUBLIC UTILITY EASEMENT LOCATED ADJACENT TO BOTH 700 EAST STREET AND 11000 SOUTH STREET SHALL ALSO BE USED FOR THE CONSTRUCTION AND MAINTENANCE OF A MEANDERING SIDEWALK, THE EXACT DESIGN AND LOCATION OF WHICH SIDEWALK SHALL BE APPROVED BY SANDY CITY.

50 0 50 100 150

Scale 1" = 50'

NOTE:
"SHALLOW SEWER DEPTHS:: CONTRACTOR MUST FIELD VERIFY SEWER DEPTHS BEFOR EXCAVATING FOR BASEMENT. BUILDINGS WITH BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE TO THE BASEMENT"

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing Owners Dedication was acknowledged before me this 9th day of June, 2000, by Stephen Ben Terry, Manager of Silver Pines Associates, L.L.C., a Utah limited liability company, which is the General Partner of Affordable Housing Partners IX, Ltd., a Utah limited partnership.

Brian J Langston
NOTARY PUBLIC
Residing At: Salt Lake City, Utah

My Commission Expires:
Oct. 12, 2002

CORPORATE

ACKNOWLEDGMENT

ON THE 5th DAY OF October A.D. 1998 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE IN SAID STATE OF UTAH, Joseph McDonald. WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE President OF McDonald Brothers CORPORATION IN THE STATE OF UTAH, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES June 24, 2000

Sarah Ann Rea
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE _____ UNDERSIGNED OWNER() OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____

HAND THIS 5th DAY OF October A.D. 1998

J Donald pres
McDonald Bros, Inc.
Corporation

AFFORDABLE HOUSING PARTNERS IX, LTD.
Rep. General Partner
MGR. GEN PARTNER

1. That street dedication and improvements be carried out in accordance with plan and profiles stamped and approved by the City Public Works Department, and specifically:
   a. That 11000 South be improved to a 40 foot half-width including curb, gutter, parkstrip, sidewalk and asphalt. Also, that the curb return wrap around onto 700 East.
   b. That 700 East be improved to a 53 foot half-width including curb, gutter, parkstrip, sidewalk and asphalt.
   c. That any deficient public improvements be upgraded to current City standards. Also that any damaged improvements be required or bonded for prior to occupancy.
   d. That appropriate measures be taken by the developer to insure minimal problems with blowing soil or sand during construction.
   e. That all of the off-site improvements along 11000 South be constructed at one time. When lots 2-5 are developed, that off-street improvements along 700 East be done at the same time. TD
2. That compliance be made with the Sandy City Water Policy, i.e., water rights, extensions, connections and fire protection.
3. That on a per lot basis, on-site improvements be bonded for at site plan review.
4. That lot 1 comply with all requirements of the PUD(9.3) zone. That lots 2-5 comply with all requirements of the PO zone. TD TD
5. That any requirements deemed necessary by the City Engineer upon review of the drainage plan be strictly followed.
6. That each lot be required to proceed through the site plan review process as outlined in the site plan review procedures with the City Development Code.
7. That the subdivision name be approved by Salt Lake County.

SURVEYOR'S CERTIFICATE

I, RALPH E. GOFF, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, AND OR LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 144147 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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 AND STREETS, HEREAFTER TO BE KNOWN AS

AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE, WIDTH, AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH IS N89°59'23"E, 68.040 FEET ALONG THE SECTION LINE AND N0°00'37"W, 33.00 FEET AND N54°04'46"W, 11.93 FEET FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N54°04'46"W, 30.671 FEET; THENCE N0°29'22"E, 1263.606 FEET; THENCE S89°59'35"E, 84.407 FEET; THENCE S0°19'00"E, 668.583 FEET; THENCE 210.794 FEET ALONG THE ARC OF A 452.910 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS S13°39'00"E, 208.896 FEET); THENCE S26°59'00"E, 50.00 FEET; THENCE 214.374 FEET ALONG THE ARC OF A 238.500 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS S52°44'00"E, 207.230 FEET); THENCE S78°29'00"E, 800.000 FEET; THENCE 155.424 FEET ALONG THE ARC OF A 220.610 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS S58°18'02"E, 152.230 FEET); THENCE S89°59'23"W, 1224.380 FEET TO THE POINT OF BEGINNING.

CONTAINS: 7.5600 ACRES - 5 LOTS

4 TD

CONDITIONS OF APPROVAL:

LICENSED LAND SURVEYOR No 144147 RALPH E GOFF STATE OF UTAH

EASEMENT APPROVAL

U.S. WEST COMMUNICATIONS	9-18-98 DATE
UTAH POWER & LIGHT CO.	9-17-98 DATE
QUESTAR GAS	9-17-98 DATE
TCI CABLE CO.	9-17-98 DATE

Cindy Sprat

NUMBER	Δ=	T=	R=	L=	C=
C1	41°34'46"	90.55	238.50	173.08	169.31
C2	09°55'14"	20.70	238.50	41.30	41.24
C3	26°40'00"	107.34	452.91	210.79	208.90
C4	04°05'19"	16.17	452.91	32.32	32.31

RALPH GOFF AND ASSOCIATES
CONSULTING ENGINEERS
118 EAST VINE STREET - MURRAY, UTAH 84107
(801) 262-8733

SALT LAKE COUNTY SEWER IMPROVEMENT DISTRICT NO.1

APPROVED THIS 11th DAY OF May A.D. 19 2000

William E Kennedy
GENERAL MANAGER SLCo SEWER IMPROV. DISTRICT#1

SHEET 1 OF 2

REVISED 10-29-98

PLANNING COMMISSION	BOARD OF HEALTH	CITY DRAINAGE ENGINEER	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	MAYOR'S CABINET
APPROVED THIS 5th DAY OF Oct A.D. 19 98 BY THE SANDY CITY PLANNING COMMISSION	APPROVED THIS 1ST DAY OF [illegible] A.D. 19 98	APPROVED THIS 2 DAY OF June A.D. 19 2000	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE	APPROVED AS TO FORM THIS 15th DAY OF June A.D. 19 2000	PRESENTED TO THE SANDY CITY MAYOR'S CABINET THIS 5th DAY OF June A.D. 2000 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Donald H McKinlee	[illegible]	Randy Wood	6-5-00 DATE	[illegible]	Diane Anderson ATTEST: SANDY CITY CLERK
CHAIRMAN, SANDY CITY PLANNING COMM.	DIRECTOR, S. L. CO. BOARD OF HEALTH	CITY DRAINAGE ENGINEER	Jon Aken SANDY CITY ENGINEER	SANDY CITY ATTORNEY	Tom Dolan MAYOR, SANDY CITY

RECORDED # 7613872

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF First American Title

DATE 6-20-00 TIME 2:55pm BOOK 2000P PAGE 152

$16.00 FEE

Gary W. Ott
SALT LAKE COUNTY RECORDER

28-17-31

28-17-355-002,-003 VRP

95

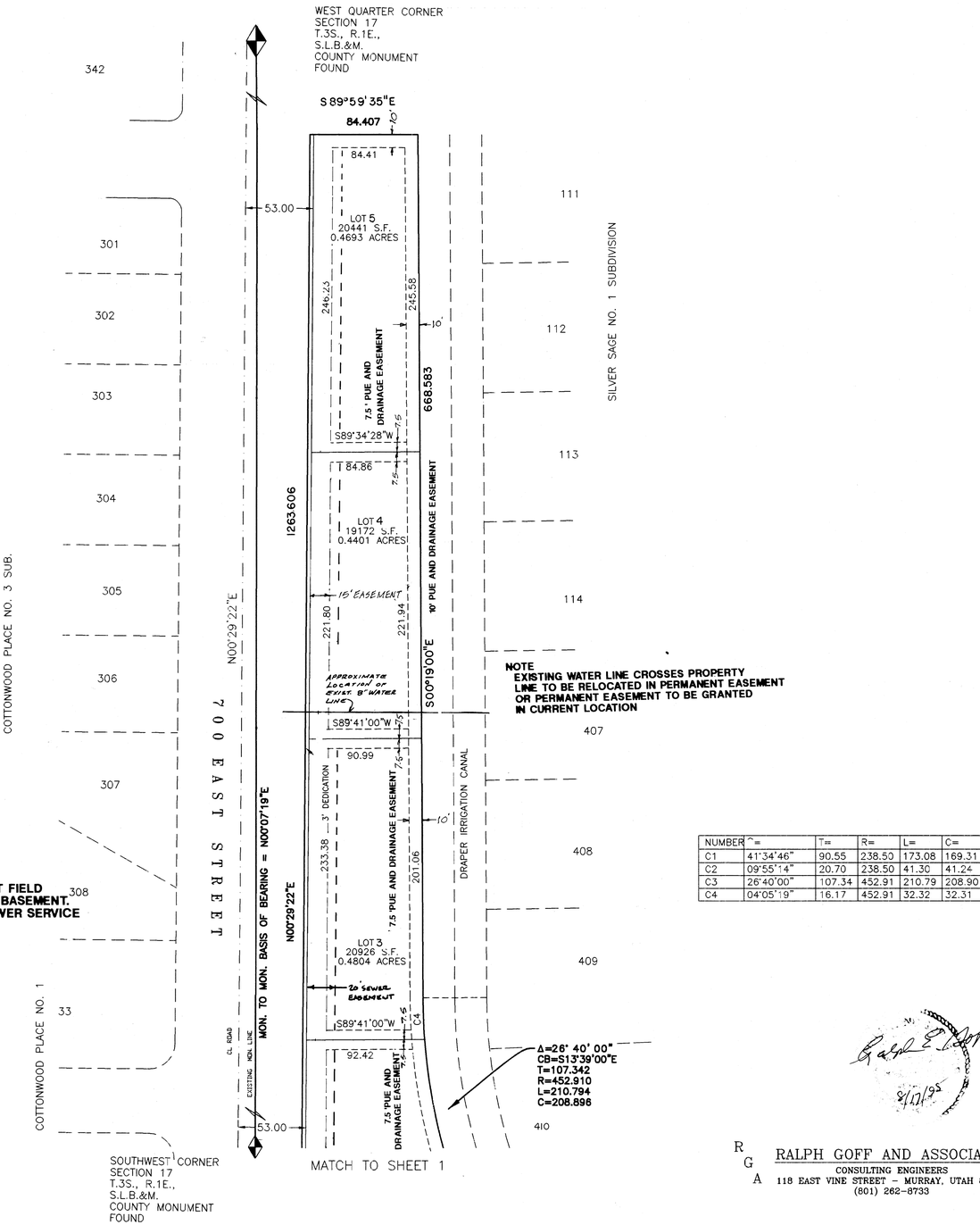
SILVER SAGE BUSINESS PARK

A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SHEET 2 OF 2

50 0 50 100 150

Scale 1" = 50'



NUMBER	Δ=	T=	R=	L=	C=
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C4	04°05'19"	16.17	452.91	32.32	32.31

NOTE:
"SHALLOW SEWER DEPTHS:: CONTRACTOR MUST FIELD VERIFY SEWER DEPTHS BEFOR EXCAVATING FOR BASEMENT. BUILDINGS WITH BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE TO THE BASEMENT"

5/17/95

R G A RALPH GOFF AND ASSOCIATES
CONSULTING ENGINEERS
118 EAST VINE STREET – MURRAY, UTAH 84107
(801) 262-8733

SALT LAKE COUNTY SEWER IMPROVEMENT DISTRICT NO.1

APPROVED THIS 11th DAY OF
May A.D. 19 2000
William G. Kaysville
GENERAL MANAGER SLCo SEWER IMPROV. DISTRICT#1

SHEET 2 OF 2

PLANNING COMMISSION

APPROVED THIS 7th DAY OF June A.D. 19 2000 BY THE SANDY CITY PLANNING COMMISSION

CHAIRMAN, SANDY CITY PLANNING COMM.

BOARD OF HEALTH

APPROVED THIS 15th DAY OF OCTOBER A.D. 1998

~~DIRECTOR~~, S. L. CO. BOARD OF HEALTH

CITY DRAINAGE ENGINEER

APPROVED THIS 2 DAY OF June A.D. 19 2000

CITY DRAINAGE ENGINEER

ENGINEER'S CERTIFICATE

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

6-2-00 DATE

SANDY CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 5th DAY OF June A.D. 19 2000

SANDY CITY ATTORNEY

MAYOR'S CABINET

PRESENTED TO THE SANDY CITY MAYOR THIS 5th DAY OF June A.D. 2000 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: SANDY CITY CLERK

MAYOR, SANDY CITY

RECORDED # 7663872

STATE OF UTAH, COUNTY OF SALT LAKE , RECORDED AND FILED AT THE REQUEST OF FIRST AMERICAN TITLE

DATE 6-20-00 TIME 2:55pm BOOK 2000P PAGE 152

$16.00 FEE

SALT LAKE COUNTY RECORDER

2000-152

96

G:\1998DWGS\ORIGZ\DWG\MCDIMPT\MCDR12 Thu Jun 11 10:57:22 1998

Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

File #:
SUB08252025-007024,
Version: 1

Date: 12/4/2025

Agenda Item Title:
Silver Sage Business Park Subdivision Amendment
10895 and 10935 S. 700 E.
[Community #12]

Presenter:
Douglas L. Wheelwright, Development Services Manager

Description/Background:
The applicants, Kyle Spencer representing Northern Engineering and Scott Bunnell owner of Navigate Private Wealth, LLC., are requesting preliminary site plan review for a new office building and preliminary subdivision plat amendment review to consolidate two lots for properties located at 10895 and 10935 S. 700 E.

Please see the staff report and exhibits attached in file SPR07232025-007003 for full details of this request.

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission determine that preliminary subdivision review for the proposed Silver Sage Business Park II Subdivision Amendment, as described in the staff report for the property located at10895 S. and 10935 S. 700 E. St., based on the following findings and subject to the following conditions:

Findings:
1. The proposed subdivision amended plat meets all city code requirements.

2. The proposed subdivision amendment would enable further development of the property and ensure that all public improvements can be installed.

Conditions:
1. That all necessary road dedications be carried out through the plat.

2. That the developer proceeds through the final subdivision plat review process with staff.

3. That this subdivision plat be recorded with the Salt Lake County Recorder's Office prior to the issuance of the building permit for the office building.

4. That the plat reflect a cross access easements with the adjacent commercial development to

the north.

Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

File #:
SPR08072025-007014,
Version: 1

Date: 12/4/2025

Agenda Item Title:
Middle Mile Infrastructure Site Plan Review
10935 S. 700 E. St.
[Community #12]

Presenter:
Douglas L. Wheelwright, Development Services Manager

Description/Background:
The applicants, Christina Lewis of AE-COM is representing Middle Mile Infrastructure, and Scott Bunnell of Navigate Private Wealth, LLC (owner of the property), are requesting preliminary commercial site plan review and a conditional use permit for a public utility station for a fiber optic booster station on the property located at 10935 S. 700 E. The site is proposed as a public utility station installation for fiber optic infrastructure support, through a conditional use permit in the SD (PO-Silver Sage) zoning district.

Please see the attached staff report and exhibits for full details and analysis of this request.

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission approve the proposed Middle Mile Infrastructure preliminary site plan review, located at10935 S. 700 E., as described in this staff report and based on the following findings and subject to the following conditions:

Findings:
1. Approval of this site plan will help put this vacant site to valuable use at this location and complete the development along 700 E. St.

2. The site plan meets or will meet all applicable city ordinances and requirement for site plan review in this SD zoning district.

3. This booster utility is needed as various telecommunications systems continue to increase in speed and customers.

Conditions:
1. That the development will comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.

2. That the developer proceeds through the final site plan review process with staff. The final

site plan shall be in compliance with all Development Code requirements, staff red lines, and those modifications as accepted by the Planning Commission.

3. That the developer be responsible to meet all provisions of the SD (PO-Silver Sage) zoning district.

4. That the requirements and conditions of the various city departments and divisions be met and details finalized during the final site plan review process with staff.

5. That all future signage be reviewed and approved under a separate permit application and the existing or amended sign theme approval for the project area and be in conformance with city code.

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum

December 4, 2025

To:	Planning Commission	
From:	Community Development Department	
Subject:	Middle Mile Infrastructure Preliminary Site Plan Review & Conditional Use Permit - Public Utility Station 10935 S. 700 E. [Community #12]	SPR08072025-007014 CUP08052025-007012 SD(PO-Silver Sage) Zone 0.24 Acres, 2 Fiber Optic Booster Station Bldgs.

Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, at public locations, and a sign posted on site.

Request

The applicants, Christina Lewis of AE-COM is representing Middle Mile Infrastructure, and Scott Bunnell of Navigate Private Wealth, LLC (owner of the property), are requesting preliminary commercial site plan review and a conditional use permit for a public utility station for a fiber optic booster station on the property located at 10935 S. 700 E. The site is proposed as a public utility station installation for fiber optic infrastructure support, through a conditional use permit in the SD (PO-Silver Sage) zoning district. (Please see the attached Exhibit "A", applicant's safety letters and Exhibit "B", site plan set).

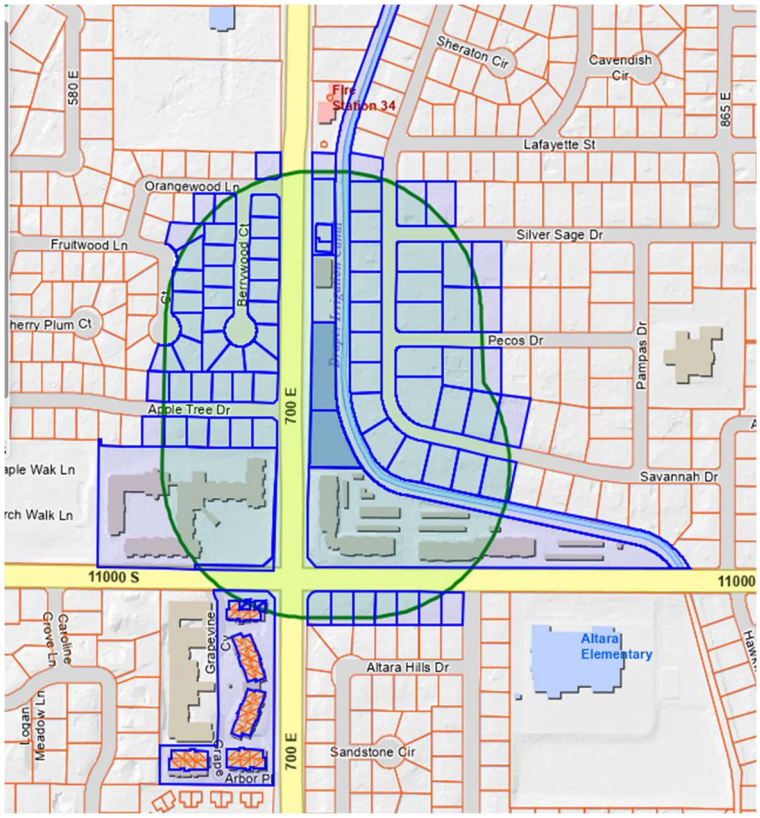
Background

The property is part of a Special Development Zone known as SD(PO-Silver Sage), which has been applied to these narrow parcels along this portion 700 East. The subject property consists of two subdivided commercial lots that have been vacant and never developed. The abandoned Sandy Irrigation Canal abuts the property on the east and has now been converted to a public use trail. Sandy City owns this property. To the east of the canal trail are single-family homes zoned R-1-8. To the north of the property are two medical office buildings also zoned SD(PO-Silver Sage). To the south of this property is age-restricted multi-family housing complex zoned SD(H). West, across 700 E. are more single-family homes zoned R-1-8.

Property Case History	
SUB 98-12	Silver Sage Business Park Subdivision, 5 lots, 12.7 Acres. Final Approval 6-20-2000.

Public Notice and Outreach

Notices of this public meeting were mailed to property owners within 500 feet of the building site property. This item has been posted on required public notice websites as well as notice posting in required public places as required for commercial site plan review by the planning commission. A sign was also posted on the site with the notice information.



Neighborhood Meeting

A virtual neighborhood meeting was held on this item on Wednesday, October1, 2025. Two abutting residents participated in the meeting. After the staff presented the proposed projects to the participants and showed the initial plans, the questions and concerns raised centered on the following issues relative to the Public Utility Station use only:

1. Potential health and safety issues from the electrical equipment and possible chemical or flammable liquids that might be contained in the equipment huts.
2. That this location does not have a highway noise barrier wall installed at the back of the sidewalk, which exists where the single-family homes rear on the street and the resultant noise from the 700 E. St. traffic penetrates the neighbor's back yards and homes.

Analysis

The subject property has existed as a subdivided and vacant property since 2000. The street frontage along 700 E. St., a UDOT arterial street, was previously improved with curb, gutter, hard surfaced park strip, and an 8-foot-wide sidewalk and pre-located driveway approaches, intended to be shared between the various lots. The related Silver Sage Business Park site plan and subdivision amendment applications are creating a long-term lease site for the proposed Middle Mile Infrastructure's public utility station (see related staff report SPR07232025-007003 & SUB08252025-007024).This office site plan includes the landscape area surrounding the Middle Mile lease site, so that the Navigate site development installs and maintains the landscaping area surrounding the public utility site as a buffer, as the landlord to the utility lease area.

To understand the relationship of the new office building and site (Navigate Private Wealth, LLC.) and the long-term lease to the Middle Mile Infrastructure site, staff has used the illustration of a donut and a donut hole. Silver Sage Business Park II office's site plan includes its proposed building and parking lots and the proposed landscaped buffer area (the donut) surrounding the long-term lease site for the middle mile infrastructure's public Utility Station site (the donut hole). This staff report is limited to the Middle Mile Infrastructure's site plan and the conditional use permit for the public utility station.

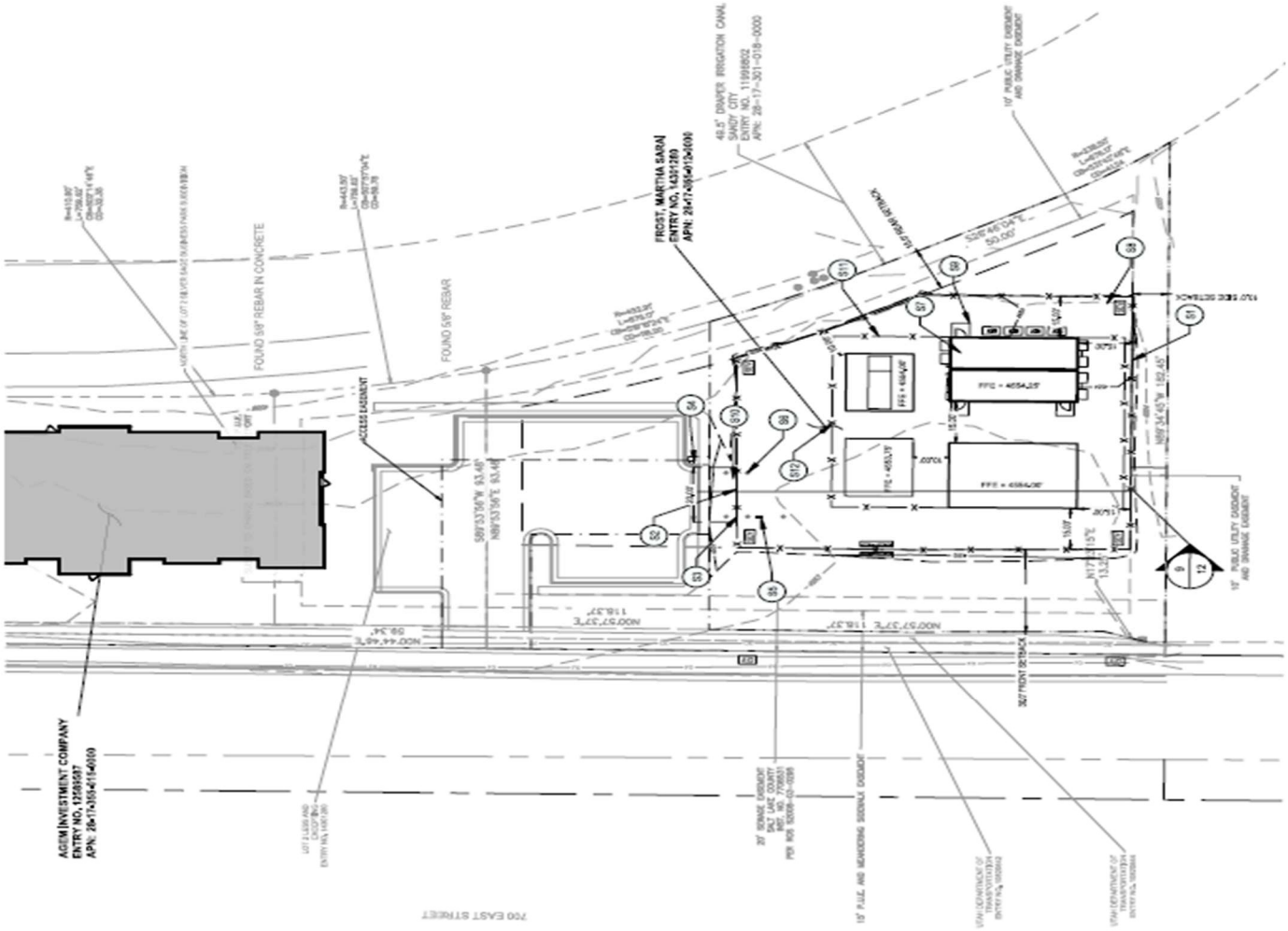
Site Plan Review

This site will be leased from Navigate Wealth on a long-term basis. Navigate Wealth will also install and maintain the landscaping surrounding the site as part of the "Donut" area. This site is the 'donut hole" part of the overall development. The site will be completely fenced and gated and remotely monitored for trespass and safety.

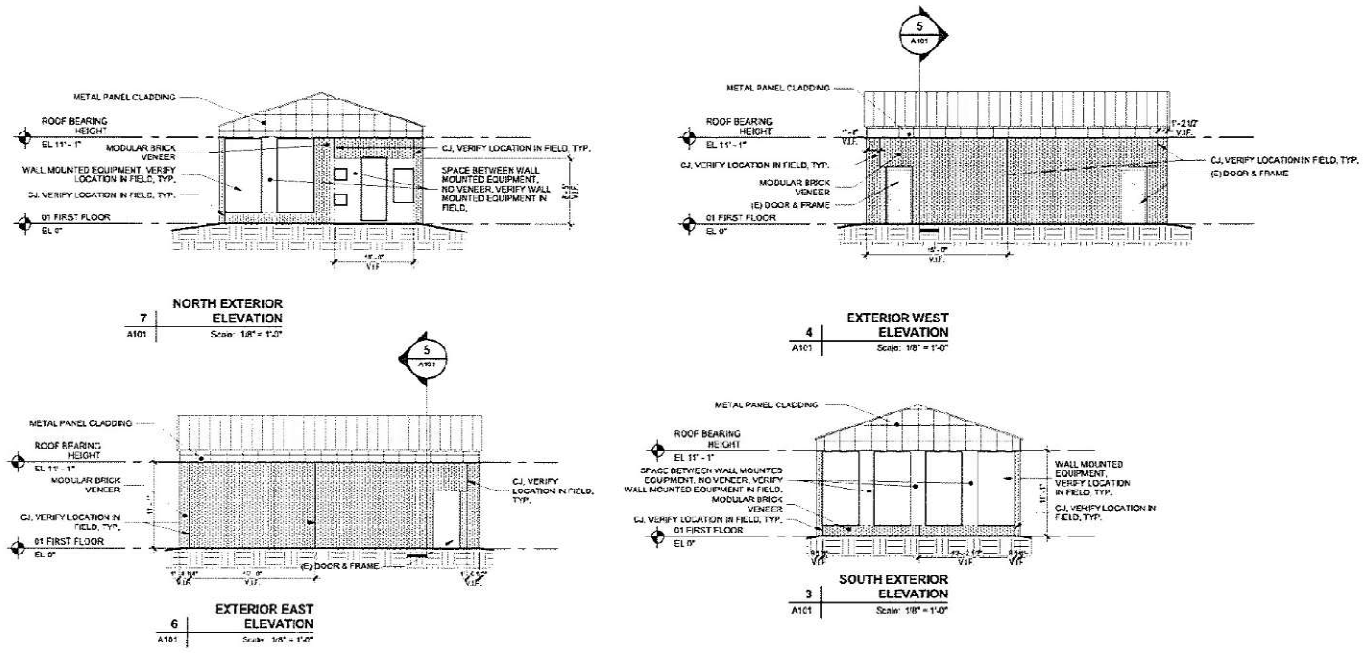
Street Access. The access on the north side of the leased area will come from a new parking lot developed by the Navigate lot and will stub a driveway connection to the Middle Mile Infrastructure lease site. Vehicle access to both sites has been reviewed and approved by the Sandy Public Works Department and will be adequate for the proposed developments.

Site development. The utility site will not be occupied by employees or technicians, except when maintenance checks are occurring, and therefore there will not be any off-street parking on the Middle Mille site. The interior of the site will be graveled and there will be a total of two "equipment hut" buildings and two emergency generators for electric power, developed on the site in two phases. The "equipment huts" will contain electronic equipment to boost the power levels of fiber optic telecommunication networks (700 E. St. is a major telecommunications network transmission corridor for many different companies). This booster station will help maintain capacity levels of those systems.

Landscape Area Buffering. All the landscape buffers for this site will be external to the lease site area and provided with the office buildings landscape plan. The lease area will only contain gravel landscape materials within the fenced area.



Building Setbacks. All other building setbacks are being met or exceeded.



Building Architectural Design, Materials and Colors. The proposed "equipment huts' are prefabricated concrete boxes which will be moved to the site and placed upon at grade concrete slabs. The emergency generators will be self-contained and placed upon concrete slabs and connected underground to the natural gas main located in the street. In order to meet the zoning requirements and the architectural design requirements, the huts will be modified on site with a brick veneer and the addition of a pitched roof truss system, added to the top of the huts to attain compliance and to help blend the site buildings with the residential neighborhoods.

Site Fencing and Buffering In working with planning staff during the past months, the security fencing originally proposed has been modified at staff suggestion to help address the street noise transmission issue identified during the neighborhood meeting. An eight-foot-high masonry fence is proposed for the northeast, east and south sides of the utility site. This will provide both security for the station and help block noise from the site and the street from penetrating deep into the residential neighborhood. On the northwest side of the lease compound will be an eight-foot tall wrought-iron type fence with masonry columns. The tops of the fence shafts will be curved and pointed to increase security but still allow viewing of the compound to allow for natural observation. Additional trees will be planted between the sidewalk and the leased area compound to help buffer the utility site and buildings from street view and help with noise transmission reduction. Please see the development plans for details on the proposed fencing.

Safety Concerns. The second issue of concern from the neighborhood meeting was concern about the possible health and safety impacts of the utility station operations. Specifically, there was concerns based upon the nature of the electronic and electrical equipment, electric power levels, batteries, and any chemicals or compounds that might be located within the proposed "equipment huts" on the lease site. To address those concerns, the applicant provided two letters to address the regulations and safety standards that have been put in place for this type of operation on a national level. (Please see attached Exhibit A for a detailed response to these concerns). In summary, these types of operations are safe and are regulated on a national level and have industry standards that must be met.

City Department Reviews. All reviewing city departments and divisions recommend approval of the preliminary site plan, subject to the normal refinement and revisions during final site plan review with staff.

Conditional Use Permit Review

A Public Utility Station is a conditional use with footnote 14 in all zoning districts in Sandy City. Any site plan review approval is contingent upon the approval of a conditional use permit analysis and determination. The following is the staff analysis of this public utility station application.

Conditional Use Standards

The City may impose conditions on a conditional use, based on certain standards of review found in section 21-33-04 of Sandy City Land Development Code. The following items from that list are applicable to this request and merit discussion or additional consideration by the Planning Commission (staff analysis is found below each standard, shown in *italics*):

Sec. 21-33-4. Conditions.

In order to achieve compliance with the standards set forth herein, the City may impose conditions that address:

(1) Size, configuration and location of the site and the proposed site plan layout.

The proposed long-term lease site is adequate for the proposed use. Site landscape buffering is provided surrounding this utility site.

(2) Proposed site ingress and egress to existing and proposed roads and streets.

Site access is via an easement across the ownership's property and will be adequate for initial construction and continued maintenance of the site.

(3) The adequacy, provision, relocation, or protection of public facilities and amenities, including roads and streets, culinary water, secondary water, sanitary sewer, storm drainage, public safety and fire protections, and other utilities.

This standard does not apply. All utilities are present in the abutting street.

(4) Design, location and amount of off-street parking, loading areas and solid waste disposal and collection areas.

This standard is not applicable. There is no water or sewer connection, or needs on site.

(5) Site circulation patterns for vehicular, pedestrian and other traffic.

This standard does not apply.

(6) Mass, size, number, location, design, exterior features, materials, and colors of buildings, structures and other facilities.

The equipment huts will meet the design materials and colors required by the sandy architectural design requirements and the design requirements of the SD zoning district and the footnote # 14, requirements in the land use matrix table.

(7) The location and design of all site features, including proposed signage, lighting, and refuse collection.

This standard does not apply.

(8) The provision of useable open space, public features, and recreational amenities.

This standard does not apply.

(9) Fencing, screening and landscape treatments, and other features designed to increase the attractiveness and safety of the site and protect adjoining property owners from noise, visual, and other impacts.

This project fully complies with site improvements designed to decrease any negative impacts to the surrounding neighbors.

(10) Measures directed at minimizing or eliminating possible nuisance factors, including, but not limited to, noise, vibrations, smoke, dust, dirt, debris, plant materials, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, and radiation.

This proposed development will not include any nuisance factors listed above except light, minimal noise and minimal electromagnetic disturbances or radiation. The proposed wall and the concrete hut design will minimize noise from this site operation. Any noise will be much less than the existing street traffic noise levels. Light levels will be sufficient for the safety of the site, but directed downward and at zero on the residential property lines.

(11) Measures designed to protect the natural features of the site, including wetlands and drainage ways, ground water protection, soils, wildlife, and plant life.

This standard does not apply.

(12) The regulation of operating hours for activities affecting normal schedules and functions.

This standard does not apply. Scheduled maintenance visits will be during normal business hours. Emergency generators will be automatically triggered and will only continue during an electric power grid failure.

(13) Identifying a time for regular review and monitoring, as determined necessary, to ensure the use continues to operate in compliance with all conditions and requirements of approval.

All conditional use permits are reviewable by the City planning commission upon inspection or complaint and additional mitigating measures can be imposed upon the use.

(14) Measures to assure compliance with all conditions and requirements of approval, including, but not limited to, bonds, letters of credit, improvement agreements, agreements to conditions, road maintenance funds, and restrictive covenants.

City requirements will be bonded and subject to inspection for completion before occupancy.

(15) Such other conditions determined reasonable and necessary by the City to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this title.

None identified at this time.

Staff Concerns

The staff does not have any further concerns with this site plan or the operations proposed under a conditional use permit.

Staff Recommendation

Motion #1, Site Plan Review

Staff recommends that the Planning Commission approve the proposed Middle Mile Infrastructure preliminary site plan review, located at10935 S. 700 E., as described in this staff report and based on the following findings and subject to the following conditions:

Findings:

1. Approval of this site plan will help put this vacant site to valuable use at this location and complete the development along 700 E. St.

2. The site plan meets or will meet all applicable city ordinances and requirement for site plan review in this SD zoning district.

3. This booster utility is needed as various telecommunications systems continue to increase in speed and customers.

Conditions:

1. That the development will comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.

2. That the developer proceeds through the final site plan review process with staff. The final site plan shall be in compliance with all Development Code requirements, staff red lines, and those modifications as accepted by the Planning Commission.

3. That the developer be responsible to meet all provisions of the SD (PO-Silver Sage) zoning district.

4. That the requirements and conditions of the various city departments and divisions be met and details finalized during the final site plan review process with staff.

5. That all future signage be reviewed and approved under a separate permit application and the existing or amended sign theme approval for the project area and be in conformance with city code.

Motion #2, Conditional Use Permit

Staff recommends that the Planning Commission approve a conditional use permit for a public utility station for a fiber optic booster station as described in the staff report for the property located at 10935 S. 700 E., based on the following findings and subject to the following conditions:

Findings:

1. This public utility station for a fiber optic network booster station is needed along this telecommunication infrastructure main line of existing 700 E. St.

2. This public utility station will be well buffered from the street and the abutting trail and the residential neighbors.

3. This long-term lease site will complement the irregular shaped lot and use excess lot space that is not needed for the new business office use.

Conditions:

1. That the fencing as shown in the application materials be installed to provide adequate mitigation of sound and security for this site.

2. Full site development of the related Silver Sage Business Park site plan be installed as proposed by the lease site owner (Navigate).

3. Site and safety completion inspection by the necessary city staff, before operations can begin.

Planner:

Douglas L Wheelwright

Douglas L. Wheelwright
Development Services Manager

File Name: S:\USERS\PLN\STAFFRPT\SPR08052025-007012\cup08052025-007012

Exhibit "A"

Middle Mile Infrastructure (MMI) understands that safety and transparency are important to everyone in the community, and we appreciate the opportunity to provide more information.

This facility is held to the same building and fire safety codes as any other structure in the City of Sandy. There are no special exemptions or separate standards—it must meet all local requirements just like any other facility.

Before any construction or operation can begin, the building must be reviewed and approved by the appropriate city departments, including fire safety officials. It has been confirmed that the building meets all applicable codes. If there are specific questions about fire safety, the **City Fire Marshal's office** is the best resource, as they oversee and enforce these standards.

Regulatory Oversight and Safety Standards

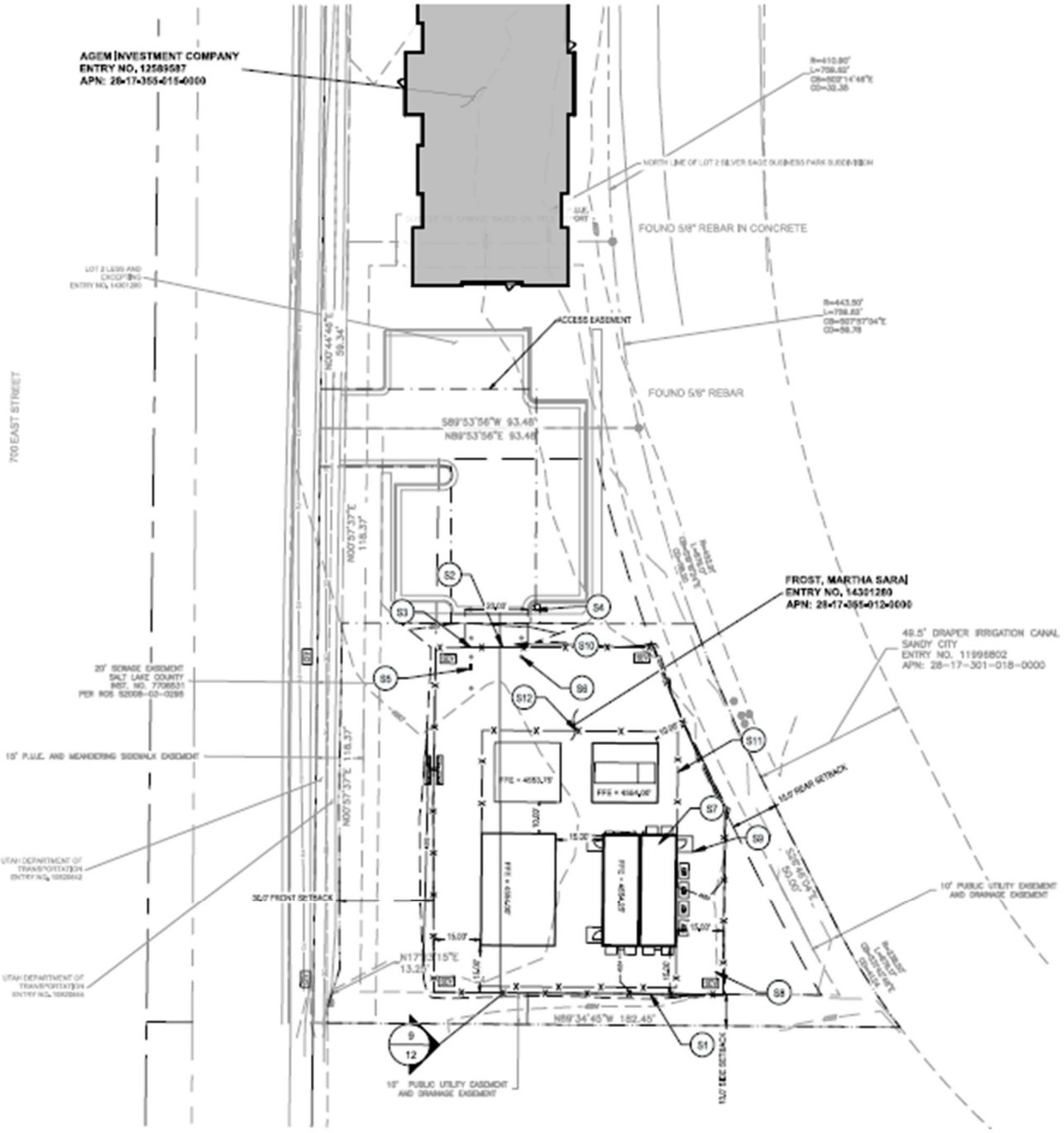
All construction and operations must comply with:

- **Sandy City Building & Safety Division** requirements
- **International Building Code (IBC)** is a model code that provides minimum requirements for building systems to ensure public health, safety, and welfare. Inline fiber huts must comply with IBC provisions related to structural integrity, occupancy classification, fire resistance, and accessibility.
- **Sandy City Fire Code**, which adopts the **International Fire Code (IFC)** with local amendments
- National fire codes (NFPA 70 and NFPA 90A) and applicable state/local building codes.
- **Utah State Construction and Fire Codes Act (Title 15A)**
- **National Electrical Code (NEC)**, published by the National Fire Protection Association (NFPA), provides detailed requirements for the installation of fiber optic cables and related equipment. Article 770 of the NEC specifically addresses optical fiber cables, including fire resistance ratings, conduit use, and protection from physical damage. Installations must conform to NEC standards to ensure safety and reliability.

The **Sandy City Fire Marshal's Office** is responsible for fire safety inspections and enforcement.

To clarify, the building **does not store hazardous chemicals**. It houses **backup batteries** designed to provide power during outages. These systems are commonly used in commercial and public infrastructure and are installed under strict safety protocols.

Exhibit "B"


AGEM INVESTMENT COMPANY
ENTRY NO. 12589587
APN: 28-17-355-015-0000
FOUND 5/8" REBAR IN CONCRETE
ACCESS EASEMENT
FOUND 5/8" REBAR
700 EAST STREET
S89°53'56"W 93.48'
N89°53'56"E 93.48'
FROST, MARTHA SARA
ENTRY NO. 14301280
APN: 28-17-355-012-0000
49.5' DRAPER IRRIGATION CANAL
SANDY CITY
ENTRY NO. 11996802
APN: 28-17-301-018-0000
20' SEWAGE EASEMENT
SALT LAKE COUNTY
15' P.U.E. AND MEANDERING SIDEWALK EASEMENT
UTAH DEPARTMENT OF TRANSPORTATION
30.0' FRONT SETBACK
15.0' REAR SETBACK
10' PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT
N89°34'45"W 182.45'
10' PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT
10.0' SIDE SETBACK

Middle Mile Infrastructure (MMI) understands that safety and transparency are important to everyone in the community, and we appreciate the opportunity to provide more information.

This facility is held to the same building and fire safety codes as any other structure in the City of Sandy. There are no special exemptions or separate standards—it must meet all local requirements just like any other facility.

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The **Sandy City Fire Marshal's Office** is responsible for fire safety inspections and enforcement.

To clarify, the building **does not store hazardous chemicals**. It houses **backup batteries** designed to provide power during outages. These systems are commonly used in commercial and public infrastructure and are installed under strict safety protocols.

Addressing Community Concerns

We understand that neighbors have expressed concerns about:

- **Chemical hazards**: The batteries do not contain volatile chemicals in quantities that pose a public hazard. They are sealed systems and regulated under national safety standards.
- **Explosion or fire**: The back up generators for this site are natural gas and no fuel is stored at the site.
- **EMP (Electromagnetic Pulse)**: EMP risks are **not associated** with this type of installation. The batteries do not emit or amplify EMPs.
- **Environmental impact**: The systems are installed and maintained to minimize any environmental or health risks. Disposal and incident response procedures follow **EPA and industry guidance**.

We are committed to ensuring this facility operates safely and responsibly, and we welcome continued dialogue with the community.

AECOM
10 Patewood Drive
Greenville, SC 29615
aecom.com

October 10, 2025

City of Sandy
10000 S Centennial Parkway (170 W)
Sandy, UT 84070

EMF Statement

Dear Site Plan Reviewer,

During the neighborhood meeting, the City of Sandy was asked for an EMF statement for our Fiber ILA Utility construction. Through our research into the different codes and regulations, the City of Sandy has no standards for a max magnetic field level for a communications facility/utility and neither does the State of Utah.

By using the Maxwell equation as shown below. With the current in the wire at 600 Amps (I) and using a distance of 28.5 feet (d), which is the closest distance in all future buildouts to the nearest utility/storm/sewer easement from the side of the ILA building. We get a Magnetic Field of 13.814 MicroTesla or 138.14 Milligauss.

$$B = \frac{\mu_0 I}{2\pi d}$$

where:

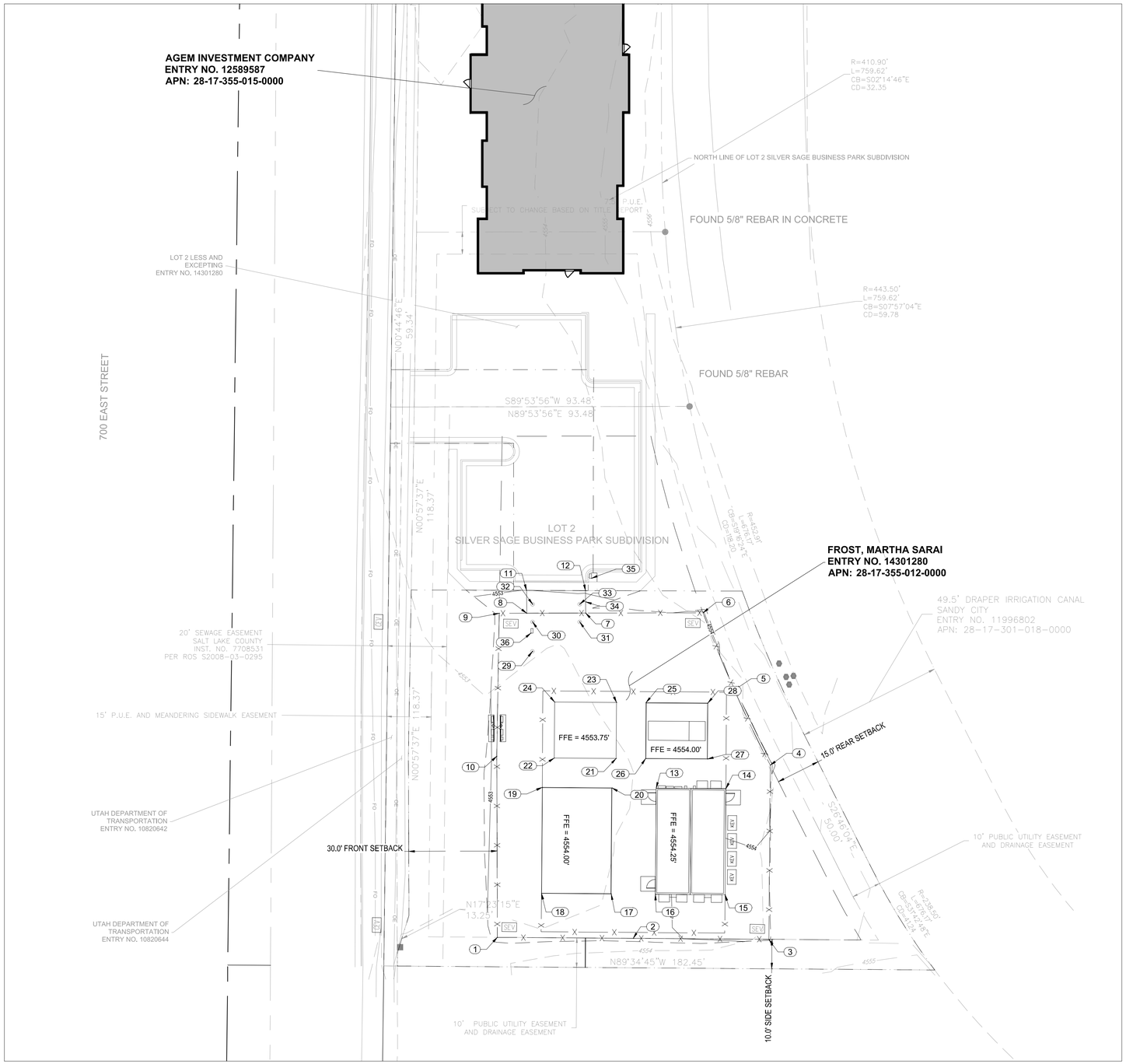
- I — Current flowing through the wire;
- d — Distance from the wire;
- B — Strength of the magnetic field produced at distance d;
- μ_0 is the permeability of free space, which has the constant value of $\mu_0 = 4\pi \times 10^{-7}\,\mathrm{T \cdot m/A}$ (2019 definition).

Outside the State of Utah, the World Health Organization defers their guidelines to the International Commission on Non-Ionizing Radiation Protection, (ICNIRP). The ICNIRP has set a general public reference level at 100 MicroTeslas, which at 13.814 MicroTeslas at 28.5 feet our facility is below this threshold as well. And well beyond the threshold at the property lines.

Therefore, the fully constructed Fiber ILA fully complies with state regulations and with worldwide standards.

Yours sincerely,

Michael McIntire
Engineer IV
AECOM
T: 1-816-360-4420
M: 1-785-220-9576
E: michael.mcintire@aecom.com



NAD 83 (2011)
UT GRID CENTRAL

LEGEND

- WORK LIMIT LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- 765 EXISTING MAJOR CONTOUR
- 761 EXISTING MINOR CONTOUR
- 760 PROPOSED MAJOR CONTOUR
- 761 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT LINE
- EXISTING WETLANDS
- FENCE LINE
- GRAVEL
- CONCRETE

Point Table				
Point #	Description	Elevation	Northing	Easting
1	EOG	4553.60	7370223.9058	1537068.2754
2	EOG	4553.87	7370223.5672	1537114.3617
3	EOG	4554.18	7370223.2287	1537160.4481
4	EOG	4553.89	7370282.3236	1537160.8822
5	EOG	4553.91	7370307.8263	1537148.7109
6	EOG	4553.94	7370334.0175	1537138.1016
7	EOG	4553.71	7370333.9470	1537098.2224
8	EOG	4553.59	7370333.9117	1537078.2224
9	EOG	4553.54	7370333.8952	1537068.8903
10	EOG	4553.29	7370285.3717	1537068.0771
11	EOG	4553.01	7370341.6426	1537078.2088
12	EOG	4552.91	7370341.5712	1537098.2089
13	EOC	4553.72	7370274.5113	1537122.1575
14	EOC	4553.84	7370274.3374	1537145.8235
15	EOC	4554.18	7370238.3384	1537145.5590
16	EOC	4553.94	7370238.5123	1537121.8930
17	EOC	4553.87	7370238.6225	1537106.8934
18	EOC	4553.75	7370238.7963	1537083.2274
19	EOC	4553.53	7370274.7954	1537083.4922
20	EOC	4553.65	7370274.6215	1537107.1579
21	EOC	4553.59	7370284.6112	1537108.6026
22	EOC	4553.48	7370284.7655	1537087.6031
23	EOC	4553.68	7370303.6107	1537108.7421
24	EOC	4553.58	7370303.7650	1537087.7427
25	EOC	4553.73	7370303.5372	1537118.7419
26	EOC	4553.64	7370284.5377	1537118.6023
27	EOC	4553.78	7370284.3834	1537139.6017
28	EOC	4553.88	7370303.3829	1537139.7413
29	BOLLARD	4553.57	7370320.9154	1537080.1668
30	BOLLARD	4553.60	7370330.9152	1537080.2277
31	BOLLARD	4553.69	7370330.9435	1537096.2277
32	BOLLARD	4553.36	7370336.9152	1537080.2171
33	BOLLARD	4553.38	7370336.9435	1537096.2171
34	EOG	4553.31	7370337.7591	1537098.2157
35	PEDESTAL	4553.58	7370345.7656	1537100.2378
36	PEDESTAL	4553.58	7370327.1652	1537079.6417

GRADING NOTES

1. CONSTRUCT SITE TO PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN USING SUITABLE MATERIAL. GRADES SHOWN ARE TOP OF FINAL GRADE.
2. CONTRACTOR SHALL BE AWARE OF EXISTING UTILITY LINE(S) DURING DRIVEWAY CULVERT INSTALLATION.
3. ALL NEW PAVEMENT/GRAVEL ABUTTING EXISTING PAVEMENTS/GRAVEL SHALL MATCH THE ELEVATION OF THE EXISTING.
4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL FINISHED GRADE SURFACES.
5. SEE GENERAL NOTES, SHEET 2.

LEGEND

ECR - END OF CURVE RADIUS
EOC - EDGE OF CONCRETE
EOG - EDGE OF GRAVEL
EG - EXISTING GROUND ELEVATION
(TIE TO EXISTING POINT)

0 20' 40'
GRAPHIC SCALE: 1" = 20'

ISSUE FOR BID
DATE OF ISSUE: 06/24/2025

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AECOM

PROJECT

MMI - ILA SHELTER
SLC1.17
SANDY, UT

PARCEL ID: 28-17-355-012-0000
10935 S 700 E
SANDY, UT 84070

CLIENT

Middle Mile Infrastructure

CONSULTANT

AECOM Technical Services of South Carolina, Inc.
10 Patewood Drive, Suite 500
Greenville, SC 29615
License Number: F-0432
1-864-234-3069 tel
www.aecom.com

PROFESSIONAL ENGINEER
No. 14113901
MICHAEL MCINTIRE
STATE OF UTAH
06/24/2025

REGISTRATION

ISSUE/REVISION

I/R	DATE	DESCRIPTION

PROJECT NUMBER

60645418

SHEET TITLE

GRADING PLAN

SHEET NUMBER

5

Project Management Initials: Designer: ____ Checked: ____ Approved: ____ ANSI D 22" x 34"

Last saved by: BOBENGT(2025-06-02) Last Plotted: 2025-06-24
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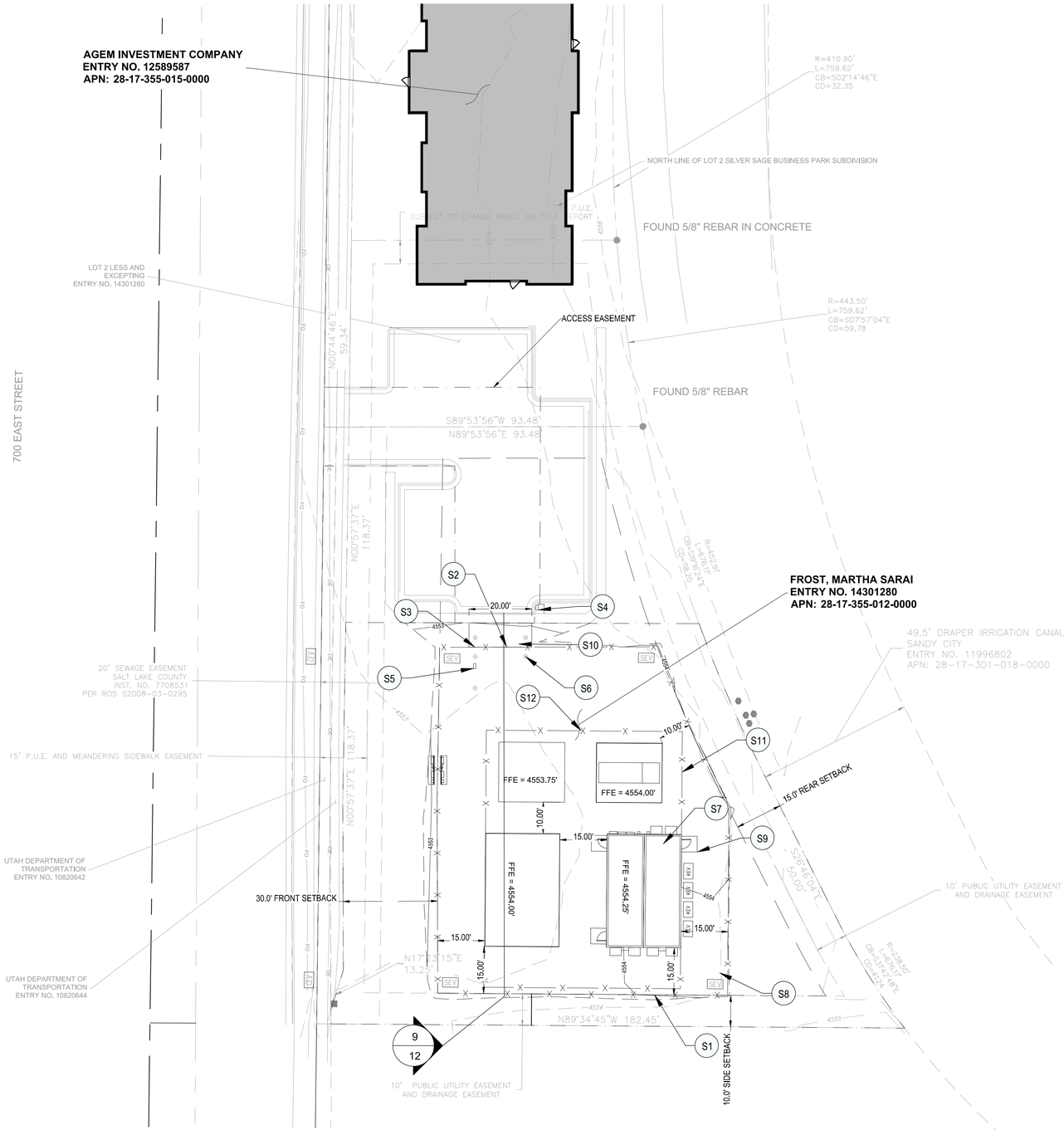

NAD 83 (2011)
UT GRID CENTRAL

LEGEND

	WORK LIMIT LINE
	PROPERTY LINE
	RIGHT OF WAY LINE
765	EXISTING MAJOR CONTOUR
761	EXISTING MINOR CONTOUR
760	PROPOSED MAJOR CONTOUR
761	PROPOSED MINOR CONTOUR
	PROPOSED EASEMENT LINE
	SETBACK LINE
U-FOC	PROPOSED FIBER
X X	FENCE LINE
	GRAVEL
	CONCRETE
	EXISTING WETLANDS

SITE NOTES

1. DIMENSIONS AND RADII ARE TO EDGE OF PAVEMENT, CONCRETE & GRAVEL PAD UNLESS SHOWN OTHERWISE.
2. ALL NEW PAVEMENT ABUTTING EXISTING PAVEMENTS SHALL MATCH THE ELEVATION OF THE EXISTING.
3. SEE GENERAL NOTES, SHEET 2.
4. SITE DETAILS, SEE SHEET 10 - 13.
5. PROPOSED PURCHASE EXHIBIT, SEE SHEET 8.

SITE DATA:

SITE ADDRESS:	10935 S 700 E SANDY, UT 84070
PIN/MAP #:	28-17-355-012-0000
LEGAL DESCRIPTION:	LOT 2, SILVER SAGE BUSINESS PARK SUB; LESS & EXCEPT BEG AT NE COR LOT 2, SD SUB;
ZONING:	SD (PO SILVER SAGE)
LAND USE:	VACANT
PROPERTY ACREAGE:	0.57 AC / 24,829 SF
PROPOSED DISTURBED AREA:	0.24 AC / 10,458 SF
PROPOSED EASEMENT LAND USE:	TELECOMMUNICATIONS SUPPORT STRUCTURE (UTILITY)
SETBACKS:	FRONT: 30' SIDE: 10' REAR: 15'

CONSTRUCTION NOTES

S1	CONSTRUCT 8' ROD IRON FENCE, SEE DETAIL	1/10	S4	CONSTRUCT KEYPAD ACCESS CONTROL, PEDESTAL, AND KNOX BOX	3/5/11	S7	CONSTRUCT CONCRETE SHELTER FOUNDATION, SEE DETAIL	1/15	S10	CONSTRUCT GRAVEL DRIVEWAY, SEE DETAIL	8/12
S2	CONSTRUCT MANUAL SLIDING GATE, SEE DETAIL	2/13	S5	CONSTRUCT REX EXIT BUTTON AND PEDESTAL	4/5/11	S8	CONSTRUCT GRAVEL PAVEMENT THROUGHOUT SITE, SEE DETAIL	10/12	S11	CONSTRUCT TREX FENCING, SEE DETAIL	3/10
S3	INSTALL WEATHER-PROOF SINGLE MAGNETIC GATE LOCK	4/10	S6	CONSTRUCT BOLLARDS AROUND GATE CONTROLLER AND GATE, 36IN SPACING, SEE DETAIL	6/11	S9	CONCRETE APRON, SEE DETAIL	7/12	S12	CONSTRUCT TREX FENCING GATE, SEE DETAIL	5/10

0 20' 40'
GRAPHIC SCALE: 1" = 20'

ISSUE FOR BID
DATE OF ISSUE: 06/24/2025

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AECOM

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PROJECT NUMBER
60645418

SHEET TITLE
SITE PLAN

SHEET NUMBER
9

Project Management Initials: Designer: Checked: Approved: ANSI D 22" x 34"
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ANSI D 22" x 34"
Approved: ____ Checked: ____ Designer: ____ Project Management Initials: ____
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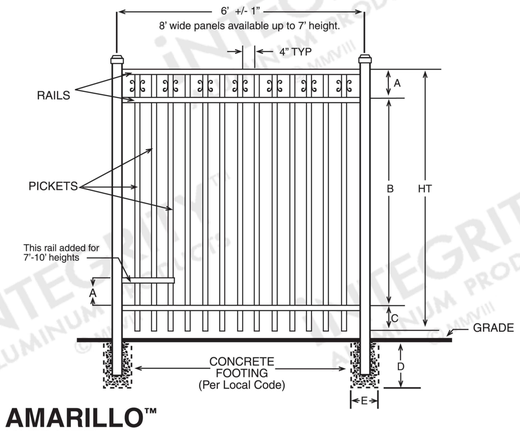

AMARILLO™
ULTIMATE

DIMENSIONS

HT	A	B	C	D	E
3'	7⅝"	20¾"	7⅝"	Per Local Code	
4'	7⅝"	32¾"	7⅝"	Per Local Code	
5'	7⅝"	44¾"	7⅝"	Per Local Code	
6'	7⅝"	56¾"	7⅝"	Per Local Code	
7'	10⅝"	62¾"	10⅝"	Per Local Code	
8'	10⅝"	74¾"	10⅝"	Per Local Code	
9'	13⅝"	80¾"	13⅝"	Per Local Code	
10'	13⅝"	92¾"	13⅝"	Per Local Code	

All Dimensions Are Nominal

SPECIFICATIONS
COMMERCIAL ULTIMATE

Posts Available	2½" x 2½" x .100 Wall 3" x 3" x .125 Wall 4" x 4" x .125 Wall
Horizontal Rails Side Walls Top Walls	1⅝" x 1⅝" .100" .070"
Pickets Picket Spacing	1" x 1" x .062 Wall 4"
Heights Available	3, 4, 5, 6, 7, 8, 9, & 10 Ft.
Widths Available	6 & 8 Ft.

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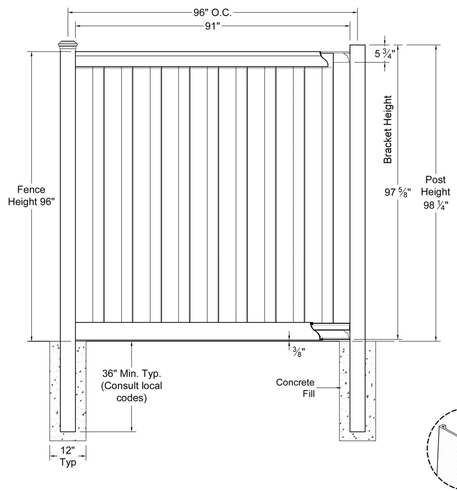
1/10 ROD IRON FENCE
NOT TO SCALE

Trex® Seclusions®
COMPOSITE FENCE SYSTEMS

Fence Height: 8'

108

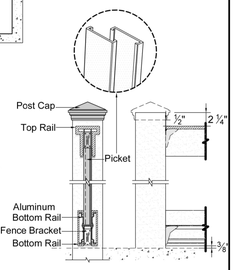


NOTES:
1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
2. REFER TO TrexFencingFDS.com FOR CONSTRUCTION DETAILS AND PRODUCT INFORMATION
3. DRAWING NOT TO SCALE.

COMPONENT		QTY.	LENGTH
Post Cap	Pyramid Flat Crown	1	N/A
Post	5" x 5"	1	144"
Top Rail	4" x 5"	1	91"
Bottom Rail / Picket	1" x 5 3/4"	19	91"

Component lengths may vary

COMPONENT		QTY.	LENGTH
Bottom Rail / Picket	1" x 5 3/4"	2	91"
Aluminum Bottom Rail	2 3/4" x 5 1/8"	1	90 1/2"
Fence Bracket	1 1/4" x 3 1/8"	4	N/A
Ext. Wood Screw	#7	24	1 5/8"



CUT VIEWS

510803

Trex® Fencing
COMPOSITE FENCE SYSTEMS

FDS
FENCE DISTRIBUTORS

543 E. 600 S. Provo, UT 84606
1-877-700-8739 - TrexFencingFDS.com

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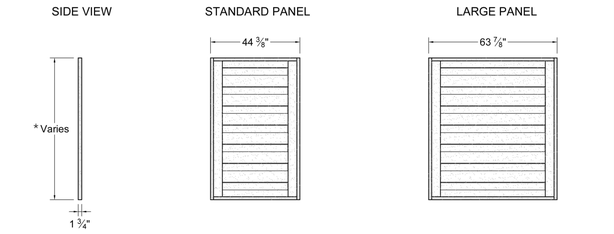
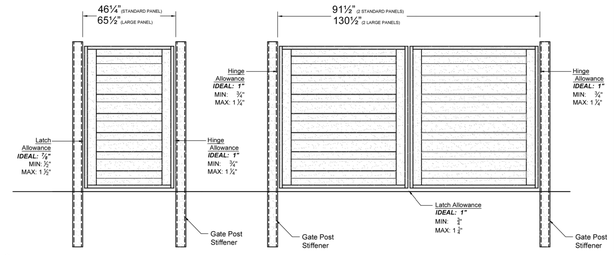
3/10 TREX FENCE
NOT TO SCALE

Trex® w/ Horizons®
HORIZONTAL FENCE SYSTEM

Gates

215





Fence Height	Gate Height
3'	34 1/2"
4'	44"
5'	63"
6'	72 1/2"
7'	82 1/2"
8'	91 1/4"

NOTES:
1. GATES ARE BUILT WITH A WELDED INTERNAL 1¼" SQUARE (16 GA.) GALVANIZED STEEL FRAME.
2. ALL HORIZONS COMPONENTS ARE MATTE BLACK POWDER COATED GALVANIZED STEEL (COASTAL APPLICATIONS MUST USE STAINLESS STEEL).
3. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
4. REFER TO YourNextFence.com FOR CONSTRUCTION DETAILS AND PRODUCT INFORMATION.
5. DRAWING NOT TO SCALE.

081819

Trex® Fencing
COMPOSITE FENCE SYSTEMS

FDS
FENCE DISTRIBUTORS

543 E. 600 S. Provo, UT 84606
1-877-700-8739 - YourNextFence.com

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5/10 TREX FENCE GATE
NOT TO SCALE

ISSUE FOR BID
DATE OF ISSUE: 06/24/2025

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AECOM

PROJECT
MMI - ILA SHELTER
SLC1.17
SANDY, UT
PARCEL ID: 28-17-355-012-0000
10935 S 700 E
SANDY, UT 84070

CLIENT
Middle Mile Infrastructure

CONSULTANT
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PROFESSIONAL ENGINEER
No. 14113901
MICHAEL MCINTIRE
STATE OF UTAH
06/24/2025

REGISTRATION

ISSUE/REVISION

I/R	DATE	DESCRIPTION

PROJECT NUMBER
60645418

SHEET TITLE
SITE DETAILS-1

SHEET NUMBER
10

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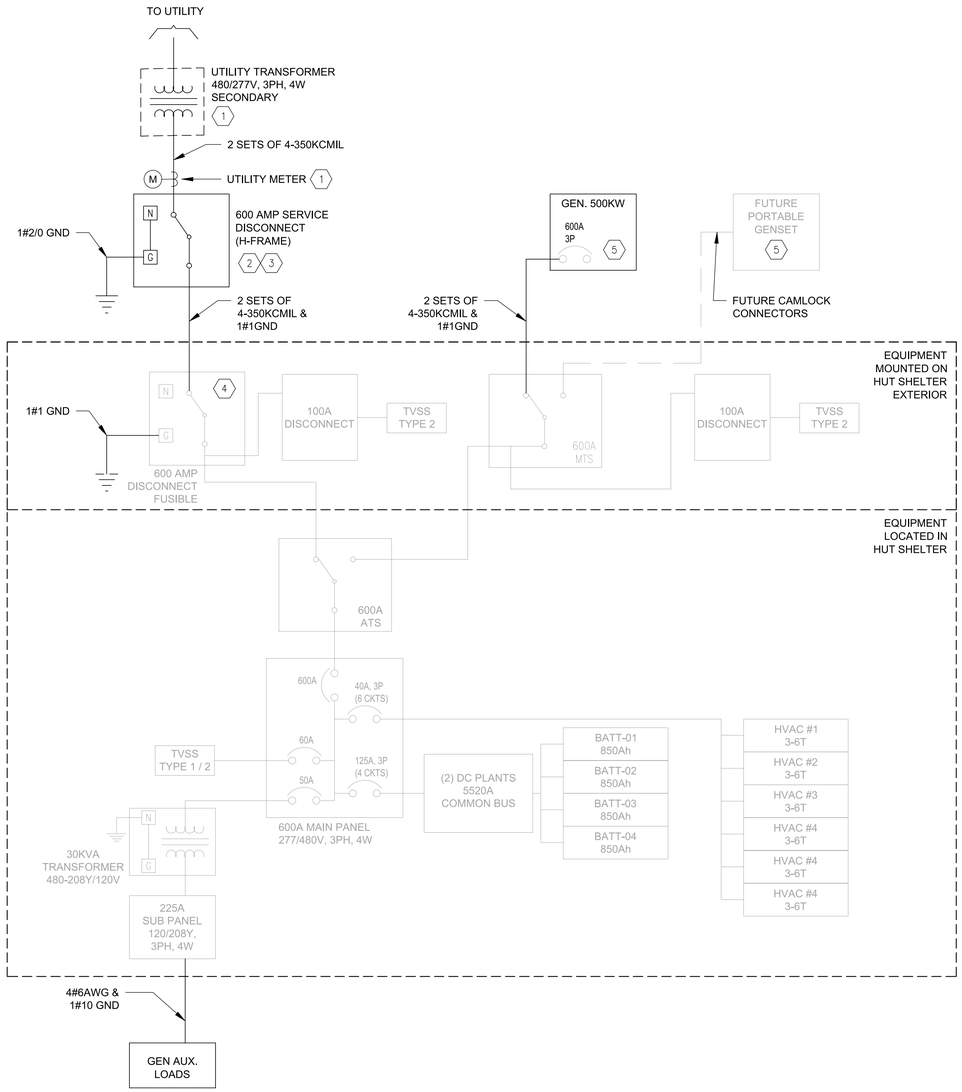

GENERAL NOTES

A. REFER TO SITE PLAN ON SHEET 17 FOR EQUIPMENT LAYOUT AND CONDUIT SIZES.

B. BLACK LINES INDICATE CONTRACTOR PROVIDED EQUIPMENT.

C. HALFTONE LINES INDICATE OWNER FURNISHED EQUIPMENT.

D. ELEMENTS WITHIN THE DASHED OUTLINE SHOULD BE PROVIDED WITH THE HUT SHELTER SHIPMENT AND ARE SHOWN FOR REFERENCE ONLY. REFER TO THE META - VEGA ILA DRAWING PACKAGE FOR CONDUIT SIZES, CONDUCTOR SIZES, PANEL SCHEDULES AND ADDITIONAL INFORMATION.

E. THE HUT SHELTER ELECTRICAL SYSTEM IS RATED AT 65,000 A.I.C. IF HIGHER RATINGS ARE REQUIRED IT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR TO MEET SUCH REQUIREMENTS.

F. CONTRACTOR SHALL PROVIDE ARC FLASH STUDY AND POST INCIDENT ENERGY ON ALL EQUIPMENT REQUIRED BY NFPA 70E.

G. ALL LUGS THAT HOLD MORE THAN ONE WIRE SHALL BE LISTED FOR MULTI-BARRELL CONNECTIONS.

H. ALL CONDUCTORS SHALL BE COPPER.

KEYNOTES (#)

1. CONTRACTOR SHALL COORDINATE WITH THE UTILITY CO. FOR TRANSFORMER CONNECTION REQUIREMENTS AND DELINEATION OF WORK.
2. LABEL SERVICE ENTRANCE DISCONNECT WITH RED TAG.
3. NEUTRAL TO GROUND BOND SHALL ONLY BE MADE IN THE H-FRAME SERVICE DISCONNECT.
4. SERVICE RATED DISCONNECT SWITCH SHIPPED WITH HUT SHELTER SHALL NOT BE USED FOR UTILITY SERVICE CONNECTION. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT NO NEUTRAL TO GROUND BOND IS TERMINATED IN THE DISCONNECT.
5. NEUTRAL TO GROUND BOND SHALL NOT BE MADE AT THE GENERATOR DISCONNECT

ISSUE FOR BID
DATE OF ISSUE: 06/24/2025

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AECOM

PROJECT

MMI - ILA SHELTER
SLC1.17
SANDY, UT

PARCEL ID: 28-17-355-012-0000
10935 S 700 E
SANDY, UT 84070

CLIENT

Middle Mile Infrastructure

CONSULTANT

AECOM Technical Services of South Carolina, Inc.
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REGISTRATION

PROFESSIONAL ENGINEER
13378338-2202
Gregory C. Doll
STATE OF UTAH
06/25/2025

ISSUE/REVISION

I/R	DATE	DESCRIPTION

PROJECT NUMBER

60645418

SHEET TITLE

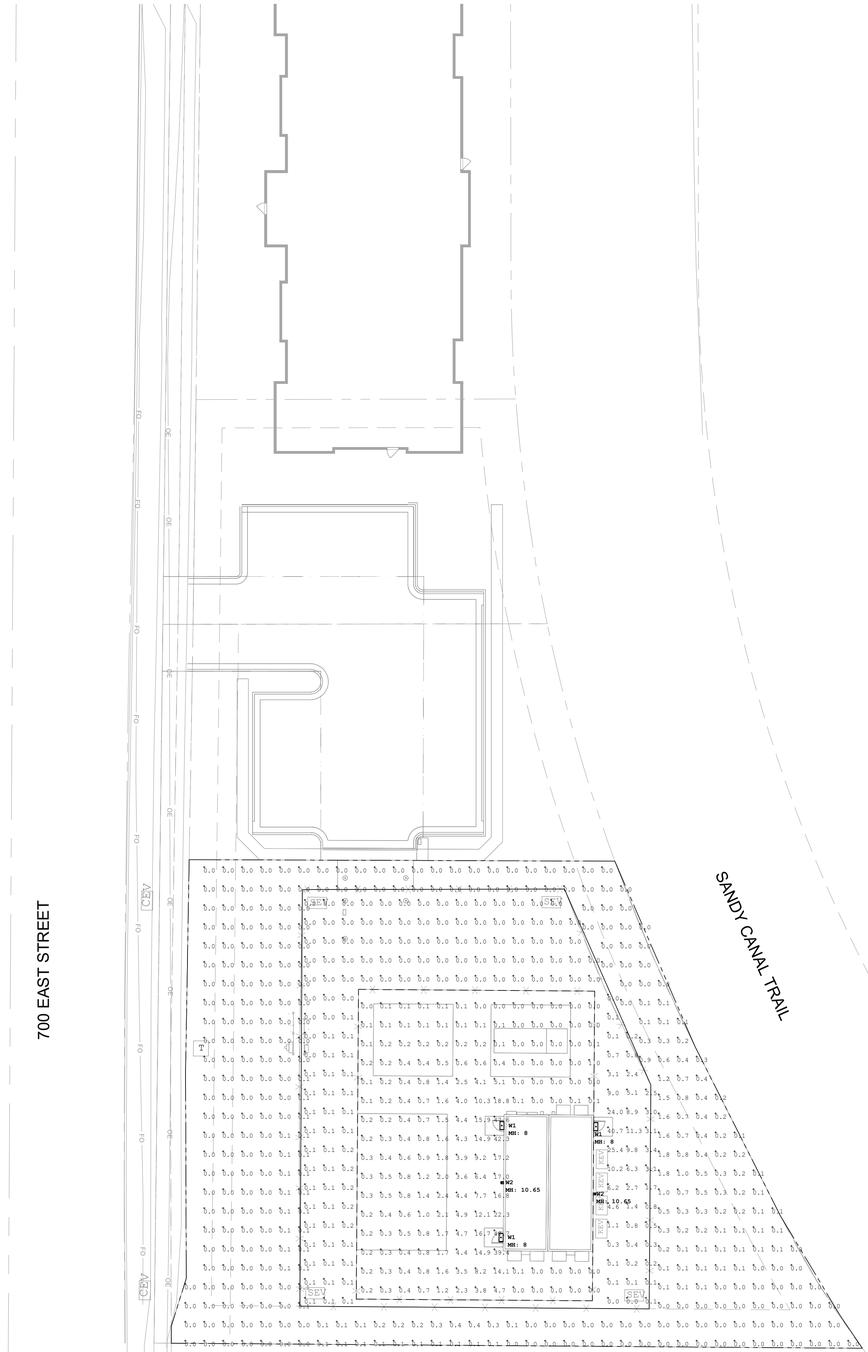
ELECTRICAL ONE-LINE DIAGRAM

SHEET NUMBER

21

ANSI D 22" x 34"
Approved: ____ Checked: ____ Designer: ____ Project Management Initials:
Last saved by: GREENM2 (2025-06-02) Last Plotted: 2025-06-25
Filename: C:\USERS\GREENM2\AECOM\INDIGO - CITY METRO'S - GENERAL\900_CAD\SLC\SLC1.17\04-CAD\03-SHEETS\ARTEMIS-H-SHT-E-ONE-LINE.DWG

Project Management Initials: Designer: Checked: Approved: ANSI D 22" x 34"



Luminaire Schedule							
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	3	W1	WP156SW2TV40KDAD	0.900	10175	82.35	187.05
	2	W2	VARIO 2 POE w8-i 10x10	0.900	4592	47	94

Calculation Summary								
Label	LineType	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BLDG FENCELINE AT GRADE		Illuminance	Fc	3.07	48.7	0.0	N.A.	N.A.
PROPERTY LINE AT GRADE		Illuminance	Fc	0.10	1.8	0.0	N.A.	N.A.
SITE FENCELINE AT GRADE		Illuminance	Fc	1.17	40.7	0.0	N.A.	N.A.

1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'

NAD 83 (2011)
UT GRID CENTRAL

GENERAL NOTES

A. PHOTOMETRIC CALCULATIONS SHOWN FOR REFERENCE ONLY.

B. EXTERIOR WALL MOUNTED LIGHT FIXTURES ARE PROVIDED WITH PREFABRICATED HUT BUILDING. REFER TO HUT DESIGN PACKAGE FOR FINAL FIXTURE TYPES, LOCATIONS, AND ADDITIONAL INFORMATION.

C. PHOTOMETRIC VALUES ARE IN FOOTCANDLES AND CALCULATED AT GRADE.

D. PHOTOMETRIC VALUES WERE CALCULATED USING LIGHTING ANALYSIS SOFTWARE AGI32 VERSION 21.6 AND MANUFACTURER'S PUBLISHED IES FILE.

0 20' 40'
GRAPHIC SCALE: 1" = 20'

ISSUE FOR BID
DATE OF ISSUE: 09/05/2025

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AECOM

PROJECT

MMI - ILA SHELTER
SLC1.17
SANDY, UT

PARCEL ID: 28-17-355-012-0000
10935 S 700 E
SANDY, UT 84070

CLIENT

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REGISTRATION

PROFESSIONAL ENGINEER
13328838-2202
Gregory C. Doll
STATE OF UTAH
09/05/2025

ISSUE/REVISION

I/R	DATE	DESCRIPTION

PROJECT NUMBER

60645418

SHEET TITLE

SITE PHOTOMETRIC PLAN

SHEET NUMBER

22

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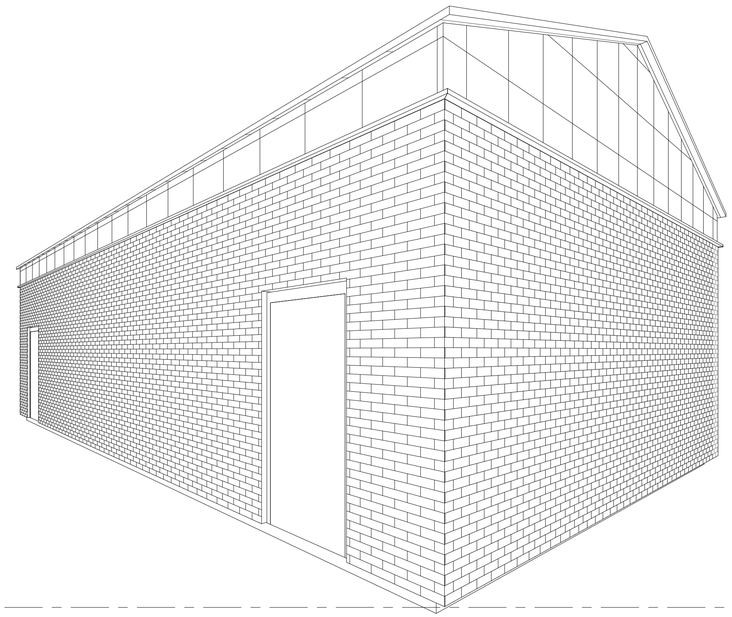
PROJECT MANAGER INITIALS:: DB DESIGNER: LR CHECKED BY: UK APPROVED BY: DB ANSI D 22"x34"

MIDDLE MILE INFRASTRUCTURE
IMM ILA FIBER - SLC1.17 HUT MODIFICATION

PARCEL ID: 28-17-355-012-0000 10935 S 700 E SANDY, UT 84070
PROJECT NUMBER.:60645418
CONSTRUCTION SET
08/04/2025



RENDER AREA/VICINITY MAP

SHEET INDEX

SHEET NUMBER	SHEET NAME
GENERAL	
G000	COVER SHEET
G001	ABBREVIATIONS, SYMBOLS AND GENERAL NOTES
ARCHITECTURE	
A101	ARCHITECTURAL PLANS AND ELEVATIONS
A102	ARCHITECTURAL DETAILS

AECOM

PROJECT

IMM ILA FIBER - SLC1.17 HUT MODIFICATION

PARCEL ID: 28-17-355-012-0000 10935 S 700 E SANDY, UT 84070

CLIENT

MIDDLE MILE INFRASTRUCTURE

SANDY, UT 84070

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STATE OF UTAH
DAVID B. LUDD
No. 11303041-0301
08/04/2025
LICENSED ARCHITECT

ISSUE/REVISION

I/R	DATE	DESCRIPTION

PROJECT NUMBER

60645418

SHEET TITLE

COVER SHEET

SHEET NUMBER

G000

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ABBREVIATIONS

AAF	ABOVE ACCESS FLOOR
ABUT	ABUTMENT
ACST	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT
ADJT	ADJUST (ADJUSTABLE)
AF	ACCESS FLOOR
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZE (ANODIZED)
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
AP	ACCESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ATTEN	ATTENUATION
AUX	AUXILIARY
AWP	ACOUSTICAL WALL PANEL
B	WALL BASE
B/	BOTTOM OF
BD	BOARD
BF	BOTH FACES
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BOD	BASIS OF DESIGN
BOT	BOTTOM
BRDG	BRIDGING
BRG	BEARING
BRKT	BRACKET
BSMT	BASEMENT
BTWN / B/N	BETWEEN
C	CARPET
C/C	CENTER TO CENTER
CAB	CABINET
CERT	CERTIFIED
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CFOI	CONTRACTOR FURNISHED OWNER INSTALLED
CG	CORNER GUARD
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CM	CENTIMETER
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CLEAN OUT
COL	COLUMN
COMPR	COMPRESSIBLE
CONC	CONCRETE
CONN	CONNECTOR
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CORR	CORRIDOR
CR	CARD READER
CRT	CURTAIN
CSK	COUNTERSINK
CSWK	CASEWORK
CT	CERAMIC TILE
CTR	CENTER
CW	CURTAINWALL
DAT	DATUM
DB	DOOR BASE CABINET
DBL	DOUBLE
DD	DOOR/DRAWER BASE CABINET
DEG	DEGREE
DEMO	DEMOLITION
DET	DETAIL
DFB	DRAWER/FILE BASE CABINET
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DISPEN	DISPENSER
DKG	DECKING
DL	DEAD LOAD
DN	DOWN
DO	DOOR/OPEN BASE CABINET
DP	DECORATIVE WALL PANEL
DR	DOOR
DS	DOWN SPOUT
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EF	EACH FACE / EPOXY FLOORING
EHD	ELECTRIC HAND DRYER
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
ENCL	ENCLOSURE
ENG	ENGINEER

ABBREVIATIONS

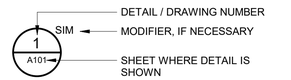
EOD	EDGE OF DECK
EOS	EDGE OF SLAB
EPT	EPOXY PAINT
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
ETR	EXISTING TO REMAIN
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXG	EXISTING
EXP	EXPOSED
EXP STR	EXPOSED TO STRUCTURE
EXT	EXTERIOR
F	FILLER PIECE (3/4" MIN - 2 1/2" MAX)
F/	FACE OF
F/F	FACE TO FACE
F/M	FACE OF MULLION
FACT	FACTORY
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FACE
FIN	FINISH
FIXT	FIXTURE
FL	FLOOR
FLUOR	FLUORESCENT
FM	FILM
FNDN	FOUNDATION
FRP	FIBERGLASS REINFORCED PLASTIC
FRT	FIRE RESISTANT TREATED
FT	FEET / FOOT
FTG	FOOTING
FURN	FURNITURE
FUT	FUTURE
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GB	GRAB BAR
GEN	GENERAL
GL	GLASS
GLAZ	GLAZING
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HDR	HEADER
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HPL	HIGH PRESSURE LAMINATE
HR	HOUR
HT	HEIGHT
HVAC	HEATING-VENTILATING-AIR CONDITIONING
ID	INSIDE DIAMETER
IN	INCH(ES)
INCL	INCLUDE(ED)(ING)
INSUL	INSULATED
INT	INTERIOR
JAN	JANITOR
JST	JOIST
JT	JOINT
KO	KNOCKOUT
L	PLASTIC LAMINATE
LAM	LAMINATE(D)
LAV	LAVATORY
LB	POUND
LEVPL	LEVELING PLATE
LF	LINEAR FOOT (FEET)
LKR	LOCKER
LL	LIVE LOAD
LOC	LOCATION
LONG	LONGITUDINAL
LP	LOW POINT
LTG	LIGHTING
LVL	LEVEL
LVR	LOUVER
M	METER (METRIC MEASURE)
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MARKER BOARD
MC	MICROWAVE CABINET
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEZZ	MEZZANINE
MF	MOBILE DRAWER/FILE CABINET
MFR	MANUFACTURER
MHO	MAGNETIC HOLD OPEN
MID	MIDDLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MM	MILLIMETER
MO	MASONRY OPENING
MRT	MOISTURE/MILDEW RESISTANT TREATED
MTL	METAL
MTR	METER (UTILITIES)
N	NORTH

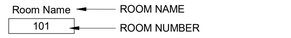
ABBREVIATIONS

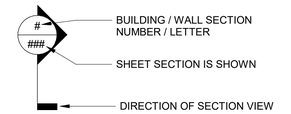
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
O/O	OUT TO OUT
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFC	OPEN FACE CABINET
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFD	OVERFLOW DRAIN
OFOI	OWNER FURNISHED OWNER INSTALLED
OHC	OVERHEAD COILING DOOR
OHD	OVERHEAD
OHS	OPEN CABINET W/ HORIZONTAL SLOTS
OPNG	OPENING
OPP	OPPOSITE
OSC	OPEN SINK CABINET
OVS	OPEN CABINET W/ VERTICAL SLOTS
P	PAINT
P/L	PROPERTY LINE
PC	PRECAST CONCRETE
PCF	POUNDS PER CUBIC FOOT
PERIM	PERIMETER
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTIC
PLMB	PLUMBING
PLSTR	PLASTER
PLY	PLYWOOD
PNL	PANEL
POL	POLISHED
PR	PARTITION
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PROJ	PROJECTION
PROP	PROPERTY
PRTBD	PARTICAL BOARD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT
PTN	PARTITION (WALL)
PVC	POLYVINYL CHLORIDE
PYC	POLYURETHANE COATING
QT	QUARRY TILE
QTY	QUANTITY
R	RISER
RAD	RADIUS
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REBAR	REINFORCING BAR
RECT	RECTANGULAR
REF	REFERENCE
REINF	REINFORCE(ING)
REQ	REQUIRE(D)
RESIN	RESINOUS
REV	REVISE (REVISION)
RF	RESILIENT FLOORING
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
S	SOUTH
SB	SINK BASE CABINET
SC	SEALED CONCRETE
SCHED	SCHEDULE
SD	SOAP DISPENSER
SDC	SLIDING DOOR CABINET
SECT	SECTION
SF	SQUARE FOOT (FEET)
SHT	SHEET
SI	SQUARE INCH(ES)
SIM	SIMILAR
SLD	SOLID SURFACE
SLV	SLEEVE
SOG	SLAB ON GRADE
SPEC	SPECIFICATION(S)
SPKR	SPEAKER
SQ	SQUARE
SS/EE	SAFETY SHOWER / EMERGENCY EYEWASH
SSM	SOLID SURFACE MATERIAL
ST	STONE
ST STL	STAINLESS STEEL
STD	STANDARD
STIFF	STIFFEN(ER)
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURE(AL)
SUSP	SUSPENDED
SYM	SYMMETRICAL
T	TREAD / TILE
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T/	TOP OF
T/M	TOP OF MULLION
TB	TACK BOARD
TBD	TO BE DETERMINED
TEMP	TEMPERATURE
TERM	TERMINATION
TLT	TOILET
TPO	THERMPLASTIC POLYOLEFIN

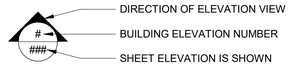
ABBREVIATIONS

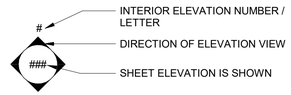
TPTN	TOILET PARTITION
TRF	TERRAZZO FLOORING
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VNR	VENEER
VPR	VAPOR
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WF	WOOD FLOORING
WL	WIND LOAD
WP	WALL PROTECTION
WT	WINDOW TREATMENT
WVP	WOOD VENEER PANEL
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
YD	YARD
YR	YEAR

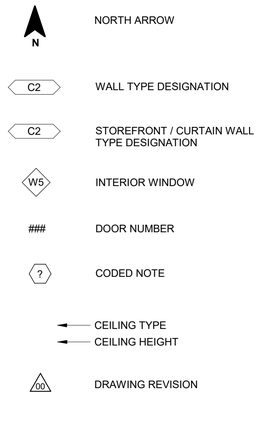












GENERAL NOTES - PROJECT

A. THE CONSTRUCTION DRAWINGS ILLUSTRATE THE DESIGN INTENT OF THE WORK. THEY INDICATE LOCATION, DIMENSIONS AND TYPICAL DETAILS. THE ARCHITECTURAL DRAWINGS ARE PART OF A LARGER SET OF DRAWINGS WHICH, WHEN COMPLETE, CONSIST OF ALL DRAWINGS LISTED BY THE INDEX OF DRAWINGS AND THE PROJECT SPECIFICATIONS. CONSEQUENTLY, THE WORK DESCRIBED BY THE DRAWINGS OF ANY ONE DISCIPLINE MAY AFFECT THE WORK DESCRIBED ON THE DRAWINGS OF ANOTHER DISCIPLINE, AND MAY REQUIRE REFERENCE TO THE DRAWINGS OF ANOTHER DISCIPLINE. THEREFORE, PARTIAL SETS OF DRAWINGS ARE INCOMPLETE AND SHALL NOT BE DISTRIBUTED OR UTILIZED BY ANYONE.

B. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE STATE AND/OR LOCAL CODES, LAWS, AMENDMENTS, ORDINANCES, INCLUDING ALL CODES LISTED IN THE APPLICABLE CODES SECTION.

C. DO NOT SCALE DRAWINGS.

D. FIELD VERIFY ALL DIMENSIONS PRIOR TO START OF WORK.

E. CONTACT THE ARCHITECT FOR DETERMINING A REQUIRED DIMENSION THAT CANNOT BE OBTAINED BASED ON DRAWING INFORMATION, BEFORE PROCEEDING WITH THE WORK.

F. WHERE DISCREPANCIES OCCUR BETWEEN FLOOR PLANS, DETAILS, AND LARGE SCALE PLANS, OR WHERE DISCREPANCIES OCCUR BETWEEN ARCHITECTURAL DRAWINGS AND ENGINEERING DRAWINGS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

G. NOT ALL CODED NOTES FOR A PARTICULAR SERIES APPEAR OR ARE USED ON EACH SHEET WITHIN THE SERIES - TYPICAL.

H. REFERENCE THE DRAWING SERIES LEGEND FOR INFORMATION CONTAINED IN EACH ARCHITECTURAL DRAWING SERIES.

I. THE RELATIVE DESIGN REFERENCE ELEVATION OF +0'-0", AS INDICATED ON THE DRAWINGS, CORRESPONDS TO THE FINISH FLOOR ELEVATION OF THE FLOOR IN QUESTION.

AECOM

PROJECT

IMM ILA FIBER - SLC1.17 HUT MODIFICATION

PARCEL ID: 28-17-355-012-0000 10935 S 700 E
SANDY, UT 84070

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MIDDLE MILE INFRASTRUCTURE
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ISSUE/REVISION

I/R	DATE	DESCRIPTION

PROJECT NUMBER

60645418

SHEET TITLE

ABBREVIATIONS, SYMBOLS AND GENERAL NOTES

SHEET NUMBER

G001

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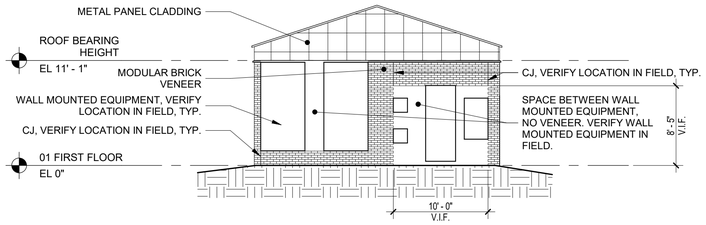
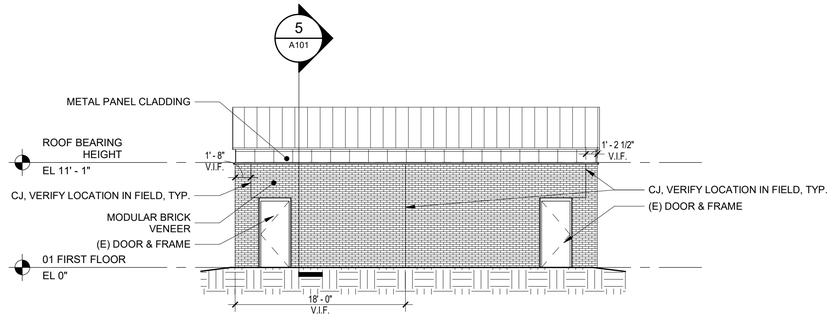
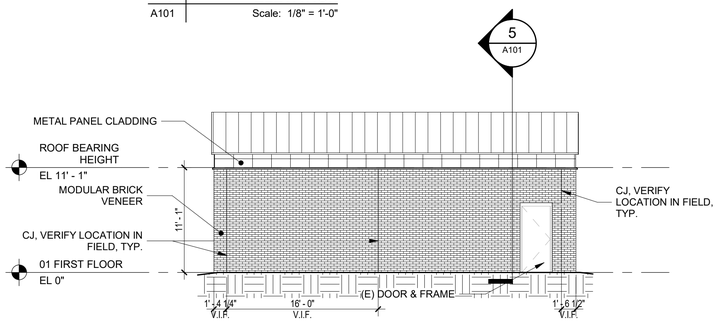


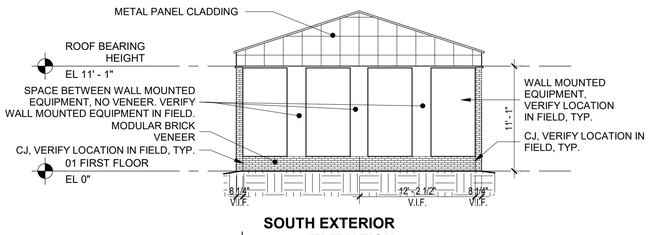
NORTH EXTERIOR ELEVATION
7 / A101 — Scale: 1/8" = 1'-0"



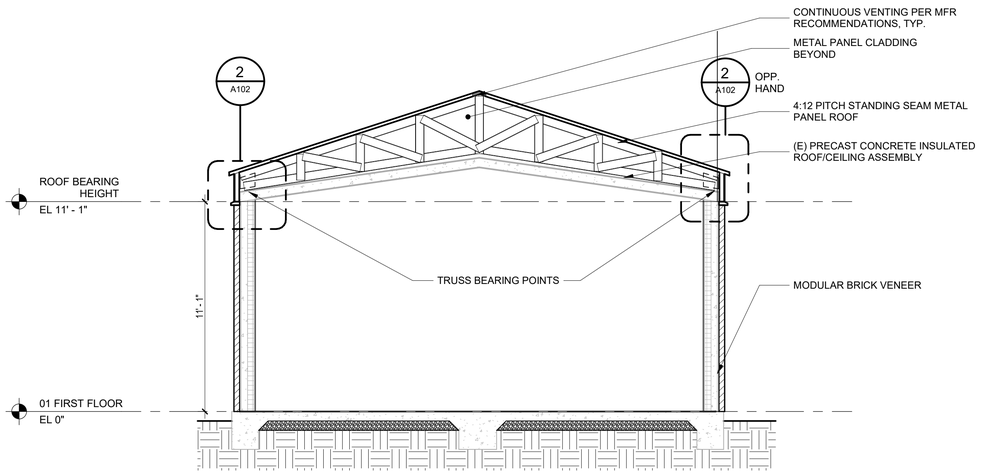
EXTERIOR WEST ELEVATION
4 / A101 — Scale: 1/8" = 1'-0"



EXTERIOR EAST ELEVATION
6 / A101 — Scale: 1/8" = 1'-0"



SOUTH EXTERIOR ELEVATION
3 / A101 — Scale: 1/8" = 1'-0"



BUILDING SECTION
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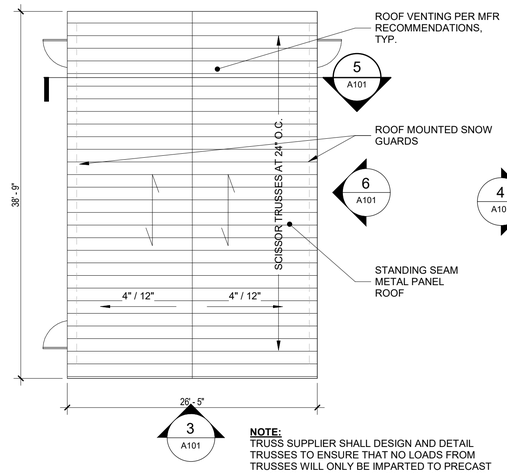
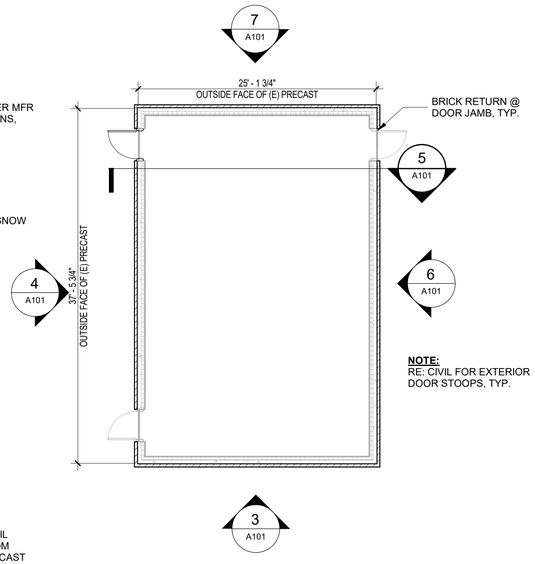


NOTE:
TRUSS SUPPLIER SHALL DESIGN AND DETAIL TRUSSES TO ENSURE THAT NO LOADS FROM TRUSSES WILL ONLY BE IMPARTED TO PRECAST AT DESIGNATED BEARING POINTS. DEFLECTION CALCULATIONS SHALL TAKE INTO CONSIDERATION SHAPE OF GUSSET PLATE.

ROOF PLAN
2 / A101 — Scale: 1/8" = 1'-0"



NOTE:
RE: CIVIL FOR EXTERIOR DOOR STOOPS, TYP.

LEVEL 01 - FLOOR PLAN
1 / A101 — Scale: 1/8" = 1'-0"

COLD-FORMED METAL TRUSS FRAMING NOTES:

1. ALL COLD-FORMED METAL TRUSS WORK SHALL CONFORM TO PROJECT SPECIFICATION 05 4400.
2. ACTION SUBMITTALS AS OUTLINED IN PROJECT SPECIFICATION 05 4400 SHALL BE PREPARED AND SEALED BY A LICENSED DESIGN PROFESSIONAL REGISTERED TO PRACTICE IN THE STATE WHERE THESE TRUSSES WILL BE CONSTRUCTED.
3. ⟶ INDICATES SPAN DIRECTION OF WIDE RIB METAL ROOF DECK AS DEFINED BY THE STEEL DECK INSTITUTE. PROFILE SHALL BE 1 1/2" TALL WITH VALLEYS 6 INCHES ON CENTER. THICKNESS (GAUGE) OF METAL DECK SHALL BE SELECTED BASED ON ENVIRONMENTAL LOADINGS INCLUDING BUT NOT LIMITED TO WIND AND SNOW. FASTENING OF METAL DECK SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS LISTED IN 05 4400 SPECIFICATION. COORDINATE WITH SPECIFICATION 05 3100.

GENERAL CONDITIONS:

1. THE STRUCTURE SHALL BE DESIGNED FOR MINIMUM ENVIRONMENTAL LOADINGS INCLUDING BUT NOT LIMITED TO WIND, SNOW, RAIN, SEISMIC, AND THERMAL EFFECTS PRESCRIBED BY THE INTERNATIONAL BUILDING CODE AS WELL AS STANDARD ASCE 7-16 OR ASCE 7-22 AS ADOPTED AND ENFORCED BY THE AUTHORITY HAVING JURISDICTION (AHJ). LOCAL AMENDMENTS TO THE GOVERNING BUILDING CODE SHALL ALSO BE CONSIDERED.
2. THE DESIGN IS BASED SOLELY ON THE PRECAST CONCRETE STRUCTURE IN ITS COMPLETED STATE. CONTRACTORS AND THEIR SUBCONTRACTORS SHALL TAKE APPROPRIATE PRECAUTIONS NECESSARY TO WITHSTAND ALL HORIZONTAL AND VERTICAL LOADINGS THAT MAY BE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING TEMPORARY SHORING, BRACING, AND STABILIZATION AS REQUIRED.
3. UNLESS OTHERWISE DIRECTED BY THE AHJ, INSPECTIONS OF STRUCTURAL MATERIALS SHALL CONFORM TO CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE.
4. REFER TO DIVISION 05 SPECIFICATIONS FOR PERFORMANCE CRITERIA, ACTION SUBMITTALS, EXECUTION, AND QUALITY ASSURANCE. ALL ACTION SUBMITTALS SHALL BE PREPARED WITH CALCULATIONS AND DETAILS SEALED BY A REGISTERED DESIGN PROFESSIONAL LICENSED TO PRACTICE STRUCTURAL ENGINEERING IN THE STATE WHERE THIS PROJECT WILL BE CONSTRUCTED.

PRECAST CONCRETE WALL FRAMING NOTES:

1. DESIGN AND DETAILING OF STRUCTURAL PRECAST WALLS SHALL CONFORM TO CHAPTER 19 OF THE INTERNATIONAL BUILDING CODE INCLUDING BUT NOT LIMITED TO REFERENCE STANDARDS ASCE 7 AND ACI 318. ENVIRONMENTAL LOADINGS AS DESCRIBED IN GENERAL CONDITIONS MUST BE CONSIDERED.
2. WHERE PRECAST CONCRETE PANELS PROVIDE OUT-OF-PLANE LATERAL SUPPORT TO MASONRY VENEER, DESIGN AND DETAILING SHALL CONFORM TO CHAPTER 14 AND CHAPTER 21 OF THE INTERNATIONAL BUILDING CODE INCLUDING BUT NOT LIMITED TO REFERENCE STANDARDS THE MASONRY SOCIETY (TMS) 402.
3. PRIOR TO FABRICATION OF PRECAST WALL PANELS, PRECASTER SHALL INCORPORATE VERTICAL AND HORIZONTAL FORCES APPLIED TO THE WALL PANELS INCLUDING BUT NOT LIMITED TO LOADS IMPARTED BY THE ROOF TRUSSES AND THE MASONRY VENEER.
4. COORDINATE ALL OPENINGS AND EQUIPMENT LOCATIONS WITH PRECASTER TO ENSURE MASONRY MODULE IS ADHERED TO VERTICALLY AND HORIZONTALLY.

AECOM

PROJECT

IMM ILA FIBER - SLC1.17 HUT MODIFICATION

PARCEL ID: 28-17-355-012-0000 10935 S 700 E
SANDY, UT 84070

CLIENT

MIDDLE MILE INFRASTRUCTURE

SANDY, UT 84070

CONSULTANTS

AECOM TECHNICAL SERVICES

7595 TECHNOLOGY WAY
DENVER, CO 80237

www.aecom.com

STATE OF UTAH — DAVID B. BUDD — No. 11383041-0301 — 08/04/2025 — LICENSED ARCHITECT

ISSUE/REVISION

I/R	DATE	DESCRIPTION

PROJECT NUMBER

60645418

SHEET TITLE

ARCHITECTURAL PLANS AND ELEVATIONS

SHEET NUMBER

A101

Last Plotted: 8/4/2025 8:23:15 AM
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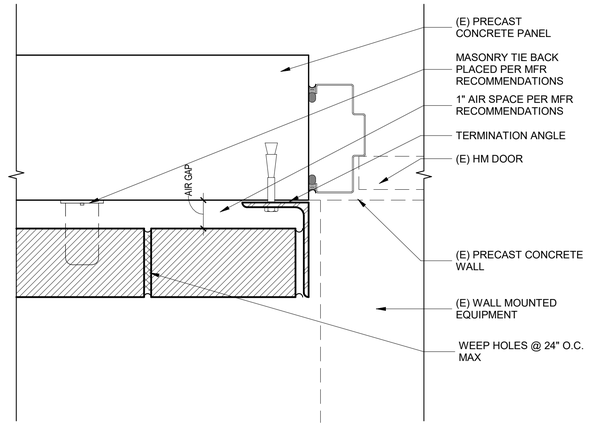
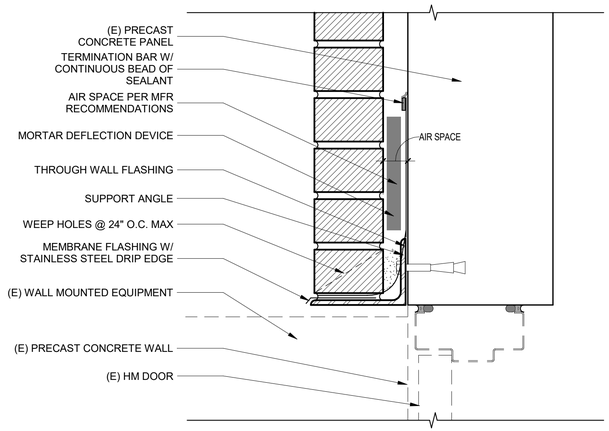
Printed on ___% Post-Consumer Recycled Content Paper
©2024 AECOM Corporation
08_ 08.10_ ARCHITECTURE_ A101

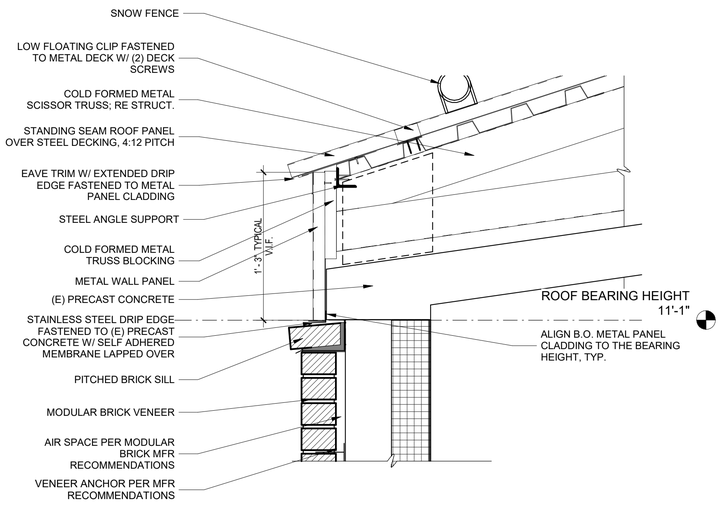
PROJECT MANAGER INITIALS:. DB DESIGNER: DesignerHECKED BY: CheckerAPPROVED BY: Approver ANSI D 22"x34"



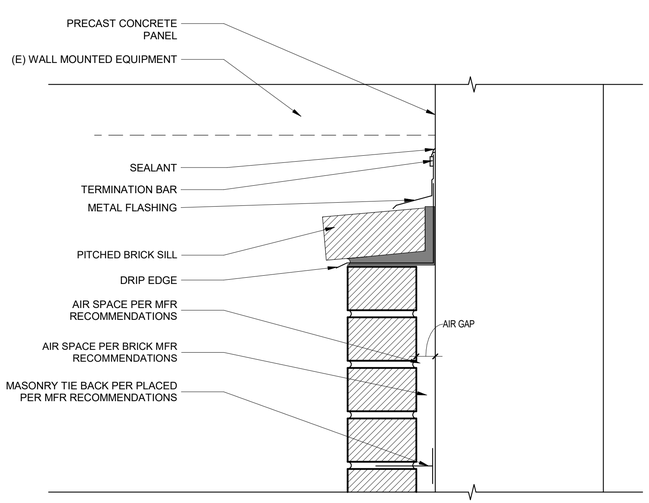
BRICK @ OPENING/EQUIPMENT JAMB
6 | A102 | Scale: 3" = 1'-0"



BRICK @ OPENING/EQUIPMENT HEAD
4 | A102 | Scale: 3" = 1'-0"



SS ROOF ATTACHMENT TO PRECAST ROOF PANEL
2 | A102 | Scale: 1 1/2" = 1'-0"



BRICK @ OPENING/EQUIPMENT SILL
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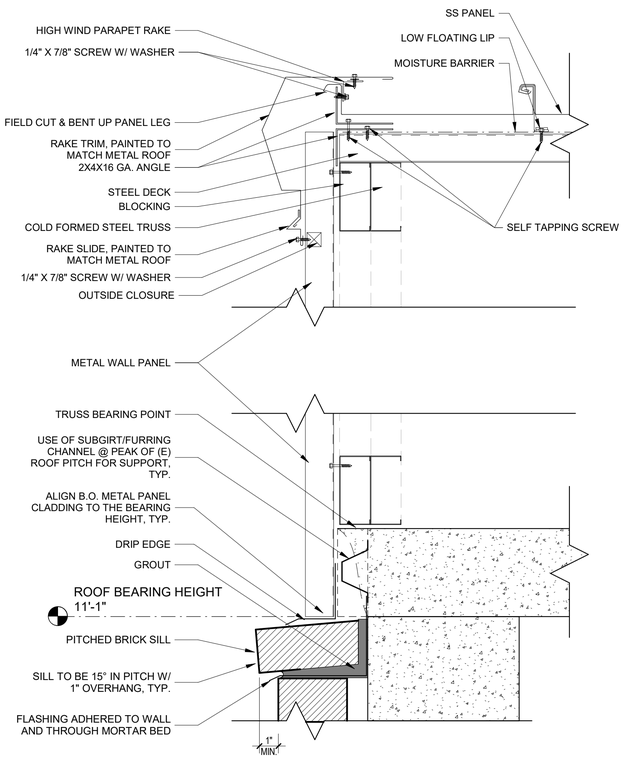

ROOF RAKE DETAIL
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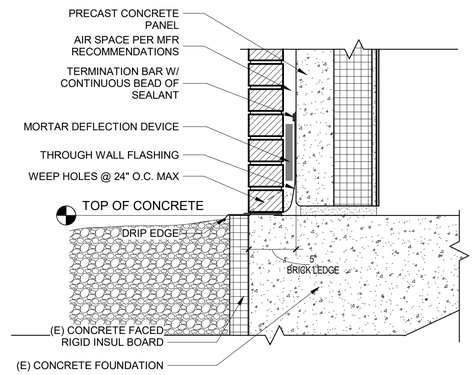

CONCRETE PANEL BASE W/ BRICK VENEER
1 | A102 | Scale: 1 1/2" = 1'-0"

AECOM

PROJECT

IMM ILA FIBER - SLC1.17 HUT MODIFICATION

PARCEL ID: 28-17-355-012-0000 10935 S 700 E
SANDY, UT 84070

CLIENT

MIDDLE MILE INFRASTRUCTURE
SANDY, UT 84070

CONSULTANTS

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7595 TECHNOLOGY WAY
DENVER, CO 80237
www.aecom.com

STATE OF UTAH
DAVID E. BUDD
No. 11303041-0301
08/04/2025
LICENSED ARCHITECT

ISSUE/REVISION

I/R	DATE	DESCRIPTION

PROJECT NUMBER

60645418

SHEET TITLE

ARCHITECTURAL DETAILS

SHEET NUMBER

A102

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10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Sandy City, Utah

Staff Report

File #:
CUP08052025-007012,
Version: 1

Date: 12/4/2025

Agenda Item Title:
Middle Mile Infrastructure - Conditional Use Permit - Public Utility Station
10935 S. 700 E. St.
[Community #12]

Presenter:
Douglas L. Wheelwright. Development Services Manager

Description/Background:
The applicants, Christina Lewis of AE-COM is representing Middle Mile Infrastructure, and Scott Bunnell of Navigate Private Wealth, LLC (owner of the property), are requesting preliminary commercial site plan review and a conditional use permit for a public utility station for a fiber optic booster station on the property located at 10935 S. 700 E. The site is proposed as a public utility station installation for fiber optic infrastructure support, through a conditional use permit in the SD (PO-Silver Sage) zoning district.

Please see the full staff report and exhibits attached to the related file SPR08072025-007014 for full details and analysis of this request.

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission approve a conditional use permit for a public utility station for a fiber optic booster station as described in the staff report for the property located at 10935 S. 700 E., based on the following findings and subject to the following conditions:
Findings:
1. This public utility station for a fiber optic network booster station is needed along this telecommunication infrastructure main line of existing 700 E. St.

2. This public utility station will be well buffered from the street and the abutting trail and the residential neighbors.

3. This long-term lease site will complement the irregular shaped lot and use excess lot space that is not needed for the new business office use.

Conditions:
1. That the fencing as shown in the application materials be installed to provide adequate mitigation of sound and security for this site.

2. Full site development of the related Silver Sage Business Park site plan be installed as

proposed by the lease site owner (Navigate).

3. Site and safety completion inspection by the necessary city staff, before operations can begin.

Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

File #: 25-358, **Version:** 1

Date: 12/4/2025

Minutes from November 20, 2025

Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Minutes

Planning Commission

Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport
Craig Kitterman (Alternate)
Jennifer George (Alternate)

Thursday, November 20, 2025 **6:15 PM** **Council Chambers and Online**

DRAFT

Meeting procedures are found at the end of this agenda.

This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_conDh98KRfO8kHtKE_tvXg

After registering, you will receive a confirmation email containing information about joining the webinar.

You can join the meeting with the following link:
https://us02web.zoom.us/s/84967034024

Or join via phone by dialing:
US: 253 215 8782 or 346 248 7799 or 669 900 6833 or 301 715 8592 or 312 626 6799 or 929 436 2866
(for higher quality, dial a number based on your current location)
International numbers available: https://us02web.zoom.us/u/ksavS05rU

Webinar ID: 849 6703 4024

Passcode: 469150

4:00 PM FIELD TRIP

1. 25-339 Map

Attachments: 11202025.pdf

5:15 PM EXECUTIVE SESSION

Meeting went into Recess

Meeting Reconvened

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present	7 -	Commissioner Dave Bromley Commissioner Cameron Duncan Commissioner Ron Mortimer Commissioner Steven Wrigley Commissioner Craig Kitterman Commissioner Jennifer George Commissioner LaNiece Davenport
Absent	2 -	Commissioner David Hart Commissioner Daniel Schoenfeld

Consent Agenda

Public Meeting Items

DRAFT

2. SPX1111202 5-007076 Falls Creek Subdivision (Special Exception Review)
2873 E Wasatch Blvd
[Community 28, Pepper Dell]

Thomas Irvin presented the special exception and subdivision requests at the same time to the Planning Commission.

Steven Wrigley asked if there would be building in the sensitive area overlay.

Thomas Irvin said the sensitive area overlay won't be disturbed in this project.

Dave Bromley asked if the city engineer is going to require temporary fencing along the 30% slope lines.

Brittney Ward, Sandy City Engineer, said that fencing is required when it's unclear where the 30% slope lines lie.

Cameron Duncan asked for clarification about the address on the map versus what's in the staff report for the existing lot.

Thomas Irvin said that the lots will be re-addressed.

Dave Bromley opened this item for public comment.

Benson Lewis, 7 Snow Forest Cove, shared concerns about potential flooding.

David Chapman, 11368 S Pepper Circle, asked for adherence to the R-1-10 zone height and setback requirements and shared his concerns.

Todd Eves, 5 Snow Forest Cove, shared concerns that he previously submitted as part of public comment and is part of the staff report.

Steve Van Maren, Draper resident, has concerns regarding the width of Wasatch Blvd.

Dave Bromley closed this item to public comment.

Thomas Irvin spoke about the drainage plan and mentioned that it's not part of the subdivision plan review but would be required when they apply for their building permit.

Dave Bromley asked how the public would gain access to plans that are submitted for a building permit.

Mike Wilcox said the public can submit a GRAMA request at any time and through that request they can set an appointment with staff to view the files however the city cannot give copies of copyrighted documents.

Brittney Ward, City Engineer, said copies of the geotech report would need to be requested directly to the geotech or they could meet with city staff to view all documents submitted. She also spoke about drainage, fill, and currently there's no future plan to widen Wasatch Blvd.

Mike Wilcox spoke about the existing driveway.

DRAFT

Thomas Irvin said the zone applies to the lot with similar setbacks and height to the neighbors.

Craig Kitterman asked if residents can be notified when a building permit has been pulled so they can view the geotech report.

Mike Wilcox said that's an administrative review and it's not a public review process which is why public notice is not done for building permits. However, anyone can submit a GRAMA request and if, at that time, the reports are available they can make an appointment with staff to view the documents.

A motion was made by Cameron Duncan, seconded by LaNiece Davenport, that the Planning Commission approve the requested special exception for the Falls Creek Estates Subdivision located at 2873 and 2851 E Wasatch Blvd to not provide full street improvements in front of the development based on the three findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
Cameron Duncan
Ron Mortimer
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

Absent: 2 - David Hart
Daniel Schoenfeld

Nonvoting: 0

DRAFT

3. SUB09152025-007042 Falls Creek Subdivision (Subdivision Review)
2873 E Wasatch Blvd
[Community 28, Pepper Dell]

Attachments: Staff Report
Exhibit A
Exhibit B

A motion was made by Cameron Duncan, seconded by LaNiece Davenport, that the Planning Commission determine that preliminary subdivision review for the Falls Creek Estates Subdivision located at 2873 and 2851 E Wasatch Blvd is substantially complete based on the three findings and subject to the eight conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
Cameron Duncan
Ron Mortimer
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

Absent: 2 - David Hart
Daniel Schoenfeld

Nonvoting: 0

4. SPR0701202 5-006992 IONNA EV Charging Station - Preliminary Modified Site Plan Review
151 W. 10600 S.
[Community # 9, Commercial Area]

Attachments: Staff Report
Exhibits

Doug Wheelwright introduced this item to the Planning Commission.

Andres Villacres presented this item to the Planning Commission.

Steven Wrigley asked about queuing parking spaces while you're waiting in line to charge.

Andres Villacres, representing IONNA EV, said they don't anticipate high traffic volumes for a few years and they don't have queuing on site.

LaNiece Davenport asked if IONNA is a charging network.

Andres Villacres said yes.

Doug Wheelwright recommended approval of the project.

Dave Bromley opened this item for public comment.

Alton White, is in support of the project.

Dave Bromley closed this item to public comment.

A motion was made by Jennifer George, seconded by Steven Wrigley, that the Planning Commission approve a modified site plan review for the IONNA EV Charging Station, for the property located at 151 W 10600 S based on the two findings and subject to the eight conditions detailed in the staff report. The motion carried by the following roll call vote:

DRAFT

Yes: 7 - Dave Bromley
Cameron Duncan
Ron Mortimer
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

Absent: 2 - David Hart
Daniel Schoenfeld

Nonvoting: 0

DRAFT

5. SPR05132025-006965 Sandy Station Townhomes - Preliminary Cairns Site Plan Review
8925 S. Harrison St.
[Community #1, Northwest Exposure]

Attachments: Staff Report
Exhibit A
Exhibit B

Mike Wilcox introduced the site plan and subdivision request, at the same time, to the Planning Commission.

David Kelly with D.R. Horton presented this item to the Planning Commission.

Mike Wilcox further presented this item.

James Sorensen said this is a great opportunity to enhance this site and it fulfills the need of the city and serves a diverse population.

Cameron Duncan asked how these homes are going to be attainable for first time home buyers.

David Kelley spoke about different materials used which help make it attainable and they would market the homes to city staff, teachers, etc first.

Zack Hartman, who represents the seller, spoke about financing strategies.

Steven Wrigley asked about their marketing plan.

David Kelley said the sales team will be knocking on doors, etc.

Dave Bromley asked about the exterior materials.

David Kelly said that the ground floor is hardy plank, hardy board in the middle and the top would be a different reveal that they're still working on. And white stucco.

Dave Bromley asked Mike Wilcox about the enhanced raised landscape.

Mike Wilcox clarified on the map where the enhanced mounded would go which would also help buffer noise from 9000 S for some of the units.

Dave Bromley opened this item for public comment.

Dave Bromley closed this item to public comment.

Dave Bromley asked if maintenance on the exterior bollards would be managed through an HOA.

David Kelley said the HOA would maintain the bollards and the maintenance of the entire exterior.

Ron Mortimer said this is a tough site and the applicant has done a great job with the project.

DRAFT

A motion was made by Ron Mortimer, seconded by Cameron Duncan, that the Planning Commission determine that preliminary site plan review for the Sandy Station Townhomes located at 8925 S Harrison St. is substantially complete based on the five findings and subject to the nine conditions detailed in the staff report with an additional condition to include the enhanced landscaping as discussed during the meeting. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
Cameron Duncan
Ron Mortimer
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

Absent: 2 - David Hart
Daniel Schoenfeld

Nonvoting: 0

6. SUB05132025-006966 Sandy Station Townhomes - Preliminary Subdivision Review
8925 S. Harrison St.
[Community #1, Northwest Exposure]

Attachments: Exhibit C

A motion was made by Ron Mortimer, seconded by Cameron Duncan, that the Planning Commission determine that preliminary subdivision review for Sandy Station Townhomes located at 8925 S Harrison St., is substantially complete based on the two findings and subject to the seven conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
Cameron Duncan
Ron Mortimer
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

Absent: 2 - David Hart
Daniel Schoenfeld

Nonvoting: 0

Administrative Business

1. Minutes

DRAFT

25-340 Minutes

Attachments: 11.06.2025 PC Minutes (DRAFT)

2. Director's Report

Adjournment

Meeting Procedure
1. Staff Introduction
2. Developer/Project Applicant presentation
3. Staff Presentation
4. Open Public Comment (if item has been noticed to the public)
5. Close Public Comment
6. Planning Commission Deliberation
7. Planning Commission Motion

In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 2 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these time limits should be submitted in writing to the Community Development Department prior to noon the day before the scheduled meeting.

Planning Commission applications may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. No agenda item will begin after 11 pm without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regular scheduled meeting.

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, or if you have any questions regarding the Planning Commission Agenda or any of the items, please call the Sandy City Planning Department at (801) 568-7256

DRAFT

Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

File #: 25-359, **Version:** 1

Date: 12/4/2025

Development Report

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Pending										
SWIG - State Street	10187 S STATE ST	SPR01062025-006903	06/25/2025			CBD	Pranavi Koka - Bowma		mwilcox	Pending
Bicentennial Park Localscapes Conversion	552 E 8680 S	SPR01242024-006702	03/12/2024			OS	Ben Rodes	2088607297	sstringham	Pending
Storm Mountain Park Localscapes Conversio	11426 S 1000 E	SPR01242024-006703	03/08/2024			OS	Ben Rodes	2088607297	sstringham	Pending
Sandy Shulsen Mixed Use	10116 S MONROE ST, 84070	SPR02082023-006482	12/14/2023			CBD-A&C	David Denison	801-836-6235	mwilcox	Pending
Compass Apartments	179 West 9270 South	SPR02212024-006719	09/27/2024			RC	David Denison	801-836-6235	mwilcox	Pending
The Orchards at Dimple Dell	10216 S DIMPLE DELL RD	SPR03262024-006738	05/01/2024			R-1-10	Brett Lovell	8017064693	tirvin	Pending
Quick Quack Car Wash Conversion	10640 S 700 E	SPR04212025-006957			1.10	CN	Polo Padilla		dwheelwright	Pending
Rasht Development Project	8475 S STATE ST	SPR04242024-006758	03/21/2025		0.98	RC	Ramin Nasrabadi		dwheelwright	Pending
Sandy Station Townhomes	8925 S HARRISON ST	SPR05132025-006965			1.36	RC	David Kelly	3852835285	mwilcox	Pending
Classic Fun Center	9151 S MONROE ST	SPR06142024-006783			5.12	RC	David Henderson		dwheelwright	Pending
iONNA Sandy UT	151 W 10600 S	SPR07012025-006992			0.43	AM	Jess Cain		dwheelwright	Open
MACU Event Cenenter/ SLCO	9575 S STATE ST	SPR09062024-006841			0.96	CBD	Jordan Gray	3582145760	dwheelwright	Pending
MedVet Urgent Care - Modified Site Plan Rev	10291 S STATE ST	SPR10022024-006862				CBD	Michelle Martin		sstringham	Fees Due
Wasatch Pain Solutions	1420 E SEGO LILY DR	SPR10072024-006865	01/28/2025		0.66	CC	Robert Howell	4357709668	dwheelwright	Pending
Meadows at Cy Road Site Plan	8777 S 700 E	SPR10162024-006872	02/25/2025		4.32	PUD(10)	Brad Reynolds		tirvin	Pending
Intermountain South Sandy Clinic Expansion	955 E 11400 S	SPR11132024-006886			2.40	PO	Gerrit Timmerman	8015586015	dwheelwright	Pending
Under Review										
WM Fuel #5235 Sandy, UT	9081 S QUARRY BEND DR	SPR03112022-006282	01/03/2023			SD(X)	Ryan Alvarez		dwheelwright	Under Review
Jordan Credit Union	9260 S 300 E	SPR04142025-006949			0.38	R-1-8	Nate Reiner		dwheelwright	Preliminary Review
Thackeray Towns Site Plan	10760 S 700 E	SPR06242021-006083	06/24/2021		4.00	PUD(10)	John Sawyer		tirvin	Under Review
Alta Canyon Sports Center	9565 S HIGHLAND DR	SPR06302025-006990	09/17/2025		1.51	OS	Dan Medina		dwheelwright	Final Review
Middle Mile Infrastructure	10935 S 700 E	SPR08072025-007014			0.57	SD(PO Silv	Alec Geist		dwheelwright	Preliminary Review
Centennial Village	235 W SEGO LILY DR	SPR12282021-006237	07/28/2022		0.49	CBD-A&C	Dan Simons	(801) 230-1339	mwilcox	Under Review
Resubmit										
Architectural Components HQ	9352 S 670 W	SPR03132025-006926			0.69	ID	Josh Naylor	8015577523	tirvin	Resubmit
Gutierrez Multifamily Site Plan	886 E 7800 S	SPR04072025-006948			0.47	RM(10)	Elisha Deschenie		tirvin	Resubmit
Mark Ray Office Building	7865 South 700 East	SPR04172025-006955				BC	Robert Money	8015731029	dwheelwright	Resubmit
Sandy Towns Site Plan	1270 E 8600 S	SPR06052025-006976			0.43	CN	Riley Streit		tirvin	Resubmit
Creek Rd Office Condos - 5th AMD	7410 CREEK RD 301 84093	SPR07072021-006096	09/23/2021			PO	Marcus Green		tirvin	Resubmit
Silver Sage Business Park II	10895 S 700 E	SPR07232025-007003			0.56	SD(PO Silv	Kyle Spencer		dwheelwright	Resubmit
Sandy City Public Utilities Vac Truck Water (	9140 S 150 E	SPR07252024-006802			6.23	ID	Tyler Shelley	8019151082	dwheelwright	Resubmit
EOS Fitness	10365 S 1300 E	SPR09032025-007035			5.53	CC	Art Babcock		dwheelwright	Resubmit
UTA Trax Line Operator Restroom Facility	167 E 9000 S	SPR10012025-007049				R-1-7.5(HS	Wade Edwards		dwheelwright	Resubmit
GSL Electric	601 SANDY PKWY, 84070	SPR10092025-007056				CR-PUD	Cynthia Bithell		dwheelwright	Resubmit
Kuwahara Wholesale	8575 STATE ST, 84070	SPR10162023-006639				SD(FM-HS	Alex Kuwahara	8016916592	tirvin	Resubmit
SEG Redevelopment Phase 3 - West Facade	10450 S STATE ST	SPR11102025-007071			1.34	CBD	Larry Oldham	8018243351	dwheelwright	Resubmit
Smith's 153 Fuel Center	10305 S 1300 E	SPR11112024-006885	07/28/2025		10.38	CC	AWA - Jalaine Gibson	8018970849	dwheelwright	Resubmit
Red Sky Apartments	10145 S CENTENNIAL PKWY	SPR12062022-006452	05/08/2023		1.45	CBD	Corey Solum		mwilcox	Resubmit
On Hold										
Band Fire Warehouse	9618 S 500 W	SPR01272023-006477			0.51	ID	Jesse Reynolds		dwheelwright	On Hold
Summit Two - Phase 1	10250 MONROE ST, 84070	SPR03292022-006291				CBD-O	Raddon Summit Hotel,		dwheelwright	On Hold
Sandy Park Center retail pad	9835 S MONROE ST	SPR04152022-006306			0.73	CBD-O	LeeAnn Miller	3852996262	dwheelwright	On Hold
Master Muffler	9235 S 700 E	SPR06292022-006355			0.44	CC	Brandy Donecker	2103716751	dwheelwright	On Hold
Smith's Altaview Fuel Center	10315 S 1300 E	SPR07202021-006107			0.46	CC	Anderson Wahlen & As	801-913-8406	dwheelwright	On Hold
Harmons Landscape Improvements	7755 S 700 E	SPR07262022-006365			7.12	CN	Frank Lunquist		dwheelwright	On Hold
Summit Two at the Cairns	10250 S CENTENNIAL PKWY	SPR08032021-006124			5.07	CBD-O	Anthony Lyman	8012304582	dwheelwright	On Hold
ECLAIR FRENCH PASTRY	7948 S 1300 E	SPR08092024-006809				SD(Smart)	KARRAR ALJEWARI	3852295300	dwheelwright	On Hold

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Office Building at 11000 South	65 E 11000 S	SPR09202023-006624			0.18	LC	Alta Construction		dwheelwright	On Hold
Stage Office Storage Building	8238 700 E, 84070	SPR09212022-006407	12/07/2023			BC	Ross Drummond	8015737620	dwheelwright	On Hold
Casa Brazil Market	8671 S STATE ST	SPR11112024-006884			0.22	CN(HSN)	Patricia Jacobs	8017358513	dwheelwright	On Hold
Under Construction										
Woodhaven Estates	7613 S 300 E	SPR01102023-006464	12/18/2023		0.02	PUD (12)	Brandon Fry		tirvin	Under Construction
The Rio at 94th	115 W 9400 S	SPR01242023-006473			0.38	RM(12)	Jacob Toombs	8017879344	tirvin	Under Construction
St. Anna Greek Orthodox Church	9201 S 1300 E	SPR01262022-006258	03/25/2022		3.00	CN	James Derby	8016801385	dwheelwright	Under Construction
MACU Event Cenenter/ SLCO	9575 S STATE ST	SPR01292024-006706			0.96	CBD	Jordan Gray	3582145760	dwheelwright	Under Construction
Sandy City Fire Station #31	9295 S MONROE ST	SPR02132024-006711	04/19/2024			RC	Trevon Beutler	4353195847	mwilcox	Under Construction
Sandy Public Works Phase II	8775 S 700 W	SPR02152023-006485			16.92	ID	Taylor Smith	8016368327	dwheelwright	Under Construction
UTA Civic Center Station - Site Modification	10015 S BEETDIGGER BLVD	SPR02172023-006487				MU	Nick Duerksen	8012012050	mwilcox	Under Construction
Latin Grill	1289 E 8600 S	SPR04182024-006756			1.23	CN	Robert Dance		dwheelwright	Under Construction
Sandy Amphitheater Plaza Expansion	1245 E 9400 S	SPR04242023-006523	07/21/2023		7.13	SD(MU)	Mearle Marsh		mwilcox	Under Construction
Dimple Dell Park - 300 East Trailhead	321 E 10195 S	SPR05132022-006318	07/12/2022		5.00	OS	Dan Sonntag	8012058201	tirvin	Under Construction
Dimple Dell Park - Badger Cove Trailhead	1651 E BADGER CV	SPR05132022-006320	08/25/2022		4.63	OS	Dan Sonntag		tirvin	Under Construction
Dimple Dell Park - Wrangler Trailhead	10305 S 1300 E	SPR05132022-006324	08/25/2022		10.38	CC	Dan Sonntag		tirvin	Under Construction
Willow Creek Country Club - Maintenance A	8505 S WILLOW CREEK DR	SPR05172024-006771	12/19/2024		11.09	OS	James B Glascock		dwheelwright	Under Construction
South Towne II	10150 S CENTENNIAL PKWY	SPR05302024-006777			0.16	CBD-O	Logan Prete		dwheelwright	Under Construction
AFCU Sandy Landscape Remodel	2104 E 9400 S	SPR07262022-006364	08/16/2022		2.23	PO	Brad Illingsworth		dwheelwright	Under Construction
Bicentennial Park Improvements	530 E 8680 S	SPR07272023-006575	10/17/2023			OS	Jeremy Garcia		sstringham	Under Construction
Standard Plumbing	9150 S 300 W	SPR08012022-006374			3.31	ID	Chad Spencer	8014505113	dwheelwright	Under Construction
The Ridges at Dimple Dell	1405 E 10600 S	SPR08032021-006125	11/19/2021		0.02	MU	Brad Reynolds Constru	8015980246	mwilcox	Under Construction
AFCU Sandy ADA Site Improvements	2104 E 9400 S	SPR08112023-006586			2.23	PO	Brad Illingsworth		dwheelwright	Under Construction
JVWCD 700 East Well House	7618 S 700 E	SPR08212023-006589			0.80	PUD(12)	Kevin Rubow	8015654377	dwheelwright	Under Construction
Utah HPC - Phase 2	10450 S STATE ST	SPR09062024-006844	09/19/2024		1.34	CBD	Larry Oldham	8015311144	dwheelwright	Under Construction
Hale Centre Beehive Academy	9900 S MONROE ST	SPR10112023-006636				CBD-O	Bradley Beecher	8015974589	dwheelwright	Under Construction
Mountain America Credit Union	9446 S HIGHLAND DR	SPR10222024-006875	04/01/2025		0.70	SD(Magna)	Michael Shane Sanders		dwheelwright	Under Construction
OneTen Apartments	11011 S AUTO MALL DR	SPR10242022-006427	08/18/2023			CBD	Corey Solum		mwilcox	Under Construction
Hansen Warehouse Modified	9127 S 255 W	SPR11142024-006887			1.31	RC	Reid Wintersteen	6083862723	dwheelwright	Under Construction
Cedarwood at Sandy - Expansion	575 E 11000 S	SPR11172022-006447	02/21/2023		3.87	SD(EH)	Ryan Griffiths	8019102756	tirvin	Under Construction
Trans-Jordan Waste Facility	8813 S 700 W	SPR11232022-006449			3.06	ID	Trans-Jordan Cities		dwheelwright	Under Construction
Main Street Park	70 E 8760 S	SPR12032021-006220	01/28/2022		0.92	R-1-7.5(HS	DAN MEDINA	801-201-2202	mwilcox	Under Construction
9000 South C-Store	694 W 9000 S	SPR12172024-006901	05/09/2025		1.77	RC	Thomas Hunt	8016644724	dwheelwright	Under Construction
Complete										
Medically Vulnerable Peoples Program (MVI	8955 S HARRISON ST	SPR08282024-006825			1.50	RC	Shasta Galyon	9079038553	manderson	Complete
Others										
90th South Mixed Use Master Plan Amendme	8925 S HARRISON ST	SPR01022025-006902	02/07/2025		1.36	RC	David Kelly	3852835285	mwilcox	Approved
Sandy East Village Ph 3 & Dry Creek Apartm	166 E MIDVILLAGE BLVD	SPR11142022-006445				MU	IBI Group		mwilcox	Approved

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Pending										
Dimple Dell Ridge Consolidation	1727 DIMPLE DELL RD 84092	SUB03192024-006733				R-1-20A	Efren Lopez		tirvin	Received
Sierra Estates 2-3	3677 E LITTLE COTTONWOOD RD	SUB05232024-006773				R-1-10	S. SCOTT CARLSON	8014503511	tirvin	Pending
The Rio at 94th Subdivision	115 W 9400 S	SUB05312024-006779		3.00	0.38	RM(12)	Jacob Toombs		tirvin	Open
East Town Village Condo Plat	8327 STATE ST 84070	SUB06132023-006550		1.00		MU	Charles Akerlow		tirvin	Fees Due
Pinecone Lot Line Adjustment	734 E 10600 S	SUB06272025-006989			0.35	CN	Pinecone Properties		tirvin	Open
Monroe Street Center Plat Amendment	111 W 9000 S	SUB07182025-007000		1.00	0.31	RC	Mark Sudbury		tirvin	Fees Due
Smith's Altaview SUB	10315 S 1300 E	SUB07202021-006108	09/23/2021	4.00	0.46	CC	Anderson Wahlen & As		dwheelwright	Open
Cash Lot Line Adjustment	17 E ALTAWOOD LN	SUB07312025-007009			0.03	R-1-20	Randy Smith	801-307-2852	tirvin	Received
Sandy City Centre Plat Second Amended and	215 W 10000 S, 84070	SUB08152022-006383		4.00		CBD-A&C	David A Jenkins	8016312999	mwilcox	Open
Cole 825 E 8600 S Consolidation	825 E 8600 S	SUB08232024-006817			0.71	R-1-8	Tyler Cole	8019139315	tirvin	Open
Almond/Williams lot line adjustment	409 E SEGO LILY DR	SUB08292025-007030			0.23	R-1-8(INF)	Wendy L Almond		tirvin	Received
Rasht Consolidation	8475 S STATE ST	SUB09022025-007034			0.98	RC	Ramin Nasrabadi		tirvin	Received
Olsen Subdivision	265 E MAIN ST	SUB09092025-007036		2.00	0.57	R-1-7.5(HS	Bryce Dallimore		tirvin	Open
Monte Cristo 104 Lot Line Adjust	3773 E QUAIL HILL LN	SUB09112025-007037			0.34	R-1-15	David Jenkins	8016312999	tirvin	Received
Monte Cristo 107 Lot Line Adjust	9653 S QUAIL HILL LN	SUB09112025-007038			0.36	R-1-15	David Jenkins	8016312999	tirvin	Received
Brandon Park 3 Amended Plat	1960 E BRANDON PARK WAY	SUB09242024-006855				R-1-12	Scott Hancock	8015974833	tirvin	Open
Sandy Station Block 20 Subdivision	8982 S 250 E	SUB09282022-006410	09/15/2023	2.00		R-1-7.5(HS	Mark stephenson	8015148797	tirvin	Pending
Alta Canyon Lot Line Adjustment	9565 S HIGHLAND DR	SUB11032025-007064			1.51	OS	Jetta Marrott		tirvin	Received
Under Review										
GSL Electric New Production Facility	595 W SANDY PKWY	SUB01252024-006704		1.00	1.70	CR-PUD	Carl Greene	8016413894	dwheelwright	Under Review
Crescent Wood Estates	543 E 10735 S	SUB02032022-006262	02/03/2022		0.50	R-1-20A	Arthur J. (A.J.) Kim	8019133400	tirvin	Under Review
Southeast Industrial Park Amended Condomi	8496 S HARRISON ST	SUB02222022-006272	04/08/2022	16.00	1.95	RC	Jessica Rice		tirvin	Under Review
Aspen Plaza Condo Amendment	849 E 9400 S	SUB03262024-006735				SD(CC)-Ti	SCOTT A DILLEY	8017067384	tirvin	Under Review
Alta Park Lot 3 Amended	11202 S 1000 E	SUB04232025-006958		1.00	0.25	R-1-8	Castlewood Developme	4076170698	tirvin	Final Review
9854 S. Building, LLC Condo	9854 S 700 E	SUB06092025-006981			2.36	CN	Kenneth Chapman		tirvin	Under Review
Sierra Estates III	3677 E LITTLE COTTONWOOD RD	SUB06172024-006786		2.00		R-1-10	Robert Grow		tirvin	Under Review
Silver Sage Business Park II	10935 S 700 E	SUB08252025-007024			0.57	SD(PO Silv	Kyle Spencer		dwheelwright	Final Review
Falls Creek Subdivision	2873 E WASATCH BLVD	SUB09152025-007042		2.00	0.49	PUD(2)	Ivory Development LL		tirvin	Preliminary Review
Pepperwood Phase 9 Plat Amendment	98 E LONE HOLLOW	SUB09262025-007046			2.27	PUD(1.62)	jerry Robinson		tirvin	Final Review
Pepperwood Phase 10C Amended	3 S COBBLEWOOD CV	SUB11012021-006197	11/19/2021	2.00	0.71	PUD(1.62)	David Jenkins	8016312999	mwilcox	Under Review
Sequoia Cove Subdivision	1368 E COPPERCREEK RD	SUB11142025-007080		5.00	1.02	R-1-8	Sequoia Development,		tirvin	Preliminary Review
South Towne Market Place Subdivision	10130 S STATE ST	SUB12182023-006671	04/03/2024	2.00	4.89	CBD	Jason Boal		mwilcox	Under Review
Resubmit										
Corner Bend Subdivision	2186 E POWDERKEG DR	SUB01142022-006249	06/21/2022		0.18	R-1-8	Dan Moore	801-554-8920	tirvin	Resubmit
Dimple Dell Ridge Lot 1 Amended Plat	1703 E DIMPLE DELL RD	SUB01182022-006256	07/05/2022	1.00	0.69	R-1-20A	Mark Goodsell	801-361-0909	tirvin	Resubmit
Firefly Subdivsion	517 E 8680 S	SUB03172025-006927	08/10/2025	29.00	2.91	R-1-7.5(HS	Jacob Robert Ballstaedt	8014555131	tirvin	Resubmit
Dimple Dell Ridge Consolidation	1727 E DIMPLE DELL RD	SUB04012024-006741	08/10/2025		0.81	R-1-20A	Efren Lopez		tirvin	Resubmit
Jeremy Day Subdivision	8 SHADOW WOOD LN Sandy UT	SUB04032025-006944				PUD(1.62)	Blake Peterson	8017553548	tirvin	Resubmit
Red Sky Apartments	10140 S CENTENNIAL PKWY	SUB04102023-006516	05/08/2023	1.00		CBD-P	Corey Solum		mwilcox	Resubmit
Sandy Jordan Credit Union Subdivision	9260 S 300 E	SUB04142025-006950		1.00	0.38	R-1-8	Nate Reiner		dwheelwright	Resubmit
Sandy Park Center Lot 3 Amended	9835 S MONROE ST	SUB04152022-006305	06/07/2022	2.00	0.73	CBD-O	LeeAnn Miller	3852996262	tirvin	Resubmit
Sandy Station Townhomes Plat	8925 S HARRISON ST	SUB05132025-006966		64.00	1.36	RC	David Kelly	3852835285	mwilcox	Resubmit
Sandy Towns Subdivision	1270 E 8600 S	SUB06052025-006977		1.00	0.43	CN	Riley Streit		tirvin	Resubmit
Crabtree Subdivision	2845 E LITTLE COTTONWOOD RD	SUB06142022-006347	06/26/2025	2.00		R-1-15	Tami Crabtree	8012314484	tirvin	Resubmit
Thackeray Towns Subdivision	10760 S 700 E	SUB06242021-006082	06/24/2021	41.00	4.00	PUD(10)	John Sawyer		tirvin	Resubmit
Quick Quack Sandy Harmons	7708 S 700 E	SUB06252024-006790		3.00	0.33	CN	Russ Nelson		tirvin	Resubmit
Hidden Hollow Subdivision	10665 S Dimple Dell Rd	SUB06252025-006987		4.00	4.02	R-1-40A	Garrett Schmidt		tirvin	Resubmit

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Oberland Road Subdivision	2900 E OBERLAND RD	SUB06282022-006352		3.00		R-1-40A	Dustin Freckleton	5127796368	tirvin	Resubmit
Tagg N Go Express Car Wash	7750 S 700 E	SUB06282023-006557		1.00	0.42	CN	Thomas Hunt	8016644724	dwheelwright	Resubmit
Indigo Subdivision	348 E 8000 S	SUB07112025-006996		20.00	1.50	RM(12)	Damian Mora		tirvin	Resubmit
Gutierrez Multifamily Subdivision	886 E 7800 S	SUB07112025-006998			0.47	RM(10)	Elisha Deschenie		tirvin	Resubmit
Hartman Estates 2 lot Subdivision	3853 E LITTLE COTTONWOOD LN	SUB08052025-007011		2.00		R-1-15	David Jenkins	8016312999	tirvin	Resubmit
9272 Office Condominiums	9272 S 700 E	SUB08212024-006814			3.03	CC	Brook Hintze	8018601515	tirvin	Resubmit
Edgemont Elementary Subdivision	1085 E GALENA DR	SUB08232021-006136		1.00	6.68	R-1-8	Leon Wilcox	8015415372	tirvin	Resubmit
Transwest Estates No. 1 Amended Subdivisio	1479 E LONGDALE DR	SUB08232024-006818			0.23	R-1-10	Carson Fairbourn	3853549995	tirvin	Resubmit
Badger Cove	1651 E BADGER COVE	SUB09132023-006609				OS	Dustin Wiberg	8018287865	tirvin	Resubmit
Fox Hollow Plat Amendment	9476 S FOX CIR	SUB10142024-006868		1.00	0.22	R-1-8	Craig Lawrence	8015732516	tirvin	Resubmit
Kuwahara Wholesale	8575 STATE ST, 84070	SUB10162023-006638		1.00		SD(FM-HS	Alex Kuwahara	8016916592	tirvin	Resubmit
Classic Fun Center	9151 S MONROE ST	SUB10262024-006878		2.00	5.12	RC	David Henderson	8016084007	tirvin	Resubmit
On Hold										
Meek Subdivision	3761 E LITTLE COTTONWOOD LN	SUB02282024-006722	04/23/2024	2.00		R-1-8	Robert Meek	3854810189	tirvin	On Hold
Raddon Summit Subdivision	10250 MONROE ST, 84070	SUB08312022-006390		3.00		CBD-O	Raddon Summit Hotel,		dwheelwright	On Hold
Under Construction										
Woodhaven Estates Subdivision	7613 S 300 E	SUB01182023-006471	12/18/2023	24.00	0.02	PUD (12)	Brandon Fry		tirvin	Under Construction
OneTen Apartments	109 W 11000 S	SUB03292023-006511	08/18/2023	1.00		CBD	Corey Solum		mwilcox	Under Construction
Tate Woods Subdivision	485 E 7800 S	SUB03312025-006940	06/24/2025	2.00	0.15	R-1-6	GreenRock LLC	8019317228	tirvin	Under Construction
Lot 4 Jason K Circle	182 E 9000 S	SUB04102024-006745	12/20/2024	2.00	0.63	R-1-8	Jill Kinder	8017184622	tirvin	Under Construction
Monte Cristo at LaCaille	9701 S 3775 E	SUB04262021-006034	11/29/2021	13.00		R-1-15	Chris McCandless	8015974575	mwilcox	Under Construction
Hagan Road Subdivision	11523 S HAGAN	SUB05072021-006045	06/02/2021			R-1-20A	Blair Johnson	8013011078	tirvin	Under Construction
Alta Park Subdivision	11190 S 1000 E	SUB05072024-006766	07/02/2024	4.00		R-1-8	Hayley Pratt, Castlewo	407-617-0698	tirvin	Under Construction
KV Larson Subdivision	963 E 8600 S	SUB06132023-006549	02/02/2024	8.00	2.50	SD(R-1-7)	Ronald K. Larson	2067137789	tirvin	Under Construction
Park Lane Amended	1775 E 11400 S	SUB07082022-006359	09/21/2022	2.00	0.35	SD(R-2-A)	Laine Fluekiger	8015715541	tirvin	Under Construction
Alta Canyon 2 Subdivision	9855 S 3100 E	SUB07132023-006568	07/12/2024	4.00	1.79	R-1-15	Dana Conway	8018914880	tirvin	Under Construction
Longpath Subdivision	11510 S HAGAN RD	SUB08292022-006389	11/21/2022	1.00	0.56	R-1-20A	Kyle Simons	8013814687	tirvin	Under Construction
Sandy Station Block 59 Subdivision	8810 S 90 E	SUB09232022-006408	09/15/2023	2.00	0.12	R-1-7.5(HS	Mark stephenson	8015148797	tirvin	Under Construction
Brand Estates Subdivision	285 E 11000 S	SUB10112022-006417	08/31/2023	12.00	4.46	R-1-15	Kyle Denos	8017937660	tirvin	Under Construction
The Meadows at Cy Road	8777 S 700 E	SUB10162024-006871	02/25/2025	33.00	4.32	PUD(10)	Brad Reynolds Constru		tirvin	Under Construction
Sandy Oaks Subdivision Phase 5	8449 S 300 E	SUB11222022-006448	02/22/2023	2.00		R-1-7.5(HS	Greg Larsen	8016081600	tirvin	Under Construction
Complete										
Little Cottonwood Estates (aka Alana Meadov	3170 E LITTLE COTTONWOOD RD	SUB01042023-006461	06/15/2023	12.00		R-1-15	Greg Timothy		tirvin	Complete
Cyprus Credit Union Subdivision	8955 S 700 E	SUB01122022-006248	07/05/2023	2.00	0.78	BC	Cyprus Credit Union		dwheelwright	Complete
Somerset Villas	625 E 8100 S	SUB04042022-006297	07/27/2022	6.00		RM(12)	Cassandra		tirvin	Complete
Crescent View Peaks	137 E 11000 S	SUB04272021-006035	06/18/2021			R-1-40A	Kyle Simons	8013814687	tirvin	Complete