



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI MAYOR

SHANE E. PACE CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum February 1, 2024

To: Planning Commission
From: Community Development Department
Subject: Goldberg Special Exception for Cuts >10' in the Sensitive Area Overlay
10 S Bentwood Lane
(Bell Canyon, Community #28)

SPX01082024-006695
PUD(1.62), SAO Zone
0.82 Acres

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

Request

The applicant and property owners, Wes and Kristen Goldberg, are requesting a Special Exception for the property located at 10 S Bentwood Lane. The request is for cuts greater than 10 feet in the Sensitive Area Overlay (SAO). See Exhibits "B" through "E" for the applicant's request with landscaping and grading plans.

Background

The subject property is a 0.82-acre legal lot in the Pepperwood Phase 11C Subdivision (see Lot 1112, Exhibit "G"). The lot is in the PUD(1.62) zone, and within the SAO. The subdivision plat shows the subject property has a delineated non-buildable area with a 30% or greater slope. This site is bordered by single-family homes to the north, south, east, and west.

In 2022, a building permit was issued for construction of a new single-family home on the subject property, which met the standards of the SAO (see Exhibit "F"). In December of 2023, the City was notified of a possible encroachment into the protected slope and property line due to a deep cut into the hillside. An investigation revealed that the rear portion of the garage was not constructed consistent with the approved grading plan and there was a cut exceeding the 10-foot maximum and setback to provide clearance around the new dwelling.



Property Case History	
Case Number	Case Summary
RES04112022-027740 Building Permit	Construction of a single-family dwelling (2022).
SUB-01-18-5350 Subdivision	Pepperwood Subdivision, Phase 11C – A 3-lot Subdivision (2019)
S#07-10 & 11 SUB-6-13-3011 SUB-6-13-3012	Sensitive Area Preliminary and Conditional Use approval for the Pepperwood Phase 10 PUD Subdivision that included 132 lots on 105 acres (1997). Since then, several phases of Phase 10 subdivision have been developed in smaller phases, including Phase 11A and 11B.
Annexation	Horman Annexation (1975)

Public Notice and Outreach

A public notice was mailed out to all property owners within 500 feet of the subject property for the Planning Commission meeting. No comments have been received from the public regarding this proposal as of the publishing of this report.



10 S Bentwood Lane

Analysis

City staff has collaborated with the property owner to determine the best course of action to finish the project and remain compliant with the code. The original builder is no longer the general contractor, and the applicant/property owner is managing the construction themselves.



Segment from Exhibit "E" Grading Plan

The applicant’s team has worked in good faith with staff to revise the grading plan and comply with the SAO requirements. All retaining wall designs were revised, as well as the full grading plan and landscape plan. With the revised plans, only one special exception is requested; no alteration of the protected 30% or greater slope has occurred or requested. The applicant’s request would allow a cut of greater than 10 feet at the rear of the RV garage for a width of six feet to avoid having to deconstruct and rebuild the rear of the garage and allow pedestrian access around the structure.

Sandy Land Development Code requires Planning Commission approval for grading, cuts and fill over 10 feet in the SAO. The Planning Commission may determine the specifics of how the slope is altered and if the proposed grading plan is approved.

The applicable review criteria for the grading plan are under Land Development Code Section 21-15-04(b)(6):

(6) Grading, Cuts and Fill

- a. Exposed unstable surfaces of a cut or fill shall not be steeper than one vertical to two horizontal.
- b. All permanent fill shall be stabilized and finished to reduce risk associated with settling, sliding or erosion.
- c. The top and bottom edges of slopes caused by an excavation or fill up to ten vertical feet shall be at a minimum of three horizontal feet from the property line or public right-of-way lines.
- d. **The maximum vertical height of all cuts or fills shall be ten feet. Under exceptional circumstances, the Planning Commission may approve cuts or fills in excess of ten feet with a recommendation from the City Engineer.** Cuts or fills shall be measured from natural grade to finished grade. The burden of demonstrating exceptional circumstances shall be on the developer of the property, but may include:
 1. Cutting or filling of areas designated as anomalies.
 2. Cutting to allow for required sight triangles.
 3. Areas previously modified, altered or disturbed.
 4. Cuts or fills as required by the City Engineer to mitigate any unsafe condition, such as slopes exceeding 50 percent.
 5. Unusual topographic features, such as bowls or rises that don't exceed slope limitations but may inhibit sound construction.
 6. Other conditions as approved by the Planning Commission.
- e. All structures, except retaining walls or soil stabilization improvements, shall have a setback from the crest of the fill or base of the cut of a minimum distance equal to the depth of the fill or the height of the cut, unless a structurally sound retaining wall is built for the cut or fill slope.
- f. No grading, cuts, fills, or terracing will be allowed on a continuous hillside of 30 percent or greater slope, crest (upslope or downslope) unless otherwise determined by the Planning Commission upon recommendation of the Director and City Engineer.

City Engineer Ryan Kump, P.E., has reviewed the proposed grading plan and provided an analysis with recommendation (see Exhibit “A”). Mr. Kump recommends the Planning Commission's approve the application for a special exception for a cut of greater than 10 feet in the SAO. He states: “*The full revised grading plan will better consider the slopes of the lot, avoid encroachment into the protected slope and neighboring property, and makes use of the natural terrain to ‘staircase’ the landscaping into the native slopes.*”

Recommendation

Staff recommends that the Planning Commission grant a Special Exception to allow a cut greater than 10 feet in the Sensitive Area Overlay for the property located at 10 S Bentwood Lane, based on the following findings and condition of approval:

Findings:

1. City departments and divisions have reviewed the proposed grading plan.
2. The City Engineer has determined that the proposed grading plan will better consider the slopes of the lot, avoid encroachment into the protected slope and neighboring property, and makes use of the natural terrain to ‘staircase’ the landscaping into the native slopes.
3. The City Engineer and Community Development Director recommends approval of the revised grading and landscape plans, as proposed in Exhibits C, D and E.

Condition:

1. The applicant shall comply with the grading and landscape plans as proposed in Exhibits C, D and E.

Planner:



Melissa Anderson
Zoning Administrator

Exhibits:

- A. Recommendation by Sandy City Engineer Ryan Kump, P.E.
- B. Applicant's Narrative
- C. Landscape Plan
- D. Revised Grading Plan
- E. Revised Grading Plan showing area with cuts >10'
- F. Original Grading Plan
- G. Pepperwood Phase 11C Subdivision Plat

File Name: \\FSUSERS\CH-USERS\USERS\PLN\STAFFRPT\2024\SPX01082024-006695 - 10 BENTWOOD LN\STAFF REPORT\SPX01082024-006695_STAFF REPORT.FINAL.DOCX

EXHIBIT "A"

SANDY CITY PUBLIC WORKS



MICHAEL GLADBACH
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

City Engineer Recommendation Letter

DATE: January 24, 2024
TO: Melissa Anderson, Zoning Administrator
FROM: Ryan C. Kump, P.E., City Engineer
SUBJECT: **Case Number: SPX01082024-006695**
Project Address: 10 BENTWOOD LN

A handwritten signature in black ink that reads "Ryan C. Kump".

Background:

In April of 2022, a building permit was applied for to build on 10 Bentwood Lane by Silverhawk Enterprises Inc. The original building submittal showed the main level of the home daylighting into the hillside with standard walls and windows. Through review of the grading plan, it was determined that the RV garage would be required to have a foundation wall of 4' in height to meet Sandy City Code 21-15, the Sensitive Area Overlay Zone (SAOZ). In particular, the cut into the hillside would be over 10' due to the depth of the RV garage into the slope. By revising the grading plan and showing a 4' high foundation wall, the slope could be backfilled to the garage and meet the maximum 10' depth of cut. This plan was approved on August 11th, 2022.

Recent Development:

In December of 2023, engineering was notified of a possible encroachment into the protected slope and property line due to a deep cut into the hillside. After onsite investigation, it was apparent that the RV garage was not built with the required 4' high foundation wall. Thus, the cut was 14'+ deep and set back horizontally to provide clearance around the structure.

Restoration Plan:

Planning, Engineering, and Building departments met with Mr. Goldberg, the owner, to determine the best course of action to finish the project and remain compliant with code. The city was informed that Silverhawk Enterprises Inc. was no longer the general contractor and Mr. Goldberg was finishing the construction directly. He was unaware of the final approved grading plan in August 2022 and the need to partially bury the rear of the RV garage. He and his team worked in good faith with staff to revise the grading plan and comply with the SAOZ requirements. All retaining wall designs were revised, as well as the full grading plan and landscape plan. Per Sandy City code, one exception is requested. This would be to allow a cut of greater than 10' at the rear of the RV garage for a width of 6' to avoid having to deconstruct and rebuild the rear of the garage and allow pedestrian access around the structure.

Recommendation:

Having assessed the details of the revised grading plan, Sandy City Engineering recommends the Planning Commission's approval of this exception for a cut of greater than 10'. The full revised grading plan will better consider the slopes of the lot, avoid encroachment into the protected slope and neighboring property, and makes use of the natural terrain to 'staircase' the landscaping into the native slopes.

EXHIBIT "B"

To the Sandy City Planning Commission:

My lovely wife, Kristen & I have found ourselves in a terrible predicament. Over two years ago we contracted with Silverhawk Enterprises to build our new home. After a year of a strained relationship with Silverhawk, we had no choice but to hire an attorney, terminate our builder and start litigation.

After reinstating our construction loan, navigating through the mechanic's liens that he filed against us, preparing our lawsuit, correcting the builder's massive errors, multiple negligence, as well as Silverhawk's lack of attention to detail, I had no other choice but to finish building the home on my own, prior to the 4-way inspection.

As Kristen & I started to see the light at the end of the tunnel, we were mortified to find out that our house was not built to approved plans as the final grading plan was never presented to the excavators or the foundation concrete subcontractor. Evidently (with absolutely zero knowledge or understanding of how this all works) we only recently learned that portion of the grading behind the garage was built 4' below approved grade.

The owner of Silverhawk builders was so negligent, and not present on our project and we are beside ourselves that such a mistake could have ever occurred especially when we thought we had hired a professional builder.

We have since learned that our house plans were approved by Sandy City contingent upon the grading plan meeting city code. The Civil engineers, hired by Silverhawk submitted a grading plan that met Sandy city code approximately two months after our initial building plans were approved. Unfortunately, the builder never informed anybody of these newly approved grading plans.

We don't really understand how we got this far down the road before it was found that the grading of our home did not fall into compliance or meet city code.

Needless to say, we find ourselves in the predicament that we're in today, trying to rectify this terrible situation. With the help of our attorneys, construction superintendent, the wonderful folks at Sandy city specifically Willie, Dave & Ryan, along with our landscape and civil firms we have worked closely with the Sandy City Engineering department to develop a grading plan that meets the requirements provided to us by the engineering department.

I'm truly thankful for the team of professionals I currently have with us to get through this nightmare we have found ourselves in.

Kristen & I both ask for your consideration and approval of the new grading plan.

Thank you for your time and kindness in this matter.

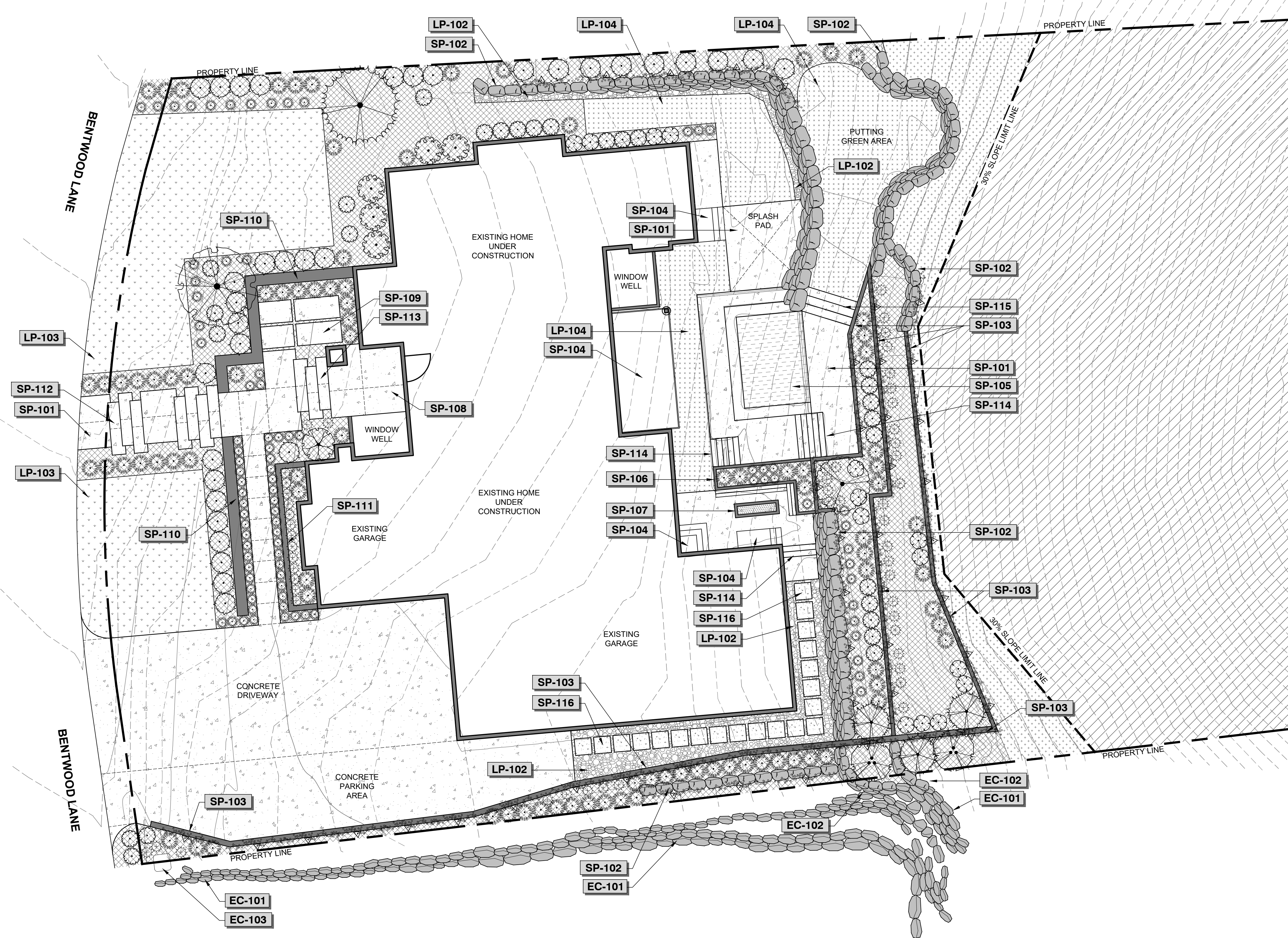
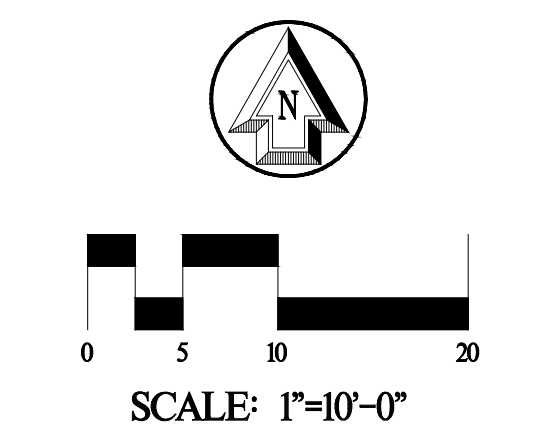
Wesley Goldberg

GENERAL LANDSCAPE NOTES:

- The intent of this landscape plan is to illustrate the proposed landscaped areas and types relative to the civil engineer's grading plan and the proposed locations of retaining walls and site features.
- The locations of proposed site features, landscaped areas, and trees and plants are subject to minor changes based on the actual locations of constructed retaining walls, exterior decks, site grading, and hardscape paving.
- The trees and plant materials shown are generic and intended to illustrate a proposed planting layout according to the civil engineer's grading plan and the proposed locations of retaining walls and site features.
- The locations of proposed trees and plant materials are subject to minor changes based on the actual locations of constructed retaining walls, exterior decks, site grading, and hardscape paving.
- The actual species and sizes of proposed trees and plant materials selected will be based on nursery availability at the time of landscape installation.
- All landscaped planter bed areas for trees and plant materials will be watered with efficient, point-source drip irrigation.
- All landscaped areas for natural turfgrass will be watered with high efficiency spray nozzles on pop-up spray heads and/or pop-up rotors, with spacing to provide 100% head-to-head coverage over entire turfgrass area.

REFERENCE NOTES SCHEDULE

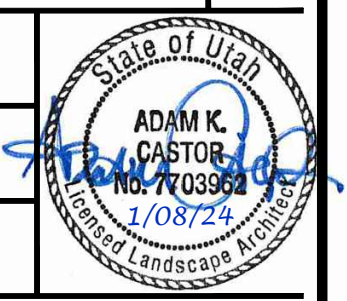
SYMBOL	Existing Conditions DESCRIPTION	QTY
EC-101	Existing Retaining Wall Stacked boulders to remain in place.	
EC-102	Existing Retaining Wall Repair existing stacked boulder retaining courses on neighbor's property and extend new stacked boulder retaining wall into concrete retaining wall.	
EC-103	Existing Utility Box Location shown is approximate, field verify actual location and protect during construction.	
SYMBOL	Landscape Improvements DESCRIPTION	QTY
LP-101	Planter Bed Space Irrigated (drip) landscape space with water-wise ground covers, grasses, shrubs, and trees. Finish surface materials will include organic shredded bark mulch.	4,427 sf
LP-102	Decorative Cobble Rock Landscape space for round cobble rock within border edge at bottom of boulder retaining wall and around concrete pavers. Two inches to four inches (2"-4") in size, with a mix of dark to light grays and cream to tan colors.	392 sf
LP-103	Turfgrass (Natural) Landscape space for a water-wise blend of turfgrass sod, installed over a prepared subgrade of screened top soil and spray head irrigation.	2,035 sf
LP-104	Turfgrass (Synthetic) Landscape space for synthetic turfgrass, installed over a prepared subgrade according to manufacturer's specifications.	1,306 sf
LP-105	Revegetation Area Landscape space for revegetation of existing hillside slopes disturbed by over excavation for retaining walls or other construction disturbance. Revegetation application shall include a mix of naturally occurring grasses and all erosion control methods necessary to prevent seed erosion from water run-off and/or wind conditions.	932 sf
SYMBOL	Site Improvements DESCRIPTION	QTY
SP-101	Concrete Paving Hardscape paving for new entry sidewalks, steps, and courtyard, driveway and additional parking space, pool decks and splash pad, and fire feature patio.	4,816 sf
SP-102	Retaining Wall Stacked boulders according to engineer's details and specifications. See civil grading plan for wall heights.	
SP-103	Retaining Wall Board-formed, cast-in-place concrete retaining wall according to engineer's details and specifications. See civil grading plan for wall heights.	
SP-104	Elevated Deck Wood deck at finish floor elevation with steps down to concrete paving.	
SP-105	Spool Heated spa and pool, integrated into elevated concrete pool decks, raised planters, and retaining walls.	198 sf
SP-106	Raised Planter Elevated planter box with integrated bench seat around fire feature.	
SP-107	Gas Fire Feature	
SP-108	Front Entry Landing Existing concrete landing at front door entry.	
SP-109	Entry Courtyard Board-formed, cast-in-place concrete pavers with rebar reinforcement. Size: 7"x4"x4", color: standard gray, finish: light broom.	
SP-110	Freestanding Wall Existing site wall with stone veneer and decorative cap.	
SP-111	Freestanding Planter Wall Existing site wall with stone veneer, foundation plaster, and decorative cap.	
SP-112	Entry Pathway Floating concrete steps and landings from edge of roadway paving to opening in freestanding site wall. Match elevations at roadway and entry courtyard, field verify number of floating steps necessary.	
SP-113	Entry Steps Floating concrete steps from entry courtyard to front entry landing. Match elevations at courtyard and landing, field verify number of floating steps necessary.	
SP-114	Concrete Steps 12" tread x 6" riser (typical)	
SP-115	Concrete Steps 18" tread x 6" riser	
SP-116	Concrete Pavers Board-formed, cast-in-place concrete paver with rebar reinforcement. Size: 36"x36"x4", color: standard gray, finish: light broom.	



NOT FOR CONSTRUCTION (PERMIT REVIEW ONLY)

No.	Revision/Issue	Date

Designed By: AKC
 Drawn By: AKC
 Reviewed By: AKC



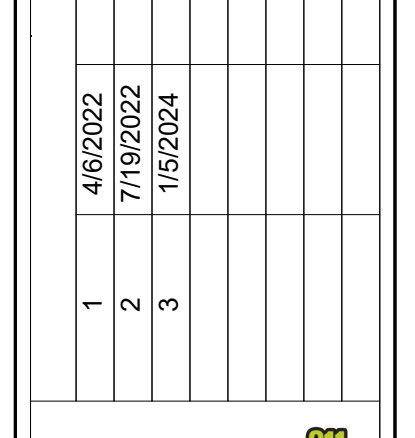
GOLDBERG RESIDENCE
 10 BENTWOOD LANE
 SANDY, UT

Date: 1.08.2024	Drawing: LANDSCAPE PLAN
Issue: CITY REVIEW	Sheet:
Project: 23-0138	LP100

BENTWOOD LANE

1	4/6/2022	INITIAL CIVIL SUBMITTAL
2	7/19/2022	REVISIONS PER SANDY CITY COMMENTS
3	1/5/2024	REVISIONS FOR PLANNING COMMISSION

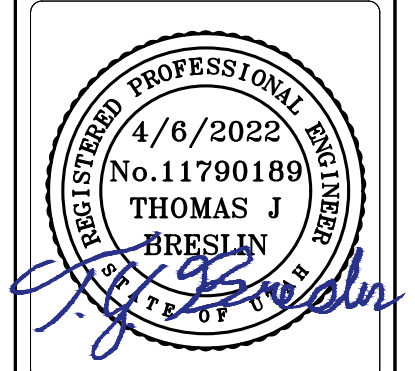
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GRADING & DRAINAGE PLAN
OF LOT 1112, PEPPERWOOD PHASE 11C
LOCATED IN THE NORTHWEST QUARTER OF
SECTION 23, TOWNSHIP 3 SOUTH, RANGE 1
EAST, SALT LAKE BASE AND MERIDIAN,
SANDY CITY, SALT LAKE COUNTY, UTAH

Engineer	TJB
Designer	CC
Reviewer	TJB

SHEET NO.

C2-0

Rational C

	Acres	Area(sqft)	C	C*A(sqft)
Hardscape, parking	0.00	0.00	0.90	0.00
Buildings	0.22	9369.92	0.85	7964.43
Landscape	0.61	26534.08	0.15	3980.11
Total	0.82	35904.00	0.33	11944.54

Drainage Calculations (10-year 24-hour Storm Event)

Interval (min)	Intensity Rate (in/hr)	Cumulative Precipitation	C*A	Peak flow (cfs)	Storm Volume (ft ³)
5	3.36	0.28	0.27	0.92	276.40
10	2.56	0.43	0.27	0.70	421.19
15	2.11	0.53	0.27	0.58	520.72
30	1.42	0.71	0.27	0.39	700.88
60	0.88	0.88	0.27	0.24	868.69
120	0.50	1.00	0.27	0.14	987.15
180	0.36	1.08	0.27	0.10	1066.12
360	0.22	1.32	0.27	0.06	1303.04
720	0.13	1.56	0.27	0.04	1539.96
1440	0.07	1.68	0.27	0.02	1658.42

Required Storage: 1658.42 cuft
Provided Storage:
Swale: 1637 cuft
8" Pipe @ 84.1 ft: 29.4 cuft
Total: 1666.40 cuft
Reference to Drainage Report for detailed calculations and analysis.

THIS SET OF PLAN IS NOT FOR CONSTRUCTION UNTIL APPROVED BY JURISDICTION.

LOT 1111

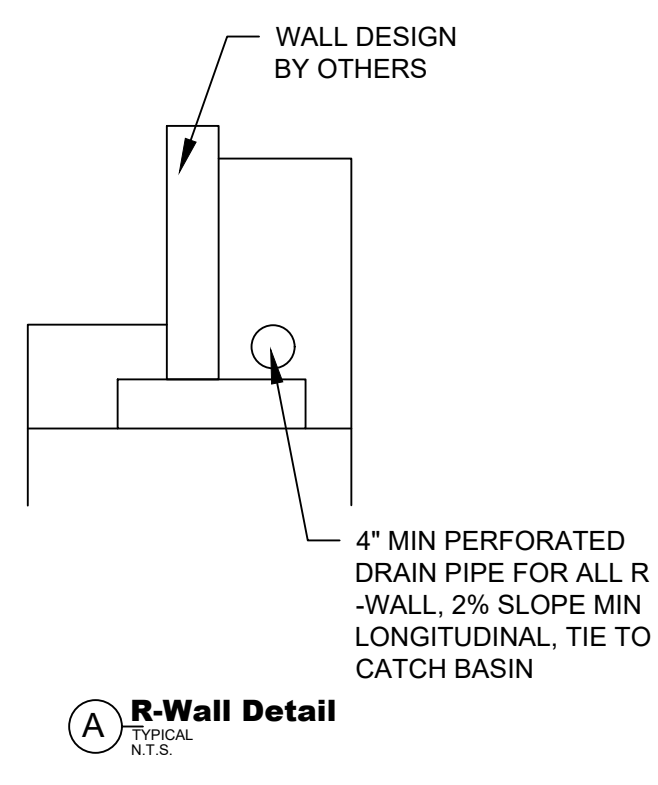


I, Lingkun Li, do hereby certify that I am a licensed Engineer registered in the State of Utah, License No. 10770750, as prescribed under the laws of Utah. I further certify that I am responsible for the design changes for Revisions 3 shown on this sheet.

SYMBOL LEGEND

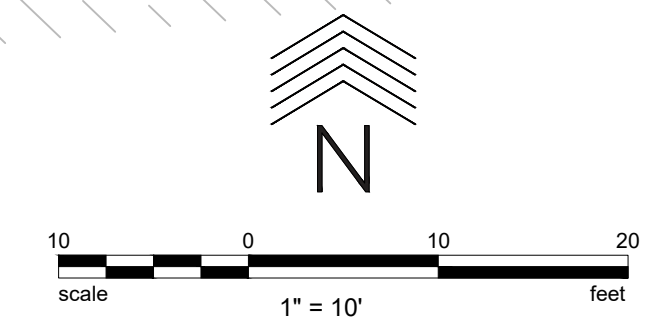
- 1 FURNISH AND INSTALL 8" HDPE STORM DRAIN LINE.
 - 2 FURNISH AND INSTALL HARCO INLINE DRAIN PER DETAIL ON SHEET C1-1.
 - 3 8" HDPE FLARED END SECTION.
 - 4 FURNISH AND INSTALL CONCRETE RETAINING WALL. SEE DESIGN IN ARCHITECTURAL PLAN. GRADES ARE SHOWN FROM FINISHED GRADE AT THE TOP AND BOTTOM OF THE WALL.
 - 5 FURNISH AND INSTALL ROCK RETAINING WALL. SEE DESIGN IN ARCHITECTURAL PLAN. GRADES ARE SHOWN FROM FINISHED GRADE AT THE TOP AND BOTTOM OF THE WALL. TEMPORARY, LIMIT-OF-DISTURBANCE FENCING (ORANGE, IN COLOR) SHALL BE INSTALLED, ALONG THE BOUNDARY OF THE 30%-OR-GREATER-SLOPE AREA(S). THE LOCATION OF THE FENCING SHALL BE ESTABLISHED UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR. THE FENCING SHALL REMAIN INSTALLED UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED BY SANDY CITY OR UNTIL THE FINAL APPROVAL INSPECTION HAS BEEN MADE BY SANDY CITY AND ALL THE IMPROVEMENTS, INCLUDING LANDSCAPING, ARE INSTALLED (Development Code, Sec. 21-15-6 (b)).
 - 7 CONNECTION TO R-WALL PERFORATED PIPE
 - 8 FURNISH AND INSTALL SWALE. 30%-OR-GREATER (PROTECTED) HILLSIDE AREA - TO REMAIN IN ITS NATURAL CONDITION. NO GRADING, CUTTING, FILLING OR CONSTRUCTION OF ANY KIND IS ALLOWED, EXCEPT AS APPROVED BY THE SANDY CITY ENGINEER.
- ALL ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

PROPOSED CONTOUR LABEL (5501)
EXISTING CONTOUR LABEL (5501)



GRADING NOTES

1. ALL SPOT ELEVATIONS HAVE BEEN TRUNCATED ALL ELEVATIONS ARE 5000 + OR 4900 + THE TRUNCATED ELEVATION SHOWN
2. RETAINING WALL SPOT ELEVATIONS REPRESENT FINISHED GRADE NOT FOOTING ELEVATIONS
3. MAX GRADE TO NOT EXCEED 3:1 SLOPES
4. A MINIMUM OF 6" OF FOUNDATION MUST BE EXPOSED IN ALL AREAS. WHEN THE CIVIL DRAWING WERE COMPLETED THERE WERE NO STRUCTURAL PLANS COMPLETE. CONTRACTOR IS TO NOTIFY AVENUE CONSULTANT IF GRADES SURROUNDING THE BUILDING NEED TO BE ADJUSTED DUE TO FOUNDATION DESIGN. NO SLOPES TOWARDS THE RESIDENCE.
5. THE RETAINING WALL SHOWN IS TO BE DESIGNED BY OTHERS. SPOT GRADES ARE SHOWN FOR REFERENCE.
6. NO SINGLE-FAMILY DWELLING STRUCTURE SHALL BE CONSTRUCTED CLOSER THAN AN AVERAGE OF 20 FEET, WITH NO POINT BEING CLOSER THAN 10 FEET, FROM ANY PROTECTED HILLSIDE AREA.
7. DURING CONSTRUCTION OF THE DRIVEWAY, CARE SHOULD BE TAKEN TO ADHERE PRECISELY TO THE DESIGN ELEVATIONS AND DIMENSIONS OF THE APPROVED GRADING PLAN.
8. DUST, MUD, AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.
9. GRADE THE PROPERTY OR INSTALL STRUCTURES SO THAT DRAINAGE IS PREVENTED FROM FLOWING ONTO ANY ADJACENT PROPERTIES, EXCEPT THE ROADWAY.
10. 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.
11. FOR RETAINING WALLS THAT WILL BE 4.0 FEET HIGH OR HIGHER (FROM BOTTOM OF WALL FOOTING TO TOP OF WALL), OBTAIN A PERMIT FROM THE SANDY CITY BUILDING DIVISION (801-568-7251) OFFSET RETAINING WALLS FROM 30%-OR-GREATER-SLOPE AREA (THE PROTECTED HILLSIDE AREA) SUFFICIENTLY TO AVOID DISTURBING THE PROTECTED HILLSIDE DURING CONSTRUCTION AND BACKFILLING OF THE RETAINING WALL.
12. RETAINING WALLS ALONG PROPERTY LINES SHALL HAVE A MAXIMUM HEIGHT OF 5.0 FEET FROM FINISH GRADE AT BOTTOM OF WALL TO TOP OF WALL, WITH A MINIMUM OF 5.0 FEET BETWEEN WALL TIERS FROM BACK OF LOWER WALL TO FACE OF UPPER WALL.
13. A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT DURING CONSTRUCTION, AND APPROVE AFTER CONSTRUCTION, ANY RETAINING WALLS THAT ARE 4.0 FEET HIGH OR HIGHER, FROM TOP OF WALL TO BOTTOM OF FOOTING. SAID ENGINEER SHALL SUBMIT A LETTER, STAMPED, WITH THE STAMP SIGNED AND DATED, AND INDICATING THAT THE WALL WAS INSTALLED ACCORDING TO THE APPROVED DESIGN, TO THE SANDY CITY ENGINEER.

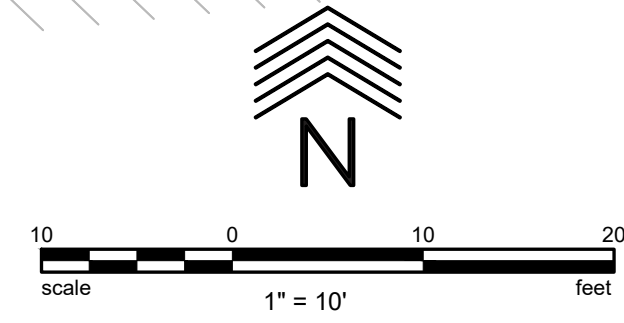


BENTWOOD LANE

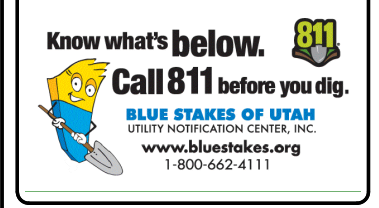


 AREA EXCEEDING SANDY CITY 10 FEET MAXIMUM EXCAVATION DEPTH.

NG NATURAL GROUND ELEVATION
 FG FINISH GRADE ELEVATION



REVISIONS:	DATE	DESCRIPTION
1	4/6/2022	INITIAL CIVIL SUBMITTAL
2	7/19/2022	REVISIONS PER SANDY CITY COMMENTS
3	1/5/2024	REVISIONS FOR PLANNING COMMISSION



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EXHIBIT
 OF LOT 1112, PEPPERWOOD PHASE 11C,
 LOCATED IN THE NORTHWEST QUARTER OF
 SECTION 23, TOWNSHIP 3 SOUTH, RANGE 1
 EAST, SALT LAKE BASE AND MERIDIAN,
 SANDY CITY, SALT LAKE COUNTY, UTAH

Engineer TJB
 Designer CC
 Reviewer TJB

SHEET NO.

SANDY CITY ENGINEERING DIVISION
GRADING APPROVED
FINAL

CITY ENGINEER
07.30.2018
DATE



Rational C

	Acres	Area(sqft)	C	C*A(sqft)
Hardscape, parking	0.00	0.00	0.90	0.00
Buildings	0.22	9369.92	0.85	7964.43
Landscape	0.61	26534.08	0.15	3980.11
Total	0.82	35904.00	0.33	11944.54

Drainage Calculations (10-year 24-hour Storm Event)

Interval (min)	Intensity Rate (in/hr)	Cumulative Precipitation	C*A	Peak flow (cfs)	Storm Volume (ft³)
5	3.36	0.28	0.27	0.92	276.40
10	2.56	0.43	0.27	0.70	421.19
15	2.11	0.53	0.27	0.58	520.72
30	1.42	0.71	0.27	0.39	700.88
60	0.88	0.88	0.27	0.24	868.69
120	0.50	1.00	0.27	0.14	987.15
180	0.36	1.08	0.27	0.10	1066.12
360	0.22	1.32	0.27	0.06	1303.04
720	0.13	1.56	0.27	0.04	1539.96
1440	0.07	1.68	0.27	0.02	1658.42

Required Storage: 1658.42 cuft
Provided Storage:
Swale: 1637 cuft
8" Pipe @ 84.1 ft: 29.4 cuft
Total: 1666.40 cuft
Reference to Drainage Report for detailed calculations and analysis.



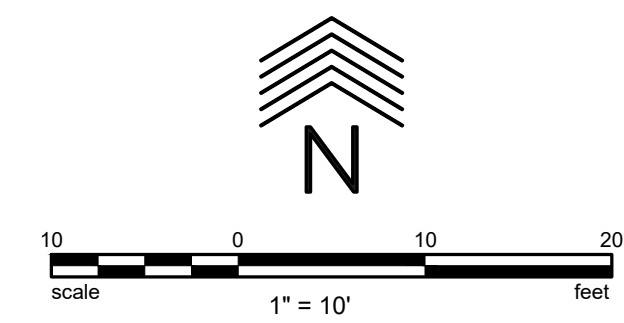
I, Lingkun Li, do hereby certify that I am a licensed Engineer registered in the State of Utah, License No. 10770750, as prescribed under the laws of Utah. I further certify that I am fully responsible for the design changes for Revision 2 shown on this sheet.

SYMBOL LEGEND

- FURNISH AND INSTALL 8" HDPE STORM DRAIN LINE.
- FURNISH AND INSTALL HARCO IN-LINE DRAIN PER DETAIL ON SHEET C1-1.
- 8" HDPE FLARED END SECTION.
- FURNISH AND INSTALL RETAINING WALL. SEE DESIGN IN ARCHITECTURAL PLAN. GRADES ARE SHOWN FROM FINISHED GRADE AT THE TOP AND BOTTOM OF THE WALL.
TEMPORARY LIMIT-OF-DISTURBANCE FENCING (ORANGE IN COLOR) IS TO BE INSTALLED ALONG THE BOUNDARY OF THE 30%-OR-GREATER NATURAL-SLOPE AREA(S). THE LOCATION OF THE FENCING IS TO BE ESTABLISHED UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR. THE FENCING IS TO REMAIN INSTALLED UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED BY SANDY CITY OR UNTIL THE FINAL APPROVAL INSPECTION HAS BEEN MADE BY SANDY CITY AND ALL THE IMPROVEMENTS, INCLUDING LANDSCAPING, ARE INSTALLED. (DEVELOPMENT CODE, SEC. 21-15-6(B))
- 30%-OR-GREATER (PROTECTED) HILLSIDE AREA - TO REMAIN IN ITS NATURAL CONDITION. NO GRADING, CUTTING, FILLING OR CONSTRUCTION OF ANY KIND IS ALLOWED, EXCEPT AS APPROVED BY THE SANDY CITY ENGINEER.

ALL ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

PROPOSED CONTOUR LABEL [5501]
EXISTING CONTOUR LABEL (5501)



- ### GRADING NOTES
- ALL SPOT ELEVATIONS HAVE BEEN TRUNCATED ALL ELEVATIONS ARE 5000 + OR 4900 + THE TRUNCATED ELEVATION SHOWN
 - RETAINING WALL SPOT ELEVATIONS REPRESENT FINISHED GRADE NOT FOOTING ELEVATIONS
 - MAX GRADE TO NOT EXCEED 3:1 SLOPES
 - A MINIMUM OF 6" OF FOUNDATION MUST BE EXPOSED IN ALL AREAS. WHEN THE CIVIL DRAWING WERE COMPLETED THERE WERE NO STRUCTURAL PLANS COMPLETE. CONTRACTOR IS TO NOTIFY AVENUE CONSULTANT IF GRADES SURROUNDING THE BUILDING NEED TO BE ADJUSTED DUE TO FOUNDATION DESIGN. NO SLOPES TOWARDS THE RESIDENCE.
 - THE RETAINING WALL SHOWN IS TO BE DESIGNED BY OTHERS. SPOT GRADES ARE SHOWN FOR REFERENCE.
 - NO SINGLE-FAMILY DWELLING STRUCTURE SHALL BE CONSTRUCTED CLOSER THAN AN AVERAGE OF 20 FEET, WITH NO POINT BEING CLOSER THAN 10 FEET, FROM ANY PROTECTED HILLSIDE AREA.
 - DURING CONSTRUCTION OF THE DRIVEWAY, CARE SHOULD BE TAKEN TO ADHERE PRECISELY TO THE DESIGN ELEVATIONS AND DIMENSIONS OF THE APPROVED GRADING PLAN.
 - DUST, MUD, AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.
 - GRADE THE PROPERTY OR INSTALL STRUCTURES SO THAT DRAINAGE IS PREVENTED FROM FLOWING ONTO ANY ADJACENT PROPERTIES, EXCEPT THE ROADWAY.
 - 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.
 - FOR RETAINING WALLS THAT WILL BE 4.0 FEET HIGH OR HIGHER (FROM BOTTOM OF WALL FOOTING TO TOP OF WALL), OBTAIN A PERMIT FROM THE SANDY CITY BUILDING DIVISION (801-568-7251).
 - RETAINING WALLS ALONG PROPERTY LINES SHALL HAVE A MAXIMUM HEIGHT OF 5.0 FEET FROM FINISH GRADE AT BOTTOM OF WALL TO TOP OF WALL, WITH A MINIMUM OF 5.0 FEET BETWEEN WALL TIERS FROM BACK OF LOWER WALL TO FACE OF UPPER WALL.
 - A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT DURING CONSTRUCTION, AND APPROVE AFTER CONSTRUCTION, ANY RETAINING WALLS THAT ARE 4.0 FEET HIGH OR HIGHER, FROM TOP OF WALL TO BOTTOM OF FOOTING. SAID ENGINEER SHALL SUBMIT A LETTER, STAMPED, WITH THE STAMP SIGNED AND DATED, AND INDICATING THAT THE WALL WAS INSTALLED ACCORDING TO THE APPROVED DESIGN, TO THE SANDY CITY ENGINEER.

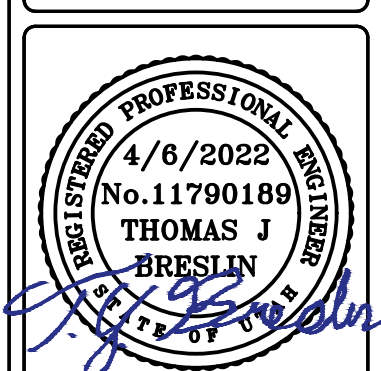
REVISIONS:

NO.	DATE	REVISIONS PER SANDY CITY COMMENTS
1	4/6/2022	
2	7/19/2022	



GOLDBERG RESIDENCE

avenue CONSULTANTS
Avenue Consultants, Inc
6605 South Redwood Road, Suite 200
Taylorsville, UT 84123
801-207-7660
www.avenueconsultants.com



GRADING & DRAINAGE PLAN
OF LOT 1112, PEPPERWOOD PHASE 11C
LOCATED IN THE NORTHWEST QUARTER OF
SECTION 23, TOWNSHIP 3 SOUTH, RANGE 1
EAST, SALT LAKE BASE AND MERIDIAN,
SANDY CITY, SALT LAKE COUNTY, UTAH

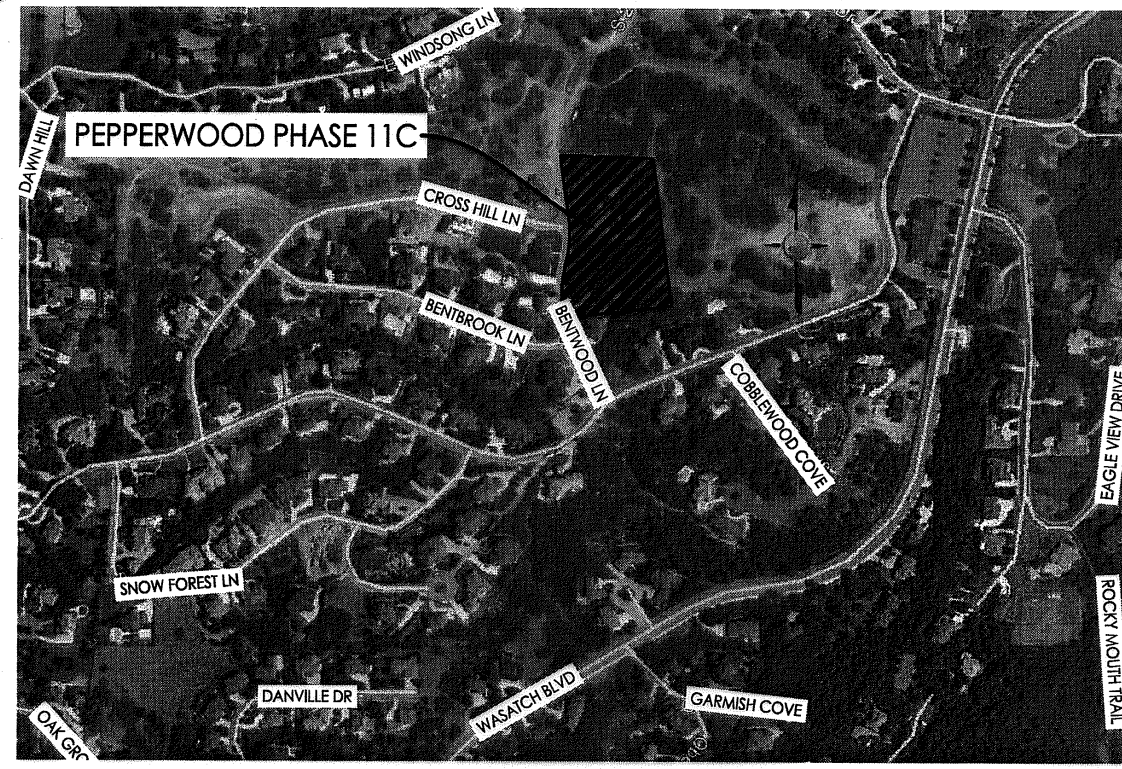
Engineer	TJB
Designer	CC
Reviewer	TJB

SHEET NO.
C2-0

PEPPERWOOD PHASE 11C

A PLANNED UNIT DEVELOPMENT PROJECT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP
N15

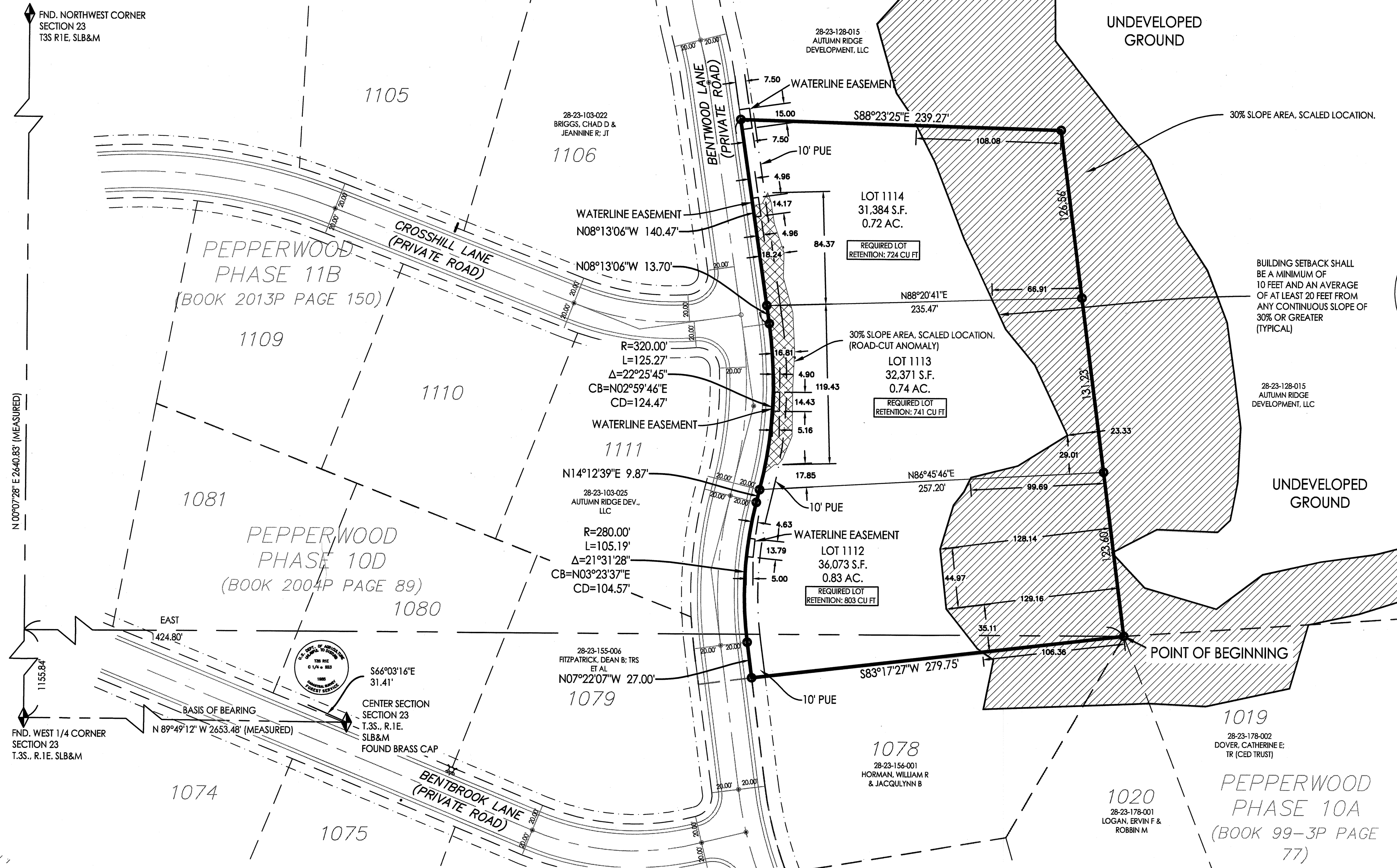
NOTICE TO PURCHASERS:

- Requirements have been imposed relating to the development of this subdivision and development on each of the lots.
- Building Permits / Certificates of Occupancy may not be issued until certain improvements have been installed.
- Certain measures are required to control blowing soil and sand during construction on a lot.
- No driveways shall be constructed so as to convey storm runoff toward any building without written permission from the Sandy City Engineer.
- Evidence that the contractor has a Sandy City Permit to work in the public way shall be presented to the Building Division prior to issuance of a building permit. Contact Monica Petersen at the Public Works Department, 801-568-2960 for more information. Traffic plan, bonding and insurance will be required.
- All requirements of the Sensitive Overlay Zone shall apply.
- Upon recording of this plat the lots within this subdivision shall become part of the Pepperwood Homeowners Association and are subject to the Covenants, Conditions & Restrictions as recorded at the Salt Lake County recorder's office as Entry No. 11722032 in Book 10176, pages 5025-5068, as well as an additional supplemental CC&R that will be recorded with this phase.

The requirements and conditions set forth in notes 1-7 above are detailed in the Sandy City Community Development and Engineering files (known as 308-1-18-5350) as such files exist as of the date of the recording of the plat. The Conditions of Approval imposed by the Sandy City Planning Commission, the Sandy City Standard Specifications for Municipal Improvements, the Streets and Public Improvements chapters of the Revised Ordinances of Sandy City, the Sandy City Building Codes, and the Sandy City Land Development Code. Requirements may be imposed as required by the applicable Sandy City Ordinances at the time of additional development applications and approvals relating to the subject property.

PLAT NOTES:

- The Basis of Bearing used on this survey was between two Section Corner Monuments. The bearing between the West Quarter Corner and the Center of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian is N89°49'12" W 2653.48' (MEASURED) in the field.
- Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with interest/rights in the PUE.
- No dwelling or accessory structures shall be constructed closer than an average of 20 feet, with no point being closer than 10 feet, from any "30%-or-greater slope area" boundary.
- No grading, cutting, filling or construction of any kind is allowed in the "30%-or-greater slope area", except as approved by the city engineer.
- All building or pool placement plans shall be approved by the city engineer or his representative, prior to issuance of a building permit.
- The property owner is responsible for maintenance of the hillside area of the lot. Erosion shall be controlled by planting or other means as required by the city engineer.
- Each residential lot is required to retain storm water on site (except for the portion of the driveway that drains directly to the street), based on the 10 year storm. This can be accomplished by use of swales, retention areas, berms, planter beds, underground infiltration, etc. The retention volume for each lot is provided in the plat and grading and drainage plan (see individual lots for retention volume).



ADDRESS LEGEND

- LOT # 1112 = 10 BENTWOOD LANE
- LOT # 1113 = 11 BENTWOOD LANE
- LOT # 1114 = 12 BENTWOOD LANE

LEGEND

- BOUNDARY LINE
- SECTION LINE
- ADJACENT PROPERTY LINE
- PUE LINE
- ROAD CENTERLINE
- PUBLIC ACCESS EASEMENT
- ROAD RIGHT-OF-WAY
- LOT LINE
- 30% OR GREATER SLOPE AREA, AREA MAY BE FILLED OR GRADED OUT AS NEEDED.
- 30% OR GREATER SLOPE AREA, NO GRADING, CUTTING, FILLING, OR CONSTRUCTION OF ANY KIND IS ALLOWED, EXCEPT AS APPROVED BY THE SANDY CITY ENGINEER.
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING SECTION MONUMENT
- BOUNDARY CORNER
- STREET MONUMENT

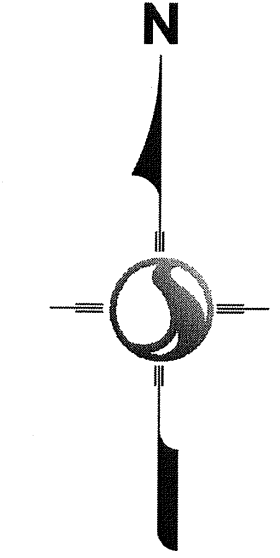
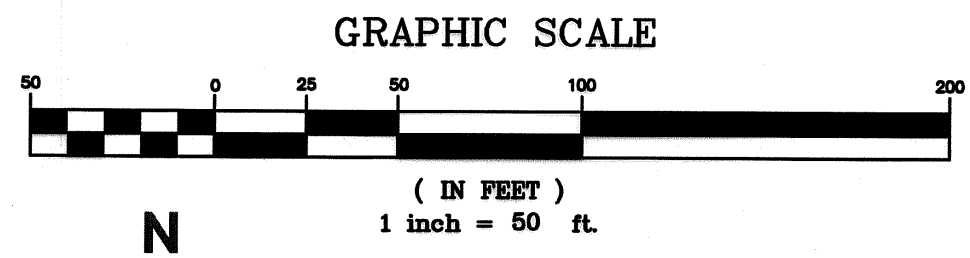
BUILDING SITE REQUIREMENTS

TYPICAL LOTS

- FRONT SETBACK: 40 FEET
- SIDE SETBACK (CORNER): 25 FEET
- SIDE SETBACK: 25 FEET/12 FEET
- TOTAL SIDE MINIMUM: 25 FEET
- REAR SETBACK: 25 FEET
- ADDITIONAL SETBACK: ALL DWELLINGS MUST BE A MINIMUM OF 10 FEET AND AN AVERAGE OF 20 FEET FROM ANY CONTINUOUS SLOPE OF 30% OR GREATER.

IRREGULAR LOTS

- FRONT SETBACK: 25 FEET
- SIDE SETBACK (CORNER): 25 FEET
- SIDE SETBACK: 25 FEET/12 FEET
- TOTAL SIDE MINIMUM: 20 FEET
- REAR SETBACK: 20 FEET
- ADDITIONAL SETBACK: ALL DWELLINGS MUST BE A MINIMUM OF 10 FEET AND AN AVERAGE OF 20 FEET FROM ANY CONTINUOUS SLOPE OF 30% OR GREATER.



SURVEYOR'S CERTIFICATE

I, Gregory A. Cates, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 161226, as prescribed under the laws of the State of Utah. I further certify that, by authority of the owners, I have made a survey of the tract of land shown on this plat and described below and have subdivided said tract of land into lots and streets, hereafter to be known as

PEPPERWOOD PHASE 11C
A PLANNED UNIT DEVELOPMENT PROJECT

and that same has been surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

A parcel located in the Northwest Quarter of Section 23, Township 3 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the Northeast Corner of Lot 1078 of Pepperwood Phase 10D as recorded in Book 2004P at Page 89 in the Salt Lake County Recorder's Office, said point being also N00°07'28"E 1155.80 feet, along the Section Line, and East 1425.01 feet from the West Quarter Corner of said Section 23; and running thence S83°17'27"W 279.75 feet to a point on the Eastern Right-of-Way Line of Bentbrook Lane, a Private Road, and the Eastern Boundary Line of Pepperwood Phase 11B as recorded in Book 2013P at Page 150 in the Salt Lake County Recorder's Office; thence, along said Right-of-Way Line and Boundary Line, the following five (5) courses: (1) N07°22'07"W 27.00 feet, (2) Northeastly 105.19 feet along the arc of a 280.00 foot radius curve to the right, chord bears N03°23'37"E 104.57 feet, (3) N14°12'39"E 9.87 feet, (4) Northeastly 125.27 feet along the arc of a 320.00 foot radius curve to the left, chord bears N02°59'46"E 124.47 feet, (5) N08°13'06"W 154.17 feet; thence S88°23'25"E 239.27 feet; thence S07°23'16"E 381.38 feet to the Point of Beginning.

Contains: 99.825 SF or 2.29 AC. & 3 Lots.

Gregory A. Cates
No. 161226
P.L.S. No. 161226

June 26, 2018
Date

OWNER'S DEDICATION

Know all men by these presents that I, the undersigned owner (s) of the above-described tract of land, having caused same to be subdivided into lots and streets, to be hereafter known as

PEPPERWOOD PHASE 11C

do hereby declare that the streets shown hereon shall be private rights-of-way for the personal use of all lot owners and their guests. The fee simple title to the said streets shall be conveyed to the Pepperwood Homeowners Association, a nonprofit corporation, subject to the right on the part of each and every lot owner to use the same as a private right-of-way.

In witness whereof I have hereunto set forth this 20th day of MARCH, A.D. 2019

AUTUMN RIDGE DEVELOPMENT, L.L.C.

By: **David J. Bromley, Manager**

UNTIL LAWFULLY TRANSFERRED TO THE PEPPERWOOD HOMEOWNERS ASSOCIATION (PHA), THE ABOVE-SIGNED ACCEPT AND RETAIN RESPONSIBILITY FOR ALL OTHER PORTIONS OF THE STORM DRAIN SYSTEM NOT SPECIFICALLY ACCEPTED BY THE CITY, AS SET FORTH HEREON. AFTER THE RESPONSIBILITY FOR ALL OTHER PORTIONS OF THE STORM WATER DRAINAGE SYSTEM IS LAWFULLY TRANSFERRED TO THE PHA, THE RESPONSIBILITY WILL BE ASSUMED BY THE PHA.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake

On the 20 day of March, 2019, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, **David Bromley**, who, after being duly sworn, acknowledged to me that he is the manager of Autumn Ridge Development, L.L.C., a Limited Liability Company, and that he signed the Owner's Dedication freely and voluntarily for, and in behalf of, said Limited Liability Company for the purposes therein mentioned.

JANET FARNSWORTH
MY COMMISSION EXPIRES 4/3/2021

Janet Farnsworth
693959

NOTARY PUBLIC
RESIDING IN Salt Lake COUNTY

DOMINION ENERGY APPROVED THIS 26th DAY OF July, A.D. 2018. <i>Jason Sautors</i> DOMINION ENERGY REPRESENTATIVE	ROCKY MOUNTAIN POWER APPROVED THIS 19th DAY OF July, A.D. 2018. <i>R. Eric White</i> ROCKY MOUNTAIN POWER REPRESENTATIVE
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SANDY CITY PUBLIC UTILITIES APPROVED THIS 28th DAY OF March, A.D. 2019. <i>David Bromley</i> ENGINEERING MANAGER, SANDY CITY PUBLIC UTILITIES	COMCAST APPROVED THIS 23rd DAY OF July, A.D. 2018. <i>Elvadio</i> COMCAST REPRESENTATIVE	CENTURYLINK APPROVED THIS 27th DAY OF July, A.D. 2018. <i>Paul Mil</i> CENTURYLINK REPRESENTATIVE	SANDY CITY PARKS & RECREATION APPROVED THIS 28th DAY OF March, A.D. 2019. <i>David Bromley</i> REPRESENTATIVE	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS 4th DAY OF March, A.D. 2019. <i>Paul Mil</i> SALT LAKE COUNTY HEALTH DEPARTMENT	PLANNING COMMISSION APPROVED THIS 29th DAY OF March, A.D. 2019. <i>David Bromley</i> SANDY PLANNING COMMISSION CHAIRMAN	SANDY SUBURBAN IMPROVEMENT DISTRICT APPROVED THIS 23rd DAY OF July, A.D. 2018. <i>Janet Farnsworth</i> MANAGER	APPROVAL AS TO FORM APPROVED THIS 29th DAY OF March, A.D. 2019. <i>David Bromley</i> SANDY CITY ATTORNEY	SANDY CITY ENGINEER APPROVED THIS 21st DAY OF March, A.D. 2019. <i>Paul Mil</i> SANDY CITY ENGINEER	SANDY CITY MAYOR PRESENTED TO SANDY CITY MAYOR THIS 29th DAY OF March, A.D. 2019, AND IS HEREBY APPROVED. <i>David Bromley</i> SANDY CITY MAYOR
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DEVELOPER: AUTUMN RIDGE DEVELOPMENT, LLC CONTACT: DAVID BROMLEY 716 EAST 4500 SOUTH #N260 MURRAY, UTAH 84107 PHONE: (801) 713-1863	Stantec Stantec Consulting Services Inc. 3995 S 700 E Ste. 300 Salt Lake City, Utah 84107-2540 Tel. 801.261.0090 Fax. 801.266.1671 www.stantec.com	Project Number: PM 20530251 File Name: PLAT 11C.dwg Designed By: FT Drawn By: GAC Checked By: GAC Date: 02/14/18	Revisions per Sandy City: 1. Revisions By Date
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RECORDED # 12915821	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: AUTUMN RIDGE DEVELOPMENT	DATE: 4/11/19 TIME: 9:59 AM BOOK: 2019P PAGE: 123 FEES: \$2.00
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PEPPERWOOD PHASE 11C
A PLANNED UNIT DEVELOPMENT PROJECT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

RECORDED # 12915821

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: AUTUMN RIDGE DEVELOPMENT

DATE: 4/11/19 TIME: 9:59 AM BOOK: 2019P PAGE: 123
FEES: \$2.00

Janet Farnsworth
SALT LAKE COUNTY RECORDER

28-23-11,12 28-23-128-018