

Community Development Department

April 16, 2018

KURT BRADBURN
Mayor

MATTHEW HUIISH
Chief Administrative Officer

SANDY CITY PLAN CASE COMMENTS

Plan Case #: SUB-03-18-005379

Application Type: Subdivision

Applicant:

Phone:

Email:

Cell:

Fax:

Project Contact: Mitch Vance

Phone #:

Project Name: 630 East Subdivision

Project Address: 8829 S 630 E

Use of Property: 4 lot single-family subdivision with HSD overlay

The above referenced application for the proposed development located at the above listed address has been reviewed and evaluated by the **Sandy City Staff**. The following items require corrections, clarification, or additional details **before the project can proceed to Planning Commission review and/or the final review process with staff.**

Department: Planning/Zoning

General Comments - 01

See additional notes, corrections and concerns on various sheets of building plans. Building plans must be picked up from the Planning Division counter as there may be other corrections written on plans in addition to those on this list.

General Comments - 02

Provide a written response to all corrections contained herein or on attached building plans.

General Comments - 03

Developer/Architect is responsible to see that all required Development Code requirements and standards are included on this plan as well as all conditions of approval that may be required by the Planning Commission.

General Comments - 04

Provide current title report with first final submittal.

Landscaping - 01

Provide conceptual landscape plans for all lots within HSD Overlay zone (lots 1 and 4). This plan would include:

- generic house footprint of a house that could be built according to code requirements on lot.
- street trees planted 4 feet behind sidewalk if parkstrip is less than 8 feet wide.
- Minimum of 1 ever green and 1 deciduous plant in front yard.
- Other shrubs or flowers located in the front yard.
- Any other landscaping requirement as may be found in the Historic Sandy Overlay.

Landscaping - 02

A minimum of 5 feet of landscaping is required for the overhang of a car adjacent to a separated sidewalk.

Subdivision Plat - 01

Add and adjust minor parts of General Notes:

- Label as "Sandy City General Plat Notes and Notice to Purchasers"
- Change file number to "SUB-03-18-5379"
- Add 8th note: 8. Lots 1 and 4 are located within the Historic Sandy Development Overlay and are subject to all requirements of this zone.

Subdivision Plat - 02

Remove all improvement layers from plat as well as existing landscaping. Structures to be remained should remain on preliminary plat but may be removed after Planning Commission approval of preliminary plat.

Subdivision Plat - 03

Address parcels as shown on plat.

Provide adequate room near Mayor's signature block for mayoral seal and stamp.

Subdivision Plat - 13

Provide a preliminary title report. The legal description shall match exactly the legal description on the proposed recording plat. The report must have an "effective date" that is no more than three (3) months old. The title report shall show that all property taxes have been paid. The boundary lines of all easements and rights of way mentioned in the title report as encumbering the property shall be shown on the plat, and the recording document information for those items (name of grantee or type of easement, entry number, book number, page number, date of recording) shall be noted on the subdivision plat.

Please resubmit applicable plans in accordance with current submittal standards.



Community Development
 10000 Centennial Parkway
 Sandy, Utah 84070
 Telephone # (801) 568-7250
 Facsimile # (801) 568-7278

**PRELIMINARY
 SUBDIVISION REVIEW
 REQUEST
 REQUEST FOR REVIEW
 COMMENTS AND RECOMMENDATIONS**

Project Name: **630 EAST SUBDIVISION** SUB-03-18-005379

Nature of Project: Zoning: R-1-7.5(H)

Project Address: **8829 S 630 E** Acreage:

Project Contact: DAVE RICHARDS	Plan Applicant: DAVE RICHARDS
Company: 8803 STORAGE LLC	Company: 8803 STORAGE LLC
Address: 13053 S MINUTEMAN DR	Address: 13053 S MINUTEMAN DR
City, State & Zip: DRAPER, UT 84020	City, State & Zip: DRAPER, UT 84020
Phone #: (801) 243-8985 Fax #:	Phone #: (801) 243-8985 Fax #:

- Preliminary Review (Planning Commission Review required ___ Yes ___ No)
- A Memo of requirements is needed for the Planning Commission Staff Report by April 05, 2018

The Sandy City Planning Division would appreciate your review and recommendations regarding the above mentioned proposal. Please make any comments or redlines in the EnerGov system and return the Planning Commission Memo to the project planner along with any redlined plans. Your prompt response is greatly appreciated. If you need additional information regarding this project, please call the project contact listed above.

Project Planner: **Mitch Vance** Phone #:

REVIEWING DEPARTMENT / AGENCY

Date Sent: **March 26, 2018**

Please Review By: April 05, 2018

- Building & Safety ADA Access
- Fire
- Parks & Rec.
- Planning
- [Handwritten Signature]*
- Public Utilities -
(Water, Street Lighting, Flood Control, Underground Power)
- Landscape/Irrigation
- Public Works
- Sewer District: **SANDY SUBURBAN IMPROVEMENT DISTRICT**
- South Valley Water Reclamation

Reviewed and Redlined or Approved

See Attached Corrections

 Signature

 Date



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SUB-03-18-005379

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Zoning: R-1-7.5(H)

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Acreage:

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Plan Applicant: **DAVE RICHARDS**

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Project Planner: Mitch Vance Phone #:

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(Water, Street Lighting, Flood Control, Underground Power)
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- South Valley Water Reclamation

Reviewed and Redlined or Approved

See Attached Corrections

Signature

Date

Subdivision Plat Review Checklist

630 East

Project Name

4/4/18

Review Date

- Signature Blocks**
- Rocky Mountain Power
- Questar
- Century Link
- Comcast
- Sewer District
- Health Department
- Public Utilities Department
- City Engineer
- Planning Commission
- City Attorney
- Sandy City Mayor (w/ room for stamp)
- Parks and Recreation (when necessary)
- Scale** (check for accuracy)
- North Arrow**
- Vicinity Map**
- Subdivision Name**
- Curve Tables**
- Lot Information**
- Lot Number
- Size (sq/ft and acreage)
- Address (or address chart)
- Boundary (w/ lengths for all strait lines)
- Setbacks (from existing structure if any)
- Lot Frontage

- Developer Name**
- Developer Contact Info**
- Surveyors Certificate**
- Owners Dedication (check for appropriate type)**
- Legend**
- Easements Existing (only those to remain)**
- Easements Proposed**
- Boundary Description w/ Signature and Stamp**
- Adjacent Projects or Property Owners**
- Licensed Engineer/Architect Stamp**
- Recordation Block**
- Dedicated ROW's w/ names**
- Standard Notes as Required and Additional Notes**
- Acknowledgement(s)**

- Amending any existing subdivisions?
- Addressing
- Owners Dedication Signature Block Format
Company/Ownership Name

By: (name of person signing)

Its: (title/position of person signing)

Title Insurance Notes:

1. Property Owners (usually on the second page) - all listed owners need to have a place to sign on the "owners dedication"
2. Taxes - make sure there are no liens and that all taxes are paid
3. Deed(s) of Trust (may or may not be applicable depending on whether any other entity has a financial interest) - must have an acknowledgment for each Trustee
4. Easements - all parties with active easements on the plat need to sign the plat (double check for special exceptions like canals and other non-utility groups)



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Project Planner: Mitch Vance Phone #:

REVIEWING DEPARTMENT / AGENCY

Date Sent: March 26, 2018

Please Review By: April 05, 2018

- Building & Safety ADA Access
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 (Water, Street Lighting, Flood Control, Underground Power)
 Landscape/Irrigation
 Public Works
 Sewer District: **SANDY SUBURBAN IMPROVEMENT DISTRICT**
 South Valley Water Reclamation

April 9, 2018

- Reviewed and Redlined or Approved
 See Attached Corrections

[Signature] 4/9/18
 Signature Date



SANDY CITY PUBLIC UTILITIES

TOM WARD, P.E.
PUBLIC UTILITIES DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUIH
CHIEF ADMINISTRATIVE OFFICER

PRELIMINARY LETTER

Date: April 9, 2018

Project Name: 630 East Subdivision
Address: 8829 S. 630 E. - Sandy, UT

Developer: Dave Richards
Address: 13053 S. Minuteman Dr. – Draper, UT 84020
Phone #: 801-243-8985

Reviewed By: Chaleurn “Lennie” Chanthaphuang, P.E.
Phone#: 801-568-7293
Email: lennie@sandy.utah.gov

A preliminary review of this project has been made, based on the drawings received on March 26, 2018.

Public Utilities Development Standards and Requirements could be found under Part 7.00 of the Section B – General Conditions – Development of the Standard Specifications. The link to the Standard Specifications areas follow:

<https://sandy.utah.gov/departments/public-utilities/standard-specifications>

It is anticipated that when all requirements of the Public Utilities Department have been met, a Public Utilities Final Approval Letter will be issued. Signing by the developer or his/her representative will be required. A drawing/drawings, signed, as approved by the City and the developer shall be issued for use by the developer and his contractor. Signing of the Public Utilities Final Approval letter, payment of fees and posting of a bond must be completed prior to beginning construction work on the site.

If you have any questions with these requirements, please contact Chaleurn “Lennie” Chanthaphuang, P.E. at 801-568-7293.

Please call to make an appointment if you would like a meeting to discuss your project

cc: Dave Richards, Project Applicant
Mitch Vance, Project Planner
file



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Project Planner: Mitch Vance Phone #:

REVIEWING DEPARTMENT / AGENCY

Date Sent: March 26, 2018

Please Review By: April 05, 2018

- Building & Safety ADA Access
- Fire
- Parks & Rec.
- Planning
- Police
- Public Utilities -
(Water, Street Lighting, Flood Control, Underground Power)
- Landscape/Irrigation
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- Sewer District: **SANDY SUBURBAN IMPROVEMENT DISTRICT**
- South Valley Water Reclamation

- Reviewed and Redlined or Approved
 See Attached Corrections

 4/9/18
 Signature Date



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[Signature] 4/3/18
 Signature Date



SANDY CITY FIRE DEPARTMENT

BRUCE CLINE
FIRE CHIEF

KURT BRADBURN
MAYOR

MATTHEW HUIISH
CHIEF ADMINISTRATIVE OFFICER

Date: April 3, 2018

To: Mitch Vance
Planning

From: Gerald M Strebel
Deputy Fire Marshal

Subject: 630 EAST SUBDIVISION Preliminary Sub Review -03-18-005379
8829 S 630 E Sandy, UT

Sandy City Fire Department conducted a preliminary residential subdivision review.

The following conditions are noted:

- (X) Comply with adopted fire, building, and life safety code.
- (X) A complete site plan review will need to be done when information on future planned structures and occupancy use is submitted.

A handwritten signature in black ink that reads "Gerald M Strebel".

Gerald M Strebel
Deputy Fire Marshal
Sandy City Fire Department
9010 South 150 East
Sandy, Utah 84070
568-2943



Community Development
 10000 Centennial Parkway
 Sandy, Utah 84070
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REVIEWING DEPARTMENT / AGENCY

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 See Attached Corrections

Scott Marshall 3-27-18
 Signature Date



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**PRELIMINARY
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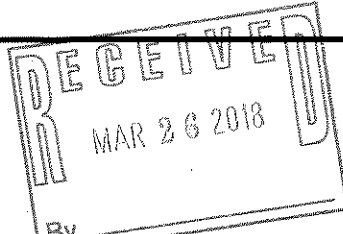
SUB-03-18-005379

Nature of Project:

Zoning: R-1-7.5(H)

Project Address: **8829 S 630 E**

Acreage:



Project Contact: **DAVE RICHARDS**

Plan Applicant: **DAVE RICHARDS**

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- Reviewed and Redlined or Approved
- See Attached Corrections

David J. ... 2018 04-5
 Signature Date

Sandy City Corporation
 Public Works Department
 10000 Centennial Parkway
 Sandy UT, 84070



LETTER OF TRANSMITTAL

DATE: **4/5/18**

ATTENTION: **Dave Richards**

RE:

630 East Subdivision

SUB-03-18-005379

8829 South 630 East Street

TO: **Mitch Vance, Planner**

WE ARE SENDING TO YOU Attached In Separate .pdf File

Plans Copy of letter Memo

COPIES	DATE	NO.	DESCRIPTION
			"Preliminary Subdivision Review Request"
			"Ready-for-Planning-Commission Memorandum"
			"Plan Case Comments"
			Letter: "City Engineer Requirements"
			Plans (Redlined Drawing), recording plat, 3 of 7, 4 of 7, 7 of 7

THESE ARE TRANSMITTED as marked below:

For approval

Approved as submitted

Resubmit ___ copies for approval

For your use

Approved as noted

Submit ___ copies for distribution

As requested

Returned for corrections

Return ___ corrected prints

For review and comment

REMARKS:

Questions?

- Call Dave Poulsen at 801-568-6058

- E-mail: dpoulsen@sandy.utah.gov

- Fax: 801-568-7278

COPY TO: File

SIGNED: _____

If enclosures are not as noted, kindly notify us at once.



DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn
Mayor

Matthew Huish
Chief Administrative Officer

Michael Gladbach, P.E.
Director

READY-FOR-PLANNING-COMMISSION MEMORANDUM

Date: April 4, 2018

To: Mitch Vance, Planner

From: Ryan C. Kump, P.E., City Engineer *Ryan Kump*
Britney Ward, P.E., City Transportation Engineer *Britney Ward*
David J. Poulsen, Development Engineering Coordinator *David J. Poulsen*

Project Name: 630 East Subdivision

Plan Case Number: SUB-03-18-005379

Project Address: 8829 South 630 East Street

A review of the above-mentioned project has been made. Following is a list of comments from the Public Works Department:

1. THE PRELIMINARY SUBDIVISION PLAT AND OTHER DOCUMENTS SUBMITTED BY THE DEVELOPER ARE GENERALLY ADEQUATE at this stage of the project with regard to Public Works Department concerns. A number of items will be required prior to final approval, including items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter, but these items are not required as part of this preliminary submittal.
2. THE PUBLIC WORKS DEPARTMENT RECOMMENDS THAT THE PLANNING COMMISSION DECLARE THAT PLANNING COMMISSION PRELIMINARY SUBDIVISION PLAT REVIEW IS COMPLETE, and that final project documents be prepared by the developer for review by city staff members.
3. PRIOR TO FINAL APPROVAL BY THE PUBLIC WORKS DEPARTMENT, the developer is required to complete all items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter.



DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn
Mayor

Matthew Huish
Chief Administrative Officer

Michael Gladbach, P.E.
Director

CITY ENGINEER REQUIREMENTS

April 5, 2018

Dave Richards
8803 Storage LLC
13053 Minuteman Drive
Draper, Utah 84020

Project Name: 630 East Subdivision
Plan Case Number: SUB-03-18-005379
Project Address: 8829 South 630 East Street

Dear Mr. Richards:

The following requirements and conditions, along with all other requirements set forth in the drawing markups ("redlines") and the "Plan Case Comments," shall be completed prior to receiving final approval from the Public Works Department:

1) Required Submittals:

- a. Submit an electronic (scanned) copy or a hard copy of the geotechnical report of the investigation of the site. In the report include recommendations for 1) footings and foundations, 2) concrete floor slabs, 3) lateral resistance and earth pressure, 4) pavements, and 5) seismicity and liquefaction. We recommend that a percolation test report be provided if the Public Utilities Department is requiring on-site detention/retention. The report shall be stamped, signed, and dated by a Professional Engineer currently licensed in the state of Utah, for approval.
- b. The property on which this project is proposed was part of a lead-contamination clean-up project. Submit an electronic (scanned) copy of the phase 1 environmental site assessment report. The report shall be stamped, signed, and dated by a Professional Engineer currently licensed in the state of Utah, for approval. Provide evidence that this property was property cleared of contamination.
- c. To vacate an existing easements or right-of-way ("easement"): if the easement was created by recording a plat, the easement may be vacated with the recording of a new plat, with a representative of the entity or entities, that have interest in the easement, signing the plat, with the signature(s) being notarized. If the easement was created by any other method than the recording of a plat, the easement must be vacated using a deed.
- d. The following information is provided to assist the developer in contacting the public utility companies, sewer improvement districts, canal companies, and other entities for plat signatures and paying recording fees:

- CenturyLink –Merrie Chase (northern Sandy)(Phone: 801-974-8210); Chad Green (southern Sandy)(Phone: 801-974-8171); Fax: 801-974-8192; 1425 West 3100 South, Salt Lake City, Utah 84119.
- Comcast Cable – Elysia Valdez (Phone: 801-401-3017; E-mail: jointtrench_utah@comcast.com; Fax: 801-255-2711), 1350 East Miller Avenue (3130 South) Salt Lake City, Utah, 84106 or 1769 East Murray-Holladay Road.
- Dominion Energy – Beverly Eldredge (Phone: 801-324-3964) 753 West Honda Park Drive, Bluffdale, Utah 84065.
- Rocky Mountain Power - 12840 Pony Express Road, Draper, Utah 84020. Call the “Builder’s Hotline,” 1-800-469-3981, and tell the operator you need to receive a call-back from, or make an appointment with, an estimator. You will need to set up an account, unless you already have one. You will need to provide the exact address of the site, if power is already at the site. Otherwise, an approximate address will suffice. An estimator will call back later.
- Sandy Suburban Improvement District: Shelby Bolliger (for Scott Nielsen)(801-561-7662; 8855 South 700 West Street). Open M – Th, 7:30 a.m. to 5:30 p.m.
- Salt Lake County Health Department: 385-468-3862, 788 East Woodoak Lane (5380 South), Murray. Teresa Gray, Jeremy Roberts, and others sign the subdivision plats. Sewer and Water availability letters + (\$28?) fee required. Best to arrive between 8:00 a.m. and 4:00 p.m.
- Salt Lake County Recorder’s office: 385-468-8145. 2001 South State Street, Suite #N1-600, Salt Lake City, Utah 84190. 8:00 a.m. to 5:00 p.m. M – F.

2) Final Submittals:

- a. Complete all requirements as outlined in this letter as well as other memorandums. Address all red-lined comments. Provide the required number of final construction drawing sets to be marked as “approved” by city staff and Developer (minimum six sets—which will provide one set for the Developer). All final drawings and calculations shall be stamped, with the stamp signed and dated by a Professional Engineer or Architect currently licensed in the state of Utah.

3) Fees and Bonds Preparation:

- a. Public Works will prepare a list of fees (“Plan Invoice”) to be paid by the Developer, as well as a dollar amount (“City Engineer’s Estimate”) for the Guarantee for Improvements (“bond”). In order to calculate the “Estimate” and the fees, the following documents will need to be issued by the Parks and Recreation Department and Public Utilities

Department:

- “Development fees - Parks Division” (contact Dan Medina at 801-568-2911 for details).
- “Public Utilities Final Review and Approval” letter (contact Mason Clark, 801-568-7297, or Lennie Chanthaphuang, 801-568-7293 for details) (This letter may also be required for County Board of Health approval of subdivision plats).

4) NOI, SWPPP, Fees, Bond, Document Signing, and Permits:

- a. The Contractor shall submit to Public Utilities Department (contact Mason Clark, 801-568-7297, or Lennie Chanthaphuang, 801-568-7293) a copy of the Notice of Intent (NOI), according to the requirements of the Utah Pollutant Discharge Elimination System, Storm Water General Permit for Construction Activities (also known as the UPDES permit), for discharge of storm water from the construction site (apply online at: <http://www.waterquality.utah.gov/updes/stormwater.htm>).
- b. The Contractor and the Property Owner shall prepare and sign a Storm Water Pollution Prevention Plan (SWPPP) and obtain approval for it from Public Utilities Department (contact Mason Clark, 801-568-7297, or Lennie Chanthaphuang, 801-568-7293 about that document).
- c. The Property Owner shall prepare a "Post-construction Maintenance Agreement" and obtain approval for it from Public Utilities Department (contact Mason Clark, 801-568-7297, or Lennie Chanthaphuang, 801-568-7293 about that document).
- d. A representative of the Property Owner shall sign the "Department of Public Utilities Final Review and Approval" letter (contact Mason Clark, 801-568-7297, or Lennie Chanthaphuang, 801-568-7293, about that document).
- e. The Owner shall pay the final subdivision review "Invoice" fees.
- f. The Owner shall post a Guarantee for Improvements (bond) in the form of a cash bond, escrow bond or letter of credit (surety bonds will not be accepted), using an approved form. The amount of the Guarantee will be determined by the City Engineer (contact Dave Poulsen, 801-568-6058, for a copy of the "City Engineer's Estimate" and for copies of the Guarantee forms that are acceptable to the City).
- g. A representative of the entity that posts the Guarantee shall sign the "Improvement Agreement" (contact Dave Poulsen, 801-568-6058, about that document).
- h. The Developer will receive one or more copies of the approved site construction drawings after paying the final subdivision review "Invoice" fees and posting the Guarantee for Improvements.
- i. The Contractor shall attend a pre-construction meeting with representatives from Planning, Public Works, and Public Utilities prior to commencing installation of improvements (contact Ryan Kump, City Engineer—801-568-2962—to set up the "pre-con").
- j. The Developer shall pay the final subdivision review "Invoice" fees and post the full Guarantee for Improvements prior to final approval by Sandy City of the subdivision plat.
- k. The Contractor shall obtain a permit to work in the public way (road cut permit) (contact Monica Petersen, 801-568-2960, for requirements).

5) During Construction and at Completion of Project:

- a. We recommend the Developer obtain, from all contractors, subcontractors and suppliers providing work and materials for this project, a warranty of sufficient time length to be of value through the 100% release of all Guarantees for Improvements posted for this project. The Developer should be aware that the

One-Year Warranty Period [Development Code of Sandy City 2008 15A-02-16 O.] does not begin until all work (including landscaping, if required) is completed and the 90% Release of the Guarantees for Improvements monies associated with an individual "City Engineer's Estimate" has been approved, unless otherwise approved by the City Engineer.

- b. The Developer of this Project is hereby put on notice that street lights may require advanced ordering, with a possible delay in shipping. This may cause a delay of inspections and release of the Guarantee.
- c. Before the Guarantee for Improvements ("bond") for this development project will be released, the developer must submit an "as-built," scanned copy of the contractor's construction drawings. The as-built drawing may be submitted by e-mail at dpoulsen@sandy.utah.gov, or on a CD.

If you have any questions regarding these requirements, please contact Dave Poulsen at 801-568-6058 (office), 801-259-6783 (cell), 801-568-7278 (fax), or by e-mail: dpoulsen@sandy.utah.gov.

Respectfully,



David J. Poulsen
Development Engineering
Coordinator

cc: Mitch Vance, Planner
reviewed: Ryan C. Kump, P.E., City Engineer
Britney Ward, P.E., City Transportation Engineer