



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, January 15, 2026

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_W4zVNh3BSjuQRHiwuuCDaQ

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/j/89153255803>

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/j/ksavS05rU>

Webinar ID: 829 3613 1453

Passcode: 240049

4:30 PM FIELD TRIP

1. [26-008](#) Map

Attachments: [011526.pdf](#)

5:15 PM EXECUTIVE SESSION

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. [ANX1118202](#) Summerhays Annexation (R-1-40A)
 [5-007083\(PC\)](#) 2935 E. Dimple Dell Road
 [Community #29]

Attachments: [Vicinity Map](#)
 [Signed Resolution](#)
 [Notices Posted](#)
 [Legal Description](#)
 [Preliminary Plat](#)
 [Staff Report](#)

Public Meeting Items

3. [SPR0313202](#) Architectural Components HQ Site Plan (Site Plan Review)
 [5-006926](#) 9352 S 670 W
 [Community 2, Civic Center]

Attachments: [Staff Report](#)
 [Exhibit A](#)
 [Exhibit C](#)

Administrative Business

1. Minutes

[26-009](#) Minutes from December 4, 2025 Meeting

Attachments: [12.04.2025 PC Minutes \(DRAFT\)](#)

2. Sandy City Development Report

3. Director's Report

[26-010](#) Development Report

Attachments: [01.01.2026 DEV 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



Sandy City, Utah

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

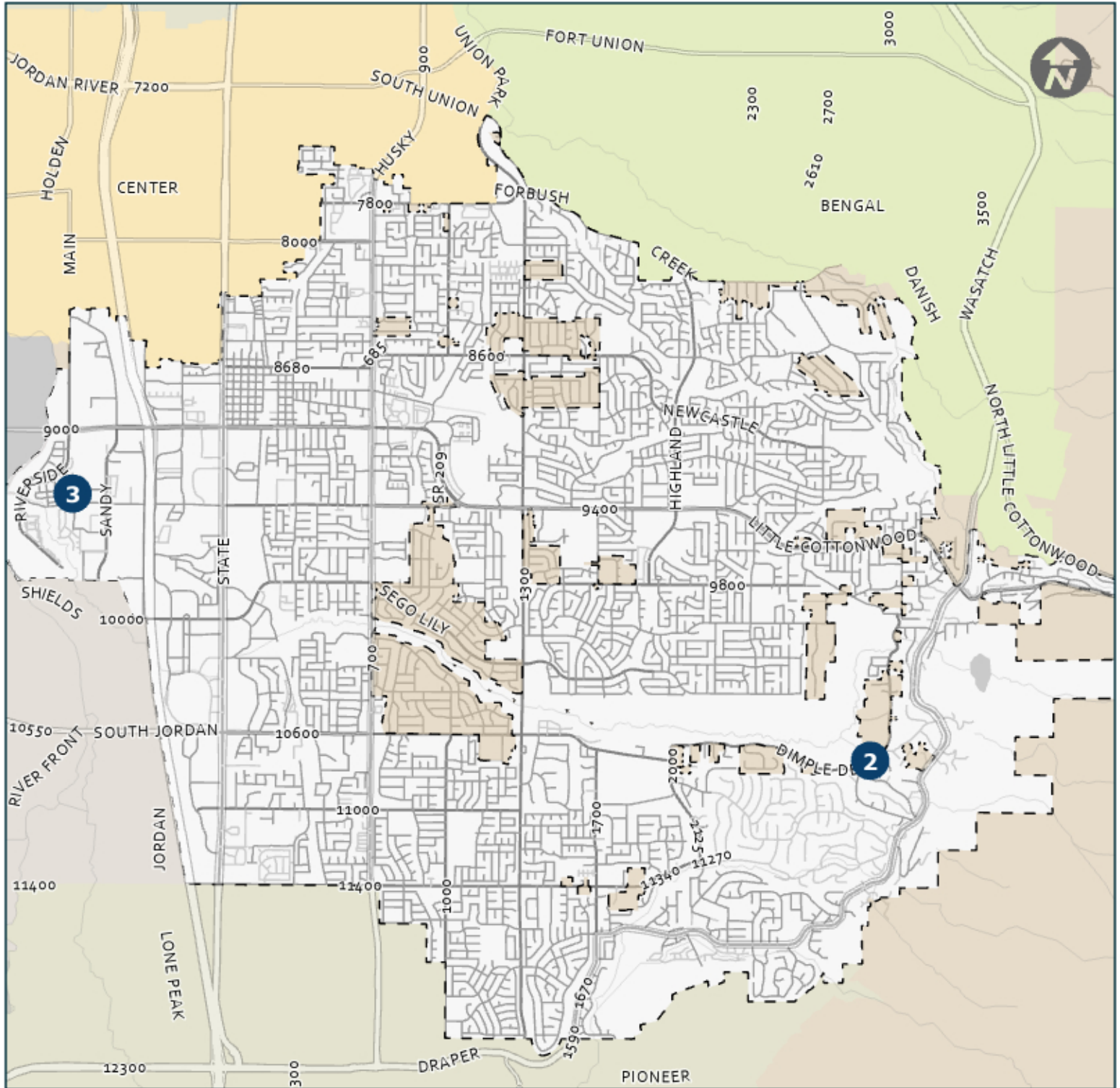
Staff Report

File #: 26-008, **Version:** 1

Date: 1/15/2026

Map

Planning Commission Field Trip January 15, 2026



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

 1 Mile

Sandy City, UT
Community Development Department

Agenda Item Number



Locations to visit on your own



Locations to be visited on tour



Staff Report

File #:

ANX11182025-007083(PC),

Version: 1

Date: 1/15/2026

Agenda Item Title:

Summerhays Annexation (R-1-40A)
2935 E. Dimple Dell Road
[Community #29]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

Jeff Summerhays, representing the property owner Arleen May Summerhays, is requesting to annex a certain contiguous unincorporated area, totaling approximately 5.77 acres, located at 2935 E. Dimple Dell Road in Salt Lake County, Utah. The subject property under consideration for annexation contains one lot with two individual homes. The property owner expressed interest in being annexed into Sandy City now rather than later as per HB 330 (2024 legislative session). The owner is considering further subdividing the property after being annexed into Sandy City.

Staff does have the consent from the property owner. Sandy City borders the subject area to the west, south and east sides.

The City Council approved Resolution 25-52C on December 16, 2025, which set a public hearing for January 20, 2026, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.

The existing Salt Lake County zoning district for this unincorporated property is R-1-43. The R-1-43 zone requires a minimum of 43,000 square feet of lot size for a single-family dwelling. Staff is proposing to annex the subject property into the City with the R-1-40A zone. There are a variety of residential zoning districts in this area within Sandy City. These zones include R-1-40A (to the east), R-1-20A (to the south) and PUD(1.62) (to the southwest).

Please see the attached staff report for a more detailed analysis of this proposed annexation.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Summerhays Annexation be approved and zoned R-1-40A based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (west, south and east sides).

File #:
ANX11182025-007083(PC),
Version: 1

Date: 1/15/2026

-
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
 3. The City can provide a high level of **municipal services** to these properties.
 4. The **R-1-40A** is appropriate for this property based upon current land uses within the area.



ANX11182025-007083
Summerhays Annexation
2935 E. Dimple Dell Rd.

Community Development Department

RESOLUTION#25-52C

SUMMERHAYS ANNEXATION

**A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA,
SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING
PUBLICATION OF HEARING NOTICE**

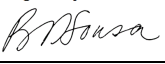
The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City (“City”) desires to annex parcels of contiguous unincorporated area, totaling approximately six acres, for the property located at 2935 E. Dimple Dell Road. This lot is currently in unincorporated Salt Lake County, Utah, and more specifically shown on the map attached hereto as Appendix “A”.
2. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City’s best interests.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SANDY CITY AS FOLLOWS:

1. Indicate the City Council’s intent to annex the area shown in Appendix “A”.
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City’s best interest.
3. Indicate the City Council’s intent to withdraw the area shown in Appendix “A” from the municipal services district.
4. Set a public hearing for January 20, 2026, no earlier than 5:15 p.m., to consider the annexation.
5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code.

Adopted by the Sandy City Council this 16 day of December, 2025.

Signed by:

0254445272544E1...

Brooke D’Sousa, Chair

Sady City Council

ATTEST:

DocuSigned by:

688E7E8272014B1...



City Recorder

RECORDED this 17 day of December, 2025.

APPENDIX “A”



ANX11182025-007083
Summerhays Annexation
2935 E. Dimple Dell Rd.

Community Development Department





Summerhays Annexation Notices were posted 12/19/2025

Resolution was approved 12/16/25.

PC hearing Jan 15, 2026

CC hearing Jan 20, 2026



25280-11 SUMMERHAYS ANNEXATION DESCRIPTION

A parcel of land to be annexed from Salt Lake County to Sandy City, situated in the Southwest Quarter of Section 14, Township 3 South, Range 1 East, Salt Lake Base & Meridian, Salt Lake County, Utah. The boundaries of said parcel of land are described as follows:

Beginning at a point in the current SANDY CITY BOUNDARY LINE established by DIMPLE DELL ANNEXATION TO SANDY CITY AMENDED, recorded July 18, 2005, as Entry No. 9435231 in Book 2005P at Page 211 in the Office of the Salt Lake County Recorder, said point is also at the intersection of the north/south sixteenth line in the Southwest Quarter of said Section 14 and the northerly boundary line of property described in Warranty Deed in favor of SUMMER OAKS FARMS recorded as Entry No. 8664521 in Book 8804 at page 7994 in the Office of the Salt Lake County Recorder, said point is 1343.29 feet S.89°49'41"E. along the quarter section line to the Centerwest Sixteenth Corner and 588.93 feet S.00°02'26"E. along said north/south sixteenth line from the West Quarter Corner of said section 14 (Basis of Bearing is N.89°46'15"W. along the quarter section line between the found monuments representing the West Quarter Corner of said Section 14 and the West Quarter Corner of Section 15); and running thence along said northerly boundary line N.89°16'07"E. (N.89°12'00"E. by record) 716.99 feet to a point in the current SANDY CITY BOUNDARY LINE established by HUSTON ANNEXATION TO SANDY CITY, recorded October 9, 2008, as Entry No. 10538388 in Book 2008 at Page 261 in the Office of the Salt Lake County Recorder, said point is also in the northwesterly right of way line of Dimple Dell Road; thence along said current SANDY CITY BOUNDARY LINE and said northwesterly right of way line the following two (2) courses: 1) N.89°16'07"E. (N.89°12'00"E. by record) 12.08 feet and 2) S.21°06'30"W. 99.51 feet (102.17 feet by record) to a point in the current SANDY CITY BOUNDARY LINE established by BECK/PERRI ANNEXATION TO SANDY CITY, recorded April 25, 2005, as Entry No. 9357271 in Book 2005P at Page 116 in the Office of the Salt Lake County Recorder, said point is also in the northwesterly right of way line of Dimple Dell Road; thence along said current SANDY CITY BOUNDARY LINE and said northwesterly right of way line the following four (4) courses: 1) S.21°06'30"W. 86.42 feet, 2) S.22°11'28"W. 10.403 feet, 3) S.33°00'00"W. 61.00 feet and 4) S.52°00'00"W. 82.63 feet to a point in the current SANDY CITY BOUNDARY LINE established by EXTENSION OF SANDY CITY LIMITS (BONHAM ANNEXATION), recorded September 22, 1992, as Entry No. 5335641 in Book 92-9 at Page 200 in the Office of the Salt Lake County Recorder, said point is also in the northwesterly right of way line of Dimple Dell Road; thence along said current SANDY CITY BOUNDARY LINE and said northwesterly right of way line the following five (5) courses: 1) S.52°00'00"W. 45.37 feet, 2) S.64°00'00"W. 107.00 feet, 3) S.69°00'00"W. 61.00 feet 4) S.74°24'00"W. 306.35 feet and 5) S.82°08'30"W. 76.23 feet to a point in the current SANDY CITY BOUNDARY LINE established by said DIMPLE DELL ANNEXATION TO SANDY CITY AMENDED, said point is also in said north/south sixteenth line; thence along said current SANDY CITY BOUNDARY LINE and said north/south sixteenth line N.00°02'26"W. (N.00°33'34"W. by record) 465.32 feet to the point of beginning.

The above described parcel of land contains 251,478 square feet or 5.77 acres in area, more or less.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum January 15, 2026

To: City Council via Planning Commission
From: Community Development Department
Subject: Summerhays Annexation (R-1-40A Zone)
2935 E. Dimple Dell Road
[Community #29]

ANX11182025-007083

Approximately 5.77 Acres

Public Hearing Notice: This item has been noticed on public websites, at public locations, along with a sign posted on site.

Request

Jeff Summerhays, representing the property owner Arleen May Summerhays, is requesting to annex a certain contiguous unincorporated area, totaling approximately 5.77 acres, located at 2935 E. Dimple Dell Road in Salt Lake County, Utah. The subject property under consideration for annexation contains one lot with two individual homes. The property owner expressed interest in being annexed into Sandy City now rather than later as per HB 330 (2024 legislative session). The owner is considering further subdividing the property after being annexed into Sandy City.

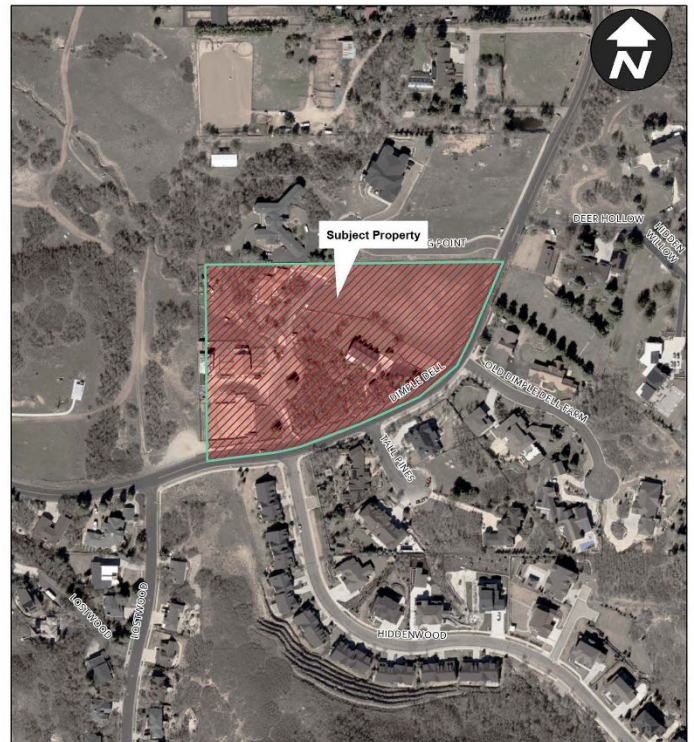
Background

Staff does have the consent from the property owner.

Sandy City borders the subject area to the west, south and east sides.

Public Notice and Outreach

The City Council approved Resolution 25-52C on December 16, 2025, which set a public hearing for January 20, 2026, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.



ANX11182025-007083
Summerhays Annexation
2935 E. Dimple Dell Rd.
Community Development Department

Analysis

The annexation is being considered by the City for the following reasons:

1. The City is considering annexing the area pursuant to 10-2-812 Utah Code Annotated.
2. The area is contiguous to the Sandy City boundary (west, south and east sides).
3. The property is located within an area designated in the Sandy City General Plan for incorporation.
4. The City can provide a high level of municipal services to the area.

General Plan

Portions of the Sandy City General Plan which relate to this application are as follows:

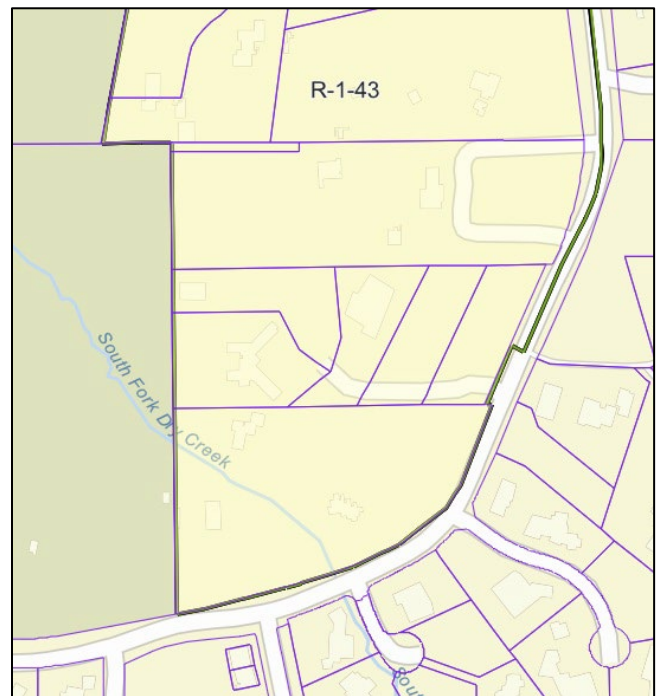
- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City's Annexation Policy Plan.
- Annexation Policy Plan: Objective – Areas annexed into Sandy because of automatic annexation will be incorporated into Sandy's Future Land Use Map and planning in accordance with this plan.
- Annexation Policy Plan: Policies – The future land use of newly annexed areas will be consistent with the provisions of Sandy's Future Land Use Map and plan. Infrastructure needs in newly annexed areas will be treated consistently with other areas of Sandy. (Section 7 – Targeted Growth Plan, Page T85)

Zoning

The existing Salt Lake County zoning district for this unincorporated property is R-1-43. The R-1-43 zone requires a minimum of 43,000 square feet of lot size for a single-family dwelling.

In general, when Sandy City annexes a property into the City from Salt Lake County, we have always been sensitive to what the property was zoned in the County. In most cases we have been able to zone property to a comparable zone as we annex them into the City. As we have done this, we have considered the existing properties that are adjacent to the area being annexed and try to assure that the annexed area is compatible with the existing area.

Staff is proposing to annex the subject property into the City with the R-1-40A zone. There are a variety of residential zoning districts in this area within Sandy City. These zones include R-1-40A (to the east), R-1-20A (to the south) and PUD(1.62) (to the southwest).



Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Summerhays Annexation be approved and zoned R-1-40A based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (west, south and east sides).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-40A** is appropriate for this property based upon current land uses within the area.

Planner:



Brian McCuiston
Asst. Community Development Director

Property Owner	Sidwell Number	Market Value (2025)	Acres
Summer Oaks Farms	28-14-326-013	\$3,542,880	5.72

File Name: S:\USERS\PLN\STAFFRPT\2025\Summerhays Annexation.DOCX



Staff Report

File #:
SPR03132025-006926,
Version: 1

Date: 1/15/2026

Agenda Item Title:

Architectural Components HQ Site Plan (Site Plan Review)
9352 S 670 W
[Community 2, Civic Center]

Presenter:

Thomas Irvin, Senior Planner

Description/Background:

The applicant, Josh Naylor with Architectural Components, is requesting review of a preliminary site plan for the property located at 9352 S. 670 W. The site plan review will consider the new building design, materials, parking lot, driveways, loading dock, and landscaping. The applicant is also seeking a reduction in the number of required parking stalls.

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

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission determine preliminary site plan review is complete for the proposed Architectural Components Headquarters located at 9352 S. 670 W., based on the following findings and subject to the following conditions:

Findings:

1. That the proposed project will meet all the applicable requirements of the Sandy City Development Code and the Sandy City Architectural Design Standards as to building architectural design, materials and colors.
2. That the proposed new building and site improvements to the property will improve the visual appearance of the streetscape and fit in with the surrounding developed properties.
3. That the requested parking reduction is justified under the provision of the Sandy City Development Code.

Conditions:

1. That the developer proceeds through the final site plan review process with staff prior to the start of any construction. The final site plan shall comply with all Development Code requirements and those modifications required or allowed by the Planning Commission.
2. That the existing walls located at proposed cross access locations along the north and south

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Version: 1

Date: 1/15/2026

sides of the site be removed when the adjoining properties redevelop, allowing for reciprocal access between properties.

3. That the development complies with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
4. That the applicant complies with all department requirements as noted in all Preliminary Review comments prior to submittal for the final site plan review with staff.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum January 15, 2026

To: Planning Commission
From: Community Development Department
Subject: Architectural Components Headquarters - Site Plan Review
9352 S. 670 W.
[Community #2, Civic Center]

SPR03132025-006926
ID Zoning District
0.69 ac., Bldg 11,502 Sq. Ft.

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.

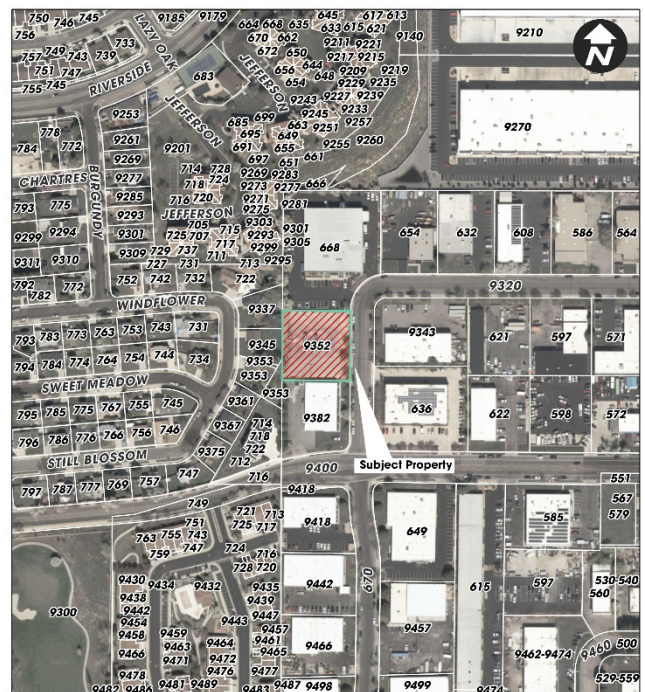
Request

The applicant, Josh Naylor with Architectural Components, is requesting review of a preliminary site plan for the property located at 9352 S. 670 W. The site plan review will consider the new building design, materials, parking lot, driveways, loading dock, and landscaping. The applicant is also seeking a reduction in the number of required parking stalls. (See Exhibit A to review application materials).

Background

The subject property is a .69-acre vacant lot within the Mesa Plaza Subdivision. This location as well as those on the same street frontage are zoned ID (Industrial District) and are fully developed industrial businesses. The properties to the west are zoned PUD (Planned Unit Development) and consist of single-family homes.

The property was the previous location of Sportsman's Outdoor Products which burned down in 2009. It has remained undeveloped ever since. Architectural Components is constructing this new building in order to combine operations currently conducted at two separate facilities. This will allow for improved employee engagement and centralized operations.



SPR03132025-006926
Commercial Site Plan Review
9352 S 670 W

Community Development Department
Sandy City, UT

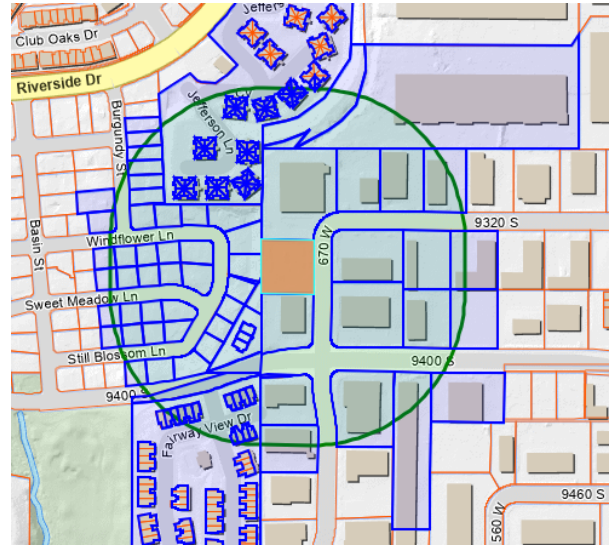
Property Case History	
Case Number/Date	Case Summary
87-20	Mesa Park Plaza Subdivision
November 2009	Sportsman's Outdoor Products Building Burns Down

Public Notice and Outreach

This item was noticed to all property owners within 500 feet of the proposal. A notice was posted to the Utah Public Notice website and the city website. A physical copy of the notice was posted at City Hall, and a public notice sign was placed on the subject property.

Neighborhood Meeting

Staff held a virtual neighborhood meeting via Zoon on December 2, 2025. Five property owners attended. They were mostly interested in what type of business was being proposed and how it would be placed on the lot. They felt that seeking to reduce the required parking by only three stalls would not present a problem. Since the meeting, one owner provided a letter in support of the overall project but expressed concern with the proposed reduction in parking. (see Exhibit "B")



Analysis

The proposal is for a two-story commercial building that will include both office and warehouse uses. The building will provide approximately 6,023 square feet of office space and 5,479 square feet of warehouse space. A loading dock will be located on the north side to support warehouse operations. Office space will occupy the south portion of the first floor and the entire second floor. A parking lot will be situated on the south side of the property, along with a pedestrian sidewalk leading to the main entrance.

The property is located within the ID (Industrial District) zone, with a portion of the west side falling under the Sensitive Overlay zone. Both office and warehouse uses are permitted in the ID zone, which is intended to accommodate diverse yet integrated industrial and commercial activities. The proposed building is comparable in size and intensity to adjacent developed properties along 670 West.

Approximately 40 feet along the rear of the property lies within the Sensitive Overlay Zone. The site contains no sensitive slopes, as it was previously developed for another use prior to a fire in 2009. The proposed development will not involve any significant grade changes within this area, and no sensitive slopes exist anywhere on the property.

Commercial Site Plan Review

Existing site improvements include a 5-foot sidewalk along the street frontage and a drive approach at the south end of the property. The proposal retains the existing sidewalk while expanding the southern drive approach and adding a new approach to the north end. The building will be centrally located on the site, allowing for full vehicular circulation around the structure.

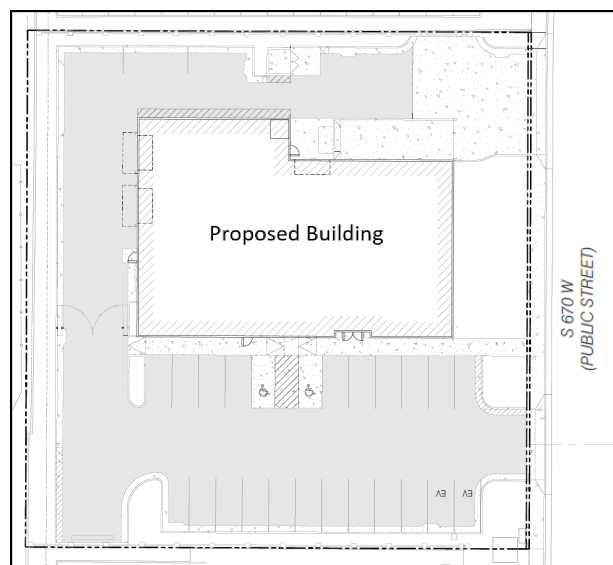
Internal Site Circulation

Vehicle and pedestrian access to the site will be provided entirely from 670 West. A drive approach is proposed on either side of the property. The north one will be primarily for access to the warehousing use and trash pickup while the south will serve a 24-stall parking lot. Three additional parallel stalls are also provided at the northwest corner.

The site layout allows full vehicular circulation around the building, enabling large vehicles to exit the property in a forward motion without backing onto the public street.

Reciprocal access easements will be recorded in favor of the adjoining properties on the north and south sides to ensure that cross-access can be provided in the future when these properties redevelop.

Pedestrian access will be extended via a sidewalk from the 670 West frontage to the south side of the building where the office entrance is located



Required Off-Street Vehicle Parking Reduction Request

Based upon Sandy City's parking calculations, 30 parking stalls would be required. The applicant is seeking a ten percent reduction in this requirement based upon a parking demand analysis conducted by Falcon Traffic, a licensed transportation engineer (see Exhibit "C"). This study meets one of the justifications listed in City Code Section 21-24-4(c)(1) which allows for a ten percent parking reduction.

The study analyzed parking and traffic patterns for the two existing Architectural Components facilities and applied the results to this combined facility. Based upon the results, staff believes that this satisfies the conditions in the code and allows the required parking to be reduced from 30 stalls to 27.

Architectural Building Design and Materials

The proposed structure is a two-story building with a flat roof, featuring colored concrete panels accented with metal elements for a modern aesthetic. Banks of windows will be incorporated on all public-facing elevations to enhance natural light and visual transparency. To add architectural interest, small awnings are proposed above doorways and select windows, providing both functional shading and design variation.



Changes from the initial design have been made in order to comply with Sandy City's Architectural Design Standards. These include screening of the roof-top mechanical units, ensuring roof drains are not exposed along the exterior, and modifying the awning design to prevent precipitation below and drain internal to the building. Staff finds the design of the building meets all necessary requirements of the standards.

Landscaping and Irrigation

Wherever commercial development abuts residential zoning, an 8-foot-high masonry wall and 10-foot-wide landscaped buffer strip is required and has been provided along the west property line. The proposed water-wise landscaping and irrigation plans meet the city requirements as specified in Sandy City Development Code section 21-25.

Commercial Signage

No signage approval is included in this site plan review as separate permits will be reviewed after business license issuance.

Fencing

There is an existing masonry wall surrounding all sides of the property other than the east facing street side. It is 8 feet high at the rear (adjacent to residential), and 6 feet high tapering to 4 feet high along the north and south property lines. This wall will be retained. Staff recommends that a condition of approval be included stating that the CMU wall will be removed at the proposed cross access locations when adjoining properties redevelop in the future.

Recommendations:

Staff recommends that the Planning Commission determine preliminary site plan review is complete for the proposed Architectural Components Headquarters located at 9352 S. 670 W., based on the following findings and subject to the following conditions:

Findings:

1. That the proposed project will meet all the applicable requirements of the Sandy City Development Code and the Sandy City Architectural Design Standards as to building architectural design, materials and colors.
2. That the proposed new building and site improvements to the property will improve the visual appearance of the streetscape and fit in with the surrounding developed properties.
3. That the requested parking reduction is justified under the provision of the Sandy City Development Code.

Conditions:

1. That the developer proceeds through the final site plan review process with staff prior to the start of any construction. The final site plan shall comply with all Development Code requirements and those modifications required or allowed by the Planning Commission.
2. That the existing walls located at proposed cross access locations along the north and south sides of the site be removed when the adjoining properties redevelop, allowing for reciprocal access between properties.
3. That the development complies with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
4. That the applicant complies with all department requirements as noted in all Preliminary Review comments prior to submittal for the final site plan review with staff.

Planner:



Thomas Irvin
Senior Planner

File Name: S:\USERS\PLN\STAFFRPT\2025\SPR03132025-006926 Architectural Components\Planning Commission\Staff Report.DOCX

Exhibit "A"

See the attached file for full information

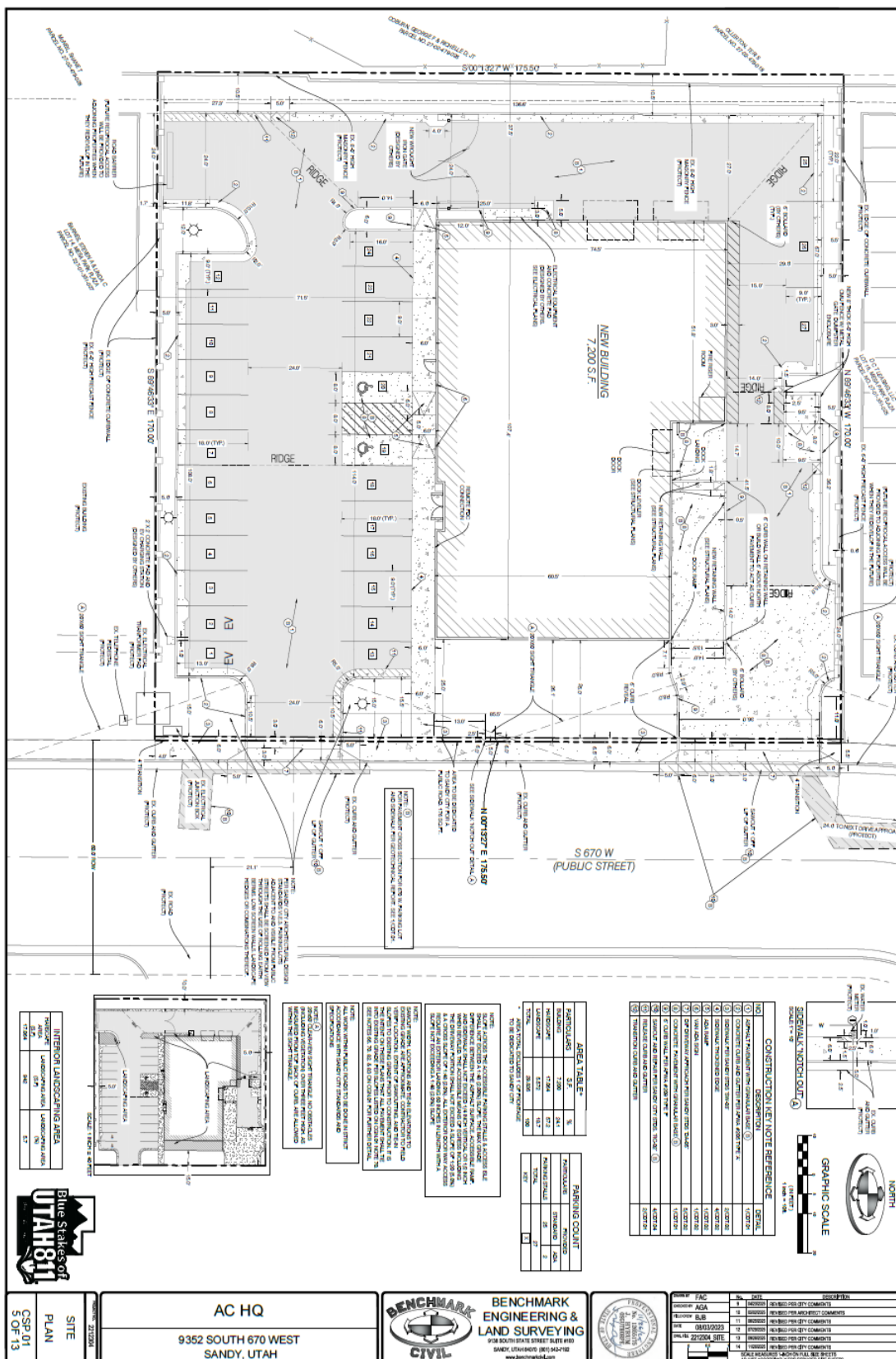


Exhibit "B"



RT CUSTOM CABINETRY

668 W. 9320 S. Sandy, Utah

December 2, 2025

Re: neighborhood meeting regarding property to my South – 9352 S. 670 W. Sandy. (Josh Naylor)

I am Rick Taylor, owner of the property and company currently next door to the north of subject property.

I am pleased to see that Mr. Naylor -Josh if I may is trying to move forward with development of this lot, he has already shown effort & intent to be a good neighbor, the lot has been an eye sore with 4 ft. tall weeds most of the year for years now & when mentioned to Josh, he personally joined the crew he sent to clean up & do maintenance on the property. I met him then and voiced my appreciation. We also discussed the possibility of sharing parking lot(s). I mentioned then that would not be an option.

The previous owner of the building that burned down had a constant overflow of patrons that parked in and polluted my parking lot with trash on such a regular basis, we ended up with no parking or you'll be towed signs everywhere and spent way too much time with the effort to uphold that ideal. (Unsuccessfully).

While I look forward to the development and welcome my business neighbor, I must appose the notion of reduction of parking requirements. I too had to shrink the size of my building (by 5,000 sq. ft.) to achieve the 36 parking spaces Sandy City required at that time. I was quite unhappy with the rule, but built in compliance with current code. Since then, I lease a portion of my building to a company that works on first response vehicles installing lights, sirens, and accessories. With the nature of their work, we have had as many as 72 cars in our parking lot and occasionally have employees parked out on the street to leave a couple of spaces for client parking only. I would have never guessed I would need more than maybe 20 parking spaces, but I guarantee you, if you drive the neighborhood – I have more parking than most and there is very limited parking on the street as a result of insufficient parking for the majority of currently operating businesses for blocks surrounding us.

I really hate to be at odds with the wishes of my new neighbor, but my recommendation would be perhaps build taller, not smaller? I have a mezzanine in my shop that basically doubles office space and limits encroachment of shop & warehouse area. I sincerely hope Josh can make his building work with adequate parking for future and or worst case scenario.

Respectfully, RickTaylor

668 W. 9320 S. Sandy, Utah 84070

ricktaylor@rtcustom.com

Exhibit "C"
See the attached file for full information



December 6, 2024

Ms. Britney Ward, PE
City Engineer/Assistant Public Works Director
Sandy City Public Works
8775 South 700 West
Sandy, UT 84070

Dear Britney,

The proposed site at 9352 South 670 West is planned to develop as a small office building to serve Architectural Components Inc.

Total office space in the building is 5,908 square feet (see attached site plan):

- The main floor has 1,536 square feet of office with 5,666 feet of storage space that will be used for project materials.
- The upper floor has 4,372 square feet of office.

The proposed site is currently vacant. The site is planned to have a full access onto 670 West.

The purpose of this memo is to determine the trip generation for the proposed office building and to review transit availability in the area.

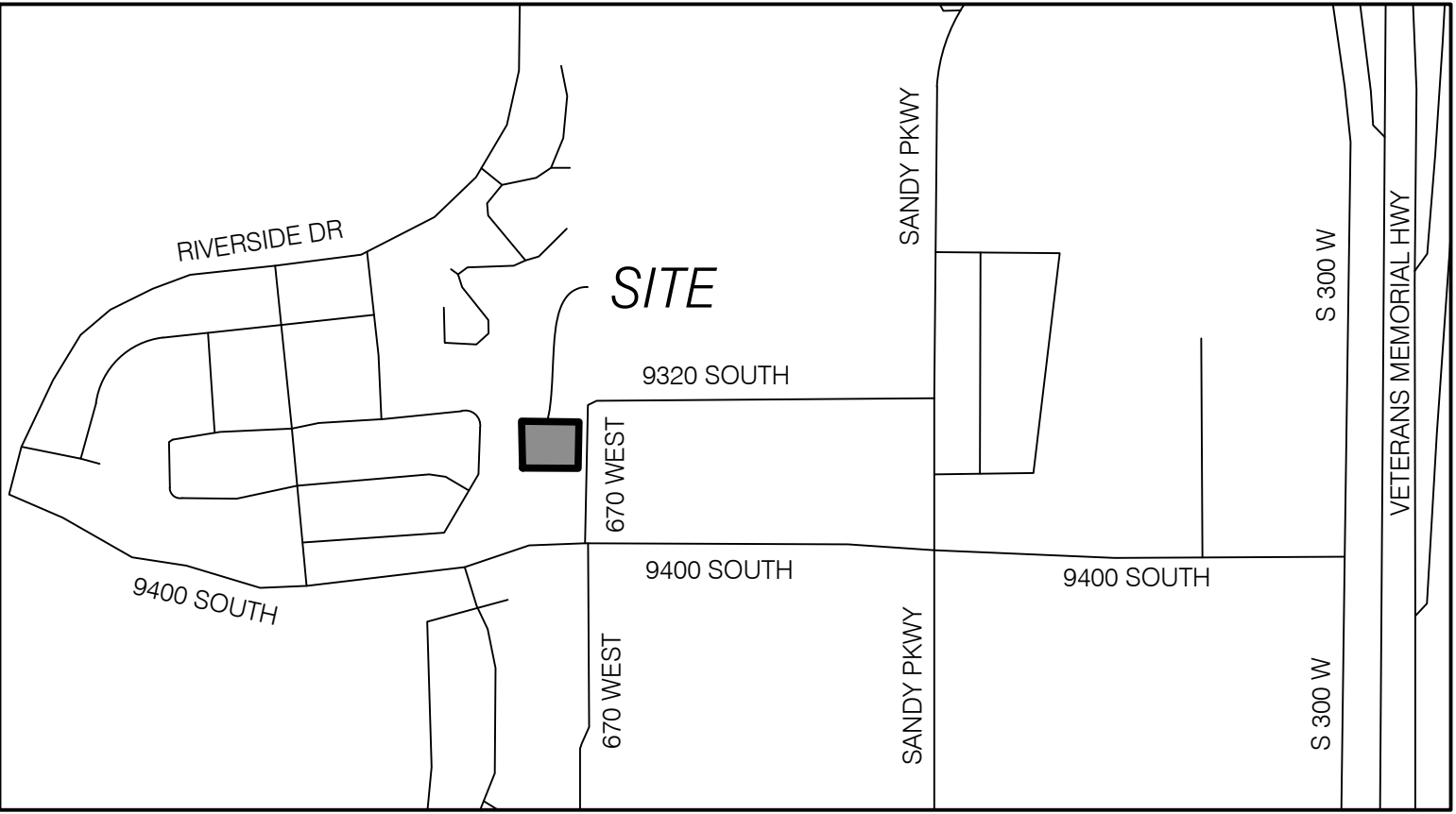
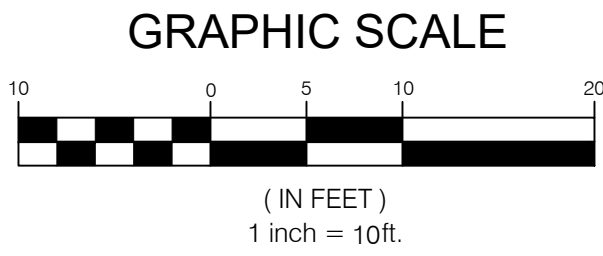
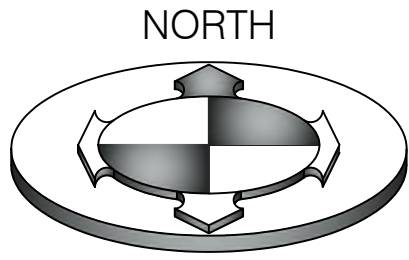
Trip Generation

The Institute of Transportation Engineers (ITE) Trip Generation (11th Edition) handbook was used to estimate trips for the office. ITE Land Use 712 – Small Office Building was selected as the representative land use (offices less than 10,000 square feet of gross leasable area). The trip generation statistics are included in the appendix. The trip generation will be completed based on the square footage of the building. Table One shows Peak Hour Trips as taken from ITE. Table Two shows the trip distribution for the peak hour trips developed in the previous table.

801-395-4054 - randy.wahlen@comcast.net

AC HQ

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP
3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY,
9352 SOUTH 670 WEST, SANDY, UTAH



VICINITY MAP
N.T.S

OWNER/DEVELOPER:
ARCHITECTURAL COMPONENTS INC.
JOSH NAYLOR
2774 WEST 15250 SOUTH BLUFFDALE, UT 84065
801-561-0846
jnaylorac@gmail.com

DRAWING INDEX

COVER	COVER SHEET
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CGD.01	GRADING & DRAINAGE PLAN
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CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS SHEET
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CDT.04	DETAILS SHEET

**BENCHMARK
ENGINEERING &
LAND SURVEYING**
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

AC HQ 9352 SOUTH 670 WEST SANDY, UTAH		DRAFT FAC DATE: 08/09/2023	DESIGN TBM DATE: 04/17/2024	CHECK AGA DATE: 04/17/2024	PROJECT NO. 2212304
No.	DATE	DESCRIPTION			
9	04/23/2025	REVISED PER CITY COMMENTS			
10	05/02/2025	REVISED PER ARCHITECT COMMENTS			
11	06/25/2025	REVISED PER CITY COMMENTS			
12	07/29/2025	REVISED PER CITY COMMENTS			
13	09/26/2025	REVISED PER CITY COMMENTS			
14	11/28/2025	REVISED PER CITY COMMENTS			

COVER

1 OF 13

LINETYPES:	
NEW	EXISTING

CONSTRUCTION NOTES

RESPONSIBLE DISTRICTS OR AGENCIES AND APPLICABLE STANDARDS
CITY OR COUNTY: SALT LAKE COUNTY
WATER UTILITY COMPANY: SANDY CITY PUBLIC UTILITIES (SCPU)
SEWER: SANDY SUBURBAN IMPROVEMENT DISTRICT (SSID)
STORM DRAIN/GROUNDWATER: SANDY CITY
ELECTRICAL: ROCKY MOUNTAIN POWER
TELEPHONE: CENTURY LINK
NATURAL GAS: QWESTAR GAS COMPANY

APPLICABLE STANDARDS: APWA 2017 STANDARDS



NOTE:

IN THE EVENT THAT THE CONSTRUCTION NOTES CONFLICT WITH RESPONSIBLE DISTRICT OR AGENCY STANDARDS, NOTES AND SPECIFICATIONS, THE DISTRICT OR AGENCY STANDARD NOTES AND SPECIFICATIONS GOVERN.

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE NORMAL WORKING HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

SYMBOLS:	
NEW	EXISTING

ABBREVIATIONS

BC	BAR & CAP	PUE	PUBLIC UTILITY EASEMENT
BOW	BOTTOM OF VISIBLE WALL	R	RADIUS OF CURVE
COR	SECTION CORNER	RR	RAILROAD
CB	CATCH BASIN	ROW	RIGHT-OF-WAY
CF	CUBIC FEET	RW	RIGHT-OF-WAY
D	DELTA ANGLE	SSMH	SEWER MANHOLE
EG	EXISTING GROUND	SD	STORM DRAIN
EOA	EDGE OF ASPHALT	SF	SQUARE FEET
EOC	EDGE OF CONCRETE	TBC	TOP BACK OF CURB
EX	EXISTING	TMH	TELEPHONE MANHOLE
FFE	FINISH FLOOR ELEVATION	TOA	TOP OF ASPHALT
FG	FINISHED GRADE	TOC	TOP OF CONCRETE
FL	FIRE HYDRANT	TOF	TOP OF FOOTING
FO	FLOW LINE	TOE	TOE OF SLOPE
GH	GRADE BREAK	TOG	TOP OF GRATE
GB	GUY WIRE	TOP	TOP OF SLOPE
HW	HEAD WALL	TOW	TOP OF WALL
I.E	INVERT ELEVATION	TR	TELEPHONE RISER
L	LENGTH OF CURVE	UGP	UNDERGROUND POWER
LP	LIP OF CURB	VPC	VERTICAL POINT OF CURVATURE
LF	LINEAR FEET	VPI	VERTICAL POINT OF INTERSECTION
LM	MANHOLE TO MONUMENT	VPT	VERTICAL POINT OF TANGENCY
M	MANHOLE	WM	WATER METER
MON	SURVEY MONUMENT	WW	WATER VALVE
OHP	OVERHEAD POWER		
PVC	POINT OF CURVATURE		
PI	POINT OF INTERSECTION		
PP	POWER POLE		
PVT	POINT OF TANGENCY		

PUBLIC WORKS GENERAL CONSTRUCTION NOTES:

-THE CONTRACTOR SHALL OBTAIN A PERMIT TO WORK IN THE PUBLIC WAY (ROAD CUT PERMIT), FOR IMPROVEMENTS IN THE SANDY CITY RIGHT-OF-WAY (10200 SOUTH STREET), FROM THE PUBLIC WORKS DEPARTMENT. CONTACT MONICA PETERSEN (801-568-2960, MPETERSEN@SANDY.UTAH.GOV) FOR REQUIREMENTS, TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED. [Sec. 10-1]

-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. [Sec. 21-2-2]

-ALL PUBLIC IMPROVEMENTS, WHICH ARE TO BE OWNED AND MAINTAINED BY SANDY CITY, AND ALL PUBLICLY- AND PRIVATELY-OWNED AND MAINTAINED ROADS 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 ON LINE AT WWW.SANDY.UTAH.GOV (SEARCH FOR "STANDARD SPECIFICATIONS"). [Sec. 21-2-25(d)]

-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.

-FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT, FOR IMPROVEMENTS THAT WILL BE OWNED AND MAINTAINED BY SANDY CITY. HOWEVER, SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.

-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. HOWEVER, THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.

-ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.

-BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER, ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING, AS DIRECTED BY THE SANDY CITY INSPECTOR.

-PRIOR TO RELEASE OF THE IMPROVEMENT COMPLETION ASSURANCE (BOND), THE DEVELOPER SHALL SUBMIT A PDF COPY OF THE CONTRACTOR'S SITE (NOT BUILDING) CONSTRUCTION DRAWING 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 DPOLUSEN@SANDY.UTAH.GOV, OR ON A USB FLASH DRIVE.

GENERAL

- ALL MATERIALS AND CONSTRUCTION IN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.
- CONTRACTOR AND APPLICABLE SUBCONTRACTORS SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND PERIODIC PROGRESS MEETINGS. PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT RESPONSIBLE DISTRICT OR AGENCY FOR A PRE-CONSTRUCTION CONFERENCE. CONTRACTOR SHALL ALSO NOTIFY THE APPROPRIATE PROJECT CONTACTS (48 HOURS IN ADVANCE OF S&D MEETING).
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, THE GEOLOGY REPORTS AND THE SITE CONDITIONS PRIOR TO CONTRACTOR SHALL INSPECT THE SITE OF WORK PRIOR TO BEGINNING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS NECESSARY TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

THE CONTRACTOR SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) MANUAL OF STANDARD SPECIFICATIONS 2017 EDITION AND THE MANUAL OF STANDARD PLANS 2017 EDITION, S&D STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.

THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN REGULAR AND EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR REGULAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH SPECIAL RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAY EASEMENTS AND PERMITS ARE SECURED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN APPROPRIATE PERMITS WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAY OR EASEMENTS FROM THE CITY AND/OR UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMUNICATING THE WORK, OR AS REQUIRED BY S&D PERMITS.

CONCRETE PLACEMENTS SHALL BE CONTINUOUS BETWEEN CONSTRUCTION JOINTS. CONSTRUCTION JOINTS SHALL BE PLACED FOR SLAB-ON-GRADE SUCH THAT THE MAXIMUM DISTANCE BETWEEN JOINTS IS 20 FEET IN EITHER DIRECTION FOR LIGHT DUTY TRAFFIC AND 12 FEET IN EITHER DIRECTION FOR HEAVY DUTY TRAFFIC.

IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.

ALL WORK OUTSIDE THE SCOPE OF THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RESPONSIBLE DESIGN. THESE PLANS DO NOT REPLACE ANY STRUCTURAL, ARCHITECTURAL, OR MECHANICAL PLANS. SHOULD A DISCREPANCY OR CONFLICT BETWEEN THESE PLANS AND ANOTHER PLAN SET, THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT BOTH PARTIES TO DETERMINE WHAT SHOULD BE CONSTRUCTED.

ALL STAIRS AND RAILINGS ARE DESIGNED BY OTHERS AND MUST COMPLY WITH THE ADA STANDARDS FOR ACCESSIBLE DESIGN. S&D STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.

THE 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 TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER. ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

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 OR COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS. EXISTING IMPROVEMENTS, WHEN EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR OUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE. AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, 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.

THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL, ELECTRICAL AND INSTRUMENTATION EQUIPMENT, PIPING AND CONDUITS, STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, POINTS OF CONNECTIONS TO SERVICES, PULLBOARDS, AND WIRE SIZES. AS-BUILT 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 ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATION REQUINES AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

UTILITIES

CONTRACTOR TO SPACE UTILITIES TO PROVIDE MINIMUM DISTANCES AS REQUIRED BY LOCAL, COUNTY, STATE, AND INDIVIDUAL UTILITY CODES.

ALL UTILITIES INSTALLED IN ACCORDANCE WITH THE RESPONSIBLE DISTRICTS OR AGENCIES STANDARDS AND SPECIFICATIONS.

COORDINATE ALL SERVICE LATERAL AND BUILDING CONNECTIONS WITH CORRESPONDING ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWING FOR LOCATION AND ELEVATION. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED.

ALL STORM DRAIN MANHOLES AND CATCH BASINS ARE TO BE PRECAST CONCRETE FROM APPROVED LOCAL MANUFACTURER UNLESS OTHERWISE NOTED, AND COMPLY WITH CITY/COUNTY STANDARD.

ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR ADS/HOE PIPE OR EQUAL UNLESS OTHERWISE NOTED.

ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.

ALL GAS LINES TO BE HOPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.

ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO - FUSION TECHNOLOGY.

ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.

NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.

THE CONTRACTOR SHALL ALLOW SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE AND SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.

PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS, I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPEARS TO BE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING, AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDINGS TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.

ACTUAL CONNECTIONS TO EXISTING WATER LINES WILL NOT BE PERMITTED PRIOR TO THE COMPLETION OF STERILIZATION AND TESTING OF NEW WATER MAINS. ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF THE CITY/COUNTY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

ALL UNDERGROUND UTILITIES SHALL BE IN PLACE, INSPECTED, TESTED, AND APPROVED BY AUTHORITIES HAVING JURISDICTION PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, AND STREET PAVING.

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES FOR THE INSTALLATION OF ALL NEW GAS LINES AND CROSS SLOPE OF THE CURB AND GUTTER. THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADERS TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

SEWER

- ALL SEWER LINE TO BE FLUSHED, PRESSURE TESTED TO 5 PSI VIDEO INSPECTED AND OTHERWISE TESTED IN ACCORDANCE WITH DISTRICT STANDARDS PRIOR TO PLACING IN SERVICE.
- ALL SEWER PIPES ARE TO BE SDR-35 PVC PIPE.
- SEWER MANHOLES, LATERALS AND CLEANOUTS TO BE INSTALLED PER RESPONSIBLE DISTRICT OR AGENCY STANDARDS. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN. THE CLEANOUT RISER FOR EACH SERVICE SHALL BE INSTALLED BY THE CONTRACTOR.
- SEWER CLEANOUTS MUST BE INSTALLED AT A MINIMUM OF EVERY 90 L.F. FOR 4 INCH Ø LATERALS AND EVERY 100 L.F. FOR 6 INCH Ø LATERALS, OR PER THE RESPONSIBLE DISTRICT OR AGENCY STANDARDS, WHICHEVER IS MORE FREQUENT.

A SEWER CLEANOUT MUST BE INSTALLED 5 L.F. TO 10 L.F. FROM ANY PROPOSED STRUCTURE, OR PER THE RESPONSIBLE DISTRICT OR AGENCY STANDARDS.

ALL SEWER LATERAL BENDS AND ANGLES TO BE INSTALLED AS SWEEPING BENDS WITH SEWER CLEANOUTS.

DURING CONSTRUCTION OF THE SEWERLINE, WYES NEED TO BE INSTALLED FOR THE LATERALS. LATERALS ARE 4" AND NEED TO COME IN AT THE TOP OF THE PIPE WITH A WYE. (SEE RESPONSIBLE DISTRICT OR AGENCY STANDARDS)

IT IS THE INTENT ON THESE PLANS THAT ALL SEWER PIPES SHALL SLOPE TO AN EXISTING SEWER CONNECTION VIA GRAVITY FLOW. CONTRACTOR TO START AT THE LOW END OF GRAVITY UTILITY LINES AND VERIFY THAT ALL INVERT ELEVATIONS PROVE SLOPE TO EXISTING CONNECTION VIA GRAVITY. SLOPES MUST MEET OR EXCEED THE SEWER DISTRICTS MINIMUM STANDARDS. NOTIFY ENGINEER IF THERE ARE DISCREPANCIES THAT WOULD CAUSE THE SEWER UTILITY NOT TO DRAIN VIA GRAVITY ON THE SITE.

WATER

WATERLINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10" HORIZONTAL FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR TEN FEET HORIZONTAL SEPARATION FROM SEWERLINE.

ALL WATERLINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.

WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE, CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUT-OFF VALVE IN BOX NEAR BUILDING EDGE.

ALL WATERLINES SHALL BE 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS. ALL WATER LINES SHALL BE LOOPEO AROUND GRASSY LINES OR HOPE PER RESPONSIBLE DISTRICT OR AGENCY INSPECTOR.

CONTRACTOR TO NOTIFY RESPONSIBLE DISTRICT OR AGENCY FOR CHLORINE TEST PRIOR TO FLUSHING LINES. CHLORINE LEFT IN PIPE 24 HRS. MINIMUM WITH 25 PSI RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH RESPONSIBLE DISTRICT OR AGENCY. ALL TESTS TO BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4 INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 8" LINE VALVE, AND HYDRANT COMPLETELY TO MEET RESPONSIBLE DISTRICT OR AGENCY STANDARDS, UNLESS OTHERWISE NOTED ON PLANS.

EXISTING UTILITIES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES SHOWN OR NOT SHOWN. THE INFORMATION SHOWN ON THE PLANS WITH REGARDS TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATION AND/OR RECORD INFORMATION. INFORMATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE FACILITIES SHOWN AND ANY OTHER FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. PRIOR TO CONSTRUCTION OR FABRICATION, IT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY- EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES SO, THAT THE EXACT LOCATION, ELEVATION, MATERIAL, ETC. CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION BE MADE PRIOR TO CONSTRUCTION.

PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL, ELECTRICAL AND INSTRUMENTATION EQUIPMENT, PIPING AND CONDUITS. 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 CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTORS 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 CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

ALL MANHOLE RIMS, LAMPHOLES, VALVE BOX COVERS, MONUMENT BOXES AND CATCH BASIN GRATES ARE TO BE ADJUSTED TO FIT THE FINISHED GRADE AFTER PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL PIPES, WALLS, ETC. ARE ADEQUATELY BRACED DURING CONSTRUCTION.

CLEARING AND GRADING

CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH APWA 2017 STANDARD DRAWINGS AND STANDARD SPECIFICATIONS AND THE RECOMMENDED EARTHWORK SPECIFICATION FOUND IN THE PROFESSIONALLY PREPARED REPORT OF GEOTECHNICAL INVESTIGATION.

CONTRACTOR SHALL REMOVE ALL VEGETATION AND DELETERIOUS MATERIALS FROM THE SITE UNLESS NOTED OTHERWISE. ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE REMOVED AND/OR ABANDONED PER THE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL REGULATIONS. THE COST TO PERFORM THIS WORK SHALL BE INCLUDED IN THE LUMP SUM CLEARING COST.

SUBSOIL INVESTIGATIONS MUST BE CONDUCTED AT THE SITE OF THE WORK. ALL FOOTING, FOUNDATION OR STRUCTURAL WALL CONSTRUCTION MUST ADHERE TO THE RECOMMENDATIONS DETAILED BY THE PROFESSIONAL REPORT OF THESE INVESTIGATIONS, CREATED BY A LICENSED GEOTECHNICAL ENGINEER.

SOIL INVESTIGATIONS MUST BE CONDUCTED BY A LICENSED GEOTECHNICAL ENGINEER FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION OF THE DATA, SUCH AS PROJECTION OR EXTRAPOLATION, FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK. SOIL BEARING VALUES AND PROFILES, SOIL STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION OPERATIONS.

ALL PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO FINISHED SURFACE. THE CONTRACTOR IS RESPONSIBLE TO DEDUCT THE THICKNESS OF THE PAVEMENT STRUCTURAL SECTION FOR TOP OF SUB GRADE ELEVATIONS.

IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.

UNSUITABLE MATERIAL, SUCH AS TOP SOIL, WEATHERED BED ROCK, ETC., SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER (AND/OR ENGINEERING GEOLOGIST, WHERE EMPLOYED) FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.

NO TREES SHALL BE REMOVED OR DAMAGED WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM PROPERTY OWNER.

THE EXISTING TOPOGRAPHY ON THESE PLANS IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVEYING ON 11/04/2014 AND MAY HAVE BEEN MODIFIED SINCE THIS SURVEY WAS PERFORMED.

FILLS IN EXCESS OF 4 FEET IN THICKNESS AND BENEATH ALL FOUNDATIONS OR PAVEMENT SECTIONS SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 COMPACTION CRITERIA. ALL OTHER STRUCTURAL FILL LESS THAN 4 FEET IN THICKNESS SHOULD BE COMPACTED TO AT LEAST 90 PERCENT OF THE ABOVE CRITERIA. REFERENCE THE GEOTECHNICAL REPORT.

COMPACTION TESTING WILL BE ACCOMPLISHED BY THE CONTRACTOR, OR THE CONTRACTOR WILL HAVE SUCH TESTING ACCOMPLISHED BY A SEPARATE CONTRACTOR. TEST RESULTS WILL BE SUBMITTED FOR REVIEW WITHIN 24 HOURS TEST TEST.

CONTRACTOR TO SUBMIT PROCTOR AND/OR MARSHALL TEST DATA 24 HOURS PRIOR TO COMPACTION TESTS.

STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON PLANS.

SANDY CITY PUBLIC UTILITIES GENERAL NOTES

GENERAL NOTES:

1. INSTALL SURVEY RIVETS, OFFSET FROM EACH LOT'S PROPERTY CORNERS, IN CURB OR SIDEWALK.
2. 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.
3. NOTIFY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801-568-2999, 48 HOURS PRIOR TO BEGINNING CONSTSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEMENTS, INCLUDING SEWER FACILITIES. ALL INSPECTION 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 CITY ENGINEER.
4. ALL PUBLIC IMPROVEMENTS IN THE STATE RIGHT OF WAY SHALL BE CONSTRUCTED AS REQUIRED BY UTAH DEPARTMENT OF TRANSPORTATION REGION TWO.
5. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD AND THE CITY ENGINEER.
6. UTILITY BOXES ARE TO BE PLACED AT LEAST 5' BEHIND THE ROW AND NEAR SIDE PROPERTY LINES.
7. INSTALL SURVEY MONUMENTS ACCORDING TO THE RECORDED PLAT PER SALT LAKE COUNTY SPECIFICATIONS.

EROSION CONTROL NOTES:

1. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
2. 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.

STORM 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 CONSULTING 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.
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.
12. CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
13. 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.
14. SIGNS MUST BE POSTED NEAR EACH INLET BOX LOCATED IN A DRINKING WATER RECHARGE ZONE WITH THE FOLLOWING WORDS "WARNING THIS IS A DRINKING WATER AQUIFER RECHARGE AREA. DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."
15. ALL INLET, COMBO, AND JUNCTION BOXES SHALL BE PLACED ON 12-INCH (MIN.) COMPACTED STABILIZATION MATERIAL.
16. A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
17. A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON-SITE DURING INSTALLATION OF OIL/WATER SEPARATORS 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.
18. A LETTER FROM THE CONSULTANT ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 90% BOND RELEASE, VERIFYING THAT THE VOLUME FOR RETENTION/DETENTION PONDS WAS INSTALLED PER THE APPROVED PLANS.

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 CONSULTING 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. LOCATE WATER LINE 4-FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY.
7. A MINIMUM OF 48-INCHES AND A MAXIMUM OF 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.
8. FOR DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER
9. FOR 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 OR APPROVED EQUAL.
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 AUXILLARY 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, FITTING, 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).
16. WATER METERS SHALL NOT BE INSTALLED IN DRIVEWAY

SEWER CONSTRUCTION NOTES:

1. SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH SANDY SUBURBAN IMPROVEMENT DISTRICT (SSID) DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS. COPIES OF THE DISTRICT STANDARDS AND SPECIFICATIONS ARE AVAILABLE AT THE DISTRICT OFFICE, 8855 S. 700 W. SANDY, UTAH 84070.
2. VIDEO INSPECTION, AIR TESTS, VACUUM TESTS OF MANHOLES AND DEFLECTION TESTS SHALL BE PERFORMED ON ALL INSTALLED SEWER IMPROVEMENTS PRIOR TO FINAL ACCOCEPTANCE. ADDITIONAL TESTS MAY BE REQUIRED BY THE DISTRICT ENGINEER OR INSPECTOR. DEFECTS DESIGNATED BY THE DISTRICT ENGINEER OR INSPECTOR SHALL BE REPAIRED AT NO COST TO THE DISTRICT PRIOR TO ACCEPTANCE OF THE SEWER IMPROVEMENTS.

NO.	DATE	DESCRIPTION
9	04/27/2025	REVISED PER CITY COMMENTS
10	05/02/2025	REVISED PER ARCHITECT COMMENTS
11	06/25/2025	REVISED PER CITY COMMENTS
12	07/28/2025	REVISED PER CITY COMMENTS
13	09/26/2025	REVISED PER CITY COMMENTS
14	11/26/2025	REVISED PER CITY COMMENTS
SCALE MEASURES HIGH ON FULL SIZE SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS		



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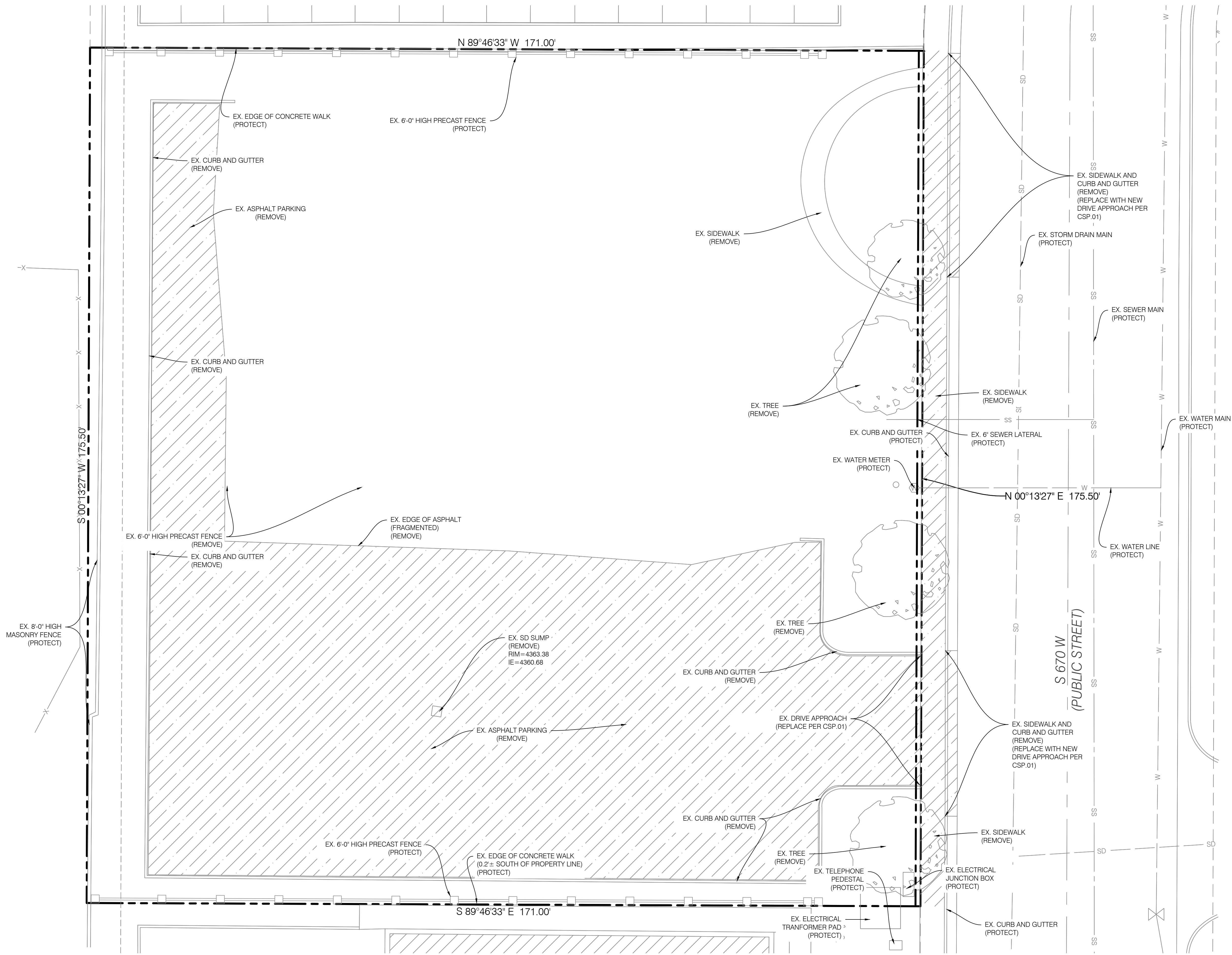
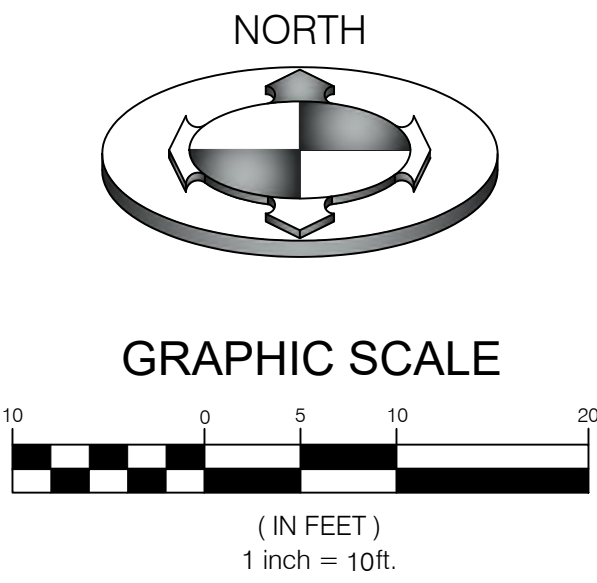
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9352 SOUTH 670 WEST
SANDY, UTAH

PROJECT NO. 2212304

SANDY GENERAL NOTES

CGN.02
3 OF 13



REVISED PER CITY COMMENTS	DATE	DESCRIPTION
REVISED PER CITY COMMENTS	04/23/2025	9
REVISED PER CITY COMMENTS	05/01/2025	10
REVISED PER CITY COMMENTS	05/25/2025	11
REVISED PER CITY COMMENTS	07/25/2025	12
REVISED PER CITY COMMENTS	09/03/2023	13
REVISED PER CITY COMMENTS	11/26/2025	14
SCALE MEASURES FUNCTION ON FULL SIZE SHEETS		
80551 ACCOUNTS@UTAH811.COM		



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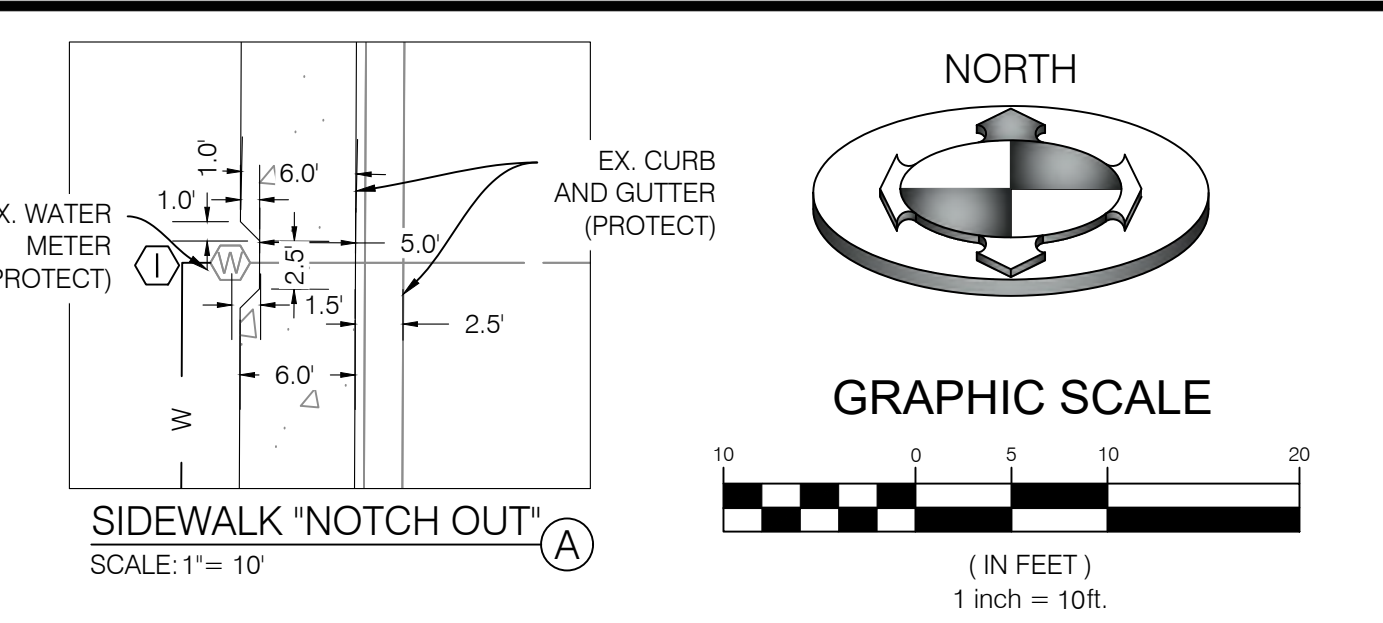
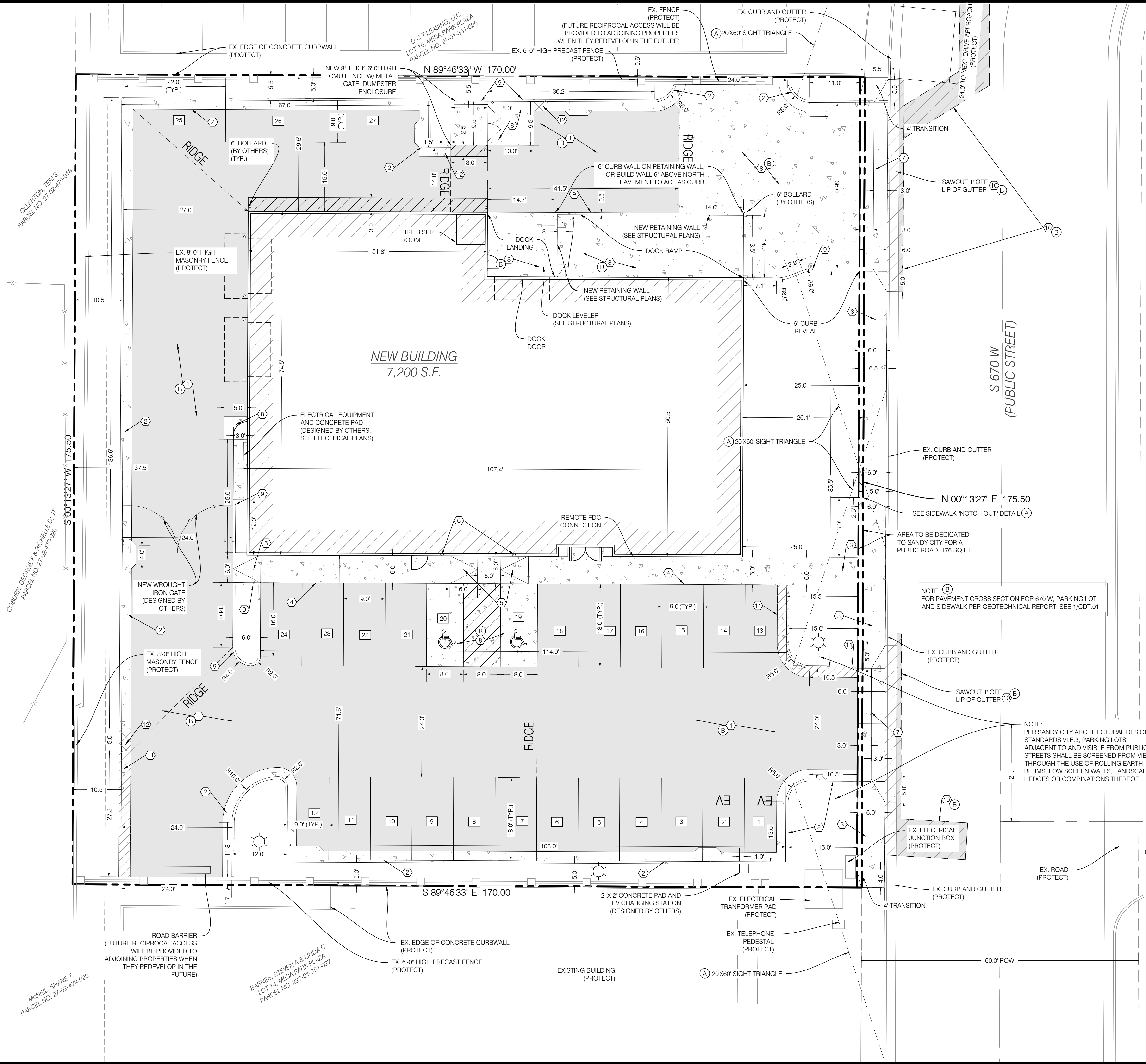
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SANDY, UTAH

PROJECT NO. 2212304

DEMO
PLAN

CDP.01
4 OF 13



CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE (B)	1/CDT.01
2	CONCRETE CURB AND GUTTER PER APWA #205 TYPE 'A'	
3	SIDEWALK PER SANDY STDS 'SW-03'	2/CDT.02
4	SIDEWALK THICKENED EDGE	4/CDT.02
5	ADA RAMP	1/CDT.02
6	VAN ADA SIGN	1/CDT.02
7	DIP DRIVEWAY APPROACH PER SANDY STDS 'DA-05'	5/CDT.02
8	CONCRETE PAVEMENT WITH GRANULAR BASE (B)	1/CDT.01
9	6\" CURB WALL PER APWA #209 TYPE 'P'	
10	SAWCUT AND REPAIR PER SANDY CITY STDS. 'RC-02' (B)	4/CDT.04
11	RELEASE CURB AND GUTTER	2/CDT.01
12	TRANSITION CURB AND GUTTER	

AREA TABLE*		
PARTICULARS	S.F.	%
BUILDING	7,200	24.1
HARDSCAPE	17,064	57.2
LANDSCAPE	5,572	18.7
TOTAL	29,836	100

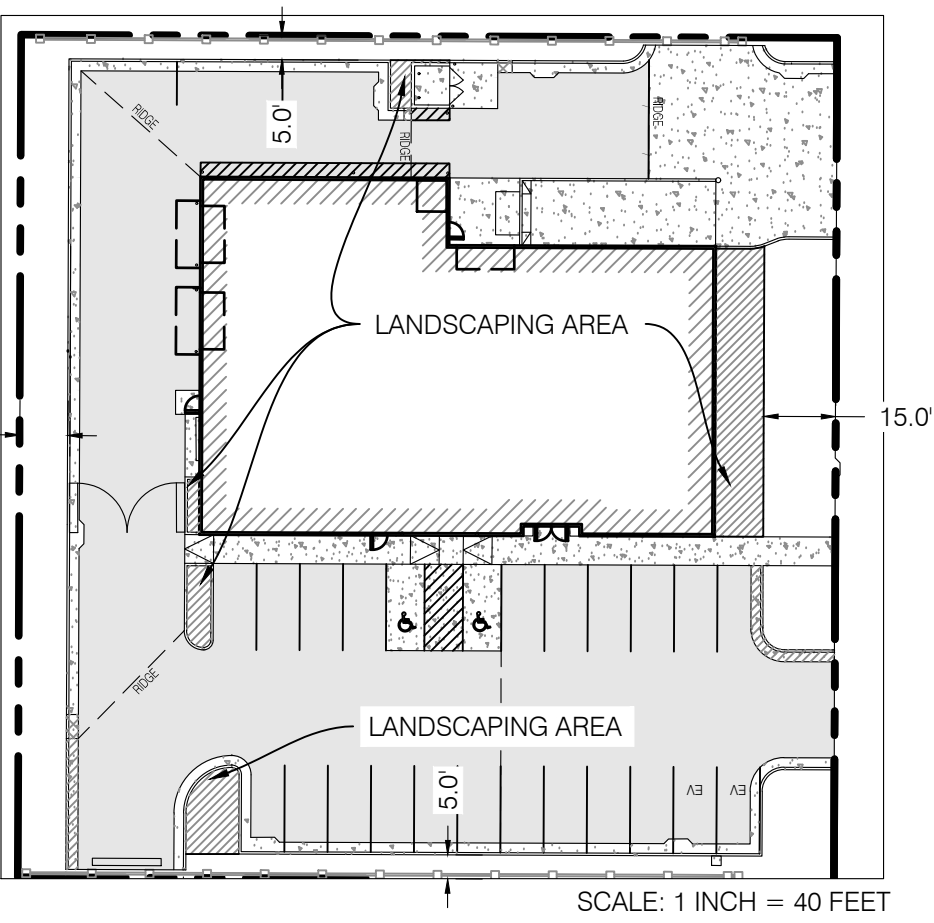
PARKING COUNT		
PARTICULARS	PROVIDED	
	STANDARD	ADA
PARKING STALLS	25	2
TOTAL	27	
KEY	X	

NOTE:
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.00%) SLOPE. THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE.

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 70. SEE NOTES 66, 70, 82, & 83 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.

NOTE (A)
20'x60' CLEAR-VIEW SIGHT TRIANGLE. NO OBSTACLES (INCLUDING VEGETATION) OVER THREE FEET HIGH, AS MEASURED FROM TOP BACK OF CURB, ARE ALLOWED WITHIN THE SIGHT TRIANGLE.



INTERIOR LANDSCAPING AREA		
HARDSCAPE AREA (S.F.)	LANDSCAPING AREA (S.F.)	LANDSCAPING AREA (%)
17,064	942	5.7



PROJECT NO. 2212304

SITE PLAN

CSP.01
5 OF 13

AC HQ

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PROFESSIONAL ENGINEER

1/26/22

No. 12655175

J. HYRUM OSGUTHORPE

STATE OF UTAH

NO.	DATE	DESCRIPTION
9	04/20/2025	REVISED PER CITY COMMENTS
10	05/02/2025	REVISED PER ARCHITECT COMMENTS
11	05/25/2025	REVISED PER CITY COMMENTS
12	07/28/2025	REVISED PER CITY COMMENTS
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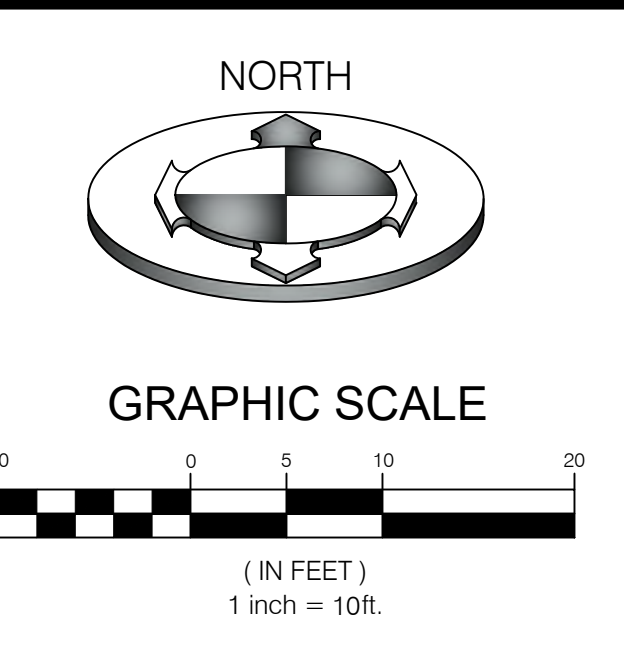
SCALE MEASURES 1 INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE
INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE
IDENTIFIED.

EX. WATER MAIN
(PROTECT, CONTRACTOR TO
FIELD VERIFY LOCATION AND
ELEVATION BEFORE
CONSTRUCTION)

HOT TAP NEW FIRE LINE
TO EX. WATER MAIN

CONNECT FIRE LINE INTO EXISTING WATER MAIN/ FIRE LINE
(CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION
BEFORE CONSTRUCTION, CONTACT ENGINEER FOR
REDESIGN IF NEEDED)



CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
1	1" TYPE K COPPER WATER SERVICE LINE PER SANDY CITY STD. #WTR-09	2/CDT.04
2	NEW LIGHT POLE (DESIGN BY OTHERS)	
3	6" PVC C900 DR 14 FIRELINE PER SANDY CITY STD. #WTR-01	2/CDT.03
4	THRUST BLOCK PER SANDY CITY STD. #WTR-08	1/CDT.04
5	6" PVC SDR-35 SEWER LATERAL PER SSID STDS.	3/CDT.01
6	SEWER CLEAN OUT PER SSID STDS.	3/CDT.01
7	PIPE INSTALLATION PER SSID STDS.	5/CDT.01
8	CP6000 COMMERCIAL EV CHARGING STATION (DESIGNED BY OTHERS)	
9	GATE VALVE PER SANDY CITY #WTR-03	2/CDT.03

NOTE A: (A)
12" OF VERTICAL SEPARATION REQUIRED BETWEEN STORM
AND WATER LINES. LOOP WATER MAIN IF IN CONFLICT.

NOTE B: (B)
12" OF VERTICAL SEPARATION REQUIRED BETWEEN SEWER
AND STORM. CONTACT ENGINEER FOR REDESIGN IF
NECESSARY

NOTE C: (C)
18" OF VERTICAL SEPARATION REQUIRED BETWEEN SEWER
AND WATER LINES. CONTACT ENGINEER FOR REDESIGN IF
NECESSARY

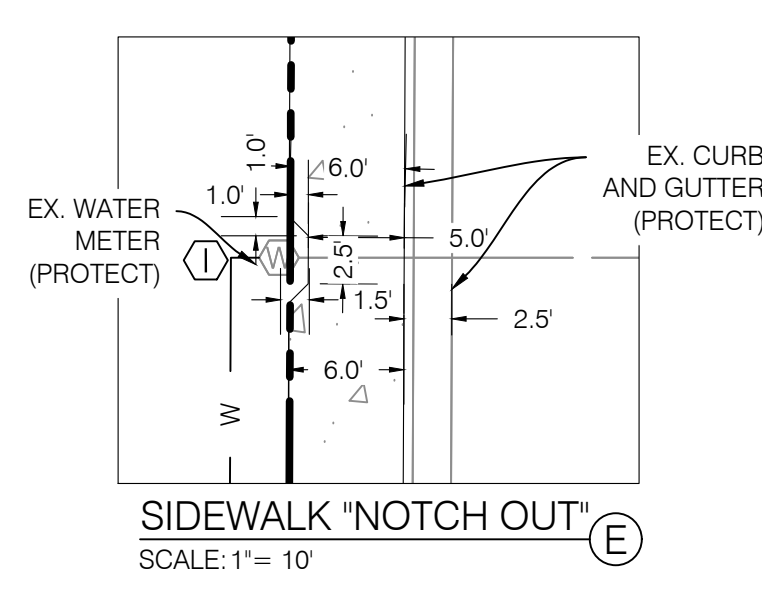
SHALLOW SEWER DEPTH NOTE: (D)
PER GEOTECHNICAL REPORT (#1240196 AGCE) THE FROST
DEPTH IS 30".
UTILITIES ARE TO MAINTAIN FROST COVER WHEREVER
POSSIBLE. FOR ANY SECTIONS OF LATERAL PIPE INSTALLED
ABOVE THE FROST COVER, RIGID INSULATION MUST BE
PROVIDED ABOVE THAT SECTION.

NOTE:
UTILITY BOXES ARE TO BE PLACED AT LEAST 5' BEHIND THE
ROW AND NEAR SIDE PROPERTY LINES.

NOTE:
WATER METERS SHALL NOT BE INSTALLED IN DRIVEWAY.

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY
UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION.
NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR
IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO
BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

- 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 CONSULTING 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. LOCATE WATER LINE 4-FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY.
 7. A MINIMUM OF 48-INCHES AND A MAXIMUM OF 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.
 8. FOR DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER
 9. FOR 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 OR APPROVED EQUAL.
 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, FITTING, 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).
 16. WATER METERS SHALL NOT BE INSTALLED IN DRIVEWAY



REVISIONS		DATE	DESCRIPTION
1	REVISED PER CITY COMMENTS	04/20/2025	
2	REVISED PER ARCHITECT COMMENTS	05/01/2025	
3	REVISED PER CITY COMMENTS	06/26/2025	
4	REVISED PER CITY COMMENTS	08/03/2023	
5	REVISED PER CITY COMMENTS	07/28/2025	
6	REVISED PER CITY COMMENTS	06/26/2025	
7	REVISED PER CITY COMMENTS	11/26/2025	

SCALE MEASURES 1/4" ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



BENCHMARK ENGINEERING & LAND SURVEYING

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SANDY, UTAH

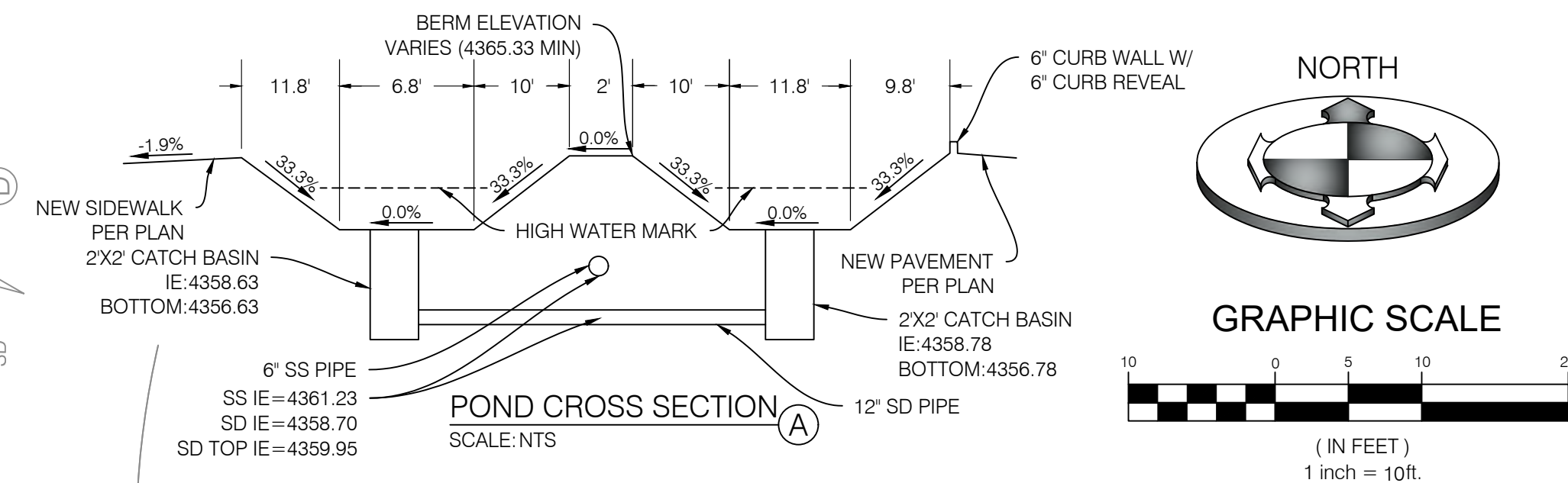
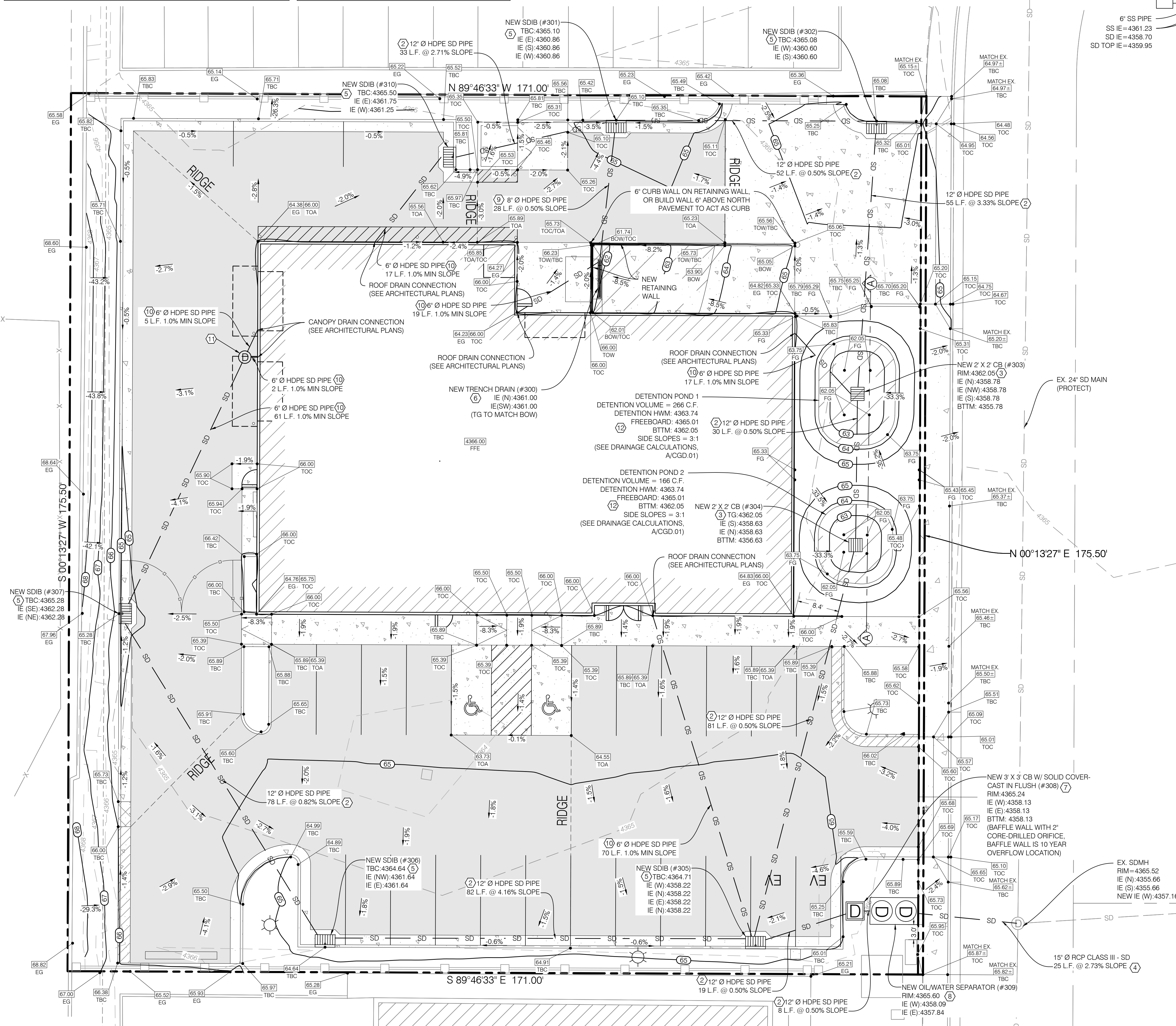
PROJECT NO. 2212304

UTILITY PLAN

CUP.01
6 OF 13

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY
UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION.
NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR
IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO
BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO
EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD
VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN
SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS
THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE
INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 70.
SEE NOTES 66, 70, 82, & 83 ON CGN.01 FOR FURTHER DETAIL.



GRADING AND DRAINAGE KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
①	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
②	12" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
③	2'X2' CATCH BASIN	3/CDT.02
④	15" DIAMETER RCP CLASS III STORM DRAIN LINE	
⑤	NEW SDIB PER SANDY CITY STANDARD SD-02	1/CDT.03
⑥	ZURN TRENCH DRAIN Z886-HDG-LD (TRENCH NO. 8609) (OR EQUIVALENT)	3/CDT.04
⑦	3'X3' SDCB WITH SOLID LID, BAFFLE WALL AND 2" DRILLED ORIFICE	6/CDT.01
⑧	NEW 1,200 GAL. OIL WATER SEPARATOR BY OLDCASTLE	4/CDT.01
⑨	8" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
⑩	6" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
⑪	ROOF DRAIN CLEANOUT (DESIGNED BY OTHERS)	
⑫	DRAINAGE CALCULATIONS (A)	5/CDT.04

ALL HDPE/RCP CLASS III PIPE TO HAVE SOIL TIGHT JOINTS

SURVEY CONTROL NOTE:
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

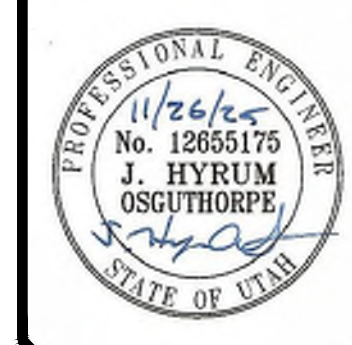
STORM WATER NOTES:

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 CONSULTING 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.
7. NON-SHUPK 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 MAN-HOLE 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.
12. CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
13. WHEN 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.
14. SIGNS MUST BE POSTED NEAR EACH INLET BOX LOCATED IN A DRINKING WATER RECHARGE ZONE WITH THE FOLLOWING WORDS "WARNING THIS IS A DRINKING WATER AQUIFER RECHARGE AREA. DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."
15. ALL INLET, COMBO, AND JUNCTION BOXES SHALL BE PLACED ON 12-INCH (MIN) COMPACTED STABILIZATION MATERIAL.
16. A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
17. A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON-SITE DURING INSTALLATION OF OIL/WATER SEPARATORS 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.
18. A LETTER FROM THE CONSULTANT ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 90% BOND RELEASE, VERIFYING THAT THE VOLUME FOR RETENTION/DETENTION PONDS WAS INSTALLED PER THE APPROVED PLANS.

BENCHMARK:
WITNESS TO THE SOUTHWEST CORNER OF SECTION 1
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN
FOUND BRASS CAP MONUMENT
(RING AND LID)



DOWN BY	FAC	No.	DATE	DESCRIPTION
CHECKED BY	AGA	9	14/2/2025	REVISED PER CITY COMMENTS
FIELD/REV	BJB	10	05/02/2025	REVISED PER ARCHITECT COMMENTS
DATE		11	05/03/2025	REVISED PER CITY COMMENTS
		12	07/03/2025	REVISED PER CITY COMMENTS
DWG FILE	21/2/2024 SITE	13	08/02/2025	REVISED PER CITY COMMENTS
		14	11/02/2025	REVISED PER CITY COMMENTS



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**ENGINEERING &
LAND SURVEYING**

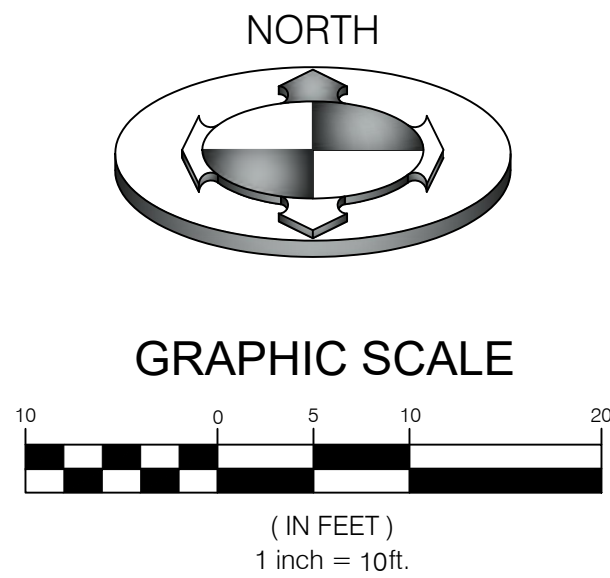
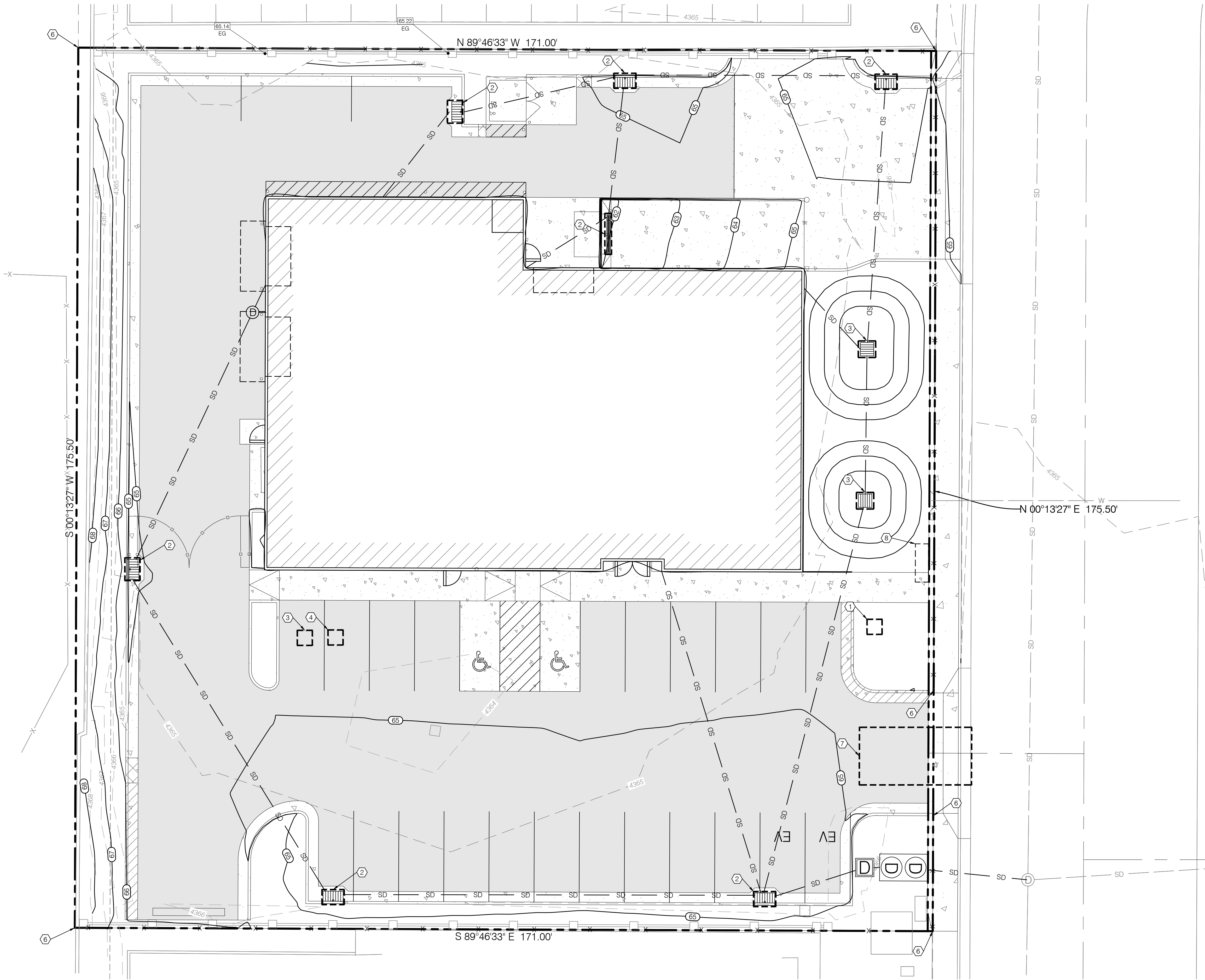
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AC HQ
9352 SOUTH 670 WEST SANDY, UTAH

PROJECT NO. 2212304

**GRADING &
DRAINAGE
PLAN**

CGD.01
7 OF 13



SWPPP KEY NOTES REFERENCE		
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.		
NO	DESCRIPTION	DETAIL
①	CONCRETE WASTE MANAGEMENT	1/CEP.02
②	INLET PROTECTION WATTLE	2/CEP.02
③	MATERIALS STORAGE	3/CEP.02
④	PORTABLE TOILETS	4/CEP.02
⑤	SPILL CLEAN UP	5/CEP.02
⑥	SILT FENCE	6/CEP.02
⑦	TEMPORARY CONSTRUCTION ENTRANCE	7/CEP.02
⑧	SWPPP INFORMATION SIGN	8/CEP.02

NOTE: CONTRACTOR SHALL INSTALL EROSION CONTROLS (SILT FENCES, STRAW BALES, ETC) AS REQUIRED BY REGULATORY AGENCIES. SAID CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. STRAW BALES SHOWN ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.



AC HQ

9352 SOUTH 670 WEST
SANDY, UTAH

PROJECT NO. 2212304

EROSION CONTROL PLAN

CEP.01
8 OF 13

NO

DATE

DESCRIPTION

9

04/23/2025

REVISED PER CITY COMMENTS

10

05/02/2025

REVISED PER ARCHITECT COMMENTS

11

06/25/2025

REVISED PER CITY COMMENTS

12

07/29/2025

REVISED PER CITY COMMENTS

13

08/03/2025

REVISED PER CITY COMMENTS

14

10/26/2025

REVISED PER CITY COMMENTS

0

1

2

0

1

2

0

1

2

SCALE MEASURES FUNCTION FULL SIZE SHEETS
ADJUST AS NECESSARY FOR REDUCED SIZE SHEETS

PROFESSIONAL ENGINEER

1/26/25

No. 12655175

J. HYRUM

OSGUTHORPE

STATE OF UTAH

BENCHMARK

CIVIL

BENCHMARK

ENGINEERING & LAND SURVEYING

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SANDY, UTAH 84070 (801) 542-7192

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BMP: Concrete Waste Management

Locate 50' from Nearest Drainage Area.

CONTAINMENT CAP IN BERM ALL AROUND

WASHOUT AREA PONDING STORAGE

DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:

- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier Information Sheet.)
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:

- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:

- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

BMP: Inlet Protection – Wattle

IP-W
CONSTRUCTION

DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

INSTALLATION/APPLICATION CRITERIA:

- ◆ Provide up-gradient sediment controls, such as silt fence during construction of inlet
- ◆ When construction of curb and gutter and roadways is complete, install gravel filled wattles around perimeter of inlet

LIMITATIONS:

- ◆ Recommended maximum contributing drainage area of one acre
- ◆ Requires shallow slopes adjacent to inlet

MAINTENANCE:

- ◆ Inspect inlet protection following storm event and at a minimum of once every 14 days.
- ◆ Remove accumulated sediment when it reaches 4 inches in depth.
- ◆ Look for bypassing or undercutting and repair or realign as needed.

BMP: Materials Storage

SECURITY FENCE

PLASTIC TARP TO COVER WHEN NOT IN USE

PLASTIC TARP TO COVER WHEN NOT IN USE

EARTH BERM

COLLECT FOR STORAGE

DESCRIPTION:
Controlled storage of on-site materials.

APPLICATION:

- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

INSTALLATION/APPLICATION CRITERIA:

- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

LIMITATIONS:

- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

MAINTENANCE:

- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, lightly capped) and that no materials are being stored away from the designated location.

BMP: Portable Toilets

1'x1'

CONTAINMENT EARTH BERM

GRAVEL PAD

DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:

- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.

LIMITATIONS:
No limitations.

MAINTENANCE:

- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

BMP: Spill Clean-Up

1'x1'

DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

APPLICATION:
All sites

GENERAL:

- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:

- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils.
- Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #536-4100) for any spill of reportable quantity.

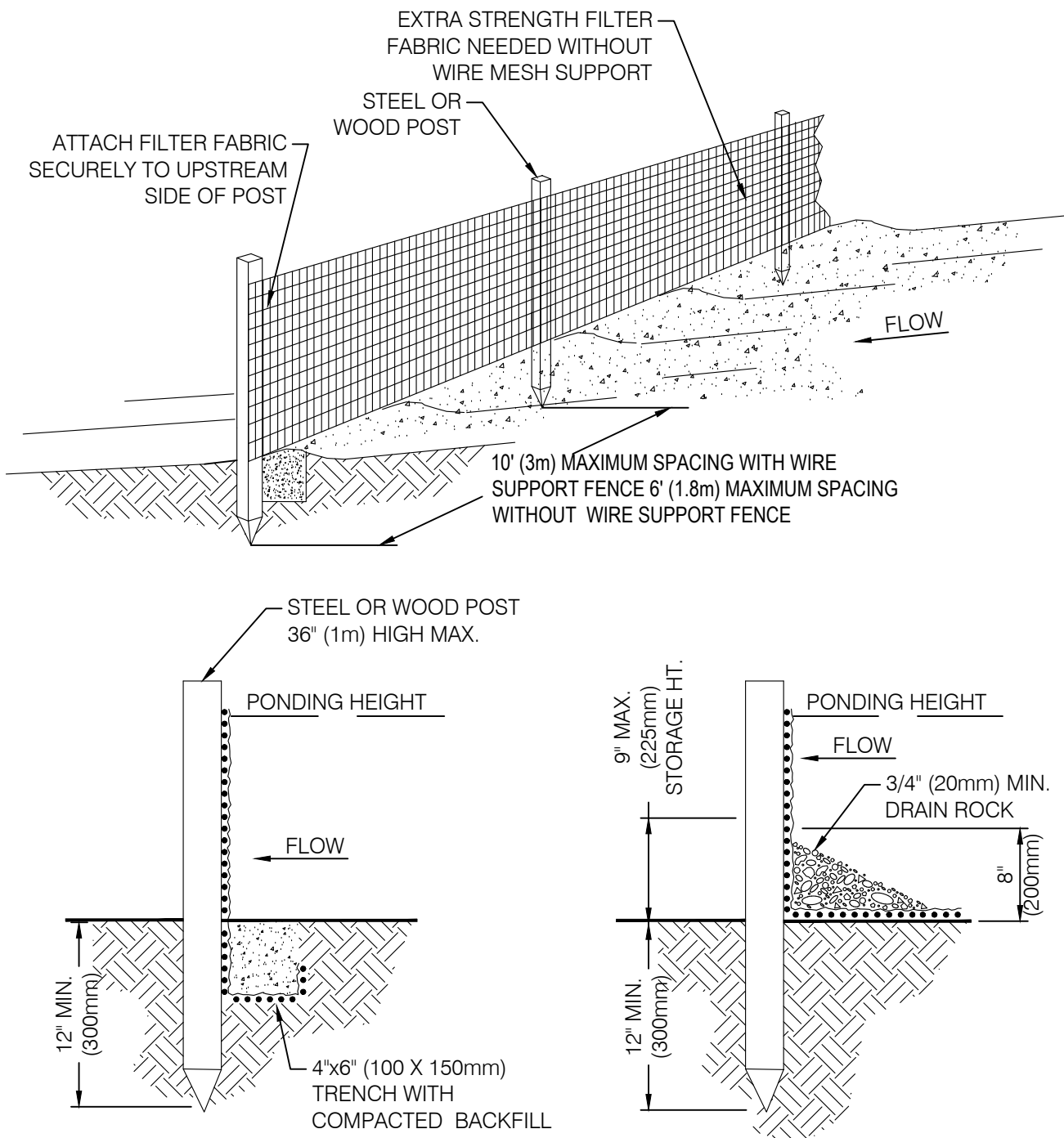
CONCRETE WASTE MANAGEMENT 1
SCALE: NTS

INLET PROTECTION WATTLE 2
SCALE: NTS

MATERIALS STORAGE 3
SCALE: NTS

PORTABLE TOILETS 4
SCALE: NTS

SPILL CLEAN UP 5
SCALE: NTS

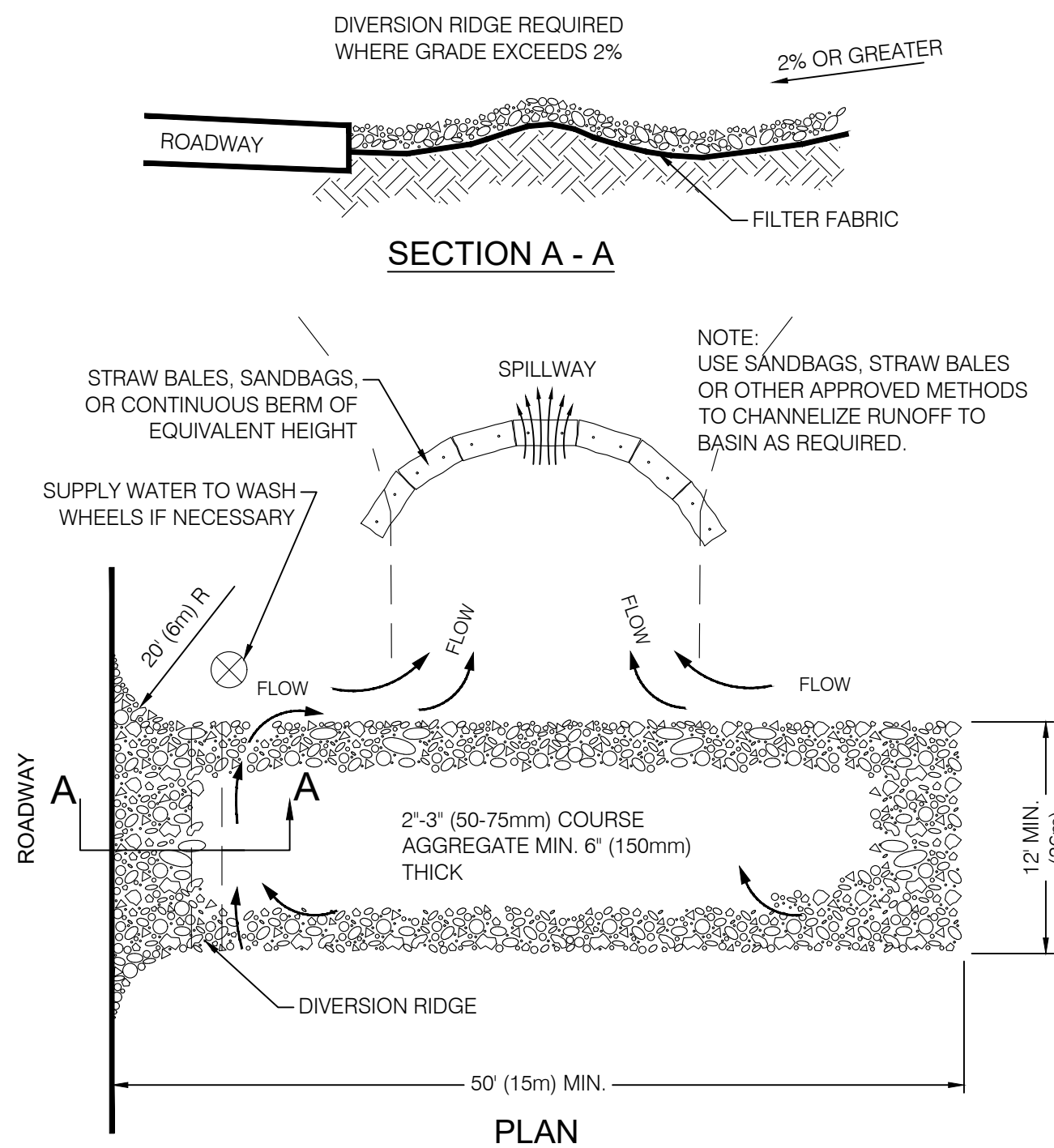


NOTES:

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

REF. FROM 1994 JOHN McCULLAH

SILT FENCE 6
SCALE: NTS



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

REF. FROM 1994 JOHN McCULLAH

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT 7
SCALE: NTS

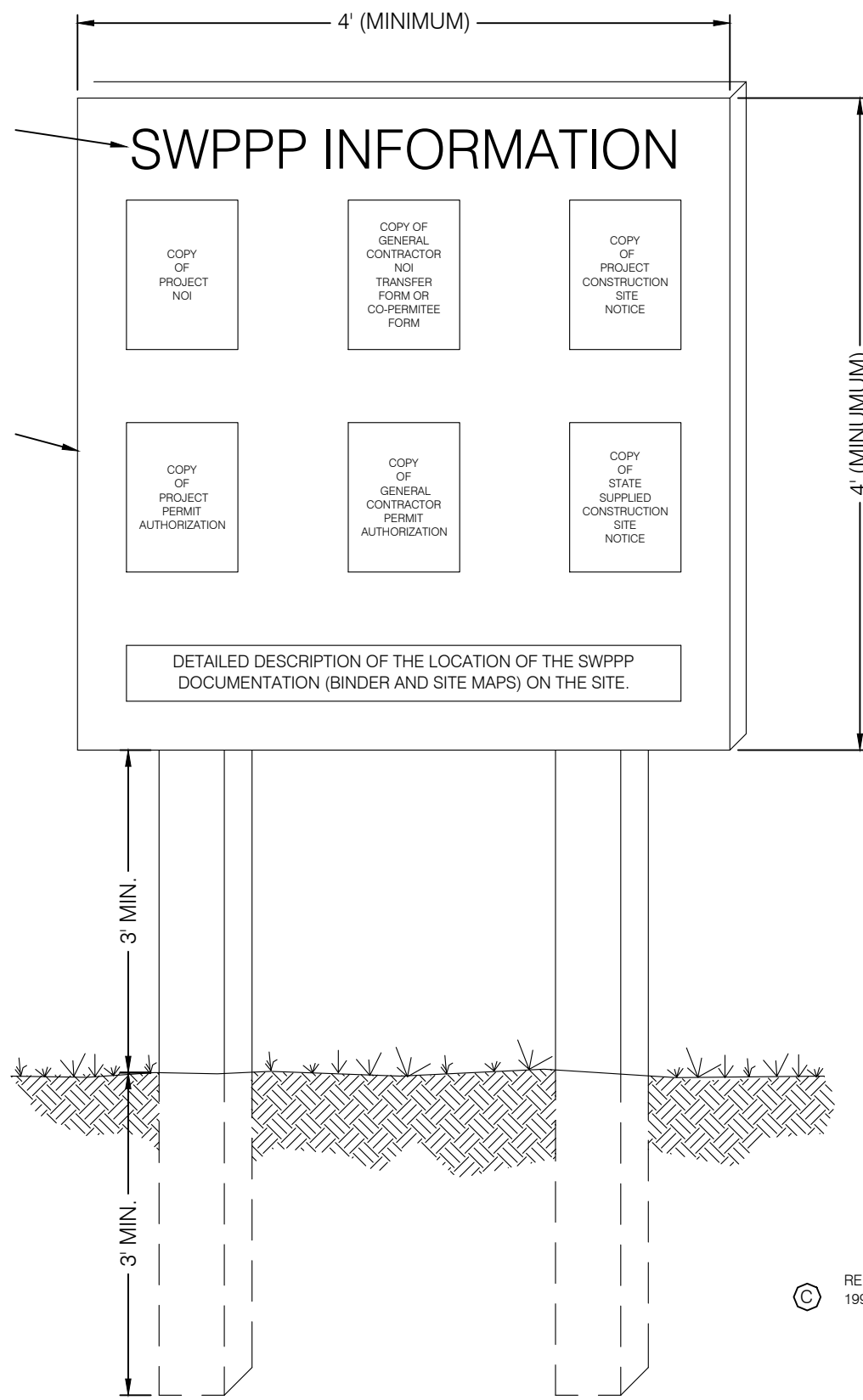


"SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.

SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.)

NOTES:

- 1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
- 2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-TO-TERMINATION (NOT) IS FILED FOR THE PERMIT.
- 3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
- 4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
- 5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY IF THE SWPPP INFORMATION SIGN.



SWPPP INFORMATION SIGN 8
SCALE: NTS

37

CREW/KEY: FAC

DATE: 04/23/2023

REVISIONS PER CITY COMMENTS

NO. 9

04/23/2023

REVISIONS PER ARCHITECT COMMENTS

NO. 10

06/02/2023

REVISIONS PER CITY COMMENTS

NO. 11

06/05/2023

REVISIONS PER CITY COMMENTS

NO. 12

07/28/2023

REVISIONS PER CITY COMMENTS

NO. 13

08/03/2023

REVISIONS PER CITY COMMENTS

NO. 14

11/08/2023

REVISIONS PER CITY COMMENTS

NO. 15

11/08/2023

REVISIONS PER CITY COMMENTS

NO. 16

11/08/2023

REVISIONS PER CITY COMMENTS

NO. 17

11/08/2023

REVISIONS PER CITY COMMENTS

NO. 18

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REVISIONS PER CITY COMMENTS

NO. 19

11/08/2023

REVISIONS PER CITY COMMENTS

NO. 20

11/08/2023

REVISIONS PER CITY COMMENTS

NO. 21

11/08/2023

REVISIONS PER CITY COMMENTS

NO. 22

11/08/2023

REVISIONS PER CITY COMMENTS

NO. 23

11/08/2023

REVISIONS PER CITY COMMENTS

NO. 24

11/08/2023

REVISIONS PER CITY COMMENTS

NO. 25

11/08/2023

REVISIONS PER CITY COMMENTS

NO. 26

11/08/2023

REVISIONS PER CITY COMMENTS

NO. 27

11/08/2023

REVISIONS PER CITY COMMENTS

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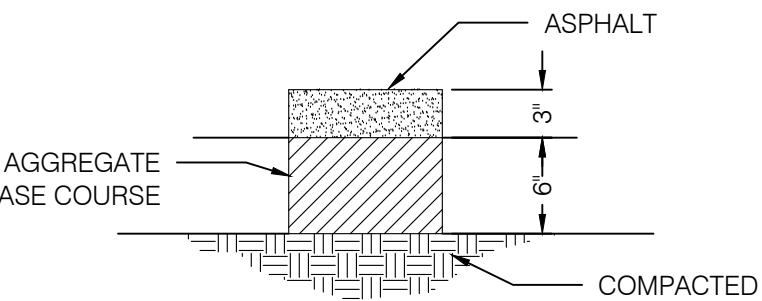
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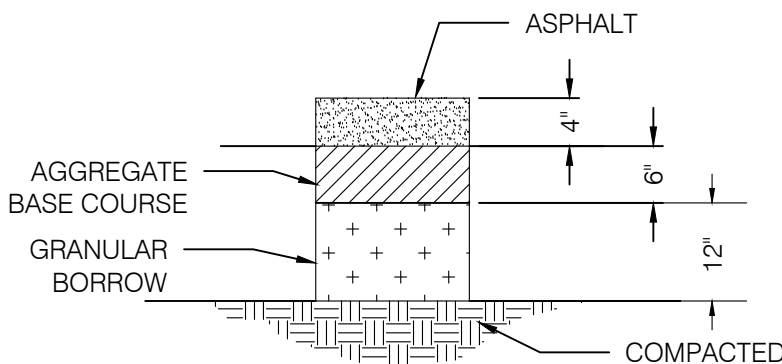
REVISIONS PER CITY COMMENTS

Traffic	Rigid Pavement		Flexible Pavement	
	Portland Cement Concrete	Asphaltic Concrete	Base Course	Granular Borrow
Predominantly Car Traffic		3"	6"	—
2 Semis per Day	5"	3"	6"	8"
10 Semis per Day	5½"	4"	6"	12"
	6"			

ABOVE FROM GEOTECHNICAL REPORT:



LIGHT DUTY TRAFFIC
(DRIVEWAY AND PARKING STALLS)



HEAVY DUTY TRAFFIC*
(670 WEST PUBLIC STREET)

NOTE:
1. FOR REINFORCEMENT DESIGN OF PCC PAVEMENT SECTIONS SEE STRUCTURAL ENGINEER
2. FOR DOWEL DESIGN OF PCC PAVEMENT SECTIONS SEE GEOTECHNICAL ENGINEER
3. FOR FULL PAVEMENT RECOMMENDATIONS, SEE AGCE REPORT DATED APRIL 4, 2024, (PROJECT NO. 1240196)

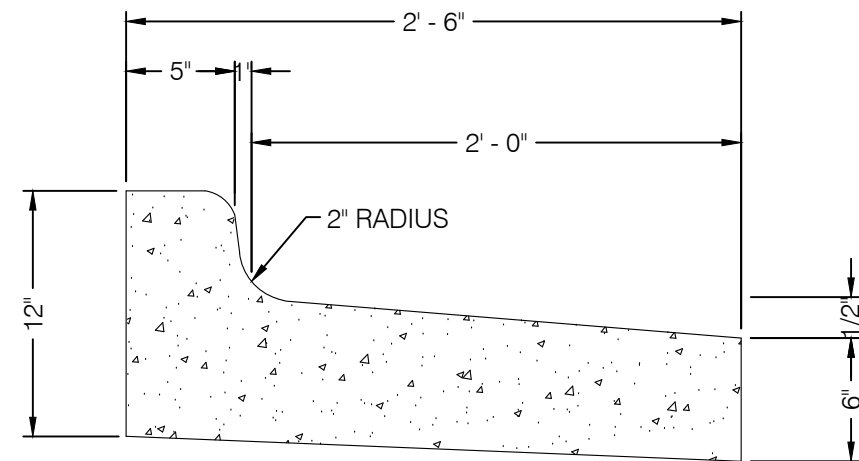
ALTERNATE: STANDARD
CONCRETE 6"
GRAVEL 5"

DUMPSTER PAD STANDARD:
PAD CONCRETE 6.5" MIN
AGGREGATE 4" MIN
BASE COURSE

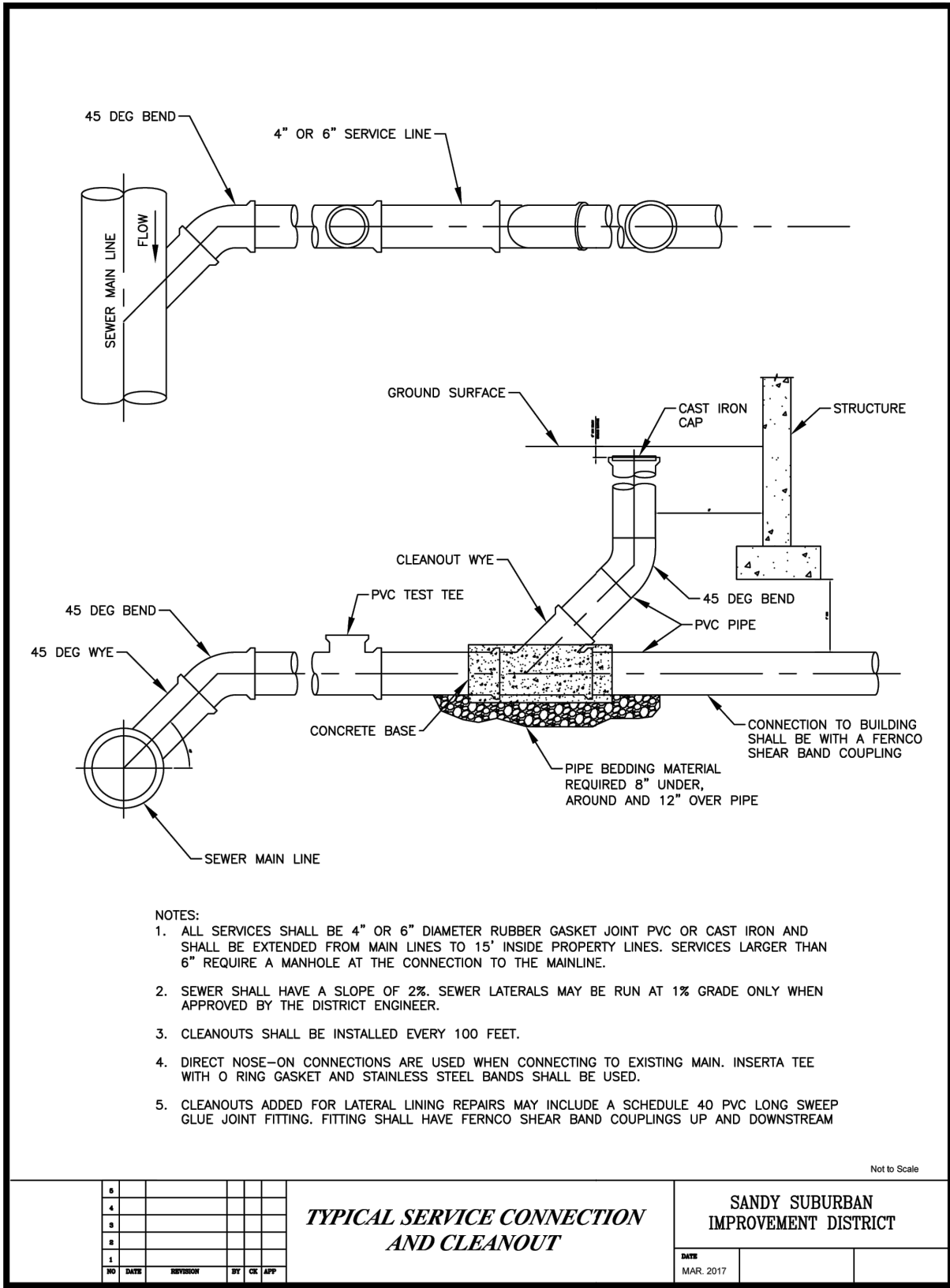
NOTE:
CONTRACTOR TO VERIFY PAVEMENT PLACEMENT AND DESIGN WITH OWNER

PAVEMENT SECTIONS ①
SCALE:NTS

NOTE: 6" MIN. OF UNTREATED BASE COURSE REQ'D UNDER CURB AND GUTTER. COMPACT TO 95% ASSHTO T-180 - METHOD D.



TYPICAL RELEASE CURB & GUTTER ②
SCALE:NTS

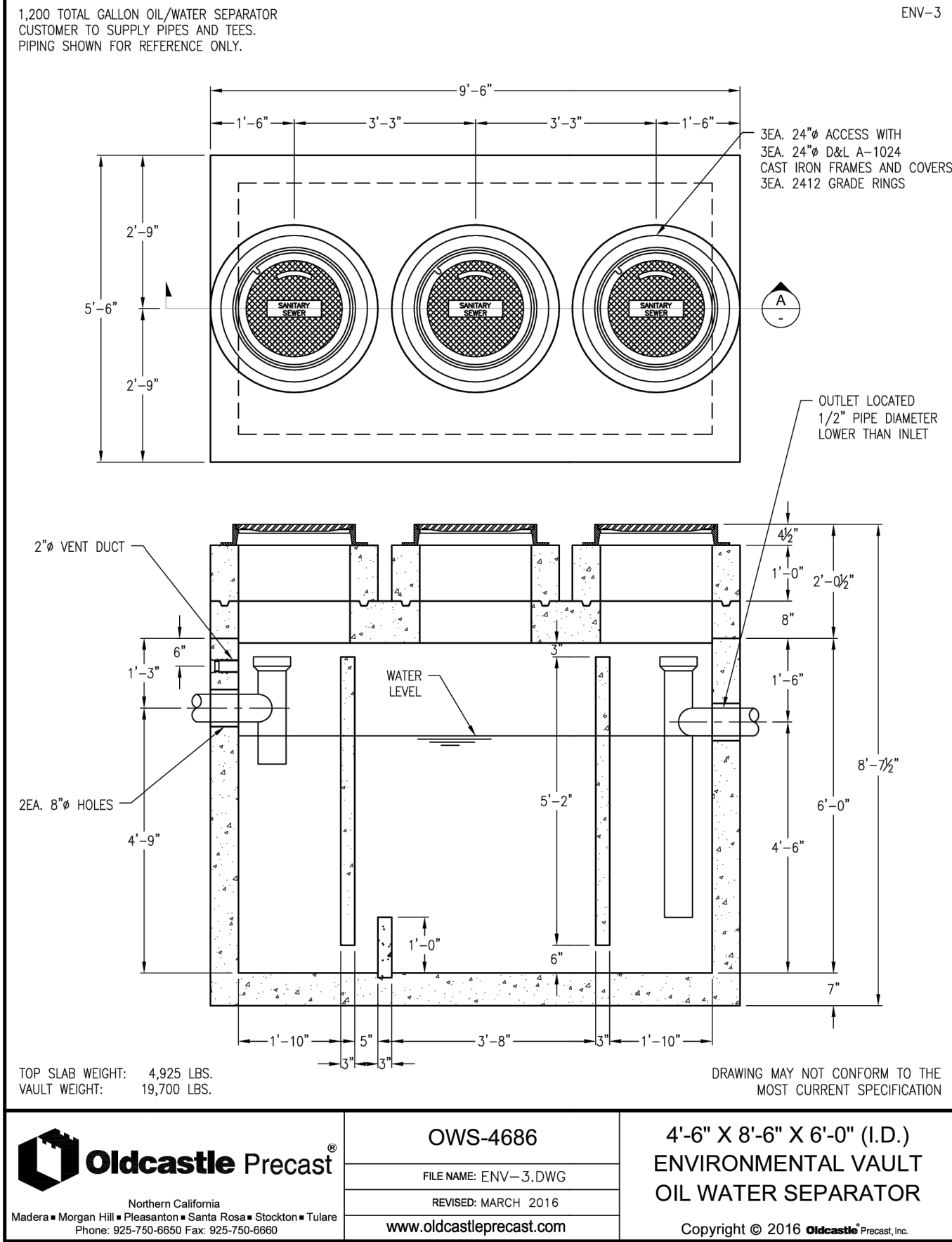


NOTES:
1. ALL SERVICES SHALL BE 4" OR 6" DIAMETER RUBBER GASKET JOINT PVC OR CAST IRON AND SHALL BE EXTENDED FROM MAIN LINES TO 15' INSIDE PROPERTY LINES. SERVICES LARGER THAN 6" REQUIRE A MANHOLE AT THE CONNECTION TO THE MAINLINE.
2. SEWER SHALL HAVE A SLOPE OF 2%. SEWER LATERALS MAY BE RUN AT 1% GRADE ONLY WHEN APPROVED BY THE DISTRICT ENGINEER.
3. CLEANOUTS SHALL BE INSTALLED EVERY 100 FEET.
4. DIRECT NOSE-ON CONNECTIONS ARE USED WHEN CONNECTING TO EXISTING MAIN. INSERTA TEE WITH O-RING GASKET AND STAINLESS STEEL BANDS SHALL BE USED.
5. CLEANOUTS ADDED FOR LATERAL LINING REPAIRS MAY INCLUDE A SCHEDULE 40 PVC LONG SWEEP GLUE JOINT FITTING. FITTING SHALL HAVE FERNOCO SHEAR BAND COUPLINGS UP AND DOWNSTREAM

TYPICAL SERVICE CONNECTION
AND CLEANOUT

SANDY SUBURBAN
IMPROVEMENT DISTRICT
MAR 2017

SSID SEWER SERVICE & CLEANOUT ③
SCALE:NTS



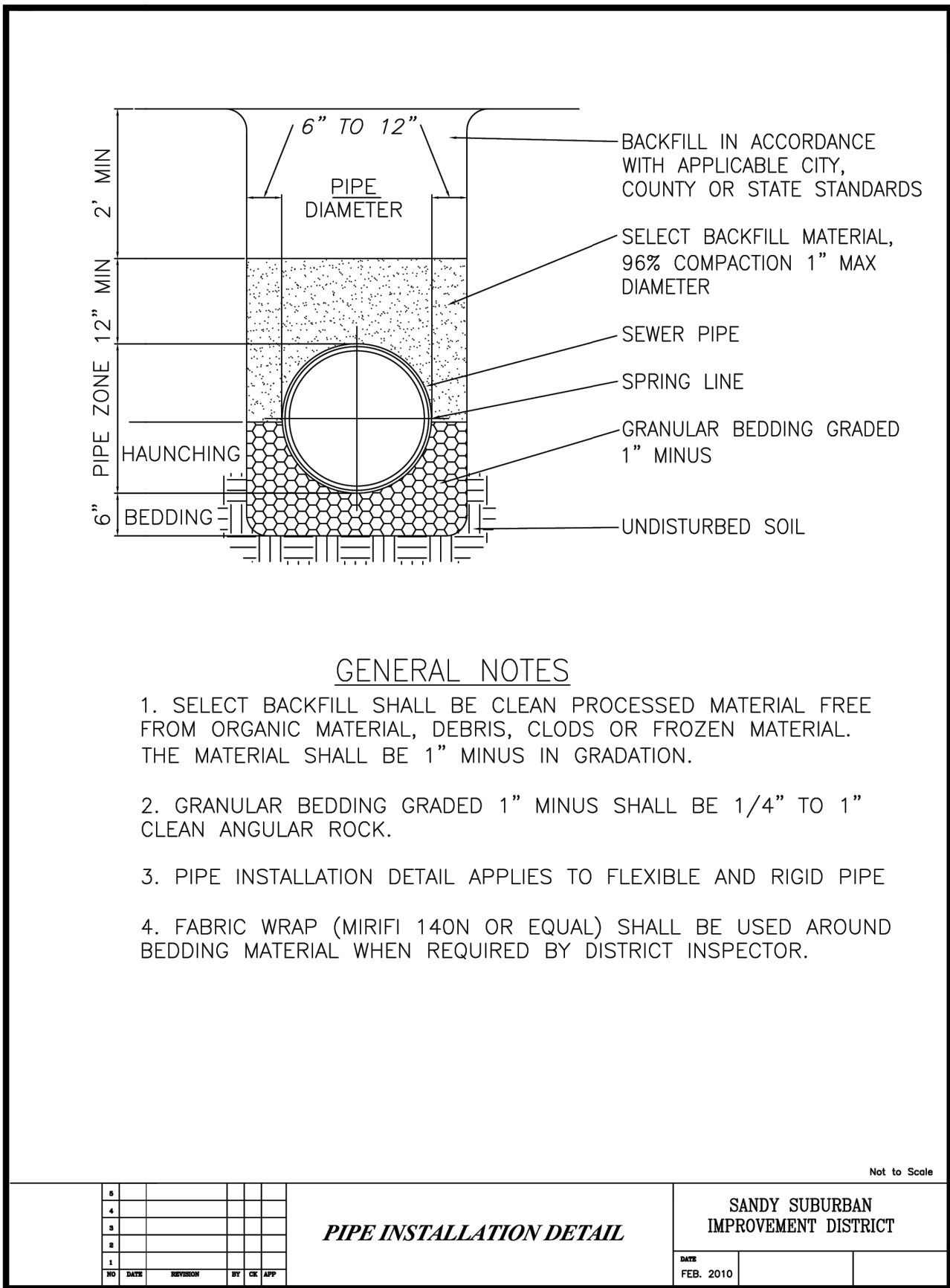
TOP SLAB WEIGHT: 4,925 LBS.
VAULT WEIGHT: 15,700 LBS.

Oldcastle Precast®
Northern California
Madison • Morgan Hill • Pleasanton • Santa Rosa • Stockton • Tulare
Phone: 925-750-6650 Fax: 925-750-6660

OWS-4686
FILENAME: ENV-3.DWG
REVISED: MARCH 2016
www.oldcastleprecast.com

4'-6" X 8'-6" X 6'-0" (I.D.)
ENVIRONMENTAL VAULT
OIL WATER SEPARATOR
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OLDCASTLE OIL & WATER SEPARATOR ④
SCALE:NTS



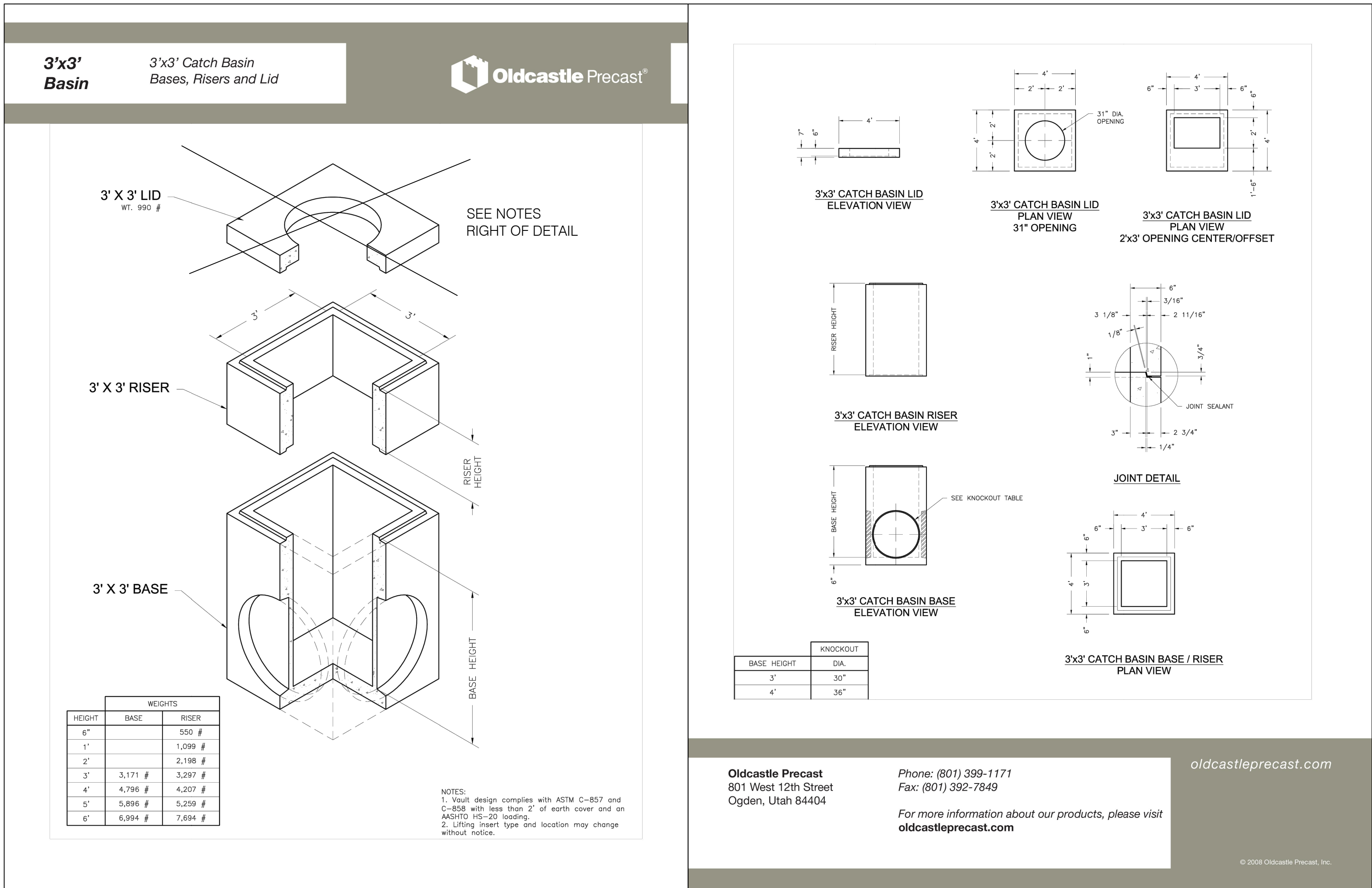
GENERAL NOTES

1. SELECT BACKFILL SHALL BE CLEAN PROCESSED MATERIAL FREE FROM ORGANIC MATERIAL, DEBRIS, CLODS OR FROZEN MATERIAL. THE MATERIAL SHALL BE 1" MINUS IN GRADATION.
2. GRANULAR BEDDING GRADED 1" MINUS SHALL BE 1/4" TO 1" CLEAN ANGULAR ROCK.
3. PIPE INSTALLATION DETAIL APPLIES TO FLEXIBLE AND RIGID PIPE
4. FABRIC WRAP (MIRIFI 140N OR EQUAL) SHALL BE USED AROUND BEDDING MATERIAL WHEN REQUIRED BY DISTRICT INSPECTOR.

PIPE INSTALLATION DETAIL

SANDY SUBURBAN
IMPROVEMENT DISTRICT
FEB. 2010

PIPE INSTALLATION PER SSID ⑤
SCALE:NTS



HEIGHT	WEIGHTS	
	BASE	RISER
6"		550 #
1'		1,099 #
2'		2,198 #
3'	3,171 #	3,297 #
4'	4,796 #	4,207 #
5'	5,896 #	5,259 #
6'	6,994 #	7,694 #

NOTES:
1. Vault design complies with ASTM C-857 and C-885 with less than 2" of earth cover and on AASHTO HS-20 loading.
2. Lifting insert type and location may change without notice.

Oldcastle Precast
801 West 12th Street
Ogden, Utah 84404

Phone: (801) 399-1171
Fax: (801) 392-7849

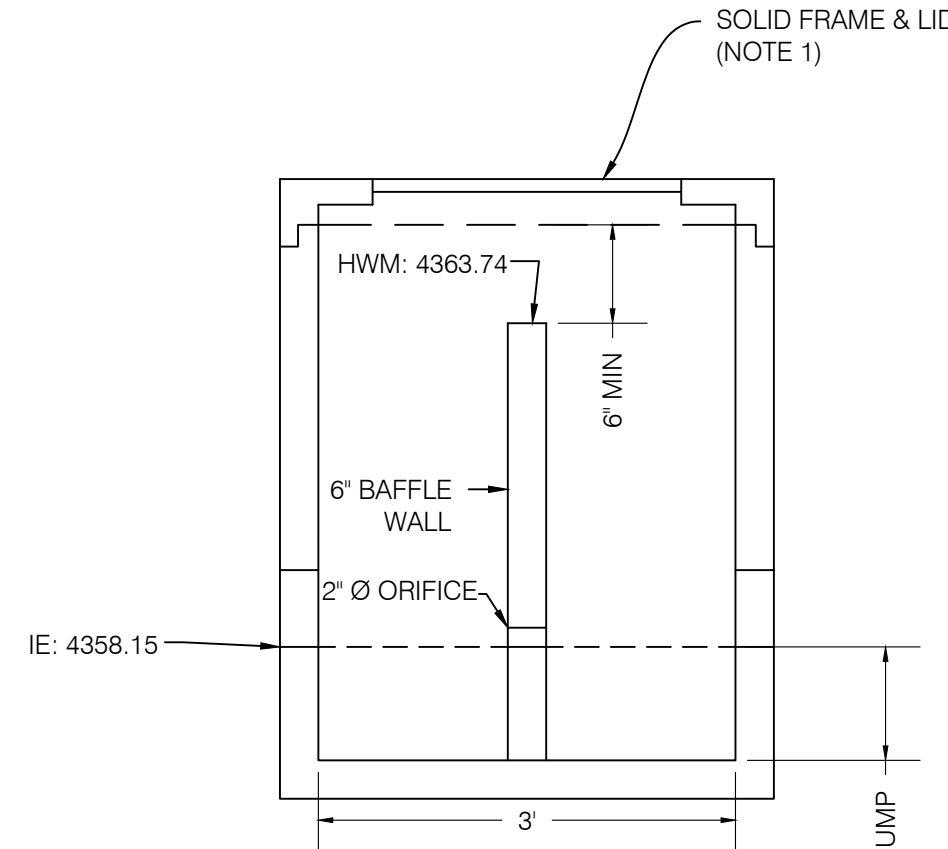
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OLDCASTLE 3'X3' CB ⑥
SCALE:NTS

- NOTE:
1. INSTALL OLDCASLE 332P FRAME AND COVER (CAST IN FLUSH) & 55-332P-PCORP. NOT THE TYPICAL LID & GRATE
 2. A 6" BAFFLE WALL MUST BE ADDED TO THE CATCH BASIN SEPARATING THE WEST AND EAST PIPE INVERTS. THE TOP OF THE BAFFLE WALL MUST BE AT THE ELEVATION 4363.74.
 3. A 2" Ø CORE DRILLED ORIFICE MUST BE ADDED TO THE BAFFLE WALL MATCHING THE ELEVATION OF THE PIPE INVERTS. SEE CGD.01 FOR INVERT ELEVATIONS.



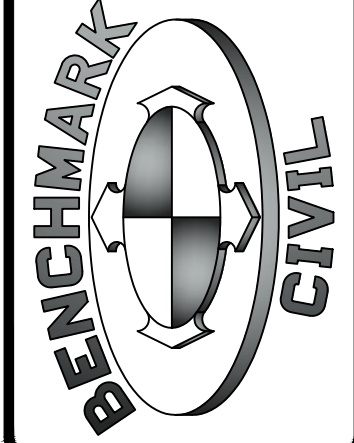
NORTH SIDE SECTION VIEW
NOT TO SCALE

NO.	DATE	DESCRIPTION
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10	05/02/2025	REVISED PER ARCHITECT COMMENTS
11	06/05/2025	REVISED PER CITY COMMENTS
12	07/09/2025	REVISED PER CITY COMMENTS
13	08/26/2025	REVISED PER CITY COMMENTS
14	11/26/2025	REVISED PER CITY COMMENTS

NO.	DATE	DESCRIPTION
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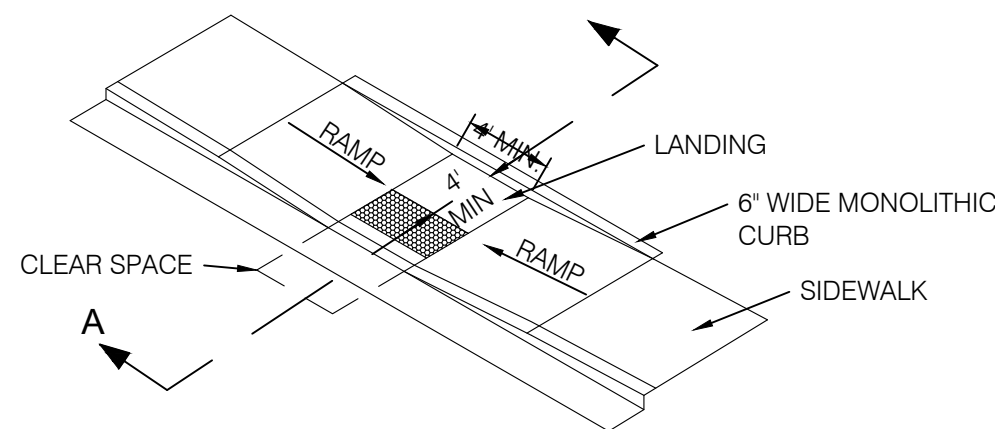


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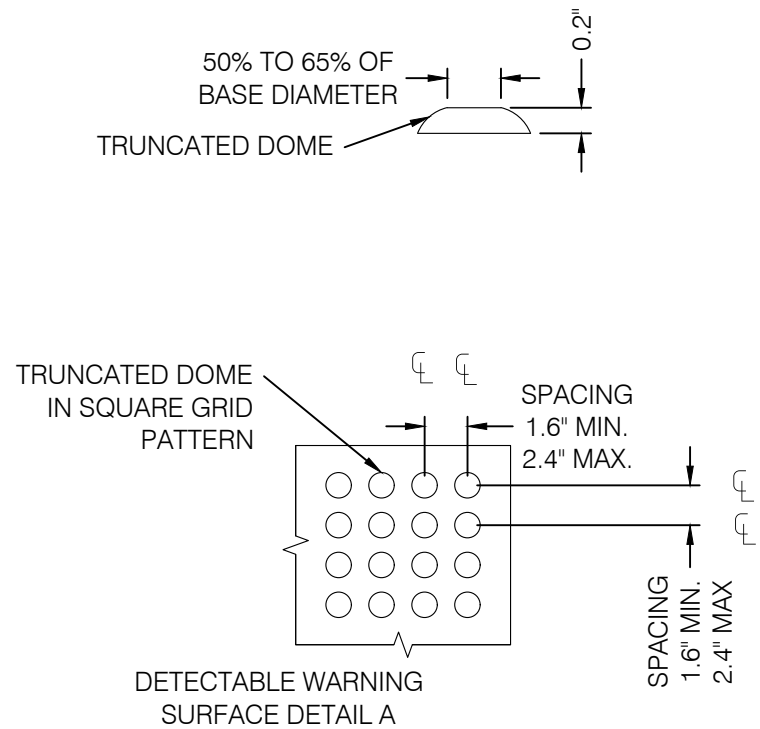
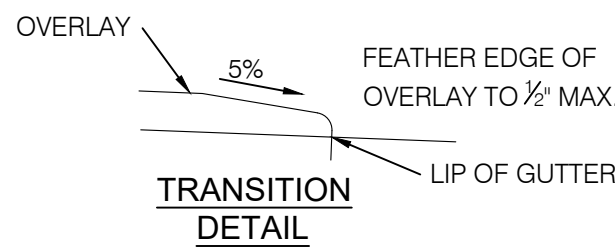
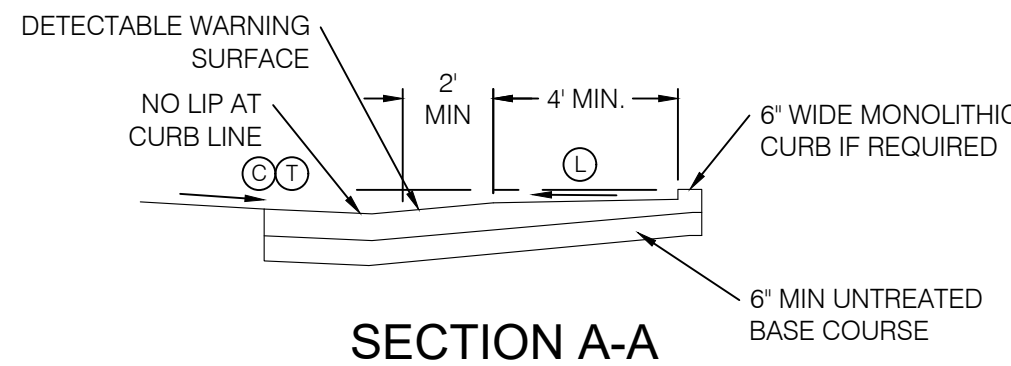


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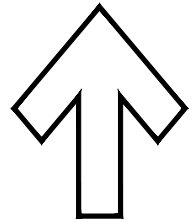
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PARALLEL
PEDESTRIAN RAMP

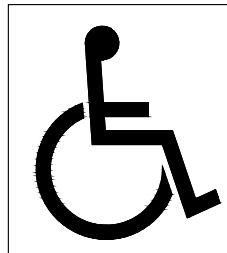


THIS DRAWING PRODUCED BY
THE U.S. ACCESS BOARD



DIRECTION OF TRAVEL
OR APPROACH

THIS DRAWING PRODUCED BY
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INTERNATIONAL SYMBOL
OF ACCESSIBILITY

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STRIPING SYMBOLS

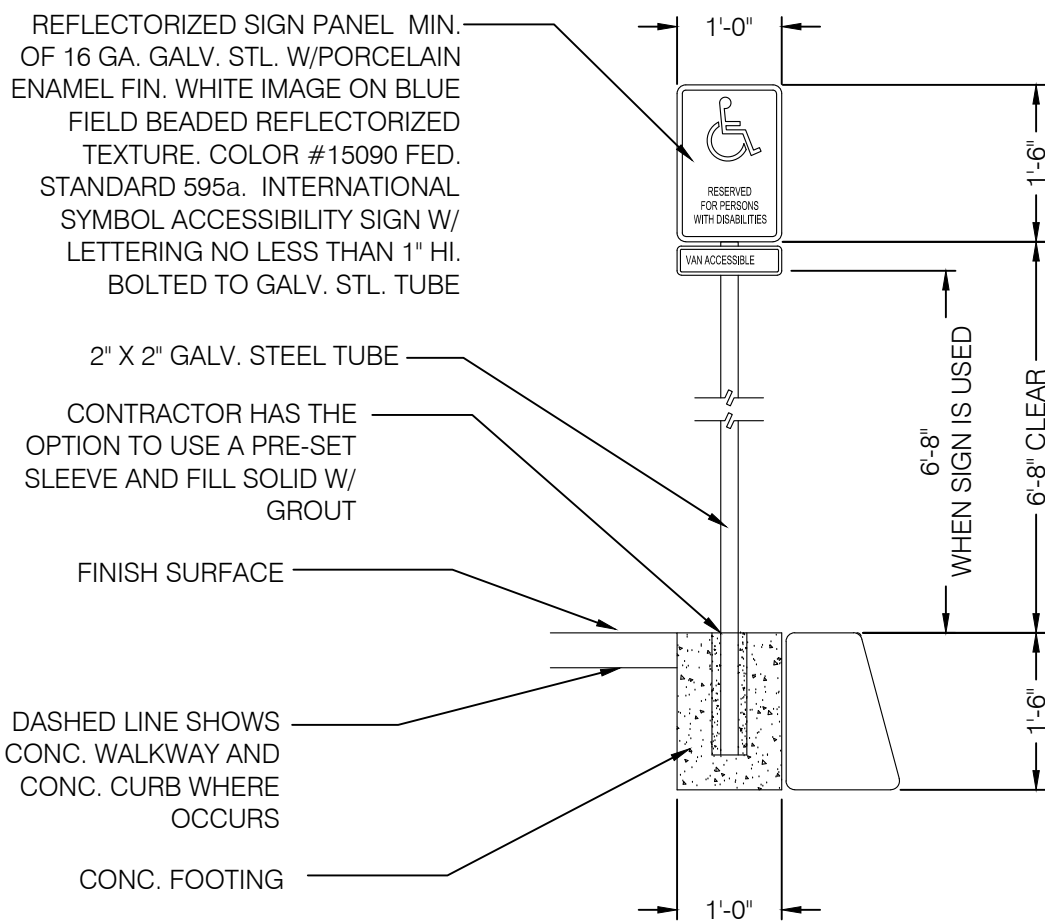
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STANDARD ACCESS RAMP

SCALE: NTS

NOTES:

1. CONFIGURATION OF RAMPS AND LANDINGS MAY BE CHANGED BUT MUST MEET PEDESTRIAN RAMP DIMENSIONS 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.
3. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING OR CURB CUT. SEE DETAIL A FOR DETECTABLE WARNING SURFACE DIMENSIONS.
4. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 4 TO 6 INCHES FROM THE TOP BACK OF CURB.
5. PROVIDE DETECTABLE WARNING SURFACE. COLOR SHALL BE YELLOW.
6. USE CLASS AA (AE) CONCRETE.
7. USE 6" MIN. DEPTH OR UNTREATED BASE COURSE UNDER ALL CONCRETE FLATWORK COMPACTED TO 96% MAXIMUM DRY DENSITY.



ADA SIGN POST DETAIL

TABLE OF DIMENSIONS	
ELEMENT	DIMENSION
Ⓐ Ⓑ	4 FEET WIDE MINIMUM
Ⓒ Ⓓ	4 FEET SQUARE MINIMUM*

* WHERE LANDING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

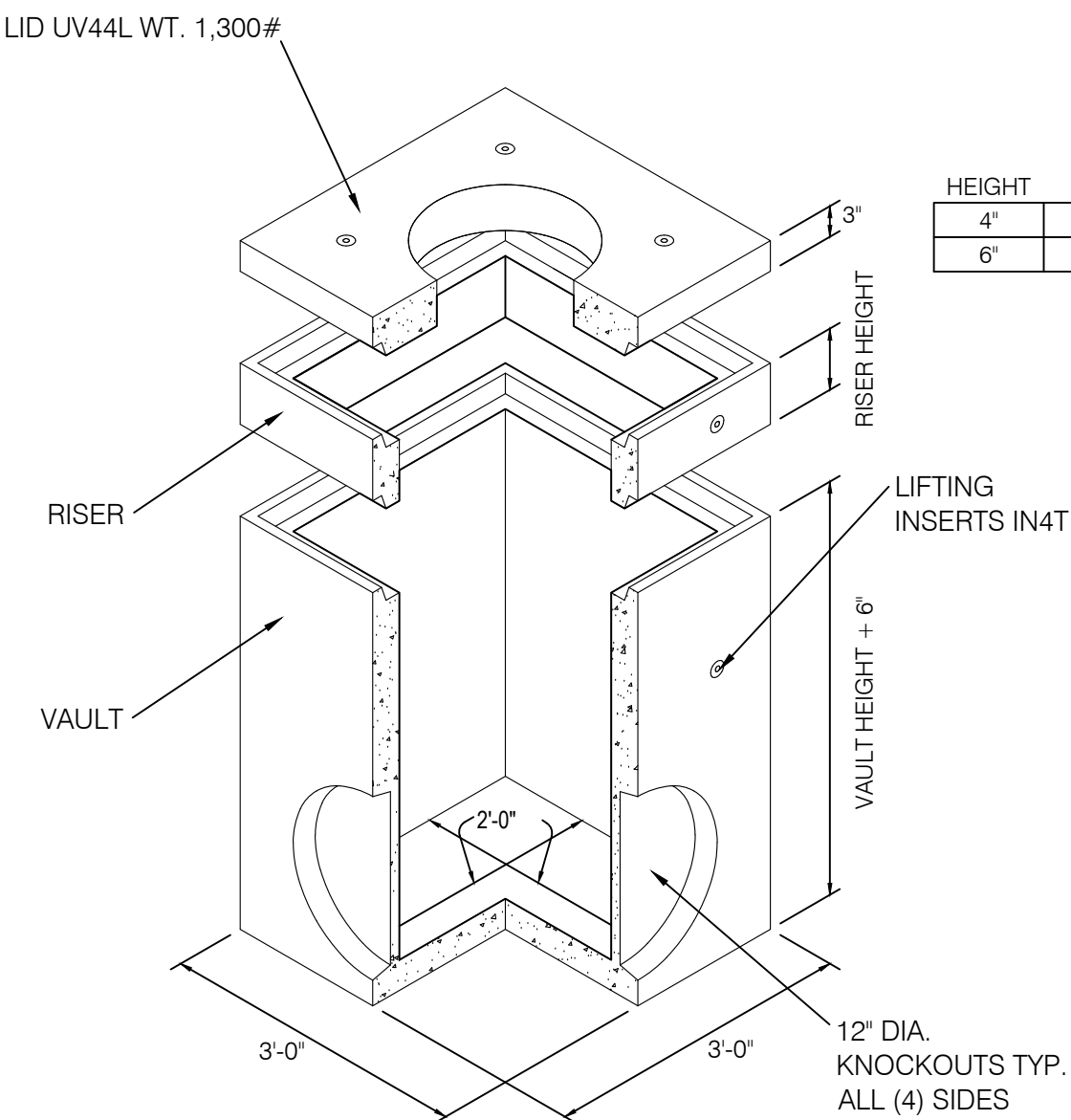
SLOPE TABLE			
	ITEM	RUNNING SLOPE*	CROSS SLOPE
Ⓐ	LANDING	1.5-2% (1V:48H) (b)	1.5-2% (1V:48H) (b)
Ⓑ	RAMP	8.33% (1V:12H) (c)	1.5-2% (1V:48H) (d)
Ⓒ	TRANSITION	5% (1V:20H) (a)	1.5-2% (1V:48H) (d)
Ⓓ	CLEAR SPACE	5% (1V:20H) (a)	1.5-2% (1V:48H) (d)
	SIDEWALK	--	1.5-2% (1V:48H)
	FLARE	10% (1V:10H)	--

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

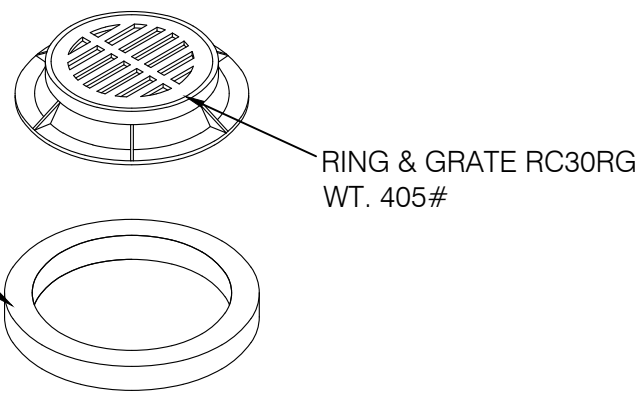
(a) TRANSITION RUNNING SLOPE NEEDS TO BE CONSTANT ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED TRANSITION SLOPE AT CURB CUT (0.10' MAX. ABOVE FLOWLINE.)

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.



GRADE RING		
HEIGHT	CODE	WEIGHT
4"	GR304	180#
6"	GR306	270#



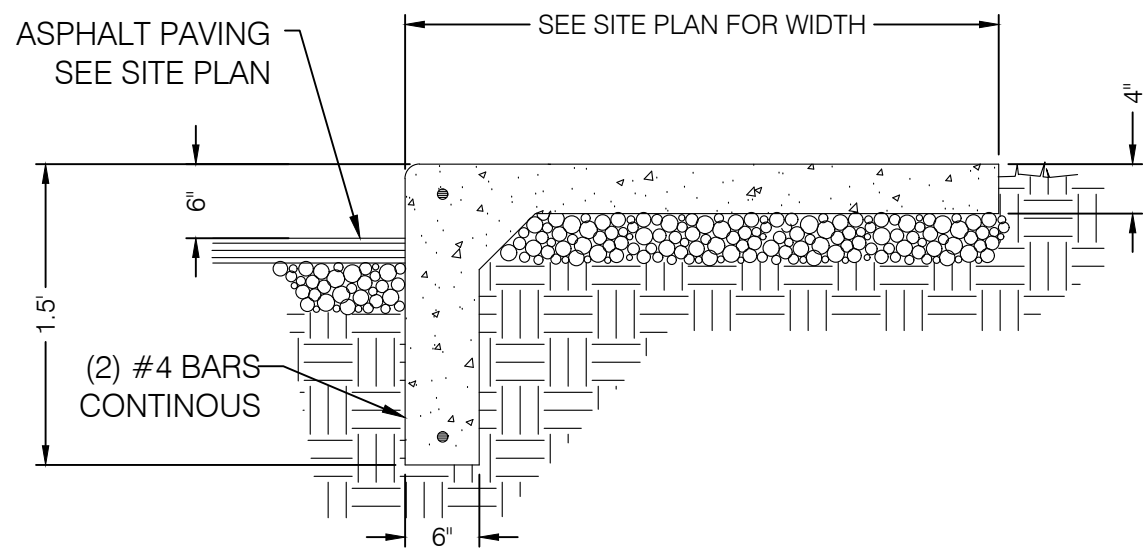
RISER		
HEIGHT	CODE	WEIGHT
1'	UV441R	1,350#
2'	UV442R	2,700#
3'	UV443R	4,050#
4'	UV444R	5,400#
5'	UV445R	6,750#
6'	UV446R	8,100#

VAULT		
HEIGHT	CODE	WEIGHT
3'	CB443	3,225#
4'	CB444	4,575#
5'	CB445	5,925#
6'	CB446	7,275#

- NOTES:
1. CATCH BASINS ARE DESIGNED TO MEET ASTM C858 WITH AASHTO HS-20 LOADING.
 2. OPENINGS MAY BE SIZED AND LOCATED AS REQUIRED.
 3. OPTIONAL GRATING OR COVER MATERIAL MAY BE CAST IN AS REQUIRED.
 4. CHECK HARDWARE SECTION FOR OPTIONAL ACCESSORIES.

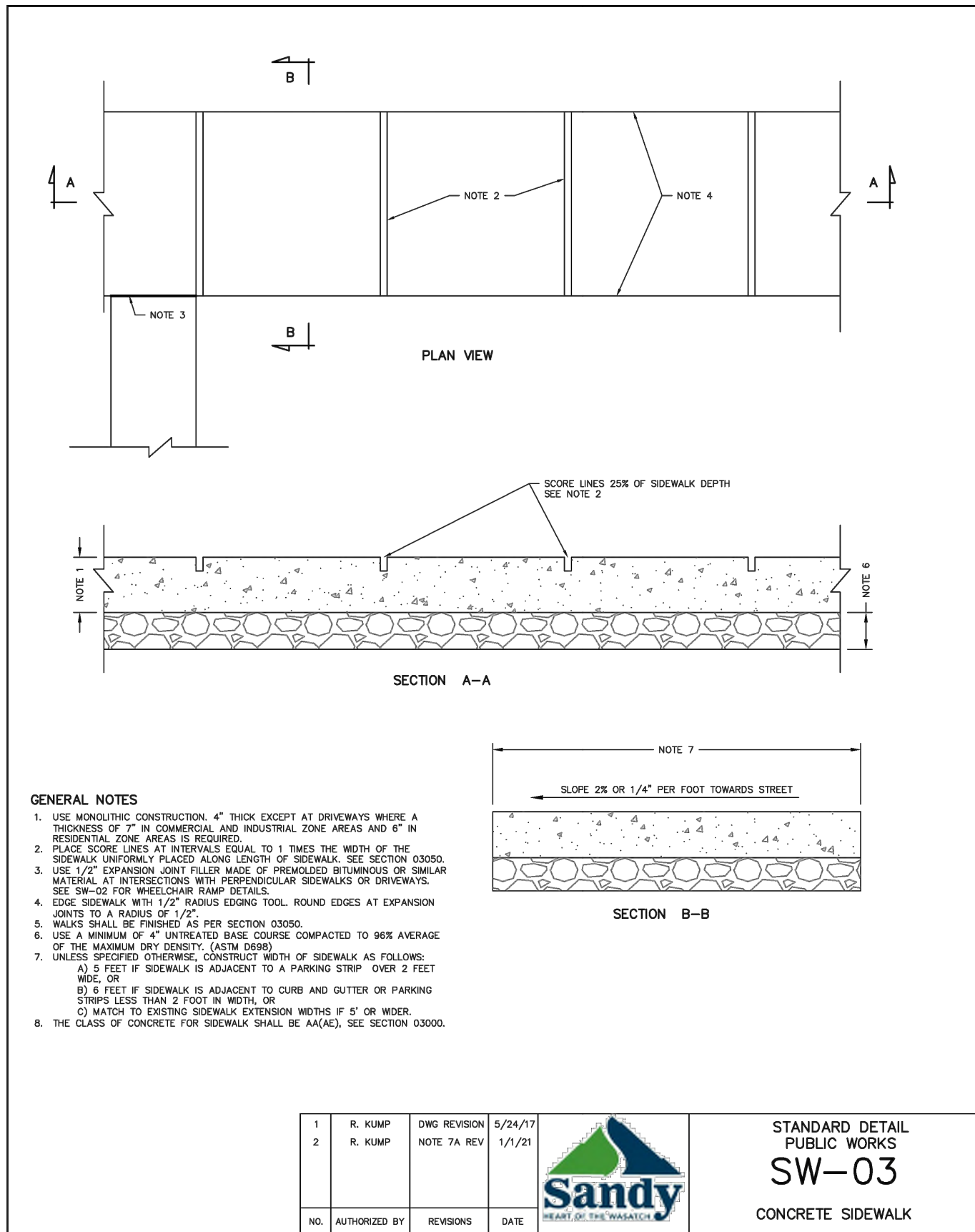
2'x2' CATCH BASIN

SCALE: NTS



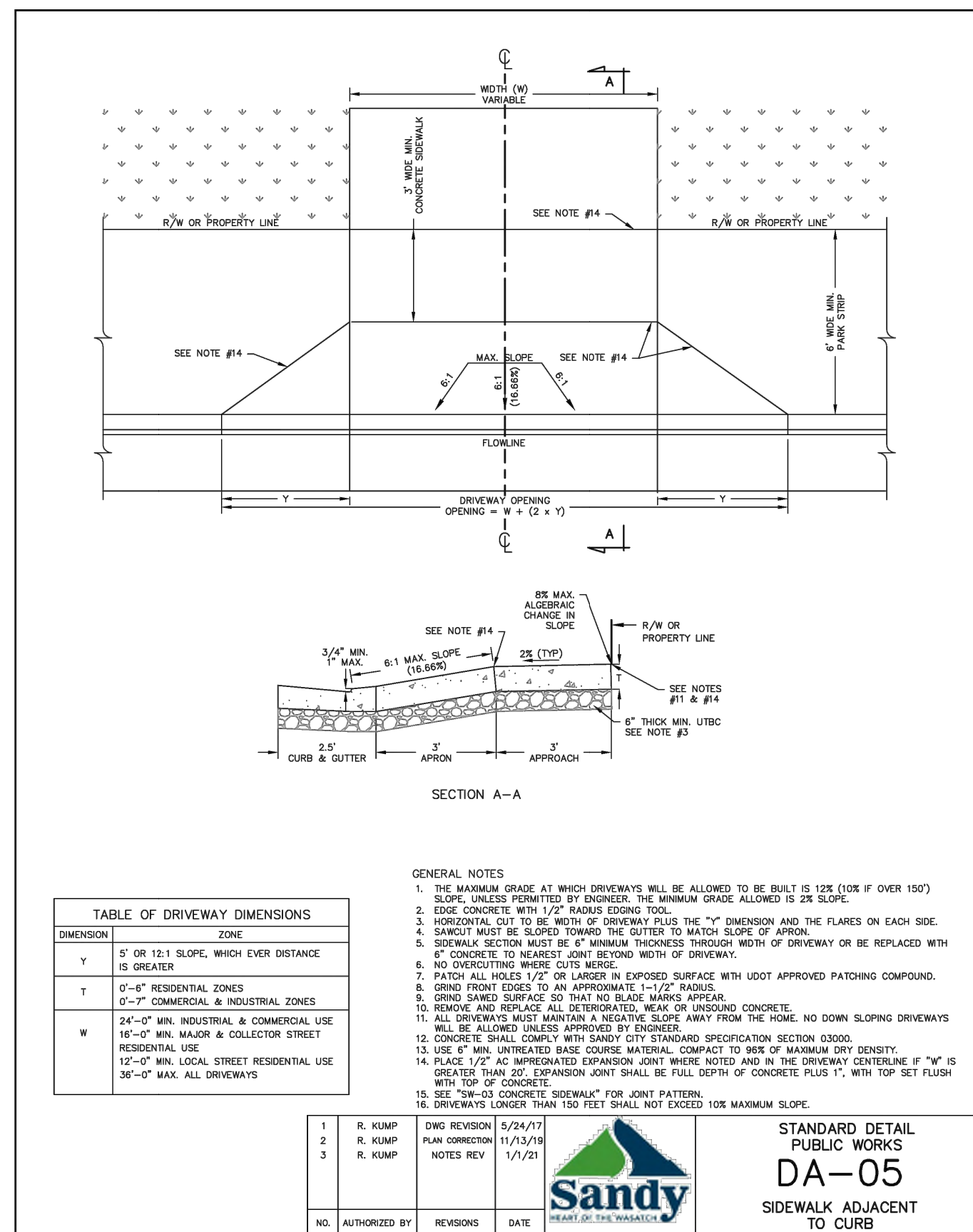
INTEGRAL SIDEWALK & CURB

SCALE: NTS



CONCRETE SIDEWALK PER SANDY CITY STANDARD SW-03

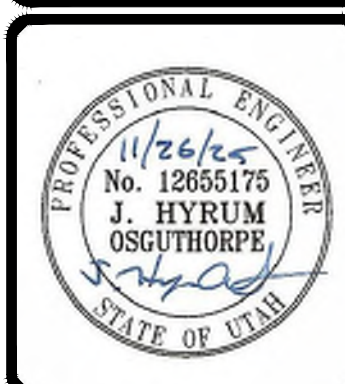
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DIP DRIVEWAY PER SANDY CITY STANDARD DA-05

SCALE: NTS

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11	06/25/2025	REVISED PER CITY COMMENTS
12	07/28/2025	REVISED PER CITY COMMENTS
13	08/26/2025	REVISED PER CITY COMMENTS
14	11/02/2025	REVISED PER CITY COMMENTS



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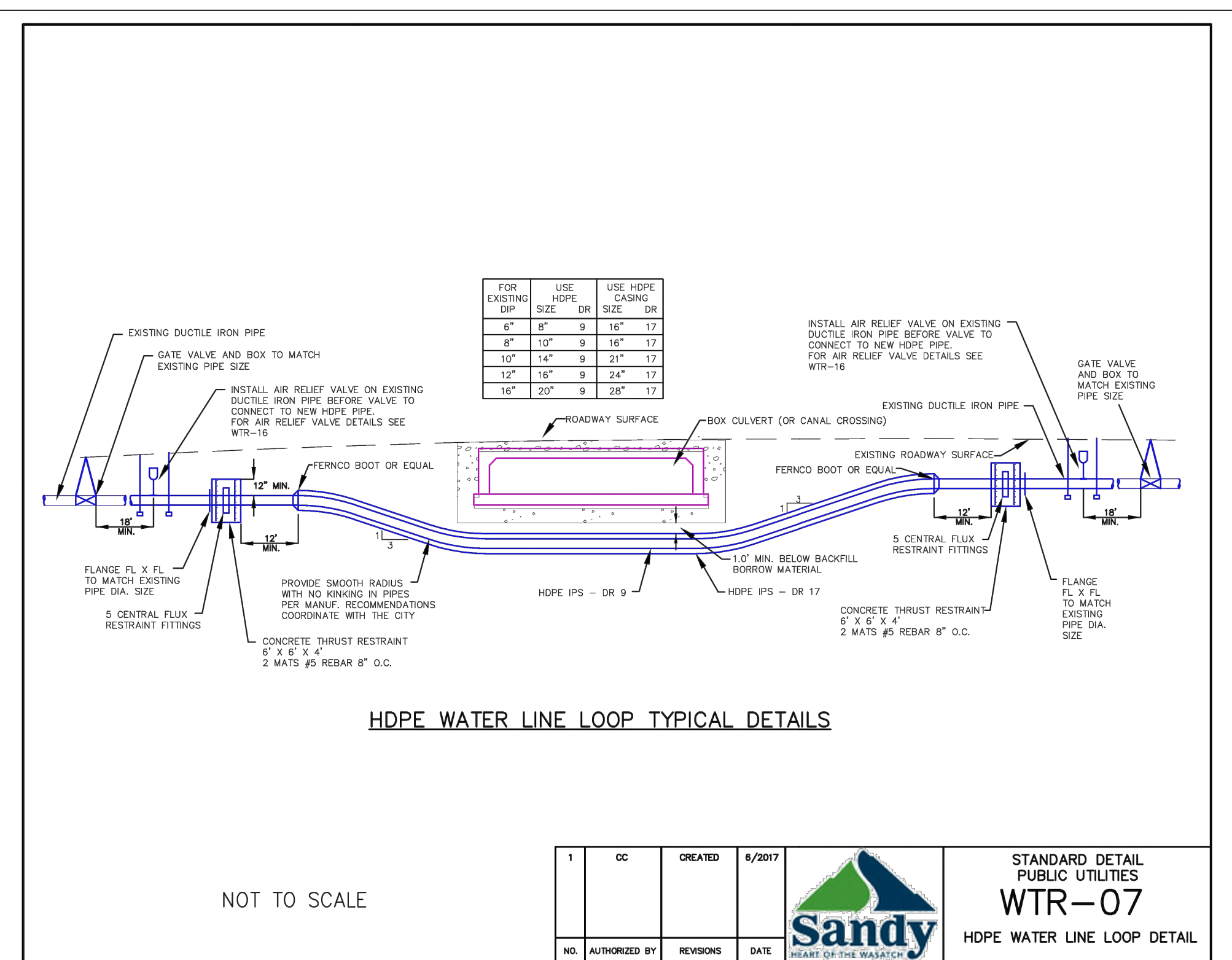
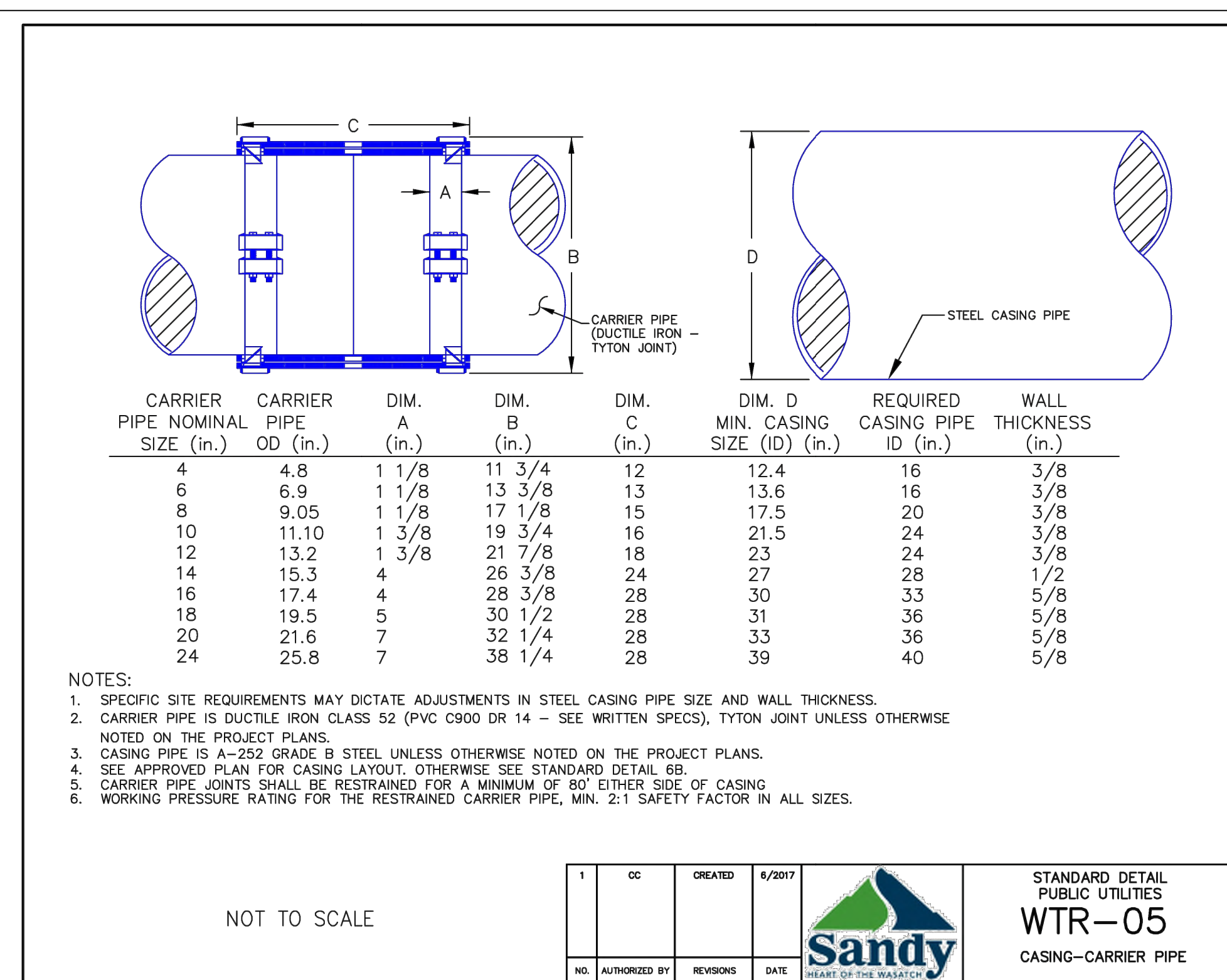
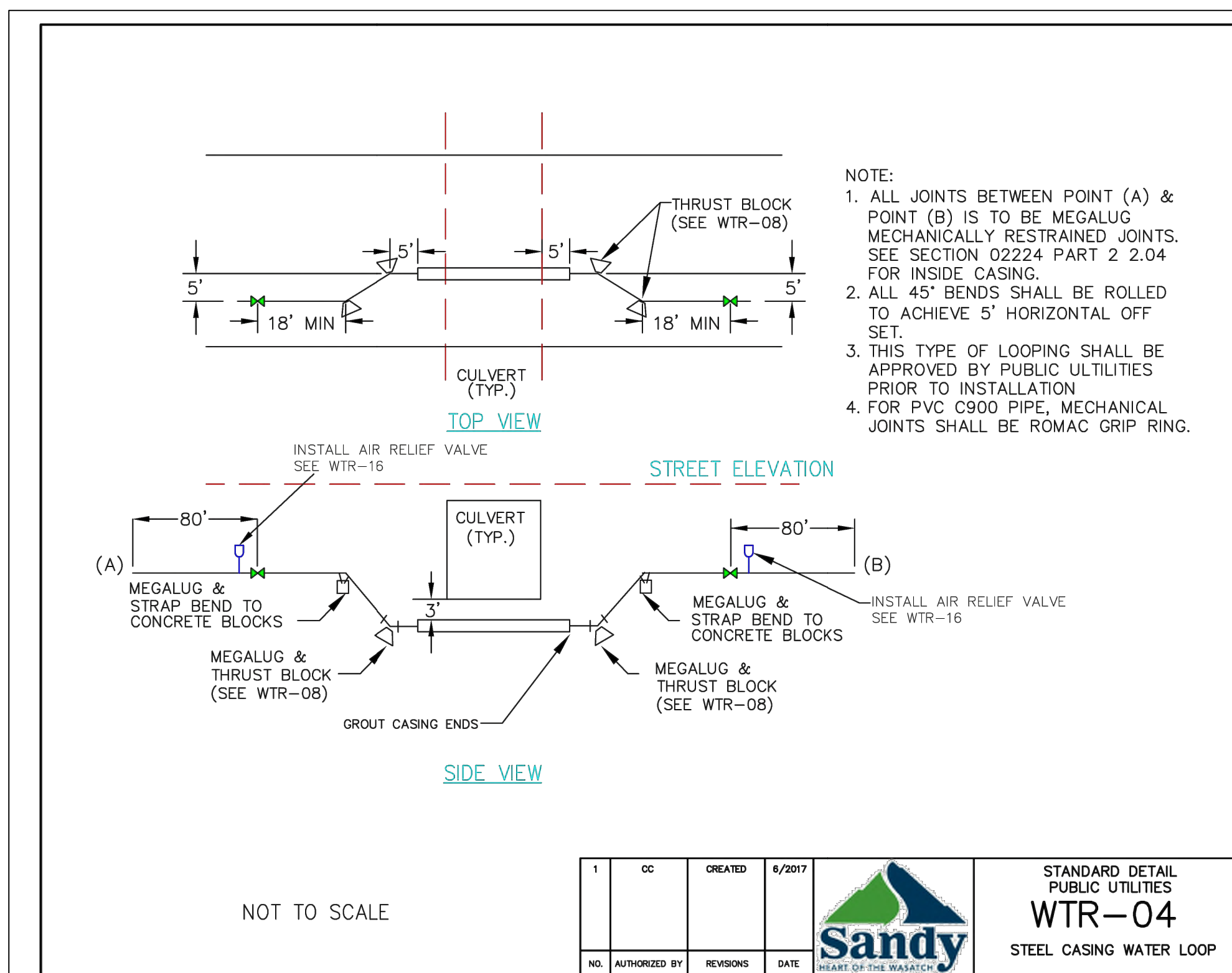
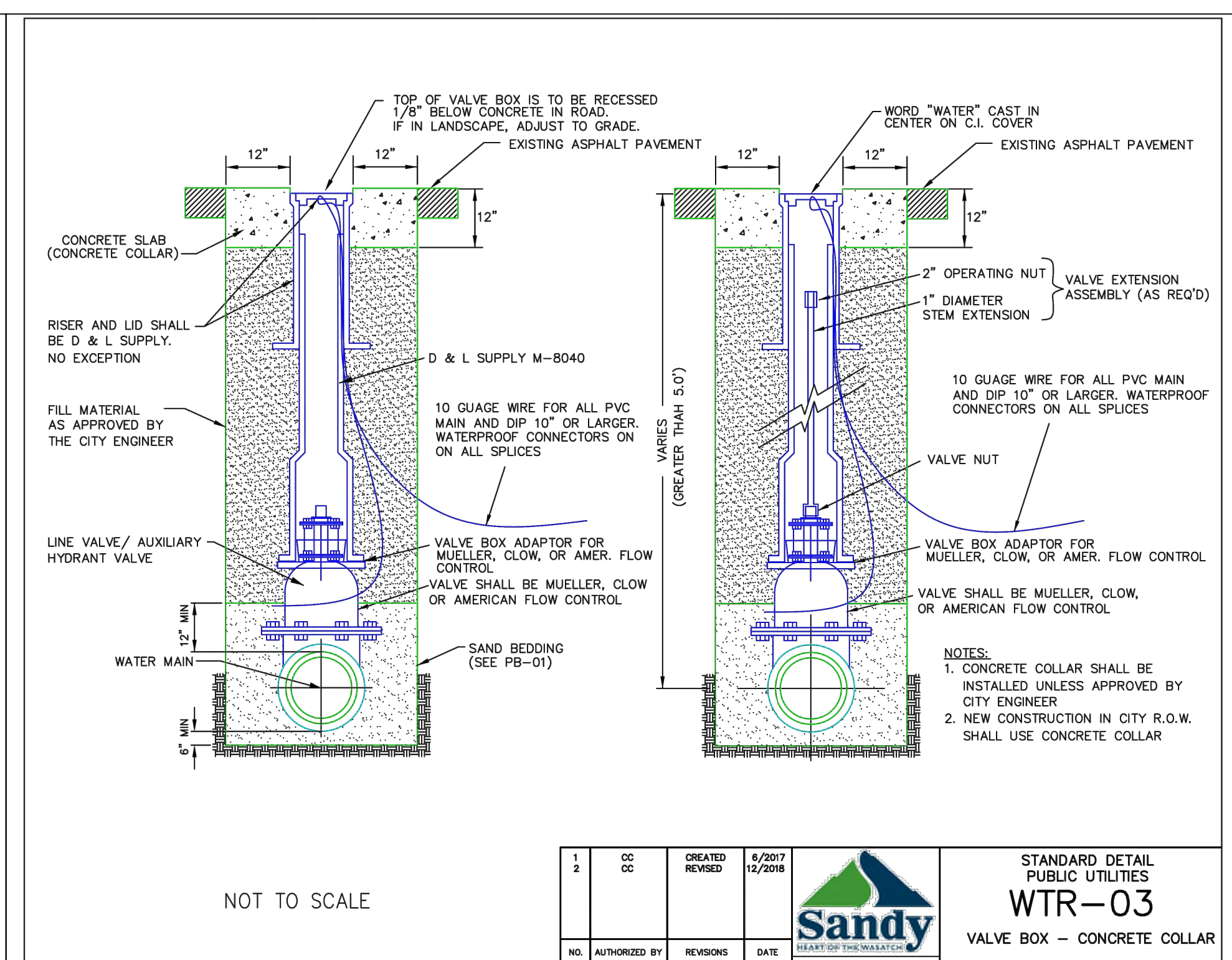
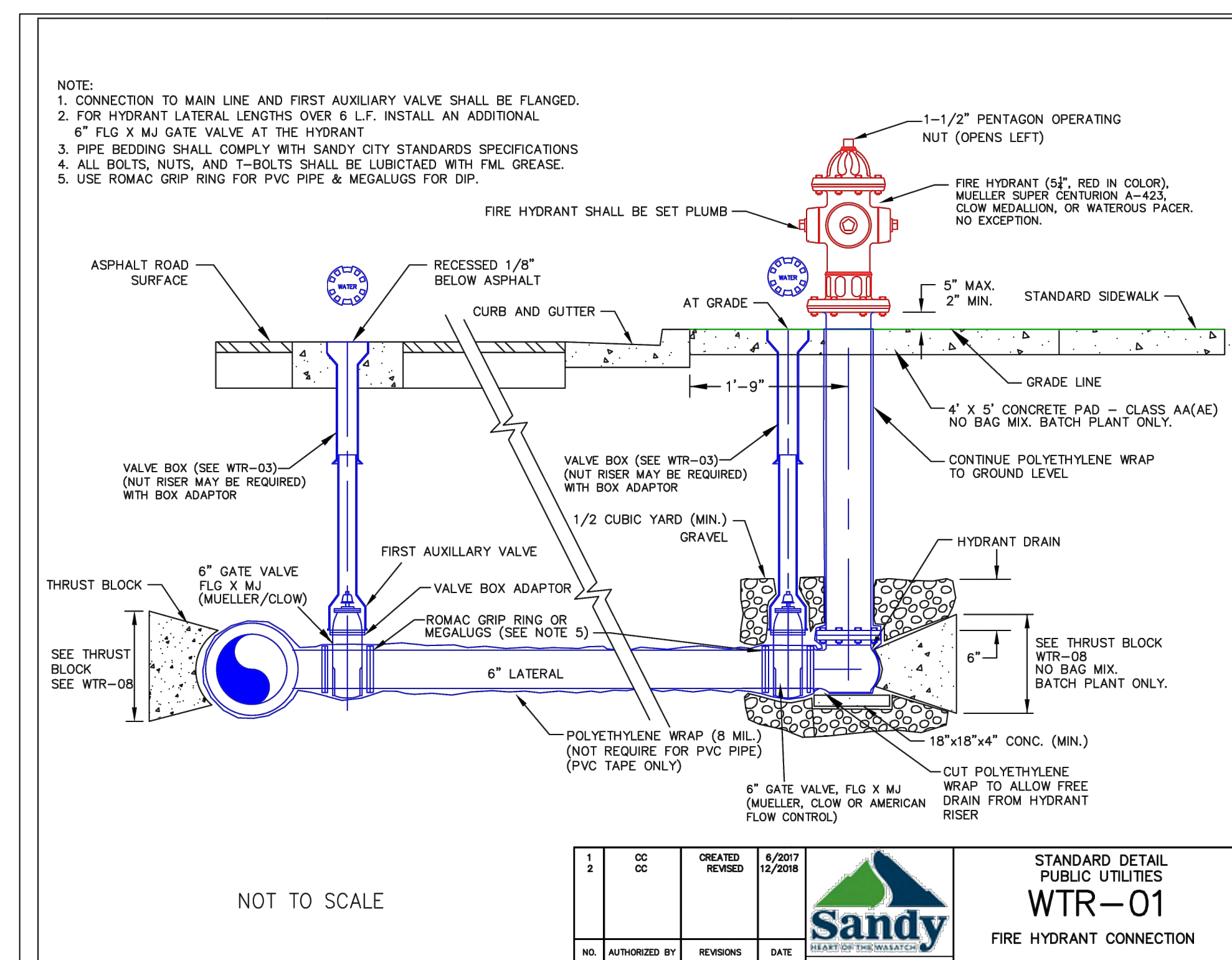
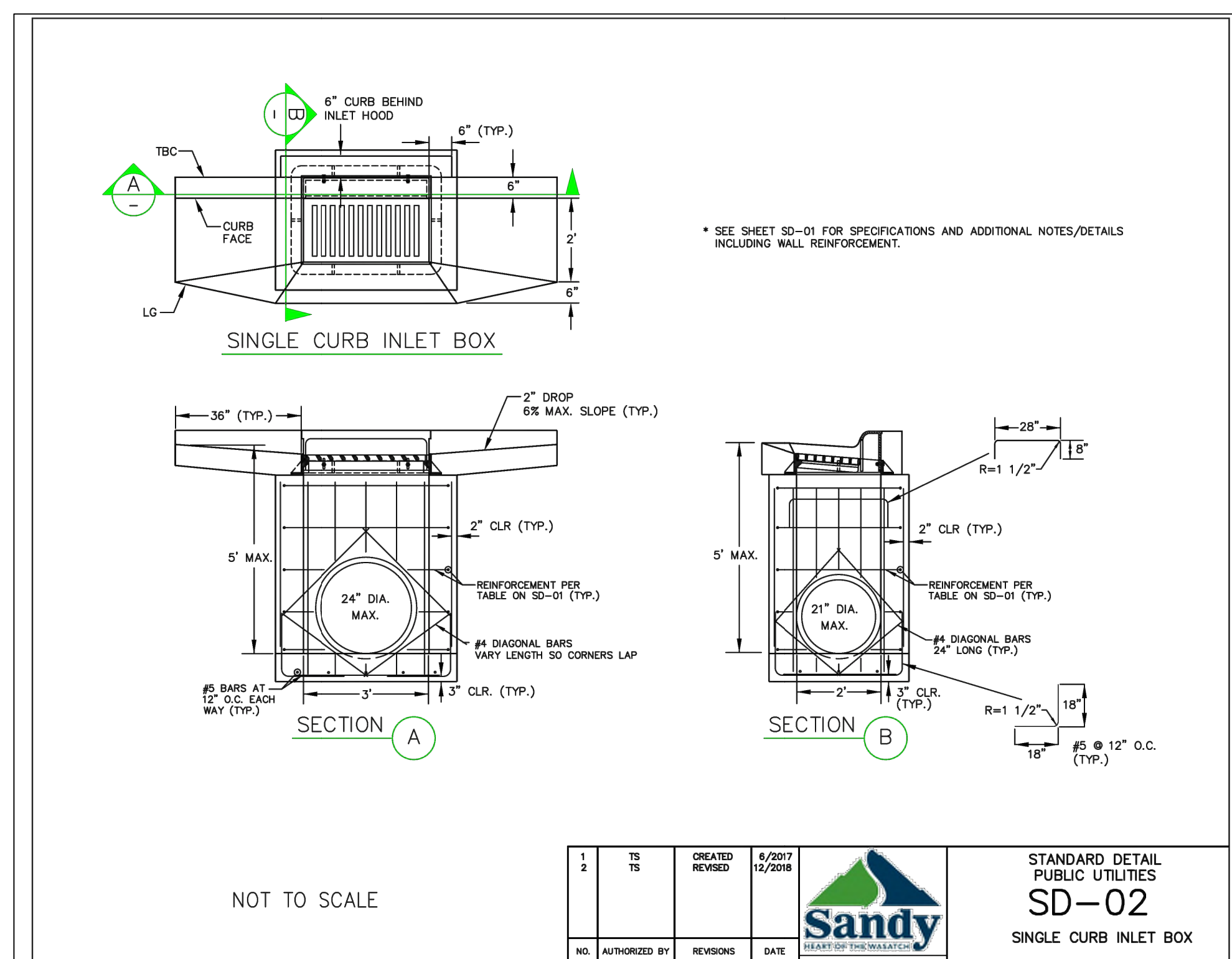
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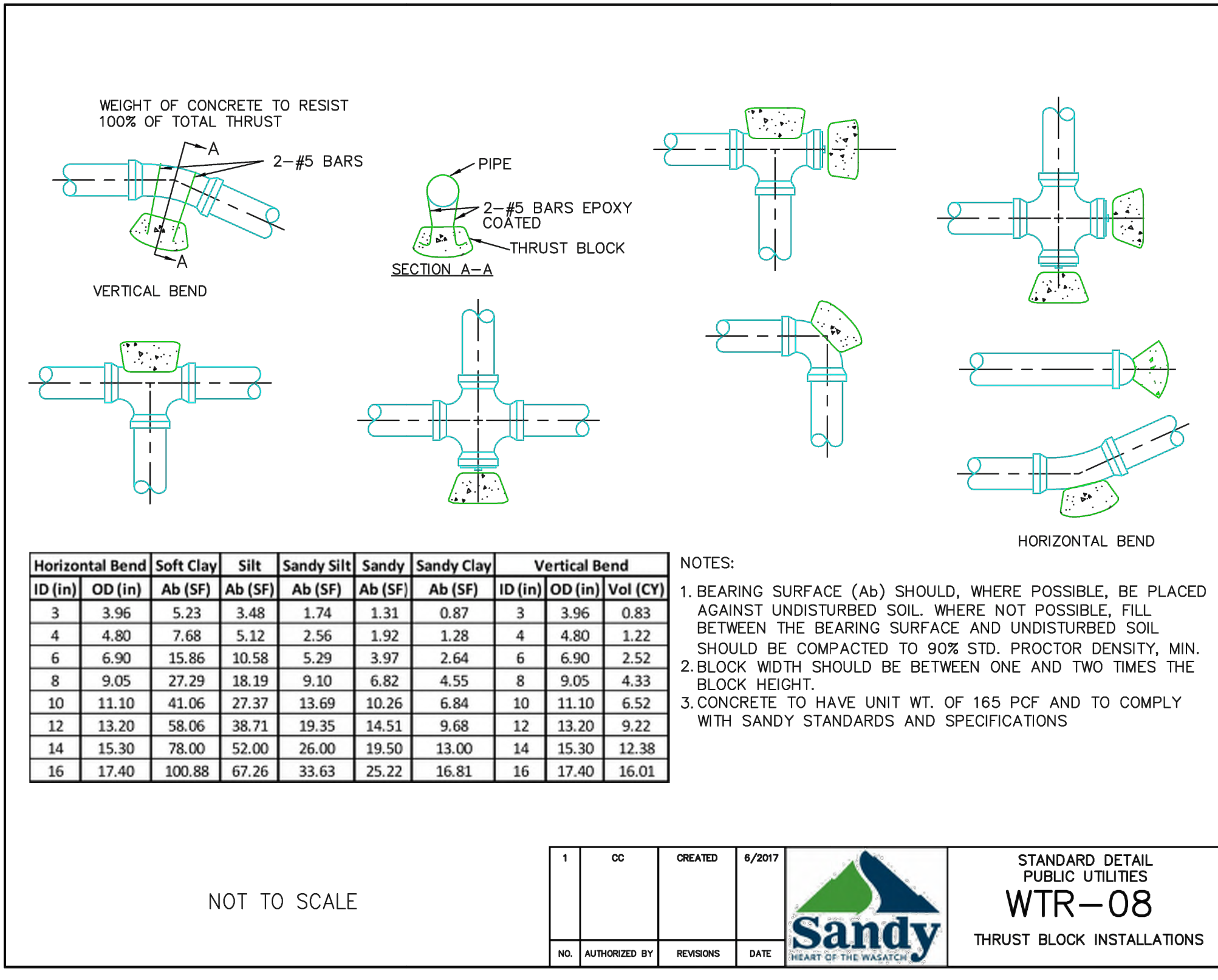
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PROJECT NO. 2212304

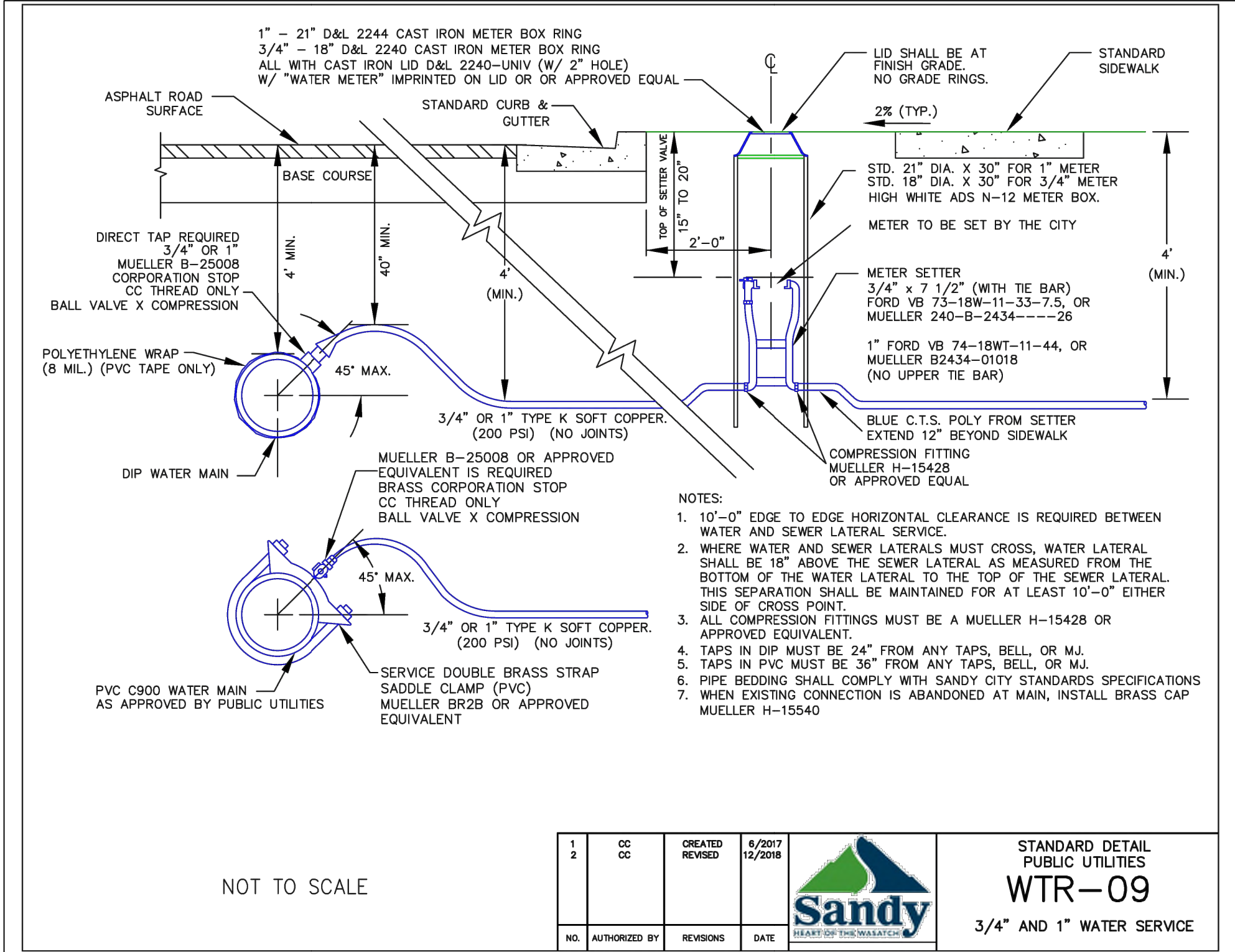
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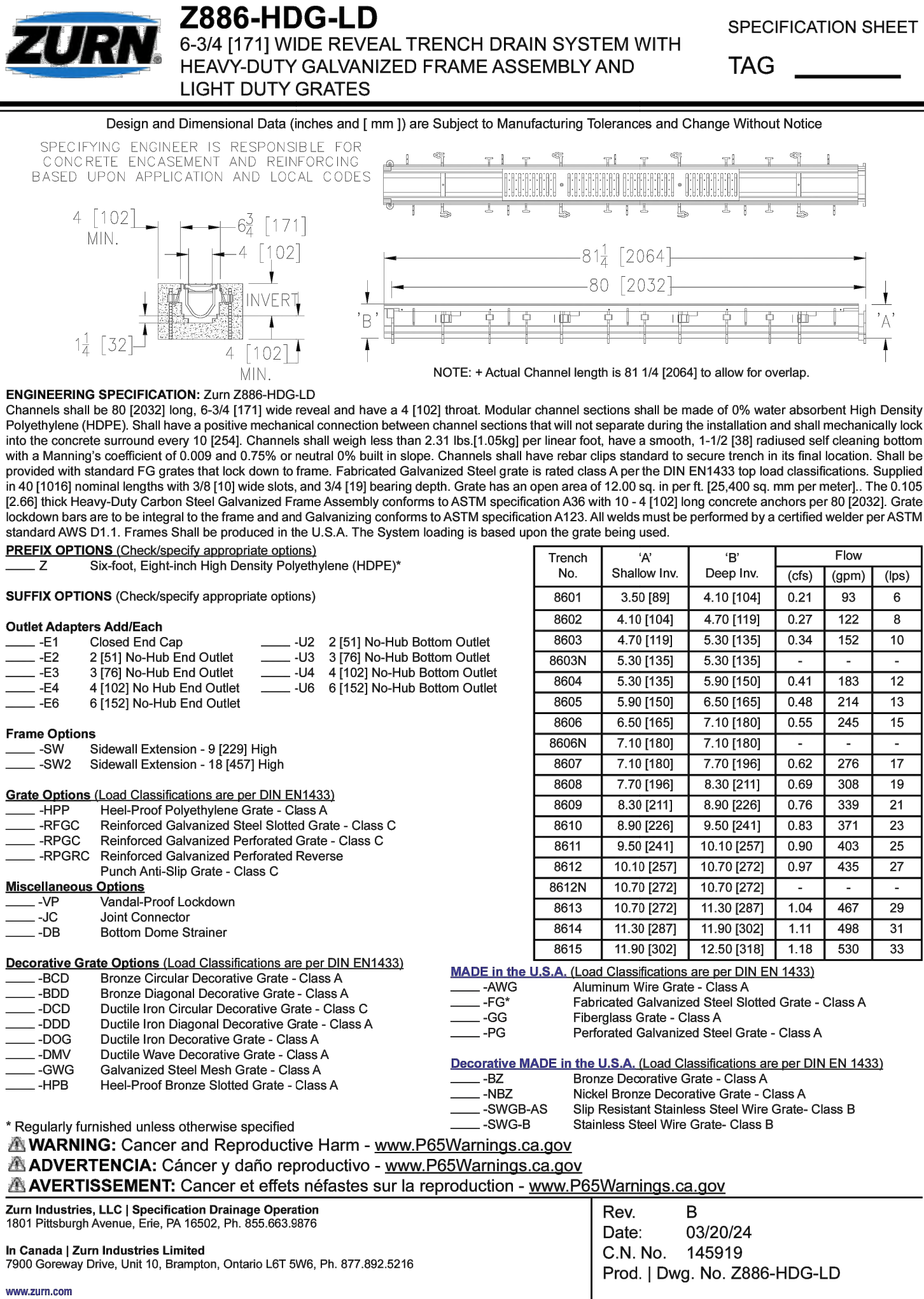




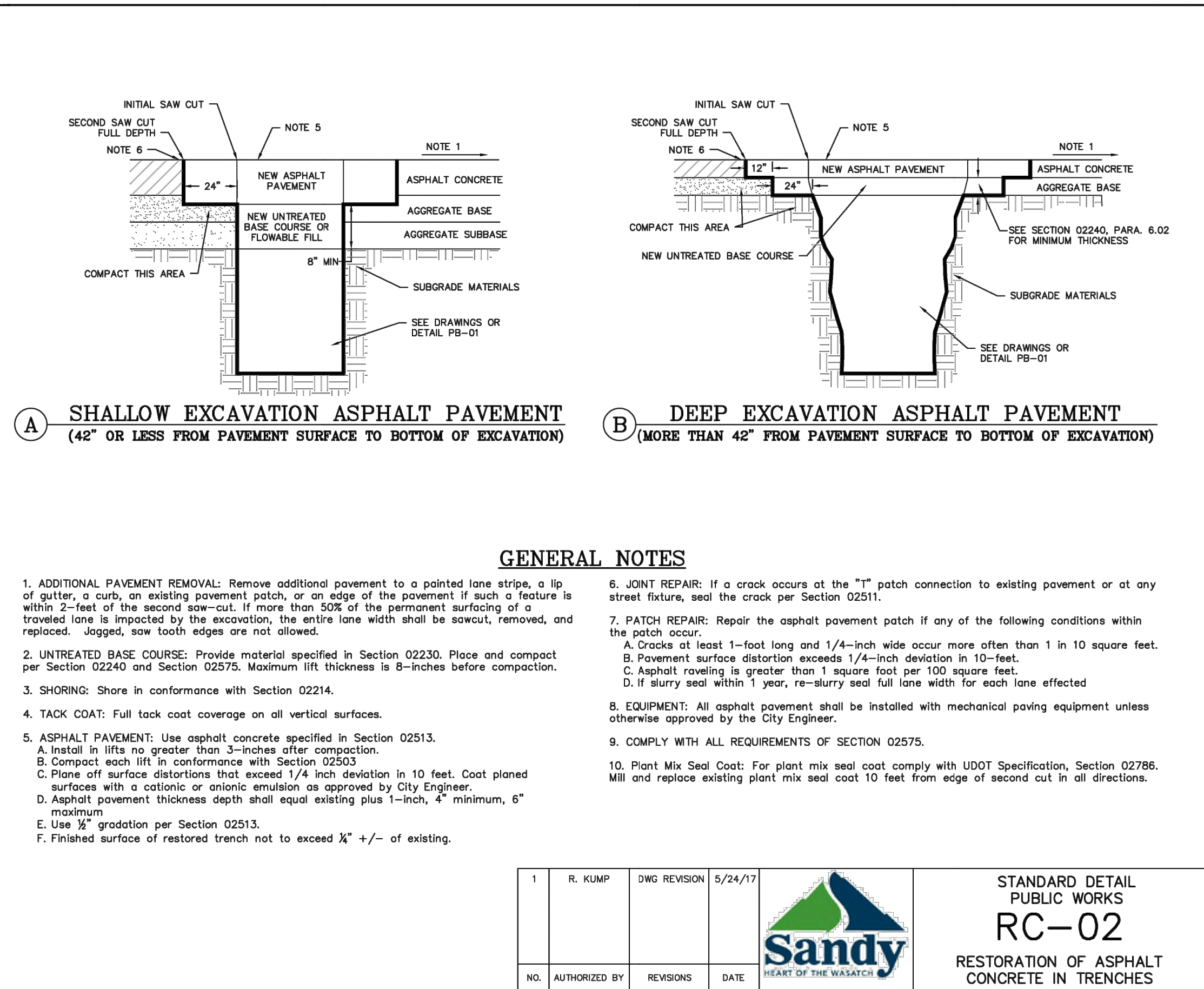
THRUST BLOCK PER SANDY CITY STANDARD WTR-08
SCALE: NTS



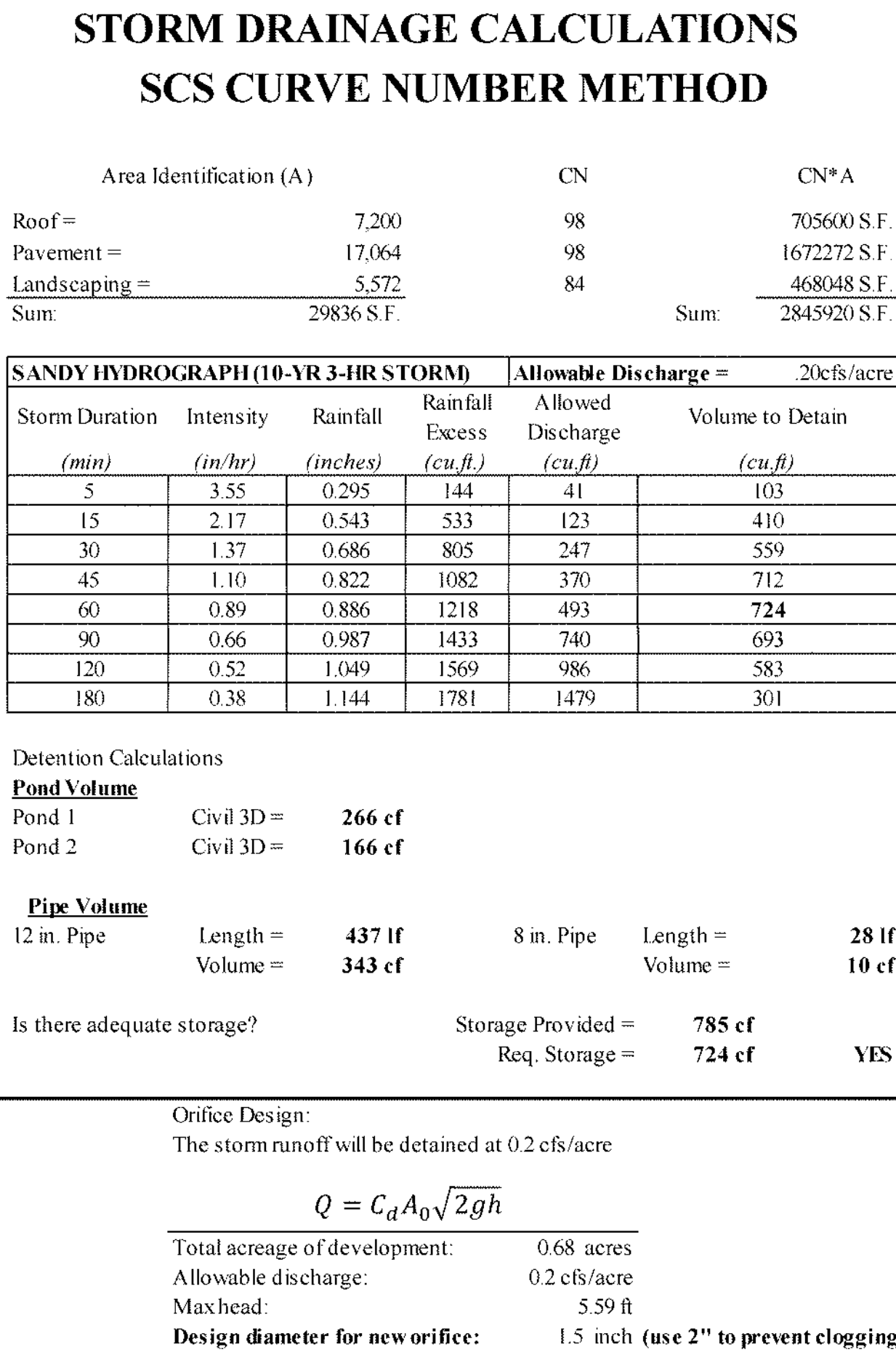
1" WATER SERVICE PER SANDY CITY STANDARD WTR-09
SCALE: NTS



ZURN TRENCH DRAIN Z886-HDG-LD (TRENCH NO. 8609)
SCALE: NTS



RESTORATION OF ASPHALT CONCRETE IN TRENCHES
SCALE: NTS



DRAINAGE CALCULATIONS
SCALE: NTS

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL		
1.1	SUMMARY	
A.THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:		
1. SITE CONDITIONS		
2. GUARANTEES		
3. MAINTENANCE		
4. SOIL AMENDMENTS		
5. FINE GRADING		
6. LANDSCAPE EDGING		
7. FURNISH AND INSTALLING PLANT		
8. TURF PLANTING		
9. WEED BARRIER		
1.2	SITE CONDITIONS	
A.EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS; AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS, ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.		
B.PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.		
C.IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.		
1.3	PERMITS	
A.BLUE STAKE/ DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.		
1.4	PLANT DELIVERY, QUALITY, AND AVAILABILITY	
A.UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.		
1.5	FINAL INSPECTION	
A.ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.		
1.6	LANDSCAPE SUBSTANTIAL COMPLETION	
A.A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.		
1.7	MAINTENANCE	
A.PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 30 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUYNIG AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.		
1.8	GUARANTEE	
A.GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY PLANT NOT ALIVE, IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE.		
PART II - PRODUCTS		

GENERAL LANDSCAPE NOTES

GRADING AND DRAINAGE REQUIREMENTS	
• AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"	
• AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES	
• A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS	
• LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES	
• LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE	
• DEVICES FOR CHANNELING RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL, BACKFILL, WITH MINOR DISTANCE IS GREATER	
GENERAL LANDSCAPE NOTES	
• LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.	
• DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED	
• ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.	
• SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.	
• SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 5" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.	
• EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6" TREE RING OF THE SAME EDGING.	
LAWN/GRASS AREA	
• SOD	
• ON ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A 4-6" DIAMETER TREE RING OF THE SAME EDGING. LATE-LATE BROWN BARK MULCH, NO SHREDDED FINE. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	
• SEED	
• O SOIL TEST: SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR. COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18	

LANDSCAPE MATERIALS	
A.TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY EIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.	
B.TREE WRAP: TREE WRAP IS NOT TO BE USED.	
C.MULCH/ROCK: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUNDCOVERS.	
D.WEED BARRIER: DEWITT 5 OZ. WEED BARRIER FABRIC. MANUFACTURED BY DEWITT COMPANY, DEWITTCOMPANY.COM OR APPROVED EQUAL.	
E.TREE, SHRUB, AND GRASS BACKFILL MIXTURE: BACKFILL MIXTURE TO BE 75% NATIVE SOIL AND 25% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.	
F.TOPSOIL REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:	
a. PH: 5.5-7.5	
b. EC (ELECTRICAL CONDUCTIVITY): < 2.0 MMHOS PER CENTIMETER	
c. SAR (SODIUM ABSORPTION RATION): < 3.0	
d. % OM (PERCENT ORGANIC MATTER): >1%	
e. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND <70%; CLAY < 30%; SILT < 70%; STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.	
G.TURF SOD: ALL SOD SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN PROPERLY GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.	
H.LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:	
a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.	
b. PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)	
c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.	
d. ONLY POTABLE WATER FOR MIXING.	

LANDSCAPE METAL EDGING: 5.5" STEEL EDGING WITH 15" DOWELS INTO THE GROUND FOR STABILIZATION.	
a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.	
b. PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)	
c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.	
d. ONLY POTABLE WATER FOR MIXING.	
PART III - EXECUTION	
3.1	GRADING
A.TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.	
B.TOPSOIL PLACEMENT: SLOPE SURFACED AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACED. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURPLUS SUB-SOIL AND TOPSOIL FROM THE SITE.	
C.COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.	
3.2	TURF GRADING
A.THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.	
B.THE FINISH GRADE OF THE TOPSOIL ADJACENT TO ALL SIDEWALKS, MOW STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.	
3.3	PLANTING OPERATIONS
A.REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.	
B.WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.	
C.BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.	
D.THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.	
E.TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.	
F.THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.	
G.PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.	
H.SET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE	

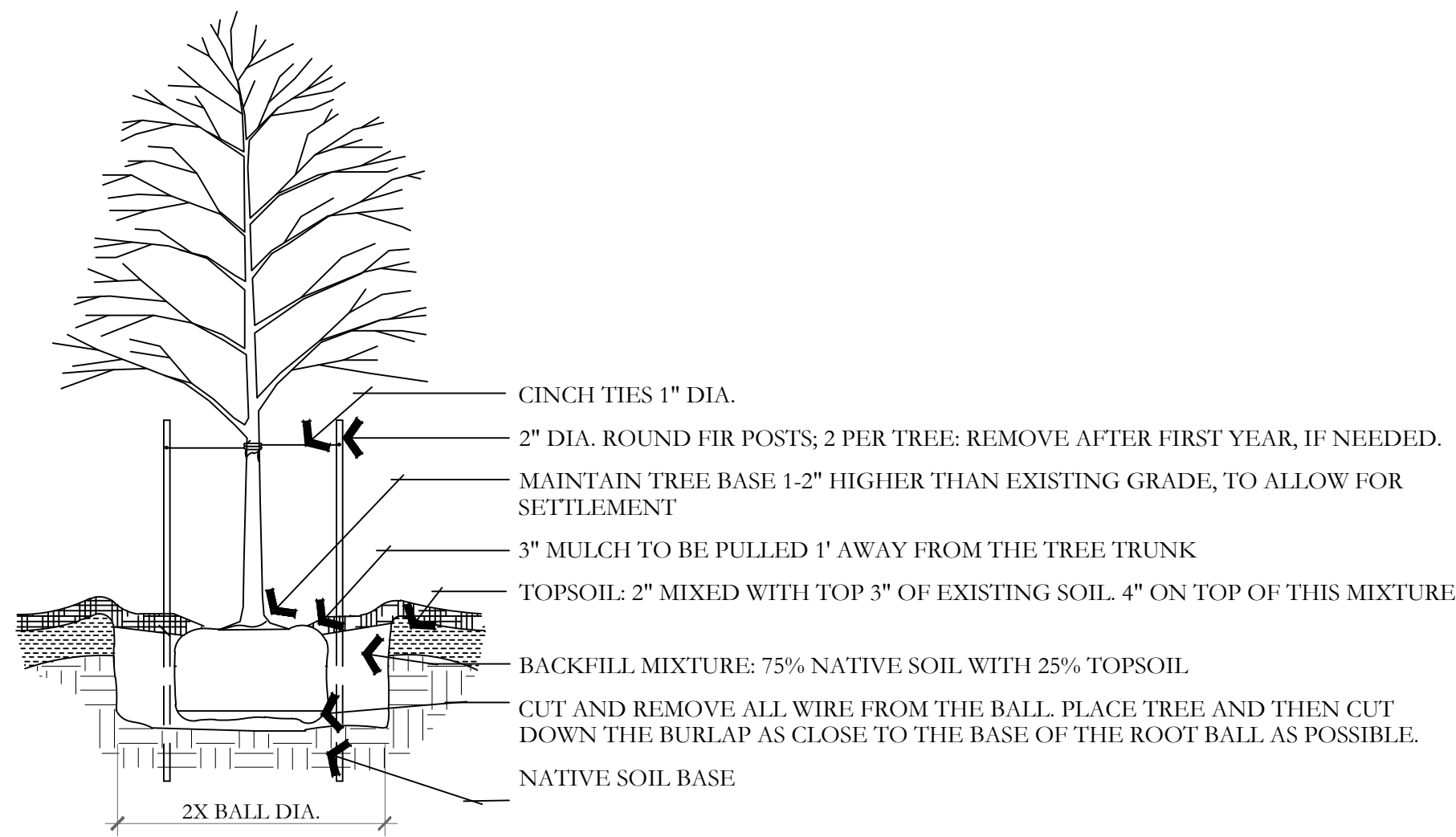
INCHES BEFORE ADDING 6" OF WEED FREE TOPSOIL WITH HIGH ORGANIC MATTER. FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE SOFT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.	
• O SEED: USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ACRE. THE OPTIMUM TIME TO PLANT IS IN NOVEMBER/NOVEMBER. DO NOT SOW OVER HEAVY SNOWPACK. SEED WILL LAY DORMANT AND BE READY TO GERMINATE ONCE THE GROUND THAWS AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL IS NOT POSSIBLE, SEED BEFORE APRIL. 1. CONTACT SUMMIT SEED. DARRELL@SUMMITSEEDING.COM 435-709-8003.	
• O APPLICATION: HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND FERTILIZER IN A WATER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE PUMP ON THE TRUCK WILL FORCE THE SLURRY THROUGH A TOP MOUNTED DISCHARGE NOZZLE (TOWER). USE 2000 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TACKIFIER PER ACRE.	
• O IRRIGATION: ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAYTIME WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION.	
• IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED AT THE FOLLOWING SCHEDULE: FOR 8 WEEKS SOIL SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDLING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-7 MINUTES FOR EACH IRRIGATION EVENT DEPENDING ON TEMPERATURE AND TIME OF YEAR. A SPARSE DENSITY IS EXPECTED. CONTINUE TEMPORARY IRRIGATION FOR ONE YEAR EVENTUALLY REDUCING WATER APPLICATION TO ONCE A WEEK, THEN ONCE EVERY TWO WEEKS TO FINALLY ONCE A MONTH. MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLERS ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION.	
• O WEED CONTROL AND MAINTENANCE: MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND WEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROADLEAF HERBICIDE BIENNUEALLY AND ESTABLISH A CONSISTENT REGIMEN OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCING SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZATION. FERTILIZER OPTION IS TO SUSTAIN 4-6-4 DEPENDING ON SOIL FERTILITY. DO NOT MOW SHORTER THAN 4 INCHES. BAG ALL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE GAGE FOR WHEN TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL DEPENDING ON TEMPERATURE AND MOISTURE. THIS PRACTICE WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 1 TO 3 YEARS.	
• O PROGNANCS BIOTIC SOIL MEDIA: WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGNANCS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 3500 LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH (2000 LBS/ACRE) COMBINED WITH TACKIFIER (50-100 LBS/ACRE).	
• O ADDING FORBS: SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL AND HERBICIDE IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER HYDROSEEDING.	

BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.	
L. APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.	
J. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED, IT SHOULD BE A COURSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.	
K.THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR DISEASED BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. REMOVE PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.	
L. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.	
4. TURF - SOD LAYING	
A.TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.	
B.FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF ½ POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.	
C.SOD AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR BLEMISHES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS WHICH ARE ACCEPTED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.	
D.SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.	
E.SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECES IS (ARE) TO BE RAISED AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.	
F.SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.	
G.APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.	
H.WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.	
I. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE BARRICADES SET APPROPRIATE DISTANCES WITH STRINGS OR TAPES BETWEEN BARRIERS, AS AN INDICATION OF NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC, EROSION, ETC., UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.	
J. ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.	
3.5 WEED BARRIER	
A.FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT LAY IN ANNUAL OR GRASS AREAS.	
B.CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.	
C.OVERLAP ROWS OF FABRIC MIN. 6"	
D.STABLE FABRIC EDGES AND OVERLAPS TO GROUND.	
END OF SECTION	

MULCH	
• ORGANIC	
• O PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.	
• O IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.	
• O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.	
• O ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 6" OF SOIL AND MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.	
• INORGANIC	
• O ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. WHERE PLANTING IS SPARSE (GREATER THAN 4' DISTANCE BETWEEN PLANTS OR 20' BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLE. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT. BACKFILL WITH A 4:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. KEEP ROCK 12" AWAY FROM TRUNK OF TREES AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.	
• O IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.	
• O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON RECEIPT, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.	
GENERAL IRRIGATION NOTES	
• A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TURNING TO BE SECURED AT CENTER OF ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.	
INSTALLER RESPONSIBILITIES AND LIABILITIES	
• THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE THEIR KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ALL LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.	
• LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.	

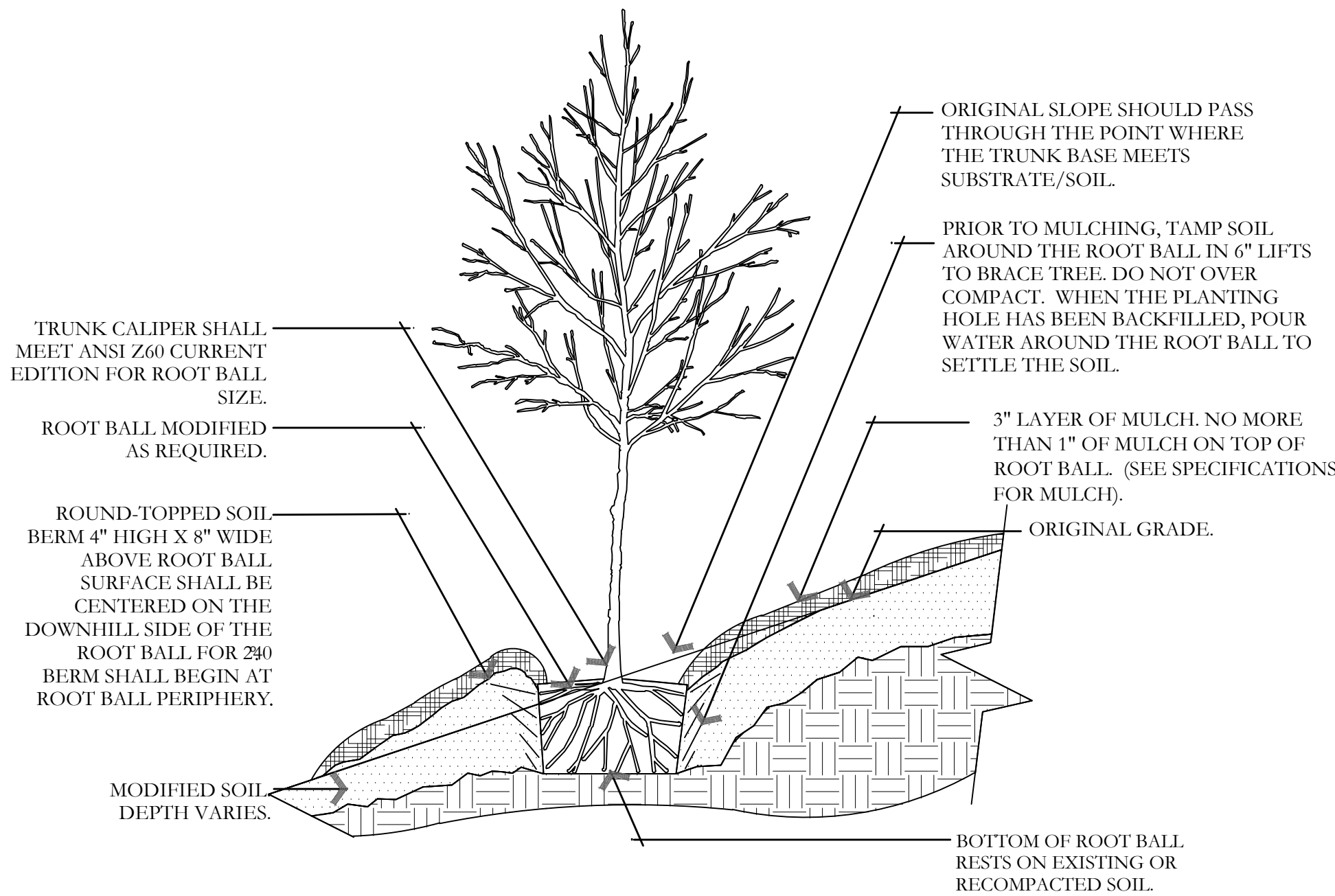
PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	CA'F	6	Cedrus atlantica glauca 'Fastigiata' Columnar Blue Atlas Cedar low to moderate; 30x10; sun to part shade; z6; Utah Lake water tolerant	B & B		6'
DECIDUOUS TREES						
	SR'B	2	Syringa reticulata 'Bailnee' Snowdance Tree Lilac Td3; 18x20; AV 314; sun; z3	B & B	2"Cal	
	ZS'C	3	Zelkova serrata 'JFS-KW1' TM City Sprite Zelkova Td4; 24x18; AV 490; sun; z5; Utah Lake water tolerant	B & B	2"Cal	
SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT						
DECIDUOUS SHRUBS						
	AA'V	9	Amelanchier alnifolia 'Obelisk' TM Standing Ovation Serviceberry Sd2; 15x4; AV50; sun to part shade; z2; Utah Lake water tolerant	5 gal		
	B'HR	20	Buddleja davidii 'Tobud1202' Buzz™ Hot Raspberry Butterfly Bush Moderate; 4'x4'; sun; z5; Utah Lake water tolerant	5 gal		
	PB'P	19	Prunus besseyi 'P011S' 'Pawnee Buttes' Pawnee Buttes Sand Cherry Sd1; 1.5 x 6; AV19.5; sun; z4; Potentilla fruticosa 'Targo' Dakota Sunspot TM	5 gal		
	PI'F	16	Fargo Yellow Shrubby Cinquefoil Sd2; 2-3 x3-4; AV 7; sun; z2; Utah Lake water tolerant	5 gal		
	RG'L	6	Rhus aromatica 'Gro-Low' Gro-Low Sumac GV1; 2 x 8; AV 28; full to part sun; z4; Utah Lake water tolerant	5 gal		
EVERGREEN SHRUBS						
	BS'G	2	Buxus sempervirens 'Graham Blandy' Graham Blandy English Boxwood moderate; 9x2; Sun to part shade; z5; Utah Lake water tolerant	5 gal		
	LA'H	4	Lavandula angustifolia 'Hidcote Blue' Hidcote Blue Lavender P2; 15x3; AV 3; sun; z4; Utah Lake water tolerant	1 gal		
GRASSES						
	CA'K	23	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal		
	M'ML	16	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass Tw2; 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant	2 gal		
PERENNIALS						
	AM'B	28	Armeria maritima 'Bloodstone' Bloodstone Sea Thrift 8-10" x 12-18; sun to part shade			



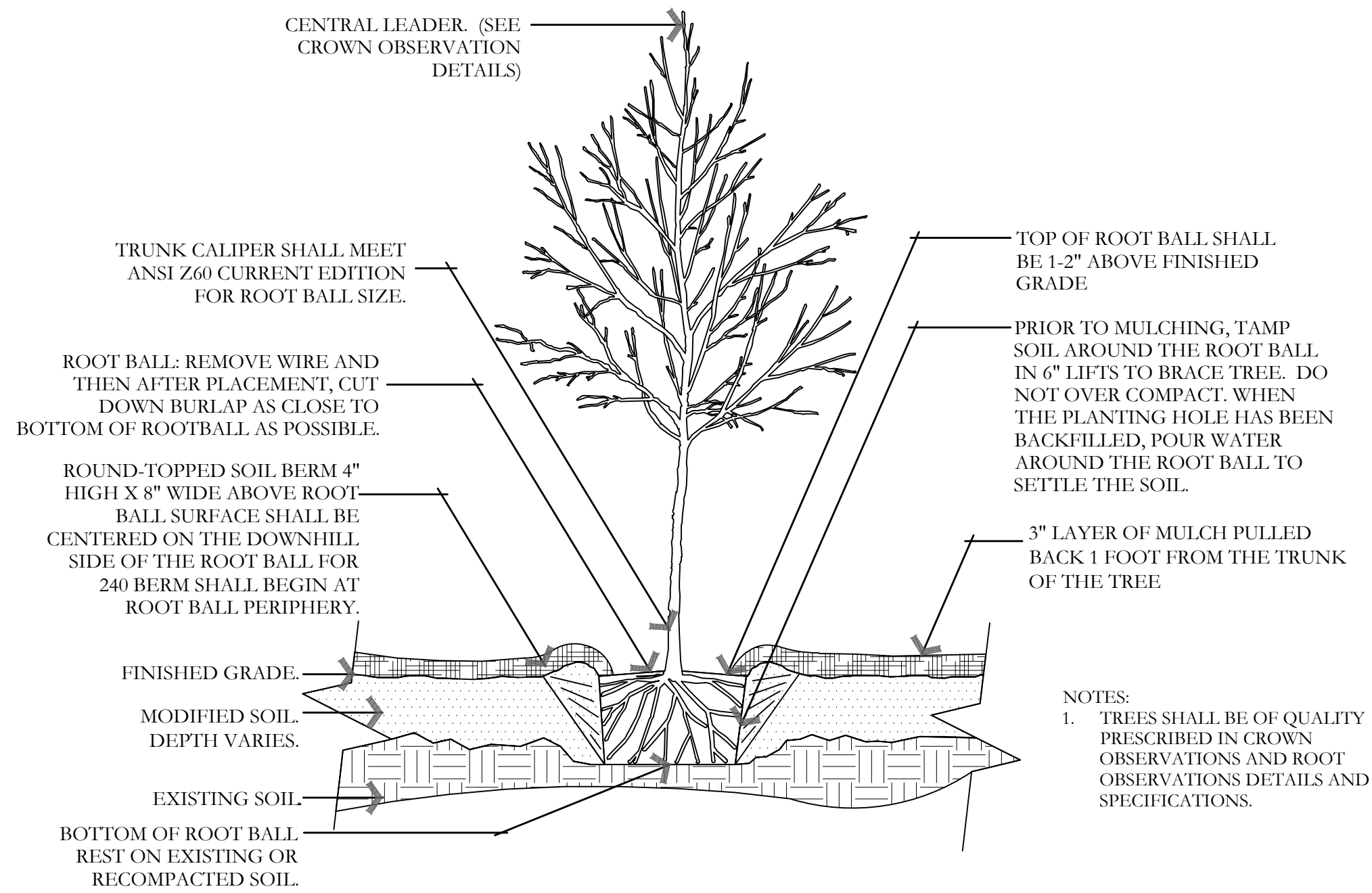
A DECIDUOUS TREE PLANTING
NOT TO SCALE

PKJ DESIGN GROUP



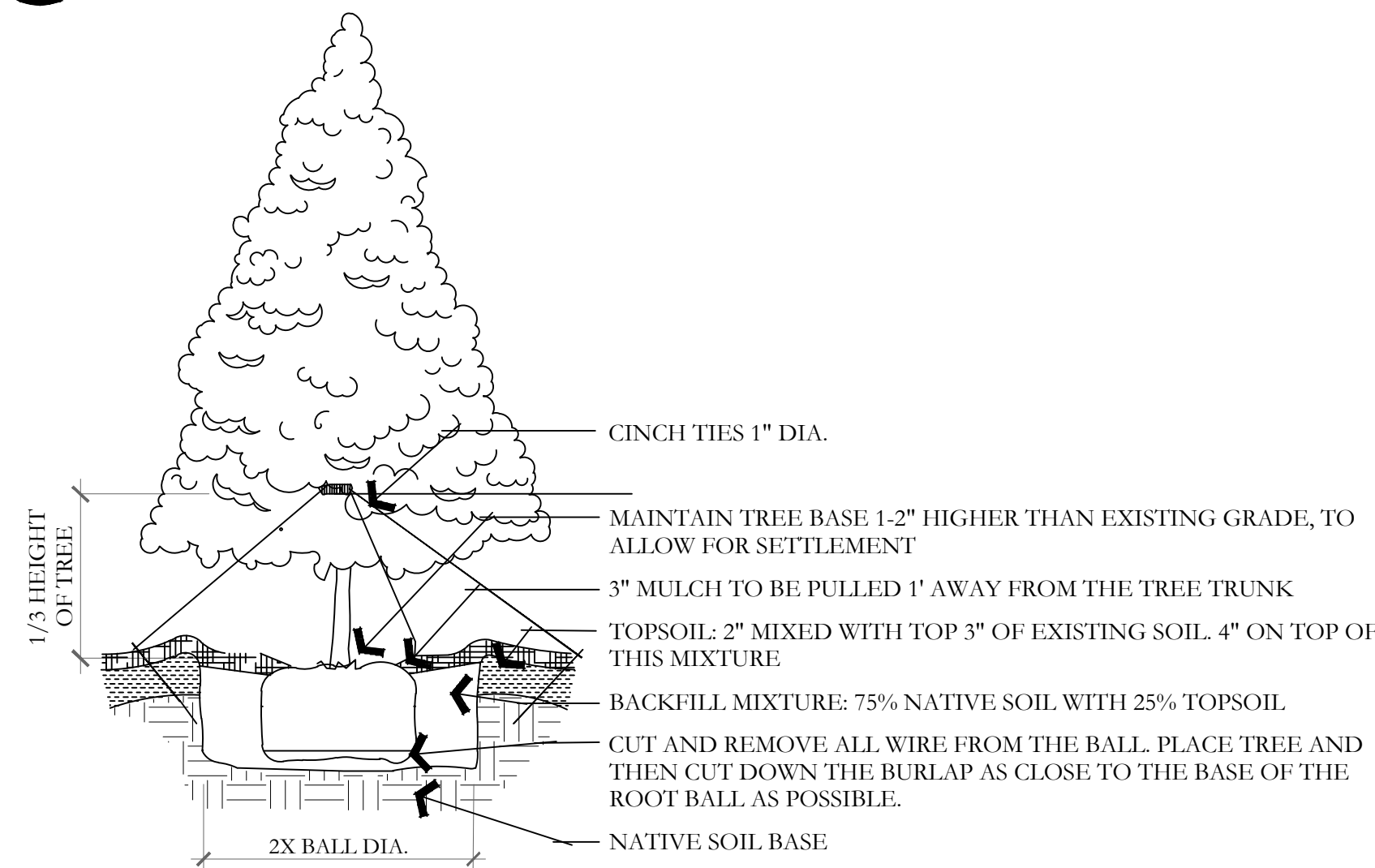
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE

PKJ DESIGN GROUP



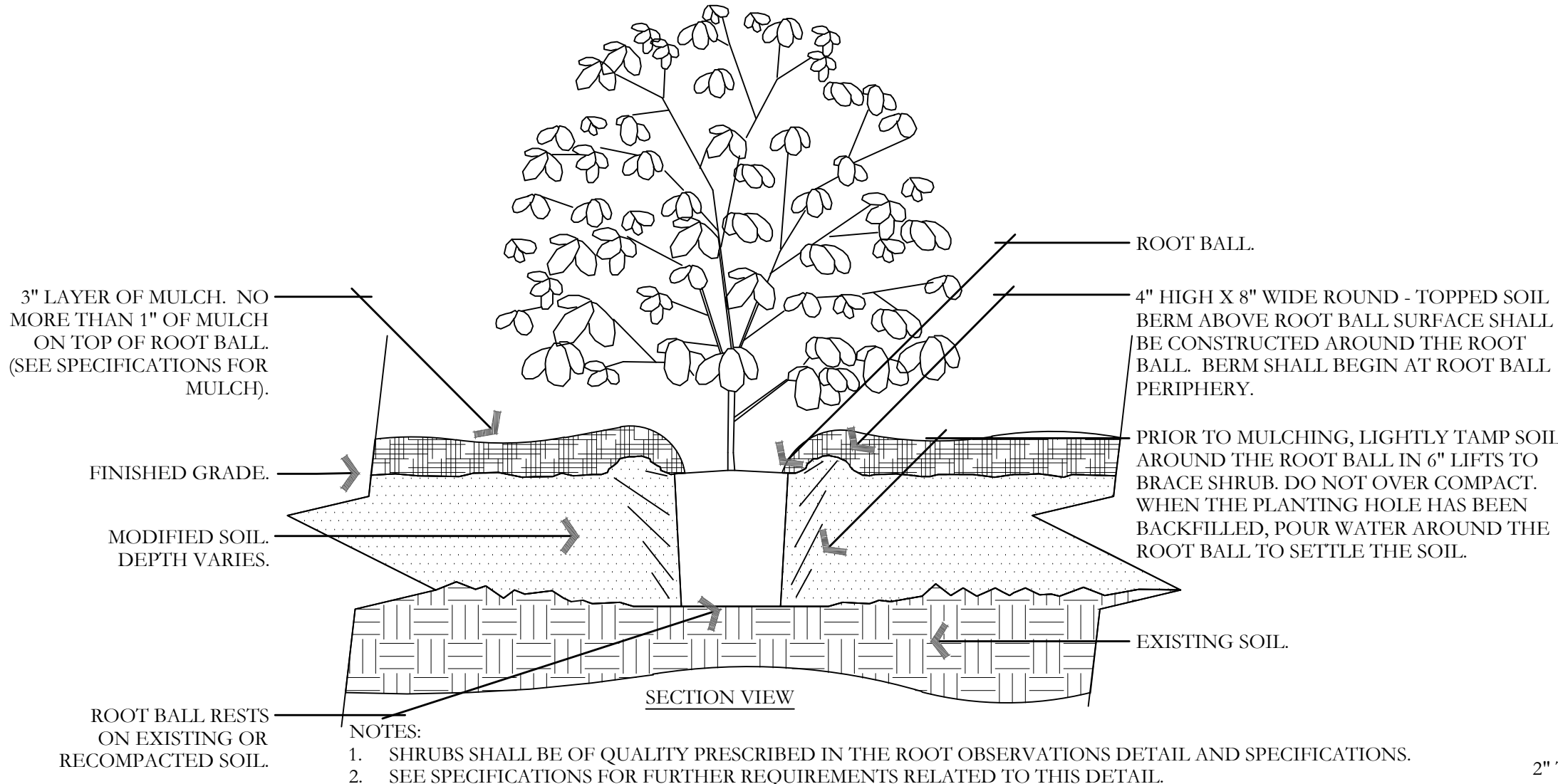
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE

NOTES:
1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.



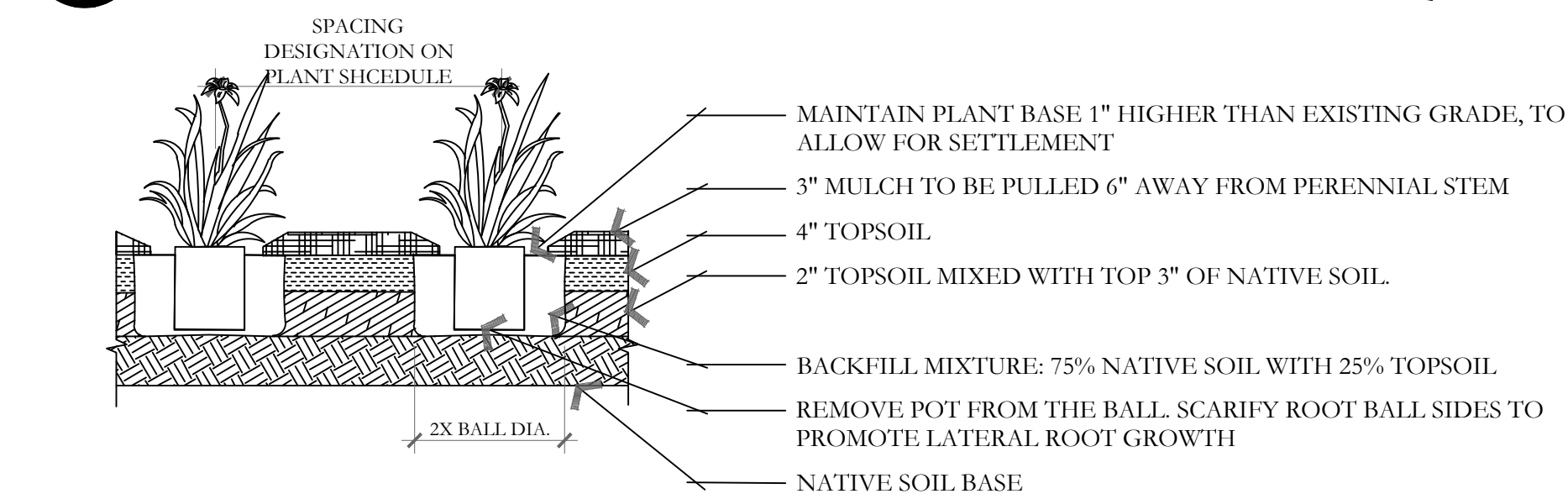
D EVERGREEN TREE PLANTING
NOT TO SCALE

PKJ DESIGN GROUP



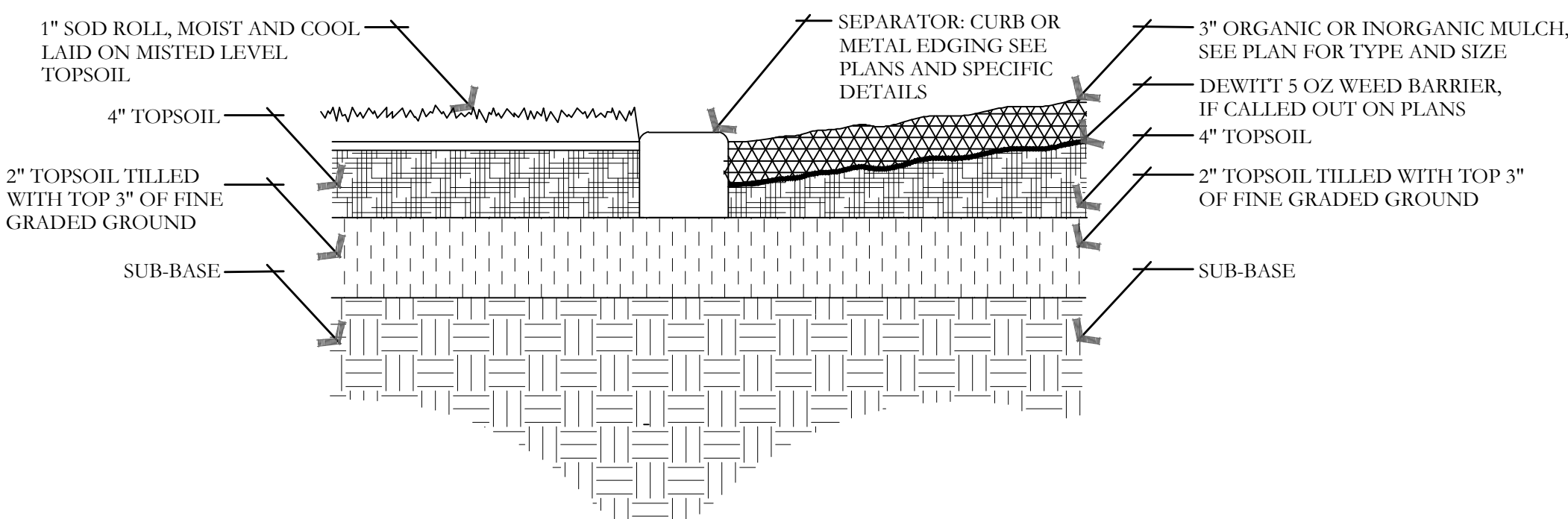
E SHRUB - MODIFIED SOIL
NOT TO SCALE

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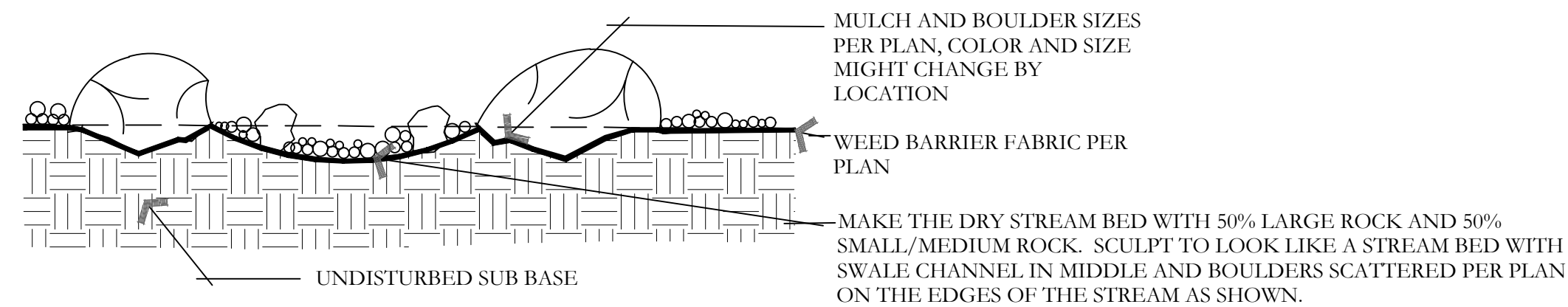
F PERENNIAL PLANTING
NOT TO SCALE

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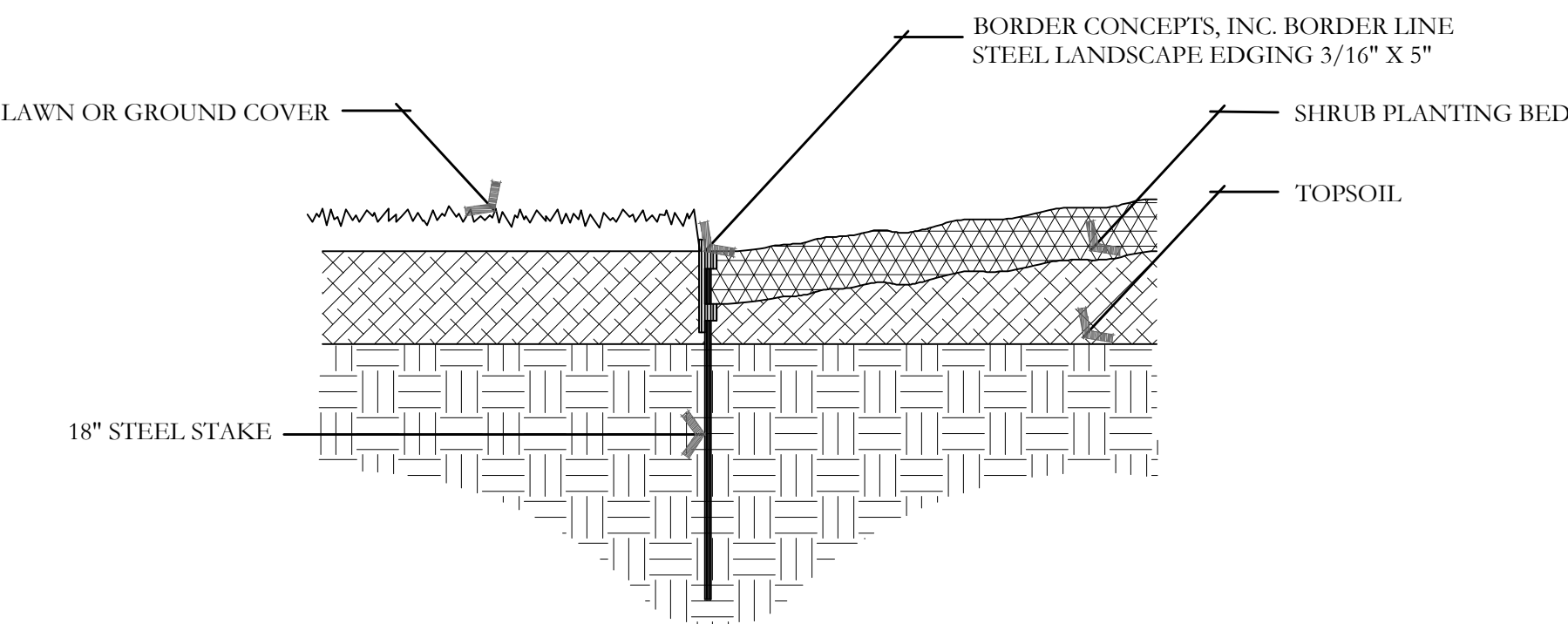
I SOD LAYING/MULCH DETAIL
NOT TO SCALE

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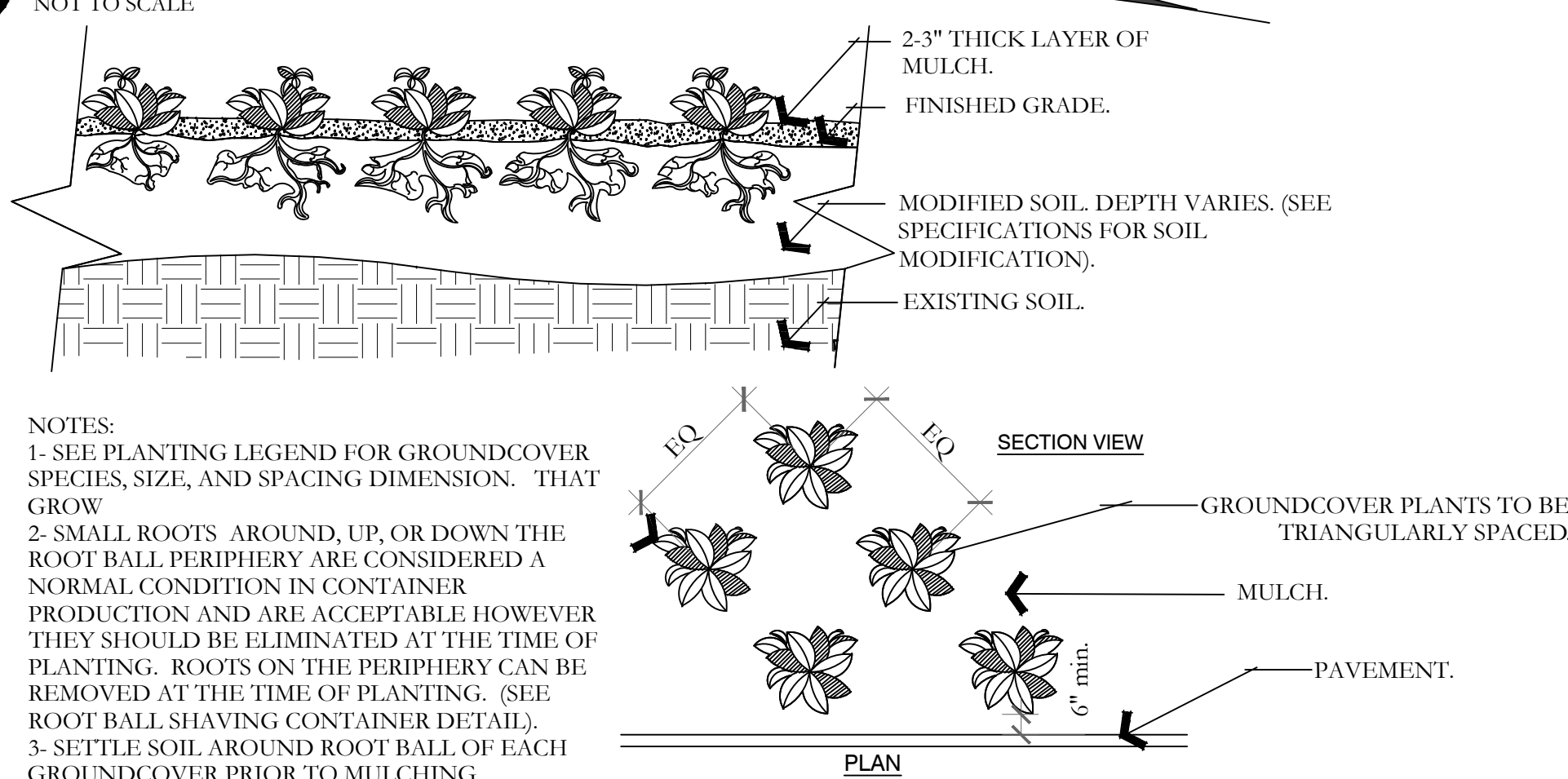
J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE

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G METAL EDGING DETAIL
NOT TO SCALE

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H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE

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ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
11/26/2025		UT24048			ARCHITECTUAL COMPONENTS ATT: JOSH NAYLOR 801-557-7523 JNAYLOR@ARCH-COMPONENTS.COM	PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization		P.M.: JTA DRAWN: ALR CHECKED: JMA PLOT DATE: 11/26/2025
NO.	REVISION	DATE						
1	CITY COMMENTS	4-4-2025						
2	CITY COMMENTS	4-15-2025						
3								
4								
5								
6								
7								

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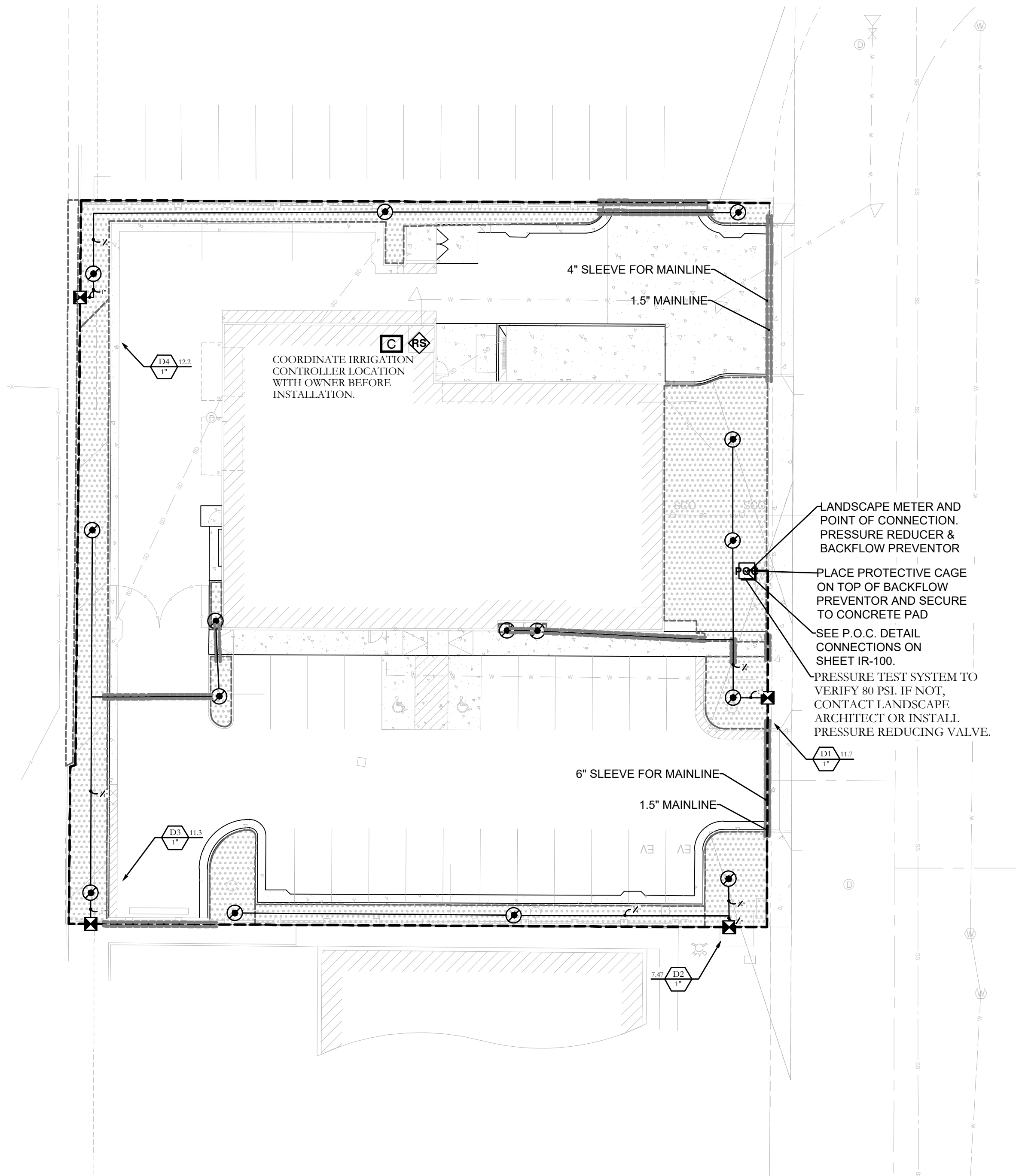
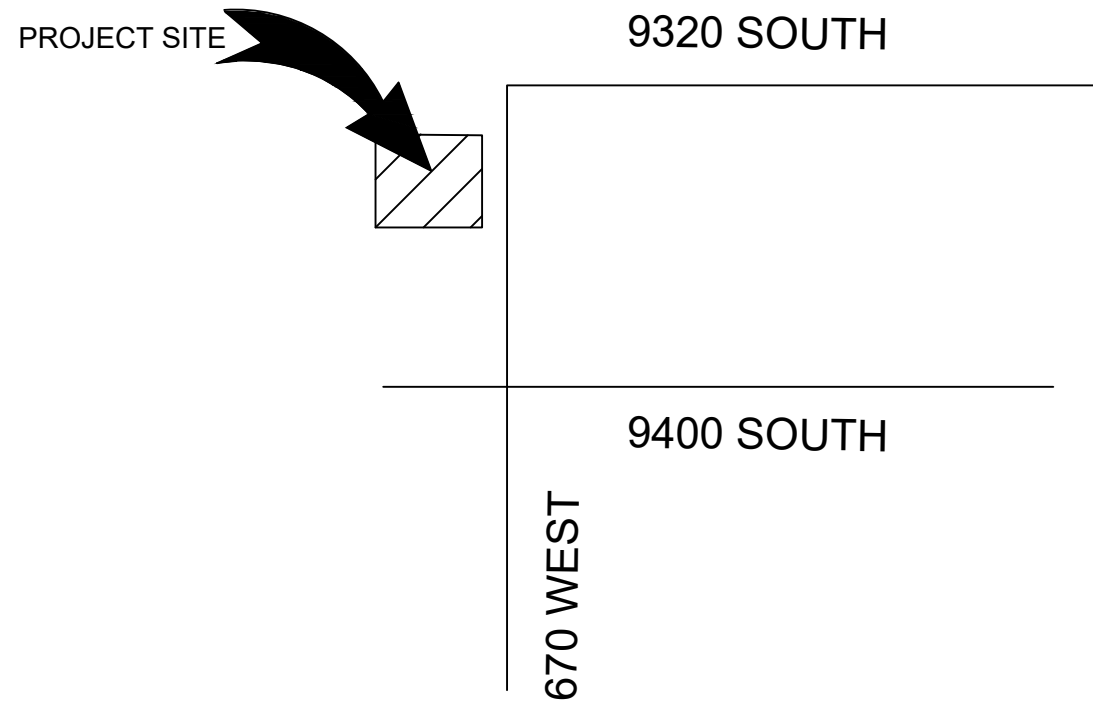
ARCHITECTURAL COMPONENTS
ATT: JOSH NAYLOR
801-557-7523
JNAYLOR@ARCH-COMPONENTS.COM

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DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LANDSCAPE DETAILS
CITY PERMIT SET
LP-501

VICINITY MAP



P.O.C. CONFIGURATION

(NOTE: PRESSURE TEST SYSTEM TO VERIFY 80 PSI. IF NOT, CONTACT LANDSCAPE ARCHITECT OR INSTALL PRESSURE REDUCING VALVE.)



SOURCE DATA



BACKFLOW PREVENTOR



SHUTOFF VALVE



MASTER VALVE



1" FLOW SENSOR



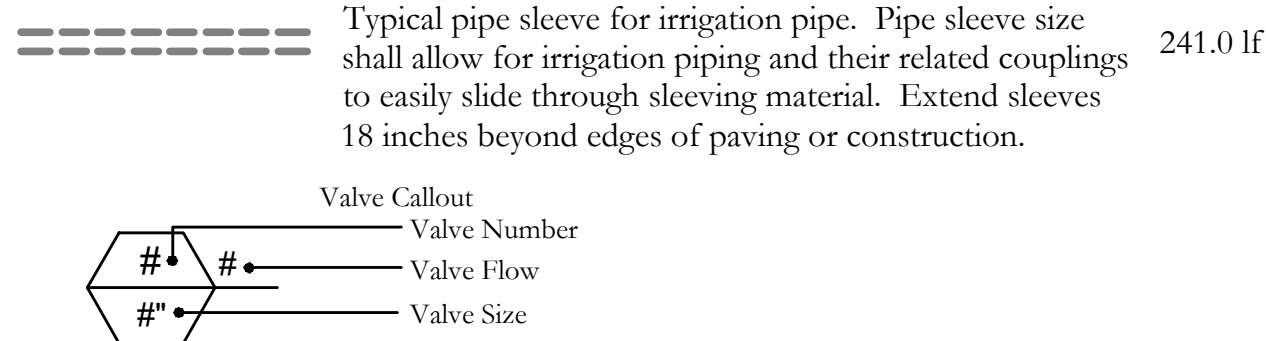
QUICK COUPLER

IRRIGATION LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONFORMANCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)
(IF YOU NEED HELP WITH A WATER AUDIT CONSULTATION OR A PLANT MAINTENANCE SCHEDULE, CONTACT PKJ@PKJDESIGNGROUP.COM)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird X CZ-100-IVMQ (2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1 in. Ball Valve with 1 in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1 in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	4
	Pipe Transition Point above grade	15
	Area to Receive Drip Emitters	
	Rain Bird PC (2) Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet. Flow rate: 5 GPH=light brown; 7 GPH=violet; 10 GPH=green; 12 GPH=dark brown; 18 GPH=white; 24 GPH=orange.	5,089 sf
	PC-05 emitters (1 assigned to each flat plant)	
	PC-05 emitters (1 assigned to each 4" pot plant)	
	PC-05 emitters (2 assigned to each 1 gal plant)	192
	PC-05 emitters (2 assigned to each 2 gal plant)	32
	PC-05 emitters (3 assigned to each 3 gal plant)	
	PC-05 emitters (3 assigned to each 5 gal plant)	216
	PC-05 emitters (3 assigned to each 15 gal plant)	
	PC-05 emitters (3 assigned to each 20 gal plant)	
	PC-05 emitters (3 assigned to each B & B, 1.25" Cal plant)	
	PC-05 emitters (3 assigned to each B & B, 2" Cal plant)	15
	PC-05 emitters (3 assigned to each B & B, 4-6' plant)	
	PC-05 emitters (3 assigned to each B & B, 5'-6' plant)	
	PC-05 emitters (3 assigned to each B & B, 6' plant)	18
	PC-05 emitters (3 assigned to each B & B, 7'-9' plant)	
	PC-05 emitters (3 assigned to each B & B, 8'-10' plant)	
	PC-05 emitters (4 assigned to each B & B, Multi-trunked plant)	
	PC-05 emitters (4 assigned to each Bulb plant)	
	PC-05 emitters (4 assigned to each Plug plant)	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 44-RC 1" 1 in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
	Shut Off Valve	1
	Rain Bird EFB-CP-PRS-D 1-1/2" 1 in., 1-1/4", 1-1/2 in., 2 in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
	Zurn 475 2-1/2" Reduced Pressure Backflow Preventer.	1
	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
	Rain Bird WR2-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.	1
	Rain Bird FS-200-B 2 in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) LXD LXME2(P) ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	557.0 lf
	Irrigation Lateral Line: PVC Schedule 40 1"	24.8 lf
	Irrigation Mainline: PVC Schedule 40	603.9 lf
	Pipe Sleeve: PVC Class 200 SDR 21	



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
11/26/2025	UT24048			ARCHITECTURAL COMPONENTS ATT: JOSH NAYLOR 801-557-7523 JNAYLOR@ARCH-COMPONENTS.COM			P.M.: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 11/26/2025
NO.	REVISION	DATE					
1	CITY COMMENTS	4-4-2025					
2	CITY COMMENTS	4-15-2025					
3							
4							
5							
6							
7							

WATERING SCHEDULE

90 Day Establishment Period Irrigation Schedule											
How Water Use Zones	TYPE	IR HEAD	AMT. H2O	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
15 Water Use	TURF	MP ROTATOR	5 INCH	15 MIN	15 MIN	15 MIN	15 MIN	15 MIN	15 MIN	15 MIN	Participate in a water check to determine precipitation rate of sprinkler system.
Medium to Low Water Use	SPRINKLER	ORSP	2 GAL/HR						2 HOURS		
Medium to Low Water Use	SPRINKLER	ORSP	2 GAL/HR						2 HOURS		

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Shrubs to be watered so soil is moist 6" below root ball. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions.

Regular Irrigation Schedule: Begin Spring Watering May 15 (Turf Irrigation event once every 5-7 days; Shrubs 2-4 times/month)											
How Water Use Zones	TYPE	IR HEAD	AMT. H2O	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
15 Water Use	TURF	MP ROTATOR	5 INCH		60 MIN						Participate in a water check to determine precipitation rate of sprinkler system.
Medium to Low Water Use	SPRINKLER	ORSP	2 GAL/HR								
Medium to Low Water Use	SPRINKLER	ORSP	No Water								

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions.

Regular Irrigation Schedule: Begin Summer Watering June 15 (Turf Irrigation event once every 2-3 days; Shrubs 1 time/week)											
How Water Use Zones	TYPE	IR HEAD	AMT. H2O	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
15 Water Use	TURF	MP ROTATOR	5 INCH		60 MIN						Participate in a water check to determine precipitation rate of sprinkler system.
Medium to Low Water Use	SPRINKLER	ORSP	2 GAL/HR								
Medium to Low Water Use	SPRINKLER	ORSP	2 GAL/HR								

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions.

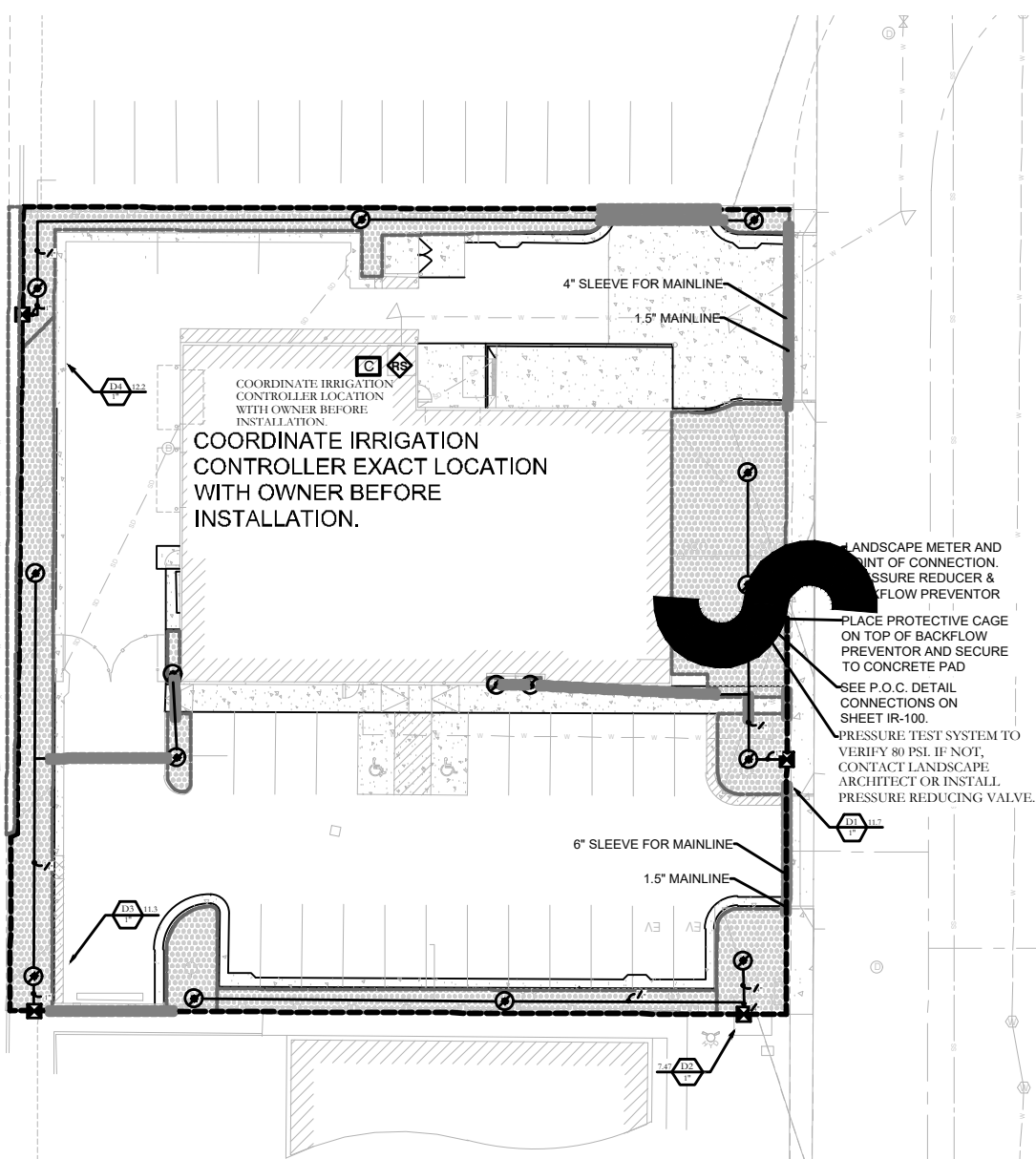
Regular Irrigation Schedule: Begin Fall Watering September 1-End Fall Watering October 15 (Turf Irrigation event once every 5-7 days; Shrubs 2-4 times/month)											
How Water Use Zones	TYPE	IR HEAD	AMT. H2O	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
15 Water Use	TURF	MP ROTATOR	5 INCH		60 MIN						Participate in a water check to determine precipitation rate of sprinkler system.
Medium to Low Water Use	SPRINKLER	ORSP	2 GAL/HR								
Medium to Low Water Use	SPRINKLER	ORSP	No Water								

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions.

IRRIGATION NOTES

- BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
- INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS IN FACT BEING CONNECTED TO A CULINARY SYSTEM. IF IT IS NOT CONNECTED TO CULINARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A SECONDARY SYSTEM AND REQUIRED COMPONENTS.
- VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO BE CULINARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO CULINARY WATER USE A BACKFLOW PREVENTOR AND RPZ AS SPECIFIED.
- ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
- CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE, TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED, UNLESS BLACK POLY IS CALLED OUT FOR WIRE SLEEVING. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
- MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
- NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
- TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
- PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
- DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
- A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
- INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO BE PLACED.
- CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3" OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
- CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
- DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- TO PREVENT EROSION AND LOW POINT DRAINAGE, CONTRACTOR SHALL INSTALL CHECK VALVES.
- LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
- PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
- CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
- LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

I	3/4"	8 GPM
II	1"	12 GPM
III	1-1/2"	30 GPM
IV	2"	53 GPM
V	2-1/2"	75 GPM
VI	3"	110 GPM
VII	4"	180 GPM



1.5" MAINLINE ROUTING ,CONTROLLER AND 1" P.O.C. LOCATION OVERVIEW

ISSUE DATE

11/26/2025

PROJECT NUMBER

UT24048

PLAN INFORMATION

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

ARCHITECTURAL COMPONENTS
ATT: JOSH NAYLOR
801-557-7523
JNAYLOR@ARCH-COMPONENTS.COM

LANDSCAPE ARCHITECT / PLANNER

DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 11/26/2025

NO.

REVISION

DATE

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CITY COMMENTS

4-4-2025

2

CITY COMMENTS

4-15-2025

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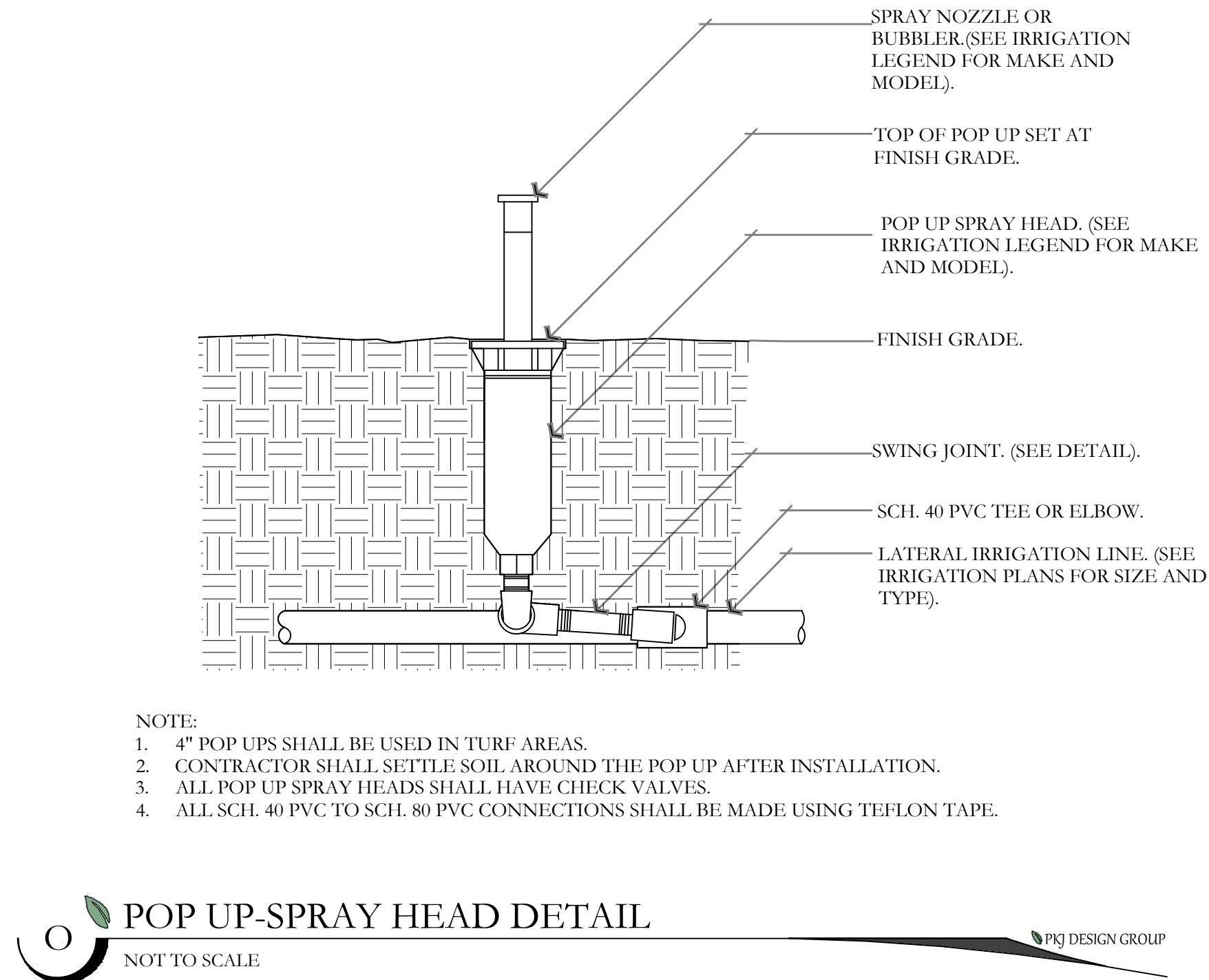
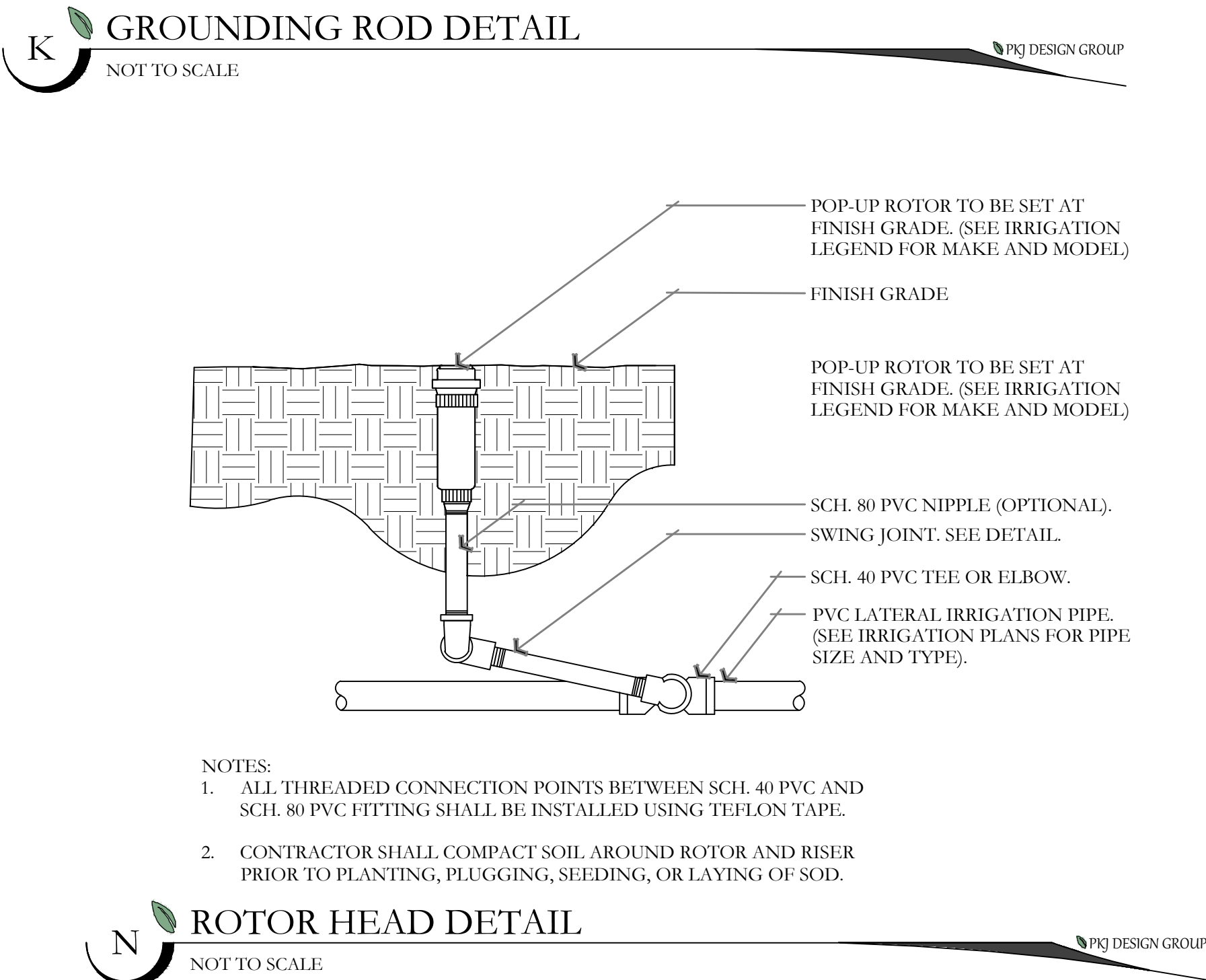
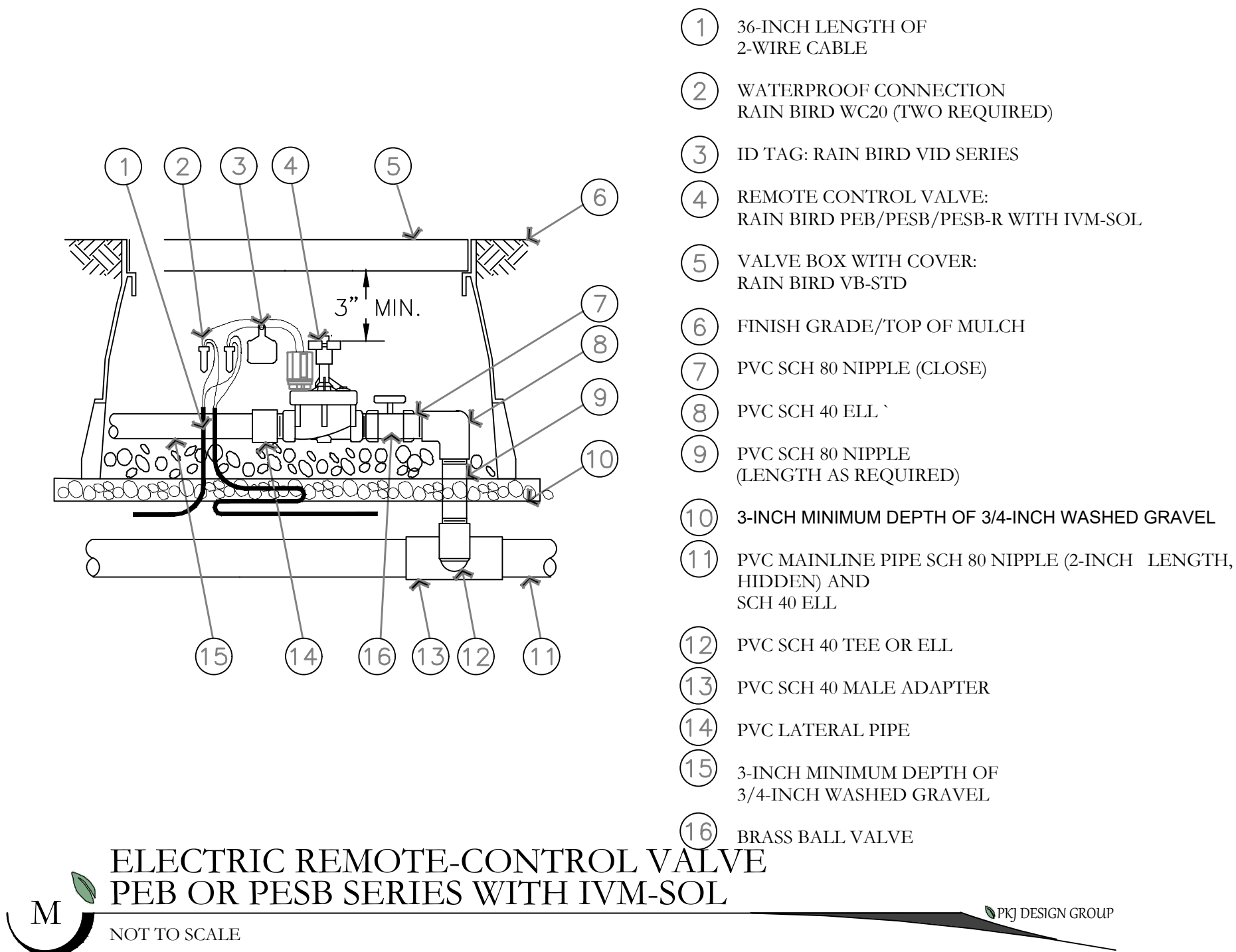
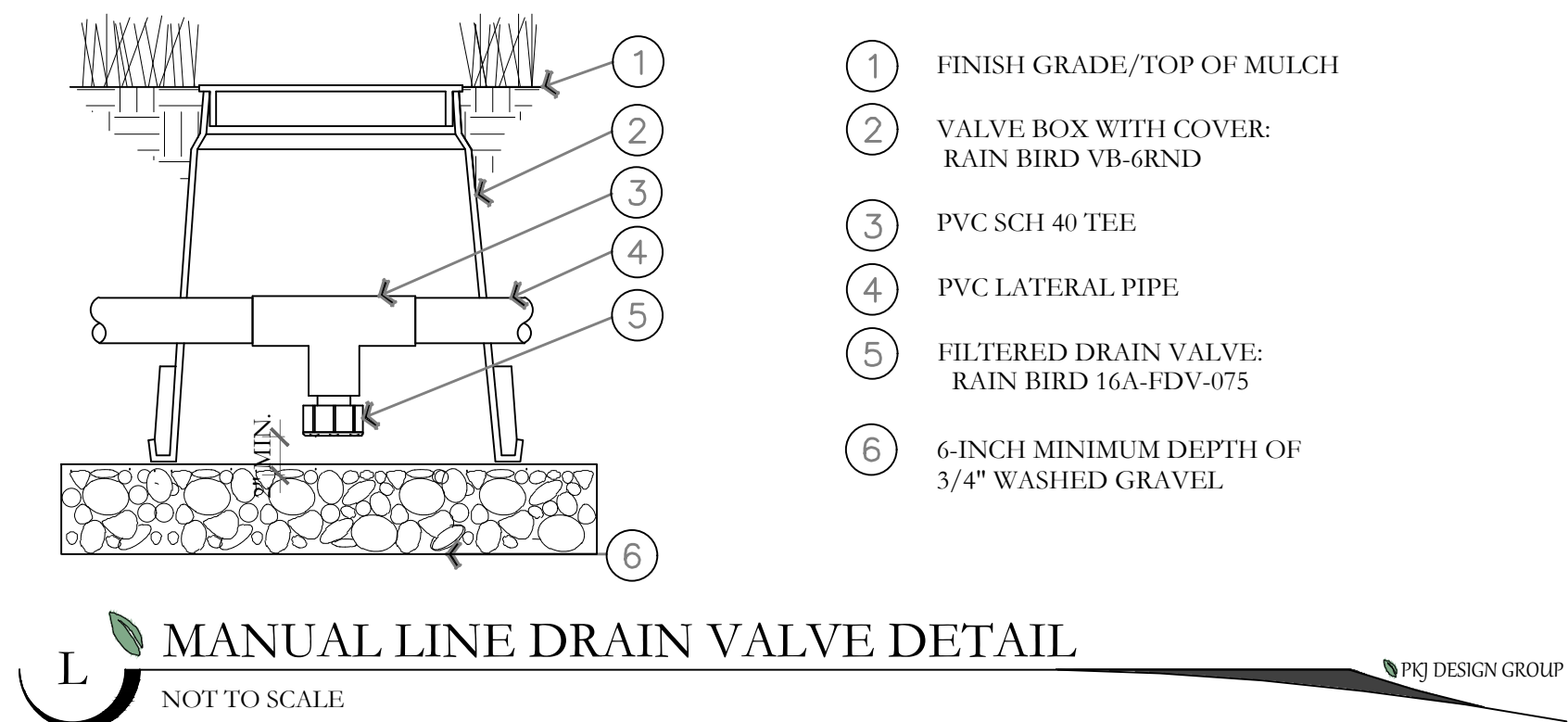
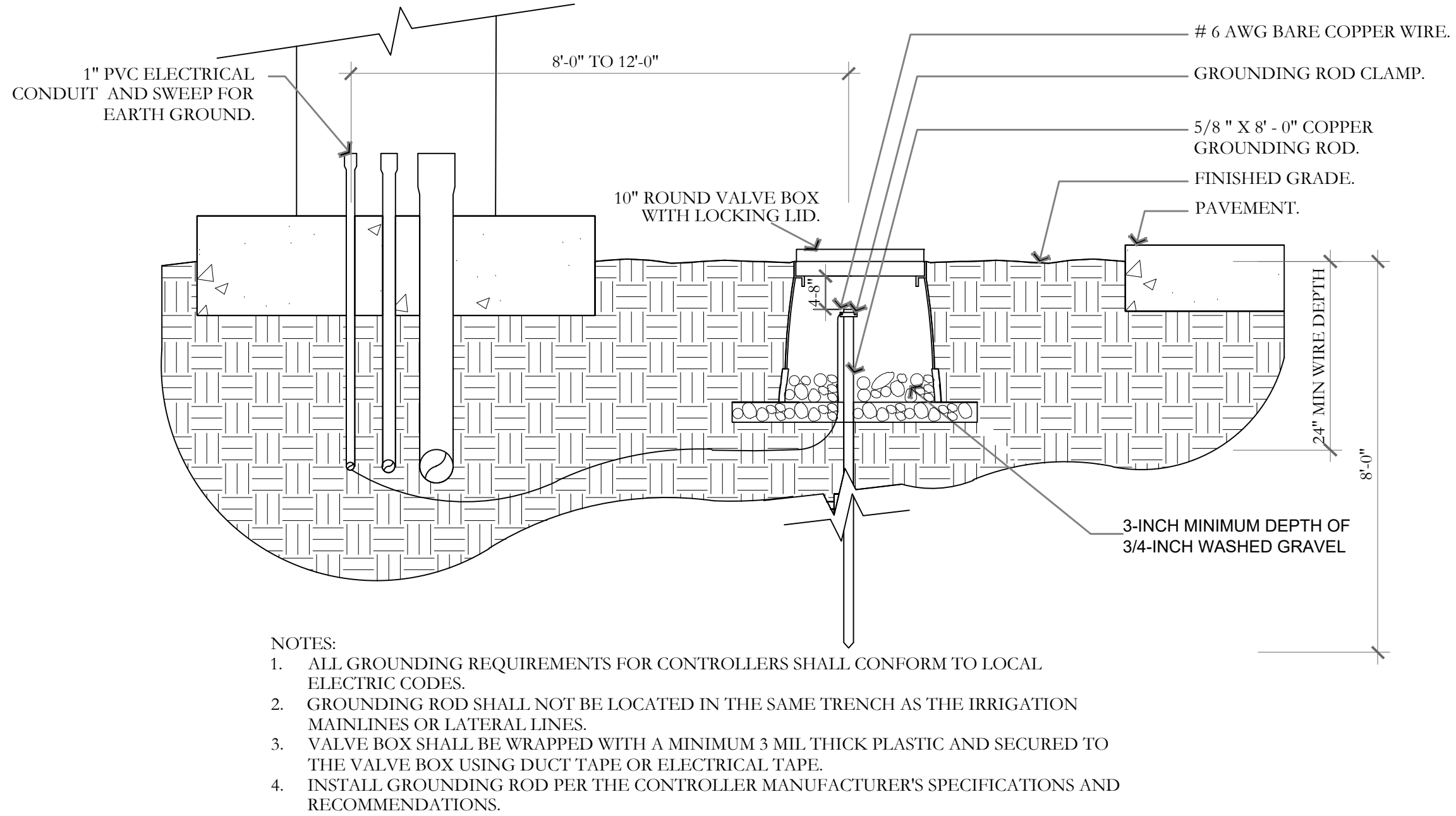
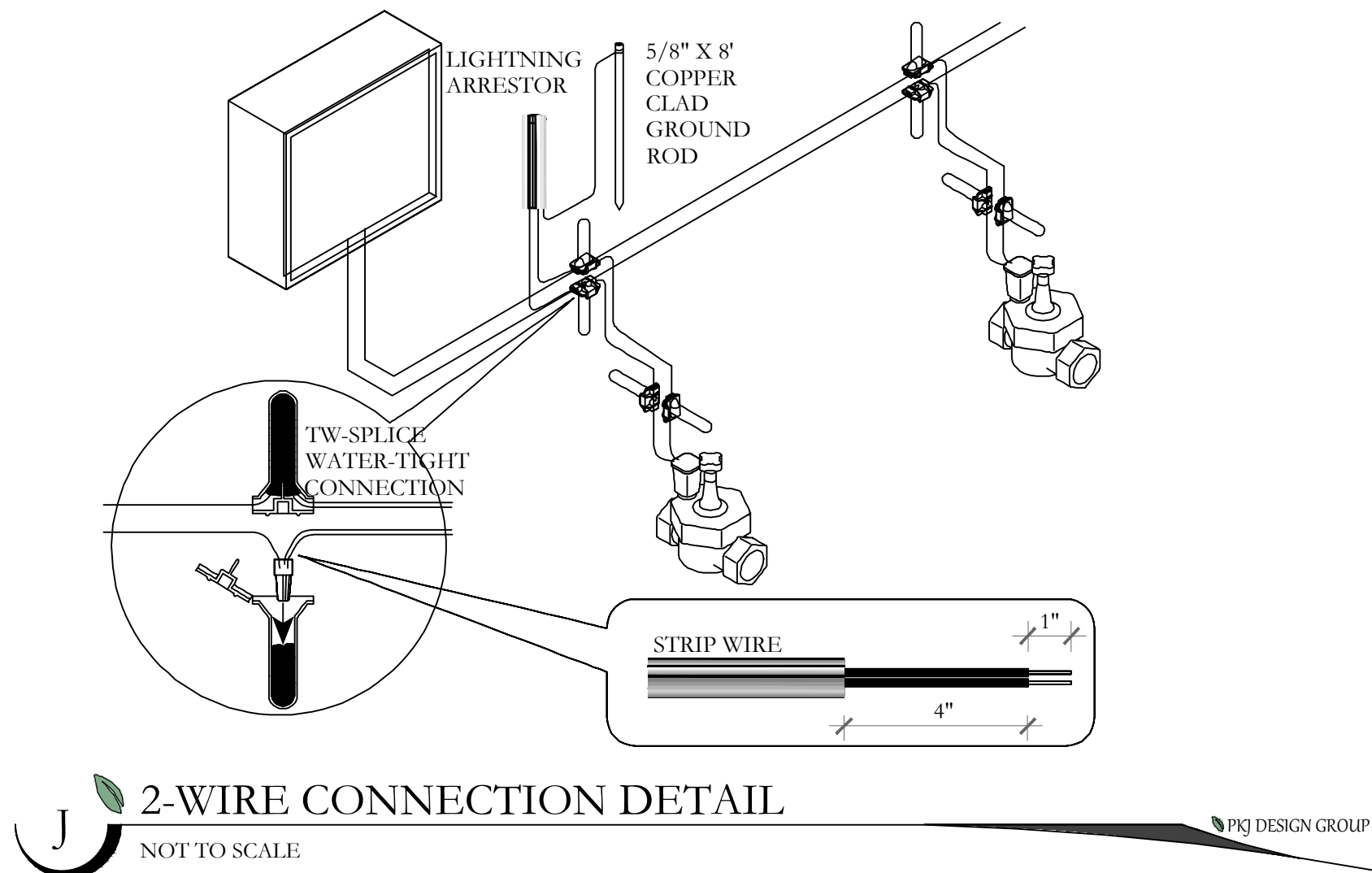
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ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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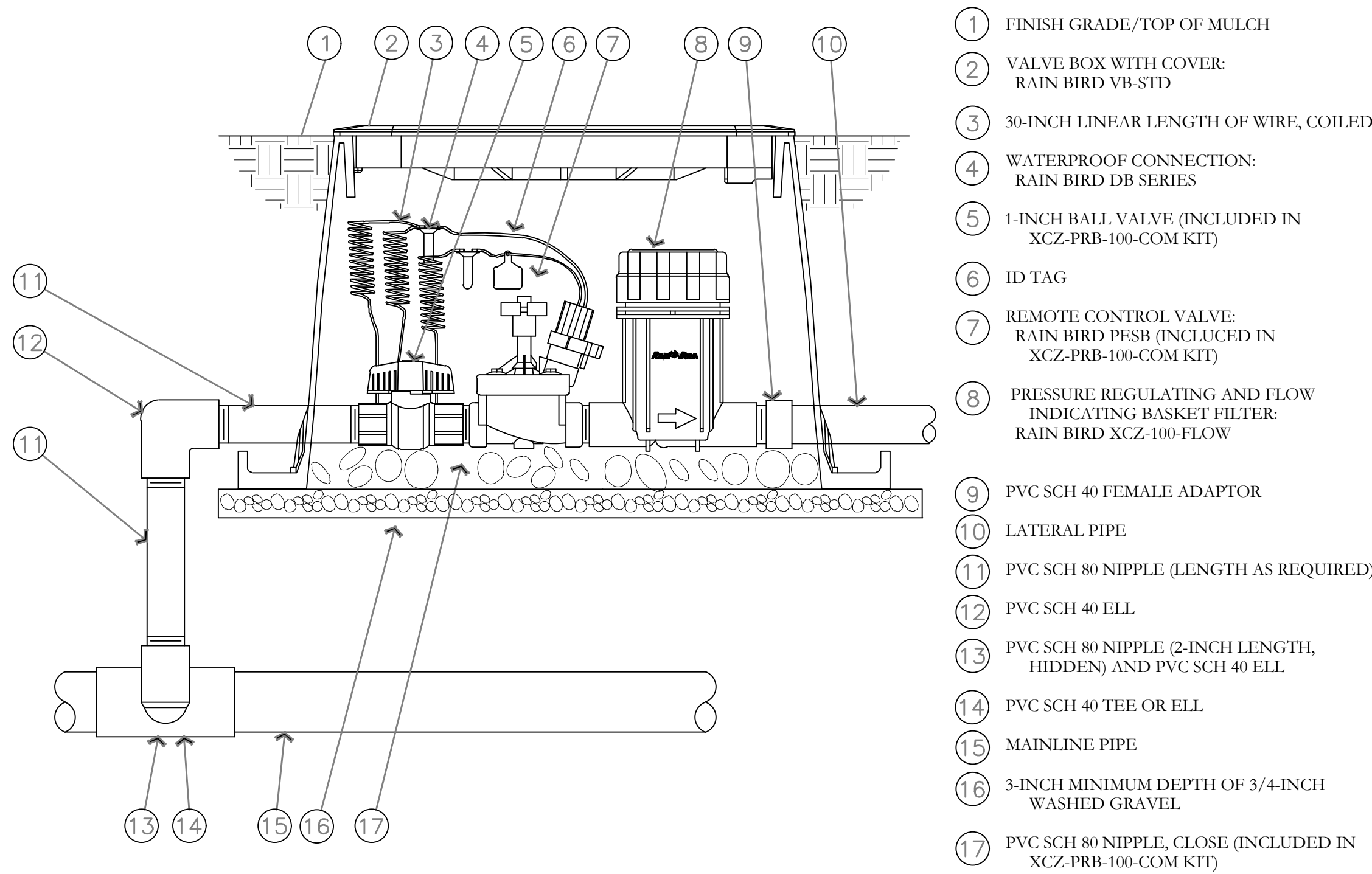
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ATT: JOSH NAYLOR
801-557-7523
JNAYLOR@ARCH-COMPONENTS.COM

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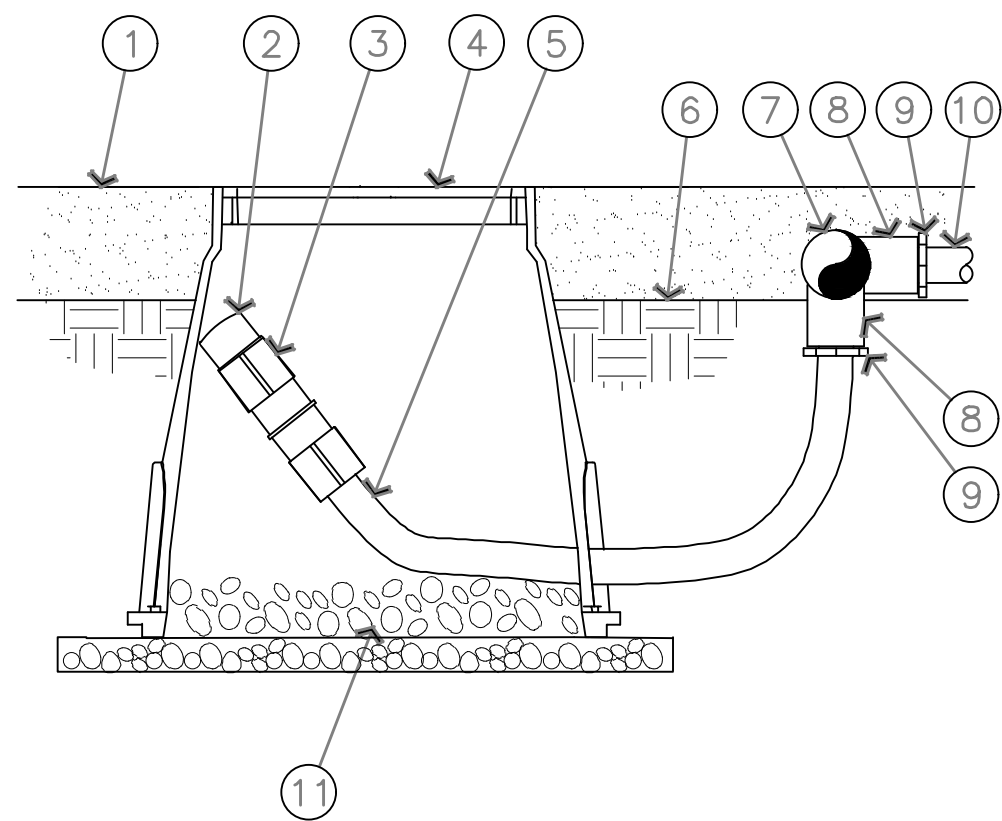
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

IRRIGATION DETAILS
CITY PERMIT SET

IR-502

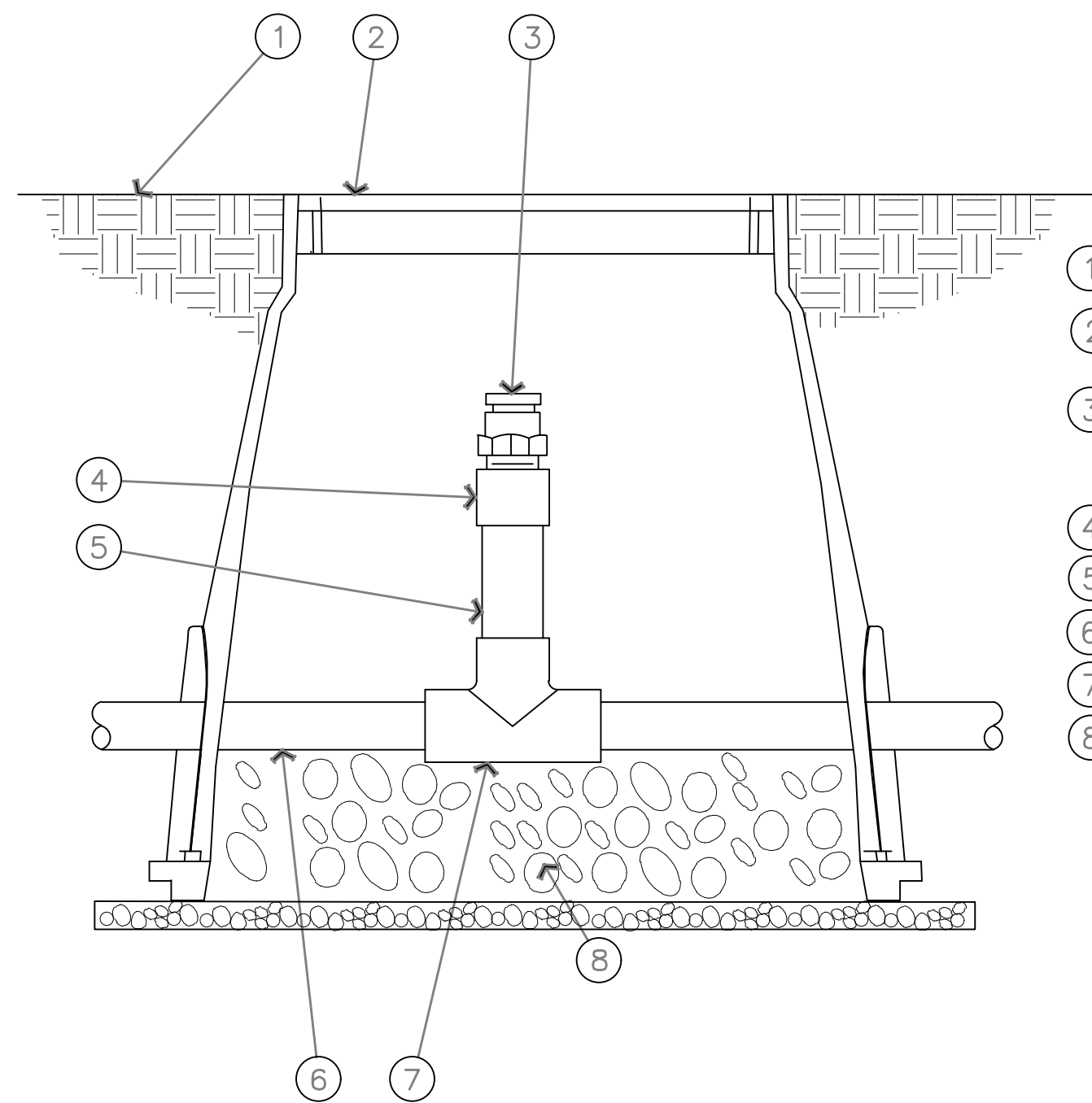


DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE

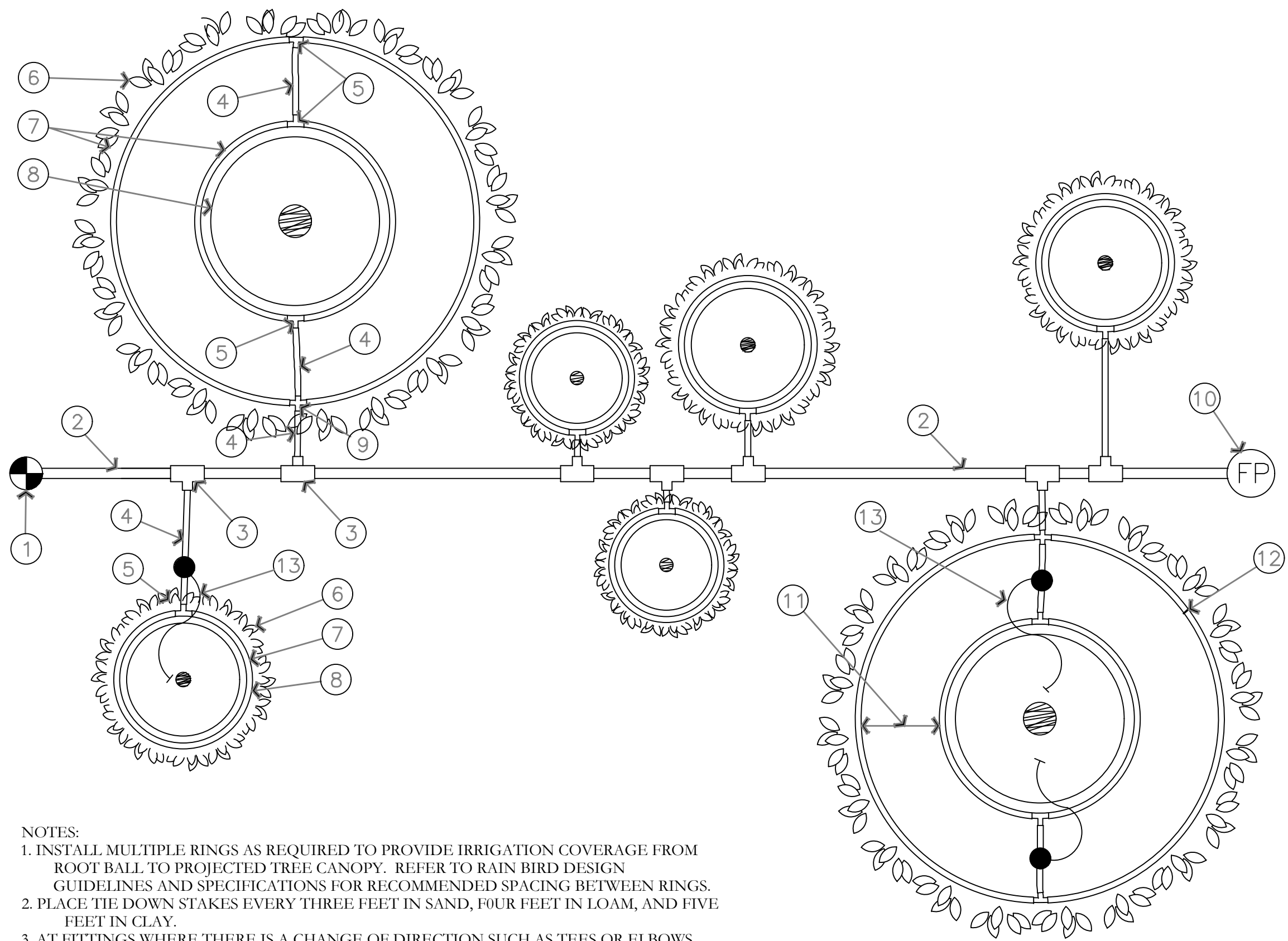


NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



AIR RELIEF VALVE DETAIL
NOT TO SCALE



NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
11/26/2025		UT24048			ARCHITECTURAL COMPONENTS ATT: JOSH NAYLOR 801-557-7523 JNAYLOR@ARCH-COMPONENTS.COM	PKJ DESIGN GROUP		P.M.: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 11/26/2025
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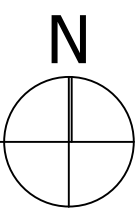
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IRRIGATION DETAILS
CITY PERMIT SET

IR-503



ELECTRICAL SITE PHOTOMETRIC - FOR REFERENCE ONLY

SCALE: 1" = 10'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	1.5 fc	7.4 fc	0.0 fc	N/A	N/A
Property Boundary	+	0.2 fc	0.6 fc	0.0 fc	N/A	N/A

[illegible]

ESP01

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KEYNOTE LEGEND

301	CONCRETE FOUNDATION WALL. SEE STRUCTURAL DRAWINGS.
308	POURED-IN-PLACE CONCRETE RAMP.
310	PAINTED CURB/GUTTER. SEE CIVIL DRAWINGS.
506	PAINTED EXTERIOR METAL GUARDRAIL. SEE DETAILS
521	BIKE RACK. SEE DETAIL C4/ASS01
2101	FDC LOCATION
2602	ELECTRICAL EQUIPMENT. SEE ELECTRICAL
3203	ASPHALT PAVING. SEE CIVIL DRAWINGS
3205	LANDSCAPED AREA. SEE LANDSCAPE DRAWINGS
3204	ADA PARKING
3207	WROUGHT IRON GATE. SEE ASS01, DESIGN BY SUPPLIER, COORDINATE WITH OWNER.
3209	PIPE BOLLARD, TYPICAL. SEE DETAILS ON ASS01. PAINTED SAFETY YELLOW
3210	TRASH DUMPSTER ENCLOSURE. SEE ASS01
3211	CONCRETE SIDEWALK. SEE CIVIL DRAWINGS
3214	PARKING STALLS
3303	FIRE HYDRANT. SEE CIVIL

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE
			1	ASH#1	09.11.25
			2	ASH#2	11.19.2025
1	PLAN REVIEW SET	6.25.2025			

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9352 SOUTH 670 WEST
SANDY, UTAH 84070



PROJECT NUMBER
516.2301

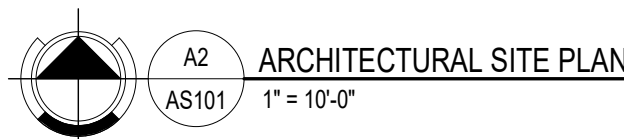
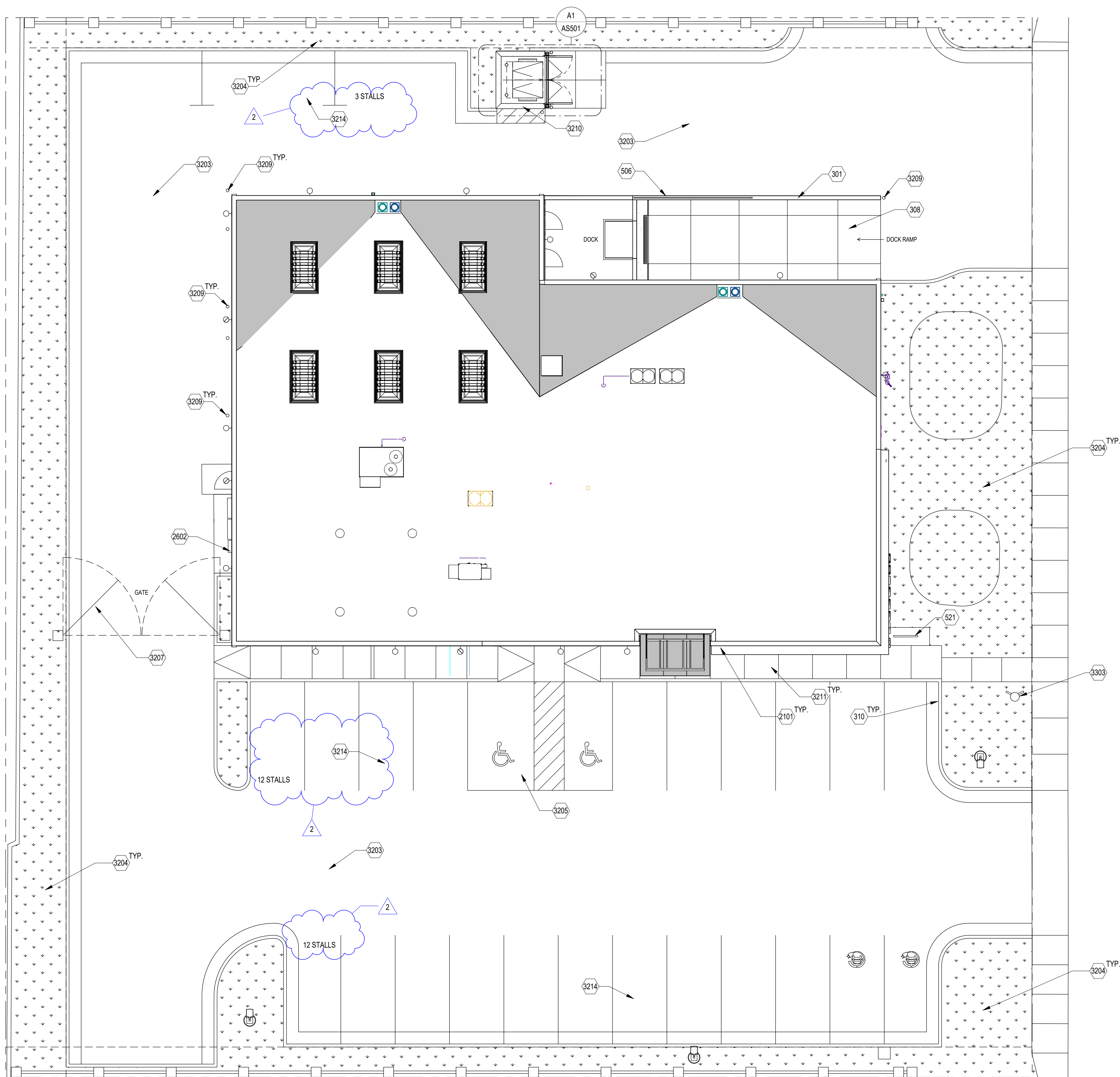
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ARCHITECTURAL SITE
PLAN

DRAWING NUMBER

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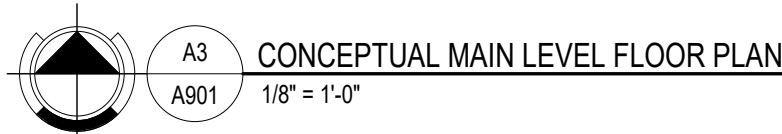
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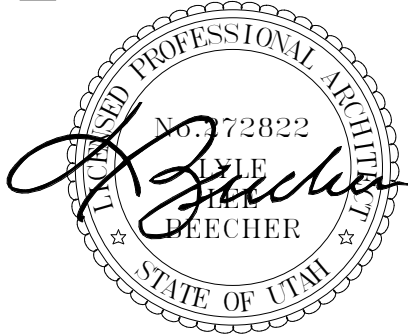
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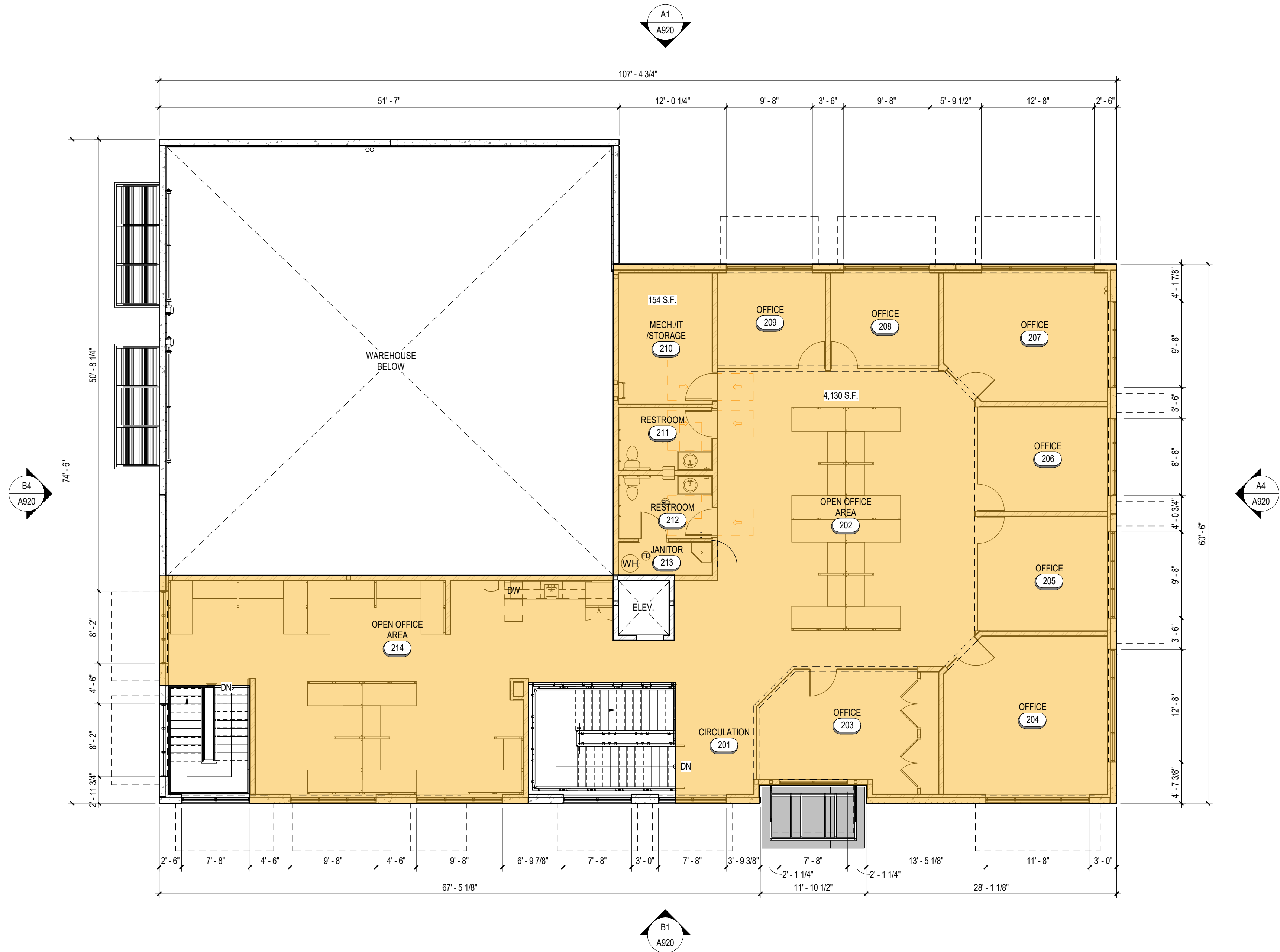


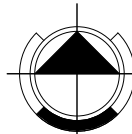

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PROJECT NUMBER 516.2301	
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CONCEPTUAL UPPER
LEVEL FLOOR PLAN

DRAWING NUMBER
A902



 A3
A902
CONCEPTUAL UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"

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KEYNOTE LEGEND

301	CONCRETE FOUNDATION WALL. SEE STRUCTURAL DRAWINGS.
308	POURED-IN-PLACE CONCRETE RAMP.
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521	BIKE RACK. SEE DETAIL C4/ASS01
2101	FDC LOCATION
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beecherwalker
Architecture/Interiors
o. 801.438.9500 3115 EAST LION LANE, #200 BEECHER
f. 801.438.9501 HOLLADAY, UTAH 84121

PROJECT NUMBER
516.2301

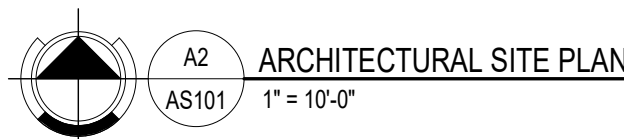
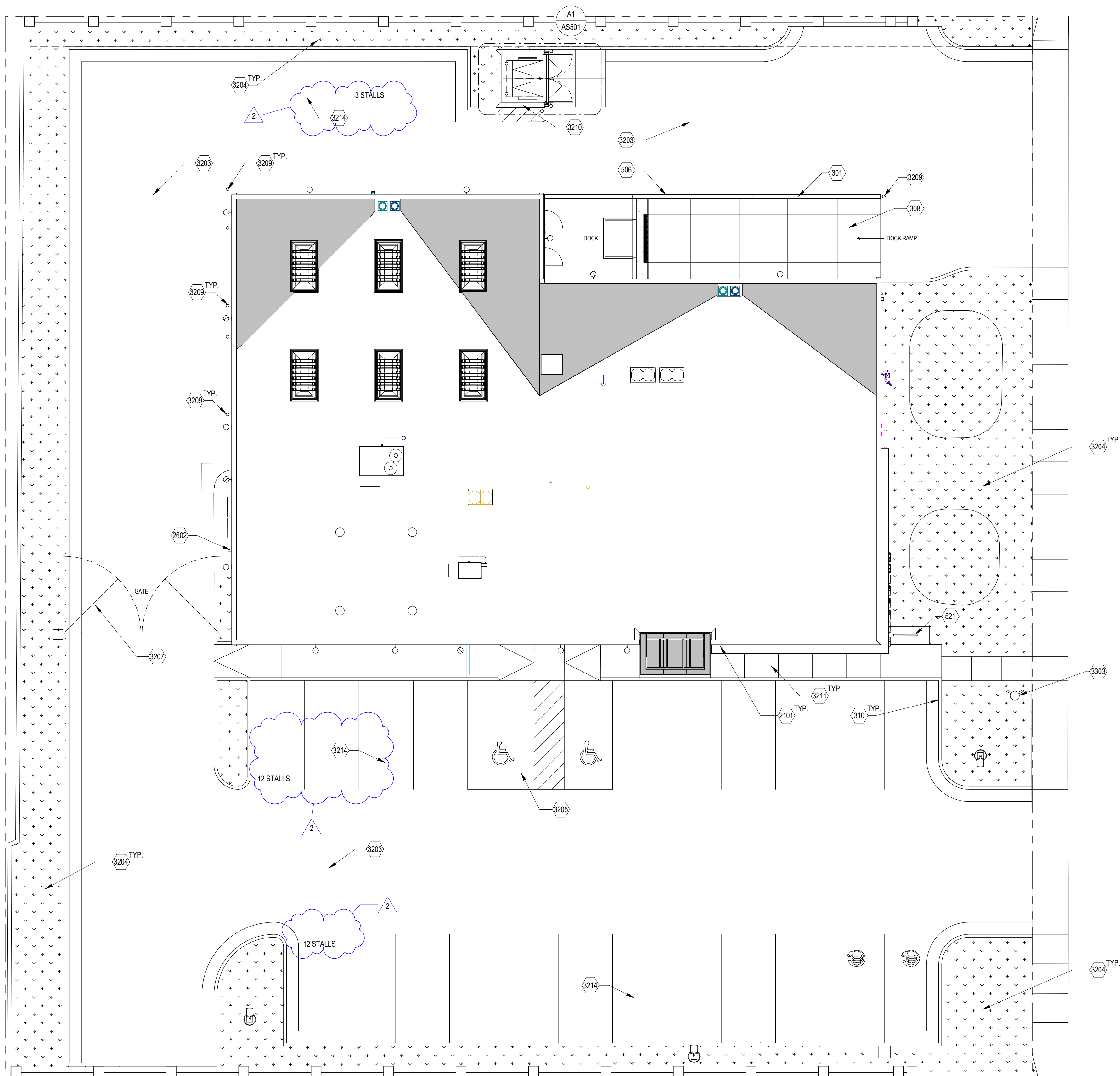
DWN BY SM	CHKD BY RG
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PLAN REVIEW SET

ARCHITECTURAL SITE
PLAN

DRAWING NUMBER

AS101



1

2

3

4

5

6

1

2

3

4

5

6

EXTERIOR MATERIAL PERCENTAGE PER FACADE

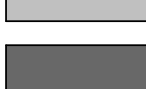
<u>EAST FACADE:</u>	
NATURAL CONCRETE:	45.4%
COLORLED CONCRETE:	24.6%
ACCENT/TRIM:	5.9%
STOREFRONT WINDOWS:	23.1%
OH AND HM DOORS:	1.0%
TOTAL:	100%

<u>SOUTH FACADE:</u>	
NATURAL CONCRETE:	39.0%
COLOR CONCRETE:	14.6%
ACCENT/TRIM:	9.0%
STOREFRONT WINDOWS:	37.4%
OH AND HM DOORS:	0.0%
TOTAL:	100%

WEST FACADE:	
NATURAL CONCRETE:	74.3%
COLOR CONCRETE:	0.1%
ACCENT/TRIM:	2.0%
STOREFRONT WINDOWS:	10.6%
OH AND HM DOORS:	13.0%
TOTAL:	100%

<u>NORTH FACADE:</u>	
NATURAL CONCRETE:	85.3%
COLORED CONCRETE:	0.1%
ACCENT/TRIM:	2.0%
STOREFRONT WINDOWS:	9.7%
OH AND HM DOORS:	2.9%
TOTAL:	100%

EXTERIOR MATERIALS LEGEND

CT-1		NATURAL CONCRETE TILT PANEL
CT-2		INTEGRAL COLORED CONCRETE TILT PANEL W/ VERTICAL REVEALS - BASIS OF DESIGN: SPEC FORMLINERS INC. WAIMEA FLUTE #1716. CHARCOAL COLOR TO BE SUBMITTED TO OWNER FOR APPROVAL.
MP-1		PREFINISHED METAL WALL PANELS - BLACK (INCLUDES AT ENTRY AND SOFFIT ELEMENT ON SOUTH AND EAST ELEVATIONS)
AC-1		ACCENT/TRIM - LIGHT GRAY (INCLUDES EXTERIOR LIGHT FIXTURES, SCONCES)
AC-2		ACCENT/TRIM - DARK GRAY (INCLUDES STOREFRONT FRAMES, PREFINISHED PARAPET CAP, PREFINISHED OR DOOR AWNINGS, AND PREFINISHED AWNINGS ABOVE UPPER LEVEL STOREFRONT WINDOWS)
PT-1		PAINT - MATCH AC-1 (INCLUDES HOLLOW METAL DOOR FRAMES, HOLLOW METAL DOOR PANELS, AND DOCK RAMP GUARDRAIL)
OH-1		OVERHEAD DOORS - MATCH AC-1
GL-1		CLEAR GLAZING (INCLUDES INSULATED GLAZING IN STOREFRONT WINDOWS/DOORS AND TEMPERED GLAZING AT MAIN ENTRY AWNING)

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE
1	PLAN REVIEW SET	6.25.2005			

ARCHITECTURAL COMPONENTS HQ

9352 SOUTH 670 WEST
SANDY, UTAH 84070



beecherwalker
Architecture/Interiors

o. 801.438.9500 | 3115 EAST LION LANE, #200
f. 801.438.9501 | HOLLADAY, UTAH 84121

 BEECHERWALKER.COM

PROJECT NUMBER
516.2301

Y	CHKD BY
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REVIEW SET

CONCEPTUAL TERIOR ELEVATIONS

WING NUMBER

A920

55

38

3.

A—

55



December 6, 2024

Ms. Britney Ward, PE
City Engineer/Assistant Public Works Director
Sandy City Public Works
8775 South 700 West
Sandy, UT 84070

Dear Britney,

The proposed site at 9352 South 670 West is planned to develop as a small office building to serve Architectural Components Inc.

Total office space in the building is 5,908 square feet (see attached site plan):

- The main floor has 1,536 square feet of office with 5,666 feet of storage space that will be used for project materials.
- The upper floor has 4,372 square feet of office.

The proposed site is currently vacant. The site is planned to have a full access onto 670 West.

The purpose of this memo is to determine the trip generation for the proposed office building and to review transit availability in the area.

Trip Generation

The Institute of Transportation Engineers (ITE) Trip Generation (11th Edition) handbook was used to estimate trips for the office. ITE Land Use 712 – Small Office Building was selected as the representative land use (offices less than 10,000 square feet of gross leasable area). The trip generation statistics are included in the appendix. The trip generation will be completed based on the square footage of the building. Table One shows Peak Hour Trips as taken from ITE. Table Two shows the trip distribution for the peak hour trips developed in the previous table.

<i>Small Office Building– 9352 South 670 West, Sandy, Utah</i> <i>Trip Generation Letter</i> Table One Trip Generation				
Facility	ITE Land Use	Size (1,000 sf)	Peak Hour Trip Rate	Trips
AM Peak Hour				
Small Office Building	712	5.9	1.67	10
PM Peak Hour				
Small Office Building	712	5.9	2.16	13
Weekday				
Small Office Building	712	5.9	14.39	85

Table Two shows the overall trip distribution for the peak hours for the office.

<i>Small Office Building– 9352 South 670 West, Sandy, Utah</i> <i>Trip Generation Letter</i> Table Two Trip Distribution					
Facility	Trips	Percent Inbound	Percent Outbound	Trips In	Trips Out
AM Peak Hour					
Small Office Building	10	82%	18%	8	2
PM Peak Hour					
Small Office Building	13	34%	66%	4	9

Based on the above trip generation, this project is below the threshold of trips where a traffic study should be required.

Therefore, based on traffic generation, this site should be approved without further study.

Transit Availability

With this limited building size and roughly 15 employees, it is unlikely that UTA would entertain any changes to existing transit.

The only routes with stops in a reasonable walking distance are:

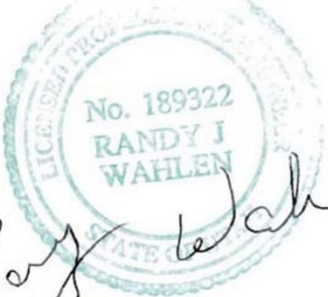
- F590 that travels along 9000 South from the Jordan Valley Light Rail Station (Red Line) to the Historic Sandy Light Rail Station (Blue Line). This route has a stop at Sandy Parkway and 9000 South that is a 15 minute walk (0.7 miles).
- F202 that travels along 700 West and Sandy Parkway from the Fashion Place Light Rail West Station (Red Line) to the South Jordan front runner station. This route has a stop at Sandy Parkway and 9000 South that is a 15 minute walk (0.7 miles) or another stop at the Larry Miller SLCC Campus that a 20 minute walk (0.9 miles).

Therefore, further transit study is not necessary.

Please feel free to call with questions.

Sincerely,

Randy Wahlen, PE
President



Randy Wahlen

Land Use: 712

Small Office Building

Description

A small office building is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building typically houses a single tenant. It is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. General office building (Land Use 710) is a related use.

Additional Data

Attorney office, mortgage company, financial advisor, insurance agency, home health care provider, and real estate company are examples of tenants included in the small office building database. The diversity of employer types results in a wide range in employee density in the database. Densities range from a high of 1,300 to a low of 240 square feet per employee with an overall average of nearly 600 square feet per employee (a value much larger than the average observed in a general office building study sites).

In addition to the significant difference in employee density, small office buildings tend to be dominated by a single tenant (or very few) that are more service-oriented than a typical general office building. The result is more frequent and regular visitors and higher trip generation rates.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s and the 2010s in Alberta (CAN), California, Texas, and Wisconsin.

Source Numbers

418, 890, 891, 959, 976

Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 21

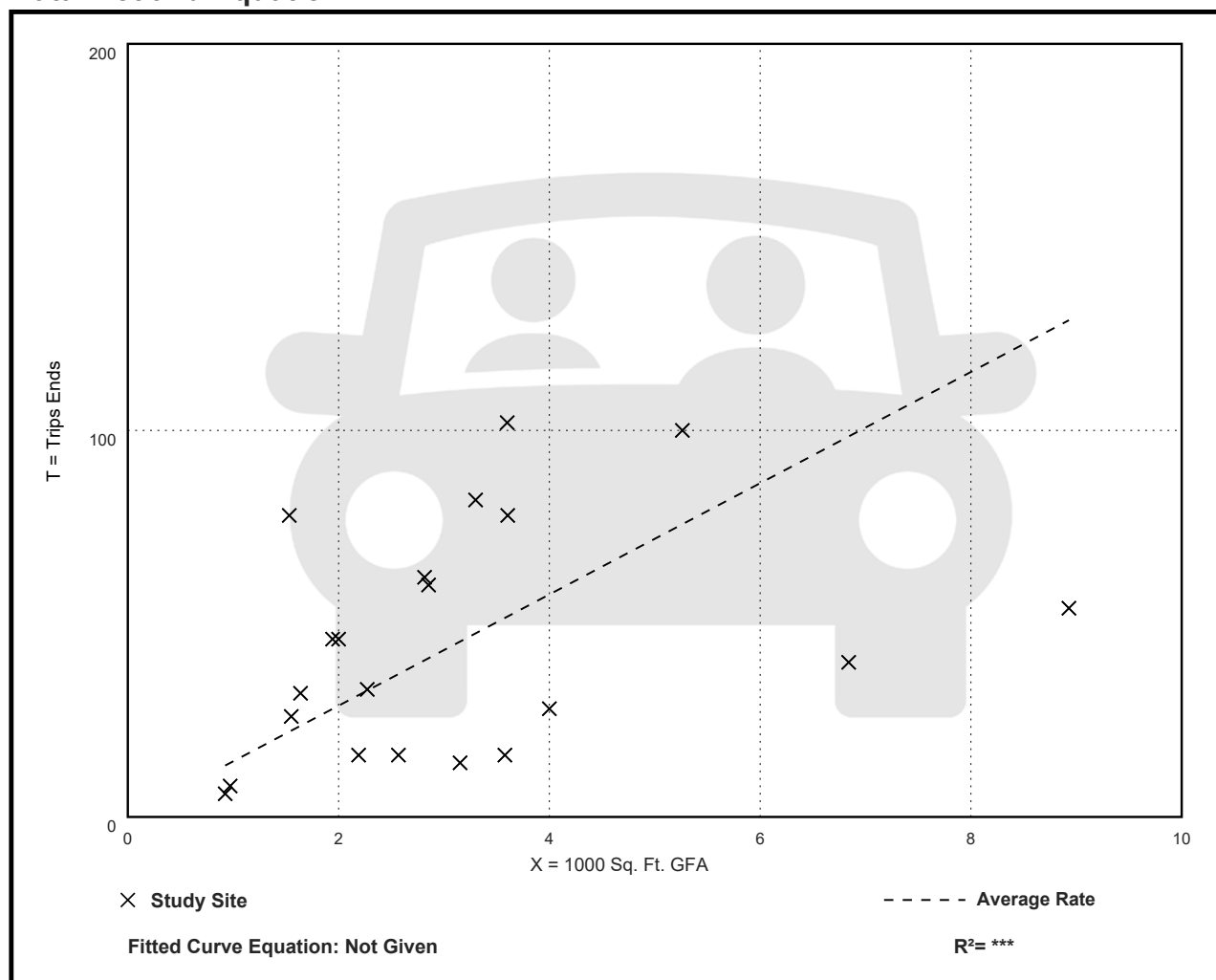
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.39	4.44 - 50.91	10.16

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

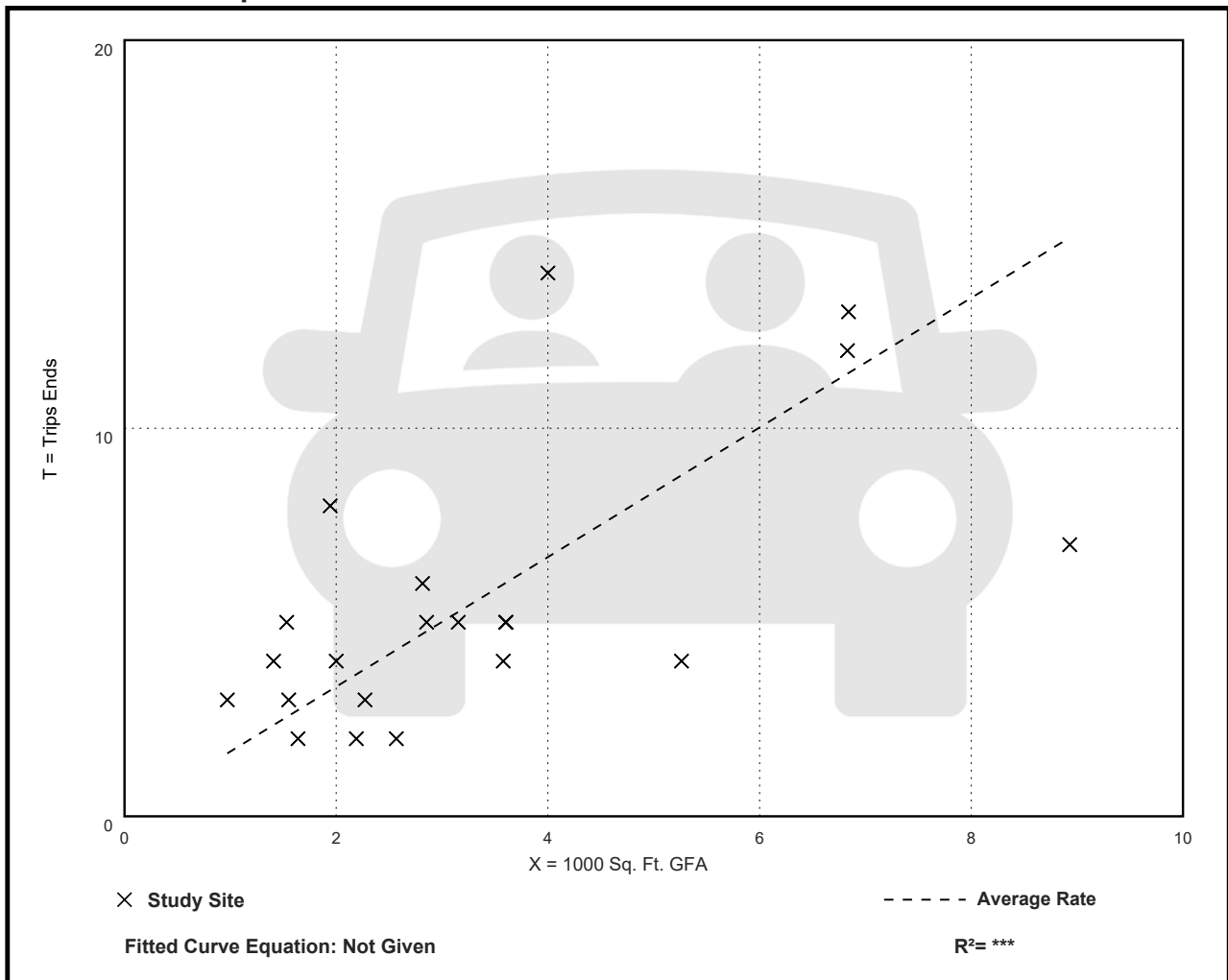
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 82% entering, 18% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.67	0.76 - 4.12	0.88

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

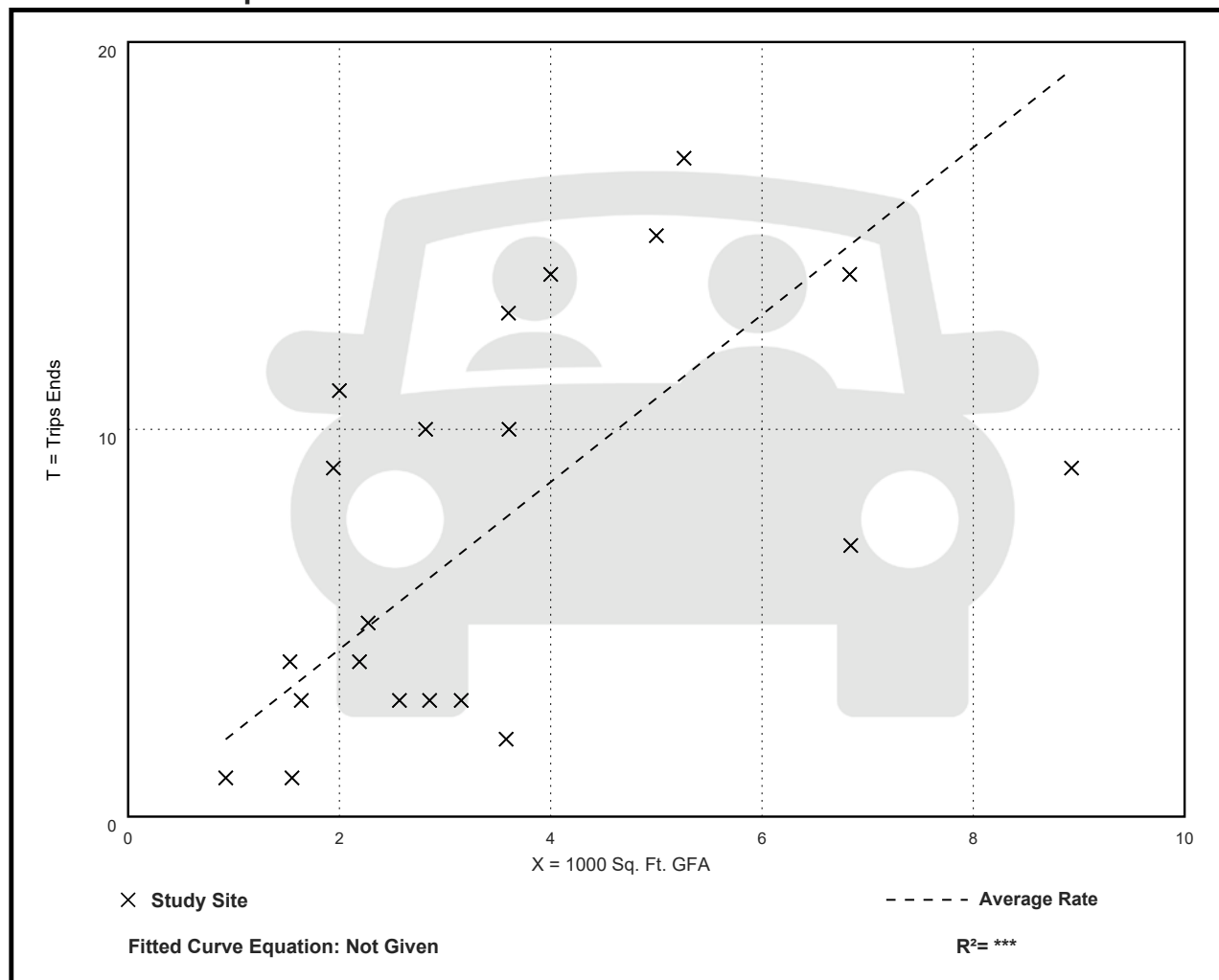
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.56 - 5.50	1.26

Data Plot and Equation



September 1, 2025

Michelle Shaffer
Project Manager
Architectural Components Inc.



Re: Architectural Components, New Building, 9352 South and 670 West, Sandy, Utah –
Parking Demand Analysis

Dear Michelle:

Falcon Traffic Engineering appreciates the opportunity to submit a parking demand analysis for the above referenced site. The proposed site would combine two existing buildings (2774 West 15250 South, Bluffdale and 9070 South 300 West, Sandy) into one new building that would allow for improved employee engagement and centralized management. The proposed office building would not change the staffing with the two existing buildings housing 18 employees. The above-mentioned business currently employs 18 employees at two separate locations with a total of 3,084 square feet.

The proposed site at 9352 South 670 West is planned to serve the new Architectural Components Inc.

Total office space in the building is 5,792 square feet (see attached site plan):

- The main floor has 1,508 square feet of office with 5,687 feet of warehouse/storage space that will be used for project materials.
- The upper floor has 4,284 square feet of office.

Based on 4 spaces per thousand sf for an Office Building and 1 space per thousand sf for a warehouse per Sandy City Code Sec. 21-24-8, 29 spaces would be required (see attached site plan with detailed calculations). The site plan has been updated to provide 27 parking spaces, which would require a 7% reduction of the parking code.

The Sandy City requirements for parking reduction up to 10% require at least one of the five mitigating factors of the code. A Parking Demand Analysis was conducted with the purpose of meeting the Sandy City Parking, Access and Circulation requirements for parking reduction, as shown in italics below. These requirements can be accessed in Title 21.24 section Sec. 21-24-3 - Special Access and Parking Provisions from the Sandy City Code of Ordinances:

(c) Parking Reduction. Developments are required to provide a certain number of parking stalls, as determined by this title, based on the land uses associated with the site. In some cases, it may be appropriate to allow for less than the required amount of parking. At the time of site plan review, a Parking Plan shall be submitted showing all proposed parking spaces, the overall circulation system, and justification for requesting reductions in parking space requirements as specified below:

(1) Reduction up to Ten Percent. The Director may approve a reduction of up to ten percent of the amount of required parking upon satisfactory review of one or more of the following that applies to the request:

- a. Parking Demand Analysis. A study provided by a licensed transportation engineer that demonstrates projected usage of residents, employees, and customers of the proposed land uses or similarly situated land uses in other locations.*

randywahlen@comcast.net (801) 395-4054

b. Market Demand Analysis. A study provided by a qualified real estate market analyst that estimate current market demand for a particular land use. For the purpose of this section, a real estate analyst shall be defined as a real estate professional with expertise in financial analysis in support to the financing, acquisition, marketing and leasing of real property based on the study of economic conditions and market trends.

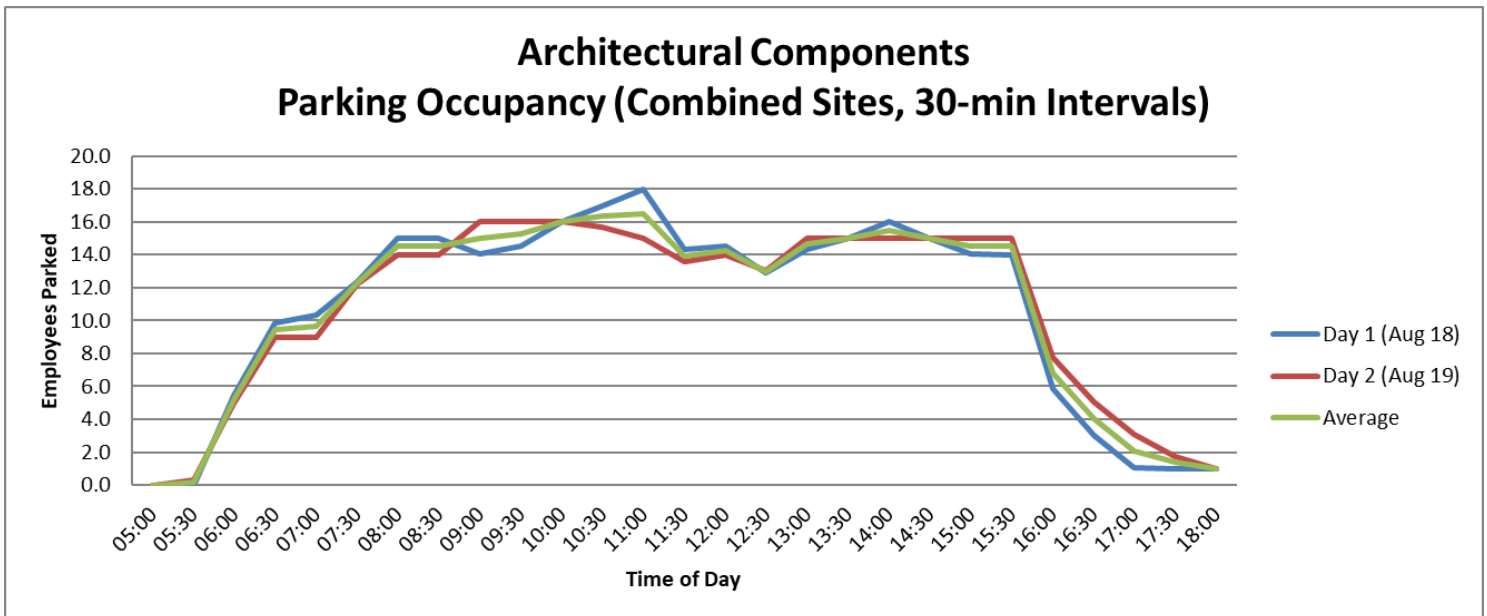
c. Walkability and Multi-Modal Design. Provide a site plan design that demonstrates walkable elements and promotes multiple modes of transportation. A study by a licensed transportation engineer shall provide a quantitative analysis of the anticipated parking demand and automobile trips based on the proposed design.

d. Proximity to Transit. A site that is within a half-mile ADA route distance of existing or immediately planned local fixed mass transit station that would help reduce the number of needed parking stalls and automobile trips.

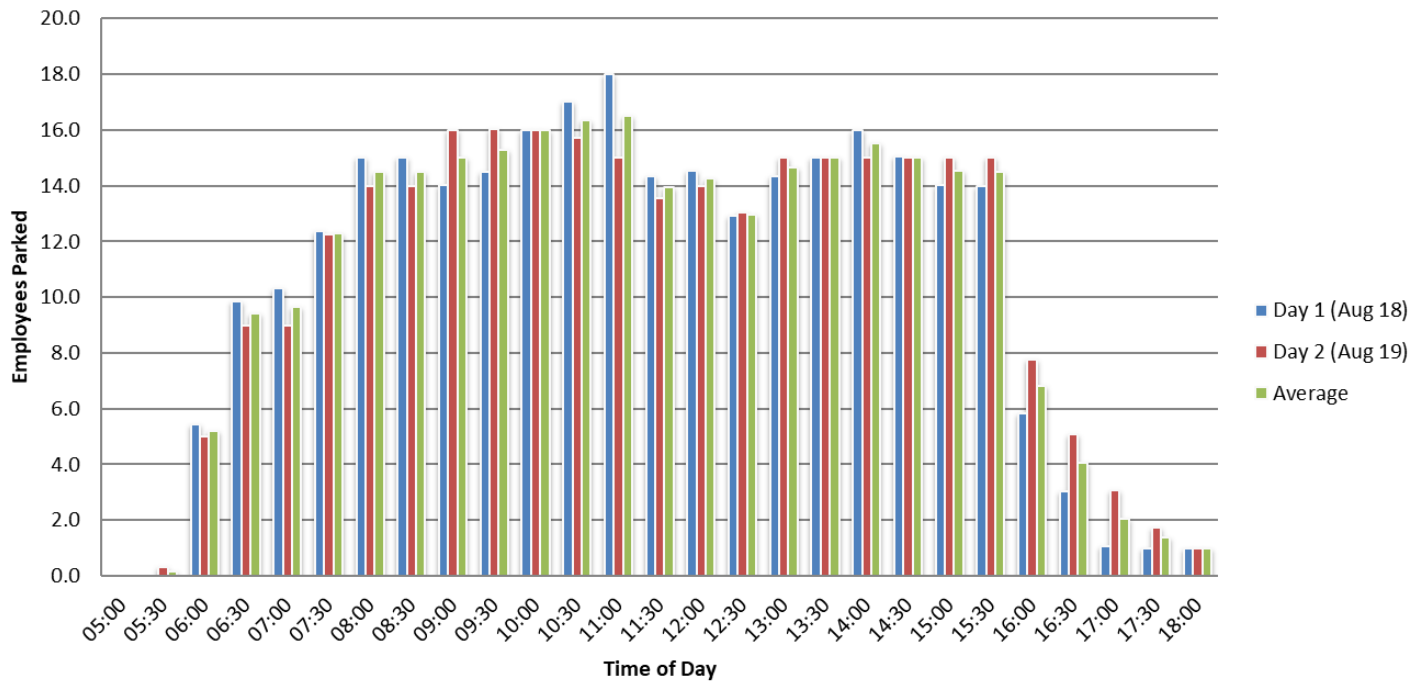
e. Low to Moderate Income Housing. A housing development that is proposing to set aside at least 20 percent of their units for residents that qualify for at least 80 percent low to moderate income.

(2) Reduction above Ten Percent. The Planning Commission may approve a reduction above ten percent of the amount of required parking. Upon satisfactory review of two or more of the criteria listed in subsection (c)(1) of this section, they may approve up to a 15 percent reduction. Upon satisfactory review of three or more of those criteria, they may approve up to a 20 percent reduction. Upon satisfactory review of four or more of those criteria, they may approve up to a 25 percent reduction.

The parking demand analysis used a parking survey for the times that employees and visitors parked at the site. The data was collected on August 18 and 19 of 2025 for each building. The full data is in the appendix, but it shows that the peak parking for the site (based on employees/visitors) was 18 spaces, with an average peak over the two days of 16.5 spaces. The average parking over the two days was 11 spaces. The following graphs are the results of the employee data (the appendices show the full data):



Architectural Components Parking Occupancy Comparison (Bar)

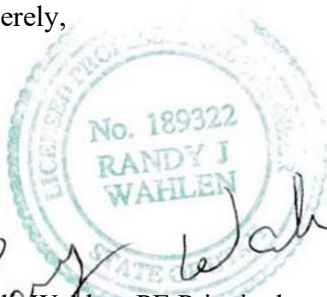


It should be noted that the above demand only had a single visitor on one of the day of the counts. While visitors to this business are not frequent, there should be some spaces for deliveries and the occasional visitor. The above parking demand counts show that there would be nine additional spaces (and a loading dock) for visitors and deliveries during the peak parking demand. This should be more than adequate.

It is the conclusion of this parking demand memo that 27 spaces could be easily be justified by the parking demand analysis.

Please contact me with any questions.

Sincerely,



 Randy Wahlen, PE Principal

Sandy Office					Sandy Office				
In	Out	In	Out		In	Out	In	Out	
8/18/2025					8/19/2025				
Employee 1	6:00 AM	4:15 PM			Employee 1	5:50 AM	4:30 PM		
Employee 2	6:35 AM	7:40 AM	9:45 AM	12:30 PM	Employee 2	9:00 AM	11:30 AM		
Employee 3	6:30 AM	11:40 AM	12:35 PM	4:30 PM	Employee 3	6:00 AM	7:40 AM	9:45 AM	4:00 PM
Employee 4	6:00 AM	11:30 AM	11:45 AM	4:00 PM	Employee 4	6:00 AM	11:30 AM	11:45 AM	4:00 PM
Employee 5	6:00 AM	11:30 AM	11:50 AM	4:00 PM	Employee 5	6:15 AM	4:30 PM		
Employee 6	6:00 AM	4:00 PM			Employee 6	6:30 AM	4:00 PM		
Employee 7	7:30 AM	4:15 PM			Employee 7	7:30 AM	4:15 PM		
Employee Superintendent	10:30 AM	11:30 AM			Employee Superintendent	9:00 AM	10:50 AM		
Employee AC Delivery/Runner	11:00 AM	12:00 PM			Employee AC Delivery/Runner	NA			
Employee 8	8:00 AM	4:00 PM			Employee 8	7:45 AM	4:00 PM		
Employee 9	6:30 AM	4:15 PM			Employee 9	6:30 AM	4:00 PM		
Visitor					Visitor				
none					none				
AC Van Dock/ Pick up -Drop Off Material- No Park Installer					AC Van Dock /Pick up -Drop Off Material				
1	6:00 AM	6:20 AM	3:30 PM	3:45 PM	1	6:00 AM	6:20 AM		
2	6:30 AM	6:45 AM			2	3:30 PM	3:45 PM		
3	6:30 AM	6:45 AM			3	10:20 AM	10:35 AM		
4	6:10 AM	6:30 AM							
5	6:45 AM	7:00 AM							
FedEx Delivery No Parking					FedEx Delivery No Parking				
1	9:46 AM	9:50 AM			1	9:30 AM	9:35 AM		
					2	2:00 PM	2:10 PM		
Box Truck Delivery /No Parking - Dock Delivery					Box Truck Delivery /No Parking - Dock Delivery				
Estes	12:30 PM	12:55 PM			Estes	12:30 PM	12:55 PM		
UPS	2:00 PM	2:15 PM			UPS	1:30 PM	1:40 PM		
Bluffdale Office					Bluffdale Office				
In	Out	In	Out		In	Out	In	Out	
8/18/2025					8/19/2025				
Employee 1 Installer park, no office	6:30 AM	4:00 PM			Employee 1	6:00 AM	9:45 AM	1:00 PM	5:00 PM
Employee 2	7:20 AM	3:00 PM			Employee 2	7:30 AM	5:40 PM		
Employee 3	7:30 AM	12:15 PM	1:00 PM	6:00 PM	Employee 3	7:30 AM	5:40 PM		
Employee 4	8:00 AM	11:30 AM	1:20 PM	5:00 PM	Employee 4	7:45 AM	6:00 PM		
Employee 5	8:00 AM	4:00 PM			Employee 5	7:45 AM	12:30 PM	1:00 PM	5:00 PM
Employee 6	10:00 AM	2:30 PM			Employee 6	7:50 AM	4:00 PM		
Employee 7	6:00 AM	9:00 AM	11:00 AM	5:00 PM	Employee 7 Installer park, no office	6:30 AM	4:00 PM		
Employee AC Delivery/Runner - same person at Sandy	6:25 AM	8:30 AM			Employee AC Delivery/Runner - same person at Sandy	NA	NA		
Employee Superintendent same person at Sandy	6:17 AM	12:30 PM	2:00 PM	4:00 PM	Employee Superintendent same person at Sandy	6:15 AM	7:30 AM		
Visitor					Visitor				
1	12:45 PM	12:55			none				
AC Van Dock /Pick up -Drop Off Material					AC Van Dock /Pick up -Drop Off Material				
1	6:30 AM	7:30 AM			None				
2	8:45	9:00 AM			FedEx/UPS Delivery No Parking				
FedEx/UPS Delivery No Parking					None				
None									

8855 South 700 West Sandy,

Phone: 801-561-7662

November 25, 2024

Mike Wilcox
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070
mwilcox@sandy.utah.gov

RE: 9352 S 670 W, Sandy, UT

Dear Mr. Evans:

The project plan for the property listed above has been reviewed by our Project Manager, Scott Nielsen, and ***has been approved***, completed and passed final inspection as of December 11th 2024.

If you have any questions, please feel free to call 561-7662.

Sincerely,



Scott Nielsen
Project Manager



Sandy City, Utah

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

Staff Report

File #: 26-009, **Version:** 1

Date: 1/15/2026

Minutes from December 4, 2025 Meeting



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, 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/j/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/j/85888523923>

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

Present 8 - Commissioner Dave Bromley
Commissioner Cameron Duncan
Commissioner Ron Mortimer
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner Craig Kitterman
Commissioner Jennifer George
Commissioner LaNiece Davenport

Absent 1 - Commissioner David Hart

Public Hearings

2. [CA09232025](#) Amendments to Title 21 of the Land Development Code related to
[-0007044](#) Automall Zone Land Use Matrix

Attachments: [Staff Report](#)
[Exhibit A](#)
[Exhibit B.pdf](#)

Mike Wilcox presented this item to the Planning Commission and recommended to forward a positive recommendation to the City Council to adopt the proposed code amendment.

Dave Bromley opened this item for public comment.

Dave Bromley closed this item to public comment.

A motion was made by LaNiece Davenport, seconded by Cameron Duncan, 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 based on the four findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
Cameron Duncan
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
LaNiece Davenport

Absent: 1 - David Hart

Nonvoting: 1 - Jennifer George

Public Meeting Items

3. [SPR1107202](#) Smith Entertainment Group (SEG) Phase 3, West Facade
[5-007071](#) 10450 S. State St.
{Community #9. Commercial Area]

Attachments: [Staff Report](#)

[Exhibit B](#)

[Exhibit C](#)

Mike Wilcox introduced this item to the Planning Commission.

Rob Cottle, Architect, presented this item to the Planning Commission.

Doug Wheelwright further presented this item to the Planning Commission.

Steven Wrigley asked if the window screens can move up and down or if they're fixed.

Doug Wheelwright said they're fixed.

Rob Cottle said they are passive solar screens that sit right outside of the window.

Dave Bromley opened this item for public comment.

Steve van Maren, Draper resident, suggested that a peak should be added above the SEG employee entrance.

Dave Bromley closed this item to public comment.

Daniel Schoenfeld said the overall design was thoughtful and appreciated by the Architectural Review Committee.

Cameron Duncan thinks a little pop up on the roof would look better.

Dave Bromley feels there's enough break up along the long flat roof line.

A motion was made by Daniel Schoenfeld, seconded by Steven Wrigley, 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 Facade for the property located at 10450 S State Street based on the three findings and subject to the five conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
Cameron Duncan
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
LaNiece Davenport

Absent: 1 - David Hart

Nonvoting: 1 - Jennifer George

DRAFT

4. [SPR0723202](#) Silver Sage Business Park II, Office Site Plan Review
[5-007003](#) 10895 S. 700 E. St.
[Community #12]

Attachments: [Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

Mike Wilcox introduced this and the subdivision review items to the Planning Commission.

Scott Bunnell, with Navigate Private Wealth, presented this item to the Planning Commission.

Doug Wheelwright further presented this item and recommended approval to the Planning Commission.

Dave Bromley opened this item for public comment.

Ryan Fowler, 10908 S Savannah Drive, shared concerns regarding the vehicle noise coming from 700 E.

Travis Ackerman, 828 E Savannah Drive, said this trail section is very loud and feels there should be a 15' landscaping buffer in the back of the building instead of at the front of the property.

Dave Bromley closed this item to public comment.

Mike Wilcox said the noise impact is not coming from the site but from the adjacent road.

Dave Bromley asked about the landscape plan for the center parking lot and the east side of the center parking lot.

Doug Wheelwright reviewed the landscape plan.

LaNiece Davenport asked if more landscaping could be done on the east side without having to reorient the building.

Cameron Duncan said that if evergreen trees were placed in the back near the detention pond that could help.

Scott Bunnell said if evergreen trees are needed on the east parking lot that would be okay.

A motion was made by Cameron Duncan, seconded by Daniel Schoenfeld, 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, based on the two findings and subject to the five conditions with an additional 6th condition - That the trees on the east side of both parking lots

be revised to evergreen trees (within the 60-40 split) to help mitigate the noise from 700 E.

Yes: 7 - Dave Bromley
Cameron Duncan
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
LaNiece Davenport

Absent: 1 - David Hart

Nonvoting: 1 - Jennifer George

5. [SUB0825202](#) Silver Sage Business Park Subdivision Amendment
[5-007024](#) 10895 and 10935 S. 700 E.
[Community #12]

A motion was made by Cameron Duncan, seconded by Craig Kitterman, that the Planning Commission determine that preliminary subdivision review is complete for the proposed Silver Sage Business Park II Subdivision Amendment, located at 10895 S and 10935 S 700 E based on the two findings and subject to the four conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
Cameron Duncan
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
LaNiece Davenport

Absent: 1 - David Hart

Nonvoting: 1 - Jennifer George

6. [SPR0807202](#) Middle Mile Infrastructure Site Plan Review
[5-007014](#) 10935 S. 700 E. St.
[Community #12]

Attachments: [Final Staff Report](#)

[Applicant letter](#)

[Site Plan Package](#)

Mike Wilcox introduced this item & the conditional use permit item to the Planning Commission.

Christina Lewis, AE Comm, presented this item to the Planning Commission.

Doug Wheelwright further presented this item and recommended approval to the Planning Commission.

Craig Kitterman asked if it's pre-cast concrete walls and brick veneer.

Doug Wheelwright said yes.

Dave Bromley opened this item for public comment.

Mark Scott, 10880 Savannah Drive, shared concerns to why he's opposed to the project.

Todd Bobeng, with AE Comm and Middle Mile Infrastructure, spoke about a wall that they're putting up to help mitigate noise and said they are well below noise level thresholds of AEF.

Dave Bromley closed this item for public comment.

Mike Wilcox read the Sandy City code regarding public utilities and explained the conditional use permit.

Dave Bromley asked what a quasi public utility is.

Mike Wilcox explained what a quasi public utility is.

Craig Kitterman asked if this public utility is required to serve Sandy City residents in order to meet the conditional use requirements.

Mike Wilcox said no.

Doug Wheelwright reviewed what a conditional use permit is and that the generators are self contained and powered by natural gas.

Craig Kitterman asked if the generators are constantly running.

Doug Wheelwright said the generators will be tested once a month for five minutes or when there's a power outage and will run for the duration of the outage.

A motion was made by Daniel Schoenfeld, seconded by LaNiece Davenport, that the Planning Commission approve the proposed Middle Mile Infrastructure preliminary site plan review, located at 10935 S 700 E, based on the three findings and subject to the five conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

Absent: 1 - David Hart

Recused: 1 - Craig Kitterman

Nonvoting: 1 - Jennifer George

7. [CUP0805202](#) Middle Mile Infrastructure - Conditional Use Permit - Public Utility Station
[5-007012](#) 10935 S. 700 E. St.
[Community #12]

A motion was made by Daniel Schoenfeld, seconded by LaNiece Davenport, that the Planning Commission approve a conditional use permit for a public utility station for a fiber optic booster station for the property located at 10935 S 700 E based on the three findings and subject to the three conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

Absent: 1 - David Hart

Recused: 1 - Craig Kitterman

Nonvoting: 1 - Jennifer George

Administrative Business

1. Minutes

An all in favor motion was made to approve the meeting minutes from 11.20.2025.

[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

Daniel Schoenfeld was elected Chair and LaNiece Davenport was elected Vice-Chair.

Adjournment

An all in favor motion was made to adjourn.

DRAFT

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 #: 26-010, **Version:** 1

Date: 1/15/2026

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 Conversion	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	Howard Cooke	801-664-8132	mwilcox	Pending
Compass Apartments	179 West 9270 South	SPR02212024-006719	09/27/2024			RC	David Denison	801-836-6235	mwilcox	Pending
Architectural Components HQ Site Plan	9352 S 670 W	SPR03132025-006926			0.69	ID	Josh Naylor	8015577523	tirvin	Fees Paid
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
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			PUD(10)	Brad Reynolds		tirvin	Pending
Under Review										
Jordan Credit Union	9260 S 300 E	SPR04142025-006949			0.60	R-1-8	Nate Reiner		dwheelwright	Preliminary Review
Mark Ray Office Building	7865 South 700 East	SPR04172025-006955				BC	Robert Money	8015731029	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
iONNA Sandy UT	151 W 10600 S	SPR07012025-006992	12/10/2025		0.43	AM	Jess Cain		dwheelwright	Final Review
Silver Sage Business Park II	10895 S 700 E	SPR07232025-007003			0.56	SD(PO Silv	Kyle Spencer		dwheelwright	Preliminary Review
Middle Mile Infrastructure	10935 S 700 E	SPR08072025-007014	12/05/2025		0.57	SD(PO Silv	Alec Geist		dwheelwright	Final Review
GSL Electric	601 SANDY PKWY, 84070	SPR10092025-007056				CR-PUD	Cynthia Bithell		dwheelwright	Preliminary Review
SEG Redevelopment Phase 3 - West Facade	10450 S STATE ST	SPR11102025-007071			0.10	CBD	Larry Oldham	8018243351	dwheelwright	Final 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										
Gutierrez Multifamily Site Plan	886 E 7800 S	SPR04072025-006948			0.47	RM(10)	Elisha Deschenie		tirvin	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
Sandy City Public Utilities Vac Truck Water C	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
Kuwahara Wholesale	8575 STATE ST, 84070	SPR10162023-006639				SD(FM-HS	Alex Kuwahara	8016916592	tirvin	Resubmit
Smith's 153 Fuel Center	10305 S 1300 E	SPR11112024-006885	07/28/2025		10.38	CC	AWA - Jalaine Gibson	8018970849	dwheelwright	Resubmit
Wooded Creek Estates Site Plan	951 E 8800 S	SPR12052025-007088			0.31	R-1-8	Brandon Harris		tirvin	Resubmit
Red Sky Apartments	10145 S CENTENNIAL PKWY	SPR12062022-006452	05/08/2023		1.45	CBD	Corey Solum		lmarble	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
Classic Fun Center	9151 S MONROE ST	SPR06142024-006783			5.12	RC	David Henderson		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
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

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
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	Ryan McConaghie		mwilcox	Under Construction
UTA Civic Center Station - Site Modification	10015 S BEETDIGGER BLVD	SPR02172023-006487				MU	Nick Duerksen	8012012050	mwilcox	Under Construction
WM Fuel #5235 Sandy, UT	9081 S QUARRY BEND DR	SPR03112022-006282	01/03/2023			SD(X)	Ryan Alvarez		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
Alta Canyon Sports Center	9565 S HIGHLAND DR	SPR06302025-006990	09/17/2025		1.51	OS	Dan Medina		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
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		0.10	CBD	Larry Oldham	8015311144	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		2.65	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
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 Amendm	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										
951 E 8800 S Lot Line Adjustment	951 8800 S 84094	SUB01062026-007099				R-1-8	Brandon Harris		tirvin	Open
Dimple Dell Ridge Consolidation	1727 DIMPLE DELL RD 84092	SUB03192024-006733				R-1-20A	Efren Lopez		tirvin	Received
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
Sandy City Centre Plat Second Amended and	215 W 10000 S, 84070	SUB08152022-006383		4.00		CBD-P	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
Sequoia Cove Subdivision	1368 E COPPERCREEK RD	SUB11142025-007080		5.00	1.02	R-1-8	Sequoia Development,		tirvin	Pending
Mark Ray Office Building	7865 South 700 East	SUB12122025-007091				BC	Robert Money	8015731029	sstringham	Open
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 Condomin	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
Sierra Estates III	3677 E LITTLE COTTONWOOD RD	SUB06172024-006786		2.00		R-1-10	Robert Grow		tirvin	Under Review
Smith's Altaview SUB	10315 S 1300 E	SUB07202021-006108	09/23/2021	4.00	0.46	CC	Anderson Wahlen & As		dwheelwright	Final Review
Hartman Estates 2 lot Subdivision	3853 E LITTLE COTTONWOOD LN	SUB08052025-007011		2.00		R-1-15	David Jenkins	8016312999	tirvin	Preliminary Review
9272 Office Condominiums	9272 S 700 E	SUB08212024-006814			3.03	CC	Brook Hintze	8018601515	tirvin	Preliminary Review
Silver Sage Business Park II	10935 S 700 E	SUB08252025-007024			0.57	SD(PO Silv	Kyle Spencer		dwheelwright	Final Review
Kuwahara Wholesale	8575 STATE ST, 84070	SUB10162023-006638		1.00		SD(FM-HS	Alex Kuwahara	8016916592	tirvin	Under 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
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	0.30	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	0.60	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
9854 S. Building, LLC Condo	9854 S 700 E	SUB06092025-006981			2.36	CN	Kenneth Chapman		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
Oberland Road Subdivision	2900 E OBERLAND RD	SUB06282022-006352		3.00		R-1-40A	Dustin Freckleton	5127796368	tirvin	Resubmit

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Indigo Subdivision	348 E 8000 S	SUB07112025-006996		20.00	1.00	RM(12)	Damian Mora		tirvin	Resubmit
Gutierrez Multifamily Subdivision	886 E 7800 S	SUB07112025-006998			0.47	RM(10)	Elisha Deschenie		tirvin	Resubmit
Monroe Street Center Plat Amendment	111 W 9000 S	SUB07182025-007000		1.00	0.31	RC	Mark Sudbury		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	Dan Sonntag		tirvin	Resubmit
Pepperwood Phase 9 Plat Amendment	98 E LONE HOLLOW	SUB09262025-007046			2.27	PUD(1.62)	jerry Robinson		tirvin	Resubmit
Fox Hollow Plat Amendment	9476 S FOX CIR	SUB10142024-006868		1.00	0.22	R-1-8	Craig Lawrence	8015732516	tirvin	Resubmit
Classic Fun Center	9151 S MONROE ST	SUB10262024-006878		2.00	5.12	RC	David Henderson	8016084007	tirvin	Resubmit
Wooded Creek Estates	951 E 8800 S	SUB12052025-007087		8.00	0.31	R-1-8	Brandon Harris		tirvin	Resubmit
Silver Sage Estates Subdivision	10175 S DIMPLE DELL RD	SUB12082025-007089		4.00	0.68	R-1-10	Alyssa Holbrook		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		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 Meado	3170 E LITTLE COTTONWOOD RD	SUB01042023-006461	06/15/2023	12.00		R-1-15	Skylar Tolbert		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
Crescent View Peaks	137 E 11000 S	SUB04272021-006035	06/18/2021			R-1-40A	Kyle Simons	8013814687	tirvin	Complete
Others										
Falls Creek Subdivision	2873 E WASATCH BLVD	SUB09152025-007042	12/02/2025	2.00	0.49	PUD(2)	Greg Timothy		tirvin	Fees Added

RESOLUTION#25-52C

SUMMERHAYS ANNEXATION

**A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA,
SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING
PUBLICATION OF HEARING NOTICE**

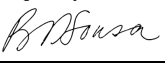
The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City (“City”) desires to annex parcels of contiguous unincorporated area, totaling approximately six acres, for the property located at 2935 E. Dimple Dell Road. This lot is currently in unincorporated Salt Lake County, Utah, and more specifically shown on the map attached hereto as Appendix “A”.
2. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City’s best interests.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SANDY CITY AS FOLLOWS:

1. Indicate the City Council’s intent to annex the area shown in Appendix “A”.
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City’s best interest.
3. Indicate the City Council’s intent to withdraw the area shown in Appendix “A” from the municipal services district.
4. Set a public hearing for January 20, 2026, no earlier than 5:15 p.m., to consider the annexation.
5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code.

Adopted by the Sandy City Council this 16 day of December, 2025.

Signed by:

0254445272544E1...

Brooke D’Sousa, Chair

Sady City Council

ATTEST:

DocuSigned by:

688E7E8272014B1...



City Recorder

RECORDED this 17 day of December, 2025.

APPENDIX “A”



ANX11182025-007083
Summerhays Annexation
2935 E. Dimple Dell Rd.

Community Development Department