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, November 20, 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_conDh98KRfO8kHtKE_tvXg

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

You can join the meeting with the following link:
https://us02web.zoom.us/s/84967034024

Or join via phone by dialing:
US: 253 215 8782 or 346 248 7799 or 669 900 6833 or 301 715 8592 or 312 626 6799 or 929 436 2866
(for higher quality, dial a number based on your current location)
International numbers available: https://us02web.zoom.us/u/ksavS05rU

Webinar ID: 849 6703 4024

Passcode: 469150

4:00 PM FIELD TRIP

1. 25-339 Map

Attachments: 11202025.pdf

5:15 PM EXECUTIVE SESSION

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Consent Agenda

Public Meeting Items

2. SPX11112025-007076 Falls Creek Subdivision (Special Exception Review)
2873 E Wasatch Blvd
[Community 28, Pepper Dell]

3. SUB09152025-007042 Falls Creek Subdivision (Subdivision Review)
2873 E Wasatch Blvd
[Community 28, Pepper Dell]

Attachments: Staff Report
Exhibit A
Exhibit B

4. SPR07012025-006992 IONNA EV Charging Station - Preliminary Modified Site Plan Review
151 W. 10600 S.
[Community # 9, Commercial Area]

Attachments: Staff Report
Exhibits

5. SPR05132025-006965 Sandy Station Townhomes - Preliminary Cairns Site Plan Review
8925 S. Harrison St.
[Community #1, Northwest Exposure]

Attachments: Staff Report
Exhibit A
Exhibit B

6. SUB05132025-006966 Sandy Station Townhomes - Preliminary Subdivision Review
8925 S. Harrison St.
[Community #1, Northwest Exposure]

Attachments: Exhibit C

Administrative Business

1. Minutes

25-340 Minutes

Attachments: 11.06.2025 PC Minutes (DRAFT)

2. Director's Report

Adjournment

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

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

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

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

Sandy City, Utah

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

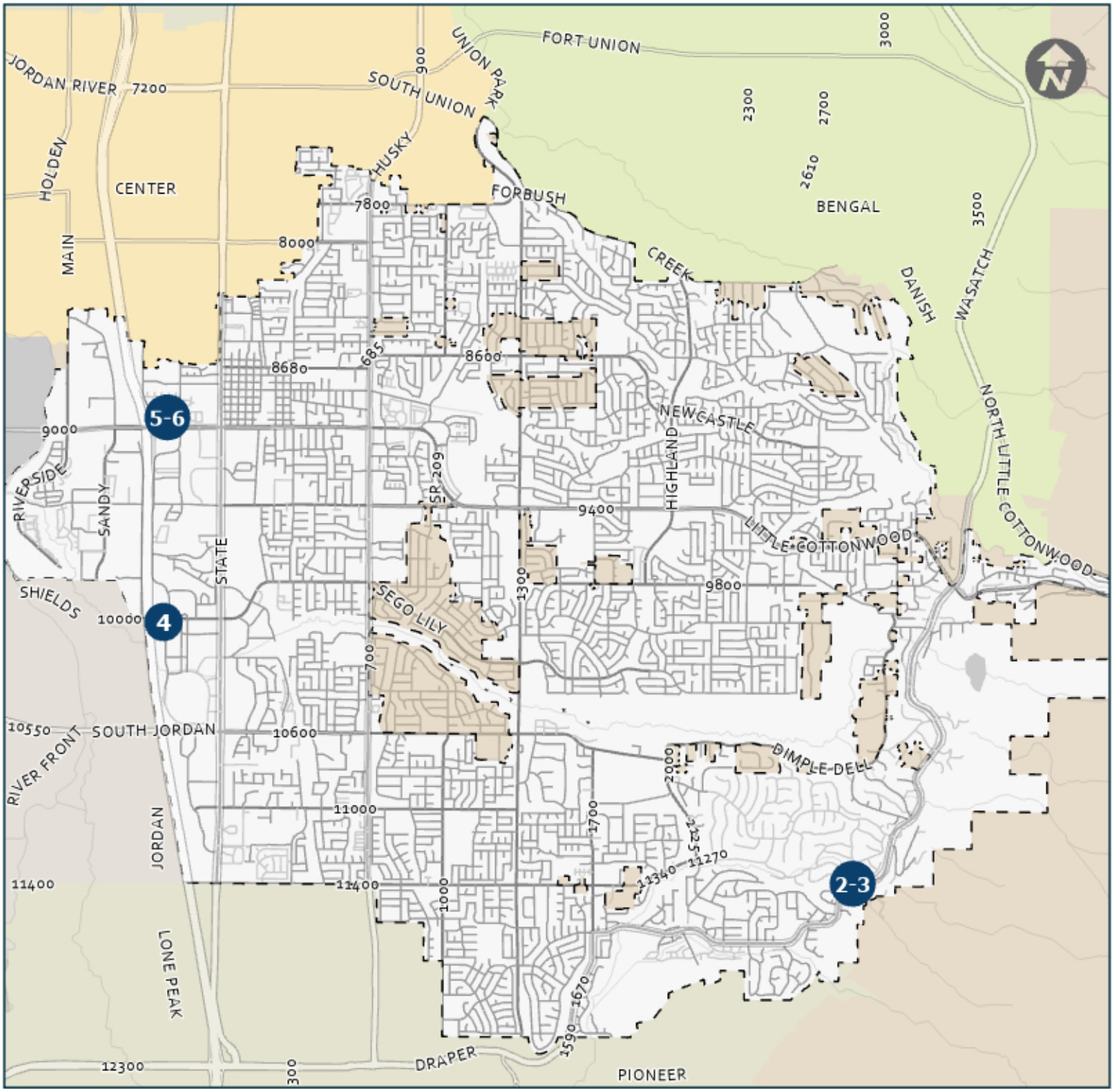
Staff Report

File #: 25-339, **Version:** 1

Date: 11/20/2025

Map

Planning Commission Field Trip
November 20, 2025



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

1 Mile

Sandy City, UT
Community Development Department

Agenda Item Number

1 Locations to visit on your own

1 Locations to be visited on tour

Sandy City, Utah

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

Staff Report

File #: SPX11112025-007076,
Version: 1

Date: 11/20/2025

Agenda Item Title:
Falls Creek Subdivision (Special Exception Review)
2873 E Wasatch Blvd
[Community 28, Pepper Dell]

Presenter:
Thomas Irvin, Senior Planner

Description/Background:
The applicant and property owner, Greg Timothy with Ivory Homes, is requesting preliminary subdivision review for the properties located at 2873 and 2851 E. Wasatch Blvd. The proposal consists of adjusting the property lines between Lot 3 of the Driggs Subdivision and a remnant parcel to the north. This will create one additional lot both lots to comply with zoning requirements and be fully developed. Additionally, they are seeking special exception approval to not provide full street improvements.

See the full staff report and exhibits attached to the associated subdivision review file.

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission approve the requested special exception for the Falls Creek Estates Subdivision located at 2873 and 2851 E. Wasatch Blvd to not provide full street improvements in front of the development based upon the following findings:

Findings:
1. The City and Applicant will enter into a cash out agreement where the cost of providing curb and gutter will be paid to the city for the construction of these improvements at a future date.

2. The precedence of adjoining improvements will be continued and maintained.

3. The proposed configuration equitably balances the needs of the public and presents the most efficient use of the land.

Sandy City, Utah

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

Staff Report

File #:
SUB09152025-007042,
Version: 1

Date: 11/20/2025

Agenda Item Title:
Falls Creek Subdivision (Subdivision Review)
2873 E Wasatch Blvd
[Community 28, Pepper Dell]

Presenter:
Thomas Irvin, Senior Planner

Description/Background:
The applicant and property owner, Greg Timothy with Ivory Homes, is requesting preliminary subdivision review for the properties located at 2873 and 2851 E. Wasatch Blvd. The proposal consists of adjusting the property lines between Lot 3 of the Driggs Subdivision and a remnant parcel to the north. This will create one additional lot, and both lots will comply with zoning requirements and be fully developed. Additionally, they are seeking special exception approval to not provide full street improvements.

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 that preliminary subdivision review for the Falls Creek Estates Subdivision located at 2873 and 2851 E. Wasatch Blvd is substantially complete based on the following findings and subject to the following conditions:

Findings:
1. That the proposed configuration equitably balances the needs of the public and presents the most efficient use of the land.

2. That the proposed lots comply with the requirements of the PUD and Sensitive Area Overlay Zones.

3. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.

Conditions:
1. That street improvements on Wasatch Boulevard be carried out in accordance with the approved plans designed by the applicant and with the cash out agreement to install those improvements at a future date by the City.

2. That all lots comply with all requirements of the PUD Zone and the Sensitive Area Overlay Zone.

3. That any area equal to or in excess of a 30% slope be indicated (cross-hatched) on the final plat, and that perspective builders and homeowners be apprised of the restrictive nature of the hillside lots.

4. That all lots comply with the requirements of the Wildland Urban Interface requirements without removal of natural vegetation within the protected slope areas of the lots and homeowners be apprised of this requirement.

5. That a grading and drainage plan be submitted and approved for all lots prior to issuance of a building permit. The grading plan shall include a driveway plan and profile to assure conforming driveway slope. Any down sloping driveway will require approval by the City Engineer.

6. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.

7. That the same setback requirements of the R-1-10 zone be applied to this subdivision.

8. That a private access agreement and maintenance agreement for the shared driveway and access be recorded on these lots to ensure access to Wasatch Boulevard within the existing shared access on the west side of the subdivision.

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum

November 20, 2025

To:	Planning Commission	
From:	Community Development Department	
Subject:	Falls Creek Estates Subdivision	SUB009152025-007042
	2873 E. Wasatch Blvd	SPX11112025-007076
	[Community #28, Pepper Dell]	PUD(2), PUD(1.62), & SAO Zone
		2 Lots, 1.47 Acres

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

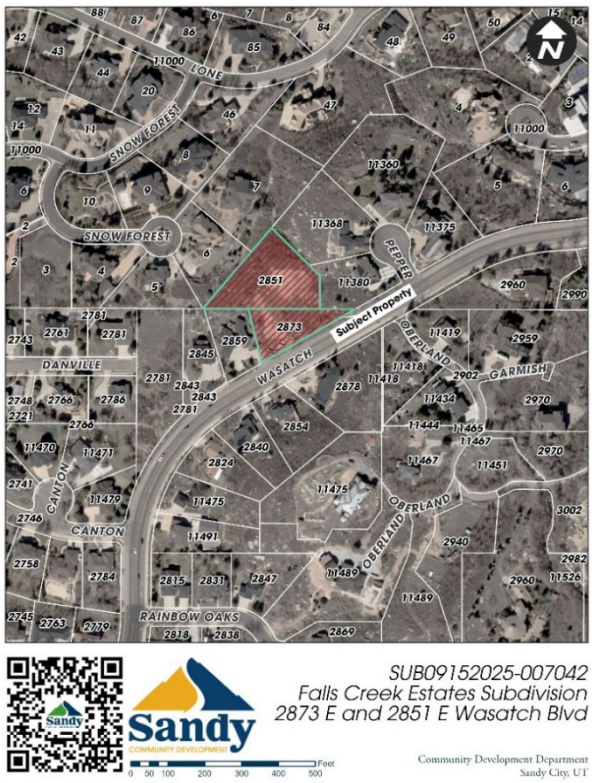
Request

The applicant and property owner, Greg Timothy with Ivory Homes, is requesting preliminary subdivision review for the properties located at 2873 and 2851 E. Wasatch Blvd. The proposal consists of adjusting the property lines between Lot 3 of the Driggs Subdivision and a remnant parcel to the north. This will create one additional lot both lots to comply with zoning requirements and be fully developed. Additionally, they are seeking special exception approval to not provide full street improvements. (See Exhibit A to review application materials).

Background

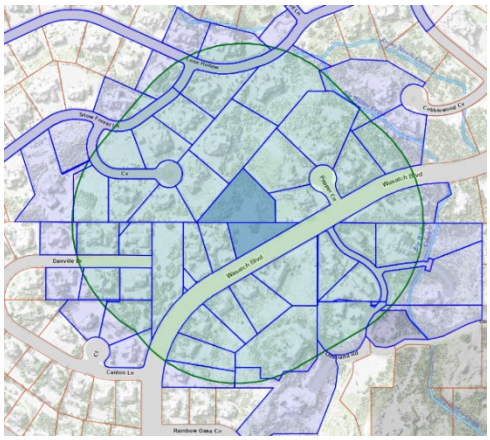
The subject properties consists of approximately 1.47 acres and lie within the Sensitive Overlay Zone. Both lots are zoned PUD (Planned Unit Development). All surrounding properties are similarly zoned and have been developed into single-family homes. Neither property is subjected to the Pepperwood HOA requirements.

The south property (2873 E Wasatch Blvd) is part of the Driggs Subdivision while the north property (2851 E Wasatch Blvd) is a remnant that was not included in any of the adjoining Pepperwood Subdivision plats.



Property Case History	
Date	**Case Summary**
S#91-03	Driggs Subdivision created 3 lots within the PUD Zone in 1993

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 public notice signs were placed on the subject property.

Staff held a virtual neighborhood meeting via Zoom on November 10, 2025. Residents asked questions concerning the future lot configuration, street access, and plans on drainage for the lots (see minutes in Exhibit "B").

Analysis

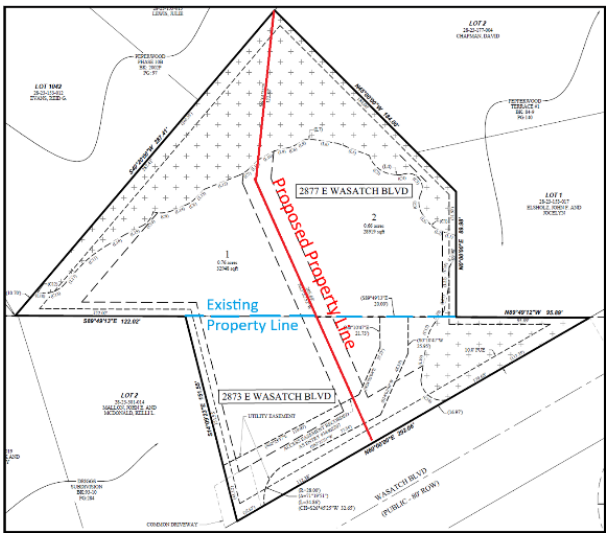
Planned Unit Development Review

The purpose of a PUD is to provide flexibility of design that would not be possible through the typical application of zoning regulations. It encourages the efficient use of land to preserve open space while providing a means to create variety in the physical pattern of development.

The design objectives for a Planned Unit Developments are:

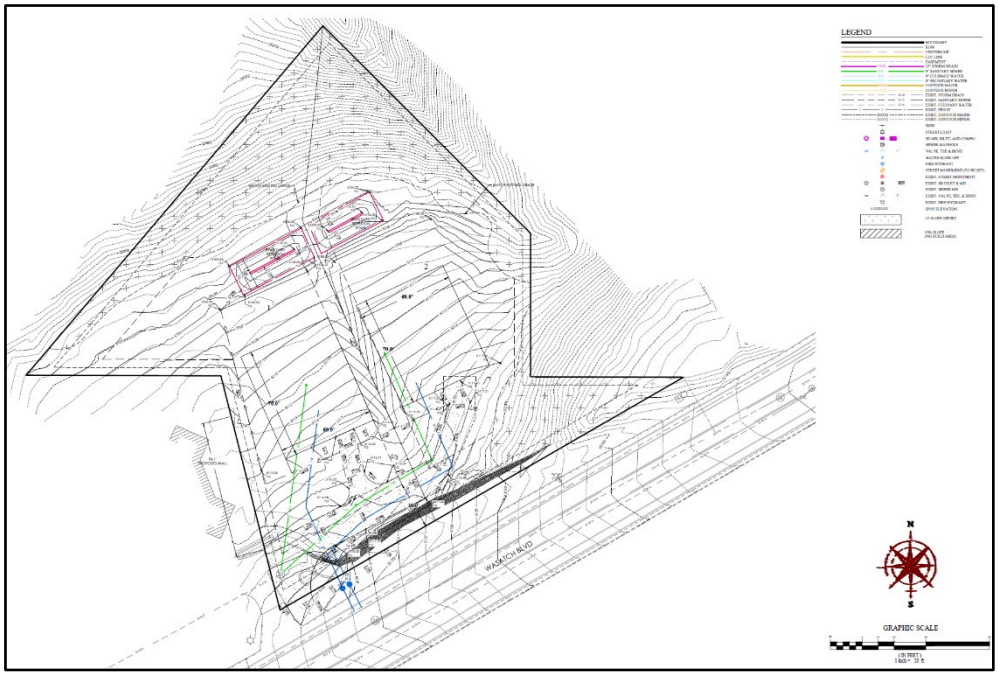
1. Provide for a comprehensive and harmonious arrangement of buildings, open spaces, circulation ways, parking, and development amenities.
2. Be related to existing and proposed land use and circulation plans of the community and not constitute a disrupting element in the neighborhood.
3. The internal street system and pedestrian connections should be designed for the efficient and safe movement of vehicles without disrupting pedestrian circulation, activities, functions of the common areas and open space.
4. Open space and recreation areas and facilities should be located adjacent to dwelling units or be easily accessible therefrom.
5. Open space and recreation areas should be the focal point for the overall design of the development.

The Planning Commission has flexibility in requiring specific setbacks, density, and layouts in order to ensure these design objectives are met. The Driggs subdivision plat states that lots must comply with the R-1-10 zoning requirements (see Exhibit "C"). It is recommended that these requirements be applied to the subject properties in order to ensure they match the character of the surrounding neighborhood.



Subdivision

The applicant is proposing to reconfigure the existing lot and remnant parcel by bisecting them north to south instead of east to west. This will provide street frontages for both lots and create sufficiently large buildable areas to allow for the development of single-family homes on each of them.

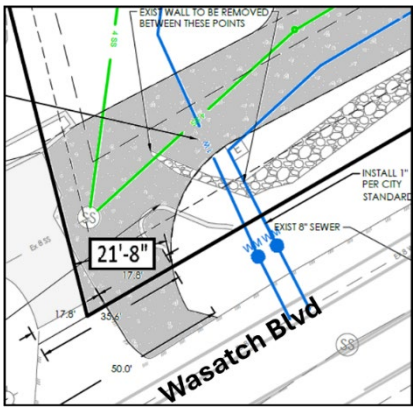


This property is also within the Sensitive Area Overlay zone. There are areas of 30% or greater slope that affects the proposed lots. These areas have been located on the plat and the buildable areas of each lot are indicated. The City Engineer has also reviewed the slope study and other geotechnical documents provided by the applicant. Besides the steep slopes, there are no other geologic issues that require further mitigation.

These lots also have large areas of natural vegetation and fall under the Wildland Urban Interface Overlay. Thus, balancing removal of natural vegetation with mitigating fire hazards is an important consideration. A mitigation of removal of natural vegetation is to require fire resistive building materials.

There is a significant drop off along the street frontage of the northern lot. Lots within a subdivision are required to have direct access to a public street unless it can be demonstrated that such access is not possible based upon issues such as topography.

The developer is proposing to use an existing shared approach and easement at the southwest corner of the development to access the north lot. They will also engineer and rebuild the existing rock wall which serves to protect Wasatch Blvd from erosion. Using this approach will also preserve the sensitive slopes that exist along the frontage. The shared approach meets the 20-foot minimum width required by code and will not require access across the neighbor's property.



Currently there are no street improvements along the west side of Wasatch Blvd. The city will enter into a cash out agreement with the developer where the cost of constructing curb and gutter along the frontage will be collected for use when the city eventually installs these improvements along the street.

Special Exception

Full street improvements to include curb, gutter, sidewalk and parkstrip are normally required as part of the subdivision development. The Planning Commission may grant a special exception to waive these improvements after consideration and receiving a positive recommendation from the Director and City Engineer.

As discussed above, the curb and gutter will be installed by the city at a future date. The applicant is seeking a special exception to not provide the remaining improvements (sidewalk and parkstrip). To maintain the precedent in the area, preserve the sensitive slopes, and prevent storm drainage issues, the City Engineer recommends that these improvements not be installed along the street frontage until the City can do a larger project in the area and avoid detrimental impacts from only installing a portion of improvements that are missing in the area.

Staff Concerns

The natural drainage of the land will be changed by this development. While the existing street drainage pattern will continue

along Wasatch Blvd since no improvements will be done there, the construction of homes and other improvements will impact drainage across the lots. The developer must ensure during the building permit process that each lot retains the required amount of storm drainage on site.

Staff Recommendations

Motion #1 Special Exception

Staff recommends that the Planning Commission approve the requested special exception for the Falls Creek Estates Subdivision located at 2873 and 2851 E. Wasatch Blvd to not provide full street improvements in front of the development based upon the following findings:

Findings:

1. The City and Applicant will enter into a cash out agreement where the cost of providing curb and gutter will be paid to the city for the construction of these improvements at a future date.

2. The precedence of adjoining improvements will be continued and maintained.

3. The proposed configuration equitably balances the needs of the public and presents the most efficient use of the land.

Motion #2 Subdivision Review

Staff recommends that the Planning Commission determine that preliminary subdivision review for the Falls Creek Estates Subdivision located at 2873 and 2851 E. Wasatch Blvd is substantially complete based on the following findings and subject to the following conditions:

Findings:

1. That the proposed configuration equitably balances the needs of the public and presents the most efficient use of the land.

2. That the proposed lots comply with the requirements of the PUD and Sensitive Area Overlay Zones.

3. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.

Conditions:

1. That street improvements on Wasatch Boulevard be carried out in accordance with the approved plans designed by the applicant and with the cash out agreement to install those improvements at a future date by the City.

2. That all lots comply with all requirements of the PUD Zone and the Sensitive Area Overlay Zone.

3. That any area equal to or in excess of a 30% slope be indicated (cross-hatched) on the final plat, and that perspective builders and homeowners be apprised of the restrictive nature of the hillside lots.

4. That all lots comply with the requirements of the Wildland Urban Interface requirements without removal of natural vegetation within the protected slope areas of the lots and homeowners be apprised of this requirement.

5. That a grading and drainage plan be submitted and approved for all lots prior to issuance of a building permit. The grading plan shall include a driveway plan and profile to assure conforming driveway slope. Any down sloping driveway will require approval by the City Engineer.

6. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.

7. That the same setback requirements of the R-1-10 zone be applied to this subdivision.

8. That a private access agreement and maintenance agreement for the shared driveway and access be recorded on these lots to ensure access to Wasatch Boulevard within the existing shared access on the west side of the subdivision.

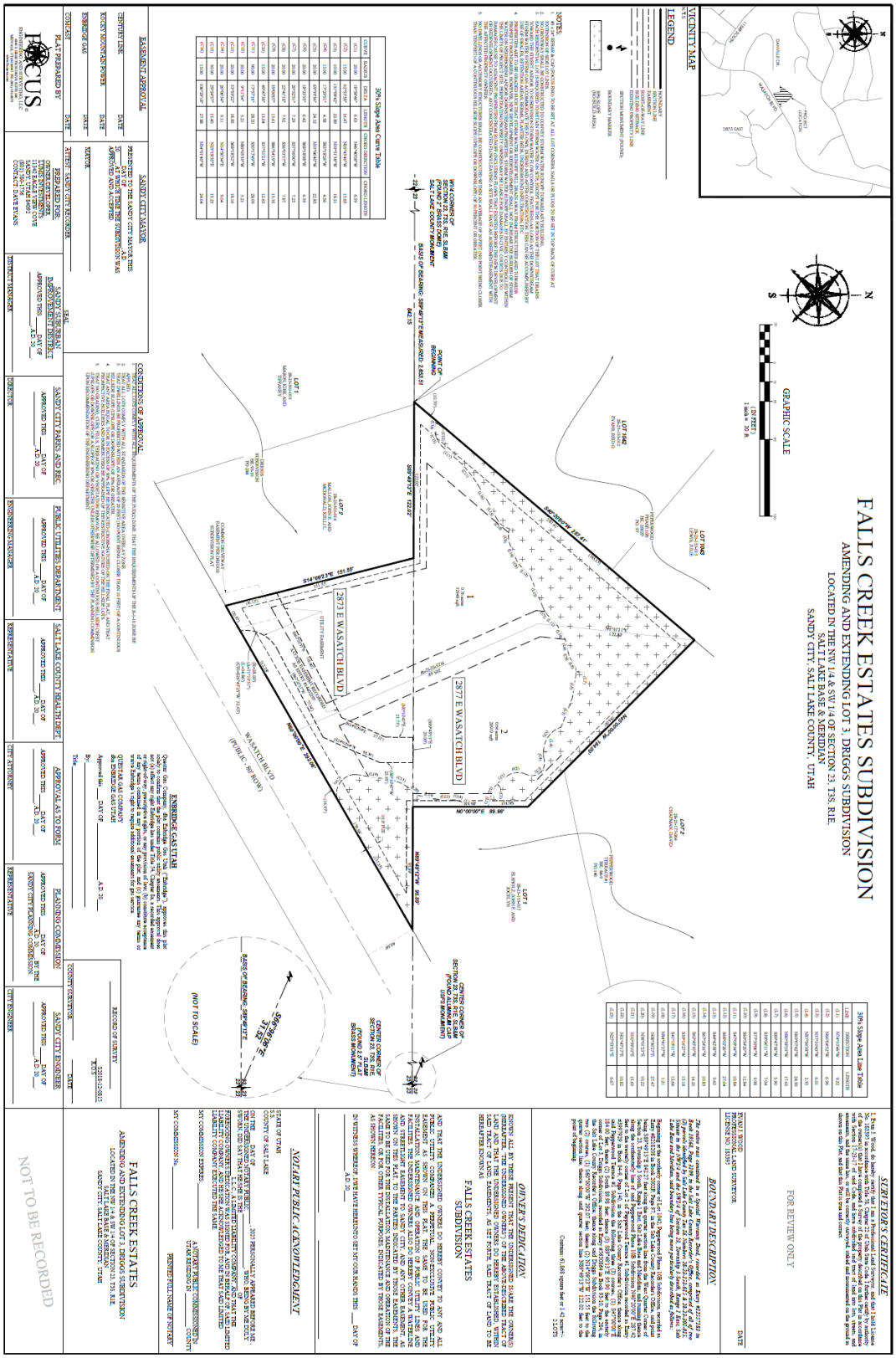
Planner:

Thomas Irvin
Senior Planner

File Name: S:\USERS\PLN\STAFFRPT\2025\SUB09152025-007042 – FALLS CREEK ESTATES SUBDIVISION\PLANNING COMMISSION\STAFF REPORT

Exhibit "A"

See the attached file for full information



FALLS CREEK ESTATES SUBDIVISION

AMENDING AND EXTENDING LOT 3, DRIGGS SUBDIVISION

LOCATED IN THE NW 1/4 & SW 1/4 OF SECTION 23, T3S, R1E,

SALT LAKE BASE & MERIDIAN

SANDY CITY, SALT LAKE COUNTY, UTAH

FOR REVIEW ONLY

NOT TO BE RECORDED

Exhibit "B"
NEIGHBORHOOD MEETING NOTES AND PUBLIC COMMENT

Neighborhood Meeting Summary

Meeting Date: November 10, 2025

Neighborhood: Pepper Dell #28

Project: Falls Creek Estates Subdivision

Applicant: Greg Timoth with Ivory Homes

Project Summary

The proposal is a Preliminary Subdivision review for a 2-lot single-family development along Wasatch Blvd.

The property is zoned PUD(2) and PUD(1.62). The applicant is also seeking Special Exception approval to not provide full sidewalks and parkstrips along the street frontage.

Meeting Minutes

The neighborhood meeting was conducted online, vie Zoom with approximately four residents attending.

Adjoining owners knew that the property would eventually develop, however, they had seen several concept plans over the years showing three proposed lots and were interested to see what was planned.

Both lots had been under common ownership for many years, leading some neighbors to believe it was a single property and only one home would be constructed. They were surprised to learn that it had always been two lots and that the current request was to reconfigure the properties to allow both to fully develop.

Owners of properties to the north asked several questions concerning building height and drainage as they are significantly downhill from the development. Greg Timothy with Ivory Homes explained that the subdivision did not specifically deal with how storm water would be managed, but that during the individual building permit reviews, stormwater would need to be retained on the lots. This is why Ivory's engineering consultant had been performing percolation and soil analysis. Doing so gives them the information they need to develop a storm water management plan.

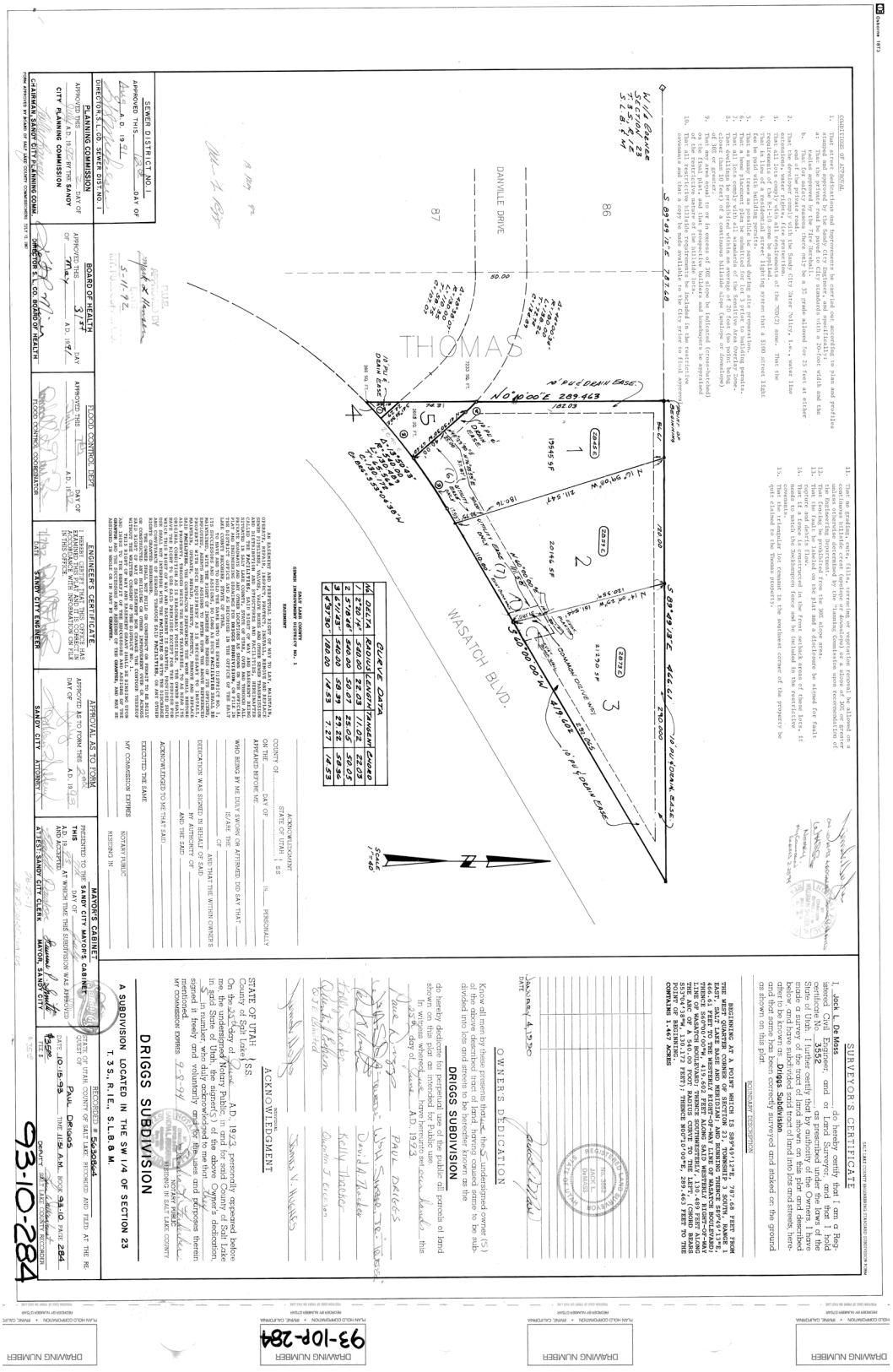
One applicant asked if the properties would be subject to the Pepperwood HOA requirements. They would not be since the land never has been part of the Pepperwood development plats.

Several owners asked specific questions concerning the height and distance from property lines of the proposed homes. Staff explained that, while specific home plans are not part of this review, they will be subject to the height and setback requirements of the zone. Additionally, structures will need to be placed an average of 20 feet from the sensitive areas (above 30% in grade) and no closer than 10 feet to any given point.

Residents also wanted to know how vehicles would access the lots since there is a significant grade drop along Wasatch Blvd. Staff explained that an existing easement will be extended from the southwest corner of the property to allow vehicle access behind the grade drop. The retaining wall along Wasatch Blvd will be repaired and improved to ensure road stability over time.

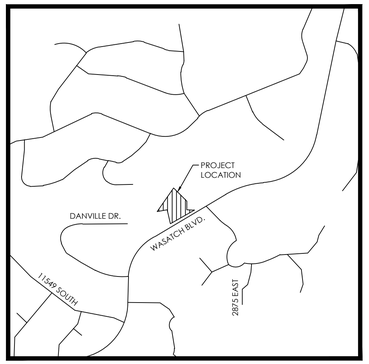
Final questions were asked concerning the price point of the homes as future property values was a concern. Greg explained that Ivory realizes this is a high-end neighborhood and are committed to building homes that will fit the style and value of the adjoining properties.

Exhibit "C"
Driggs Subdivision Plat

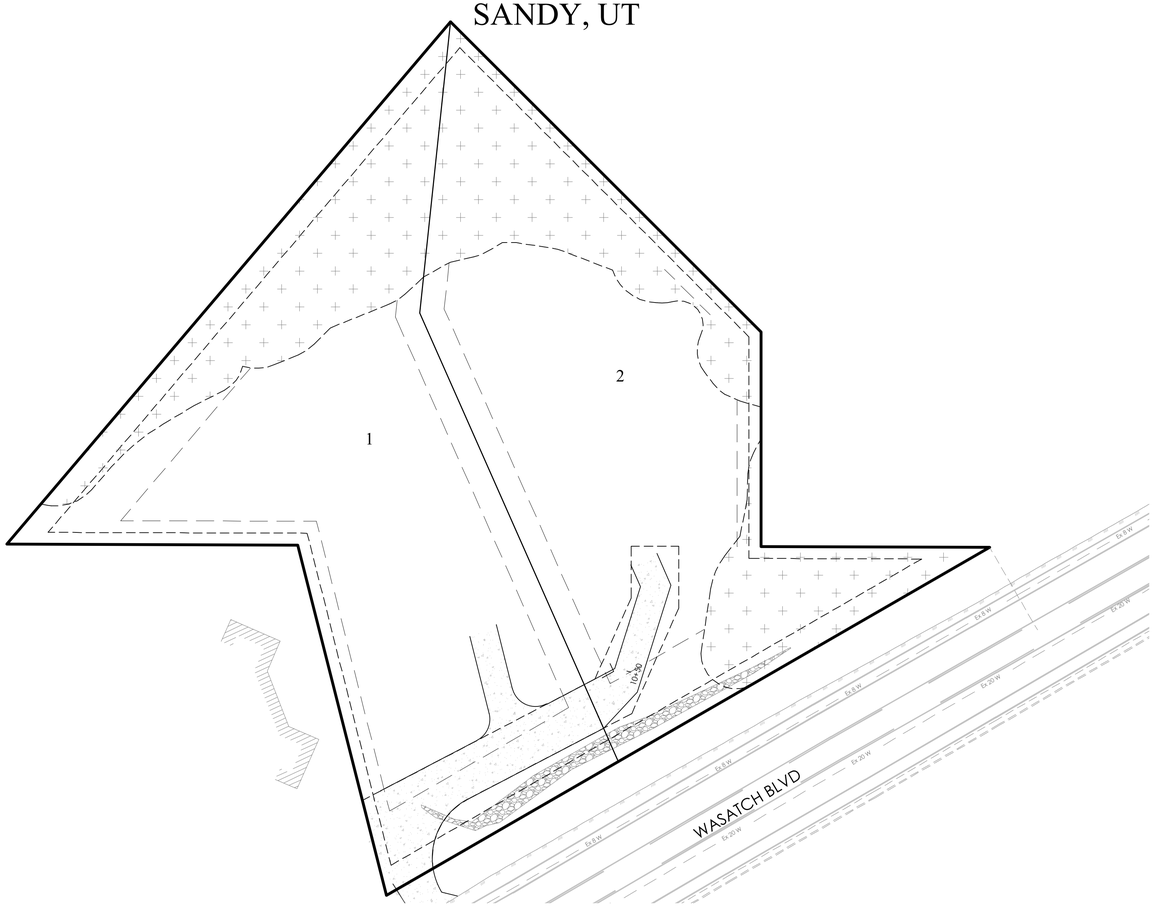


FALLS CREEK ESTATES

PREPARED FOR:
IVORY HOMES
LOCATED IN:
SANDY, UT



VICINITY MAP
NTS



SITE MAP

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C1	COVER
C2	PRELIMINARY PLAT
C3	SITE AND UTILITY PLAN
C4	GRADING AND DRAINAGE PLAN

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO SANDY CITY STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. 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 NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, 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 THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: MAT WANGSGAARD, PE
SURVEY MANAGER: JUSTIN LUNDBERG, PLS

OWNER/DEVELOPER
IVORY DEVELOPMENT
978 WOODOAK LANE
SALT LAKE CITY, UTAH 84117
(385) 522-4859
CONTACT: GREG TIMOTHY

N
S

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

811 Know what's below. Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

LICENSED PROFESSIONAL ENGINEER
No. 11777924
MATHEW WANGSGAARD
11/05/25
STATE OF UTAH

FALLS CREEK ESTATES
SANDY, UT
COVER

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

COVER

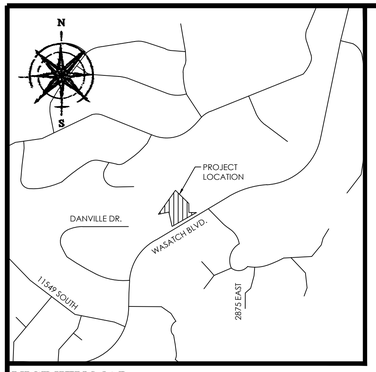
Scale:	1"=30'	Drawn:	BMD
Date:	11/05/25	Job #:	18-299
Sheet:	C1		

Z:_2018\18-299 Driggs Lot 3\design 18-299\dwg\sheets\PRELIM\C1 - Cover.dwg

FALLS CREEK ESTATES SUBDIVISION

AMENDING AND EXTENDING LOT 3, DRIGGS SUBDIVISION

LOCATED IN THE NW 1/4 & SW 1/4 OF SECTION 23, T3S, R1E,
SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKER
- 30% SLOPE (NO BUILD AREA)

NOTES:

1. #5 x 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES.
2. NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
3. EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN STORM WATER ON SITE, EXCEPT FOR THE PORTION OF THE LOT THAT DRAINS TOWARD THE STREET AND/OR TO SUBDIVISION STORM WATER FLOW CONTROL FEATURE(S) AS LONG AS THE DOWNSTREAM STORM WATER SYSTEM CAN ACCOMMODATE THE FLOWS, DURING AND AFTER CONSTRUCTION. THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC.
4. PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES AND TOWARDS PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM PROPERTIES. STORM WATER RUNOFF SHALL BY ENTIRELY CONTROLLED WITHIN THE LIMITS OF PROJECT SITE. PERPETRATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSE TO ADJACENT PROPERTIES FROM RUNOFF (INCLUDING FLOWS THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.
5. NO DWELLINGS OR ACCESSORY STRUCTURES SHALL BE CONSTRUCTED WITHIN AN AVERAGE OF 20 FEET (NO POINT BEING CLOSER THAN TEN FEET) OF A CONTINUOUS HILLSIDE SLOPE (UPSLOPE OR DOWNSLOPE) OF 30 PERCENT OR GREATER.

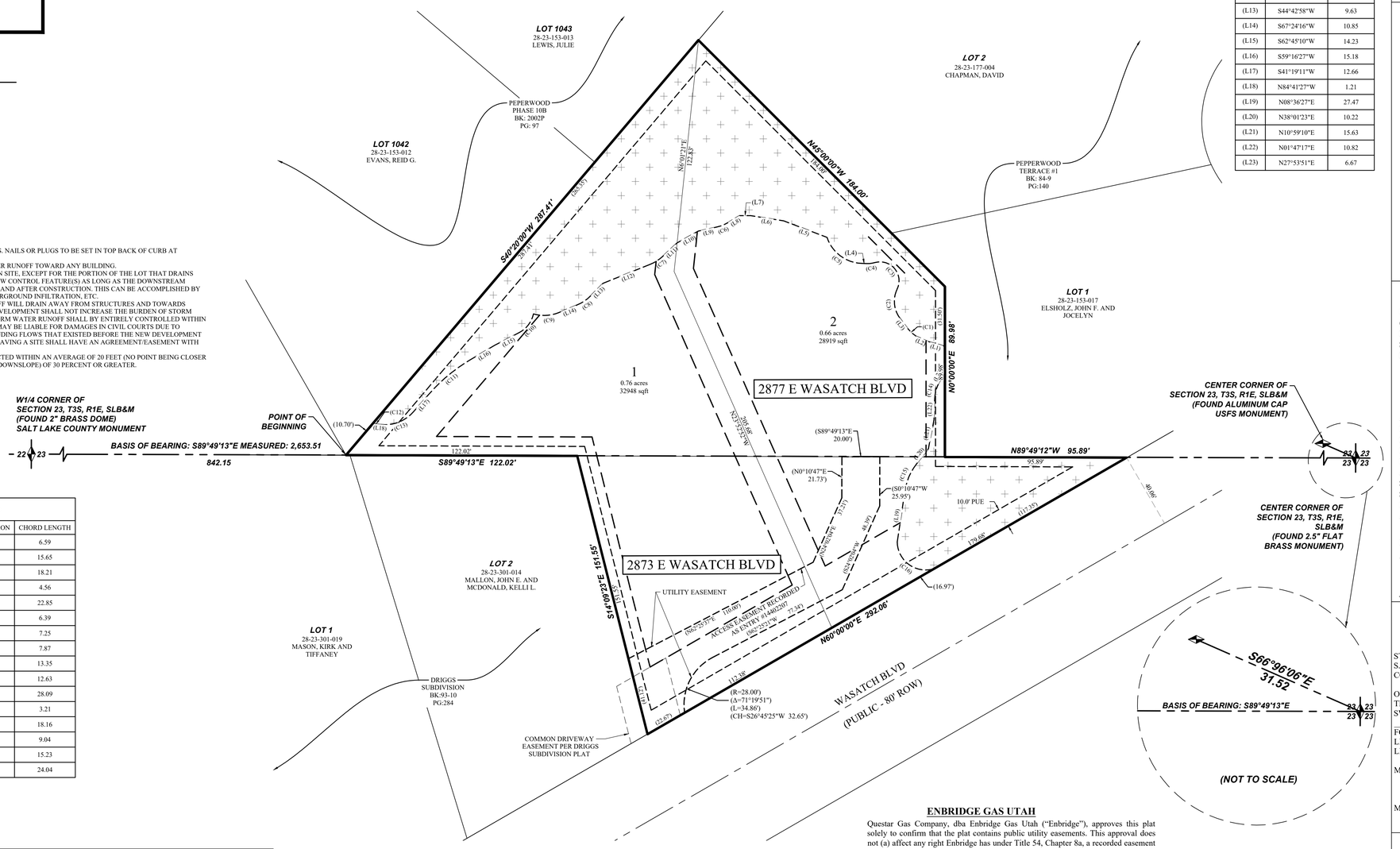
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

30% Slope Area Line Table		
LINE	DIRECTION	LENGTH
(L1)	N74°10'46"W	9.22
(L2)	N66°04'52"W	6.96
(L3)	N37°10'45"W	6.01
(L4)	N87°56'38"W	2.55
(L5)	N69°07'42"W	24.50
(L6)	N80°58'35"W	17.63
(L7)	S89°47'38"W	5.90
(L8)	S59°06'11"W	7.04
(L9)	S77°30'06"W	9.98
(L10)	S60°54'20"W	12.84
(L11)	S47°09'34"W	10.84
(L12)	S68°02'26"W	27.04
(L13)	S44°42'58"W	9.63
(L14)	S67°24'16"W	10.85
(L15)	S62°45'10"W	14.23
(L16)	S59°16'27"W	15.18
(L17)	S41°19'11"W	12.66
(L18)	N84°41'27"W	1.21
(L19)	N08°36'27"E	27.47
(L20)	N38°01'23"E	10.22
(L21)	N10°59'10"E	15.63
(L22)	N01°47'17"E	10.82
(L23)	N27°53'51"E	6.67

30% Slope Area Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C1)	20.00	18°58'46"	6.63	N46°40'08"W	6.59
(C2)	15.00	62°53'58"	16.47	N05°43'46"W	15.65
(C3)	10.00	131°09'42"	22.89	N39°51'38"W	18.21
(C4)	15.00	17°29'51"	4.58	S83°18'26"W	4.56
(C5)	20.00	69°39'56"	24.32	N53°06'40"W	22.85
(C6)	20.00	18°23'55"	6.42	S68°18'08"W	6.39
(C7)	20.00	20°52'51"	7.29	S57°36'00"W	7.25
(C8)	20.00	22°41'18"	7.92	S56°03'37"W	7.87
(C9)	20.00	39°00'07"	13.61	S86°54'19"W	13.35
(C10)	15.00	49°47'38"	13.04	S37°51'21"W	12.63
(C11)	90.00	17°57'16"	28.20	S50°17'49"W	28.09
(C12)	20.00	9°11'54"	3.21	N80°05'30"W	3.21
(C13)	20.00	53°59'22"	18.85	S68°18'52"W	18.16
(C14)	20.00	26°06'34"	9.11	N14°50'34"E	9.04
(C15)	30.00	29°24'57"	15.40	N23°18'55"E	15.23
(C16)	15.00	106°29'18"	27.88	N54°01'40"W	24.04



SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

FOR REVIEW ONLY

EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

DATE

BOUNDARY DESCRIPTION

The entire tract contained in a Special Warranty Deed, recorded as Entry #12557183 in Book 10568, Page 3109, in the Salt Lake County Recorder's Office, comprised of all of two (2) parcels identified by Salt Lake County Tax Id. Numbers 28-23-153-015 & 28-23-301-015. Situate in the NW1/4 and the SW1/4 of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said boundary line being more particularly described as follows:

Beginning at the southerly corner of Lot 1042, Pepperwood Phase 10B Subdivision, recorded as Entry #8218208 in Book 2002P, Page 97, in the Salt Lake County Recorder's Office, said point being S89°49'13"E 842.27 feet along the quarter section line from the West Quarter Corner of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence along the southeasterly line of said Pepperwood Phase 10B Subdivision N40°20'00"E 287.42 feet to the westerly corner of Lot 2 of Pepperwood Terrace #1 Subdivision recorded as Entry #3997929 in Book 84-9, Page 140, in the Salt Lake County Recorder's Office; thence along said Pepperwood Terrace #1 Subdivision the following three (3) courses, (1) S45°00'00"E 184.00 feet; thence (2) South 89.98 feet; thence (3) S89°49'13"E 95.90 feet to the easterly corner of Lot 3, Driggs Subdivision, recorded as Entry #5630864 in Book 93-10, Page 284, in the Salt Lake County Recorder's Office; thence along said Driggs Subdivision the following two (2) courses, (1) S60°00'00"W 292.07 feet; thence (2) N14°09'23"W 151.55 feet to the quarter section line; thence along said quarter section line N89°49'13"W 122.02 feet to the point of beginning.

Contains: 61,868 square feet or 1.42 acres+/-
2 LOTS

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENT THAT THE UNDERSIGNED IS/ARE THE OWNER(S) (HEREAFTER, "THE UNDERSIGNED OWNERS") OF THE ABOVE-DESCRIBED TRACT OF LAND AND THAT THE UNDERSIGNED OWNERS DO HEREBY ESTABLISHED, WITHIN SAID TRACT OF LAND, EASEMENTS, AS SET FORTH, SAID TRACT OF LAND TO BE HEREAFTER KNOWN AS

FALLS CREEK ESTATES
SUBDIVISION

AND THAT THE UNDERSIGNED OWNERS DO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE PUBLIC UTILITY EASEMENT AS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO DO HEREBY CONVEY A WATERLINE AND STREETLIGHT EASEMENT TO SANDY CITY, AND ANY OTHER EASEMENT, AS SHOWN ON THIS PLAT, TO THE PARTIES INDICATED BY THOSE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE FACILITIES, OR FOR OTHER TYPICAL PURPOSES, INDICATED BY THOSE EASEMENTS, AS SHOWN HEREON.

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

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF SALT LAKE

ON THE ____ DAY OF _____ , 2025 PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, _____, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF _____ L.L.C., A LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED FOR, AND IN BEHALF OF, SAID LIMITED LIABILITY COMPANY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

_____
PRINTED FULL NAME OF NOTARY

EASEMENT APPROVAL

_____
CENTURY LINK DATE

_____
ROCKY MOUNTAIN POWER DATE

_____
ENBRIDGE GAS DATE

_____
COMCAST DATE

SANDY CITY MAYOR

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

_____
MAYOR

_____
ATTEST: SANDY CITY RECORDER

SEAL

CONDITIONS OF APPROVAL:

1. THAT ALL LOTS COMPLY WITH ALL REQUIREMENTS OF THE PUD(2) ZONE. THAT THE REQUIREMENTS OF THE R-1-10 ZONE BE APPLIED.
2. THAT ALL LOTS COMPLY WITH ALL STANDARDS OF THE SENSITIVE AREA OVERLAY ZONE.
3. THAT DWELLINGS BE PROHIBITED WITHIN AN AVERAGE OF 20 FEET (NO POINT BEING CLOSER THAN 10 FEET) OF A CONTINUOUS HILLSIDE SLOPE (UPSLOPE OR DOWNSLOPE) OF 30% OR GREATER.
4. THAT ANY AREA EQUAL TO OR IN EXCESS OF 30% SLOPE BE INDICATED (CROSS-HATCHED) ON THE FINAL PLAT, AND THAT PROSPECTIVE BUILDERS AND HOMEBUYERS BE APPRAISED OF THE RESTRICTIVE NATURE OF THE HILLSIDE LOTS.
5. THAT NO GRADING, CURS, FILLS, TERRACING OR VEGETATION REMOVAL BE ALLOWED ON A CONTINUOUS HILLSIDE CREST (UPSLOPE OR DOWNSLOPE) OR A SLOPE OF 30% OR GREATER UNLESS OTHERWISE DETERMINED BY THE PLANNING COMMISSION UPON RECOMMENDATION OF THE ENGINEERING DEPARTMENT.

ENBRIDGE GAS UTAH

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this ____ DAY OF _____ A.D. 20____

By:_____

Title:_____

RECORD OF SURVEY

S2018-12-0815
R.O.S

_____ _____
COUNTY SURVEYOR DATE

PLAT PREPARED BY

FOCUS®
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

PREPARED FOR:

OWNER/DEVELOPER
LUMIS INVESTMENTS
11342 EAGLE VIEW COVE
SANDY, UTAH 84092
(801) 580-1756
CONTACT: DAVE EVANS

SANDY SUBURBAN IMPROVEMENT DISTRICT

APPROVED THIS _____DAY OF _____, A.D. 20____.

_____
DISTRICT MANAGER

SANDY CITY PARKS AND REC.

APPROVED THIS _____DAY OF _____, A.D. 20____.

_____
DIRECTOR

PUBLIC UTILITIES DEPARTMENT

APPROVED THIS _____DAY OF _____, A.D. 20____.

_____
ENGINEERING MANAGER

SALT LAKE COUNTY HEALTH DEPT.

APPROVED THIS _____DAY OF _____, A.D. 20____.

_____
REPRESENTATIVE

APPROVAL AS TO FORM

APPROVED THIS _____DAY OF _____, A.D. 20____.

_____
CITY ATTORNEY

PLANNING COMMISSION

APPROVED THIS _____DAY OF _____, A.D. 20____, BY THE SANDY CITY PLANNING COMMISSION.

_____
REPRESENTATIVE

SANDY CITY ENGINEER

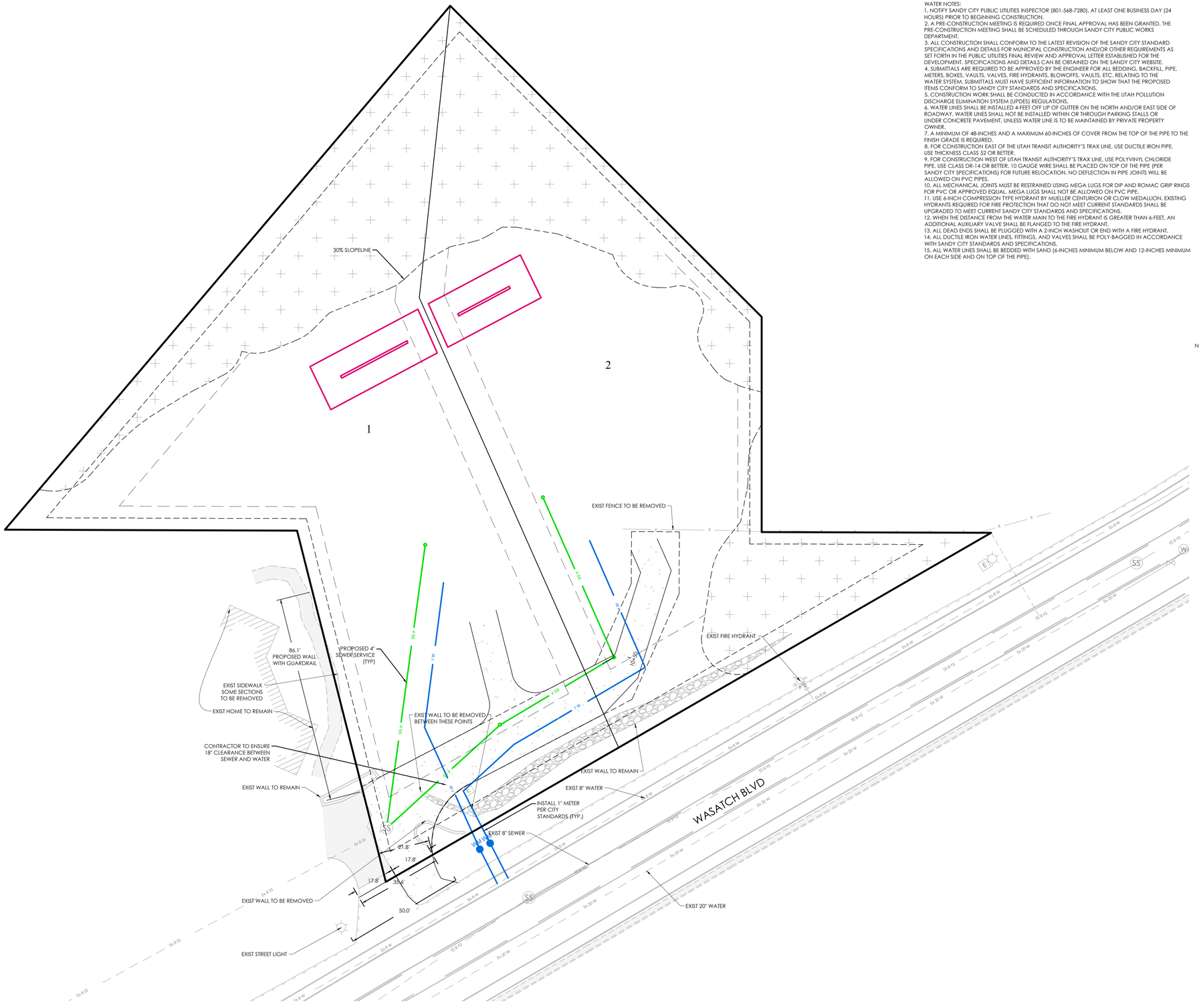
APPROVED THIS _____DAY OF _____, A.D. 20____.

_____
CITY ENGINEER

FALLS CREEK ESTATES
AMENDING AND EXTENDING LOT 3, DRIGGS SUBDIVISION
LOCATED IN THE NW 1/4 & SW 1/4 OF SECTION 23, T3S, R1E,
SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

NOT TO BE RECORDED

Z:\...2018\18-299 DRIGGS LOT 3\DESIGN 18-299\DWG\SHEETS\C4-FINAL PLAT.DWG



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. SUBMITALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, METERS, BOXES, VAULTS, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, ETC. RELATING TO THE WATER SYSTEM. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
6. WATER LINES SHALL BE INSTALLED 4-FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY. WATER LINES SHALL NOT BE INSTALLED WITHIN OR THROUGH PARKING STALLS OR UNDER CONCRETE PAVEMENT, UNLESS WATER LINE IS TO BE MAINTAINED BY PRIVATE PROPERTY OWNER.
7. A MINIMUM OF 48-INCHES AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.
8. FOR CONSTRUCTION EAST OF THE UTAH TRANSIT AUTHORITY'S TRAX LINE, USE DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER.
9. FOR CONSTRUCTION WEST OF UTAH TRANSIT AUTHORITY'S TRAX LINE, USE POLYVINYL CHLORIDE PIPE, USE CLASS DR-14 OR BETTER. 10 GAUGE WIRE SHALL BE PLACED ON TOP OF THE PIPE (PER SANDY CITY SPECIFICATIONS) FOR FUTURE RELOCATION. NO DEFLECTION IN PIPE JOINTS WILL BE ALLOWED ON PVC PIPES.
10. ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS FOR DIP AND ROMAC GRIP RINGS FOR PVC OR APPROVED EQUAL. MEGA LUGS SHALL NOT BE ALLOWED ON PVC PIPE.
11. USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS.
12. WHEN THE DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 6-FEET, AN ADDITIONAL AUXILIARY VALVE SHALL BE FLANGED TO THE FIRE HYDRANT.
13. ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT.
14. ALL DUCTILE IRON WATER LINES, FITTINGS, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
15. ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM BELOW AND 12-INCHES MINIMUM ON EACH SIDE AND ON TOP OF THE PIPE).

LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
15.SD	15" STORM DRAIN
8.SS	8" SANITARY SEWER
8.W	8" CULINARY WATER
8.SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex.SD	EXIST. STORM DRAIN
Ex.SS	EXIST. SANITARY SEWER
Ex.W	EXIST. CULINARY WATER
X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION
	10' SLOPE OFFSET
	30% SLOPE (NO BUILD AREA)

NOTES:
1. 21-15-4(A)(1)A. SINGLE-FAMILY STRUCTURES SHALL BE LOCATED ONLY UPON AREAS CONSTITUTING USABLE LAND, WHICH AREA SHALL BE FULLY CONTIGUOUS, BE AT LEAST 5,000 SQUARE FEET IN SIZE AND HAVE A MINIMUM DIMENSION, BOTH LENGTH AND WIDTH, OF 50 FEET.

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Know what's below. Call 811 before you dig.

FOCUS©
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LICENSED PROFESSIONAL ENGINEER
No. 11777924
MATHEW
WANGSGAARD
11/05/25
STATE OF UTAH

FALLS CREEK ESTATES

SANDY, UT

SITE AND UTILITY PLAN

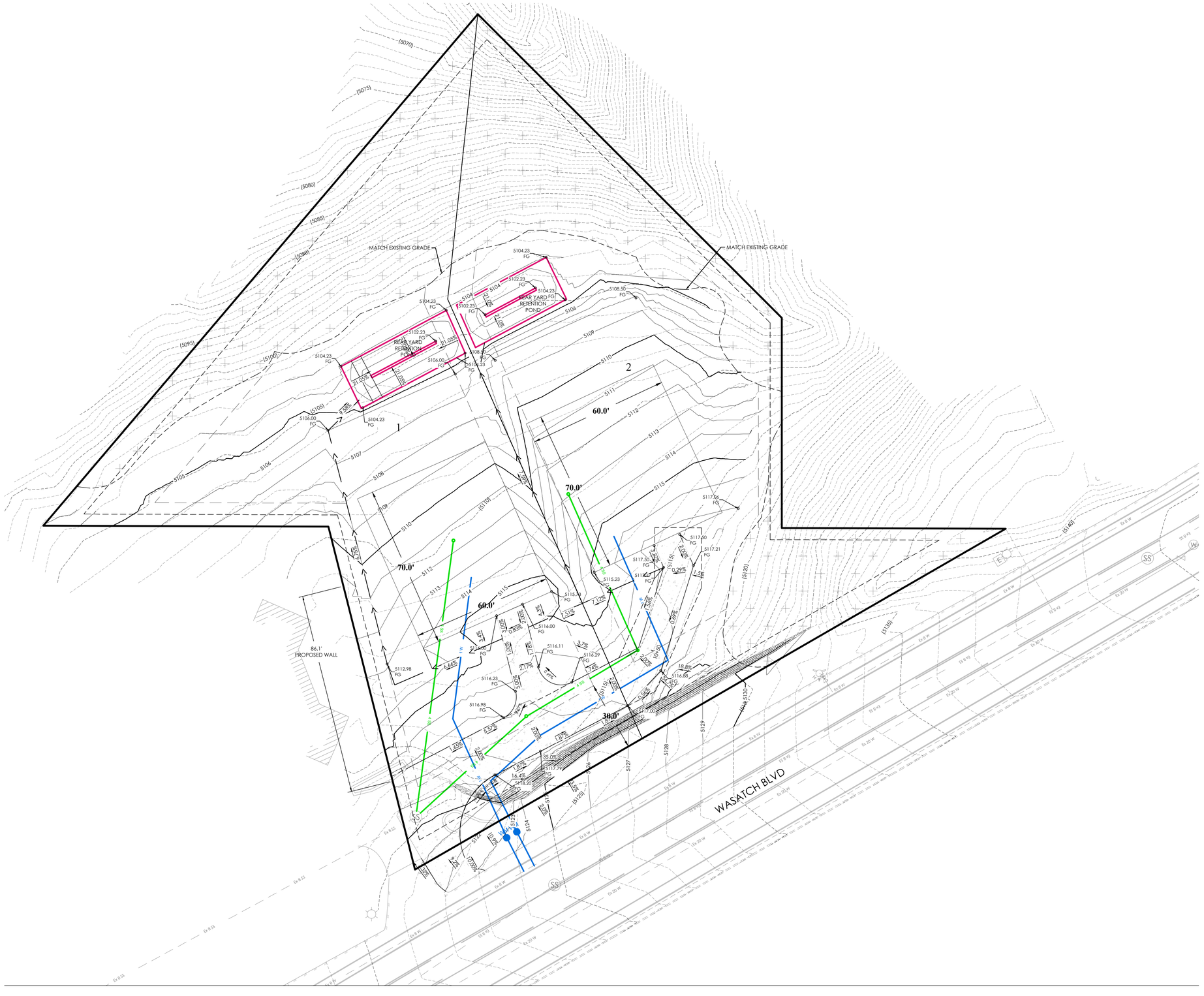
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE AND UTILITY PLAN

Scale:	1"=20'	Drawn:	BMD
Date:	11/05/25	Job #:	18-299
Sheet:	C3		

Z:_2018\18-299 Dr\cgt Lot 3\design 18-299\dwg\sheets\PRELIM\C2 - Site Plan & Utilities.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- 10' SLOPE OFFSET
- 30% SLOPE (NO BUILD AREA)

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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MATHEW WANGSGAARD
11/05/25
STATE OF UTAH

FALLS CREEK ESTATES

SANDY, UT

GRADING AND DRAINAGE PLAN

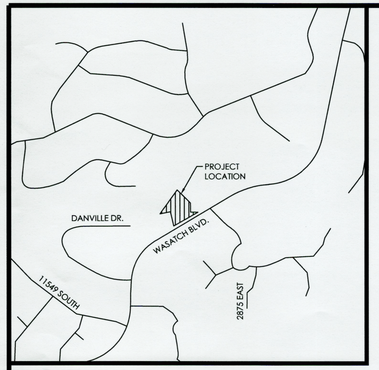
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	#####	----
5	----	----
6	----	----

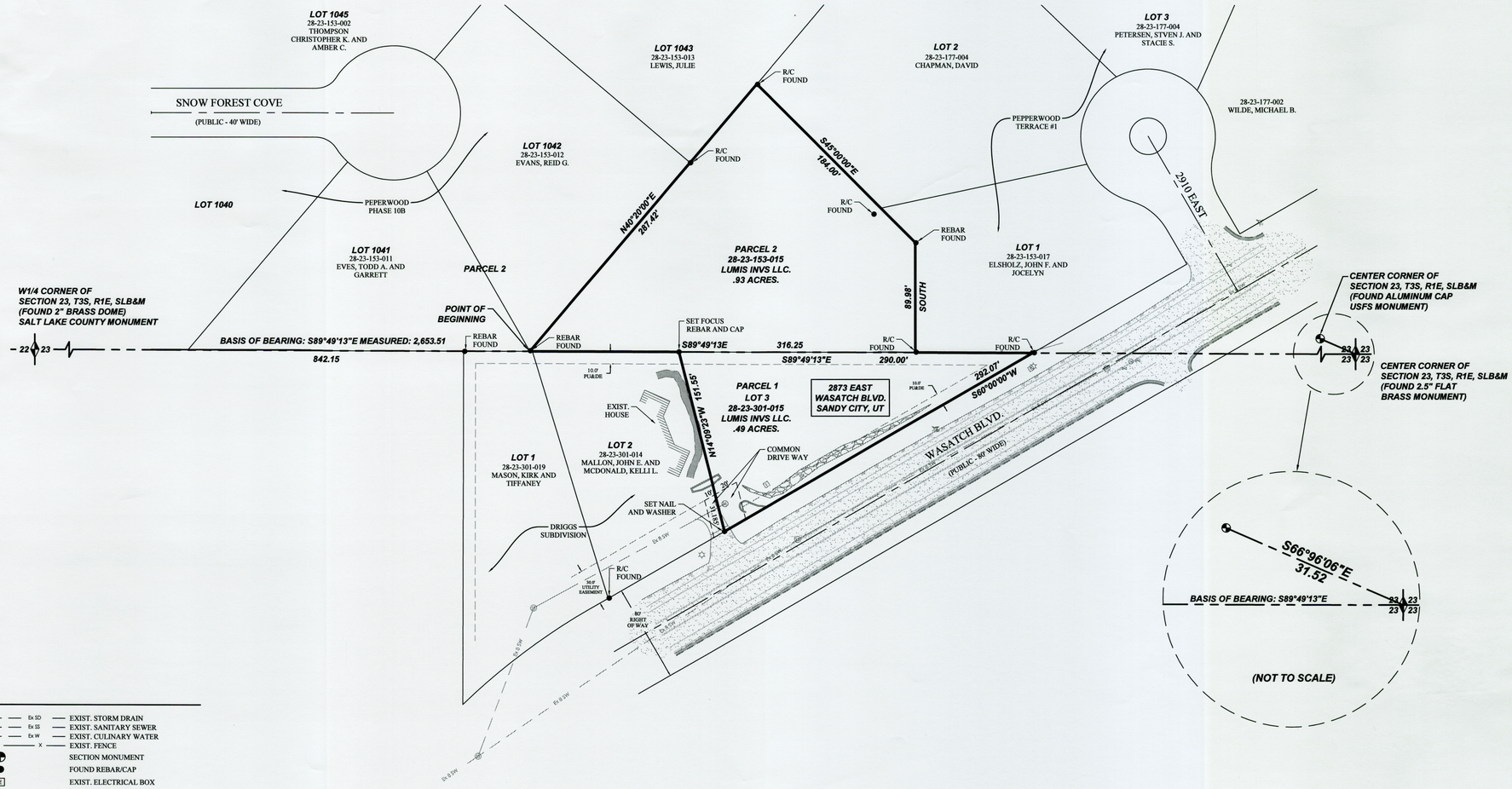
GRADING AND DRAINAGE PLAN

Scale:	1"=20'	Drawn:	BMD
Date:	11/05/25	Job #:	18-299
Sheet:	C4		

Z:_2018\18-299 Diggs Lot 3\design 18-299\dwg\sheet\PRELIM\C3 - Grading and Drainage Plan.dwg

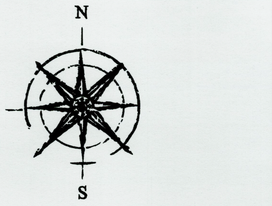


VICINITY MAP
N.T.S



LEGEND

- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- SECTION MONUMENT
- FOUND REBAR/CAP
- EXIST. ELECTRICAL BOX
- EXIST. WATER MANHOLE
- EXIST. SD INLET, MANHOLE & COMBO BOX
- EXIST. SEWER MANHOLE
- EXIST. WATER VALVE & WATER METER
- EXIST. FIRE HYDRANT
- EXIST. STREET LIGHT
- XX:XXX:XXXX — SALT LAKE COUNTY PARCEL No.
- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE
- EXIST BUILDING



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOTES

1. The purpose of this Survey is to provide a Boundary Survey on two (2) parcels identified by Tax ID numbers 28-23-301-015 & 28-23-153-015 as shown hereon.
2. Current deeds and subdivision plats on record at the Salt Lake County Recorder's Office were utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of these documents, and is not liable for errors and omissions based on their reliance thereof. Unless noted otherwise, all record parcels and title exceptions noted on this Survey are referenced from said documents.
3. The Basis of Bearing for this Survey is S. 89°49'13" E. along the Section line between the West Quarter Corner and the Center Corner of Section 23, Township 3 South, Range 1 East, Salt Lake Base & Meridian. All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Sectional\monument lines relative to said basis of bearing per measured lines as shown hereon.
4. Vertical data (contour lines and\or spot elevations, etc.) is based on the NAVD 88 elevation published by the Salt Lake County Surveyor on the West Quarter Corner of Section 23, with 5002.87 being the benchmark elevation.
5. #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
6. This drawing, its design, and invention thereof, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the exclusive use of the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor, or certified copies obtained from the Office of the County Surveyor may be used as the official work of the Surveyor.
7. Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agency.
8. Except as specifically stated of shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions. Underground utilities have been shown hereon based on observed evidence. Additional utilities, including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.
9. The following documents were reviewed and/or utilized in the preparation of this Survey:
   a. Driggs Subdivision, recorded as Entry #5630864 in Book 93-10 Page 284, recorded 10-15-93.
   b. Pepperwood Terrace #1 Subdivision, recorded as Entry #3997929 in Book 84-9 Page 140, recorded 9-26-84.
   c. Pepperwood Phase 10B Subdivision, recorded as Entry #8218208 in Book 2002P Page 97, recorded 4-29-02.
   d. The following filed Surveys per Salt Lake County Surveyor:
   i. Survey Number S00-01-0040 prepared by Hubble Engineering, signed 12-23-99.
   ii. Survey Number S2005-06-0385 prepared by Contract Surveyors, signed 6-03-05.
   iii. Survey Number S2015-05-0205 prepared by Sandy City Surveyor, signed 4-01-15.
10. As we conducted the survey we recovered existing rebars and caps as noted on the survey. One of the corners recovered appears to be marking the corner of the adjoining property corners for Lots 1 & 2 for Pepperwood Terrace #1. The corner lands almost 6 feet into Parcel 2, as no record of survey was found on file at the Salt Lake County Surveyors office it is not know if this is an original corner or not. The other corners marking the southerly line of said Pepperwood Terrace #1 were within acceptable tolerance and accepted.

LEGAL DESCRIPTIONS
(FROM SPECIAL WARRANTY DEED: Entry #12557183)

PARCEL 1:
Lot 3, Driggs Subdivision, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

PARCEL 2:
Beginning South 89°49'12" East 842.15 feet from the west ¼ Corner Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence north 40°20' East 287.42 feet; thence South 45° East 184.00 feet; thence South 89.98 feet; thence North 89°49'12" West 316.25 feet to beginning.

Tax Parcel No. 28-23-301-015, 28-23-153-015

SURVEYOR'S CERTIFICATE

"I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Evan J. Wood
Professional Land Surveyor
Certificate No. 183395

SEPT. 5, 2018
Date

FOCUS©
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

Professional Land Surveyor
9.5.18
183395
Evan J.
Wood
STATE OF UTAH

BOUNDARY SURVEY

LOCATION: W1/2 SECTION 23, T3S, R1E, SLB&M
2873 EAST, WASATCH BLVD.
SANDY CITY, UTAH

PREPARED FOR: DAVE EVANS

REVISION BLOCK

#	DATE	DESCRIPTION
1	9/05/18	LABELED COMMON DRIVEWAY
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

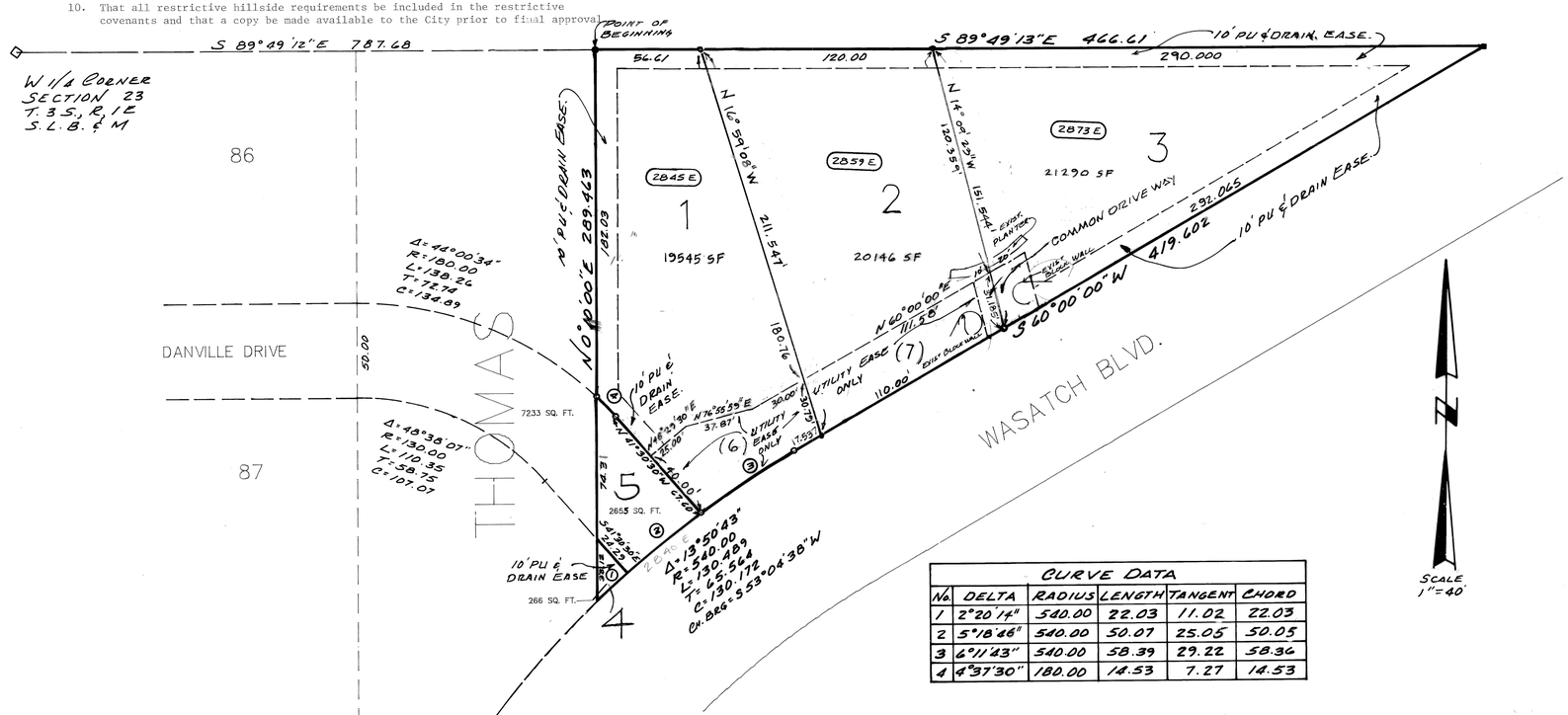
Scale: 1"=50'	Drawn: DJC
Date: 07/18/2018	Job #: 18-299
Sheet: 1 OF 1	

I:\...2018\18-299 Driggs Lot 3\design\18-299 v5\dwg\BOS\18-299 BOS.dwg

CONDITIONS OF APPROVAL

1. That street dedications and improvements be carried out according to plan and profiles stamped and approved by the Sandy City Engineer, and specifically:
   a: That the private road be paved to City standards with a 20-foot width and the radius approved by the Fire Marshall.
   b. That for safety reasons there only be a 3% grade allowed for 25 feet at either end of the private road.
2. That the developer comply with the Sandy City Water Policy, i.e., water line extensions, water rights, fire protection.
3. That all lots comply with all requirements of the PUD(2) zone. That the requirements of the R-1-10 zone be applied.
4. That in lieu of a residential street lighting system that a $100 street light fee be paid with building permits.
5. That as many trees as possible be saved during site preparation.
6. That a home placement plan be submitted for lot 3 prior to building permits.
7. That all lots comply with all standards of the Sensitive Area Overlay Zone.
8. That dwellings be prohibited within an average of 20 feet (no point being closer than 10 feet) of a continuous hillside slope (upslope or downslope) of 30% or greater.
9. That any area equal to or in excess of 30% slope be indicated (cross-hatched) on the final plat, and that prospective builders and homebuyers be appraised of the restrictive nature of the hillside lots.
10. That all restrictive hillside requirements be included in the restrictive covenants and that a copy be made available to the City prior to final approval.
11. That no grading, cuts, fills, terracing or vegetation removal be allowed on a continuous hillside crest (upslope or downslope) or a slope of 30% or greater unless otherwise determined by the Planning Commission upon recommendation of the Engineering Department.
12. That fencing be prohibited from the 30% slope area.
13. That the fault be labeled on the plat and a disclosure be signed for fault rupture and debris flow.
14. That if a fence is constructed in the front setback areas of these lots, it needs to match the Rockhampton fence and be included in the restrictive covenants.
15. That the triangular lot remnant in the southwest corner of the property be quit claimed to the Thomas property.

ON 10/93 LOCATIONAL SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION.
Notary, Salt Lake County, Utah
My Commission Expires 2-2394
NOTARY PUBLIC STATE OF UTAH
WILLIAM H. SPENCER JR.
My COMMISSION EXPIRES
2-23-94



CURVE DATA					
No.	DELTA	RADIUS	LENGTH	TANGENT	CHORD
1	2°20'14"	540.00	22.03	11.02	22.03
2	5°18'46"	540.00	50.07	25.05	50.05
3	6°11'43"	540.00	58.39	29.22	58.36
4	4°37'30"	180.00	18.53	7.27	18.53

SALT LAKE COUNTY
SEWER IMPROVEMENT DISTRICT NO. 1

EASEMENT

AN EASEMENT AND PERPETUAL RIGHT OF WAY TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, INSTALL, REMOVE AND REPLACE SEWER PIPELINES, VALVES, VALVE BOXES AND OTHER SEWER TRANSMISSION AND DISTRIBUTION AND STRUCTURES AND FACILITIES, HEREINAFTER CALLED THE **FACILITIES**, SAID RIGHT OF WAY AND EASEMENT BEING SITUATED IN SALT LAKE COUNTY, STATE OF UTAH, OVER AND THROUGH ALL PRIVATE ROADWAYS AND ANY OTHER LOCATIONS AS SHOWN ON THE OFFICIAL PLAT AND ENGINEERING DRAWINGS FOR **DRIGGS SUBDIVISION**, ON FILE IN THE DISTRICT OFFICE AND AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

TO HAVE AND TO HOLD THE SAME UNTO THE SEWER DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS, SO LONG AS SUCH **FACILITIES** SHALL BE MAINTAINED, WITH THE RIGHT OF INGRESS AND EGRESS OF ITS OFFICERS, EMPLOYEES, AGENTS AND ASSIGNS TO ENTER UPON THE ABOVE REFERENCED PROPERTY WITH SUCH EQUIPMENT AS IS NECESSARY TO INSTALL, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE SAID **FACILITIES**. THE CONTRACTOR PERFORMING THE WORK SHALL RESTORE ALL PROPERTY, THROUGH WHICH THE WORK TRAVERSES, TO AS NEAR ITS ORIGINAL CONDITION AS IS REASONABLY POSSIBLE. THE OWNER SHALL HAVE THE RIGHT TO USE SAID PREMISES EXCEPT FOR THE PURPOSE FOR WHICH THIS RIGHT OF WAY AND EASEMENT IS GRANTED, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE **FACILITIES** OR WITH THE DISCHARGE AND CONVEYANCE OF SEWAGE THROUGH SAID **FACILITIES**, OR ANY OTHER RIGHTS GRANTED HEREUNDER.

THE OWNER SHALL NOT BUILD OR CONSTRUCT OR PERMIT TO BE BUILT OR CONSTRUCTED ANY BUILDING OR OTHER IMPROVEMENT OVER OR ACROSS SAID RIGHT OF WAY OR EASEMENT NOR CHANGE THE CONTOUR THEREOF WITHOUT THE WRITTEN CONSENT OF THE DISTRICT NO. 1.

THIS RIGHT OF WAY AND EASEMENT GRANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE SUCCESSORS AND ASSIGNS OF THE **GRANTOR** AND THE SUCCESSORS AND ASSIGNS OF THE **GRANTEE**, AND MAY BE ASSIGNED IN WHOLE OR IN PART BY **GRANTEE**.

ACKNOWLEDGMENT

STATE OF UTAH } SS
COUNTY OF.....

ON THE _____ DAY OF _____, 19____ PERSONALLY APPEARED BEFORE ME _____

WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT _____ IS/ARE THE _____ OF _____ AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID _____ BY AUTHORITY OF _____ AND THE SAID _____ ACKNOWLEDGED TO ME THAT SAID _____ EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

RESIDING IN _____

SURVEYOR'S CERTIFICATE

I, Jack L. De Mass, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 3552, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as Driggs Subdivision and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS S89°49'12"E, 787.68 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S89°49'13"E, 466.61 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WASATCH BOULEVARD; THENCE S60°00'00"W, 419.602 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF WASATCH BOULEVARD; THENCE SOUTHWESTERLY, 130.489 FEET ALONG THE ARC OF A 540.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS S53°04'38"W, 130.172 FEET); THENCE N00°10'00"E, 289.463 FEET TO THE POINT OF BEGINNING.
CONTAINS 1.467 ACRES

REGISTERED LAND SURVEYOR No. 3552 JACK L. DeMASS STATE OF UTAH

JANUARY 4, 1990
DATE

OWNER'S DEDICATION

Know all men by these presents that we, the 5 undersigned owner (S) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

DRIGGS SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof we have hereunto set our hands this 25th day of June A.D., 1993.

Paul Driggs — PAUL DRIGGS
W.H. Shrage, Jr. — TRUSTEE — W.H. SHRAGE, JR. - TRUSTEE
David A. Thacker — David A. Thacker
Kelly Thacker — Kelly Thacker
Quentin J. Erekson — Quentin J. Erekson
@ J.E. Limited
James V. Hughes — James V. Hughes

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH } SS.
County of Salt Lake }

On the 25th day of June A.D., 1993, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(S) of the above Owner's dedication, 5 in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: 9-8-94 — Sandra L. Fullmer — NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

NOTARY PUBLIC SANDRA L. FULLMER 9242 S. 300 E. SANDY, UTAH 84070 My Commission Expires 9-8-94 State of Utah

DRIGGS SUBDIVISION

A SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 23
T. 3 S., R. 1E., S.L.B. & M.

P.U.E. APPROVED BY Mark L Hansen DATE 5-11-92 MT. FUEL SUPPLY CO.

B May 92

SEWER DISTRICT NO. 1
APPROVED THIS 12th DAY OF Aug A.D. 1992
DIRECTOR, S.L.CO. SEWER DIST. NO. 1

PLANNING COMMISSION
APPROVED THIS 7 DAY OF July A.D., 1992 BY THE SANDY CITY PLANNING COMMISSION
CHAIRMAN, SANDY CITY PLANNING COMM.

BOARD OF HEALTH
APPROVED THIS 31st DAY OF May A.D., 1992
DIRECTOR S. L. CO. BOARD OF HEALTH

FLOOD CONTROL DEPT.
APPROVED THIS 7th DAY OF July A.D., 1992
FLOOD CONTROL COORDINATOR

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
7/7/92 DATE — SANDY CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 2nd DAY OF July A.D., 1993
SANDY CITY ATTORNEY

MAYOR'S CABINET
PRESENTED TO THE SANDY CITY MAYOR'S CABINET THIS 7th DAY OF July A.D., 1993 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: SANDY CITY CLERK — MAYOR, SANDY CITY

28-23-1
28-23-101-015; 016; 015

RECORDED # 5630864
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF PAUL DRIGGS
DATE 10-15-93 TIME 11:51 A.M. BOOK 93-10 PAGE 284
$35.00 FEE $
DEPUTY SALT LAKE COUNTY RECORDER

$35.00

93-10-284

FORM APPROVED BY BOARD OF SALT LAKE COUNTY COMMISSIONERS JULY 12, 1967

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07041
FOOTAGE COST OF PRINT ON THIS LINE
DRAWING NUMBER
93-10P-284

ROCKERY DESIGN PACKAGE
FALLS CREEK ESTATES LOT 3
2873 & 2877 EAST WASATCH BOULEVARD
SANDY, UTAH

DESIGN PACKAGE CONTENTS		
	SHEET NO.	DESCRIPTION
SHOP DRAWINGS	1	COVER SHEET
	2	PLAN VIEW
	3	TYPICAL SECTION VIEW
	4	CONSTRUCTION SPECIFICATIONS & NOTES
	5	DRAINAGE ROCK DETAILS
	6	DESIGN CRITERIA
	7	SITE PHOTOS
DESIGN CALCULATION PACKAGE	SECTION 2	STABILITY CALCULATIONS
	SECTION 3	GLOBAL STABILITY RESULTS

NOTE: THIS PLAN SET HAS BEEN PREPARED WITH COLOR LINE-TYPES TO MAKE SOME DETAILS AND SPECIFICATIONS MORE CLEAR. ANY COPIES OF THESE PLANS SHOULD BE MADE IN COLOR.

PROJECT AERIAL VIEW

REFERENCE AERIAL IMAGE FROM GOOGLE EARTH PRO, IMAGE TAKEN JUNE 26, 2025.

PREPARED FOR:
IVORY HOMES
978 WOODOAK LANE
SALT LAKE CITY, UTAH 84117
ATTN: GREG TIMOTHY

PREPARED BY: TYLER B. LOERTSCHER, P.E.

PROFESSIONAL ENGINEER
11101269-2202
TYLER B. LOERTSCHER
10/31/2025
ELECTRONIC SEAL
STATE OF UTAH

REV	REVISION DESCRIPTION	DATE	BY	CHK

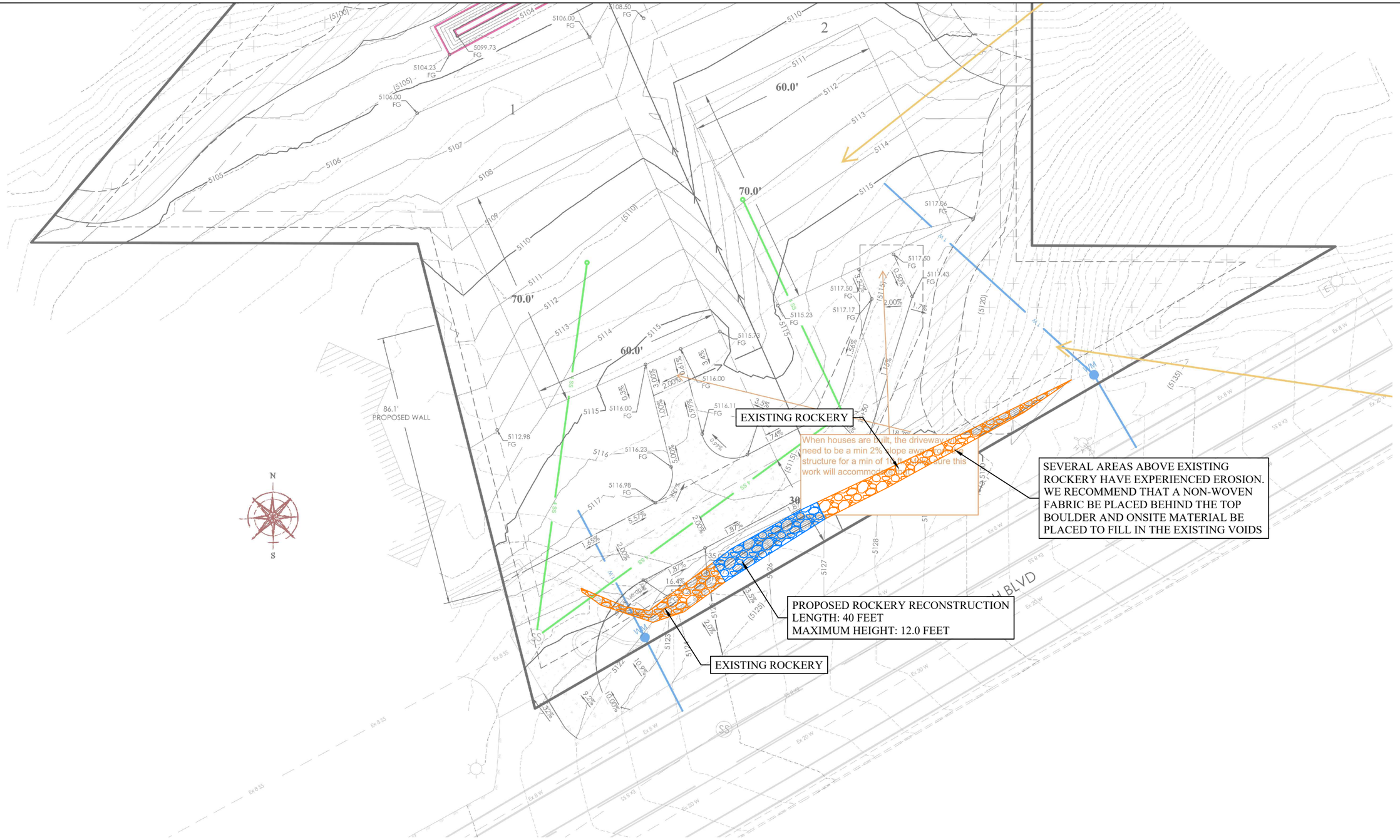
REVISIONS

IGES EST. 1998
12429 SOUTH 300 EAST
DRAPER, UTAH 84020
(801) 748-4044

ROCKERY
FALLS CREEK ESTATES LOT 3
2873 & 2877 EAST WASATCH BOULEVARD
SANDY, UTAH

COVER SHEET

DESIGNED BY:	TBL	10-30-2025	PLOT SCALE 1=1
DRAWN BY:	TBL	10-30-2025	
CHECKED BY:	BMJ	10-31-2025	DWG SCALE 1"=70'
APPROVED BY:	TBL	10-31-2025	
IGES PROJECT NO: 00114-152		SHEET NO: 1	REV N/A



PLAN VIEW

REFERENCE IMAGE FROM FOCUS ENGINEERING, FALLS CREEK ESTATES, GRADING AND DRAINAGE PLAN, SHEET C4, SHEET DATED SEPTEMBER 5, 2025.

0 6 12 18 30 60

SCALE: 1" = 30'

REV	REVISION DESCRIPTION	DATE	BY	CHK

REVISIONS

IGES EST. 1998
12429 SOUTH 300 EAST
DRAPER, UTAH 84020
(801) 748-4044

ROCKERY
FALLS CREEK ESTATES LOT 3
2873 & 2877 EAST WASATCH BOULEVARD
SANDY, UTAH
PLAN VIEW

DESIGNED BY:	TBL	10-30-2025	PLOT SCALE 1=1
DRAWN BY:	TBL	10-30-2025	
CHECKED BY:	BMJ	10-31-2025	DWG SCALE 1"=30'
APPROVED BY:	TBL	10-31-2025	
IGES PROJECT NO: 00114-152		SHEET NO: 2	REV N/A

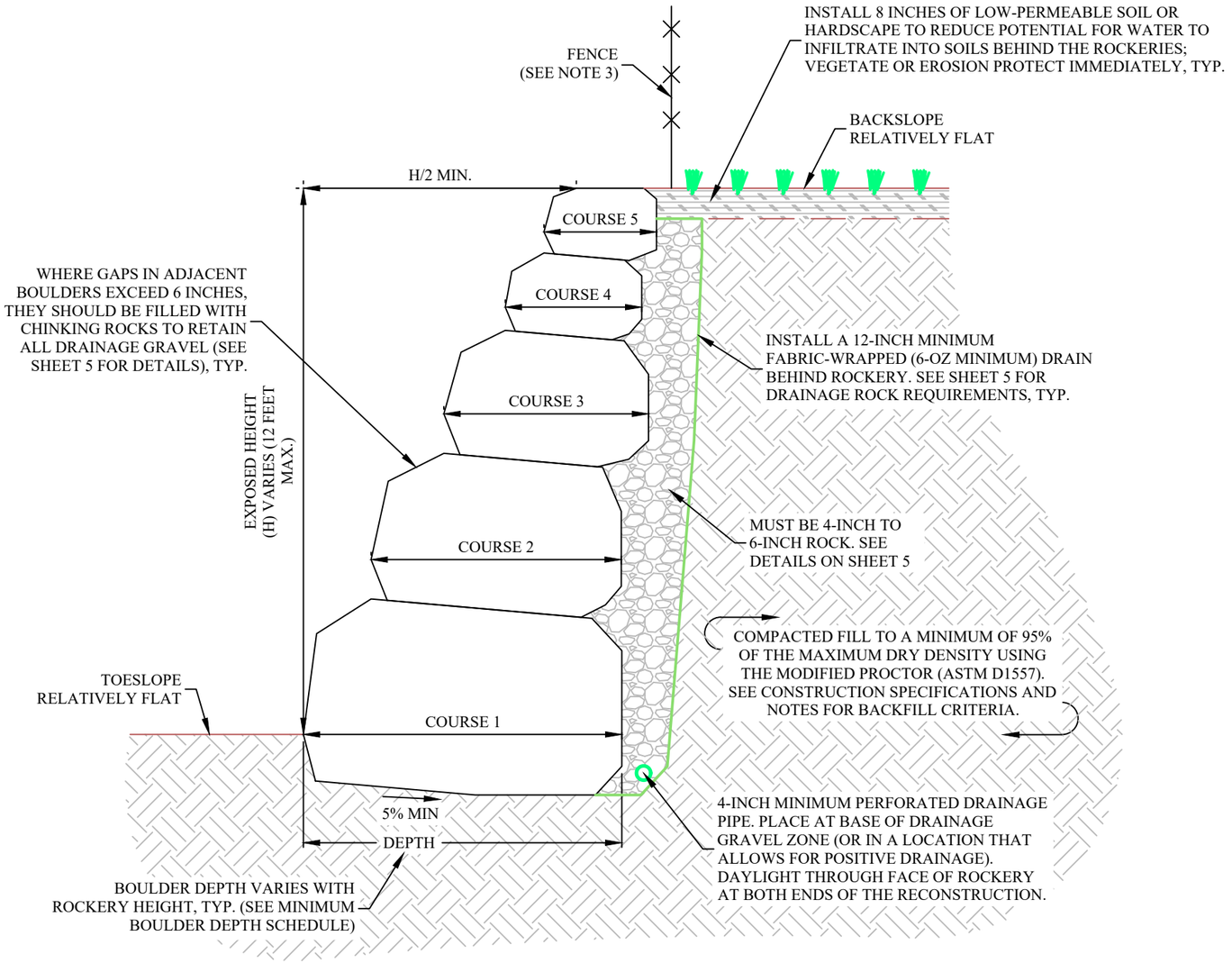
PROFESSIONAL ENGINEER
11101269-2202
TYLER B. LOERTSCHER
10/31/2025
ELECTRONIC SEAL
STATE OF UTAH

NOTES:

1. SOIL CUT SHOULD BE BENCHED AS NEEDED TO PROTECT WORKERS AND TO COMPLY WITH OSHA REQUIREMENTS.
2. ROCKERIES ARE VULNERABLE TO EROSION AND HYDROSTATIC PRESSURES IMMEDIATELY AFTER INSTALLATION BUT PRIOR TO THE PLACEMENT OF LANDSCAPING/FINISHING ELEMENTS (E.G., LANDSCAPING, HARDSCAPE, ETC.). TO MINIMIZE THE RISK OF DAMAGE TO THE ROCKERIES DURING ADDITIONAL SITE WORK, ALL SURFACE DRAINAGE SHOULD BE DIRECTED AWAY FROM THE ROCKERIES. EXCESS WATER DURING HEAVY PRECIPITATION EVENTS, IF NOT DRAINED PROPERLY, CAN CAUSE WASHOUTS AT ROCKERY ENDS AND 'BLOWOUTS' OF INTERIOR SECTIONS. THESE PRECAUTIONS SHOULD BE TAKEN DURING AND AFTER ROCKERY CONSTRUCTION, UNTIL THE FINAL SITE DRAINAGE AND LANDSCAPING ARE COMPLETE.
3. WE RECOMMEND THAT AN APPROPRIATE SAFETY FENCE/BARRICADE BE CONSIDERED BY THE OWNER ABOVE THE ROCKERIES. DESIGN OF THE FENCE/BARRICADE IS SPECIFICALLY EXCLUDED FROM THIS ENGINEERING. IF THE FENCE POST WILL BE PLACED WITHIN 3 FEET OF THE BACK OF THE BOULDERS, COMPLY WITH THE FOLLOWING RECOMMENDATIONS:
   - 3.1. IF CHAIN LINK FENCE OR RAILING, EXTEND POST A MINIMUM DEPTH OF 36 INCHES.
   - 3.2. IF VINYL, WOOD, PRECAST (OR SIMILAR), WE RECOMMEND THAT ONCE THE FENCING SYSTEM IS DETERMINED THAT IGES, INC. BE CONTACTED TO ACCESS THE IMPACT OF THE FENCE ON THE ROCKERIES.

MINIMUM BOULDER DEPTH SCHEDULE

COURSE	BOULDER SIZE (DEPTH) FOR EACH COURSE (COURSE 1 IS BOTTOM COURSE) FOR VARIOUS EXPOSED WALL HEIGHTS (H) [ADD 1-FOOT MINIMUM EMBEDMENT FOR ALL ROCKERY SECTIONS]				
	12-FOOT ROCKERY	10-FOOT ROCKERY	8-FOOT ROCKERY	6-FOOT ROCKERY	4 FOOT ROCKERY OR LESS
5	2.0 FEET	2.0 FEET	-	-	-
4	3.0 FEET	2.5 FEET	2.0 FEET	2.0 FEET	-
3	4.5 FEET	4.0 FEET	3.0 FEET	2.0 FEET	2.0 FEET
2	5.5 FEET	4.5 FEET	4.0 FEET	3.0 FEET	2.0 FEET
1	7.0 FEET	5.5 FEET	4.5 FEET	3.5 FEET	3.0 FEET



TYPICAL SECTION VIEW

APPROXIMATE GRAPHICAL SCALE: 1 INCH = 3 FEET (11x17 ONLY)

0 1.5 3 6

SCALE: 1" = 3'

PROFESSIONAL ENGINEER
11101269-2202
TYLER B. LOERTSCHER
10/31/2025
ELECTRONIC SEAL
STATE OF UTAH

REV	REVISION DESCRIPTION	DATE	BY	CHK
REVISIONS				

IGES EST. 1998
12429 SOUTH 300 EAST
DRAPER, UTAH 84020
(801) 748-4044

ROCKERY
FALLS CREEK ESTATES LOT 3
2873 & 2877 EAST WASATCH BOULEVARD
SANDY, UTAH

TYPICAL SECTION VIEW

DESIGNED BY:	TBL	10-30-2025	PLOT SCALE 1=1
DRAWN BY:	TBL	10-30-2025	
CHECKED BY:	BMJ	10-31-2025	DWG SCALE 1"=3'
APPROVED BY:	TBL	10-31-2025	
IGES PROJECT NO: 00114-152		SHEET NO: 3	REV N/A

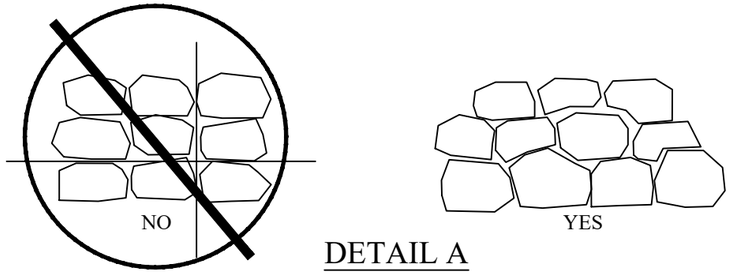
ROCKERY CONSTRUCTION SPECIFICATIONS:

1. GENERAL
   - 1.1. DESIGN AND CONSTRUCTION INFORMATION IS BASED ON SITE GEOMETRY, THE REFERENCED CONSTRUCTION PLAN AND THE ENGINEERING ANALYSIS PERFORMED AS PART OF THE SCOPE OF WORK FOR THIS PROJECT.
   - 1.2. LOCATE AND FULLY RESOLVE ALL CONFLICTS WITH EXISTING AND/OR PROPOSED UTILITIES PRIOR TO ROCKERY CONSTRUCTION.
   - 1.3. COMPLY WITH ALL ASPECTS OF OSHA 1926 SUBPART P APP B, SLOPING AND BENCHING FOR ALL EXCAVATED SLOPES.
   - 1.4. IMPLEMENT THE FOLLOWING MEASURES TO REDUCE THE POTENTIAL FOR HYDROSTATIC PRESSURES TO BUILDUP BEHIND THE ROCKERY:
     - 1.4.1. ESTABLISH HARDSCAPE OR LOW-PERMEABLE SOIL ABOVE ROCKERY AS SHOWN ON TYPICAL SECTION VIEW. BEFORE FINAL LANDSCAPING ELEMENTS ARE COMPLETED AT THE SITE, VEGETATION OR EROSION CONTROL MEASURES MUST BE INSTALLED ABOVE AND BELOW THE ROCKERY IMMEDIATELY FOLLOWING CONSTRUCTION.
     - 1.4.2. INSTALL 6-OZ (MINIMUM) NON-WOVEN GEOTEXTILE FABRIC AS SHOWN IN THE TYPICAL SECTION VIEWS TO REDUCE POTENTIAL FOR EROSION AND DRAINAGE CHANNELS TO FORM.
   - 1.5. CONDITIONS SUCH AS LEAKY OR BROKEN IRRIGATION LINES AND/OR UNCONTROLLED RUNOFF FROM IMPROPER SITE GRADING CAN LEAD TO UNDERMINING OR HYDROSTATIC PRESSURES BUILDING UP BEHIND THE ROCKERY, WHICH CAN LEAD TO SLOPE OR BOULDER MOVEMENT.
     - 1.5.1. HYDROSTATIC PRESSURES WERE NOT CONSIDERED IN THE ANALYSIS OF THE ROCKERY AND MUST BE AVOIDED.
     - 1.5.2. ROCKERIES ARE VULNERABLE TO EROSION AND HYDROSTATIC PRESSURES IMMEDIATELY AFTER INSTALLATION BUT PRIOR TO THE PLACEMENT OF THE FINISHING LANDSCAPING ELEMENTS (E.G., LOW-PERMEABLE SOIL OR HARDSCAPE). AS THESE ELEMENTS ARE CRITICAL TO THE OVERALL STABILITY OF THE ROCKERY, THE ROCKERY IS NOT CONSIDERED COMPLETE UNTIL THEY ARE IN PLACE.
     - 1.5.3. THE OWNER SHALL BE AWARE OF THE RISKS IF THESE OR OTHER CONDITIONS OCCUR THAT COULD SATURATE OR ERODE THE SOIL BEHIND THE ROCKERY OR IF THE FINISHING/LANDSCAPING ELEMENTS ARE NOT INSTALLED IMMEDIATELY FOLLOWING THE INSTALLATION OF THE ROCKERY.
2. MATERIALS
   - 2.1. REINFORCED BACKFILL SOILS
     - 2.1.1. APPROVED IMPORTED GRANULAR BACKFILL BORROW OR APPROVED NATIVE SOILS THAT HAVE BEEN SCREENED AND PROCESSED COMPLYING WITH THE FOLLOWING CRITERIA:
       - 2.1.1.1. GRANULAR MATERIALS CONTAINING LESS THEN 25% FINES
       - 2.1.1.2. MAXIMUM NOMINAL PARTICLE SIZE OF 4 INCHES
       - 2.1.1.3. PI OF 6 OR LESS, pH GREATER THAN 3 BUT LESS THAN 9
       - 2.1.1.4. REASONABLY FREE FROM ORGANIC OR OTHER DELETERIOUS MATERIALS
       - 2.1.1.5. MINIMUM EFFECTIVE FRICTION ANGLE OF 34 DEGREES
   - 2.2. USE DURABLE ANGULAR BOULDERS WITH A MINIMUM NOMINAL DIAMETER OF 24 INCHES. MEET ALL MINIMUM DIAMETERS IN ACCORDANCE WITH DESIGN DRAWINGS. ROCKS SHOULD FOLLOW FHWA GUIDELINES:
     - 2.2.1. USE ROCKS THAT ARE HARD, ANGULAR, DURABLE, AND ABLE TO RESIST PHYSICAL, CLIMATIC, AND CHEMICAL DECOMPOSITION.
     - 2.2.2. USE ROCKS THAT ARE ROUGHLY RECTANGULAR, TABULAR, OR CUBIC IN SHAPE; ROUNDED ROCKS AND COBBLES SHOULD NOT BE USED.
     - 2.2.3. ROCKS SHOULD CONSIST OF INTACT BLOCKS WITHOUT OPEN FRACTURES, FOLIATION, OR OTHER PLANES OF WEAKNESS
   - 2.3. GEOTEXTILE FABRIC
     - 2.3.1. 6-OZ. MINIMUM NON-WOVEN
   - 2.4. DRAINAGE ROCK
     - 2.4.1. IF DRAINAGE ROCK WILL ONLY HAVE GEOTEXTILE PLACED BETWEEN SOIL CUT AND DRAINAGE ROCK, USE A 4-INCH TO 6-INCH ROCK COMPLYING WITH THE FOLLOWING CRITERIA: (% PASSING 6" SIEVE: 100; % PASSING 4" SIEVE: 0-25; % PASSING THE $\frac{3}{4}$" SIEVE: 0-15; % PASSING THE NO.4 SIEVE: 0-5; % PASSING THE NO.200 SIEVE: 0-2)
3. INSTALLATION
   - 3.1. ROCKS SHOULD BE STACKED IN GENERAL ACCORDANCE WITH THE ASSOCIATED ROCKERY CONTRACTORS (ARC) AND FHWA ROCKERY CONSTRUCTION GUIDELINES. ARC GUIDELINES ARE GIVEN ON THIS SHEET (SEE GUIDELINES TO THE RIGHT). FHWA GUIDELINES ARE SUMMARIZED AS FOLLOWS:
     - 3.1.1. EACH ROCK SHOULD BEAR ON AT LEAST TWO OTHER ROCKS
     - 3.1.2. EACH ROCK SHOULD HAVE AT LEAST THREE BEARING POINTS - TWO IN FRONT AND ONE IN BACK
     - 3.1.3. THE FRONT-MOST BEARING POINTS FOR EACH ROCK SHOULD BE WITHIN 6 INCHES OF THE AVERAGE FACE OF THE ROCKERY
     - 3.1.4. THE REAR OF THE ROCKS SHOULD BE ALIGNED ALONG AN IMAGINARY VERTICAL PLANE. IF ROCKS LARGER THAN THE MINIMUM SPECIFIED DIAMETERS ARE USED, THEY CAN EXTEND BEYOND THIS IMAGINARY PLANE PROVIDED THEY DO NOT INTERFERE WITH ROCKERY DRAINAGE
     - 3.1.5. THE TOPS OF EACH ROCK SHOULD BE SLOPED BACK AT LEAST 5% TOWARDS THE BACK OF THE ROCKERY
     - 3.1.6. ROCK FACING SHOULD BE STACKED AT A MAXIMUM STEEPNESS OF 1 HORIZONTAL TO 2 VERTICAL
     - 3.1.7. THE BOTTOM ROW OF ROCKS SHOULD BE BURIED (EMBEDDED) A MINIMUM DEPTH OF 12 INCHES FOR ALL ROCKERIES.
   - 3.2. PLACE ROCKERY BACKFILL MATERIAL IN 12-INCH MAXIMUM LOOSE LIFTS AND COMPACT TO A MINIMUM OF 95 PERCENT OF ASTM D1557 (MODIFIED PROCTOR) IN STRUCTURAL AREAS AND 90 PERCENT IN LANDSCAPE AREAS. THINNER LIFTS MAY BE NECESSARY TO ACHIEVE REQUIRED COMPACTION.
     - 3.2.1. PERFORM DENSITY TESTING OF THE BACKFILL SOILS AT 50-FOOT INTERVALS ON EVERY LIFT.
     - 3.2.2. USE ONLY SMALL, WALK-BEHIND TYPE COMPACTION EQUIPMENT WITHIN 3 FEET OF THE BACK OF THE ROCKERY BOULDERS.
     - 3.2.3. IF ANY LOCATIONS EXIST WHERE THE ROCKERY WILL NOT BE PLACED UPON NATIVE SOILS, COMPACT THE FILL TO A MINIMUM OF 95 PERCENT OF ASTM D1557.
   - 3.3. INSTALL 6-OZ NON-WOVEN GEOTEXTILE FABRIC BEHIND THE UPPER BOULDER AS SHOWN ON THE TYPICAL SECTION VIEW SHEET.
4. CONSTRUCTION OBSERVATION
   - 4.1. TO FULFILL ANY APPLICABLE CITY, COUNTY AND/OR STATE AGENCY REQUIREMENTS, AND TO PROTECT THE CONTRACTOR AND DESIGN ENGINEER, IGES, INC., MUST PERFORM PERIODIC CONSTRUCTION OBSERVATIONS.
     - 4.1.1. IF IGES, INC. DOES NOT OBSERVE THE ROCKERY DURING CONSTRUCTION, A FINAL LETTER REGARDING COMPLIANCE OF THE ROCKERY CONSTRUCTION WITH THE DESIGN CRITERIA AND RECOMMENDATIONS CANNOT BE PROVIDED. IF IGES, INC., DOES NOT PERFORM THE PERIODIC CONSTRUCTION OBSERVATIONS OUTLINED ON THIS SHEET, THE ROCKERY CONTRACTOR/OWNER ASSUMES ALL RESPONSIBILITY FOR THE ROCKERY.
   - 4.2. ROCKERY OBSERVATION SCHEDULE:
     - 4.2.1. OBSERVE AND ASSESS THE SUITABILITY OF THE OF THE FOUNDATION BEARING SOILS.
     - 4.2.2. ASSESS THE MINIMUM EMBEDMENT REQUIREMENTS ARE MET.
     - 4.2.3. OBSERVE THE SIZE, POSITION, BATTER, AND PLACEMENT FOR EACH COURSE OF BOULDERS.
     - 4.2.4. OBSERVE THE PLACEMENT OF RETAINED FILL SOILS. OBSERVE THE COMPACTION OF THE RETAINED FILL AND ASSESS WHETHER MINIMUM COMPACTION REQUIREMENTS ARE MET.
     - 4.2.5. OBSERVE THE COMPLETED ROCKERY TO ASSESS FINISHED ROCKERY WALL HEIGHTS, BATTER, BACKSLOPE AND TOESLOPE GRADING CONDITIONS, AND THE SUITABILITY OF EROSION CONTROL MEASURES INSTALLED ABOVE AND BELOW THE ROCKERY.
     - 4.2.6. ALL BACKFILL SOILS CONSISTING OF FREE DRAINING GRANULAR SOILS.
     - 4.2.7. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING THE CONSTRUCTION OBSERVATIONS AND QUALITY CONTROL.

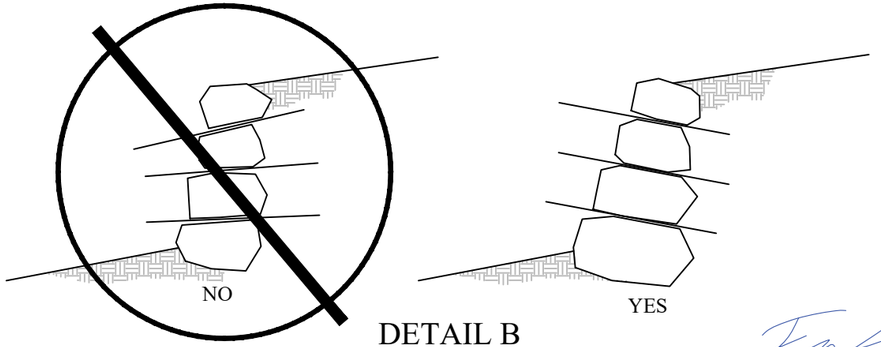
ROCK STACKING CONSTRUCTION GUIDELINES:

ROCKS SHOULD BE STACKED IN GENERAL ACCORDANCE WITH FHWA AND THE ASSOCIATED ROCKERY CONTRACTORS (ARC) ROCKERY CONSTRUCTION GUIDELINES, SUMMARIZED AS FOLLOWS:

- ROCKS SHOULD BE PLACED SO THAT THERE ARE NO CONTINUOUS JOINT PLANES IN EITHER THE VERTICAL OR LATERAL DIRECTION (SEE DETAIL A)
- WHEREVER POSSIBLE, EACH ROCK SHOULD BEAR ON AT LEAST TWO ROCKS BELOW IT
- THE UPPER PLANE OF EACH ROCK BETWEEN COURSES (THE TOP SURFACE OF ROCK), SHOULD SLOPE BACK TOWARDS THE SLOPE FACE AND AWAY FROM THE FACE OF THE ROCKERY (SEE DETAIL B)



DETAIL A



DETAIL B

PROFESSIONAL ENGINEER
11101269-2202
TYLER B. LOERTSCHER
10/31/2025
ELECTRONIC SEAL
STATE OF UTAH

REV	REVISION DESCRIPTION	DATE	BY	CHK

REVISIONS

IGES EST. 1998
12429 SOUTH 300 EAST
DRAPER, UTAH 84020
(801) 748-4044

ROCKERY
FALLS CREEK ESTATES LOT 3
2873 & 2877 EAST WASATCH BOULEVARD
SANDY, UTAH

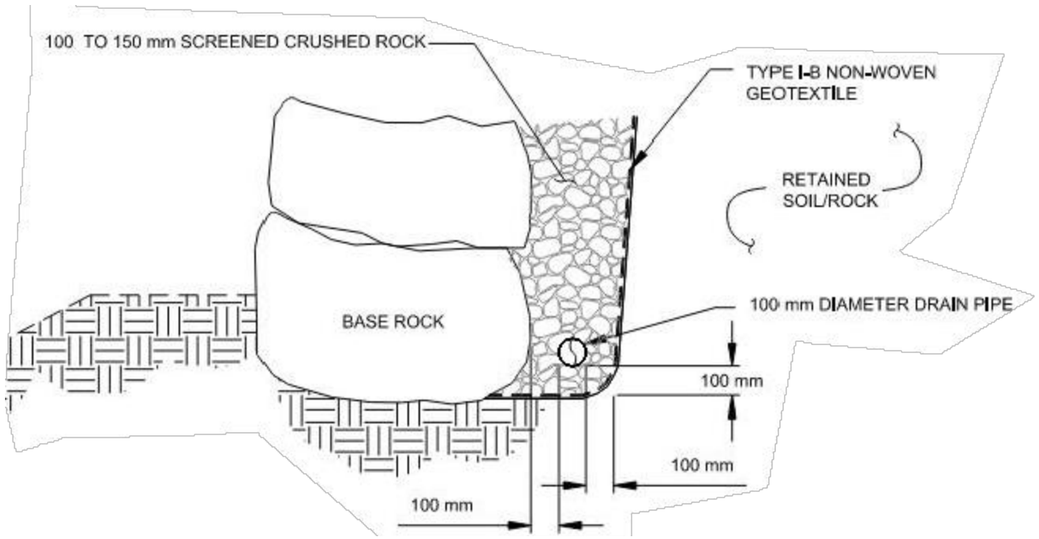
CONSTRUCTION SPECIFICATIONS & NOTES

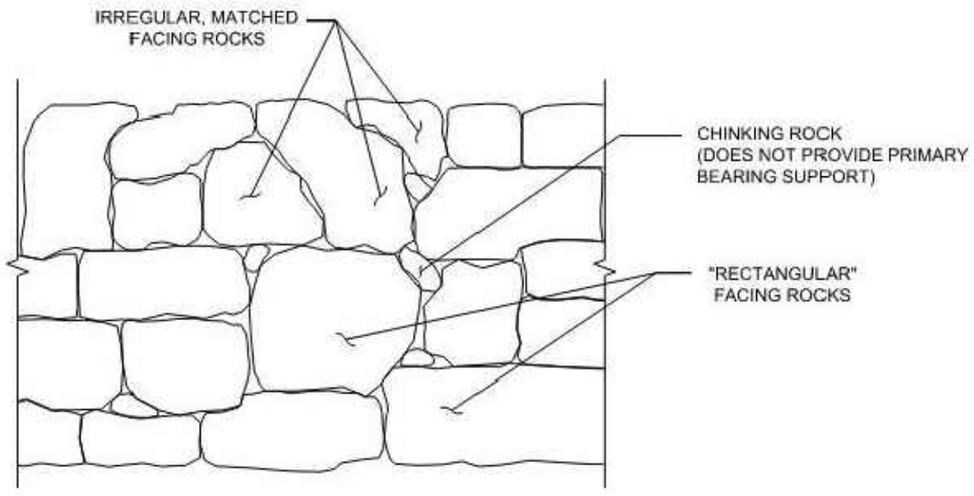
DESIGNED BY:	TBL	10-30-2025	PLOT SCALE
DRAWN BY:	TBL	10-30-2025	1=1
CHECKED BY:	BMJ	10-31-2025	DWG SCALE
APPROVED BY:	TBL	10-31-2025	NTS

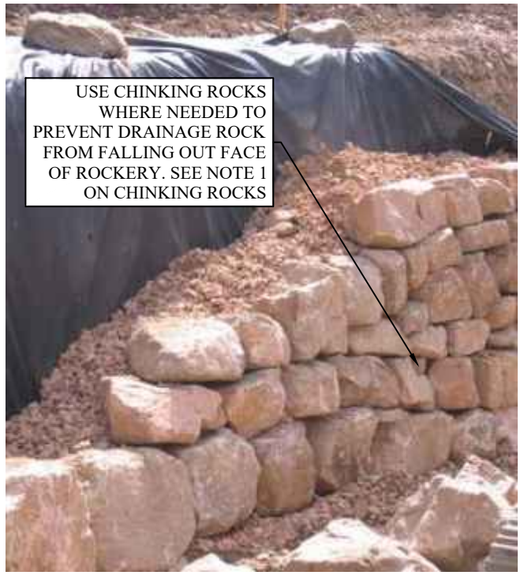
IGES PROJECT NO: 00114-152 | SHEET NO: 4 | REV N/A

DRAINAGE NOTES (FROM FHWA-CFL/ED-06-006 ROCKERY DESIGN AND CONSTRUCTION GUIDELINES):

1. CHINKING ROCKS (PAGE 103): "BECAUSE OF THE IRREGULAR NATURE OF THE ROCKS, IT IS DIFFICULT TO ENSURE THAT EVERY ROCK CONFORMS TO THE SHAPE OF ALL ADJACENT ROCKS. AS A RESULT, GAPS WILL OCCUR BETWEEN ROCKS. WHERE THESE GAPS EXCEED 150 MM (6 IN), THEY SHOULD BE FILLED WITH CHINKING ROCKS CONSISTING OF SPALLS FROM THE PARENT (FACING) ROCK. THE PURPOSE OF THE CHINKING ROCKS IS TO IMPROVE AESTHETICS AND PREVENT THE SCREENED BACKDRAIN MATERIAL FROM FALLING OUT THROUGH THE FACE OF THE ROCKERY. CHINKING ROCKS SHOULD NOT BE MOVABLE BY HAND, AND CAN BE GROUTED IN PLACE IF NECESSARY. IN ADDITION, CHINKING ROCKS ARE NOT TO PROVIDE PRIMARY SUPPORT FOR OVERLYING ROCKS."
2. DRAINAGE ROCK (PAGE 97): "DURING PLACEMENT OF THE CRUSHED ROCK BEHIND THE PARTIALLY COMPLETED ROCKERY, CARE SHOULD BE TAKEN THAT THE CRUSHED ROCK DOES NOT SPILL OVER THE TOP OF THE ADJACENT FACING ROCKS. IF THE CRUSHED ROCK IS PLACED BETWEEN THE TOP OF ONE FACING ROCK AND THE BASE OF THE SUBSEQUENT FACING ROCK, IT COULD FORM A PLACE OF WEAKNESS OR PREVENT THE FACING ROCKS FROM COMING INTO PROPER CONTACT. LIKE CHINKING ROCKS, THE CRUSHED ROCK SHOULD NOT PROVIDE PRIMARY BEARING BETWEEN ROCKS. IT IS ACCEPTABLE, HOWEVER, FOR THE CRUSHED ROCK TO FILL A PORTION OF THE LATERAL VOID BETWEEN ADJACENT FACING ROCKS, PROVIDED THE ROCKS ARE IN DIRECTLY IN CONTACT IN AT LEAST TWO POINTS."







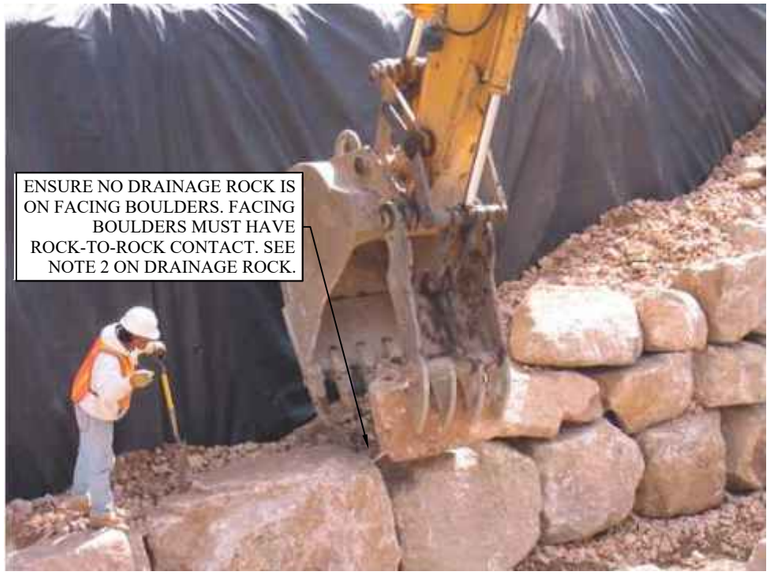


Table 9. Gradation Requirements for crushed rock backdrain.

Sieve Size	Percent by Mass Passing Designated Sieve (AASHTO T 27 & T 11)
150 mm (6 in.)	100
100 mm (4 in.)	0.0 – 25
19.0 mm (3/4 in.)	0.0 – 15
4.75 mm (No. 4)	0.0 – 5.0
75 µm (No. 200)	0.0 – 2.0

DETAILS, TABLES, AND IMAGES FROM FHWA-CFL/TD-06-006 ROCKERY DESIGN AND CONSTRUCTION GUIDELINES.

PROFESSIONAL ENGINEER
11101269–2202
TYLER B. LOERTSCHER
10/31/2025
ELECTRONIC SEAL
STATE OF UTAH

REV	REVISION DESCRIPTION	DATE	BY	CHK

REVISIONS

IGES EST. 1998
12429 SOUTH 300 EAST
DRAPER, UTAH 84020
(801) 748-4044

ROCKERY
FALLS CREEK ESTATES LOT 3
2873 & 2877 EAST WASATCH BOULEVARD
SANDY, UTAH

DRAINAGE ROCK DETAILS

DESIGNED BY: TBL	10-30-2025	PLOT SCALE	
DRAWN BY: TBL	10-30-2025	1=1	
CHECKED BY: BMJ	10-31-2025	DWG SCALE	
APPROVED BY: TBL	10-31-2025	NTS	
IGES PROJECT NO: 00114-152	SHEET NO: 5	REV N/A	

RETAINING WALL GEOMETRY AND LOADING CONDITIONS			
LENGTH (FT)	MAXIMUM HEIGHT (FT)	BACKSLOPE CONDITIONS	SURCHARGE LOADING
~40	12.0	RELATIVELY FLAT	250 PSF (ROADWAY)

SOIL CONDITIONS USED IN DESIGN (ASSUMED)			
EARTH MATERIALS	FRICTION ANGLE	COHESION	UNIT WEIGHT
RETAINED SOIL	34°	50 PSF	135 PCF
FOUNDATION SOIL	34°	50 PSF	135 PCF

SOURCES & NOTES:
1. IGES, 2025, SITE OBSERVATION MADE OF ONSITE MATERIALS ON OCTOBER 16, 2025.
2. COHESION USED ONLY DURING GLOBAL STABILITY ANALYSIS.

GENERAL NOTES:

1. THE ENGINEERING PRESENTED IN THIS DESIGN PACKAGE IS BASED ON SPECIFIC PRODUCTS (E.G. COMPETENT/DURABLE BOULDERS, SOIL STRENGTHS GIVEN ABOVE, ETC.). ANY SUBSTITUTION OF THE SPECIFIED PRODUCTS WILL INVALIDATE THIS ENGINEERING. ANY CHANGES IN WALL LOCATION, ELEVATIONS OF LEVELING PAD, GRADES AT THE TOE OR TOP OF THE WALL, AND SOIL PARAMETERS AT THE SITE WILL ALSO INVALIDATE THE ENGINEERING. FIELD ADJUSTMENTS/CHANGES MAY BE NEEDED TO MEET ACTUAL CONDITIONS ONCE CONSTRUCTION COMMENCES. IGES SHOULD BE CONSULTED WHERE FIELD CHANGES ARE REQUIRED.
2. THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE INTELLECTUAL PROPERTY OF IGES, INC. THE DESIGN PACKAGE HAS BEEN FURNISHED FOR THIS SPECIFIC PROJECT ONLY. ANY PARTY ACCEPTING THIS DOCUMENT DOES SO IN CONFIDENCE AND AGREES THAT NO USE OR RE-USE OF THESE DOCUMENTS (EITHER IN WHOLE OR IN PART) SHALL BE PERMITTED UNLESS EXPRESSLY AUTHORIZED IN WRITING BY IGES, INC.
3. RETAINING WALLS ARE VULNERABLE TO EROSION AND HYDROSTATIC PRESSURES IMMEDIATELY AFTER INSTALLATION BUT PRIOR TO THE PLACEMENT OF LANDSCAPING/FINISHING ELEMENTS AT THE SITE (E.G. LANDSCAPING, HARDSCAPE, CURB & GUTTER, PAVEMENT, ETC.). TO PREVENT DAMAGE TO THE WALLS DURING ADDITIONAL SITE WORK, ALL SURFACE DRAINAGE SHOULD BE DIRECTED AWAY FROM THE WALLS. EXCESS WATER DURING HEAVY RAIN EVENTS, IF NOT DRAINED PROPERLY, CAN CAUSE WASHOUTS AT WALL ENDS AND 'BLOWOUTS' OF INTERIOR SECTIONS. THESE PRECAUTIONS SHOULD BE TAKEN DURING WALL CONSTRUCTION, AND AFTER, UNTIL THE FINAL SITE DRAINAGE, LANDSCAPING AND PAVING ARE COMPLETE.

ENGINEERING ANALYSIS USED IN DESIGN	
ANALYSIS	DESIGN REFERENCES/SOFTWARE
EXTERNAL STABILITY	MACK, D.A., SANDERS, S.H. MILLHONE, W.L., FIPPIN, R.L., AND KENNEDY, D.G., 2006, ROCKERY DESIGN AND CONSTRUCTION GUIDLINES, SANDERS & ASSOCIATES GEOSTRUCTURAL ENGINEERING, INC., REPORT NO. FHEW-CFL/TD-06-006, REPORT DATED NOVEMBER, 2006
GLOBAL STABILITY	SLIDE 2 MODELER: ROCSCIENCE, INC., 1998-2024, VERSION 9.036; BUILD DATE OCTOBER 17, 2024

SEISMIC PARAMETERS USED IN DESIGN		
SEISMIC CRITERIA	EXTERNAL & GLOBAL STABILITY	
	DESIGN PGA (As)	k_h
7% IN 75 YEARS	0.453g	0.155g (EXTERNAL) 0.227g (GLOBAL)

SOURCES & NOTES:
1. U.S. GEOLOGICAL SURVEY, U.S. SEISMIC DESIGNMAPS WEB APPLICATION, SITE: http://earthquake.usgs.gov/ws/designmaps, ACCESSED 10-30-2025.
2. SITE CLASS D WAS ASSUMED FOR THE ONSITE SOILS USING 2009 AASHTO GUIDE SPECIFICATIONS. AASHTO SPECIFICATIONS WERE USED AS RECOMMENDED IN THE FHWA ROCKERY DESIGN MANUAL.
3. RICHARDS AND ELMS METHODOLOGY USED TO REDUCE THE HORIZONTAL SEISMIC ACCELERATION COEFFICIENT IN ACCORDANCE WITH FHWA-CFL/TD-06-006 REPORT.
4. ONE-HALF OF THE DESIGN PGA (As) WAS USED TO MODEL THE HORIZONTAL SEISMIC ACCELERATION FOR GLOBAL STABILITY ANALYSES (k_h = 0.227g).

PROFESSIONAL ENGINEER
11101269-2202
TYLER B. LOERTSCHER
10/31/2025
ELECTRONIC SEAL
STATE OF UTAH

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REVISIONS				

IGES EST. 1998
12429 SOUTH 300 EAST
DRAPER, UTAH 84020
(801) 748-4044

ROCKERY
FALLS CREEK ESTATES LOT 3
2873 & 2877 EAST WASATCH BOULEVARD
SANDY, UTAH
DESIGN CRITERIA

DESIGNED BY: TBL	10-30-2025	PLOT SCALE	
DRAWN BY: TBL	10-30-2025	1=1	
CHECKED BY: BMJ	10-31-2025	DWG SCALE	
APPROVED BY: TBL	10-31-2025	NTS	
IGES PROJECT NO: 00114-152	SHEET NO: 6	REV N/A	

PHOTOS FROM SITE VISIT ON OCTOBER 16, 2025.

REV	REVISION DESCRIPTION	DATE	BY	CHK
	REVISIONS			

IGES EST. 1998
12429 SOUTH 300 EAST
DRAPER, UTAH 84020
(801) 748-4044

ROCKERY
FALLS CREEK ESTATES LOT 3
2873 & 2877 EAST WASATCH BOULEVARD
SANDY, UTAH

SITE PHOTOS

DESIGNED BY: TBL	10-30-2025	PLOT SCALE	1=1
DRAWN BY: TBL	10-30-2025		
CHECKED BY: BMJ	10-31-2025	DWG SCALE	NTS
APPROVED BY: TBL	10-31-2025		
IGES PROJECT NO: 00114-152	SHEET NO: 7	REV	N/A

PROFESSIONAL ENGINEER
11101269-2202
TYLER B. LOERTSCHER
10/31/2025
ELECTRONIC SEAL
STATE OF UTAH

PROJECT: Falls Creek
PROJECT NO.: 00114-152
DATE: 10/30/2025

SECTION: 12-foot Exposed Rockery
SURCHARGE: Roadway

Rockery Geometry & Soil Data:

H_{total} =	13	ft	Total Height of Rockery
H_R =	12	ft	Exposed Height of Rockery
ϕ_s =	34	deg	Soil Friction Angle - Effective
c_s =	0	psf	Cohesion Intercept of soil
γ_s =	135	pcf	Unit weight of the soil
γ_R =	150	pcf	Unit weight of the rock
δ =	34.0	deg	Interface Friction Angle
ψ =	7.1	deg	Back Cut Inclination
μ =	0.70		Frictional Component
μ_{rock} =	0.55		Rock-to-Rock Friction
K_A =	0.207		Active Earth Pressure Coefficient
ν =	63.4	deg	Rockery Face Angle

Slope Geometry: Backslope: 5.0 H 0.0 V

Broken Back Slope: N

Backslope Rise: 0 ft

Backslope:	β_{eq} =	0.0	deg	Eq. Backslope Angle
Soil Cut Angle:	α =	82.9	deg	Soil Cut Angle
Rockery Face Slope:	1	H	2	V

Seismic Earth Pressure Coefficient: (Mack et al., 2006)

A_S =	0.453	Peak Ground Acceleration (7% in 75 years)
Δ =	4.53	in ($10*A_S$)
k_h =	0.155	(Using Richards & Elms Approach)
k_v =	0	
θ =	8.79	
K_{AE} =	0.313	

Failure Mechanism	FS Required	FS Obtained	OK
External Sliding	1.5	3.0	OK
External Overturning	2.0	5.5	OK
Individual Rock Overturning	2.0	6.9	OK
Individual Rock Sliding	1.5	2.6	OK
Bearing Capacity	2.0	7.9	OK
Seismic Overturning	1.5	2.2	OK
Seismic Sliding	1.1	1.5	OK
Seismic Bearing Capacity	1.5	7.9	OK
Seismic Wall Movement	1.1	1.1	OK

(Since FS (seismic wall movement) > 1.1, there is a 90% probability that the rockery displacement will not exceed Δ)

Surcharge:

Uniform: Uniform Applied Surcharge

q_s =	0	psf	
F_s =	0	lbf/ft	(Horizontal Surcharge Load)
y_s =	6.5	ft	(Surcharge load centroid)

Strip: Strip Load Surcharge

q_s =	250	psf	
x_s =	2	ft	(Distance from soil cut)
W_s =	22	ft	(Width of Strip Load)

F_s = 388 lbf/ft (Horizontal Surcharge Load)

y_s = 5.5 ft

Factor of Safety against Bearing Capacity:

e_{max} =	1.167	q_{max} =	1,841	psf	$e_{s,s}$ =	0.546	**FS_{BC}**	**9.90**
e_s =	**-0.269**	q_{ult} =	18,208	psf	$q_{max,s}$ =	2,310	**$FS_{BC,s}$**	**7.90**

Eccentricity Check (static): **OK**

Eccentricity Check (seismic): **OK**

Rocks = 5 (R* - Boulder Height to Width Ratio)

Boulder	B' (ft)	R*	H_R (ft)	H-H' (ft)	ΣW_i	ΣW_i*x_i	F_H	$F_{H,s}$	F_μ	$F_{\mu,s}$	M_o	$M_{o,s}$	M_r	$M_{r,s}$	**FS_{SL}**	**FS_{OT}**	**$FS_{SL,S}$**	**$FS_{OT,S}$**
1	7.0	0.58	4.1	13.0	9,402	47,075	2,482	5,249	7,324	7,781	10,104	27,746	55,073	60,280	**3.0**	**5.5**	**1.5**	**2.2**
2	5.5	0.58	3.2	8.9	5,291	19,944	1,237	2,663	3,185	3,354	3,358	9,610	22,878	24,777	**2.6**	**6.9**	**1.3**	**2.6**
3	4.5	0.60	2.7	5.7	2,779	7,441	535	1,215	1,641	1,711	892	2,767	8,415	9,039	**3.1**	**9.5**	**1.5**	**3.3**
4	3.0	0.60	1.8	3.0	1,058	1,807	148	381	613	632	122	466	1,985	2,098	**4.2**	**>10**	**1.7**	**4.5**
5	2.0	0.60	1.2	1.2	315	315	18	78	178	181	7	44	334	345	**10.0**	**>10**	**2.4**	**7.8**
6	0.0	0.00	0.0	N/A	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**	**N/A**	**N/A**	**N/A**
7	0.0	0.00	0.0	N/A	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**	**N/A**	**N/A**	**N/A**
8	0.0	0.00	0.0	N/A	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**	**N/A**	**N/A**	**N/A**

13.0 Total Estimated Height of Rockery

(See Mack, et. al [2006], Rockery Design and Construction Guidelines, Report No. FHWA-CFL/TD-06-006, Report Dated November 2006 - for term definitions and equations)

PROJECT: Falls Creek
PROJECT NO.: 00114-152
DATE: 10/30/2025

SECTION: 10-foot Exposed Rockery
SURCHARGE: Roadway

Rockery Geometry & Soil Data:

H_{total} =	11	ft	Total Height of Rockery
H_R =	10	ft	Exposed Height of Rockery
ϕ_s =	34	deg	Soil Friction Angle - Effective
c_s =	0	psf	Cohesion Intercept of soil
γ_s =	135	pcf	Unit weight of the soil
γ_R =	150	pcf	Unit weight of the rock
δ =	34.0	deg	Interface Friction Angle
ψ =	7.1	deg	Back Cut Inclination
μ =	0.70		Frictional Component
μ_{rock} =	0.55		Rock-to-Rock Friction
K_A =	0.207		Active Earth Pressure Coefficient
ν =	63.4	deg	Rockery Face Angle

Slope Geometry: Backslope: 5.0 H 0.0 V

Broken Back Slope: N

Backslope Rise: 0 ft

Backslope:	β_{eq} =	0.0	deg	Eq. Backslope Angle
Soil Cut Angle:	α =	82.9	deg	Soil Cut Angle
Rockery Face Slope:	1	H	2	V

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A_S =	0.453	Peak Ground Acceleration (7% in 75 years)
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k_h =	0.155	(Using Richards & Elms Approach)
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θ =	8.79	
K_{AE} =	0.313	

Failure Mechanism	FS Required	FS Obtained	OK
External Sliding	1.5	2.8	OK
External Overturning	2.0	5.1	OK
Individual Rock Overturning	2.0	6.5	OK
Individual Rock Sliding	1.5	2.5	OK
Bearing Capacity	2.0	7.7	OK
Seismic Overturning	1.5	2.1	OK
Seismic Sliding	1.1	1.5	OK
Seismic Bearing Capacity	1.5	7.7	OK
Seismic Wall Movement	1.1	1.1	OK

(Since FS (seismic wall movement) > 1.1, there is a 90% probability that the rockery displacement will not exceed Δ)

Surcharge:

Uniform: Uniform Applied Surcharge

q_s =	0	psf	
F_s =	0	lbf/ft	(Horizontal Surcharge Load)
y_s =	5.5	ft	(Surcharge load centroid)

Strip: Strip Load Surcharge

q_s =	250	psf	
x_s =	2	ft	(Distance from soil cut)
W_s =	18	ft	(Width of Strip Load)

F_s = 319 lbf/ft (Horizontal Surcharge Load)

y_s = 4.5 ft

Factor of Safety against Bearing Capacity:

e_{max} =	0.917	q_{max} =	1,682	psf	$e_{s,s}$ =	0.410	**FS_{BC}**	**9.00**
e_s =	**-0.266**	q_{ult} =	15,125	psf	$q_{max,s}$ =	1,989	**$FS_{BC,s}$**	**7.70**

Eccentricity Check (static): **OK**

Eccentricity Check (seismic): **OK**

Rocks = 5 (R* - Boulder Height to Width Ratio)

Boulder	B' (ft)	R*	H_R (ft)	H-H' (ft)	ΣW_i	ΣW_i*x_i	F_H	$F_{H,s}$	F_μ	$F_{\mu,s}$	M_o	$M_{o,s}$	M_r	$M_{r,s}$	**FS_{SL}**	**FS_{OT}**	**$FS_{SL,S}$**	**$FS_{OT,S}$**
1	5.5	0.58	3.2	11.0	6,405	27,047	1,826	3,750	5,018	5,347	6,240	16,885	31,598	34,574	**2.8**	**5.1**	**1.5**	**2.1**
2	4.5	0.60	2.7	7.8	3,893	12,768	958	2,028	2,353	2,483	2,263	6,435	14,625	15,830	**2.5**	**6.5**	**1.3**	**2.5**
3	4.0	0.60	2.4	5.1	2,171	5,154	437	973	1,285	1,340	639	1,967	5,847	6,291	**3.0**	**9.2**	**1.4**	**3.2**
4	2.5	0.60	1.5	2.7	821	1,279	117	300	477	493	87	338	1,399	1,476	**4.1**	**>10**	**1.7**	**4.4**
5	2.0	0.60	1.2	1.2	315	315	18	78	178	181	7	44	334	345	**10.0**	**>10**	**2.4**	**7.8**
6	0.0	0.00	0.0	N/A	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**	**N/A**	**N/A**	**N/A**
7	0.0	0.00	0.0	N/A	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**	**N/A**	**N/A**	**N/A**
8	0.0	0.00	0.0	N/A	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**	**N/A**	**N/A**	**N/A**

11.0 Total Estimated Height of Rockery

(See Mack, et. al [2006], Rockery Design and Construction Guidelines, Report No. FHWA-CFL/TD-06-006, Report Dated November 2006 - for term definitions and equations)

PROJECT: Falls Creek
PROJECT NO.: 00114-152
DATE: 10/30/2025

SECTION: **8-foot Exposed Rockery**
SURCHARGE: **Roadway**

Rockery Geometry & Soil Data:

H_{total} =	9	ft	Total Height of Rockery
H_R =	8	ft	Exposed Height of Rockery
ϕ_s =	34	deg	Soil Friction Angle - Effective
c_s =	0	psf	Cohesion Intercept of soil
γ_s =	135	pcf	Unit weight of the soil
γ_R =	150	pcf	Unit weight of the rock
δ =	34.0	deg	Interface Friction Angle
ψ =	7.1	deg	Back Cut Inclination
μ =	0.70		Frictional Component
μ_{rock} =	0.55		Rock-to-Rock Friction
K_A =	0.207		Active Earth Pressure Coefficient
ν =	63.4	deg	Rockery Face Angle

Slope Geometry: Backslope: 5.0 H 0.0 V

Broken Back Slope: N

Backslope Rise: 0 ft

Backslope:	β_{eq} =	0.0	deg	Eq. Backslope Angle
Soil Cut Angle:	α =	82.9	deg	Soil Cut Angle
Rockery Face Slope:	1	H	2	V

Seismic Earth Pressure Coefficient: (Mack et al., 2006)

A_S =	0.453	Peak Ground Acceleration (7% in 75 years)
Δ =	4.53	in (10*A_S)
k_h =	0.155	(Using Richards & Elms Approach)
k_v =	0	
θ =	8.79	
K_{AE} =	0.313	

Failure Mechanism	FS Required	FS Obtained	OK
External Sliding	1.5	2.9	OK
External Overturning	2.0	5.5	OK
Individual Rock Overturning	2.0	8.1	OK
Individual Rock Sliding	1.5	2.8	OK
Bearing Capacity	2.0	8.1	OK
Seismic Overturning	1.5	2.2	OK
Seismic Sliding	1.1	1.5	OK
Seismic Bearing Capacity	1.5	8.3	OK
Seismic Wall Movement	1.1	1.2	OK

(Since FS (seismic wall movement) > 1.1, there is a 90% probability that the rockery displacement will not exceed Δ)

Surcharge:

Uniform: Uniform Applied Surcharge

q_s =	0	psf	
F_s =	0	lbf/ft	(Horizontal Surcharge Load)
y_s =	4.5	ft	(Surcharge load centroid)

Strip: Strip Load Surcharge

q_s =	250	psf	
x_s =	2	ft	(Distance from soil cut)
W_s =	14	ft	(Width of Strip Load)

F_s = 233 lbf/ft (Horizontal Surcharge Load)
y_s = 3.5 ft

Factor of Safety against Bearing Capacity:

e_{max} =	0.750	q_{max} =	1,604	psf	$e_{s,s}$ =	0.222	**FS_{BC}**	**8.10**
e_s =	**-0.306**	q_{ult} =	12,843	psf	$q_{max,s}$ =	1,552	**$FS_{BC,s}$**	**8.30**

Eccentricity Check (static): **OK**
Eccentricity Check (seismic): **OK**

Rocks = 4 (R* - Boulder Height to Width Ratio)

Boulder	B' (ft)	R*	H_R (ft)	H-H' (ft)	ΣW_i	$\Sigma W_i * x_i$	F_H	$F_{H,s}$	F_μ	$F_{\mu,s}$	M_o	$M_{o,s}$	M_r	$M_{r,s}$	**FS_{SL}**	**FS_{OT}**	**$FS_{SL,S}$**	**$FS_{OT,S}$**
1	4.5	0.70	3.2	9.0	4,616	16,375	1,244	2,581	3,590	3,811	3,441	9,577	18,872	20,505	**2.9**	**5.5**	**1.5**	**2.2**
2	4.0	0.65	2.6	5.9	2,608	6,798	559	1,226	1,554	1,627	960	2,897	7,717	8,308	**2.8**	**8.1**	**1.4**	**2.9**
3	3.0	0.65	2.0	3.3	1,146	1,991	173	431	667	689	156	572	2,201	2,334	**3.9**	**>10**	**1.6**	**4.1**
4	2.0	0.65	1.3	1.3	341	341	21	87	194	197	9	54	363	377	**9.2**	**>10**	**2.3**	**7.1**
5	0.0	0.00	0.0	N/A	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**	**N/A**	**N/A**	**N/A**
6	0.0	0.00	0.0	N/A	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**	**N/A**	**N/A**	**N/A**
7	0.0	0.00	0.0	N/A	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**	**N/A**	**N/A**	**N/A**
8	0.0	0.00	0.0	N/A	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**	**N/A**	**N/A**	**N/A**

9.0 Total Estimated Height of Rockery

(See Mack, et. al [2006], Rockery Design and Construction Guidelines, Report No. FHWA-CFL/TD-06-006, Report Dated November 2006 - for term definitions and equations)

PROJECT: Falls Creek
PROJECT NO.: 00114-152
DATE: 10/30/2025

SECTION: 6-foot Exposed Rockery
SURCHARGE: Roadway

Rockery Geometry & Soil Data:

H_{total} =	7	ft	Total Height of Rockery
H_R =	6	ft	Exposed Height of Rockery
ϕ_s =	34	deg	Soil Friction Angle - Effective
c_s =	0	psf	Cohesion Intercept of soil
γ_s =	135	pcf	Unit weight of the soil
γ_R =	150	pcf	Unit weight of the rock
δ =	34.0	deg	Interface Friction Angle
ψ =	7.1	deg	Back Cut Inclination
μ =	0.70		Frictional Component
μ_{rock} =	0.55		Rock-to-Rock Friction
K_A =	0.207		Active Earth Pressure Coefficient
ν =	63.4	deg	Rockery Face Angle

Slope Geometry: Backslope: 5.0 H 0.0 V

Broken Back Slope: N

Backslope Rise: 0 ft

Backslope:	β_{eq} =	0.0	deg	Eq. Backslope Angle
Soil Cut Angle:	α =	82.9	deg	Soil Cut Angle
Rockery Face Slope:	1	H	2	V

Seismic Earth Pressure Coefficient: (Mack et al., 2006)

A_S =	0.453	Peak Ground Acceleration (7% in 75 years)
Δ =	4.53 in	($10*A_S$)
k_h =	0.155	(Using Richards & Elms Approach)
k_v =	0	
θ =	8.79	
K_{AE} =	0.313	

Failure Mechanism	FS Required	FS Obtained	OK
External Sliding	1.5	2.8	OK
External Overturning	2.0	5.3	OK
Individual Rock Overturning	2.0	7.8	OK
Individual Rock Sliding	1.5	2.7	OK
Bearing Capacity	2.0	9.2	OK
Seismic Overturning	1.5	2.1	OK
Seismic Sliding	1.1	1.5	OK
Seismic Bearing Capacity	1.5	9.2	OK
Seismic Wall Movement	1.1	1.1	OK

(Since FS (seismic wall movement) > 1.1, there is a 90% probability that the rockery displacement will not exceed Δ)

Surcharge:

Uniform: Uniform Applied Surcharge

q_s =	0	psf	
F_s =	0	lbf/ft	(Horizontal Surcharge Load)
y_s =	3.5	ft	(Surcharge load centroid)

Strip: Strip Load Surcharge

q_s =	250	psf	
x_s =	2	ft	(Distance from soil cut)
W_s =	10	ft	(Width of Strip Load)

F_s = 156 lbf/ft (Horizontal Surcharge Load)

y_s = 2.5 ft

Factor of Safety against Bearing Capacity:

e_{max} =	0.583	q_{max} =	1,041	psf	$e_{s,s}$ =	0.230	**FS_{BC}**	**11.10**
e_s =	**-0.127**	q_{ult} =	11,503	psf	$q_{max,s}$ =	1,254	**$FS_{BC,s}$**	**9.20**

Eccentricity Check (static): **OK**

Eccentricity Check (seismic): **OK**

Rocks = 4 (R* - Boulder Height to Width Ratio)

Boulder	B' (ft)	R*	H_R (ft)	H-H' (ft)	ΣW_i	ΣW_i*x_i	F_H	$F_{H,s}$	F_μ	$F_{\mu,s}$	M_o	$M_{o,s}$	M_r	$M_{r,s}$	**FS_{SL}**	**FS_{OT}**	**$FS_{SL,S}$**	**$FS_{OT,S}$**
1	3.5	0.70	2.5	7.0	2,681	7,302	767	1,559	2,094	2,227	1,622	4,458	8,477	9,245	**2.8**	**5.3**	**1.5**	**2.1**
2	3.0	0.65	2.0	4.6	1,487	2,998	339	728	890	934	443	1,342	3,416	3,685	**2.7**	**7.8**	**1.3**	**2.8**
3	2.0	0.65	1.3	2.6	683	1,015	102	260	399	413	76	294	1,105	1,163	**3.9**	**>10**	**1.6**	**4.0**
4	2.0	0.65	1.3	1.3	341	341	21	87	194	197	9	54	363	377	**9.2**	**>10**	**2.3**	**7.1**
5	0.0	0.00	0.0	N/A	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**	**N/A**	**N/A**	**N/A**
6	0.0	0.00	0.0	N/A	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**	**N/A**	**N/A**	**N/A**
7	0.0	0.00	0.0	N/A	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**	**N/A**	**N/A**	**N/A**
8	0.0	0.00	0.0	N/A	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**	**N/A**	**N/A**	**N/A**

7.0 Total Estimated Height of Rockery

(See Mack, et. al [2006], Rockery Design and Construction Guidelines, Report No. FHWA-CFL/TD-06-006, Report Dated November 2006 - for term definitions and equations)

PROJECT: Falls Creek
PROJECT NO.: 00114-152
DATE: 10/30/2025

SECTION: 4-foot Exposed Rockery
SURCHARGE: Roadway

Rockery Geometry & Soil Data:

H_{total} =	5	ft	Total Height of Rockery
H_R =	4	ft	Exposed Height of Rockery
ϕ_s =	34	deg	Soil Friction Angle - Effective
c_s =	0	psf	Cohesion Intercept of soil
γ_s =	135	pcf	Unit weight of the soil
γ_R =	150	pcf	Unit weight of the rock
δ =	34.0	deg	Interface Friction Angle
ψ =	7.1	deg	Back Cut Inclination
μ =	0.70		Frictional Component
μ_{rock} =	0.55		Rock-to-Rock Friction
K_A =	0.207		Active Earth Pressure Coefficient
ν =	63.4	deg	Rockery Face Angle

Slope Geometry: Backslope: 5.0 H 0.0 V

Broken Back Slope: N

Backslope Rise: 0 ft

Backslope: β_{eq} = 0.0 deg Eq. Backslope Angle

Soil Cut Angle: α = 82.9 deg Soil Cut Angle

Rockery Face Slope: 1 H 2 V

Seismic Earth Pressure Coefficient: (Mack et al., 2006)

A_S =	0.453	Peak Ground Acceleration (7% in 75 years)
Δ =	4.53	in ($10*A_S$)
k_h =	0.155	(Using Richards & Elms Approach)
k_v =	0	
θ =	8.79	
K_{AE} =	0.313	

Failure Mechanism	FS Required	FS Obtained	OK
External Sliding	1.5	3.3	OK
External Overturning	2.0	6.8	OK
Individual Rock Overturning	2.0	>10	OK
Individual Rock Sliding	1.5	3.7	OK
Bearing Capacity	2.0	>10	OK
Seismic Overturning	1.5	2.5	OK
Seismic Sliding	1.1	1.6	OK
Seismic Bearing Capacity	1.5	13.0	OK
Seismic Wall Movement	1.1	1.4	OK

(Since FS (seismic wall movement) > 1.1, there is a 90% probability that the rockery displacement will not exceed Δ)

Surcharge:

Uniform: Uniform Applied Surcharge

q_s =	0	psf	
F_s =	0	lbf/ft	(Horizontal Surcharge Load)
y_s =	2.5	ft	(Surcharge load centroid)

Strip: Strip Load Surcharge

q_s =	250	psf	
x_s =	2	ft	(Distance from soil cut)
W_s =	6	ft	(Width of Strip Load)

F_s = 81 lbf/ft (Horizontal Surcharge Load)

y_s = 1.5 ft

Factor of Safety against Bearing Capacity:

e_{max} =	0.500	q_{max} =	699	psf	$e_{s,s}$ =	0.154	**FS_{BC}**	**15.30**
e_s =	**-0.080**	q_{ult} =	10,670	psf	$q_{max,s}$ =	824	**$FS_{BC,s}$**	**13.00**

Eccentricity Check (static): **OK**

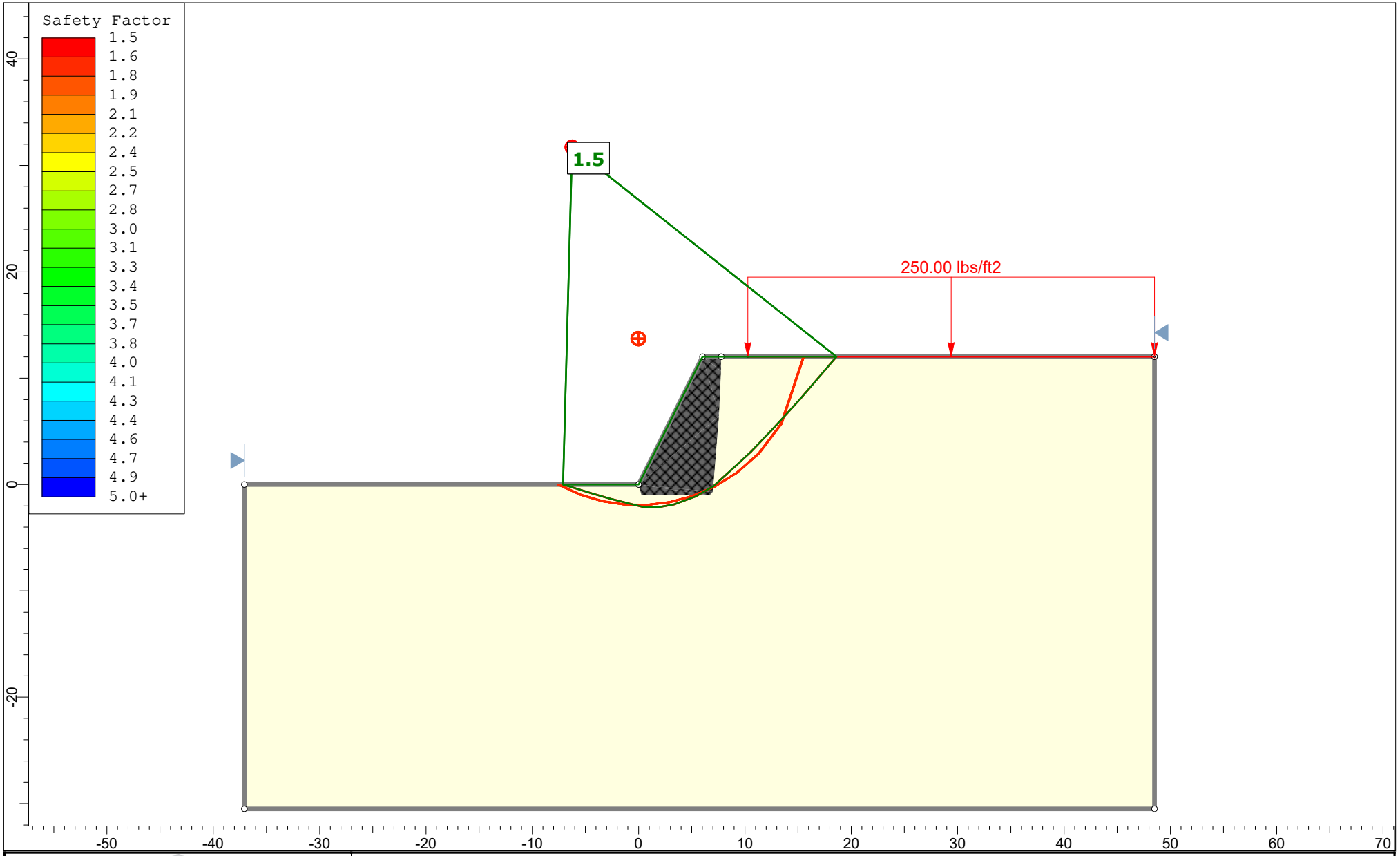
Eccentricity Check (seismic): **OK**

Rocks = 3 (R* - Boulder Height to Width Ratio)

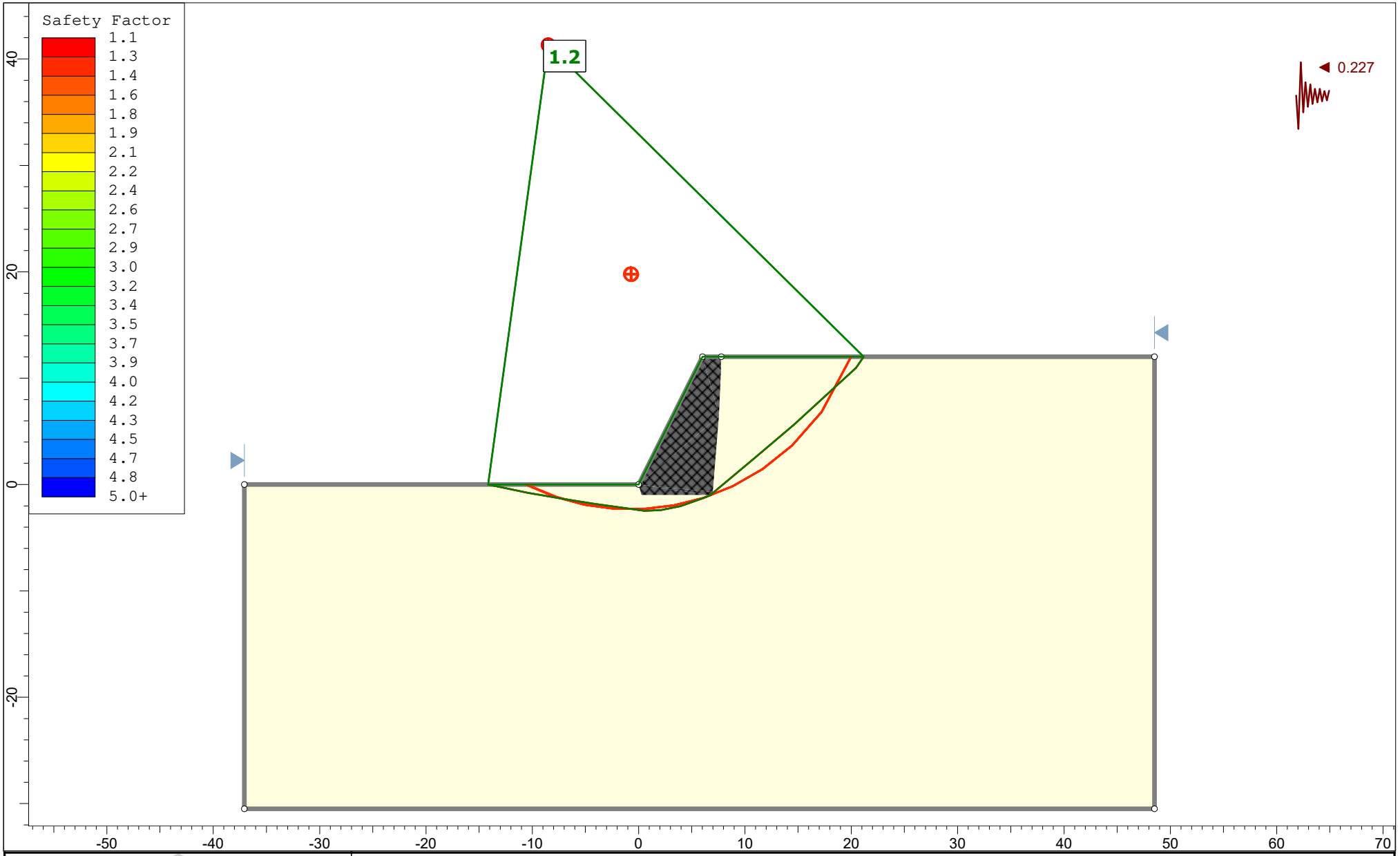
Boulder	B' (ft)	R*	H_R (ft)	H-H' (ft)	ΣW_i	ΣW_i*x_i	F_H	$F_{H,s}$	F_μ	$F_{\mu,s}$	M_o	$M_{o,s}$	M_r	$M_{r,s}$	**FS_{SL}**	**FS_{OT}**	**$FS_{SL,S}$**	**$FS_{OT,S}$**
1	3.0	0.74	2.2	5.0	1,651	3,439	395	841	1,267	1,336	587	1,739	3,951	4,282	**3.3**	**6.8**	**1.6**	**2.5**
2	2.0	0.70	1.4	2.8	735	1,121	118	292	432	448	95	356	1,226	1,293	**3.7**	**>10**	**1.6**	**3.7**
3	2.0	0.70	1.4	1.4	368	368	24	96	209	213	11	64	393	409	**8.6**	**>10**	**2.3**	**6.5**
4	0.0	0.00	0.0	N/A	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**	**N/A**	**N/A**	**N/A**
5	0.0	0.00	0.0	N/A	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**	**N/A**	**N/A**	**N/A**
6	0.0	0.00	0.0	N/A	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**	**N/A**	**N/A**	**N/A**
7	0.0	0.00	0.0	N/A	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**	**N/A**	**N/A**	**N/A**
8	0.0	0.00	0.0	N/A	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**	**N/A**	**N/A**	**N/A**

5.0 Total Estimated Height of Rockery

(See Mack, et. al [2006], Rockery Design and Construction Guidelines, Report No. FHWA-CFL/TD-06-006, Report Dated November 2006 - for term definitions and equations)



	Project	Falls Creek - Rockery Design Package		
	Analysis Description	Global Stability Analysis - Static		
	Drawn By	Tyler Loertscher	*Scale* 1:150	*Company* IGES, Inc.
SLIDEINTERPRET 9.036	*Date*	10/30/2025	*File Name*	00114-152.slmd



SLIDEINTERPRET 9.036	*Project*	Falls Creek - Rockery Design Package		
	Analysis Description	Global Stability Analysis - Seismic		
	Drawn By	Tyler Loertscher	*Scale* 1:150	*Company* IGES, Inc.
	Date	10/30/2025		*File Name* 00114-152.slmd

Slide2 Analysis Information

00114-152

Project Summary

File Name:	00114-152.slmd
Slide2 Modeler Version:	9.036
Project Title:	Falls Creek - Rockery Design Package
Analysis:	Global Stability Analysis
Author:	Tyler Loertscher
Company:	IGES, Inc.
Date Created:	10/30/2025

Currently Open Scenarios

Group Name	Scenario Name	Global Minimum	Compute Time
Maximum Section	Static	Spencer: 1.548310	00h:00m:02.69s
	Seismic	Spencer: 1.229590	00h:00m:02.72s

Seismic Loading

Maximum Section - Static

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No

Maximum Section - Seismic

Advanced seismic analysis:	No
Staged pseudostatic analysis:	No
Seismic Load Coefficient (Horizontal):	0.227

Loading

Maximum Section - Static

Distribution:	Constant
Magnitude [psf]:	250
Orientation:	Normal to boundary

Materials

Native	
Color	
Strength Type	Mohr-Coulomb
Unit Weight	135 lbs/ft3
Cohesion	50 psf
Phi	34 °
Water Surface	Assigned per scenario
Ru Value	0

Rockery	
Color	
Strength Type	Anisotropic Strength
Unit Weight	150 lbs/ft3
Cohesion 1	0 psf
Phi 1	45 °
Cohesion 2	2000 psf
Phi 2	0 °
Angle (ccw to 1)	-10 °
Water Surface	Assigned per scenario
Ru Value	0

Materials In Use

Material	Static	Seismic
Native	✓	✓
Rockery	✓	✓

Global Minimums

Maximum Section - Static

Method: spencer

FS	1.548310
Axis Location:	-6.253, 31.709
Left Slip Surface Endpoint:	-7.107, 0.000
Right Slip Surface Endpoint:	18.602, 12.000
Resisting Moment:	548924 lb-ft
Driving Moment:	354531 lb-ft
Resisting Horizontal Force:	13833.2 lb
Driving Horizontal Force:	8934.41 lb
Total Slice Area:	140.884 ft2
Surface Horizontal Width:	25.7086 ft
Surface Average Height:	5.48004 ft

Maximum Section - Seismic

Method: spencer

FS	1.229590
Axis Location:	-8.501, 41.306
Left Slip Surface Endpoint:	-14.154, 0.000
Right Slip Surface Endpoint:	21.152, 12.000
Resisting Moment:	749196 lb-ft
Driving Moment:	609304 lb-ft
Resisting Horizontal Force:	15436.1 lb
Driving Horizontal Force:	12553.8 lb
Total Slice Area:	175.312 ft2
Surface Horizontal Width:	35.3057 ft
Surface Average Height:	4.96555 ft

From: Todd Eves <todd_eves@hotmail.com>
Sent: Tuesday, November 11, 2025 6:38 PM
To: Thomas Irvin <tirvin@sandy.utah.gov>
Cc: H Benson Lewis <hbensonlewis@gmail.com>; Juliefarneslewis@gmail.com; reidgevans@gmail.com; sheilamevans90@gmail.com; Garrett Eves <garrett.v.eves@gmail.com>; manager@pepperwood.org; Mike Wilcox <mwilcox@sandy.utah.gov>
Subject: [EXTERNAL] Concerns Regarding the Proposed Development of Residential Building Lots in the Falls Creek Estates Subdivision

Senior Planner Mr. Thomas Irvin,

Thank you for the Neighborhood Meeting that was held on November 10, 2025, and for the opportunity to formally share concerns with the Members of the Sandy City Planning Commission regarding the proposed development of residential lots in the Falls Creek Estates subdivision. Please share our concerns with the Members of the Sandy City Planning Commission (see below) in advance of the Sandy City Planning Meeting to be held on November 20th.

We look forward to continuing the dialogue.

Todd Eves
5 Snow Forest Cv
Sandy, UT 84092
(832) 689-1415
Todd_eves@hotmail.com

Members of the Sandy City Planning Commission,

I am joined by my neighbors copied below, as we write to formally express our concerns regarding the proposed development of residential building lots on the properties located at 2873 and 2851 East Wasatch Blvd, identified as the Falls Creek Estates Subdivision (SUB09152025-007042). While we certainly understand the need for housing, this project presents several significant public safety and environmental concerns that lack public transparency and/or have yet to be adequately addressed in previous meetings or planning documents.

As a result, we would strongly urge the Sandy City Planning Commission to provide public transparency and adequately address the concerns noted below before moving forward with the application.

1. Significant Geotechnical Hazards and Fault Line Proximity

The proposed development site is situated on a mountain side (with 30 degree + slopes) in an area with close proximity to a mapped fault line. Building residential structures in this high-risk

zone raises immense safety concerns regarding seismic activity and slope stability. The potential for landslides and structural failure during an earthquake or severe weather event poses a significant risk to future residents and surrounding properties. Therefore, I would request the commission ensure the developer provides independent, peer-reviewed geotechnical reports that are made public before any consideration of approval.[1]

2. Increased Flooding Risk and Stormwater Run-off

Developing the lots with significant mountain slopes will drastically alter the area's natural drainage patterns. The increase in impervious surfaces (roofs, driveways, roads) will inevitably increase the volume and velocity of stormwater run-off. This will exacerbate the risk of flooding, erosion, and debris flows, directly threatening downstream properties, infrastructure, and public safety. The proposed stormwater management plan, must be robustly scrutinized to ensure it can handle extreme weather events, which are becoming more frequent.[2]

3. Traffic Hazards and Inadequate Ingress/Egress

The planned ingress and egress point for the development present traffic safety hazards. The proposed access point is located in an area where oncoming traffic has limited visibility due to the terrain and existing road curvature. This design flaw creates a high risk of accidents for both new residents and current drivers on the adjacent roadway. A comprehensive, independent traffic study is necessary to verify the safety and feasibility of the proposed access point before any approval.[3]

In conclusion, while there is an important balance that needs to be achieved between development and safety, in this case, we strongly urge the City Planning Commission to provide the necessary public transparency and ensure the concerns noted above are adequately addressed before moving forward with the application. The integrity of our community and the safety of its residents is dependent on responsible and through oversight by this Commission and I'm confident the well-being of the community will be prioritized.

Thank you for your time and consideration of these urgent matters.

Todd Eves
5 Snow Forest Cv
Sandy, UT 84092
(832) 689-1415
Todd_eves@hotmail.com

[1] Based upon a Neighborhood Meeting held on November 10, 2025, it is our understanding that a geotechnical report has been submitted and is under review. Please feel free to check with your counsel, and while this is NOT legal advice, I'm relatively certain that geotechnical reports that are submitted to the Sandy City Planning Commission as part of a building permit application would generally become public records along with any review and would therefore be

obtainable via a public records request. Moreover, in the interests of public transparency, why not provide the geotechnical report as requested at the November 10, 2025, Neighborhood Meeting? Furthermore, we would also request the Sandy City Planning Division provide as soon as possible but no later than 7 days prior to any other public meeting regarding the subdivision (a) the detailed renderings they have of the subdivision showing the slopes and set-backs, etc., (b) the detailed renderings of the ingress and egress plan, (c) any analysis of why they are not requiring storm drainage infrastructure such as curb and gutters along Wasatch Blvd to prevent water from the east from flooding onto the property (In the past, neighbors have expressed concerns about flooding above Wasatch Blvd entering the subdivision from the East), (d) any other information Sandy City has in its possession that could reasonably be considered of interest to proximate property holders as a decision is being made about the subdivision.

[2] Again, this is where the geotechnical report and corresponding stormwater management plan would be so important for homeowners to review. For example, we would like to know why the storm drains are being located at the top of the 30 degree or greater slope and thereby exposing the downstream property owners to substantial increased risk in the event of failure as opposed to being more centrally located on the property? From a layman's point of view it would seem the surrounding downstream property owners would be far better protected in the event of a breach if the storm drains were more centrally located as opposed to being located at the top of the 30 plus degree slope. Another question that comes to mind is how could a stormwater management plan possibly provide any specific assurances as to water run off when during our Neighborhood Meeting on November 10, 2025, it was made abundantly clear that the building footprints were not known? Put more plainly, how could the amount of run-off possibly be calculated without knowing the buildings footprints? Again, I'm just a layman but these are just a few of the many basic questions we would like to have answered by the geotechnical report and corresponding stormwater management plan.

[3] Based upon our Neighborhood Meeting on November 10, 2025, it is our understanding that this is being reviewed but no analysis/conclusions have been ascertained. This is yet another reason why these concerns should be adequately addressed before moving forward with the application.

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

Sandy City, Utah

Staff Report

File #:
SPR07012025-006992,
Version: 1

Date: 11/20/2025

Agenda Item Title:
IONNA EV Charging Station - Preliminary
Modified Site Plan Review
151 W. 10600 S.
[Community # 9, Commercial Area]

Presenter:
Doug Wheelwright, Development Services Manager

Description/Background:
The applicant, Andres Villacres of IONNA Company, is requesting preliminary modified site plan review of the proposed conversion of a vacant gas station site into an electric vehicle (EV) charging station, for a property located at 151 W. 10600 S. The conversion of the old gas station site involves retaining the existing pump island canopy and adding two new canopies, remodeling of the existing 1,230 square foot building into a customer waiting area, the placement of 12 EV vehicle charging points, adding necessary utility infrastructure, and landscaping.

See the attached staff report for full details.

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission approve a modified site plan review for the IONNA EV Charging Station, as described in the staff report for the property located at 151 W. 10600 S., based on the following findings and subject to the following conditions:

Findings:
1. This project will provide a sustainable re-use of an existing commercial site.

2. The proposed EV Charging Station use is needed to help develop the EV charging infrastructure necessary to accommodate longer distance travel in EV's, especially along the interstate highway system.

Conditions:
1. That the proposed building design, materials and colors is approved as presented in the application materials.

2. That the developer proceeds through the final site plan review process with staff prior to the start of any construction.

3. The final site plan shall comply with all Development Code requirements and those modifications required or allowed by the Planning Commission.

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

5. All utility boxes (i.e. transformers, switchgear, telephone, cable TV, etc.) shall be shown on the site plan and shall be placed underground or moved behind the front setback of the buildings and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length. Building utility meters shall be mounted to the side or rear elevation or screened.

6. That the developer be responsible for the placement of a temporary 6-foot-high chain link fence around the perimeter of the project during the construction phase of the project for security. Said fences shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.

7. That the applicant complies with all department requirements as noted in all preliminary review comments or
communications prior to submittal for final site plan review with staff.

8. That all site and building signage be reviewed and approved by separate application, review and approval by Planning Staff.

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum

November 20, 2025

To:	Planning Commission	
From:	Community Development Department	SPR07012025-006992
Subject:	IONNA EV Charging Station – Preliminary Modified Site Plan Review 151 W. 10600 S. [Community # 9, Commercial Area]	Auto Mall Commercial (AM-C) 0.43 Acre Site, 1,230 Sq. Ft. Building, 12 EV Charging Points

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

Request

The applicant, Andres Villacres of IONNA Company, is requesting preliminary modified site plan review of the proposed conversion of a vacant gas station site into an electric vehicle (EV) charging station, for a property located at 151 W. 10600 S. The conversion of the old gas station site involves retaining the existing pump island canopy and adding two new canopies, remodeling of the existing 1,230 square foot building into a customer waiting area, the placement of 12 EV vehicle charging points, adding necessary utility infrastructure, and landscaping. Please see the attached application materials (Exhibit A through Exhibit G).

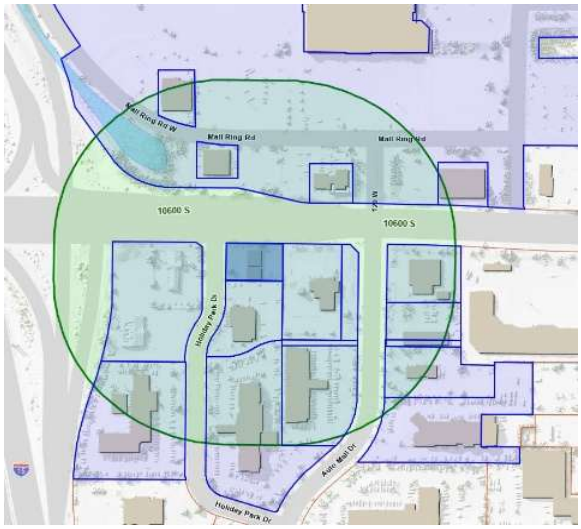
Background

The former automotive fueling station was built in 1985, prior to the Auto Mall development, but has been closed for many years. All zoning to the east, west and south of this site is Auto Mall-Commercial, with supporting commercial uses to the auto mall dealership area further south. To the north, across 10600 S. Street, is the Shops at South Town mall, zoned Central Business District (CBD) with commercial uses.

Property Case History	
Case Number	**Case Summary**
SPR 85-09	Rainbow Oil gas station, approved May 23, 1985, in Regional Commercial (CR) zoning district.
SPR 90-21	Auto Mall Common Area Plan for street layout and landscaping requirements, approved March 23, 1090.

Public Notice and Outreach

Mailed notices for the planning commission meeting have been sent to the property owners located within 500 feet of the subject property. No neighborhood meeting is required as no zone change or conditional use approval is required, and there is not any residential zoning in the area. Public notices were posted in public places and the required public web sites were notified of the project.



Analysis

Conservation of existing buildings and site infrastructure is important where possible and supports infrastructure sustainability. This site is suitable for the conversions to the electric vehicle charging needs of EV owners, especially when located along the interstate freeway system. This site has great access to I-15 via the 10600 South interchange. An automobile service station use is a permitted land use in the Auto Mall-Commercial (AM-C) zoning district. This proposed EV charging use would fall under that land use definition

Site modifications. Existing street access approaches and access to connecting parking lot driveways provides great access to this site and the conversion will not require replacement or new construction of public street infrastructure sidewalks or curb and gutter. The on-site landscaping areas will be modified and expanded to accommodate the new EV quick charging dispenser points. Four charging bays will be located under the existing former pump island canopy and two new canopies will be located on the west and east sides of the existing building. Four charging bays will be added under each new canopy structure, for a total of 12 charging points on site. Storm water will be detained on-site in underground systems. A new electric power transformer will be located on the southwest side of the building, and the existing dumpster enclosure will be retained on the southeast side of the building. This site will be unattended as a self-serve facility but electronically monitored for safety.

Off Street Vehicle Customer Parking. There will be 12 customer parking spaces on site, all under the existing and proposed canopies. No other customer or employee parking stalls will be provided, as the only customers using the site will be there for EV re-charging. No employees will be present and deliveries to support the vending machines will be coordinated to avoid peak user times.

Hours of Operation. This facility will be open 24-7. This location can allow this due to no residential zoning in proximity to the location.

Building Architecture and Design Requirements. The building is existing and will be repaired and painted to freshen the old structure. Windows and doors will be changed and relocated, and the roof-top mechanical systems will be screened behind the extended parapet walls. The former pump island canopy will be retained but painted to support the company's branding and two new canopies will be added, which are exactly what the company's branding requires. It is important that the electric vehicles are covered by a roof during the re-charging process, to not build up solar heat inside the vehicles during the recharging period.

Staff Concerns
Planning staff does not have any concerns with this commercial site conversion project. Modifications where required have been addressed and existing site infrastructure, landscaping and buildings have been retained where appropriate, considering this is a re-purposing of an unkept existing commercial site.

Recommendation

Staff recommends that the Planning Commission approve a modified site plan review for the IONNA EV Charging Station, as described in the staff report for the property located at 151 West 10600 S., based on the following findings and subject to the following conditions:

Findings:

1. This project will provide a sustainable re-use of an existing commercial site.

2. The proposed EV Charging Station use is needed to help develop the EV charging infrastructure necessary to accommodate longer distance travel in EV's, especially along the interstate highway system.

Conditions:

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2. That the developer proceeds through the final site plan review process with staff prior to the start of any construction.

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6. That the developer be responsible for the placement of a temporary 6-foot-high chain link fence around the perimeter of the project during the construction phase of the project for security. Said fences shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.

7. That the applicant complies with all department requirements as noted in all preliminary review comments or communications prior to submittal for final site plan review with staff.

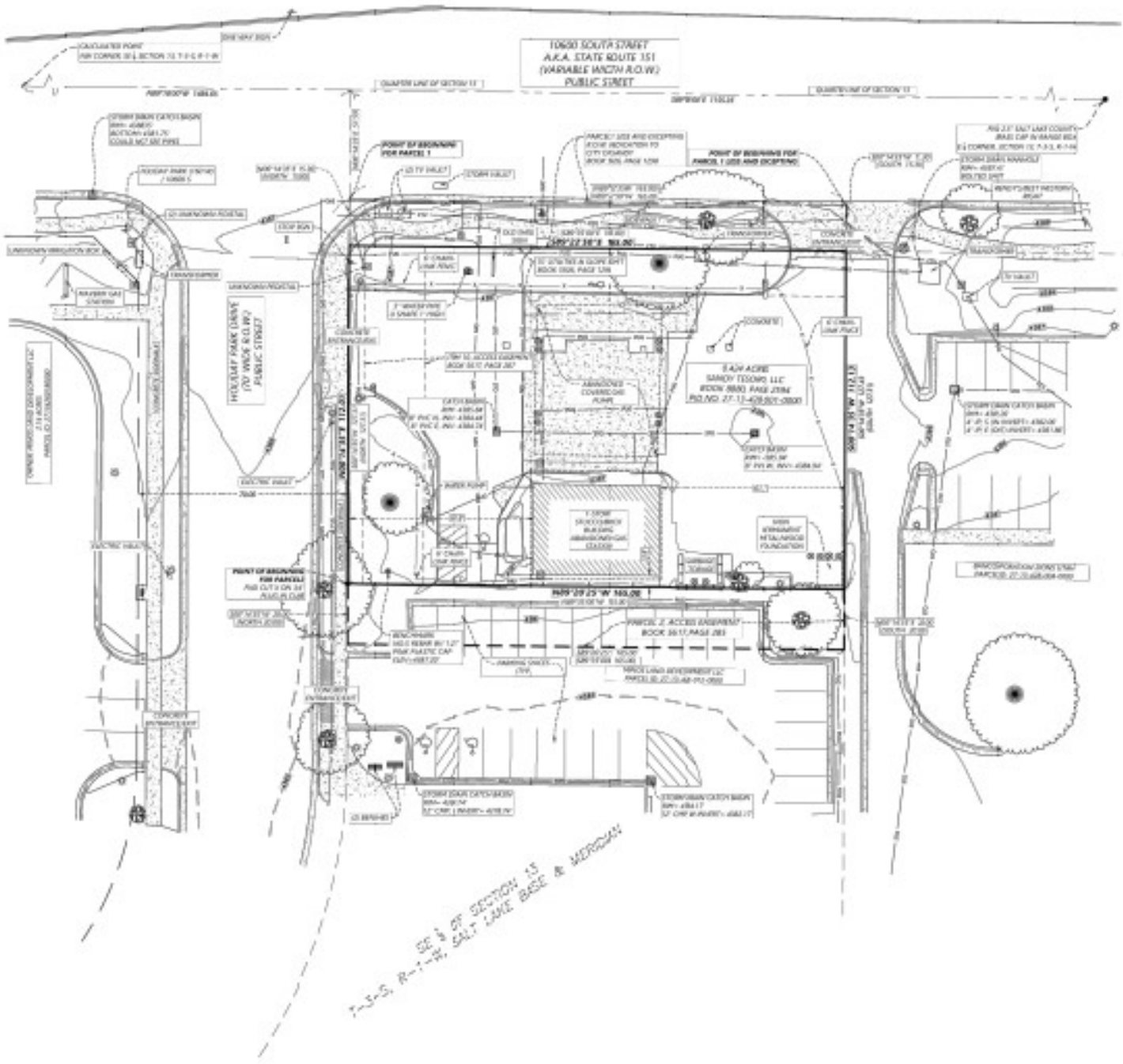
8. That all site and building signage be reviewed and approved by separate application, review and approval by Planning Staff.

Planner:

Douglas L. Wheelwright, Development Services Manager

File Name: S:\USERS\PLN\STAFFRPT\2025\IONNA EV CHARGING STATION CONVERSION\.DOCX

Exhibit "A" Existing Site Survey



"

Exhibit "B" Proposed Site Plan

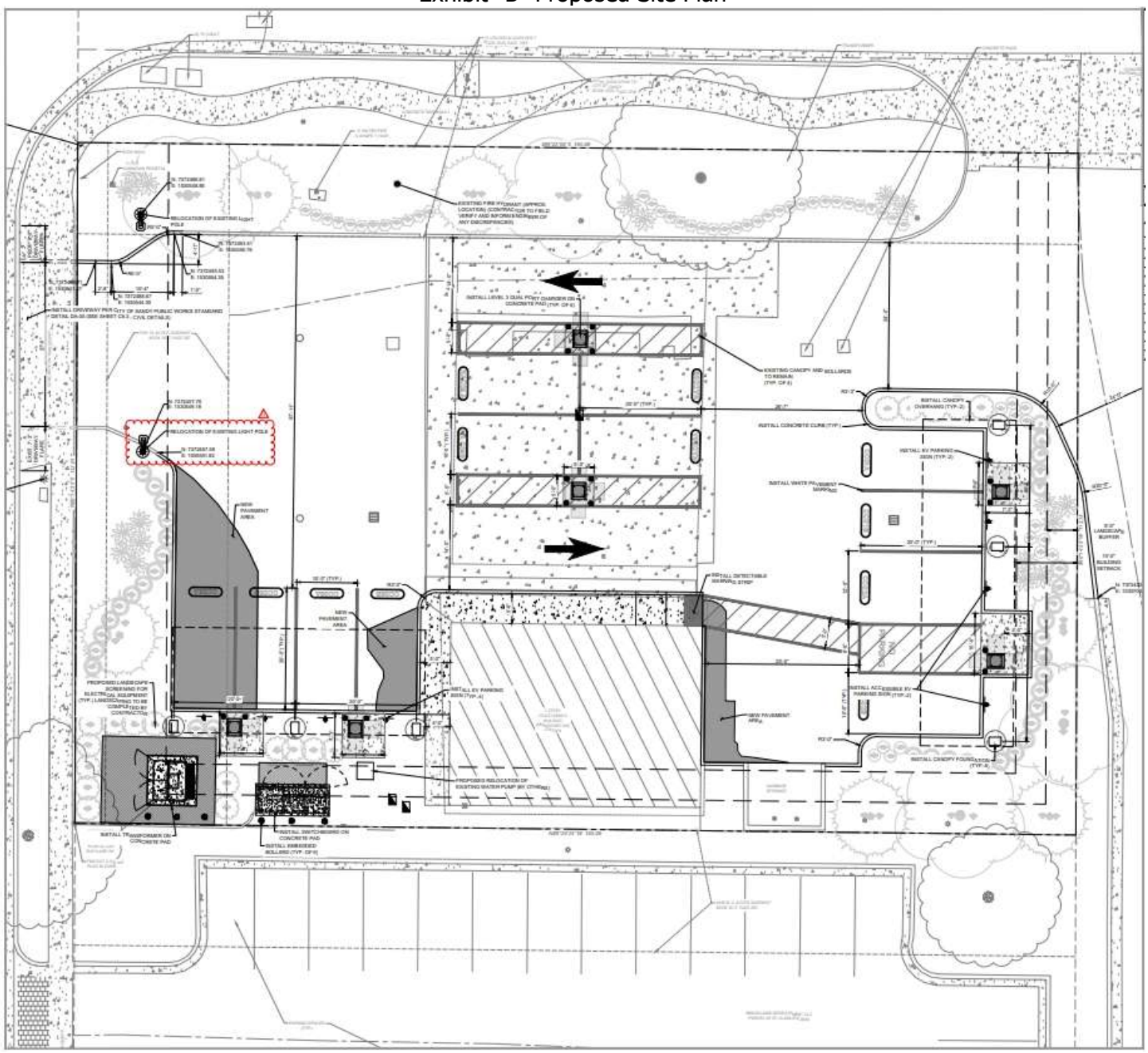


Exhibit "C" Proposed Landscape Plan

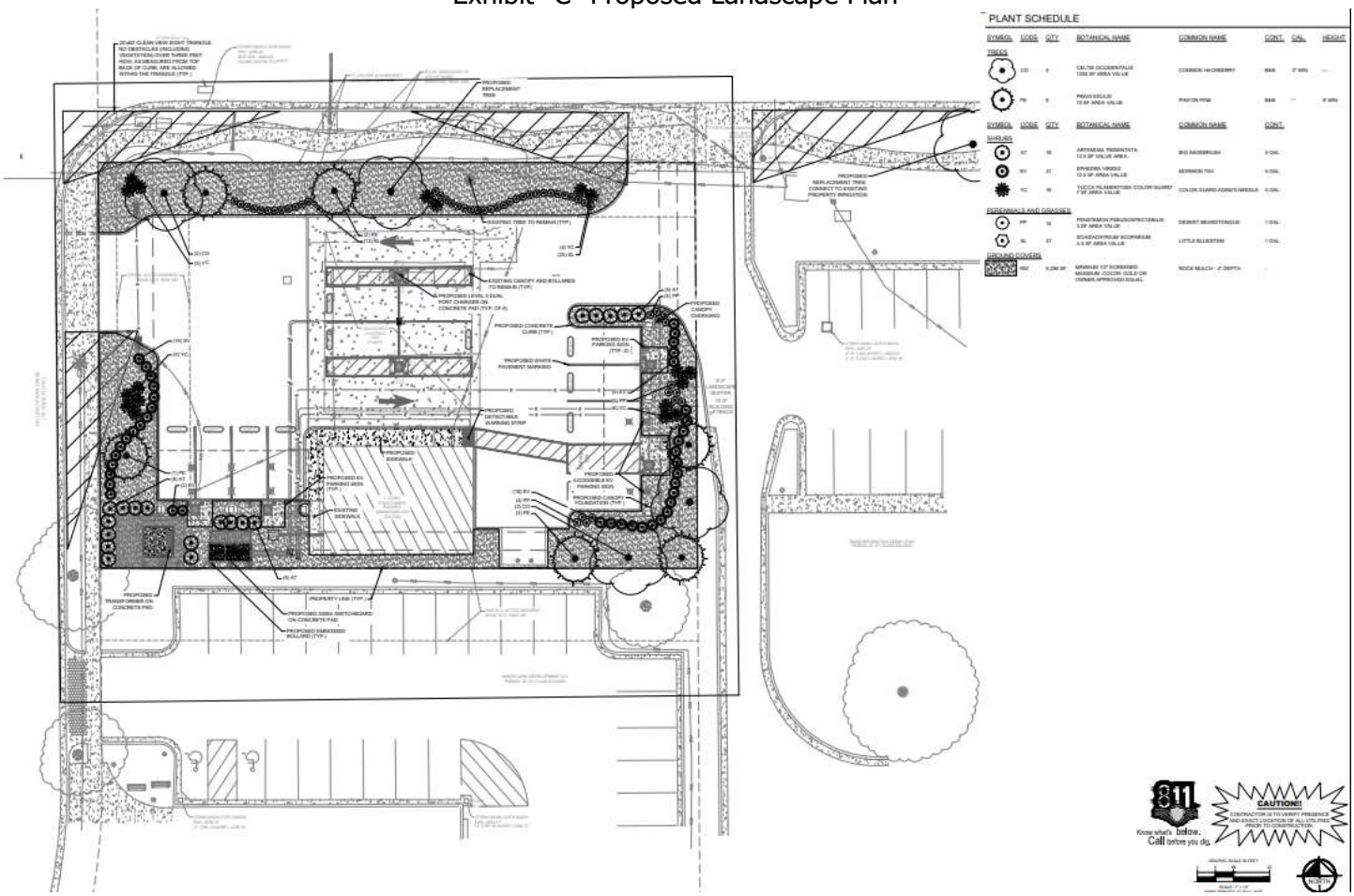


Exhibit "D" Building Elevations

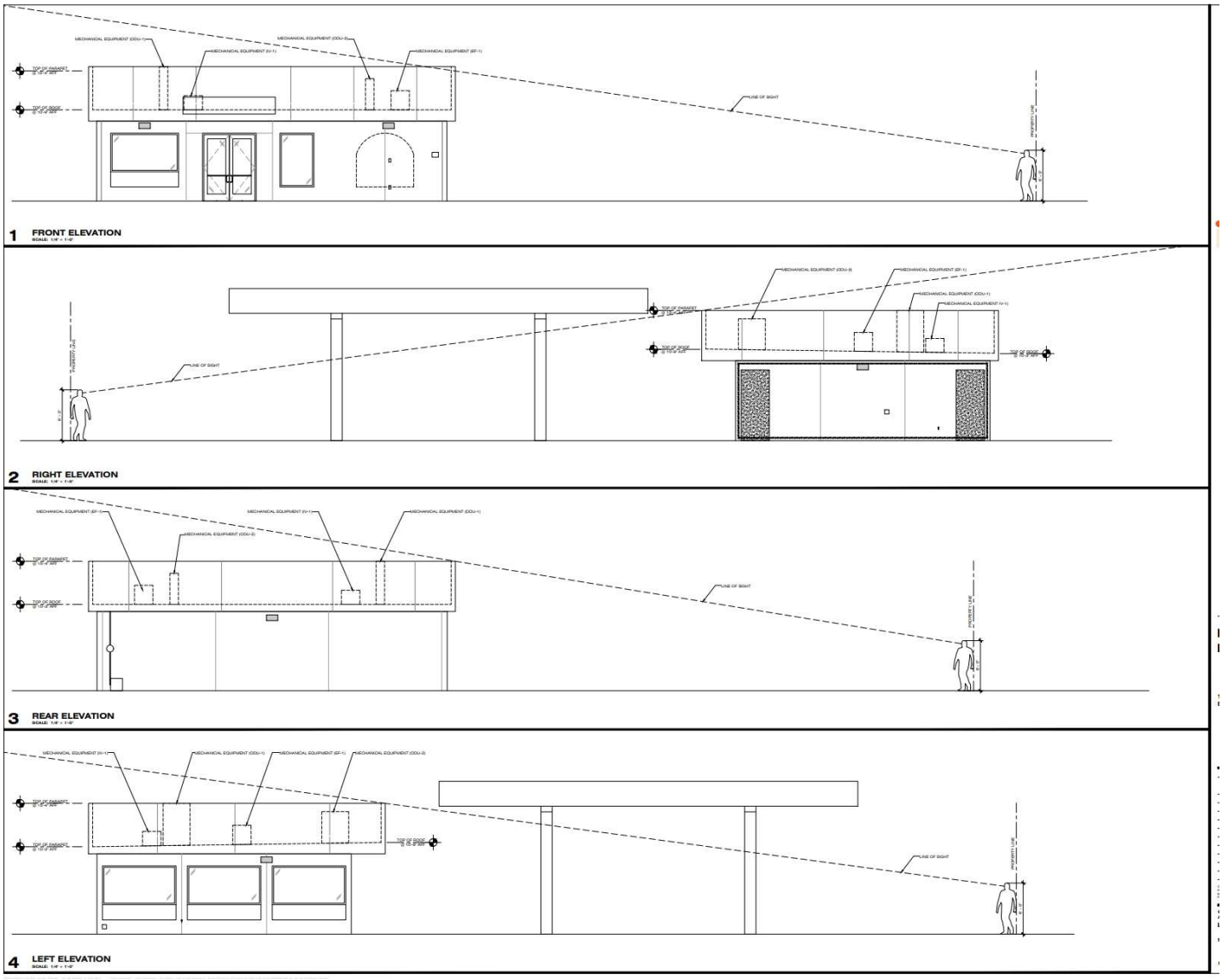


Exhibit "E" New Canopy Design

Exhibit "F" Charging Point Dispenser

hyc400

Product data sheet 1/3

100 kW to 400 kW
DC-charging system
for EVs

Up to 97.5 %
efficiency under full load

Up to 2x 600 A
simultaneous output

50 kW
dynamic load management granularity

150 - 1000 V
output range

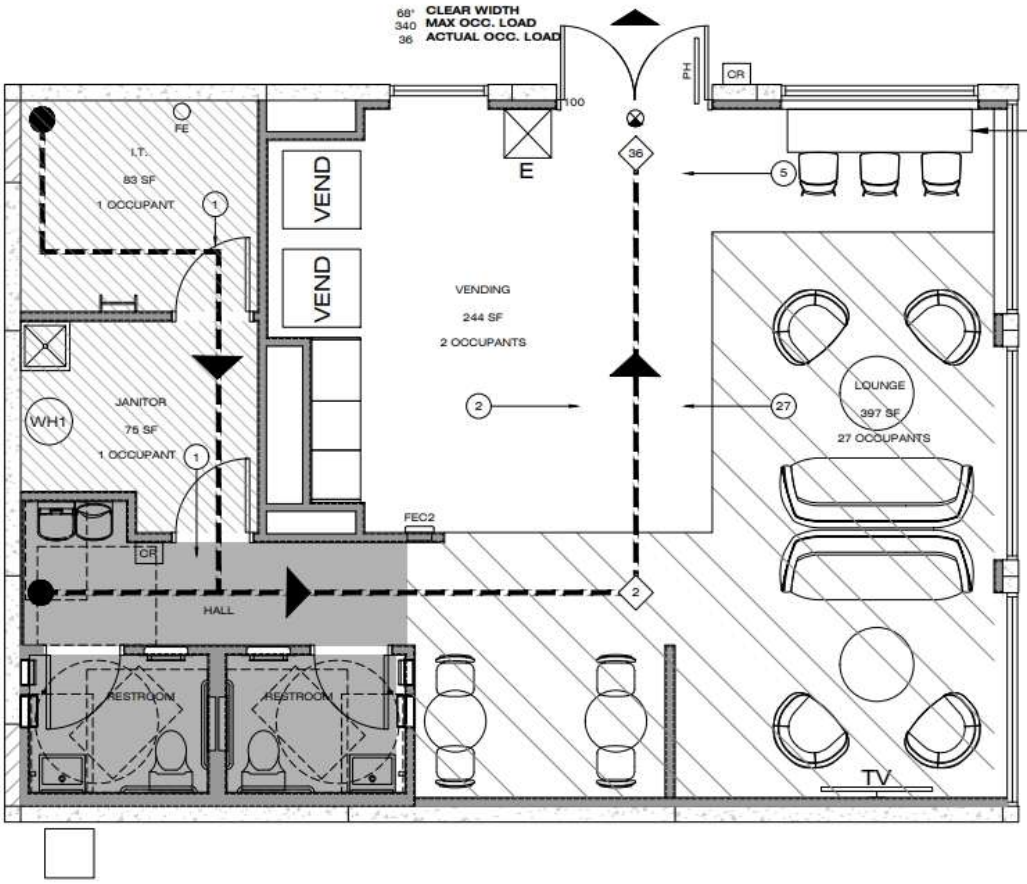
Bidirectional
future capability

All-in-one design for an ultra-compact footprint

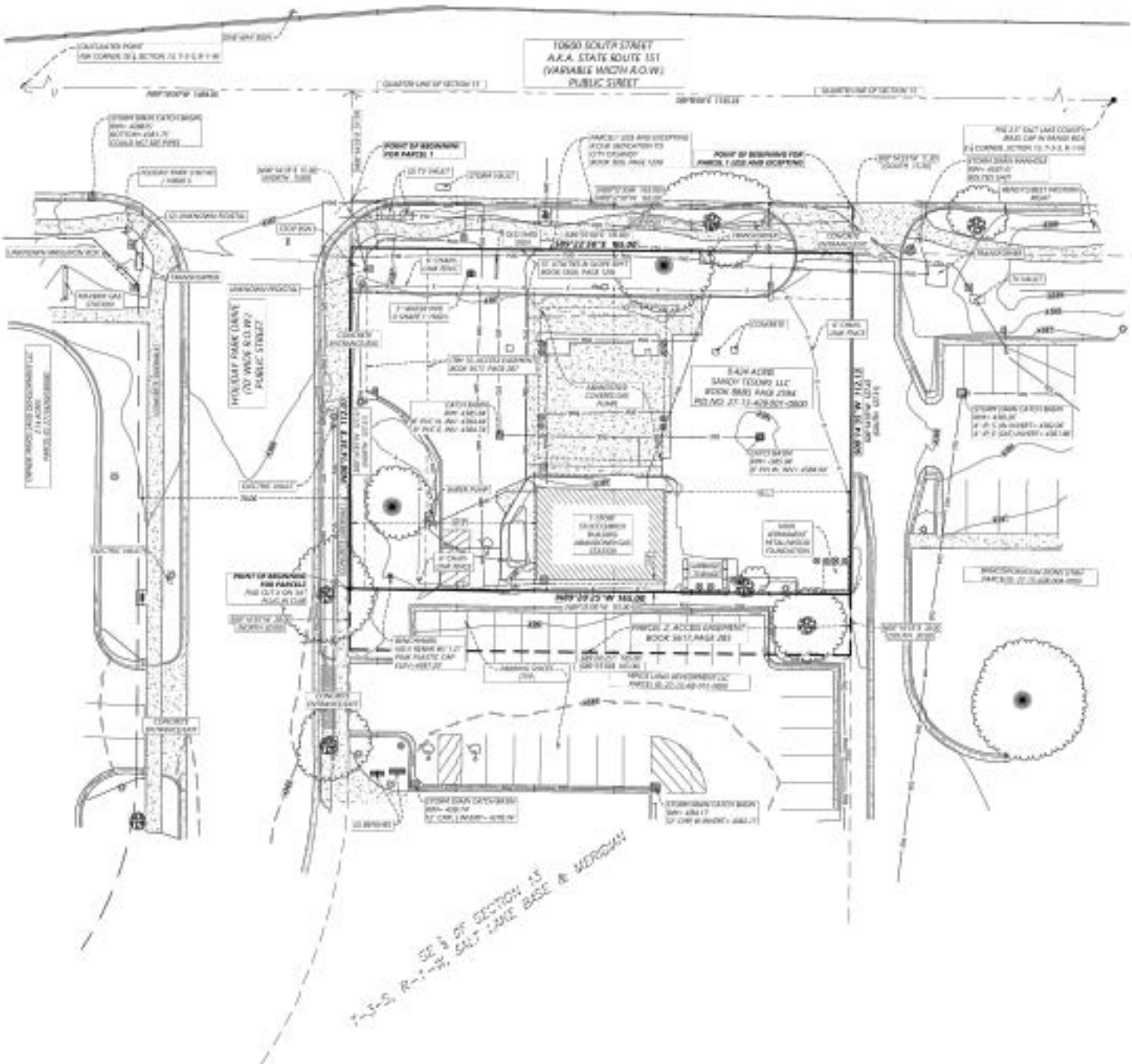
Up to 4 simultaneous charge outputs

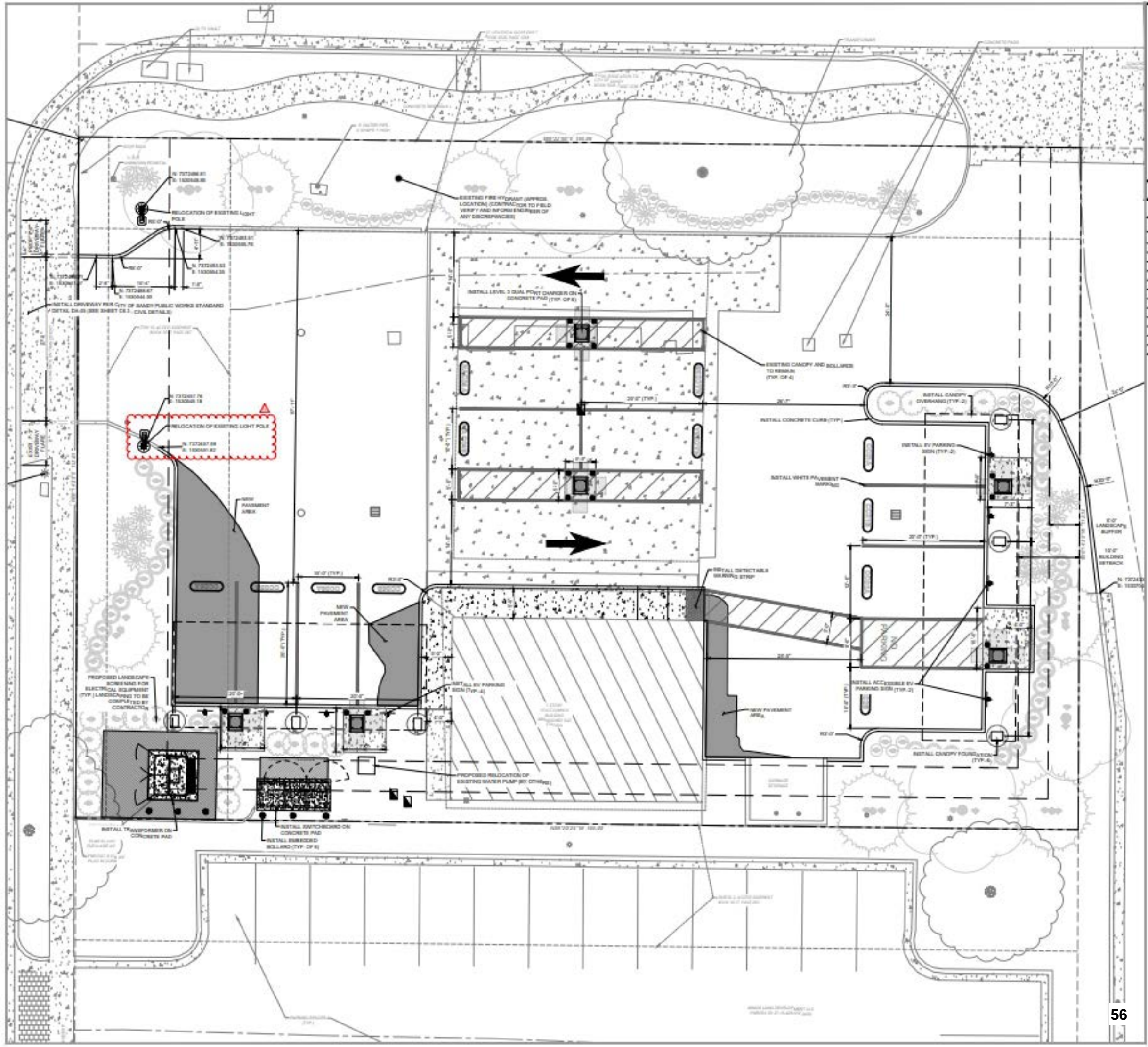
Power-Stack scalable architecture

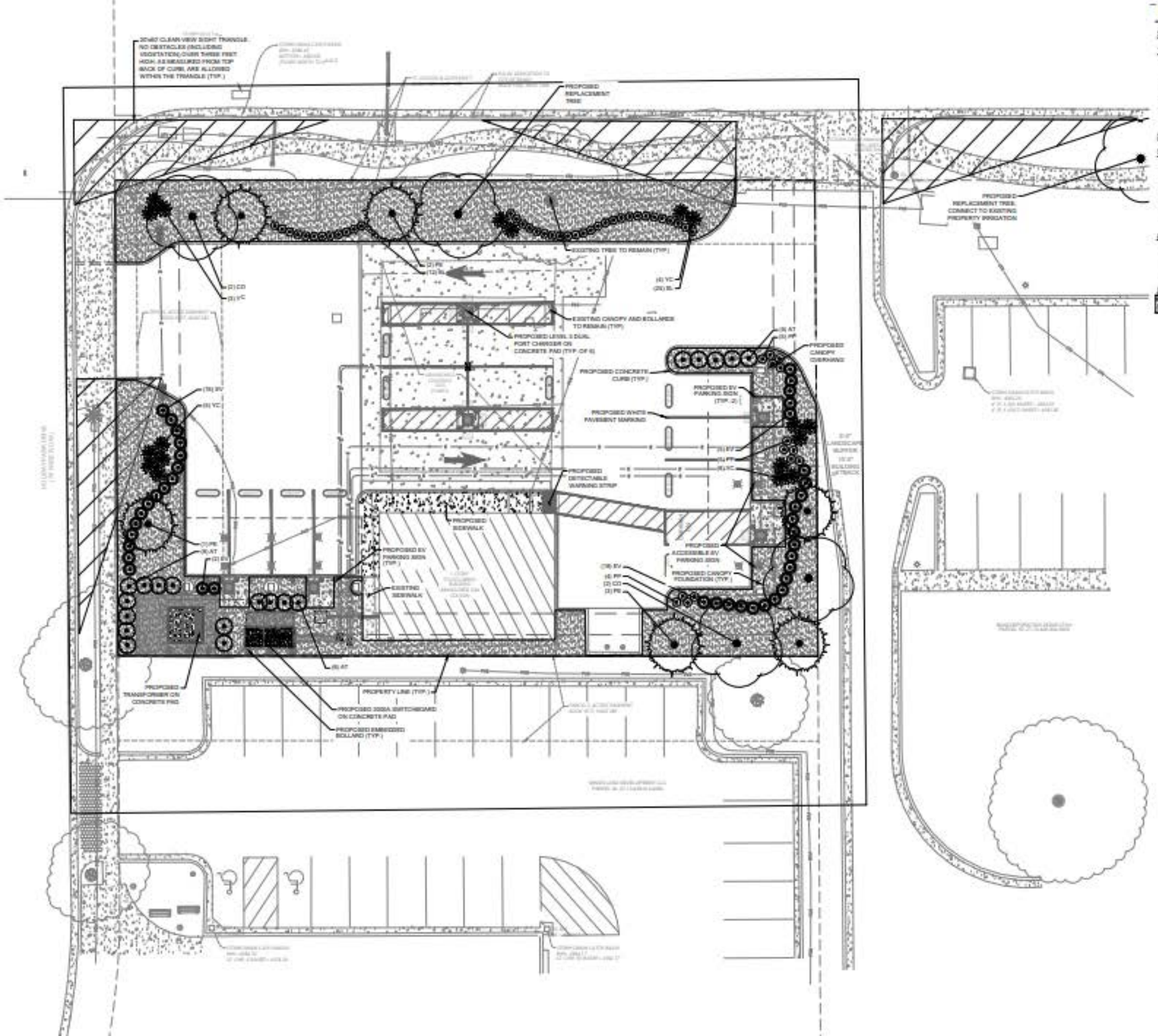
Exhibit "G" Customer Waiting Area Floor Plan



LIFE SAFETY PLAN


10600 SOUTH STREET
A.K.A. STATE ROUTE 151
(VARIABLE WIDTH R.O.W.)
PUBLIC STREET
HOLIDAY PARK DRIVE
(70' WIDE R.O.W.)
PUBLIC STREET
POINT OF BEGINNING
FOR PARCEL 1
POINT OF BEGINNING FOR
PARCEL 1 (SS) AND (EXCEPTING)
PARCEL 2 ACCESS EASEMENT
BOOK 3617 PAGE 283
S 89°29'25" W 160.00'
SANDY TESORO LLC
BOOK 8683 PAGE 2084
PID NO. 27-12-426-001-0000
SEC 8 OF SECTION 15
T-3-S, R-1-W, SALT LAKE BASE & MERIDIAN


EXISTING FIRE HYDRANT (APPROX. LOCATION) (CONTRACTOR TO FIELD VERIFY AND INFORM ENGINEER OF ANY DISCREPANCIES)
RELOCATION OF EXISTING LIGHT POLE
INSTALL DRIVEWAY PER CITY OF SANDY PUBLIC WORKS STANDARD DETAIL DW-03 (SEE SHEET C8.3 - CIVIL DETAILS)
INSTALL LEVEL 2 DUAL PORT CHARGER ON CONCRETE PAD (TYP. OF 6)
EXISTING CANOPY AND BOLLARDS TO REMAIN (TYP. OF 4)
INSTALL CANOPY OVERHANG (TYP. 2)
INSTALL CONCRETE CURB (TYP.)
INSTALL EV PARKING SIGN (TYP. 2)
INSTALL WHITE PAVEMENT MARKING
INSTALL DETECTABLE WARNING STRIP
NEW PAVEMENT AREA
PROPOSED LANDSCAPE SCREENING FOR ELECTRICAL EQUIPMENT (TYP.) LANDSCAPING TO BE COMPLETED BY CONTRACTOR
INSTALL EV PARKING SIGN (TYP. 4)
INSTALL ACCESSIBLE EV PARKING SIGN (TYP. 2)
INSTALL CANOPY FOUNDATION (TYP. 4)
PROPOSED RELOCATION OF EXISTING WATER PUMP (BY OTHERS)
INSTALL TRANSFORMER ON CONCRETE PAD
INSTALL SWITCHBOARD ON CONCRETE PAD
INSTALL EMBEDDED BOLLARD (TYP. OF 6)
6'-0" LANDSCAPING BUFFER
10'-0" BUILDING SETBACK



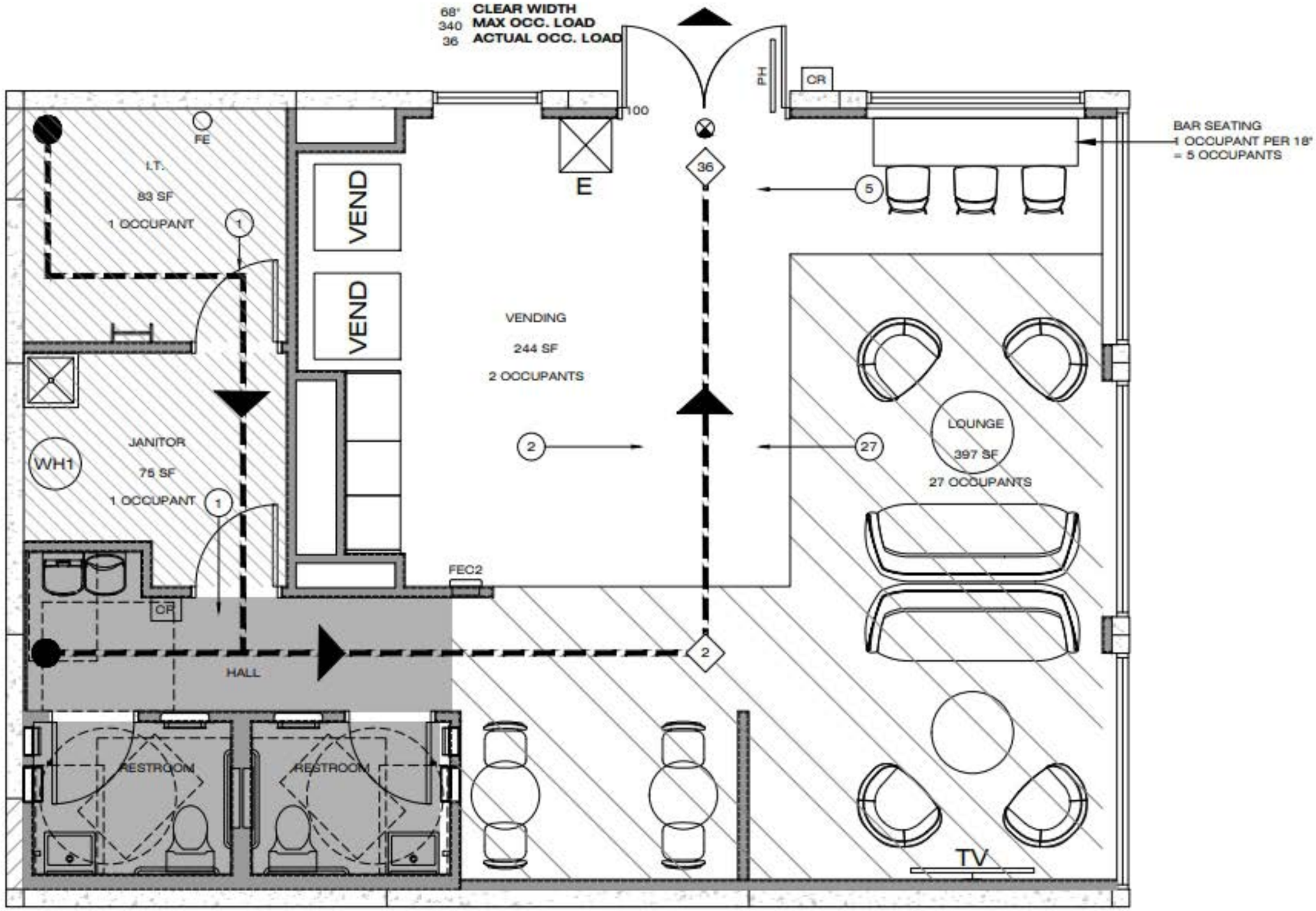
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	HEIGHT
TREES							
	CD	5	CELTIS OCCIDENTALIS 1266 SF AREA VALUE	COMMON HACKBERRY	B&B	2" MIN.	--
	PE	6	PINUS EDULIS 19 SF AREA VALUE	PINYON PINE	B&B	--	6' MIN.

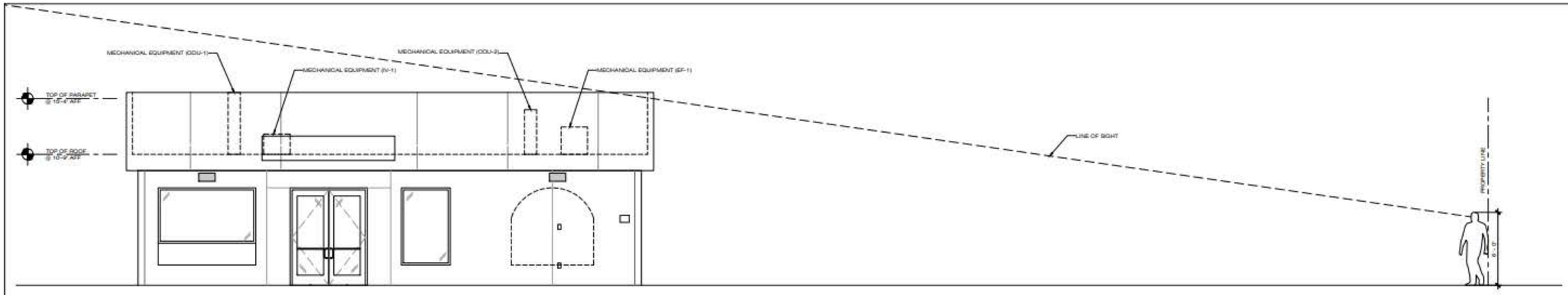
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.
SHRUBS					
	AT	16	ARTEMISIA TRIDENTATA 12.5 SF VALUE AREA	BIG SAGEBRUSH	5 GAL
	EV	22	EPHEDRA VIRIDIS 12.5 SF AREA VALUE	MORMON TEA	5 GAL
	YC	18	YUCCA FILAMENTOSA 'COLOR GUARD' 7 SF AREA VALUE	COLOR GUARD ADAM'S NEEDLE	5 GAL
PERENNIALS AND GRASSES					
	PP	14	PENSTEMON PSEUDOSPECTABILIS 3 SF AREA VALUE	DESERT BEARDTONGUE	1 GAL
	SL	37	SCHIZACHYRIUM SCOPARIUM 4.5 SF AREA VALUE	LITTLE BLUESTEM	1 GAL
GROUND COVERS					
	RM	5,296 SF	MINIMUM 1/2" SCREENED MAXIMUM COLOR: GOLD OR OWNER APPROVED EQUAL	ROCK MULCH - 3" DEPTH	-

811 Know what's below. Call before you dig.

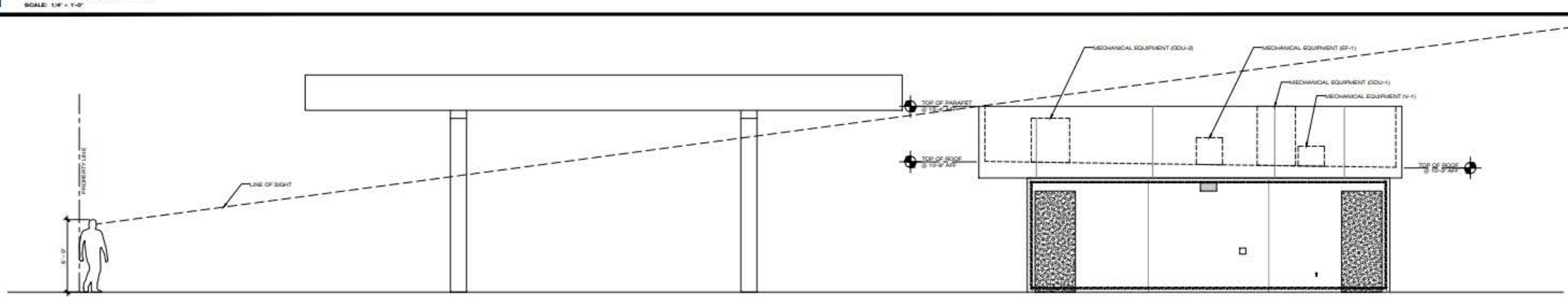
CAUTION!! CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



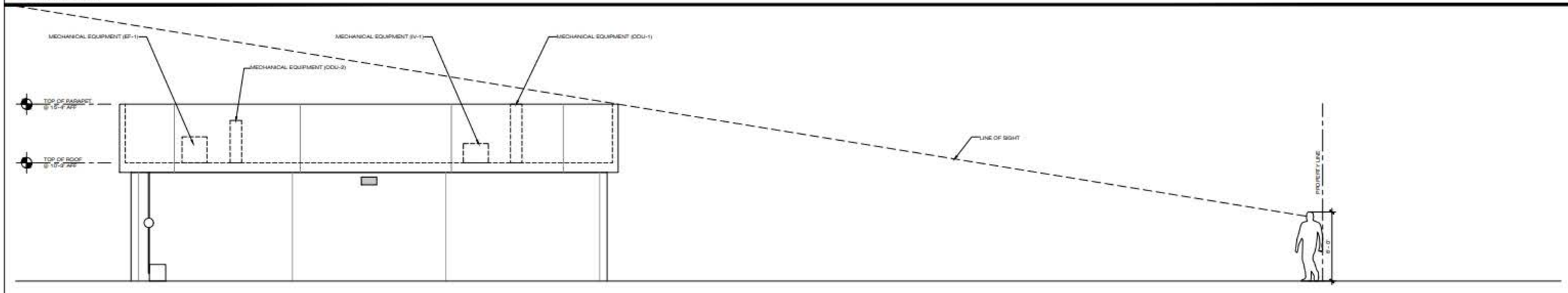
LIFE SAFETY PLAN



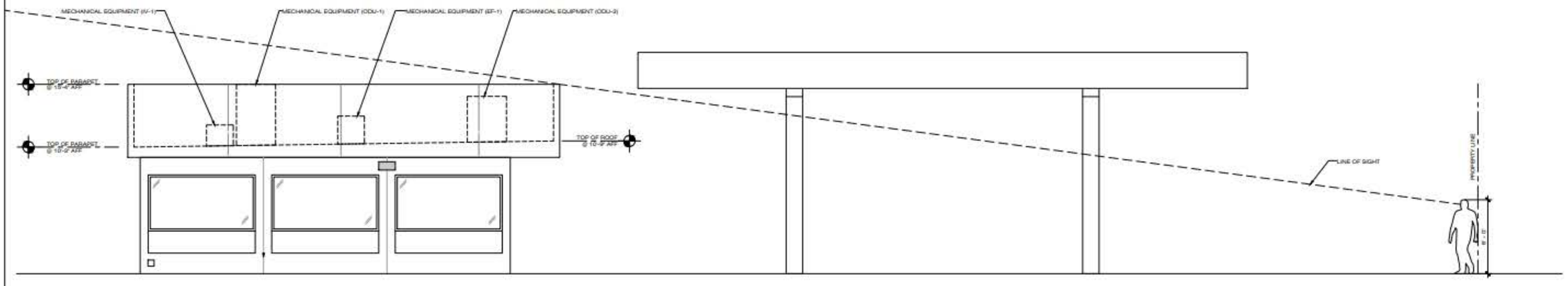
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"

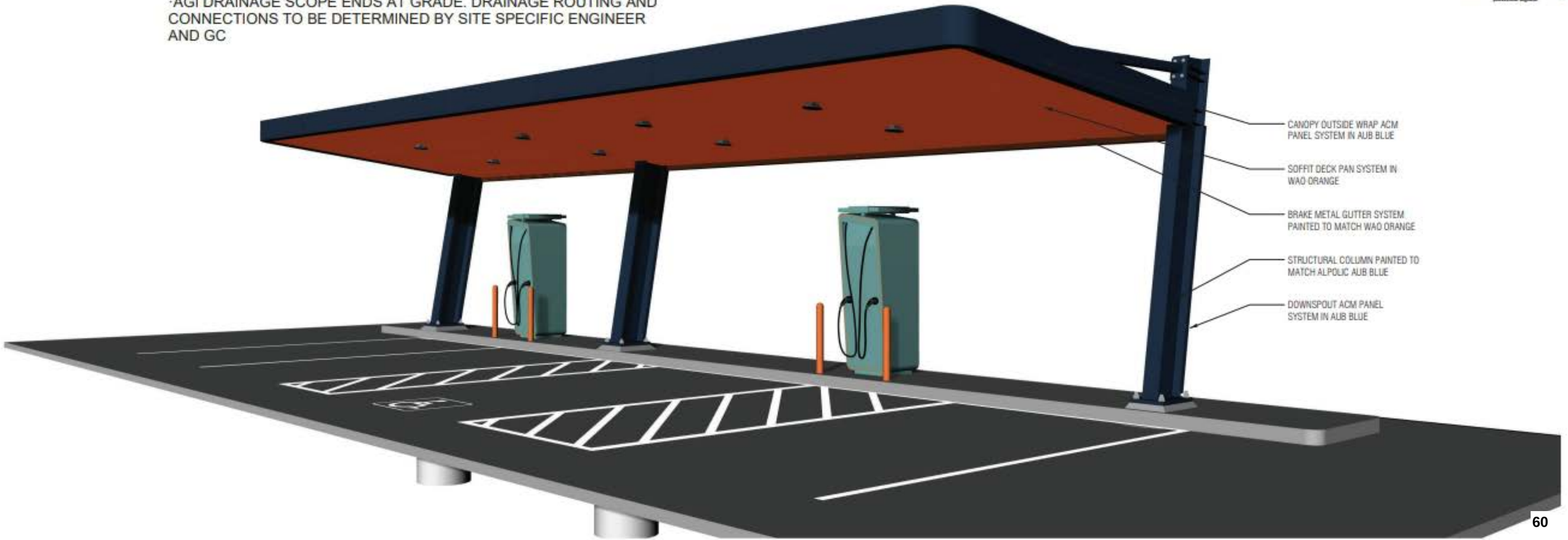


4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

·ELECTRICAL CONDUIT IN CANOPY SUPPLIED BY AGI. ROUTING AND FINAL CONNECTIONS DETERMINED BY SITE ENGINEER AND ELECTRICAL CONTRACTOR

·AGI DRAINAGE SCOPE ENDS AT GRADE. DRAINAGE ROUTING AND CONNECTIONS TO BE DETERMINED BY SITE SPECIFIC ENGINEER AND GC

ACCORDANCE WITH
2021 INTERNATIONAL
BUILDING CODE
ASCE 7-16



hyc400

Product data sheet 1/3

100 kW to 400 kW DC-charging system for EVs

Up to **97.5 %**
efficiency under full load

Up to **2x 600 A**
simultaneous output

50 kW
dynamic load management granularity

150 - 1000 V
output range

Bidirectional
future capability

All-in-one design for an ultra-compact footprint

Up to 4 simultaneous charge outputs

Power-Stack scalable architecture

Sandy City, Utah

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

Staff Report

File #:
SPR05132025-006965,
Version: 1

Date: 11/20/2025

Agenda Item Title:
Sandy Station Townhomes - Preliminary Cairns Site Plan Review
8925 S. Harrison St.
[Community #1, Northwest Exposure]

Presenter:
Mike Wilcox, Planning Director

Description/Background:
The applicant, David Kelley of DR Horton (representing the property owner Interim Capital, LLC), is requesting a preliminary site plan and subdivision review for the property located within the Cairns District at approximately 8925 South Harrison St. The proposal is to construct 63 residential townhome units in accordance with the previously approved mixed use master plan for this area. The property will also be subdivided allowing for the private ownership of units. Based upon the applicant's submittal, they are also seeking approval of several exceptions and development enhancements to the Cairns Design Standards. Please reference the applicant's letter (Exhibit A) and application materials (Exhibit B).

See the attached detailed staff report and exhibits for full details of the request.

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission determine that the preliminary site plan review for the Sandy Station Townhomes located at 8925 S. Harrison St. is substantially complete based on the following findings and subject to the following conditions:

Findings:
1. The applicant has met the intent and substantially complies with most of the applicable Cairns Design Standards and the Cairns Master Plan.

2. The applicant has demonstrated that they have largely complied or intend to comply with the Land Development Code requirements for the RC Zone.

3. The proposed development enhancements provide the same or better overall quality design than the exceptions sought to achieve the branding identity and unique design elements that make this area stand out.

4. That the proposed configuration is an efficient use of the land.

5. That the various City Departments and Divisions have recommended preliminarily approval of the proposed development.

Conditions:
1. That street improvements be carried out according to Plan and Profiles approved by the Sandy City Engineer and specifically:
   a. If allowed by UDOT, 9000 South Street be further improved and dedicated to include an 18-foot-wide streetscape behind the curb and gutter and that a pedestrian access easement and maintenance agreement provided for any areas of the sidewalk that extend beyond the dedication area.
   b. That Harrison Street be further improved and dedicated to include a 16-foot-wide streetscape behind the curb and gutter and that a pedestrian access easement and maintenance agreement provided for any areas of the sidewalk that extend beyond the dedication area.

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

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

4. That the developer be responsible for meeting all provisions of the Cairns Design Standards, with the following approved exceptions summarized below (and fully described in the staff report and applicant letter):
   a. Type 4 Streetscape on 9000 South (unless permitted by UDOT)
   b. On-street Parking on Harrison Street
   c. Building base façade materials
   d. Building Articulation
   e. Cairns Building Design
   f. Max Driveway Entrance Width
   g. Publicly Accessible Open Space within ¼ Mile
   h. Max Building Setback along 9000 S.
   i. Pedestrian Mew Design Standards

5. That the developer be responsible to install the following development enhancements to offset the listed exceptions:
   a. Pedestrian mews will use saw-cut concrete to provide irregular shapes.
   b. Raised front patio/porch areas will be used on the majority of the units.
   c. Every unit will have a 4’ deep balcony.
   d. Extended eyebrow ledges will be added on the outside corner of the units.
   e. Landscaping along both pedestrian mews will meander with hardscape materials.
   f. Connections between the two five foot pedestrian paths on Dyess Court will be stamped or colored concrete.

g. Establish two pedestrian streets that provide mid-block breaks.

h. Provide roughly 6,000 SF of informal recreational opportunity space that will be dedicated as private open space to residents of this development.

i. Add architectural lighting to the buildings to providing pedestrian mew lighting. In areas without buildings fronting the mews, that light poles be used to supplement gaps in lighting.

j. Additional landscaping be implemented on the adjacent UDOT properties along the I-15 freeway to include granite boulders, meadow grasses, wildflowers, and mountain shrubs (as listed in the approved list of Cairns Design Standard landscape materials).

k. Design and install a primary gateway monument sign for the Cairns District nearest to the I-15 interchange along 9000 South. This shall include an enhanced landscaping area along the 9000 South frontage shall include landscape mounds, granite boulders, mix of deciduous and evergreen trees and other landscape materials from the approved list of Cairns Design Standard landscape materials.

l. Install a Cairns Pedestrian Sign along the 9000 South pedestrian trail.

6. All utility boxes (i.e. transformers, switch gear, telephone, cable tv, etc.) shall be shown on the site plan and shall be placed underground or moved behind the front setback of the buildings and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length. Building utility meters shall be mounted to the side or rear elevation or screened with a wing wall if fronting a public street.

7. That the developer be responsible for the placement of a temporary 6-foot-high chain link fence around the perimeter of the project during the construction phase of the project for security and safety. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.

8. That the architectural massing, design, and proposed building materials be approved as shown in the application materials.

9. That a vehicular cross access be implemented between the MVP facility and the easterly corner of this development.

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum

November 20, 2025

To:	Planning Commission	
From:	Community Development Department	
Subject:	Sandy Station Townhomes	SPR05132025-006965
	Preliminary Cairns Site Plan and Subdivision Review	SUB05132025-006966
	8925 S. Harrison St.	RC Zone
	(Community #1, Northwest Exposure)	Cairns District
		63 Units, 3.71 Acres

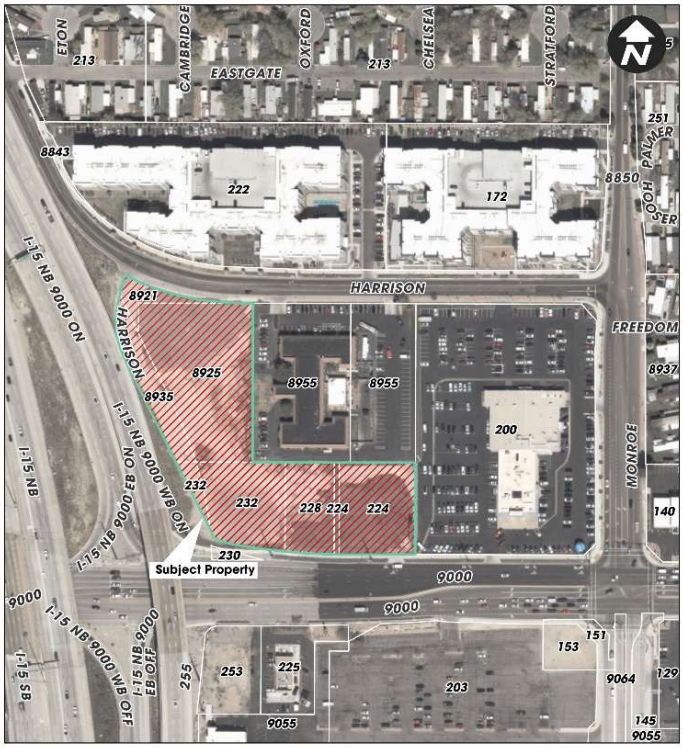
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, at public locations, and a sign posted on site.

Request

The applicant, David Kelley of DR Horton (representing the property owner Interim Capital, LLC), is requesting a preliminary site plan and subdivision review for the property located within the Cairns District at approximately 8925 South Harrison St. The proposal is to construct 63 residential townhome units in accordance with the previously approved mixed use master plan for this area. The property will also be subdivided allowing for the private ownership of units. Based upon the applicant's submittal, they are also seeking approval of several exceptions and development enhancements to the Cairns Design Standards. Please reference the applicant's letter (Exhibit A) and application materials (Exhibit B).

Background

The property is zoned Regional Commercial (RC) and is part of the North Study Area in the Cairns Master Plan and is subject to the Cairns Design Standards and the approved local area mixed use master plan. The subject property consists of eight parcels that have been vacant for several years. The following zoning designations and land uses surround the property:

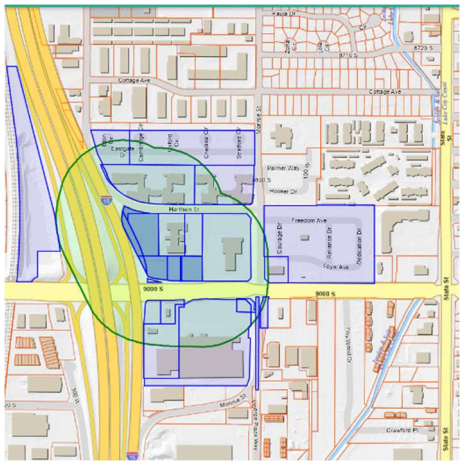


SUB05132025-006966
SPR05132025-006965
Sandy Station Townhomes
8925 S HARRISON ST

Community Development Department
Sandy City, UT

Property Case History	
Case Number	**Case Summary**
CUP-5-16-5091	The Planning Commission granted a conditional use to allow for "Mixed Use Development" in the RC zone.
SPR-5-16-5092	The 90th South Mixed Use Master Plan was reviewed and approved for this area in the RC Zone and under the Cairns District.
SPR01022025-006902	The mixed use master plan was amended for this area to include townhomes, a transitional housing facility, and retail uses on the south side of Harrison Street.

North: Regional Commercial (RC) – Arcadia Apartments
South: Regional Commercial (RC) – Retail Center
East: Regional Commercial (RC) – MVP Transitional Housing Facility and Axio Automotive
West: Regional Commercial (RC) – I-15 Freeway



Public Notice and Outreach

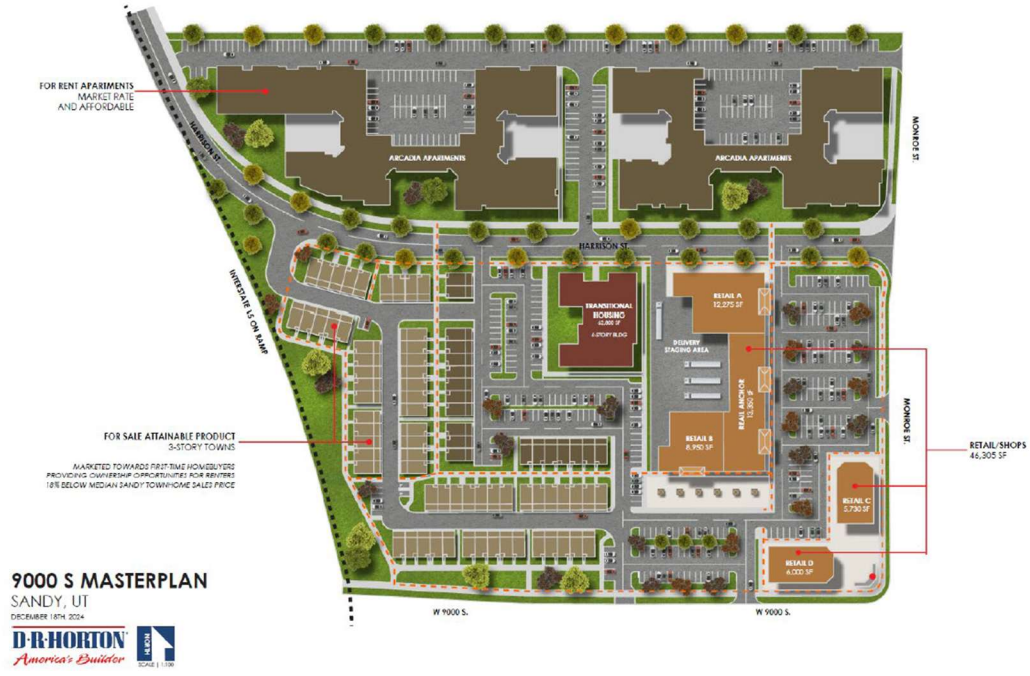
Notices were mailed to property owners within 500 feet of the subject property and affected entities. The notice was posted to the Utah Public Notice website and the city website. No neighborhood meeting has been held as it was determined it was not necessary as the impacts of the proposed development is consistent with what has been previously shown in the existing approved mixed use master plan.

Analysis

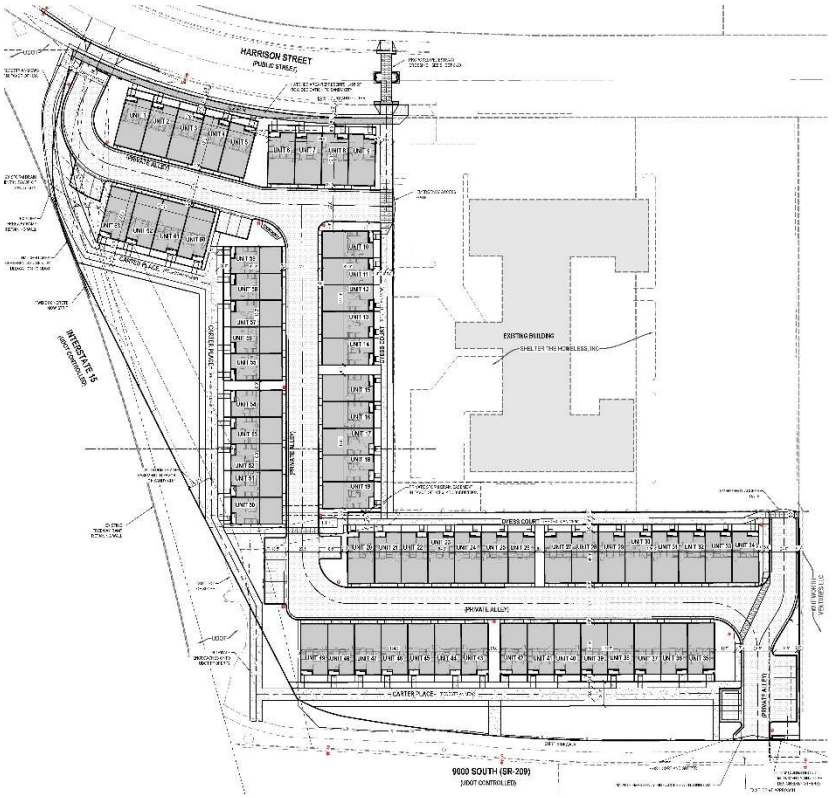
Site Plan Review

Important design issues or considerations on this proposed development in the RC Zone & Cairns Design Standards that will need to be reviewed by the Planning Commission include type of uses, design priority (pedestrian/vehicular/shared), traffic calming, building frontages, building massing, building heights, lot coverage, building design and materials, building articulation, street level building entries, setbacks, public realm furnishings, and streetscape profiles. This property is shown as being part of the North Village within the Cairns District. This area is intended to become a walkable mixed use area in which residents may walk to work, shopping and recreational facilities. While this single development alone won't accomplish this goal, the overall master plan

Master Plan Details



for this area will develop over time and this project furthers that effort.



The proposed development is for 63 residential townhome units. Some townhomes will front Harrison Street, and the rest of the units will front onto private pedestrian streets or mews, Dyess Court and Carter Place. All units are rear loaded with two-car garages accessed from a central alley. A total of 23 shared guest parking stalls that are dispersed around the development are also accessed from this alley. The alley is designed to connect to the surrounding developments to provide reciprocal vehicular access.

There is one building elevation that is proposed for all of these units. The buildings materials proposed by the applicant contain a combination of two types of cement fiberboard siding and stucco (under 20%). They have pitched roofs with asphalt shingled roofs. The design contains cantilevered elements and porches that break up the front façade on the elevations. The side and rear elevations do not provide any horizontal or vertical building articulation or change of plane. There is no durable base material or "mountain meets urban" design integrated into the design of these units.

The applicant has submitted a full landscape plan for the site. The plans reflect a variety of deciduous and coniferous trees, shrubs, and perennial flowers. This plan shows urban amenities such as street furniture, trash receptacles, bike racks, and planter areas along these street corridors. They are beneficial to the project design and enhance the pedestrian experience. These units are not within ¼ mile walking distance to a publicly accessible open space, but they are creating a private open space area on the west side of the property that is roughly 6,000 sq. ft. in size. This does provide some recreation space for these residents but will not be publicly accessible nor have any structured recreation elements. The plans also include providing landscape on the adjacent UDOT owned land used for the I-15 freeway. This would enhance and beautify these areas that just have weeds and are not well kept.

Subdivision

The proposed subdivision plat would create private ownership of each of the units, with limited common areas for private front porches/patios and alleys, and common areas for all other open space areas. Harrison Street would also be further widened and dedicated for public use (30.5' half-width) to add an eight foot parkstrip and an eight foot sidewalk. A set of covenants, conditions, and restrictions have not yet been provided, but will need to be established to provide a means to manage the areas of common maintenance amongst the various owners.

Cairns Design Standards

The developer has been working with staff on the implementation of the Cairns Design Standards. While the project meets many of these standards, they are requesting several exceptions. The applicant has identified proposed enhancements they are offering as offsets to the exceptions to the standards.

There are two types of Cairns Standards exceptions requests: hardships and non-hardships. In review of the requested exceptions, staff finds that most of their requests fit into the non-hardship category as they can't meet all five of the criteria of hardship type:

- The property has unique circumstances; and
- Enforcement of the standard would cause an unreasonable hardship for the applicant; and
- The hardship is not self-imposed; and
- The hardship is not solely economic; and
- The intent of the Master Plan is met

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

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

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

The following hardship exception is sought (analysis is shown below):

- Combination Park strips on 9000 S frontage
  - UDOT hasn't given their approval to landscape the park strip to allow 9000 S frontage to modify its current state due to a "No Access Line". If this issue can be resolved, the applicant will comply with the standard. If UDOT doesn't grant allowance to have further improvements consistent with the Cairns Standards, then this would qualify as a hardship exception since this would create an unreasonable hardship, that is a unique circumstance, that is not self-imposed, solely economic, while the intent of the master plan is met by the applicant's intent to place required street trees, landscaping, and street furniture behind the existing sidewalk instead of rebuilding this frontage per the Type 4 Streetscape requirements.

The following non-hardship exceptions are sought (analysis of each item is shown below):

- On-street Parking on Harrison Street
  - Harrison Street is a Type 3 street that requires on-street parking. Due to constraints of the shape and size of the property, providing on-street parking would further reduce the amount of open space that could be created. Due to the curvature in the road, providing this feature would not be practical due to limited visibility. The rest of the streetscape will be implemented on this street, and off-street parking will be provided instead. The intent of the regulations and master plan is met and the same design is achieved by providing the same amount of parking in an off-street configuration.

- Building Base Façade Materials
  - The base of the building needs to have 80% of a high quality material such as brick, stone, architectural metal, glass, or pre-cast concrete. Fiber cement siding does not qualify as a high quality material in the Cairns, but it is a concrete product that helps achieve an attainably priced housing product. The intent of the regulations and master plan is not met, nor is the same or better quality design achieved.
- Building Articulation
  - Cairns Standards require building articulation by requiring uninterrupted horizontal expanses to be less than 25' and a three foot horizontal building façade break. The applicant is seeking this as each building articulation comes at a cost that works against their intent to deliver an attainably priced housing product. The intent of the regulations and master plan is not met, nor is the same or better quality design achieved.
- Cairns Building Design
  - The plans lack the implementation of the mountain meets urban design and have not articulated the ways in which they comply. The design of these units would generally comply with city requirements in other zones or locations in the city, they have not met the standard of the Cairns. The intent of the regulations and master plan is not met, nor is the same or better quality design achieved.
- Max Driveway Entrance Width
  - To reduce conflicts with pedestrians, the maximum width of driveway/alleys drive approaches are 24'. Due to this alley being designated as a fire lane, fire code requires the alley to be 26' wide. The intent of the regulations and master plan are met and is the same of better quality design achieved due to minimal interruption to the pedestrian realm.
- Publicly Accessible Open Space within ¼ Mile
  - There is a requirement to have any of the open space types (pocket open space, square, plaza, neighborhood open space) within a quarter mile of every residential unit. This development will create an approximately 6,000 sq. ft. private pocket open space with passive recreation as the intent of the design. This area will not be publicly accessible, nor will it provide structured recreational opportunities. The intent of the regulations and master plan is met, and the same or better quality design achieved.
- Max Building Setback
  - The units placed along 9000 South exceed the maximum setback of 20'. Instead of fronting them to the public street, these units will front onto a pedestrian mew and small open space being placed along the street frontage. The intent of the regulations and master plan is met, and the same or better quality design achieved.
- Pedestrian Mew Design Standards
  - The layout of this development has two areas where the Carter Place pedestrian mew will be pinched and narrowed below 20':
    - Northwest corner of development
    - Near Unit 50 and west property line.

    The intent of the regulations and master plan is not met, nor is the same or better quality design achieved.
  - Dyess Court is laid out at a providing a half-width pedestrian mew of 10' rather than providing the full width in this development. The other half would come with future development. The intent of the regulations and master plan is met, and the same or better quality design achieved.
  - Bollard lighting is required to light pedestrian streets and walkways. Instead of implementing this style of light, they are proposing to utilize photocell lighting fixtures installed on the buildings. The intent of the regulations and master plan is met, and the same or better quality design achieved.

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

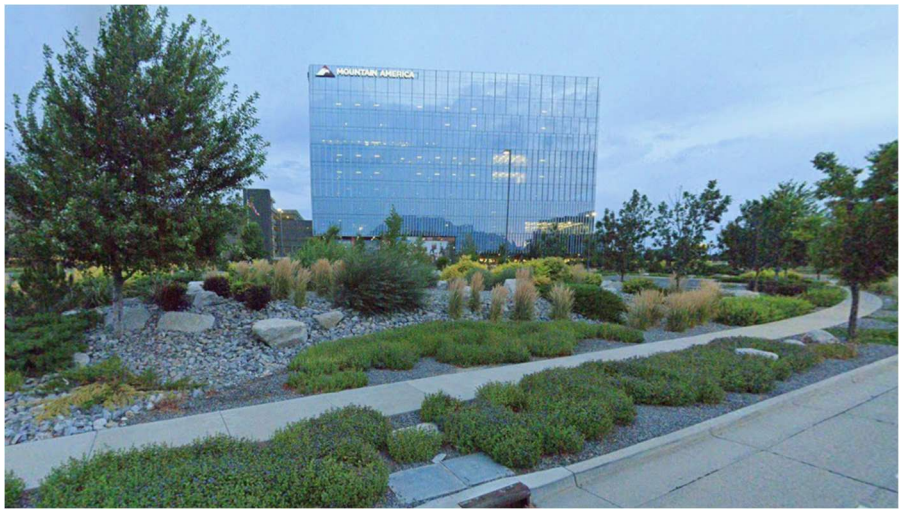
- The pedestrian mews will be saw-cut to provide irregular shapes (a suggested design element in the Cairns).
- Raised front patio/porch areas will be used on the majority of the units.
- Every unit will have a 4' deep balcony (a requirement for multi-family units).
- Extended eyebrow ledges will be added on the outside corner of the units (to increase the building articulation).
- The landscaping along the mews will meander with hardscape materials that are installed adjacent to the concrete (a suggested design element in the Cairns).
- The connections on the Dyess Court with the adjacent development will be stamped or colored concrete (a suggested design element in the Cairns).
- Establishing two new pedestrian streets that provide mid-block breaks. Only one is required to achieve the maximum block standard (additional mews are a suggested design element in the Cairns).
- Providing roughly 6,000 SF of informal recreational opportunity space that will be dedicated as private open space (the typical standard is that this area be publicly available).
- Adding architectural lighting that will replace the use and maintenance of bollards while still providing pedestrian mew lighting.
- Additional landscaping of the adjacent UDOT properties.
- Install a primary gateway monument sign for the Cairns District along 90th South.
- Install pedestrian signage along the 90th South pedestrian trail that runs east to west.

Development enhancements are intended to balance the scales for failure to comply with all of Cairns Design Standards. Staff generally supports these proposed enhancements and their intent to offset the negative impacts on the Cairns branding identity and unique design elements that make this area unique.

Staff Concerns

a) A gated access is proposed adjacent to the MVP facility in the eastern corner of the development. This needs to be opened to full reciprocal vehicular access to allow for another point of access to these units.

b) With the lack of implementation of the "mountain meets urban" design elements in the building architecture, additional enhancements to the project's landscaping would help balance that requirement. Like the Mountain America office building, they could offset their lack of implementation of this design ethos and building articulation with enhanced landscape design (placement of granite boulders, mounds, increased density of plant materials, and use of meadow grasses and other plant/tree varieties that bring the mountain elements into the urban environment). Condition #2 imposed by the Planning Commission on the approval of the Mixed Use Master Plan states:



"That gateway elements be included at the southeast and southwest corners of this project that implement the Mountain Meets Urban theme through a grand sense of entry to Sandy City and the Cairns District and that this be done through **iconic architectural elements on a building and/or through an iconic landscape and structural feature**."

Staff would suggest that since they are not achieving this requirement through the building architecture, that the applicant enhance the landscape area along 9000 South to implement the enhanced landscaping and involve the primary gateway monument in this design.

Staff Recommendation

Motion #1, Site Plan Review

Staff recommends that the Planning Commission determine that the preliminary site plan review for the Sandy Station Townhomes located at 8925 S. Harrison St. is substantially complete based on the following findings and subject to the following conditions:

Findings:

1. The applicant has met the intent and substantially complies with most of the applicable Cairns Design Standards and the Cairns Master Plan.

2. The applicant has demonstrated that they have largely complied or intend to comply with the Land Development Code requirements for the RC Zone.

3. The proposed development enhancements provide the same or better overall quality design than the exceptions sought to achieve the branding identity and unique design elements that make this area stand out.

4. That the proposed configuration is an efficient use of the land.

5. That the various City Departments and Divisions have recommended preliminarily approval of the proposed development.

Conditions:

1. That street improvements be carried out according to Plan and Profiles approved by the Sandy City Engineer and specifically:
    a. If allowed by UDOT, 9000 South Street be further improved and dedicated to include an 18-foot-wide streetscape behind the curb and gutter and that a pedestrian access easement and maintenance agreement provided for any areas of the sidewalk that extend beyond the dedication area.
    b. That Harrison Street be further improved and dedicated to include a 16-foot-wide streetscape behind the curb and gutter and that a pedestrian access easement and maintenance agreement provided for any areas of the sidewalk that extend beyond the dedication area.

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

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

4. That the developer be responsible for meeting all provisions of the Cairns Design Standards, with the following approved exceptions summarized below (and fully described in the staff report and applicant letter):
    a. Type 4 Streetscape on 9000 South (unless permitted by UDOT)
    b. On-street Parking on Harrison Street
    c. Building base façade materials

d. Building Articulation
e. Cairns Building Design
f. Max Driveway Entrance Width
g. Publicly Accessible Open Space within ¼ Mile
h. Max Building Setback along 9000 S.
i. Pedestrian Mew Design Standards

5. That the developer be responsible to install the following development enhancements to offset the listed exceptions:
   a. Pedestrian mews will use saw-cut concrete to provide irregular shapes.
   b. Raised front patio/porch areas will be used on the majority of the units.
   c. Every unit will have a 4' deep balcony.
   d. Extended eyebrow ledges will be added on the outside corner of the units.
   e. Landscaping along both pedestrian mews will meander with hardscape materials.
   f. Connections between the two five foot pedestrian paths on Dyess Court will be stamped or colored concrete.
   g. Establish two pedestrian streets that provide mid-block breaks.
   h. Provide roughly 6,000 SF of informal recreational opportunity space that will be dedicated as private open space to residents of this development.
   i. Add architectural lighting to the buildings to providing pedestrian mew lighting. In areas without buildings fronting the mews, that light poles be used to supplement gaps in lighting.
   j. Additional landscaping be implemented on the adjacent UDOT properties along the I-15 freeway to include granite boulders, meadow grasses, wildflowers, and mountain shrubs (as listed in the approved list of Cairns Design Standard landscape materials).
   k. Design and install a primary gateway monument sign for the Cairns District nearest to the I-15 interchange along 9000 South. This shall include an enhanced landscaping area along the 9000 South frontage shall include landscape mounds, granite boulders, mix of deciduous and evergreen trees and other landscape materials from the approved list of Cairns Design Standard landscape materials.
   l. Install a Cairns Pedestrian Sign along the 9000 South pedestrian trail.

6. All utility boxes (i.e. transformers, switch gear, telephone, cable tv, etc.) shall be shown on the site plan and shall be placed underground or moved behind the front setback of the buildings and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length. Building utility meters shall be mounted to the side or rear elevation or screened with a wing wall if fronting a public street.

7. That the developer be responsible for the placement of a temporary 6-foot-high chain link fence around the perimeter of the project during the construction phase of the project for security and safety. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.

8. That the architectural massing, design, and proposed building materials be approved as shown in the application materials.

9. That a vehicular cross access be implemented between the MVP facility and the easterly corner of this development.

Motion #2, Subdivision Review

Staff recommends that the Planning Commission determine that preliminary subdivision review for Sandy Station Townhomes located at 8925 S. Harrison St. is substantially complete based on the following findings and subject to the following conditions:

Findings:

1. The applicant has demonstrated that they have largely complied or intend to comply with the Land Development Code requirements for the RC Zone and the subdivision code.

2. That the various City Departments and Divisions have recommended preliminary approval of the proposed subdivision plat.

Conditions:

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

2. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.

3. That all city provisions, codes, and ordinances are adhered to during the review, construction, and operations process of this project.

4. That a Homeowners Association for the subdivision be established. A set of CC&R's be recorded with the plat to regulate and ensure maintenance of all common areas. Said documents shall include language that requires use of garages be such that two vehicles be able to be parked at all times and that garages will not be used for any long-term storage. That the subdivision CC&R's include language that limits parking on all surface stalls to residents and their guests and that stalls shall not be used for any long-term parking of vehicles (more than 5 consecutive days).

5. All structures and improvements for individual homes are to be restricted to the platted pad site, including but not limited to pop-outs, chimneys, porches, patios, decks, stairways, etc., and may not be built in the common areas.

6. That all existing easements that impact the proposed residential units be modified or released prior to the recordation of the plat.

7. That a reciprocal extensible cross access easements be provided to the surrounding properties to allow for future pedestrian and vehicular access when/if they redevelop further to enable the interconnected nature of the approved 90th South Mixed Use Master Plan.

Planner:

Mike Wilcox
Planning Director

File Name: S:\USERS\PLN\STAFFRPT\2025\SPR05132025-006965 - SANDY STATION TOWNHOMES\STAFF REPORT.DOCX

Exhibit "A"
APPLICANT LETTER
(see the attachments for the full letter)

D·R·HORTON America's Builder | AMERICA'S #1 HOME BUILDER SINCE 2002

November 11, 2025

Sandy City Planning Department
Attn: Mike Wilcox
10000 S Centennial Pkwy
Sandy, UT 84070

RE: Sandy Station Exception List and Analysis

Dear Mike:

Please find below a list of exceptions that are being sought for the Sandy Station Townhome project. Each exception is followed by its associated comment ID number. The justifications for each exception are provided below each exception in red.

1. Combination Park strips on 9000 S frontage (**7 & 154**)
   UDOT hasn't given their approval to landscape the park strip to allow 9000 S frontage to modify its current state. We want to provide and believe that Sandy City also wants to have a healthy and thriving landscape as an entrance to this district. In order to provide that, we need to allow for the park strip trees to be able to be planted on the north side of the sidewalk. If we plant the trees and shrubs in the 25' area north of the sidewalk, they will be outside of this mandated requirement, have a buffer protection from cars and snowplows and power lines and be able to live a longer, healthier life. They will provide the visual buffer that the Cairns district is striving to provide.

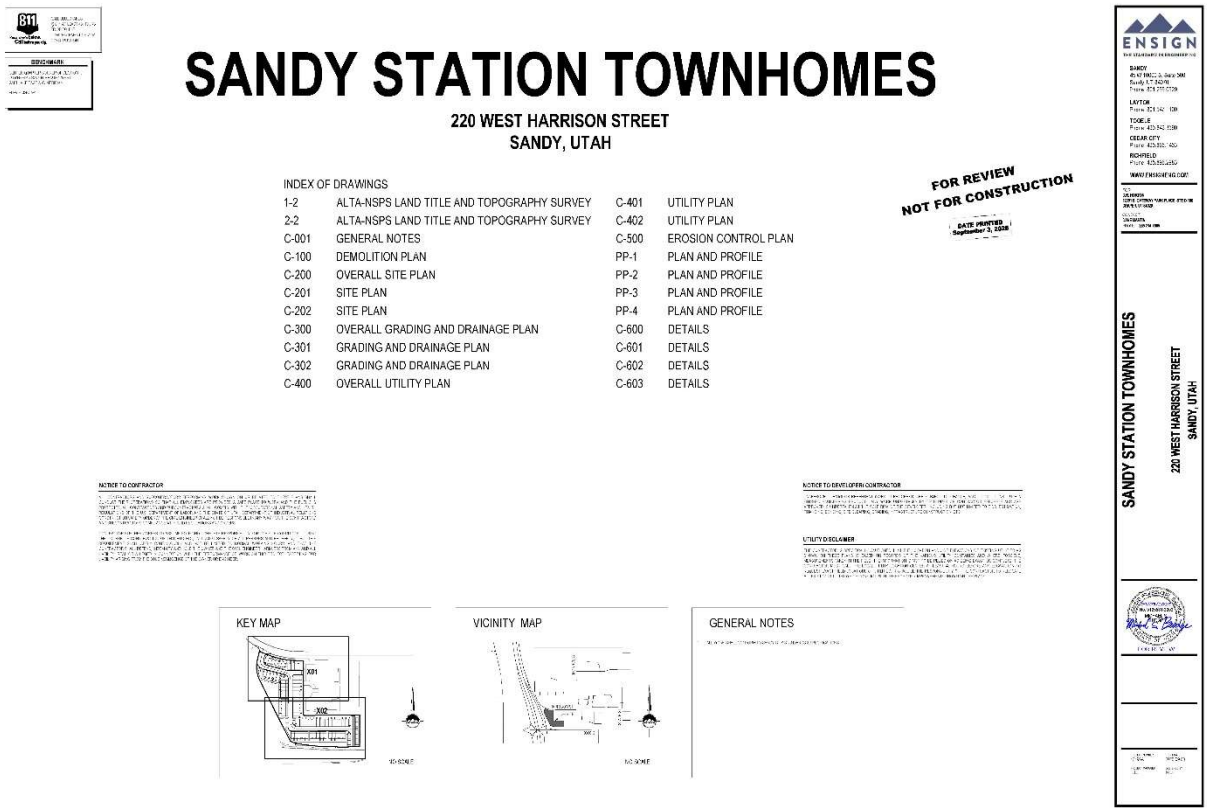
2. Harrison Street On-Street Parking Is required. (**86**)
   No on-street parking on Harrison Street will be provided and the existing curb will remain in place. With the bend in Harrison Street, on-street parking will limit visibility and decrease pedestrian and vehicle safety.

3. Building façade materials. "Full brick veneer, quarried stone, architectural metals, glass, or pre-cast architectural concrete, or other high-quality material as recommended by The Cairns Architectural Review Committee (CARC), shall be used on at least 80% of building bases and

Exhibit "B"

SITE PLAN

(see the attachments for the full plan set)



SANDY STATION TOWNHOMES

220 WEST HARRISON STREET
SANDY, UTAH

INDEX OF DRAWINGS

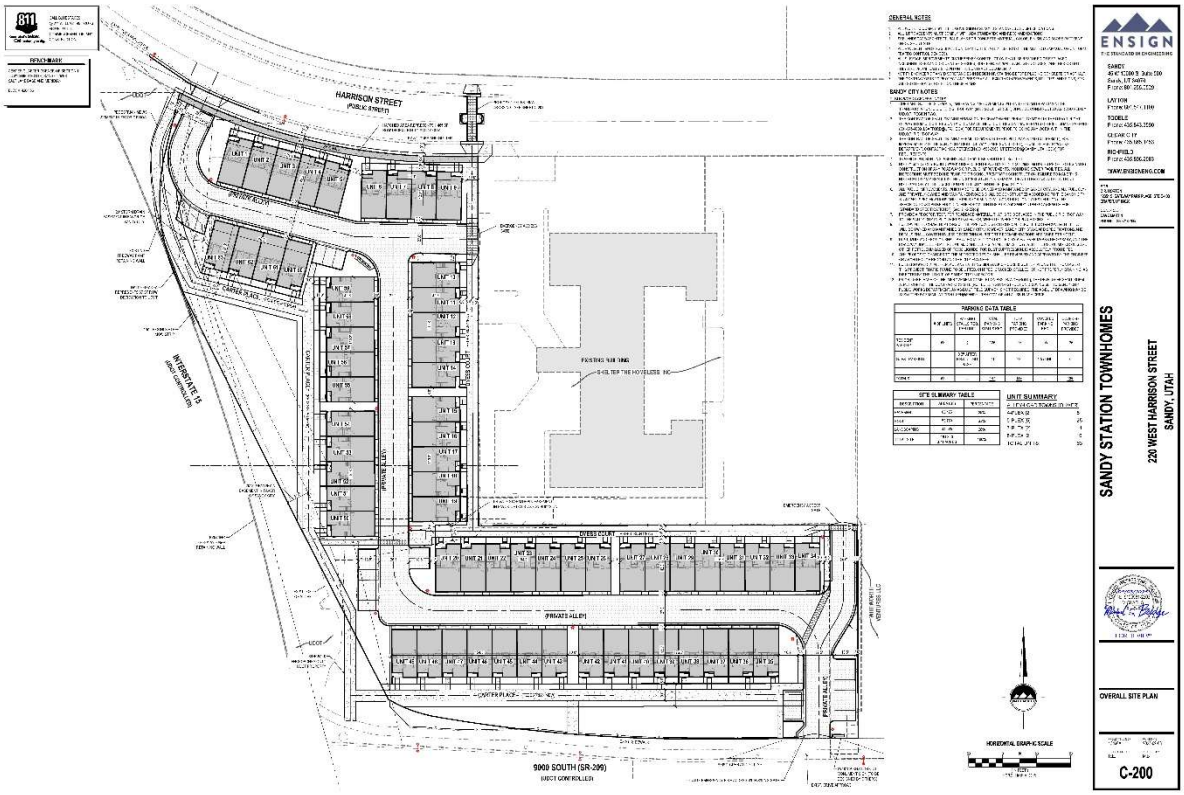
1-2	ALTA-NSPS LAND TITLE AND TOPOGRAPHY SURVEY	C-401	UTILITY PLAN
2-2	ALTA-NSPS LAND TITLE AND TOPOGRAPHY SURVEY	C-402	UTILITY PLAN
C-001	GENERAL NOTES	C-500	EROSION CONTROL PLAN
C-100	DEMOLITION PLAN	PP-1	PLAN AND PROFILE
C-200	OVERALL SITE PLAN	PP-2	PLAN AND PROFILE
C-201	SITE PLAN	PP-3	PLAN AND PROFILE
C-202	SITE PLAN	PP-4	PLAN AND PROFILE
C-300	OVERALL GRADING AND DRAINAGE PLAN	C-600	DETAILS
C-301	GRADING AND DRAINAGE PLAN	C-601	DETAILS
C-302	GRADING AND DRAINAGE PLAN	C-602	DETAILS
C-400	OVERALL UTILITY PLAN	C-603	DETAILS

FOR REVIEW
NOT FOR CONSTRUCTION

KEY MAP

VICINITY MAP

GENERAL NOTES



HARRISON STREET

INTERSTATE 15

9000 SOUTH (SR-209)

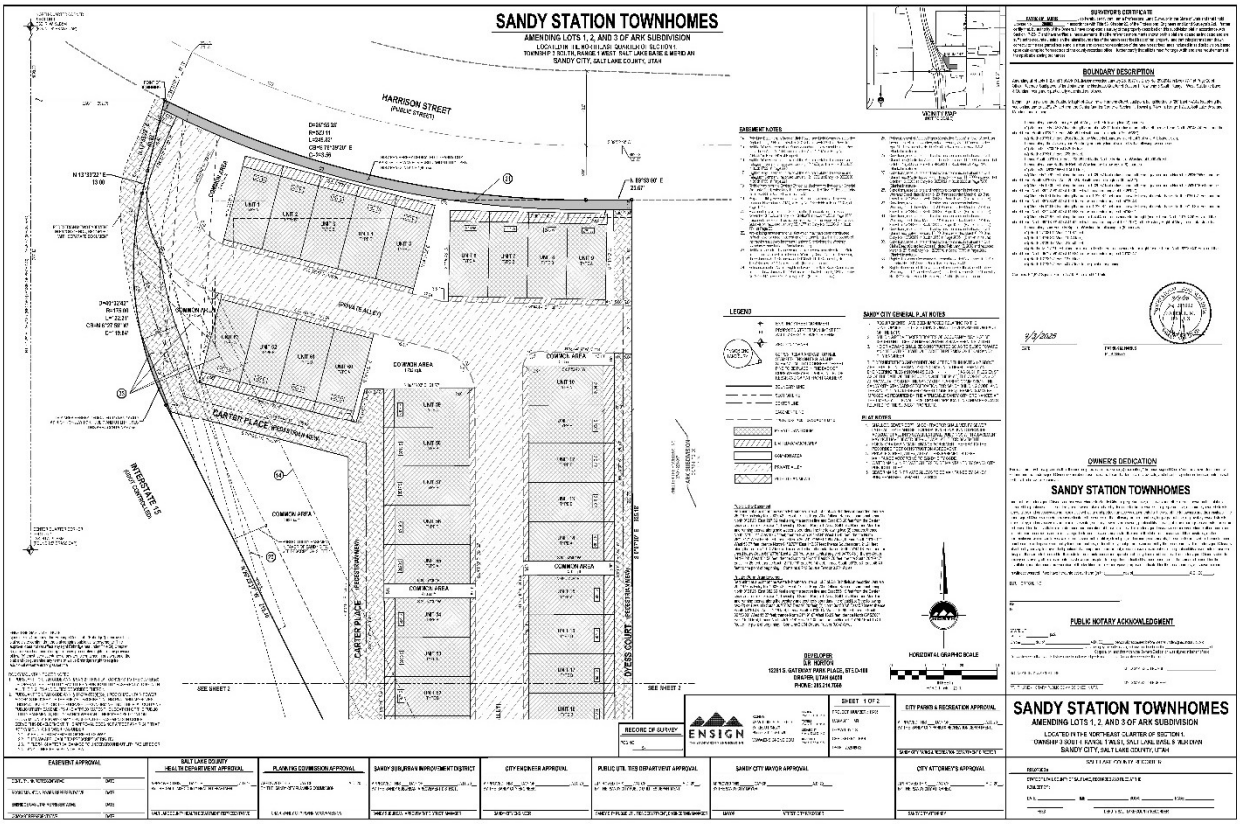
OVERALL SITE PLAN

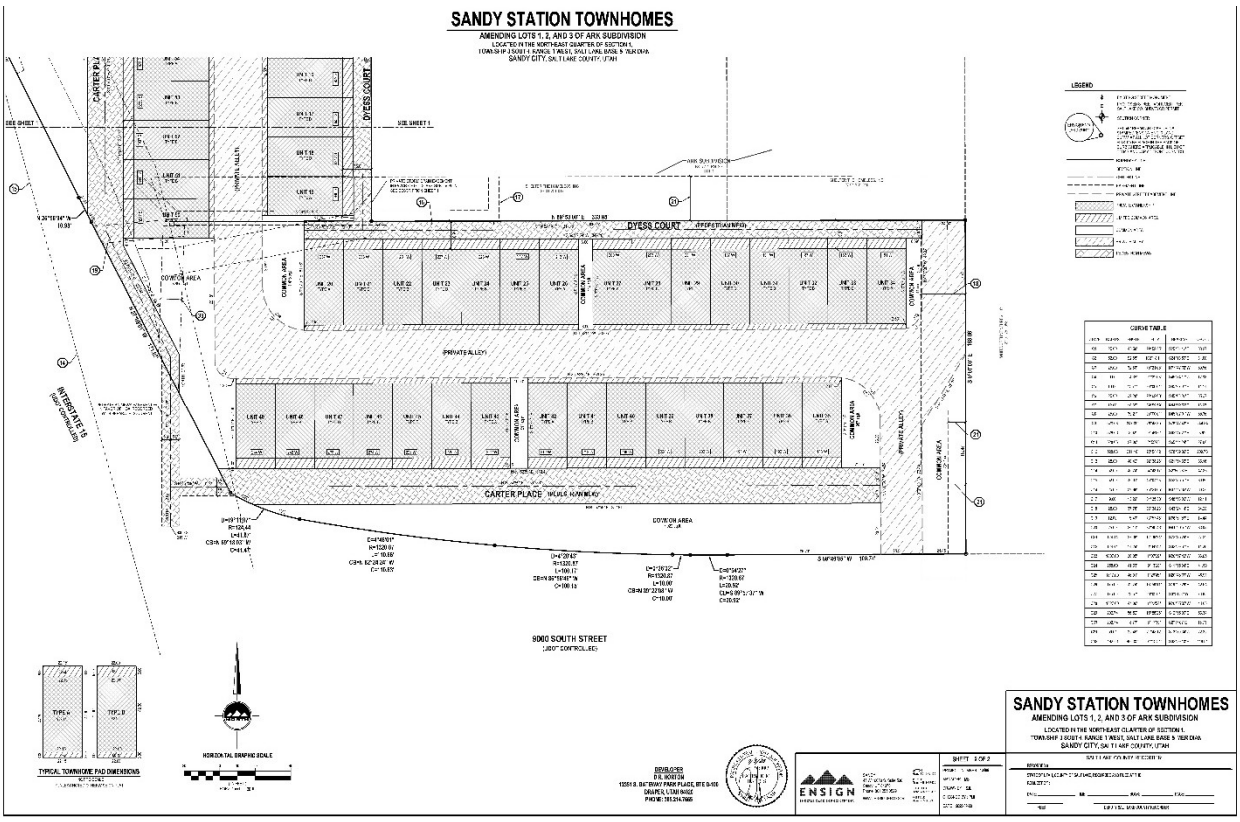
C-200

Exhibit "C"

PRELIMINARY PLAT

(see the attachments for the full plan set)





November 11, 2025

Sandy City Planning Department
Attn: Mike Wilcox
10000 S Centennial Pkwy
Sandy, UT 84070

RE: Sandy Station Exception List and Analysis

Dear Mike:

Please find below a list of exceptions that are being sought for the Sandy Station Townhome project. Each exception is followed by its associated comment ID number. The justifications for each exception are provided below each exception in red.

1. Combination Park strips on 9000 S frontage (**7 & 154**)
   UDOT hasn't given their approval to landscape the park strip to allow 9000 S frontage to modify its current state. We want to provide and believe that Sandy City also wants to have a healthy and thriving landscape as an entrance to this district. In order to provide that, we need to allow for the park strip trees to be able to be planted on the north side of the sidewalk. If we plant the trees and shrubs in the 25' area north of the sidewalk, they will be outside of this mandated requirement, have a buffer protection from cars and snowplows and power lines and be able to live a longer, healthier life. They will provide the visual buffer that the Cairns district is striving to provide.

2. Harrison Street On-Street Parking Is required. (**86**)
   No on-street parking on Harrison Street will be provided and the existing curb will remain in place. With the bend in Harrison Street, on-street parking will limit visibility and decrease pedestrian and vehicle safety.

3. Building façade materials. "Full brick veneer, quarried stone, architectural metals, glass, or pre-cast architectural concrete, or other high-quality material as recommended by The Cairns Architectural Review Committee (CARC), shall be used on at least 80% of building bases and

50% of building middles for all building frontages visible from public streets. 10/15/25 - Will need an exception from the PC, not" **(123, 124 & 126**)
This project will be an example of attainable housing without government subsidies, that will be showcased at the state legislature.

4. Uninterrupted horizontal expanses over 25 feet in length of any opaque material shall be prohibited on all primary and secondary frontages. **(130 & 131**)
   This project will be an example of attainable housing without government subsidies, that will be showcased at the state legislature.

5. This horizontal break applies. **(119)**
   This project will be an example of attainable housing without government subsidies, that will be showcased at the state legislature.

6. Horizontal Building articulations (**263**)
   This project will be an example of attainable housing without government subsidies, that will be showcased at the state legislature.

7. Max entrance is 24' to parking/alley. **(146 & 147)**
   We are providing 26' to comply with comments from Sandy Fire.

8. Structured recreational opportunities are required. **(169 &173)**
   The site is too constrained to be able to provide "structured recreational opportunities" and also area for the residents to enjoy. Leaving the open area as a grass field, will give the residents that most opportunities to enjoy recreational activities in their front yard.

9. Max building setback is 20'. (**108**)
   Max building setback from 9000 S is exceeded to allow units fronting this road to front pedestrian mew (Carter Place) instead.

10. Pedestrian Mews/Streets need to follow all Type 1 design standards and 9.1.6 of CDS. (**182, 245, 246, 247**)
    We are narrowing 20' wide pedestrian mew (Carter Place) to 10' wide in two locations.
    a. Northernmost stretch as it approaches Harrison Street ROW, where Public Works asked for the mew to be placed on the west side of the drive approach to allow for public safety.
    b. Between unit 50 and I-15 ROW
    c. Dyess Court is providing half-width during this development with the understanding that the other half-width will be provided when adjacent property develops.

11. Bollard lighting needs to be placed along all walkways **(153)**
    Photocell light packs will be installed on the buildings to provide lighting along the walkways, keeping the maintenance and replacement costs lower.

    The enhancements that we are providing are:

- The pedestrian mews will be saw cut to provide irregular shapes.
- Raised front patio areas the majority of the units.
- 4' wide balconies on all the units.
- Eyebrow ledges are being built on the outside corner of the units.
- The landscaping along the mews will meander with hardscape materials that are installed adjacent to the concrete.
- The connections on the Dyess Court with the adjacent will be stamped or colored concrete.
- We are creating 2 new pedestrian streets.
- We are providing roughly 6,000 SF of informal recreational opportunity space that will be dedicated as private open space.
- Adding architectural lighting that will replace the use and maintenance of bollards while still providing pedestrian mew lighting.
- We are installing a primary gateway monument sign for the Cairns District along 90th South.
- Adding trial signage along the 90th South pedestrian trail that runs east to west.

Please let me know if you have any questions or need further clarification on the exceptions being sought.

Respectfully,

Dave Kelly
DR Horton, Inc
Cell: 385.283-5285

811 Know what's below. Call before you dig.

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BENCHMARK

CENTER QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4364.56'

SANDY STATION TOWNHOMES

220 WEST HARRISON STREET
SANDY, UTAH

INDEX OF DRAWINGS

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2-2	ALTA-NSPS LAND TITLE AND TOPOGRAPHY SURVEY	C-402	UTILITY PLAN
C-001	GENERAL NOTES	C-500	EROSION CONTROL PLAN
C-100	DEMOLITION PLAN	PP-1	PLAN AND PROFILE
C-200	OVERALL SITE PLAN	PP-2	PLAN AND PROFILE
C-201	SITE PLAN	PP-3	PLAN AND PROFILE
C-202	SITE PLAN	PP-4	PLAN AND PROFILE
C-300	OVERALL GRADING AND DRAINAGE PLAN	C-600	DETAILS
C-301	GRADING AND DRAINAGE PLAN	C-601	DETAILS
C-302	GRADING AND DRAINAGE PLAN	C-602	DETAILS
C-400	OVERALL UTILITY PLAN	C-603	DETAILS

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
September 3, 2025

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO 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 NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL 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 THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

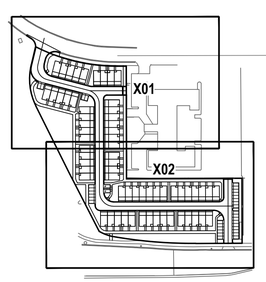
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

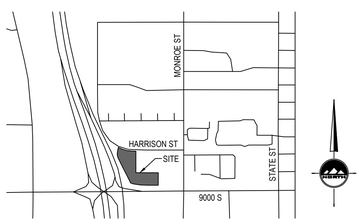
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS 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.

KEY MAP



NO SCALE

VICINITY MAP



NO SCALE

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO SANDY CITY STANDARDS & SPECIFICATIONS.

ENSIGN
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TOOELE
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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
D.R. HORTON
12351 S. GATEWAY PARK PLACE, STE D-100
DRAPER, UT 84020

CONTACT:
DAVE MARTIN
PHONE: 385-214-7665

SANDY STATION TOWNHOMES
220 WEST HARRISON STREET
SANDY, UTAH

LICENSED PROFESSIONAL ENGINEER
09/03/2025
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

FOR REVIEW

PROJECT NUMBER 13496A
PRINT DATE 2025-09-03
PROJECT MANAGER R.E.
DESIGNED BY M.B.

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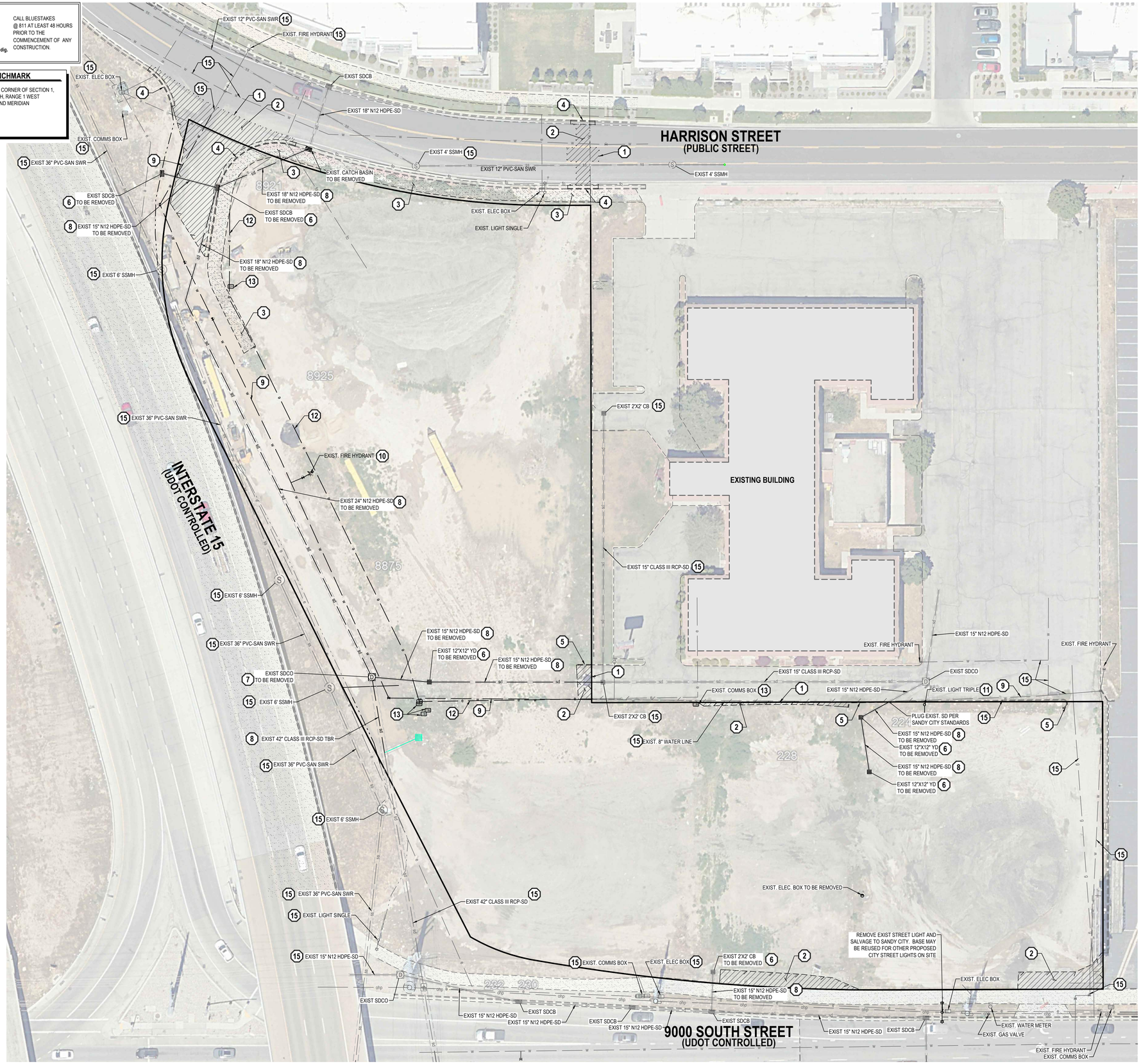

GENERAL NOTES

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

SCOPE OF WORK:

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

1. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
2. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
3. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
4. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
5. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB WALL.
6. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN CATCH BASIN.
7. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN CLEANOUT.
8. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN PIPE.
9. REMOVE AND PROPERLY DISPOSE OF EXISTING WATER LINE.
10. REMOVE EXISTING FIRE HYDRANT. SALVAGE TO SANDY CITY.
11. REMOVE AND PROPERLY DISPOSE OF EXISTING LIGHT POLE AND BASE. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
12. REMOVE AND RELOCATE EXISTING ELECTRICAL BOXES AND UNDERGROUND POWER LINES. COORDINATE WITH LOCAL POWER COMPANY.
13. REMOVE AND PROPERLY DISPOSE OF EXISTING UTILITY BOX.
14. LIMIT OF DISTURBANCE.
15. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

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220 WEST HARRISON STREET
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LICENSED PROFESSIONAL ENGINEER
09/03/2025
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

FOR REVIEW

DEMOLITION PLAN

PROJECT NUMBER	PRINT DATE
13496A	2025-09-03
PROJECT MANAGER	DESIGNED BY
R.E.	M.B.

C-100

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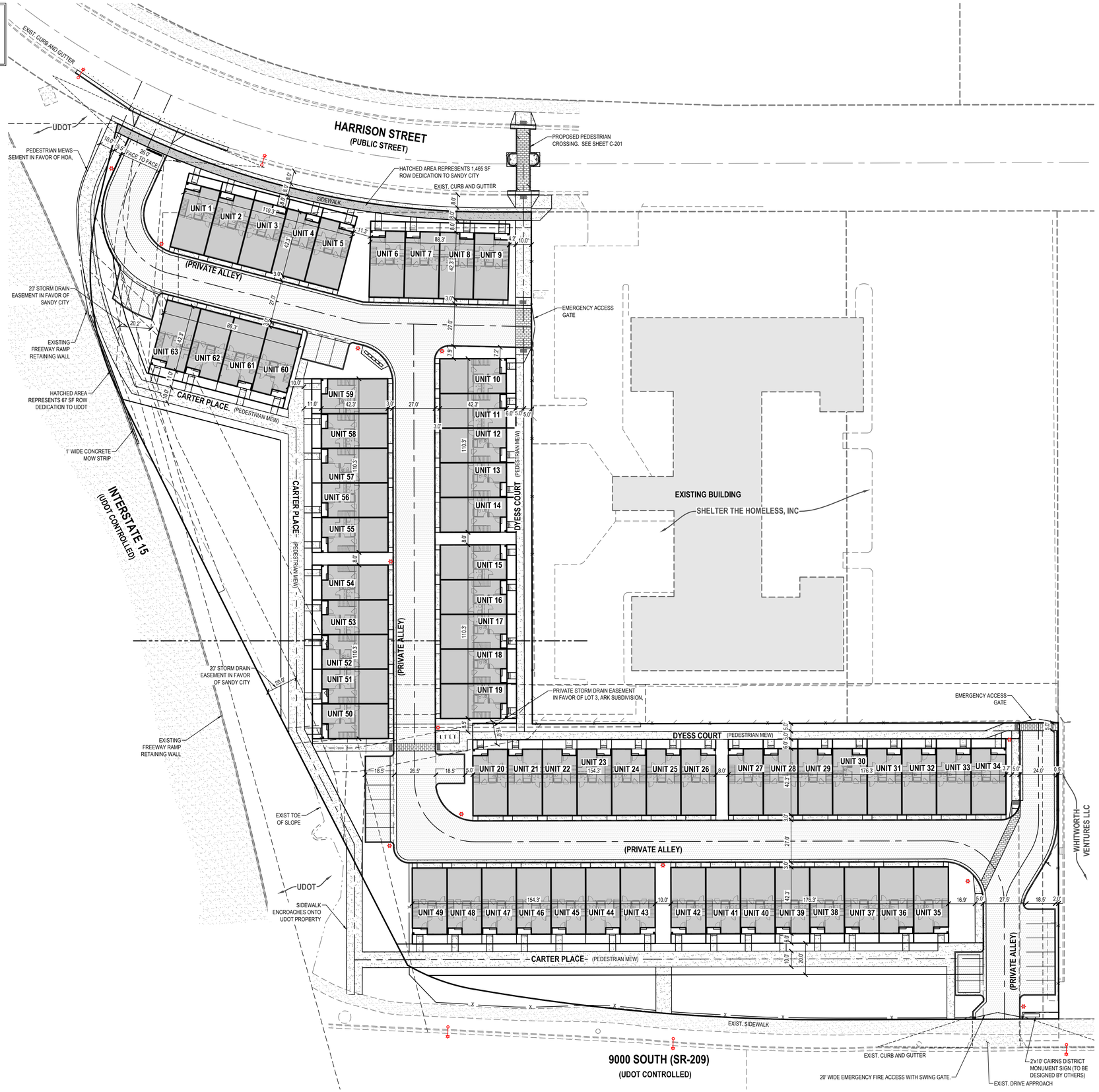

GENERAL NOTES

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

SANDY CITY NOTES

PUBLIC WORKS GENERAL NOTES

1. CURB AND GUTTER, SIDEWALK, AND PAVING IMPROVEMENTS WITHIN THE UTAH DEPARTMENT OF TRANSPORTATION (U.D.O.T.) RIGHT-OF-WAY (9000 SOUTH STREET) SHALL BE CONSTRUCTED AS REQUIRED BY U.D.O.T. REGION TWO.
2. THE CONTRACTOR SHALL OBTAIN PERMISSION (ENCROACHMENT PERMIT) TO WORK IN THE U.D.O.T. RIGHT-OF-WAY FROM U.D.O.T. REGION TWO. CONTACT THE U.D.O.T. REGION TWO PERMITS OFFICER, SHANE SAFFORD (801-975-4809, LSAFFORD@UTAH.GOV) FOR REQUIREMENTS PRIOR TO DOING ANY WORK WITHIN THE U.D.O.T. RIGHT-OF-WAY.
3. THE CONTRACTOR SHALL OBTAIN A PERMIT TO WORK IN THE PUBLIC WAY (ROAD CUT PERMIT), FOR IMPROVEMENTS IN THE SANDY CITY RIGHT-OF-WAY (HARRISON STREET), FROM THE PUBLIC WORKS DEPARTMENT. CONTACT MONICA PETERSEN (801-568-2960, MPETERSEN@SANDY.UTAH.GOV) FOR REQUIREMENTS.
4. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED. [Sec. 10-1]
5. 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. 21-21-2]
6. 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)]
7. 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.
8. 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.
9. 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.
10. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
11. 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 U.D.O.T. OR SANDY CITY INSPECTOR.
12. 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 DPOULSEN@SANDY.UTAH.GOV, OR ON A USB FLASH DRIVE.

PARKING DATA TABLE

	# OF UNITS	PARKING STALLS REQ. PER UNIT	TOTAL PARKING STALLS REQ.	TOTAL PARKING PROVIDED	COVERED PARKING REQ.	COVERED PARKING PROVIDED
RESIDENT PARKING	63	2	126	126	95	126
GUEST PARKING		0.25 AFTER FIRST 5 UNIT BASE.	21	23	1.5 / UNIT	0
TOTALS	63	--	147	149	-	126

SITE SUMMARY TABLE

DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	63,475	39%
ROOF	53,760	33%
LANDSCAPING	44,585	28%
TOTAL SITE	161,820 3.71 ACRES	100%

UNIT SUMMARY

ALLEY-LOAD TOWNS [OLIVER]

4-PLEX [2]	8
5-PLEX [5]	25
7-PLEX [2]	14
8-PLEX [2]	16
TOTAL UNITS:	63

HORIZONTAL GRAPHIC SCALE

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(IN FEET)
HORZ. 1 inch = 30 ft.

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SANDY STATION TOWNHOMES

220 WEST HARRISON STREET
SANDY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 9125561-2202
MICHAEL S. BUDGE
STATE OF UTAH
09/03/2025
Michael S. Budge

FOR REVIEW

OVERALL SITE PLAN

PROJECT NUMBER 13496A
PRINT DATE 2025-09-03
PROJECT MANAGER R.E.
DESIGNED BY M.B.

C-200

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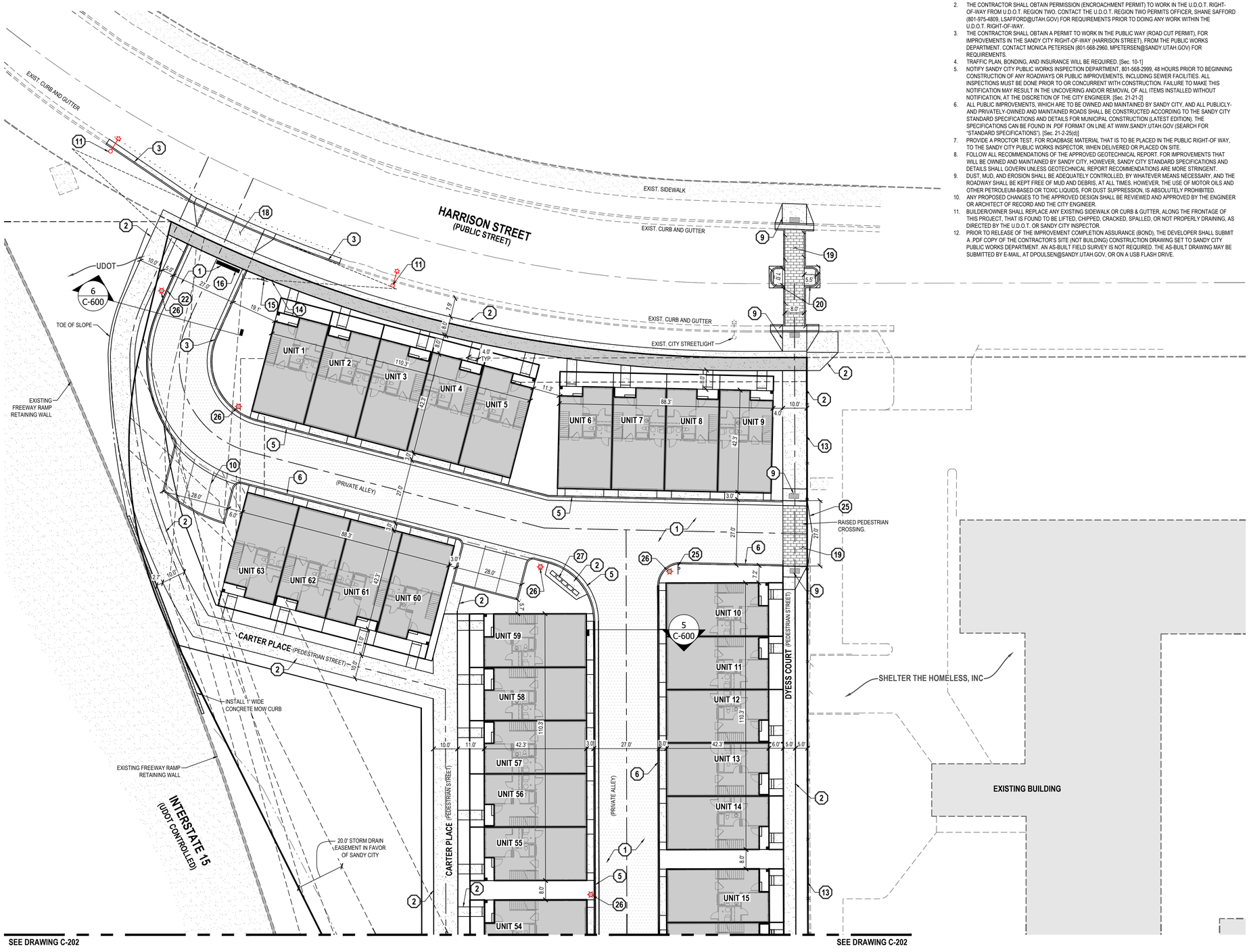

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4. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED. [Sec. 10-1]
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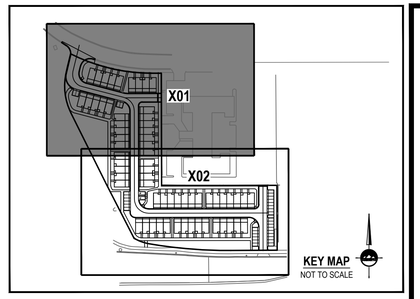
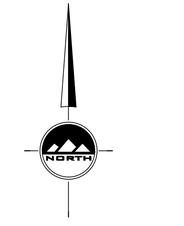
6. ALL PUBLIC IMPROVEMENTS, WHICH ARE TO BE OWNED AND MAINTAINED BY SANDY CITY, AND ALL PUBLICLY- AND PRIVATELY-OWNED AND MAINTAINED ROADS SHALL BE CONSTRUCTED ACCORDING TO THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION (LATEST EDITION). THE SPECIFICATIONS CAN BE FOUND IN .PDF FORMAT ON LINE AT WWW.SANDY.UTAH.GOV (SEARCH FOR "STANDARD SPECIFICATIONS"). [Sec. 21-2-2(6)]
7. 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.
8. 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.
9. 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.
10. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
11. 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 U.D.O.T. OR SANDY CITY INSPECTOR.
12. 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 DPOULSEN@SANDY.UTAH.GOV, OR ON A USB FLASH DRIVE.



SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS ("SPECIFICATIONS" REFERES TO SANDY CITY STANDARD SPECIFICATIONS):

1. ASPHALT PAVEMENT PER CROSS SECTIONS ON DETAILS SHEET C-600.
2. 4" THICK CONCRETE SIDEWALK PER SANDY CITY STD DWG SW-03 AND SPECIFICATIONS. WIDTH PER PLAN.
3. 24" STANDARD HIGH BACK CURB AND GUTTER PER SANDY CITY STD DWG CG-01 AND SPECIFICATIONS.
4. TRANSITION BETWEEN 30" CURB AND GUTTER AND 24" CURB AND GUTTER.
5. 24" COLLECTION MOUNTABLE CURB AND GUTTER PER DETAIL 12/C-600
6. RIBBON CURB (6"X12" CURB WALL PER SANDY CITY STD DWG CG-01 WITH 0" CURB FACE)
7. TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
8. 4'-0" CONCRETE WATERWAY PER STANDARD DETAIL CG-03 AND SPECIFICATIONS
9. STANDARD PEDESTRIAN ACCESS RAMP PER SANDY CITY STD DTL SW-01 . SEE SHEET C-601
10. 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
11. 59-WATT SANDY CITY CAIRNS DISTRICT STANDARD RESIDENTIAL STREET LIGHT PER SANDY CITY STD DTL SL-01 ON SHEET C-603. SEE PHOTOMETRIC PLANS FOR ADDITIONAL INFORMATION.
12. P-TYPE CURB PER APWA STANDARD PLAN NO. 205.
13. 6'-0" TALL WHITE VINYL PRIVACY FENCE.
14. 20' X 60' OR 20' X 20' CLEAR-VIEW TRIANGLE. NO OBSTACLES (INCLUDING VEGETATION) OVER THREE FEET HIGH, AS MEASURED FROM TOP BACK OF CURB, ARE ALLOWED WITHIN THE TRIANGLE.
15. "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS.
16. 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
17. CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 9/C-600.
18. FLARED DRIVEWAY APPROACH PER SANDY CITY STANDARD DETAIL DA-01/DA-02 AND SPECIFICATIONS. SEE SHEET C-603.
19. STAMPED CONCRETE CROSSWALK PER THE CAIRNS DESIGN STANDARDS.
20. PEDESTRIAN REFUGE ISLAND PER M.U.T.C.D. STANDARD SPECIFICATIONS.
21. 20' WIDE EMERGENCY FIRE ACCESS WITH SWING GATE. GATE SHALL BE LOCKED WITH KNOX BOX. INSTALL SIGN ON GATE READING: "EMERGENCY VEHICLE ACCESS ONLY". GATE DESIGN SHALL BE SUBMITTED TO UDOT FOR APPROVAL PRIOR TO CONSTRUCTION. GATE MUST NOT BE ABLE TO LIFT OFF HINGES.
22. 24" STANDARD OUTFALL CURB AND GUTTER PER SANDY CITY STD DWG CG-01 AND SPECIFICATIONS.
23. 2'x10' CAIRNS DISTRICT MONUMENT SIGN (TO BE DESIGNED BY OTHERS).
24. BICYCLE PARKING PER DETAIL 7/C-600.
25. GATE WITH "FUTURE ROAD CONNECTION" SIGN.
26. PRIVATE CAIRNS DISTRICT STD LIGHT POLE. SEE PHOTOMETRIC PLANS FOR ADDITIONAL INFORMATION.
27. USPS GANG BOX/MAILBOX/PARCEL BOX. FIVE (5) MAILBOX CLUSTERS AND TWO (2) PARCEL BOX CLUSTERS. PER USPS STANDARDS.



HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

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

ENSIGN
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TOOELE
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CEDAR CITY
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RICHFIELD
Phone: 435.896.2983

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DRAPER, UT 84020

CONTACT:
DAVE MARTIN
PHONE: 385-214-7665

SANDY STATION TOWNHOMES

220 WEST HARRISON STREET
SANDY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH
09/03/2025
Michael S. Budge

FOR REVIEW

SITE PLAN

PROJECT NUMBER	PRINT DATE
13496A	2025-09-03
PROJECT MANAGER	DESIGNED BY
R.E.	M.B.

C-201

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CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

CENTER QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4364.56'

GENERAL NOTES

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

SANDY CITY NOTES

PUBLIC WORKS GENERAL NOTES

1. CURB AND GUTTER, SIDEWALK, AND PAVING IMPROVEMENTS WITHIN THE UTAH DEPARTMENT OF TRANSPORTATION (U.D.O.T.) RIGHT-OF-WAY (9000 SOUTH STREET) SHALL BE CONSTRUCTED AS REQUIRED BY U.D.O.T. REGION TWO.
2. THE CONTRACTOR SHALL OBTAIN PERMISSION (ENCROACHMENT PERMIT) TO WORK IN THE U.D.O.T. RIGHT-OF-WAY FROM U.D.O.T. REGION TWO. CONTACT THE U.D.O.T. REGION TWO PERMITS OFFICER, SHANE SAFFORD (801-975-4809, LSAFFORD@UTAH.GOV) FOR REQUIREMENTS PRIOR TO DOING ANY WORK WITHIN THE U.D.O.T. RIGHT-OF-WAY.
3. THE CONTRACTOR SHALL OBTAIN A PERMIT TO WORK IN THE PUBLIC WAY (ROAD CUT PERMIT), FOR IMPROVEMENTS IN THE SANDY CITY RIGHT-OF-WAY (HARRISON STREET), FROM THE PUBLIC WORKS DEPARTMENT. CONTACT MONICA PETERSEN (801-568-2960, MPETERSEN@SANDY.UTAH.GOV) FOR REQUIREMENTS.
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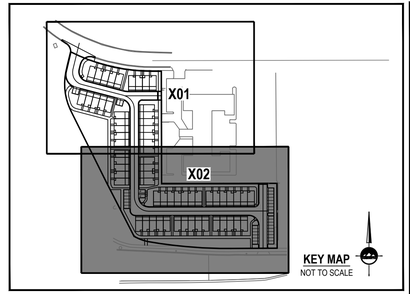
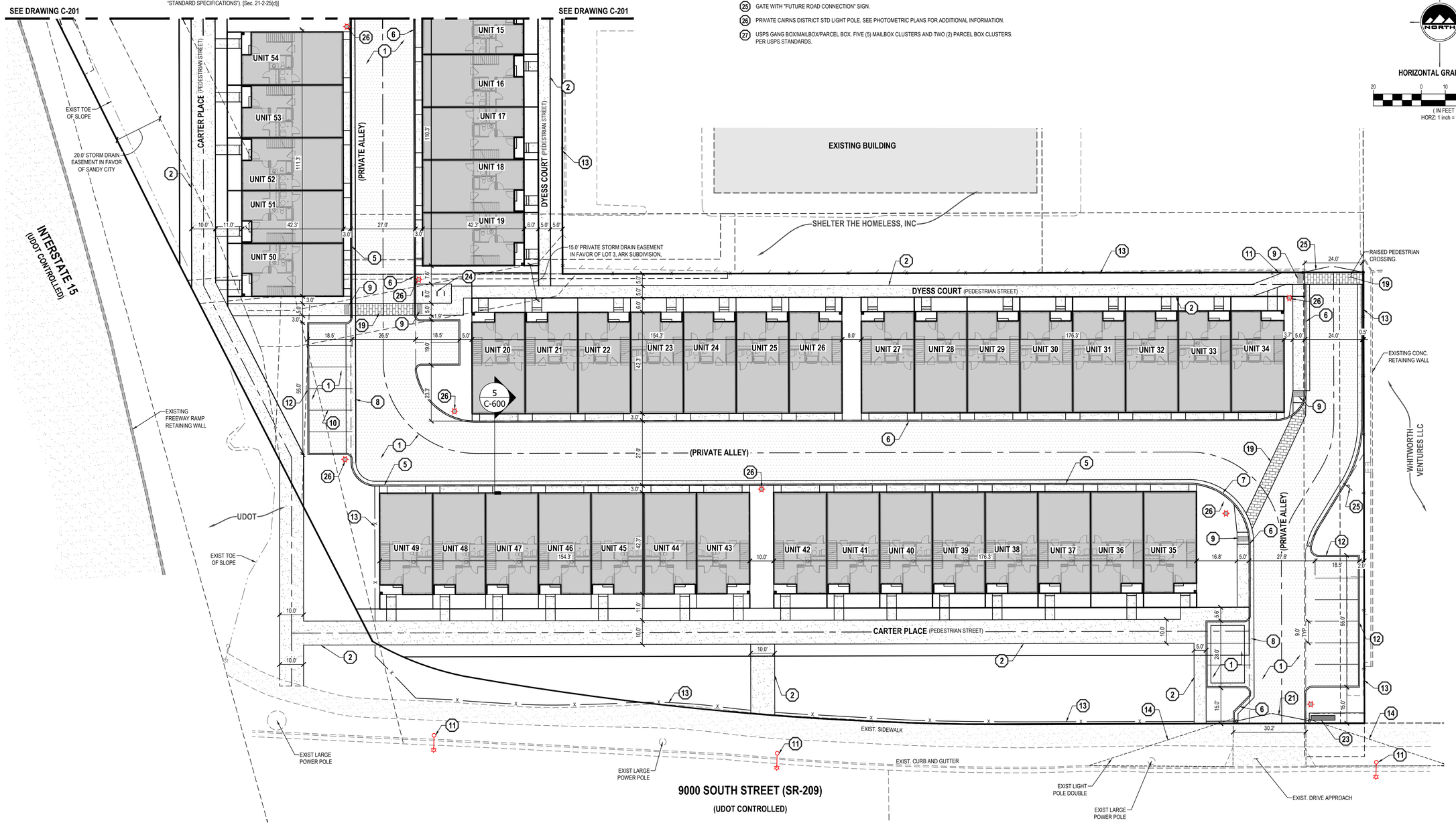


KEY MAP
NOT TO SCALE

NORTH

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



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TOOELE
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RICHFIELD
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CONTACT:
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PHONE: 385-214-7665

SANDY STATION TOWNHOMES

220 WEST HARRISON STREET
SANDY, UTAH

LICENSED PROFESSIONAL ENGINEER
09/03/2025
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

FOR REVIEW

SITE PLAN

PROJECT NUMBER	PRINT DATE
13496A	2025-09-03
PROJECT MANAGER	DESIGNED BY
R.E.	M.B.

C-202

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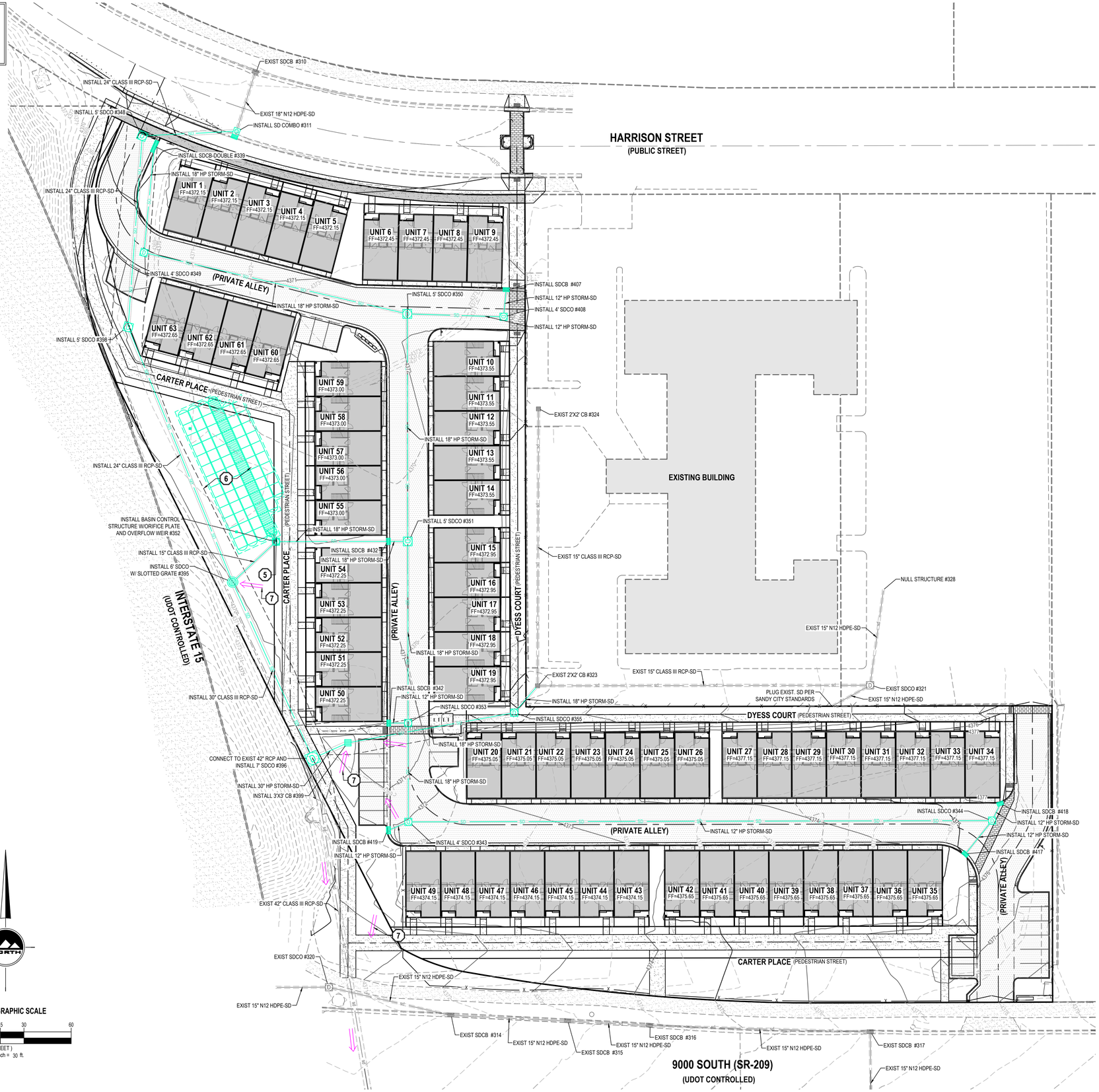

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 43XX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER SANDY CITY STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SANDY CITY NOTES

STORMWATER NOTES

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, 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. NON-SHRINK GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN FACILITIES.
7. 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.
8. 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.
9. REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD.
10. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL INLET BOXES, COMBO BOXES, JUNCTION BOXES, AND PIPE. THE BOXES AND PIPES ARE TO BE MAINTAINED IN A CLEAN CONDITION UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
11. CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
12. WHERE A SUMP IS REQUIRED, THE SANDY CITY PUBLIC UTILITIES INSPECTOR SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE AN OPPORTUNITY TO CHECK THE VOLUME OF GRAVEL AND GRAVEL GRADATION.
13. SIGNS MUST BE POSTED NEAR EACH INLET BOX LOCATED IN A DRINKING WATER RECHARGE ZONE, WITH THE FOLLOWING WORDS "WARNING THIS IS A DRINKING WATER AQUIFER RECHARGE AREA. DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."
14. ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12-INCH (MIN.) COMPACTED STABILIZATION MATERIAL.
15. A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
16. A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON SITE DURING INSTALLATION OF OIL/WATER SEPARATOR, MECHANICAL TREATMENT DEVICES, MEDIA FILTERS, AND UNDERGROUND DETENTION/RETENTION SYSTEMS. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE A LETTER STATING THAT THE SYSTEM WAS INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IF IT IS UNKNOWN WHETHER A REPRESENTATIVE IS REQUIRED TO BE PRESENT DURING INSTALLATION, CONTACT THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
17. A STAMPED "LETTER OF CONFORMANCE" FROM THE DESIGN ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 90% BOND RELEASE, STATING THAT STORM WATER FLOW CONTROL ELEMENTS AND STORM WATER TREATMENT FACILITIES (E.G. DETENTION, RETENTION, LID BEST MANAGEMENT PRACTICES, OIL-WATER SEPARATORS, SUMPS, ETC.) WERE CONSTRUCTED ACCORDING TO THE APPROVED PLANS.

PUBLIC WORKS GRADING PLAN NOTES:

1. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF NAVD 88.
2. PROVIDE SLOPE AWAY FROM BUILDINGS THAT COMPLIES WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (2% MINIMUM/12% MAXIMUM ON HARD SURFACES; 5% MINIMUM/2:1 MAXIMUM IN LANDSCAPE AREAS—FOR A MINIMUM OF 10 FEET IN ANY CASE).
3. 2H:1V MAXIMUM SLOPE IN LANDSCAPED AREAS.
4. A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT DURING CONSTRUCTION, AND APPROVE AFTER CONSTRUCTION, ANY RETAINING WALLS THAT ARE 4.0 FEET HIGH OR HIGHER, FROM TOP OF WALL TO BOTTOM OF FOOTING. SAID ENGINEER SHALL SUBMIT A LETTER, STAMPED, WITH THE STAMP SIGNED AND DATED, AND INDICATING THAT THE WALL WAS INSTALLED ACCORDING TO THE APPROVED DESIGN, TO THE SANDY CITY ENGINEER, PRIOR TO RELEASE OF THE GUARANTEE FOR IMPROVEMENTS.

SCOPE OF WORK:

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

1. CATCH BASIN PER SANDY CITY DETAIL SD-02 AND SPECIFICATIONS. SEE SHEET C-601.
2. COMBINATION INLET/CLEANOUT BOX PER SANDY CITY DETAIL SD-04 AND SPECIFICATIONS. SEE SHEET C-601. MANHOLE COVERS SHALL BE CAIRNS BRANDED AND HAVE AN ADDITIONAL IDENTIFYING MARKER INDICATING STORM WATER PER DETAIL 12/C-600.
3. CLEANOUT BOX PER SANDY CITY DETAIL SD-05 AND SPECIFICATIONS. SIZE PER PLAN. SEE SHEET C-603. MANHOLE COVERS SHALL BE CAIRNS BRANDED AND HAVE AN ADDITIONAL IDENTIFYING MARKER INDICATING STORM WATER PER DETAIL 12/C-600.
4. 12"x12" YARD DRAIN. SLOPE FINISH GRADE TO GRATE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
5. INSTALL BASIN CONTROL STRUCTURE WITH OVERFLOW WEIR PER DETAIL 10/C-600 AND ORIFICE PLATE PER DETAIL 11/C-600 INSTALLED ON OUTLET PIPE OF STORM DRAIN BOX.
   ORIFICE DIA.= 3.6"
   ORIFICE CREST ELEVATION = 4364.00'
   OVERFLOW WEIR CREST ELEVATION = 4368.50
6. UNDERGROUND DETENTION GALLERY - STORMTECH MC-3500 CHAMBERS OR APPROVED EQUAL PER MANUFACTURER'S DRAWINGS AND SPECIFICATIONS. (69 CHAMBERS WITH 12 END CAPS AND UNDERDRAIN). INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEE DETAILS FOR CHAMBERS ON SHEET C-602.
   TOP GRAVEL = 4368.50
   TOP CHAMBERS = 4367.50
   BTM CHAMBERS = 4363.75
   BTM GRAVEL = 4363.00
   GROUNDWATER ELEV = 4358.6
   10-YR 3-HR DETENTION STORAGE REQUIRED = 13,255 C.F.
   10-YR 3-HR DETENTION STORAGE PROVIDED = 13,386 C.F.
   80TH PERCENTILE RETENTION WQV REQUIRED= 1,043 C.F.
   80TH PERCENTILE RETENTION WQV PROVIDED= 1,455 C.F. @ ELEV 4363.84
   (LOWER 10" OF SYSTEM TO RETAIN THE WQV)
7. 100 YEAR FLOW PATH ⟹

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FOR:
D.R. HORTON
12351 S. GATEWAY PARK PLACE, STE D-100
DRAPER, UT 84020

CONTACT:
DAVE MARTIN
PHONE: 385-214-7665

SANDY STATION TOWNHOMES

220 WEST HARRISON STREET
SANDY, UTAH

LICENSED PROFESSIONAL ENGINEER
09/03/2025
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH
FOR REVIEW

OVERALL GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
13496A	2025-09-03
PROJECT MANAGER	DESIGNED BY
R.E.	M.B.

C-300

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

CENTER QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4364.56'

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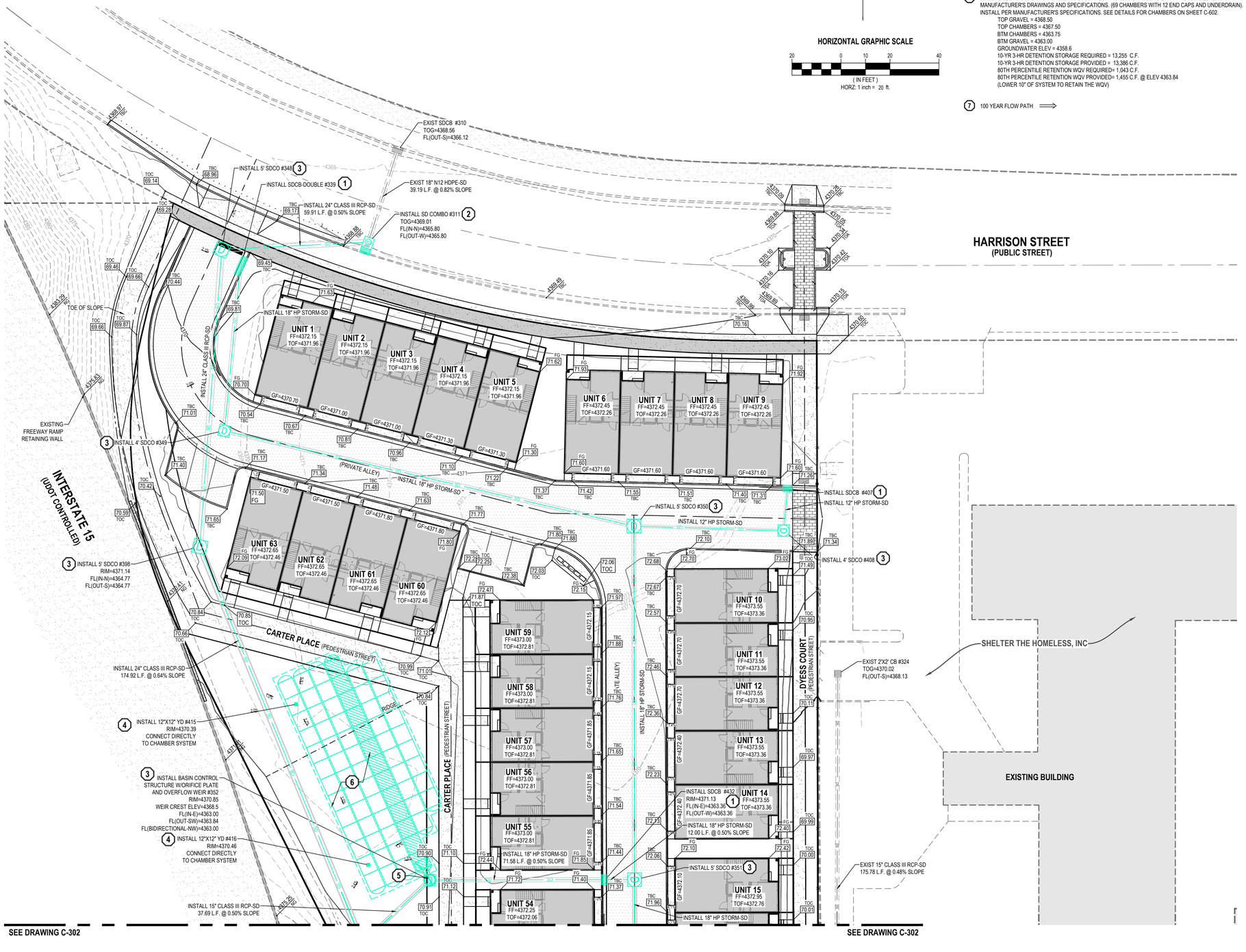
7. 100 YEAR FLOW PATH

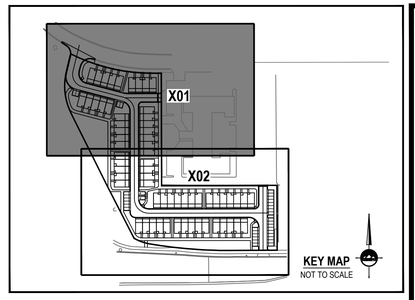
NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

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





GENERAL NOTES

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2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 43XX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
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9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER SANDY CITY STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
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SANDY CITY NOTES

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SANDY STATION TOWNHOMES

220 WEST HARRISON STREET
SANDY, UTAH

LICENSED PROFESSIONAL ENGINEER
09/03/2025
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH
Michael S. Budge
FOR REVIEW

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
13496A	2025-09-03
PROJECT MANAGER	DESIGNED BY
R.E.	M.B.

C-301

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14. ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12-INCH (MIN.) COMPACTED STABILIZATION MATERIAL.
15. A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
16. A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON SITE DURING INSTALLATION OF OIL/WATER SEPARATOR, MECHANICAL TREATMENT DEVICES, MEDIA FILTERS, AND UNDERGROUND DETENTION/RETENTION SYSTEMS. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE A LETTER STATING THAT THE SYSTEM WAS INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IF IT IS UNKNOWN WHETHER A REPRESENTATIVE IS REQUIRED TO BE PRESENT DURING INSTALLATION, CONTACT THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
17. A STAMPED "LETTER OF CONFORMANCE" FROM THE DESIGN ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 90% BOND RELEASE, STATING THAT STORM WATER FLOW CONTROL ELEMENTS AND STORM WATER TREATMENT FACILITIES (E.G. DETENTION, RETENTION, LID BEST MANAGEMENT PRACTICES, OIL-WATER SEPARATORS, SUMPS, ETC.) WERE CONSTRUCTED ACCORDING TO THE APPROVED PLANS.

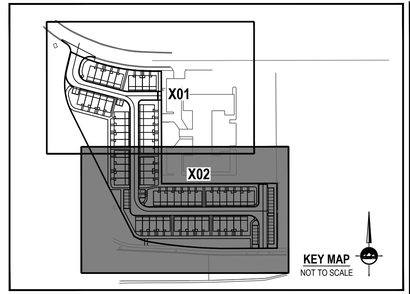
PUBLIC WORKS GRADING PLAN NOTES:

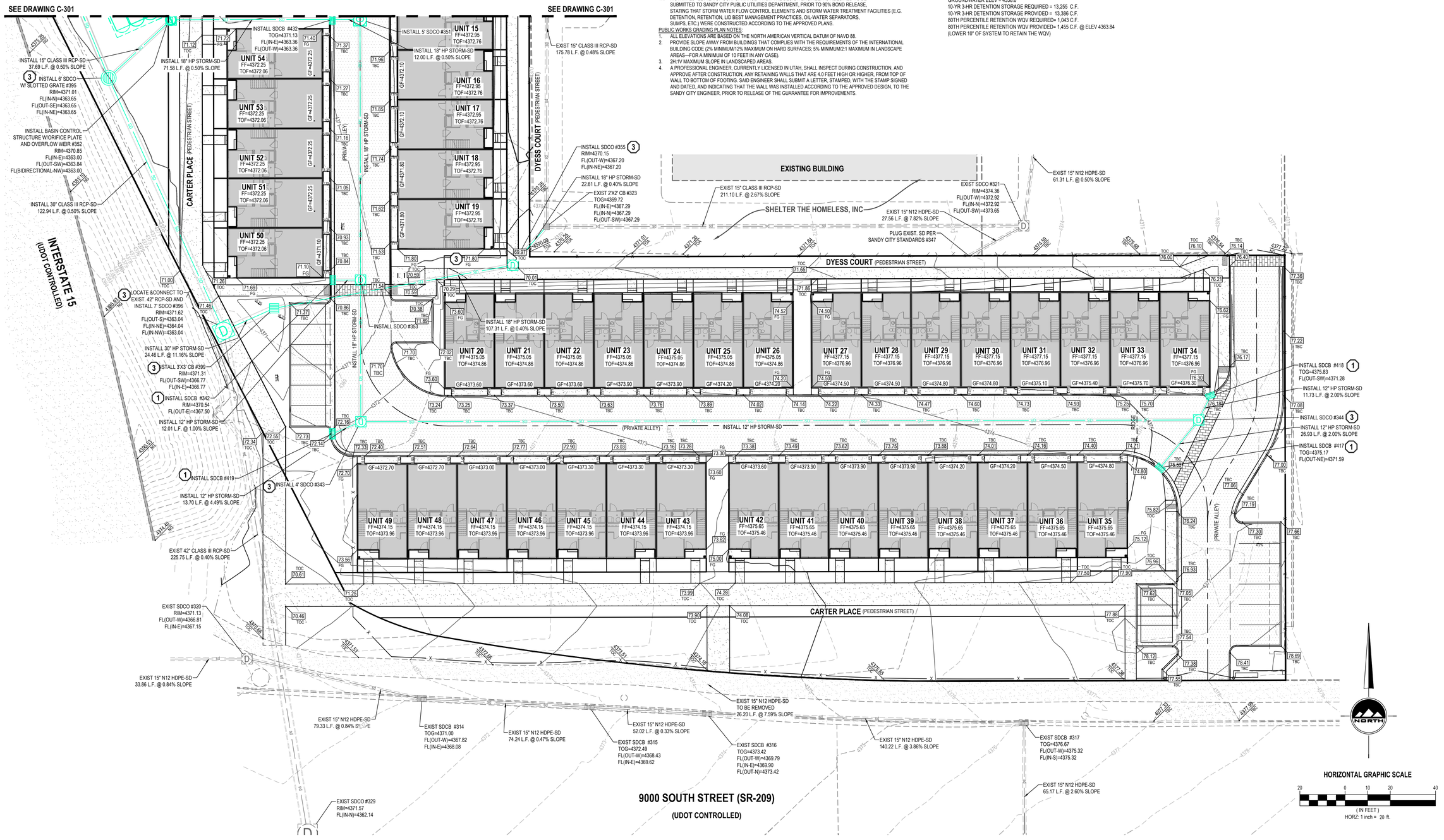
1. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF NAVD 88.
2. PROVIDE SLOPE AWAY FROM BUILDINGS THAT COMPLIES WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (2% MINIMUM/12% MAXIMUM ON HARD SURFACES; 5% MINIMUM/2:1 MAXIMUM IN LANDSCAPE AREAS—FOR A MINIMUM OF 10 FEET IN ANY CASE).
3. 2H:1V MAXIMUM SLOPE IN LANDSCAPED AREAS.
4. A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT DURING CONSTRUCTION, AND APPROVE AFTER CONSTRUCTION, ANY RETAINING WALLS THAT ARE 4.0 FEET HIGH OR HIGHER, FROM TOP OF WALL TO BOTTOM OF FOOTING. SAID ENGINEER SHALL SUBMIT A LETTER, STAMPED, WITH THE STAMP SIGNED AND DATED, AND INDICATING THAT THE WALL WAS INSTALLED ACCORDING TO THE APPROVED DESIGN, TO THE SANDY CITY ENGINEER, PRIOR TO RELEASE FOR THE GUARANTEE FOR IMPROVEMENTS.

SCOPE OF WORK:

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

1. CATCH BASIN PER SANDY CITY DETAIL SD-02 AND SPECIFICATIONS. SEE SHEET C-601.
2. COMBINATION INLET/CLEANOUT BOX PER SANDY CITY DETAIL SD-04 AND SPECIFICATIONS. SEE SHEET C-601. MANHOLE COVERS SHALL BE CAIRNS BRANDED AND HAVE AN ADDITIONAL IDENTIFYING MARKER INDICATING STORM WATER PER DETAIL 12/C-600.
3. CLEANOUT BOX PER SANDY CITY DETAIL SD-05 AND SPECIFICATIONS. SIZE PER PLAN. SEE SHEET C-603. MANHOLE COVERS SHALL BE CAIRNS BRANDED AND HAVE AN ADDITIONAL IDENTIFYING MARKER INDICATING STORM WATER PER DETAIL 12/C-600.
4. 12"x12" YARD DRAIN. SLOPE FINISH GRADE TO GRATE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
5. INSTALL BASIN CONTROL STRUCTURE WITH OVERFLOW WEIR PER DETAIL 10/C-600 AND ORIFICE PLATE PER DETAIL 11/C-600 INSTALLED ON OUTLET PIPE OF STORM DRAIN BOX.
   ORIFICE DIA = 3.6"
   ORIFICE CREST ELEVATION = 4364.00'
   OVERFLOW WEIR CREST ELEVATION = 4368.50
6. UNDERGROUND DETENTION GALLERY - STORMTECH MC-3500 CHAMBERS OR APPROVED EQUAL PER MANUFACTURER'S DRAWINGS AND SPECIFICATIONS. (69 CHAMBERS WITH 12 END CAPS AND UNDERDRAIN). INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEE DETAILS FOR CHAMBERS ON SHEET C-602.
   TOP GRAVEL = 4368.50
   TOP CHAMBERS = 4367.50
   BTM CHAMBERS = 4363.75
   BTM GRAVEL = 4363.00
   GROUNDWATER ELEV = 4358.6
   10-YR 3-HR DETENTION STORAGE REQUIRED = 13,255 C.F.
   10-YR 3-HR DETENTION STORAGE PROVIDED = 13,386 C.F.
   80TH PERCENTILE RETENTION WQV REQUIRED= 1,043 C.F.
   80TH PERCENTILE RETENTION WQV PROVIDED= 1,455 C.F. @ ELEV 4363.84
   (LOWER 10" OF SYSTEM TO RETAIN THE WQV)





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SANDY STATION TOWNHOMES

220 WEST HARRISON STREET
SANDY, UTAH

LICENSED PROFESSIONAL ENGINEER
09/03/2025
No. 9125561-2202
MICHAEL S. BUDGE
STATE OF UTAH
FOR REVIEW

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
13496A	2025-09-03
PROJECT MANAGER	DESIGNED BY
R.E.	M.B.

C-302

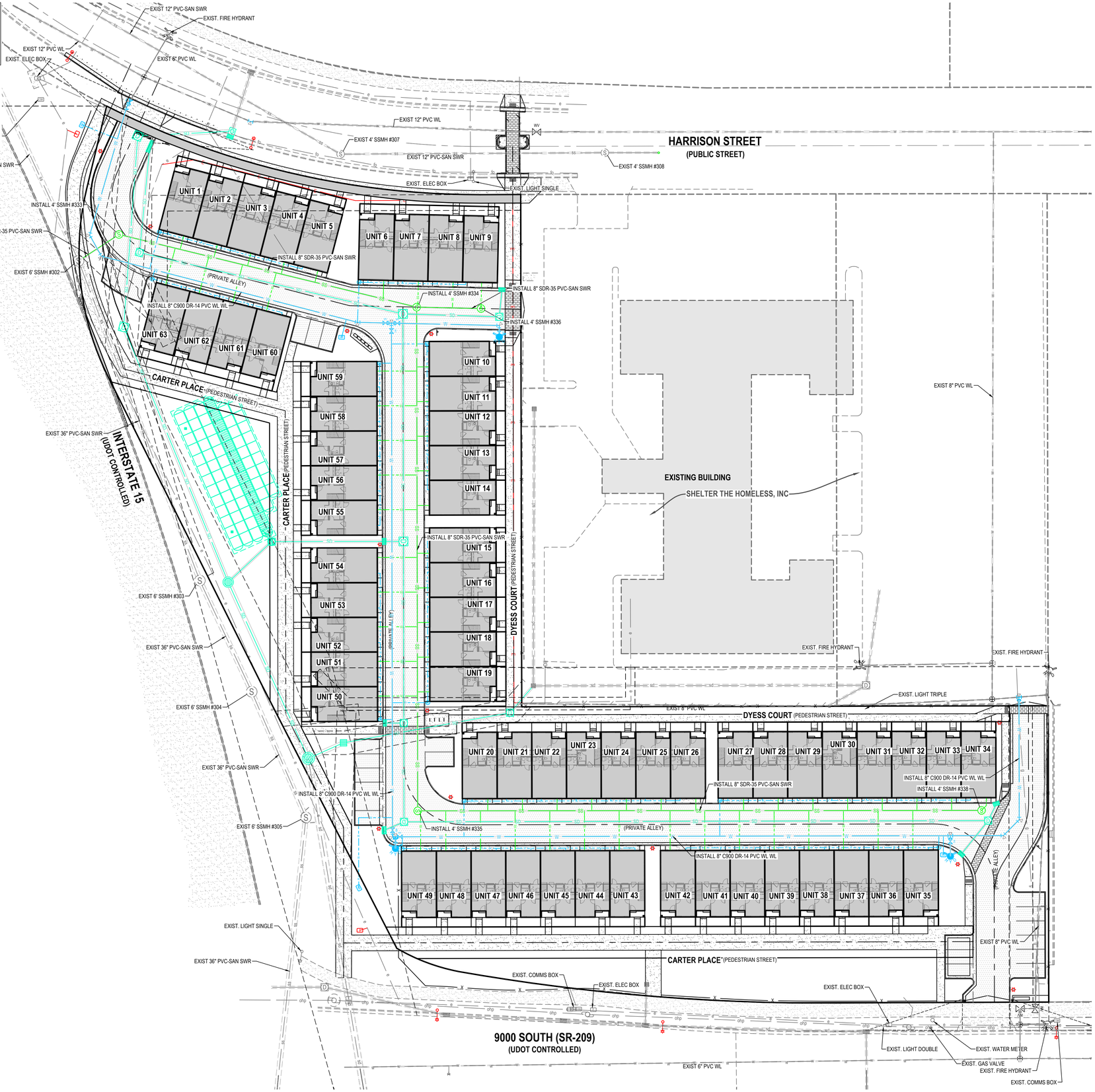
811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

CENTER QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4364.56'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTORS FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER SANDY SUBURBAN IMPROVEMENT DISTRICT STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER SANDY CITY STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
12. MANHOLE COVERS SHALL BE CAIRNS BRANDED AND HAVE AN ADDITIONAL IDENTIFYING MARKER INDICATING STORM WATER, SEWER ETC. SEE DETAIL 12/C-600.
13. UTILITY METERS MUST BE MOUNTED TO THE BUILDING, PAINTED TO MATCH AND HAVE TO BE PLACED ON THE SIDE OF THE BUILDING AND NOT FACE THE STREET.

SANDY CITY NOTES

WATER NOTES

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

STREETLIGHT NOTES

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

SANDY SUBURBAN IMPROVEMENT DISTRICT NOTES:

1. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH SANDY SUBURBAN IMPROVEMENT DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.

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 ARE AVAILABLE AT THE DISTRICT OFFICE, 8855 SOUTH 700 WEST, 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 ACCEPTANCE. 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.

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

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SANDY STATION TOWNHOMES

220 WEST HARRISON STREET
SANDY, UTAH

LICENSED PROFESSIONAL ENGINEER
09/03/2025
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

FOR REVIEW

OVERALL UTILITY PLAN

PROJECT NUMBER	PRINT DATE
13496A	2025-09-03
PROJECT MANAGER	DESIGNED BY
R.E.	M.B.

C-400

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BENCHMARK

CENTER QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4364.56'

SCOPE OF WORK:

THE FOLLOWING HAVE BEEN PROVIDED, INSTALLED, AND/OR CONSTRUCTED PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 4" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING. INSTALLATION AND TRENCHING PER SANDY SUBURBAN IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS @ 2.0% MIN SLOPE.
2. SANITARY SEWER MANHOLE PER SANDY SUBURBAN IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
3. CONNECT TO EXISTING SEWER MANHOLE PER SANDY SUBURBAN IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
4. 2" METER W/ 2" TYPE K RIGID COPPER PIPE FROM MAIN TO METER, PER SANDY CITY DETAIL WTR-10, POLY PIPE AFTER METER.
5. 1 1/2" METER W/ 1 1/2" TYPE K RIGID COPPER PIPE FROM MAIN TO METER, PER SANDY CITY DETAIL WTR-10, POLY PIPE AFTER METER.
6. 1" SDR-9 BLUE C.T.S. POLY PIPE (TO EACH UNIT).
7. 8" C900 DR-14 PVC (OR BETTER) WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER SANDY CITY STANDARDS AND SPECIFICATIONS.
8. FIRE HYDRANT W/ 6" GATE VALVE, ASSEMBLY COMPLETE PER SANDY CITY DETAIL WTR-01.
9. INSTALL 8" 11.25° BEND WITH THRUST BLOCKING PER SANDY CITY STANDARDS.
10. INSTALL 8" 45° BEND WITH THRUST BLOCKING PER SANDY CITY STANDARDS.
11. INSTALL 8" TEE WITH THRUST BLOCKING PER SANDY CITY STANDARDS.
12. INSTALL 2" TEMPORARY BLOW OFF AT DEAD END WITH TRAFFIC PROTECTION PER SANDY CITY STANDARD. PLUG, CAP, AND MARK FOR FUTURE USE.
13. CONNECT TO EXISTING WATER LINE PER SANDY CITY STANDARDS.
14. PRIVATE CAIRNS DISTRICT STD LIGHT POLE. SEE PHOTOMETRIC PLANS FOR ADDITIONAL INFORMATION.
15. 59-WATT SANDY CITY CAIRNS DISTRICT STANDARD RESIDENTIAL STREET LIGHT PER SANDY CITY STD DTL SL-01. SEE SHEET C-603.
16. IRRIGATION POINT OF CONNECTION: INSTALL 1-1/2" IRRIGATION METER AND BACK FLOW PREVENTER PER SANDY CITY STANDARD DETAIL MC-01 AND SPECIFICATIONS. SEE SHEET C-601.
17. UNDERGROUND ELECTRICAL CONDUIT. SEE ELECTRIC PLANS FOR INFORMATION AND COORDINATE WITH ROCKY MOUNTAIN POWER.
18. ELECTRICAL EQUIPMENT. SEE ELECTRIC PLANS FOR INFORMATION AND COORDINATE WITH ROCKY MOUNTAIN POWER.
19. INSTALL 8" 90° BEND WITH THRUST BLOCKING PER SANDY CITY STANDARDS.
20. INSTALL 8" GATE VALVE WITH THRUST BLOCKING PER SANDY CITY STANDARDS.

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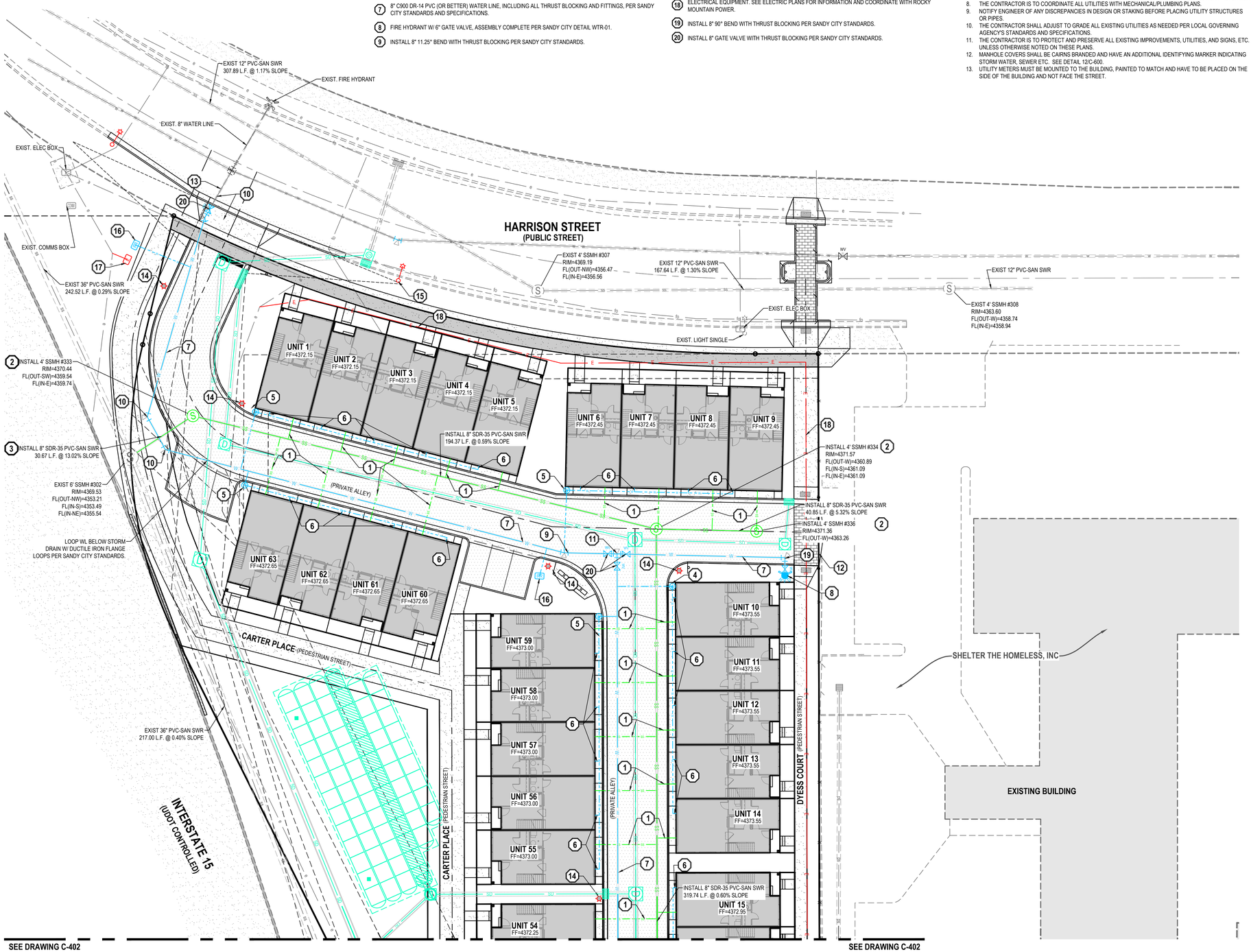
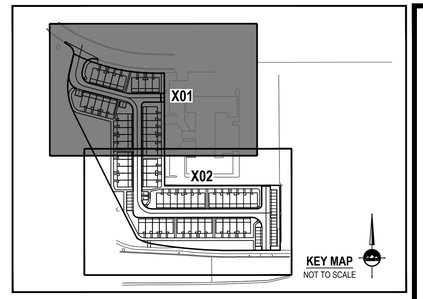
13. UTILITY METERS MUST BE MOUNTED TO THE BUILDING, PAINTED TO MATCH AND HAVE TO BE PLACED ON THE SIDE OF THE BUILDING AND NOT FACE THE STREET.





SANDY CITY NOTES

WATER NOTES

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5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
6. WATER LINES SHALL BE INSTALLED 4-FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY. WATER LINES SHALL NOT BE INSTALLED WITHIN OR THROUGH PARKING STALLS OR UNDER CONCRETE PAVEMENT, UNLESS WATER LINE IS TO BE MAINTAINED BY PRIVATE PROPERTY OWNER.
7. A MINIMUM OF 48-INCHES AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.
8. FOR CONSTRUCTION EAST OF THE UTAH TRANSIT AUTHORITY'S TRAX LINE, USE DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER.
9. FOR CONSTRUCTION WEST OF UTAH TRANSIT AUTHORITY'S TRAX LINE, USE POLYVINYL CHLORIDE (PVC) PIPE, USE CLASS DR-14 OR BETTER. 10 GAUGE WIRE SHALL BE PLACED ON TOP OF THE PIPE (PER SANDY CITY SPECIFICATIONS) FOR FUTURE RELOCATION. NO DEFLECTION IN PIPE JOINTS WILL BE ALLOWED.
10. ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS FOR DIP AND ROMAC GRIP RINGS FOR PVC OR APPROVED EQUAL. MEGA LUGS SHALL NOT BE ALLOWED ON PVC PIPE.
11. USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS.
12. WHEN THE DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 6-FEET, AN ADDITIONAL AUXILIARY VALVE SHALL BE FLANGED TO THE FIRE HYDRANT.
13. ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT.
14. ALL DUCTILE IRON WATER LINES, FITTINGS AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
15. ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM BELOW AND 12-INCHES MINIMUM ON EACH SIDE AND ON TOP OF THE PIPE).

STREETLIGHT NOTES

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

SANDY SUBURBAN IMPROVEMENT DISTRICT NOTES:

1. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH SANDY SUBURBAN IMPROVEMENT DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.

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 ARE AVAILABLE AT THE DISTRICT OFFICE, 8855 SOUTH 700 WEST, 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 ACCEPTANCE. 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.

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

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

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SANDY STATION TOWNHOMES

220 WEST HARRISON STREET
SANDY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 9125581-2202
MICHAEL S. BADGE
09/03/2025
STATE OF UTAH

FOR REVIEW

UTILITY PLAN

PROJECT NUMBER	PRINT DATE
13496A	2025-09-03
PROJECT MANAGER	DESIGNED BY
R.E.	M.B.

C-401

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

CENTER QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4364.56'

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER SANDY SUBURBAN IMPROVEMENT DISTRICT STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER SANDY CITY STANDARD PLANS AND SPECIFICATIONS.
6. REFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
12. MANHOLE COVERS SHALL BE CAIRNS BRANDED AND HAVE AN ADDITIONAL IDENTIFYING MARKER INDICATING STORM WATER, SEWER ETC. SEE DETAIL 12/C-600.
13. UTILITY METERS MUST BE MOUNTED TO THE BUILDING, PAINTED TO MATCH AND HAVE TO BE PLACED ON THE SIDE OF THE BUILDING AND NOT FACE THE STREET.

SANDY CITY NOTES

WATER NOTES

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

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SANDY SUBURBAN IMPROVEMENT DISTRICT NOTES:

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SEWER CONSTRUCTION NOTES

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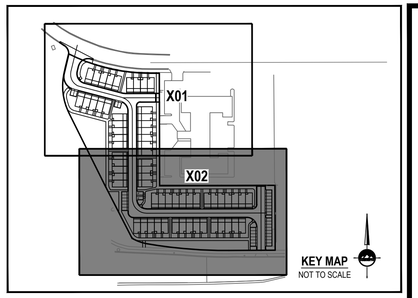
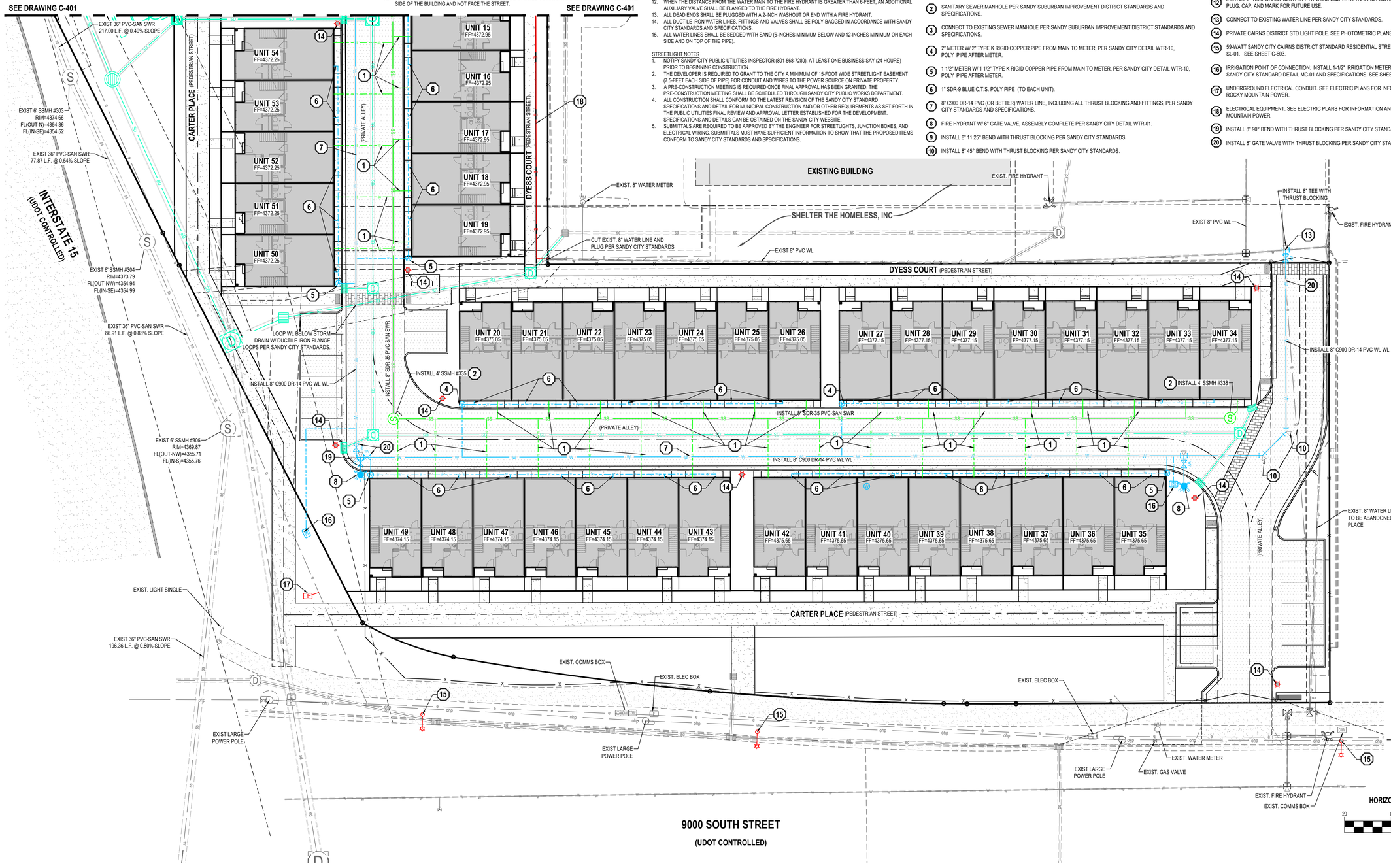
2. VIDEO INSPECTION, AIR TESTS, VACUUM TESTS OF MANHOLES AND DEFLECTION TESTS SHALL BE PERFORMED ON ALL INSTALLED SEWER IMPROVEMENTS PRIOR TO FINAL ACCEPTANCE. ADDITIONAL TESTS MAY BE REQUIRED BY THE DISTRICT ENGINEER OR INSPECTOR. DEFECTS DESIGNATED BY THE DISTRICT ENGINEER OR INSPECTOR SHALL BE REPAIRED AT NO COST TO THE DISTRICT PRIOR TO ACCEPTANCE OF THE SEWER IMPROVEMENTS.

SCOPE OF WORK:

THE FOLLOWING HAVE BEEN PROVIDED, INSTALLED, AND/OR CONSTRUCTED PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 4" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING. INSTALLATION AND TRENCHING PER SANDY SUBURBAN IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS @ 2.0% MIN SLOPE.
2. SANITARY SEWER MANHOLE PER SANDY SUBURBAN IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
3. CONNECT TO EXISTING SEWER MANHOLE PER SANDY SUBURBAN IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
4. 2" METER W/ 2" TYPE K RIGID COPPER PIPE FROM MAIN TO METER, PER SANDY CITY DETAIL WTR-10, POLY PIPE AFTER METER.
5. 1 1/2" METER W/ 1 1/2" TYPE K RIGID COPPER PIPE FROM MAIN TO METER, PER SANDY CITY DETAIL WTR-10, POLY PIPE AFTER METER.
6. 1" SDR-9 BLUE C.T.S. POLY PIPE (TO EACH UNIT).
7. 8" C900 DR-14 PVC (OR BETTER) WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER SANDY CITY STANDARDS AND SPECIFICATIONS.
8. FIRE HYDRANT W/ 6" GATE VALVE, ASSEMBLY COMPLETE PER SANDY CITY DETAIL WTR-01.
9. INSTALL 8" 11.25° BEND WITH THRUST BLOCKING PER SANDY CITY STANDARDS.
10. INSTALL 8" 45° BEND WITH THRUST BLOCKING PER SANDY CITY STANDARDS.
11. INSTALL 8" TEE WITH THRUST BLOCKING PER SANDY CITY STANDARDS.
12. INSTALL 2" TEMPORARY BLOW OFF AT DEAD END WITH TRAFFIC PROTECTION PER SANDY CITY STANDARD. PLUG, CAP, AND MARK FOR FUTURE USE.
13. CONNECT TO EXISTING WATER LINE PER SANDY CITY STANDARDS.
14. PRIVATE CAIRNS DISTRICT STD LIGHT POLE. SEE PHOTOMETRIC PLANS FOR ADDITIONAL INFORMATION.
15. 59-WATT SANDY CITY CAIRNS DISTRICT STANDARD RESIDENTIAL STREET LIGHT PER SANDY CITY STD DTL SL-01. SEE SHEET C-603.
16. IRRIGATION POINT OF CONNECTION: INSTALL 1-1/2" IRRIGATION METER AND BACK FLOW PREVENTER PER SANDY CITY STANDARD DETAIL MC-01 AND SPECIFICATIONS. SEE SHEET C-601.
17. UNDERGROUND ELECTRICAL CONDUIT. SEE ELECTRIC PLANS FOR INFORMATION AND COORDINATE WITH ROCKY MOUNTAIN POWER.
18. ELECTRICAL EQUIPMENT. SEE ELECTRIC PLANS FOR INFORMATION AND COORDINATE WITH ROCKY MOUNTAIN POWER.
19. INSTALL 8" 90° BEND WITH THRUST BLOCKING PER SANDY CITY STANDARDS.
20. INSTALL 8" GATE VALVE WITH THRUST BLOCKING PER SANDY CITY STANDARDS.





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LICENSED PROFESSIONAL ENGINEER
09/03/2025
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

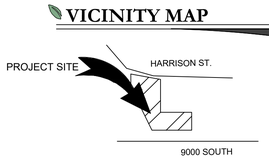
FOR REVIEW

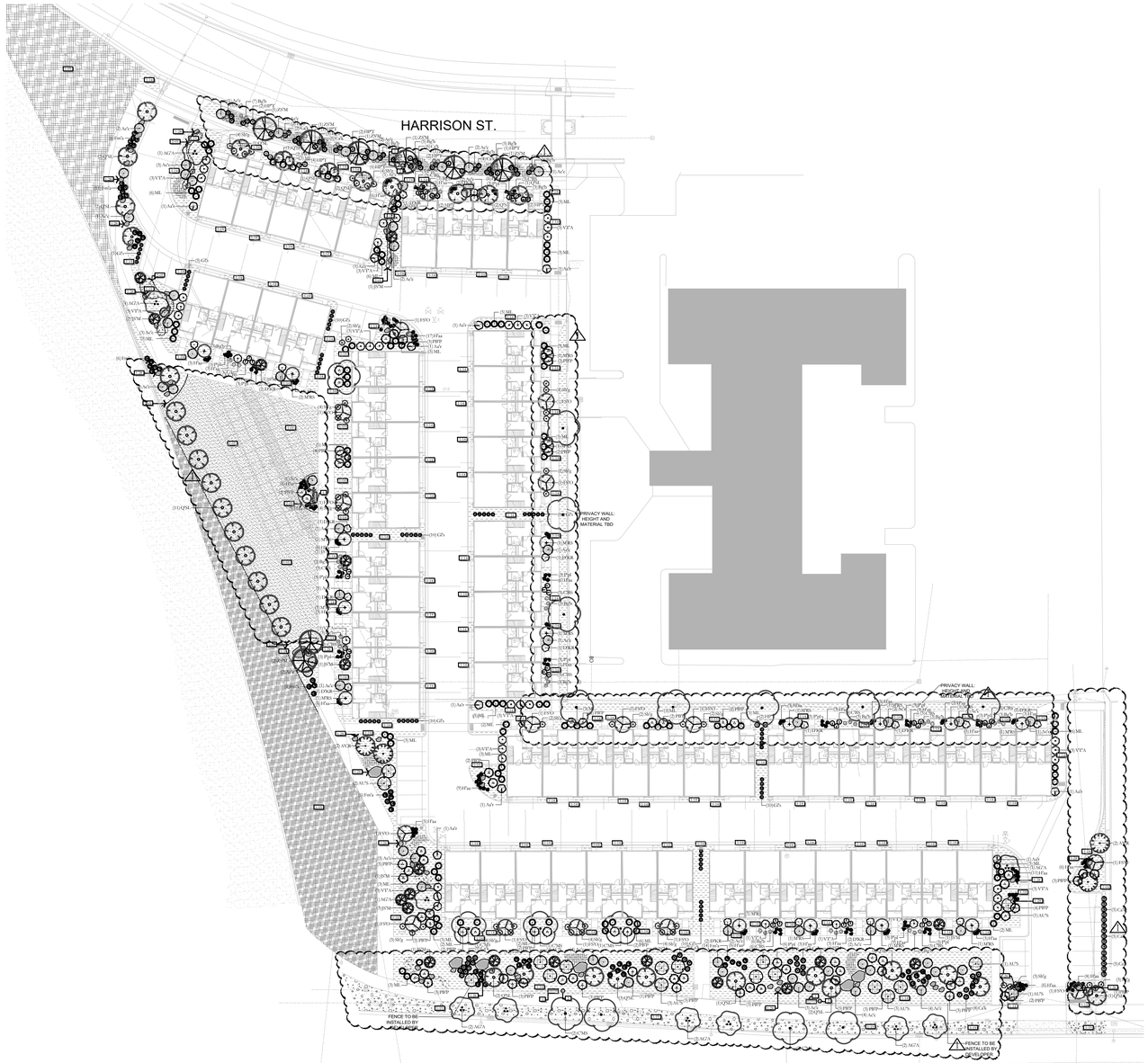
UTILITY PLAN

PROJECT NUMBER	PRINT DATE
13496A	2025-09-03
PROJECT MANAGER	DESIGNED BY
R.E.	M.B.

C-402

VICINITY MAP





SITE MATERIALS LEGEND

NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	DESCRIPTION	QTY
	1	Forms + Surfaces - Boardwalk Bench	4
	2	Wood material trash receptacle	3
1 LANDSCAPE			
	1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUE GRASS OR APPROVED EQUAL. SEE SOD LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101.	9,506 sf
	1-07	IRRIGATED REVEGETATION SEED MIX HYDROSEED WITH PLS (PURE LIVE SEED) AT 35LBS/ACRE 3.50 LBS SHEEP FESCUE 10% 3.50 LBS SLENDER WHEATGRASS 10% 3.50 LBS BLUEBUNCH WHEATGRASS 10% 3.50 LBS WESTERN WHEATGRASS 10% 3.50 LBS HARD FESCUE 10% 3.50 LBS MOUNTAIN BROMEGRASS 10% 3.50 LBS CRESTED WHEATGRASS 10% 3.50 LBS INTERMEDIATE WHEATGRASS 10% 1.75 LBS BIG BLUEGRASS 5% 2.62 LBS ANNUAL RYEGRASS 7.5% 2.63 LBS PERENNIAL RYEGRASS 7.5% SEE SUMMIT SEED. DARRELL@SUMMITSEEDING.COM 435-709-8003. REFER TO SEED LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101.	17,818 sf
	1-14	1.5" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	40,482 sf
	1-19	2-4" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	4,456 sf
	1-28	BOULDERS- DECORATIVE 36-72 INCHES. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501..	62
2 HARDSCAPE			
	2-05	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	636 lf

PLANT LEGEND

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	JS'M	19	Juniperus scopulorum `Moonglow` Moonglow Juniper Te2, 18x8; AV 20; sun; z3; Utah Lake water tolerant	B & B		6`
DECIDUOUS TREES						
	A'CR	4	Acer grisecum 'JFS KW22AGRI' Copper Rocket Copper Rocket™ Paperbark Maple 25'x12', moderate water; sun to part shade; z4	B & B	2"Cal	
	AG'A	10	Amelanchier x grandiflora `Autumn Brilliance` Autumn Brilliance Serviceberry moderate; 20x15; part sun to shade; z4;Utah Lake water tolerant	B & B	Multi-trunked	
	C'MS	16	Cercis canadensis 'Minnesota Strain' Minnesota Strain Eastern Redbud Moderate; 20-25' tall x 25' wide; sun to part shade; z 4; Utah Lake water tolerant	B & B	2"Cal	
	F'S'O	15	Fagus sylvatica `Red Obelisk` Red Obelisk European Beech moderate; 30x10; full to part sun; z5	B & B	2"Cal	
	M'RS	18	Malus x `Raspberry Spear' Raspberry Spear Crabapple low; 20x8; sun; z4; Utah Lake water tolerant	B & B	2"Cal	
	Q'SL	37	Quercus x 'Scarlet Letter' Scarlet Letter Columnar Oak Moderate; 40'x12-15'; sun; z3; Utah Lake water tolerant	B & B	2"Cal	
	ZS'M	8	Zelkova serrata `Musashino` Musashino Zelkova Td4; 45x15; AV 490; sun; z5; Utah Lake water tolerant	B & B	2"Cal	
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
DECIDUOUS SHRUBS						
	Aa'r	10	Amelanchier alnifolia 'Regent' Regent Serviceberry Sd2; 5x5; AV 50; sun to part shade; z2; Utah Lake water tolerant	5 gal		
	AU'S	18	Amelanchier utahensis Utah Serviceberry xeric; 6-15x6-10; sun; z5; Utah Lake water tolerant	3 gal		
	C'BS	39	Caryopteris x clandonensis 'Blauer Splatz' Sapphire Surf™ Bluebeard Sd2; 2'x3'; sun; z5; AV 12.5	5 gal		
	D'KR	18	Diervilla x 'G2X885411' Kodiak® Red Diervilla Moderate to low; 3-4'x4-5'; sun to shade; z4; Utah Lake water tolerant	5 gal		
	Gl's	70	Genista lydia 'Select' TM Genista lydia Bangle low; 2x2; z5; sun; Utah Lake water tolerant	1 gal		
	HP'T	19	Hydrangea paniculata 'Fire Light Tidbit' Fire Light Tidbit Panicle Hydrangea moderate; 3x3; part sun; z3	5 gal		
	PB'P	75	Prunus besseyi `P011S` 'Pawnee Buttes' Pawnee Buttes Sand Cherry Sd1; 1.5 x 6; AV19.5; sun; z4;	5 gal		
	Sb'g	51	Spiraea betulifolia `Tor Gold` TM Glow Girl Birchleaf Spirea moderate; 3-4 x 3-4; sun to part sun; z3	5 gal		
	VT'A	38	Viburnum trilobum `Alfredo` Alfredo Cranberrybush Viburnum low; 6x6; sun to part sun; z3;	5 gal		
EVERGREEN SHRUBS						
	Ac'c	61	Arctostaphylos x coloradoensis `Chieftain` Chieftain Manzanita Sc1; 3x6; AV 28; sun to light shade; z4;	5 gal		
GRASSES						
	Bg'b	80	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Blue Grama Tw0; 2.5 x 2.5; AV .75; sun; Z4; Utah Lake water tolerant	1 gal		
	Ca'k	79	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal		
	F'm'a	64	Festuca mairei Atlas Fescue low; 3x3; sun; z5; Utah Lake water tolerant	1 gal		
	ML	101	Muhlenbergia capillaris 'Lenca' Regal Mist® Pink Muhly Grass	5 gal		
PERENNIALS						
	H'aa	174	Hemerocallis x `Always Afternoon` Lavendar Daylily P3; 2x2; AV 1; full to part sun; z3; Utah Lake water tolerant	1 gal		
	P'pl	45	Penstemon pinifolius Pineleaf Penstemon	1 gal		
SYMBOL	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**			
GROUND COVERS						
	707	Phlox subulata 'Cherry' GoldiPhlox™ Cherry Creeping Phlox 12"-24" WIDE X 3"-4" TALL	4"pot			

ISSUE DATE	PROJECT NUMBER
9/17/2025	UT25067

NO.	REVISION	DATE
1	CITY COMMENTS	08-05-2025
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 08/05/2025

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 20' 40' 80' 160'
GRAPHIC SCALE: 1" = 40'

PROJECT INFORMATION

SANDY STATION
HARRISON STREET
SANDY, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

DR HORTON
ATT: MORGAN KOLLMAN
MLDDAVISKOLLMAN@DRHORTON.COM

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREPONT
STATE OF UTAH
9/17/2025
ELECTRONIC SEAL

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	9/17/2025

LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-100

ISSUE DATE	PROJECT NUMBER
9/17/2025	UT25067

NO.	REVISION	DATE
1	CITY COMMENTS	08-05-2025
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

SHEET LP 102
SHEET LP 103

SANDY STATION
HARRISON STREET
SANDY, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

DR HORTON
ATT: MORGAN KOLLMAN
MLDDAVISKOLLMAN@DRHORTON.COM

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — JEREMY ANDWORTH — 9/17/2025 — STATE OF UTAH

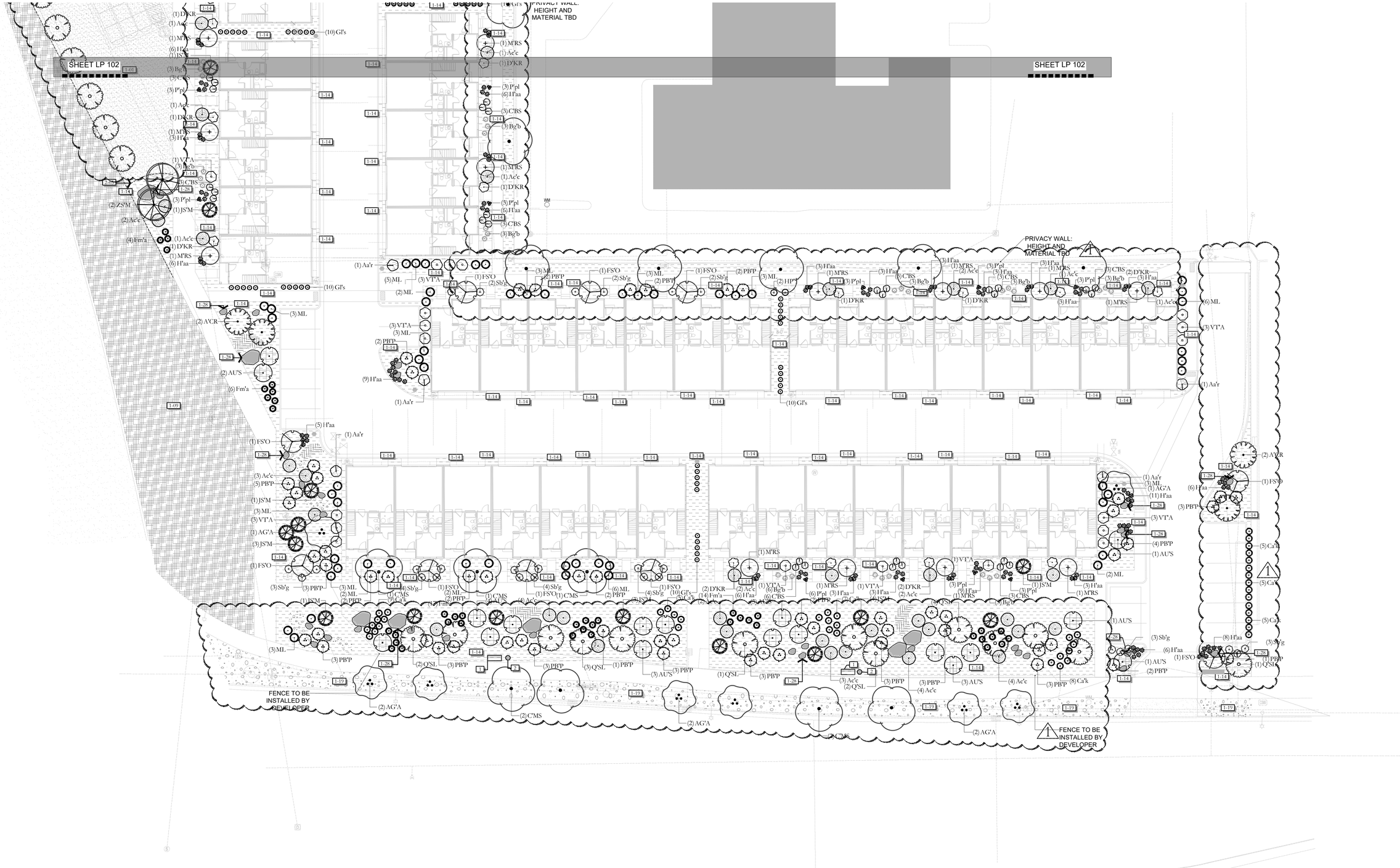
DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 9/17/2025

LANDSCAPE PLAN

CITY PERMIT SET

LP-102



ISSUE DATE	PROJECT NUMBER
9/17/2025	UT25067

NO.	REVISION	DATE
1	CITY COMMENTS	08-05-2025
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

SHEET LP 102
SHEET LP 103

SANDY STATION
HARRISON STREET
SANDY, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
9/17/2025
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	9/17/2025

LANDSCAPE PLAN

CITY PERMIT SET

LP-103

A FORMS + SURFACE BENCH
NOT TO SCALE

PKJ DESIGN GROUP

B WOOD MATERIAL TRASH RECEPTACLE
NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
9/17/2025	UT25067

NO.	REVISION	DATE
1	CITY COMMENTS	08-05-2025
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 08/05/2025

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UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

SANDY STATION
HARRISON STREET
SANDY, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

DR HORTON
ATT: MORGAN KOLLMAN
MLDDAVISKOLLMAN@DRHORTON.COM

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LEHI, UTAH 84043 (801) 995-2217
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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
STATE OF UTAH
9/17/2025
ELECTRONIC SEAL

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	9/17/2025

LANDSCAPE DETAILS

CITY PERMIT SET

LP-502

MATERIAL SQ FT & PERCENTAGE:

STUCCO:	459 SQ FT	18.4%
HARDIBOARD/SIDING:	2023 SQ FT	81.6%
SOLID WALL TOTAL:	2482 SQ FT	69.3%
TRANSPARENCY:	762 SQ FT	30.7%
TOTAL:	3244 SQ FT	100%

1 ARC FRONT
1 : 75

FRONT PERSPECTIVE

MATERIAL SQ FT & PERCENTAGE:

STUCCO:	241 SQ FT	19.7%
HARDIBOARD/SIDING:	983 SQ FT	80.3%
SOLID WALL TOTAL:	1224 SQ FT	97.4%
TRANSPARENCY:	36 SQ FT	2.6%
TOTAL:	1260 SQ FT	100%

2 ARC RIGHT
1 : 75

RIGHT ELEVATION

MATERIAL SQ FT & PERCENTAGE:

STUCCO:	340 SQ FT	15.9%
HARDIBOARD/SIDING:	1804 SQ FT	84.1%
SOLID WALL TOTAL:	2144 SQ FT	65.1%
TRANSPARENCY:	987 SQ FT	36.0%
TOTAL:	3131 SQ FT	100%

3 ARC REAR
1 : 75

REAR ELEVATION

MATERIAL SQ FT & PERCENTAGE:

STUCCO:	241 SQ FT	19.7%
HARDIBOARD/SIDING:	983 SQ FT	80.3%
SOLID WALL TOTAL:	1224 SQ FT	97.4%
TRANSPARENCY:	36 SQ FT	2.6%
TOTAL:	1260 SQ FT	100%

4 ARC LEFT
1 : 75

LEFT ELEVATION

PLAN OLIVER
3-STORY TOWNHOME: MODERN TYPE V CONSTRUCTION

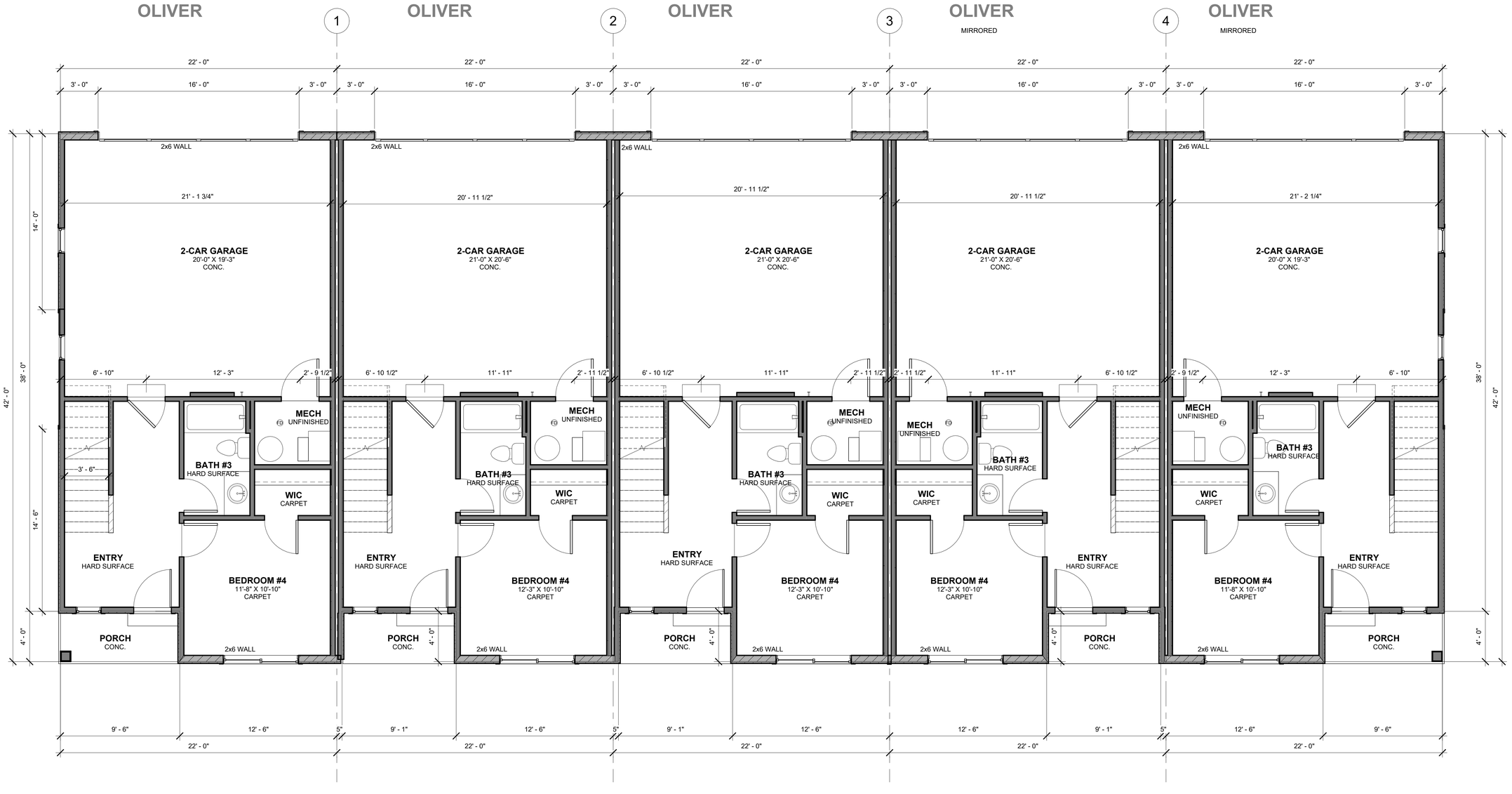
LAP SIDING (CEMENTATIOUS OR EQUIVALENT)	STUCCO
BOARD & BATTON SIDING (CEMENTATIOUS OR EQUIVALENT)	MASONRY: STONE (CULTURED OR SIMILAR) OR BRICK
SHINGLE SIDING (CEMENTATIOUS OR EQUIVALENT)	ASPHALT SHINGLES

REV DATE: 07-10-25

SANDY STATION TOWNHOMES

REAR
LEFT RIGHT
FRONT

D·R·HORTON
America's Builder



1 OVERALL FIRST FLOOR PLAN
1/4" = 1'-0"

SEE UNIT PLANS

D·R·HORTON® America's Builder

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THOROUGHLY REVIEW AND
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LOCATIONS, NOTES, ETC.
BEFORE CONSTRUCTION AT ANY
STAGE OF CONSTRUCTION.

20' A.L. TOWNHOME (O) 3-STORY 5-PLEX (GYP)
OVERALL FIRST FLOOR PLAN

A0.1

OLIVER

OLIVER

OLIVER

OLIVER
MIRRORED

OLIVER
MIRRORED

1 2 3 4

110' - 0"

22' - 0" | 22' - 0" | 22' - 0" | 22' - 0" | 22' - 0"

42' - 0"

38' - 0"

4' - 0"

FAMILY
21'-0" X 13'-8"
HARD SURFACE

PANTRY

2
A3.0

KITCHEN
13'-10" X 11'-8"
HARD SURFACE

3
A3.0

DINING
11'-8" X 10'-8"
HARD SURFACE

DINING
11'-9" X 10'-3"
HARD SURFACE

DECK

9' - 6" | 12' - 6" | 5" | 9' - 1" | 12' - 6" | 5" | 9' - 1" | 12' - 6" | 12' - 6" | 9' - 1" | 5" | 12' - 6" | 9' - 6"

22' - 0" | 22' - 0" | 22' - 0" | 22' - 0" | 22' - 0"

1 OVERALL SECOND FLOOR PLAN
1/4" = 1'-0"

SEE UNIT PLANS

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20' A.L. TOWNHOME (O) 3-STORY 5-PLEX (GYP)
OVERALL SECOND FLOOR PLAN

A0.2

1 OVERALL THIRD FLOOR PLAN
1/4" = 1'-0"

SEE UNIT PLANS

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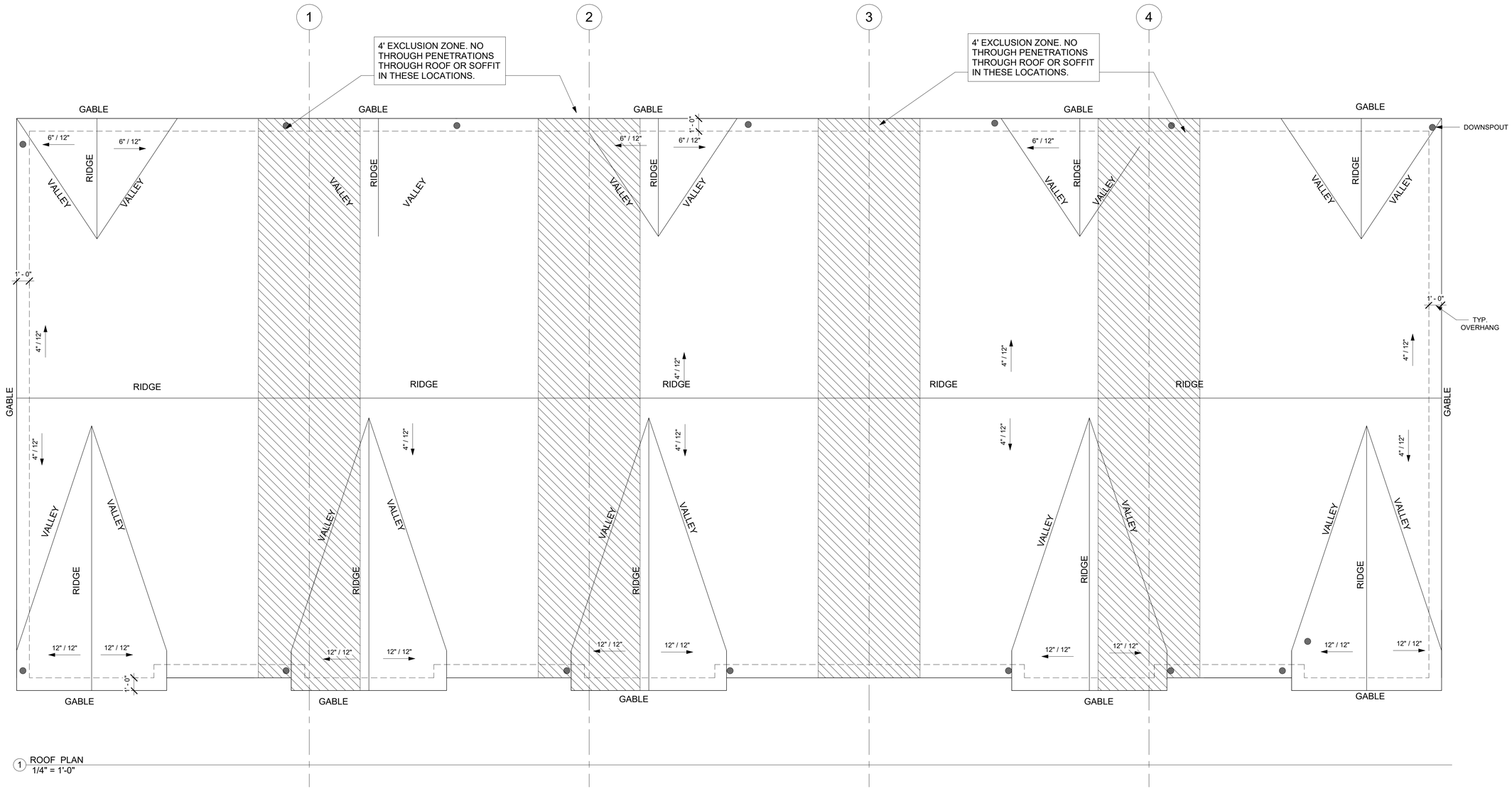
ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY CONTRACTOR. CONTRACTOR TO THOROUGHLY REVIEW AND TAKE FULL RESPONSIBILITY OF THE ACCURACY OF ALL DIMENSIONS, LOCATIONS, NOTES, ETC. PRIOR TO CONSTRUCTION AND AT EACH STAGE OF CONSTRUCTION.

20' A.L. TOWNHOME (O) 3-STORY 5-PLEX (GYP)

OVERALL THIRD FLOOR PLAN

A0.3

OLIVER ATTIC VENTILATION CALCULATIONS:
ATTIC AREA: 816 sf X 1/300 = 2.72 sf NFA REQ'D 2.72 SF NFA X 144 si = 391.68 si 391.68 si / 2 = 195.84 si FOR EACH (RIDGE & SOFFIT)
SOFFIT VENT PROVIDED: (2"x12"x 9 Spaces) = 216 si
GABLE END VENT PROVIDED: (12"x18" VENTS) = 216 si. (1) PROVIDED = 216 si.
TURTLE VENT PROVIDED: (10"x10" VENT) = 100 si. (3) PROVIDED = 300 si.



1 ROOF PLAN
1/4" = 1'-0"

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20' A.L. TOWNHOME (O) 3-STORY 5-PLEX (GYP)

ROOF DRAINAGE PLAN

A0.4

Sandy City, Utah

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

Staff Report

File #:
SUB05132025-006966,
Version: 1

Date: 11/20/2025

Agenda Item Title:
Sandy Station Townhomes - Preliminary Subdivision Review
8925 S. Harrison St.
[Community #1, Northwest Exposure]

Presenter:
Mike Wilcox, Planning Director

Description/Background:
The applicant, David Kelley of DR Horton (representing the property owner Interim Capital, LLC), is requesting a preliminary subdivision review for the property located within the Cairns District at approximately 8925 South Harrison St. The proposal is to construct 63 residential townhome units in accordance with the previously approved mixed use master plan for this area. The property will also be subdivided allowing for the private ownership of units. Based upon the applicant's submittal, they are also seeking approval of several exceptions and development enhancements to the Cairns Design Standards. Please reference the applicant's letter (Exhibit A) and application materials (Exhibit C).

See the attached detailed staff report from the associated Site Plan Review file and the attached exhibits for full details of the request.

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission determine that preliminary subdivision review for Sandy Station Townhomes located at 8925 S. Harrison St. is substantially complete based on the following findings and subject to the following conditions:
Findings:
1. The applicant has demonstrated that they have largely complied or intend to comply with the Land Development Code requirements for the RC Zone and the subdivision code.

2. That the various City Departments and Divisions have recommended preliminary approval of the proposed subdivision plat.

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

2. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.

3. That all city provisions, codes, and ordinances are adhered to during the review, construction, and operations process of this project.

4. That a Homeowners Association for the subdivision be established. A set of CC&R's be recorded with the plat to regulate and ensure maintenance of all common areas. Said documents shall include language that requires use of garages be such that two vehicles be able to be parked at all times and that garages will not be used for any long-term storage. That the subdivision CC&R's include language that limits parking on all surface stalls to residents and their guests and that stalls shall not be used for any long-term parking of vehicles (more than 5 consecutive days).

5. All structures and improvements for individual homes are to be restricted to the platted pad site, including but not limited to pop-outs, chimneys, porches, patios, decks, stairways, etc., and may not be built in the common areas.

6. That all existing easements that impact the proposed residential units be modified or released prior to the recordation of the plat.

7. That a reciprocal extensible cross access easements be provided to the surrounding properties to allow for future pedestrian and vehicular access when/if they redevelop further to enable the interconnected nature of the approved 90th South Mixed Use Master Plan.

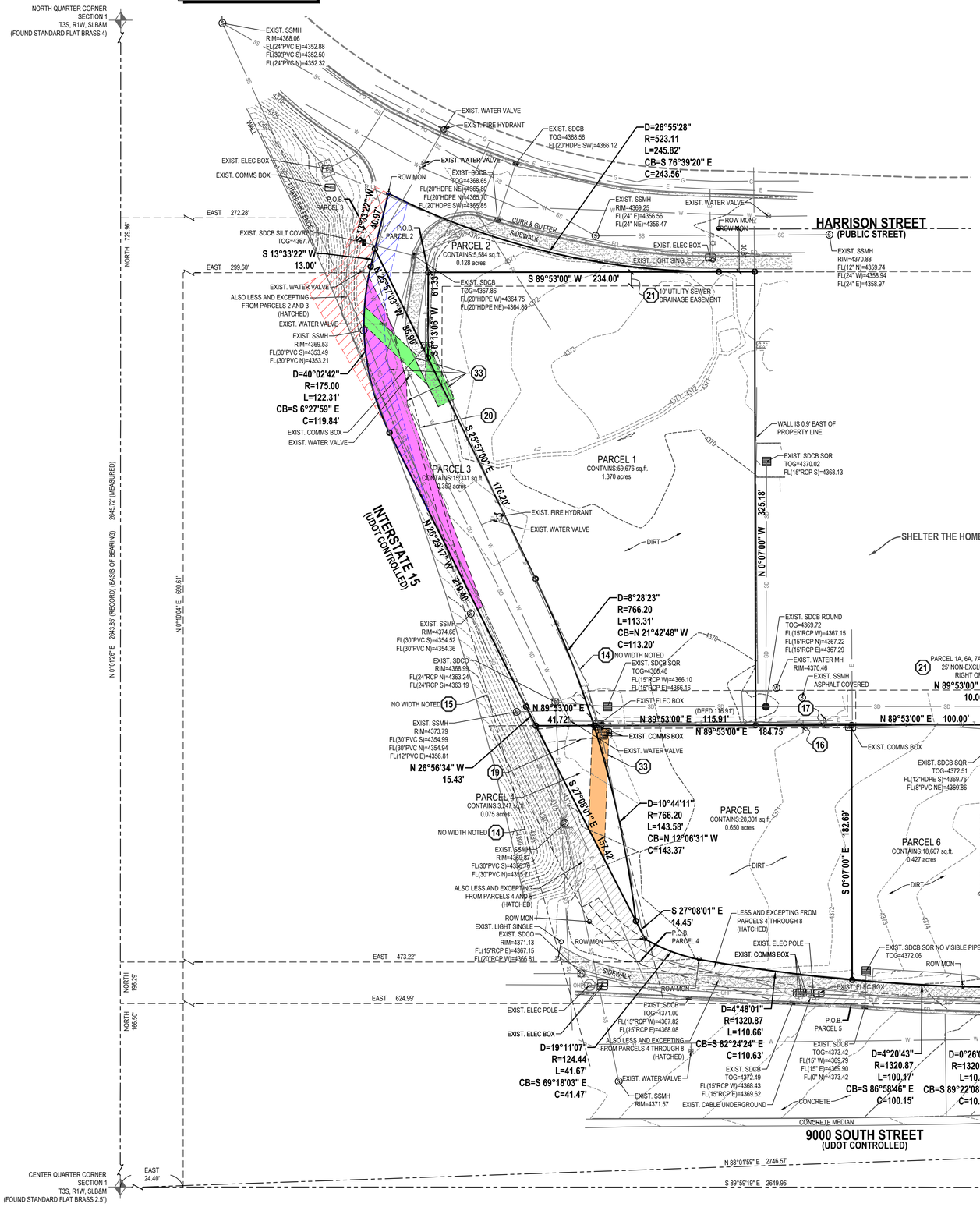
811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

CENTER QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4364.56'



LEGEND - EXCEPTION 33

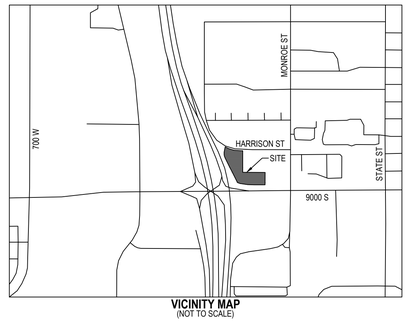
- P.U.E. 1
- U.E. 1
- P.U.E. 2
- U.E. 2
- WARRANTY DEED & EXCEPTION 34

LEGEND

SECTION CORNER	ADJACENT RIGHT OF WAY
MONUMENT	RIGHT OF WAY
EXIST REBAR AND CAP	CENTERLINE
SET ENSIGN REBAR AND CAP	PROPERTY LINE
WATER METER	ADJACENT PROPERTY LINE
WATER MANHOLE	DEED LINE
WATER VALVE	TANGENT LINE
FIRE HYDRANT	EXIST DITCH FLOW LINE
SECONDARY WATER VALVE	FENCE
IRRIGATION VALVE	EDGE OF ASPHALT
SANITARY SEWER MANHOLE	SANITARY SEWER LINE
STORM DRAIN CLEAN OUT	STORM DRAIN LINE
STORM DRAIN CATCH BASIN	LAND DRAIN LINE
STORM DRAIN COMBO BOX	CULINARY WATER LINE
STORM DRAIN CULVERT	SECONDARY WATER LINE
SIGN	IRRIGATION LINE
ELECTRICAL BOX	OVERHEAD POWER LINE
UTILITY MANHOLE	ELECTRICAL LINE
UTILITY POLE	GAS LINE
LIGHT	EXISTING CONTOURS
CABLE BOX	CONCRETE
TELEPHONE BOX	BUILDING
GAS METER	PUBLIC DRAINAGE EASEMENT
TREE	DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY
SHRUB	SCHEDULE B-2 EXCEPTION

ENSIGN ENG. LAND SURV.

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



VICINITY MAP
(NOT TO SCALE)

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

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

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

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
DR HORTON HOMES - SLC DIVISION
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP

CONTACT:
DAVE MARTIN
PHONE:

SANDY STATION
ALTA-NSPS LAND TITLE AND TOPOGRAPHY SURVEY
8925 SOUTH HARRISON STREET
SANDY, UTAH

PROFESSIONAL LAND SURVEYOR
01/13/25
NO. 288882
PATRICK M. HARRIS
STATE OF UTAH

ALTA-NSPS LAND TITLE AND TOPOGRAPHY SURVEY

PROJECT NUMBER	PRINT DATE
13496	2025-09-03
PROJECT MANAGER	DESIGNED BY
PH	MB

2 OF 2

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/NSPS Land Title Survey for use by the client. The Basis of Bearing is North 0°01'26" East 2643.85 feet, between the Center quarter corner and the North quarter corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian.

COMMITMENT DESCRIPTIONS

PARCEL 1:

Lot 4, ARK SUBDIVISION, according to the official plat thereof, recorded January 25, 1977 as Entry No. 2902042 in Book 77-1 of Plats at Page 20, records of Salt Lake County, Utah.

PARCEL 1A:

A non-exclusive 25.00 foot wide right of way limited to use in connection with adjoining property to which it is appurtenant and the center line of which is described as follows:

Beginning on the North line of 9000 South Street, said point being South 89°53' West along the center line of 9000 South Street 1866.81 feet and North 00°07' West 73.00 feet from an existing monument in the intersection of 9000 South and State Street, said point being also North 162.60 feet and East 869.86 feet from the center of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence North 00°07' West 214.50 feet; thence South 89°53' West 444 feet, more or less, to the Easterly line of 240 West Street. The location of the right of way may be changed upon mutual agreement among owners of the adjoining property to which it is appurtenant.

PARCEL 2:

A tract of land situate in the Southwest quarter of the Northeast quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at a point which is 24.40 feet East along the quarter section line and 690.61 feet (210.638 meters (691.07 feet) by record) North 00°10'04" West and 299.60 feet (91.130 meters (298.98 feet) by record) East from the Southwest corner of the Northeast quarter of said Section 1 (Note: said Southwest corner of the Northeast quarter bears 2645.68 feet South 00°02'53" West along the quarter section line from the North quarter corner of said Section 1) and running thence South 00°15'12" West (South 00°13'06" West by record) 61.33 feet along the Easterly right of way line of the existing 240 West Street; thence North 25°55'09" West (North 26°04'44" West by record) 111.69 feet; thence North 26°08'32" East 24.98 feet to the beginning of a 523.11-foot radius non-tangent curve to the left (Note: center bears North 27°59'38" East) and an extension of the Southerly right of way line of the existing 8930 South Street; thence Easterly along the arc of said curve 256.47 feet through a delta of 28°05'26" (Note: chord to said curve bears South 76°03'04" East for a distance of 253.91 feet) along said existing Southerly right of way line and said extension; thence South 89°54'13" West 208.33 feet (South 89°53'00" West 63.505 meters (208.35 feet) by record) to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

PARCEL 3:

A tract of land situate in the Southwest quarter of the Northeast quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at a point which is 729.96 feet North along the quarter section line and 272.28 feet East from the center quarter corner of said Section 1 (Note: said center quarter corner bears 2,645.68 feet South along the quarter section line from the North quarter corner of said Section 1), said point is 112.87 feet perpendicularly distant Northeasterly from the control line of said project opposite Engineer Station 209+11.06 and running thence South 25°58'02" East (South 26°04'44" East by record) 111.69 feet to a point in the Easterly right of way line of the existing 240 West Street; thence continuing along said bearing and Easterly right of way line 176.20 feet to the beginning of a 766.20-foot radius curve to the right; thence Southeasterly along said right of way line and the arc of said curve 113.01 feet through a delta of 08°27'02" (Note: chord to said curve bears South 21°44'31" East for a distance of 112.90 feet); thence South 89°51'58" West 41.72 feet to the Easterly right of way and no-access line of I-15; thence along said right of way and no-access line the following three (3) courses: (1) North 27°08'52" West 15.13 feet; (2) thence North 26°30'18" West 223.60 feet; (3) thence North 29°56'19" West 118.59 feet; thence North 62°51'46" East 31.14 feet to the beginning of a 30.00-foot radius non-tangent curve to the right (Note: center bears North 86°42'50" East); thence Northerly along the arc of said curve 15.38 feet through a delta of 29°22'49" (Note: chord to said curve bears North 11°24'14" East for a distance of 15.22 feet) North 26°05'39" East 20.44 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

PARCEL 4:

A tract of land in fee, being all of an entire tract of property, situate in the Southwest quarter of the Northeast quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, the boundaries of said tract of land are described as follows:

Beginning at the Southeast corner of said entire tract at a point which is 2119.79 feet South 89°53'00" West, 75.00 feet North 00°07'00" West, 44.71 feet North 89°53'00" East, 108.27 feet South 75°05'09" East, and 3.16 feet South 50°38'30" East from an existing monument in the intersection of 9000 South and State Streets, said point of beginning also being about 196.29 feet North and 473.22 feet East and from the center of said Section 1 and running thence North 50°38'30" West 46.05 feet along the Easterly right of way line and no-access line of I-15 to Right of Way Monument No. 1129; thence North 27°07'12" West 157.84 feet along said Easterly right of way and no-access line; thence North 89°53'00" East 74.56 feet to the existing Easterly right of way of a frontage road (240 East Street); thence Southerly 173.38 feet along the arc of a 766.20 foot radius curve to the right (Note: Chord to said curve bears South 10°59'39" East for a distance of 173.01 feet) and along said existing Easterly right of way line to the point of beginning.

PARCEL 5:

A tract of land in fee, being all of an entire tract of property, situate in the Southwest quarter of the Northeast quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, the boundaries of said tract of land are described as follows:

Beginning at the Southeast corner of said entire tract at a point which is 2119.79 feet (646.112 meters record) South 89°53'00" West and 75.00 feet (22.860 meters record) North 00°07'00" West from an existing monument in the intersection of 9000 South and State Streets, said point of beginning also being 166.50 feet (50.750 meters record) North and 624.99 feet (190.469 meters record) East from the center of said Section 1 and running thence North 00°07'00" West 200.00 feet (60.960 meters record) along the Easterly boundary line of said entire tract to the Northeast corner of said entire tract; thence South 89°53'00" West 184.37 feet (56.195 meters record), more or less, along the Northerly boundary line of said entire tract to the existing Easterly right of way line of a frontage road (240 West Street); thence Southerly 173.38 feet along the arc of a 766.20 foot (233.538 meter record) radius curve to the right (Note: Chord to said curve bears South 10°59'39" East for a distance of 173.01 feet) and along said existing Easterly right of way line to the Northerly right of way and no access line of 9000 South Street; thence South 50°38'30" East 3.16 feet along said Northerly line to Right of Way Monument No. 1128; thence South 75°05'09" East 108.27 feet along said Northerly line; thence North 89°53'00" East 44.71 feet along said Northerly line to the point of beginning.

PARCEL 6:

The West 100 feet of Lot 1, ARK SUBDIVISION, according to the official plat thereof, recorded January 25, 1977 as Entry No. 2902042 in Book 77-1 of Plats at Page 20, records of Salt Lake County, Utah.

PARCEL 6A:

A non-exclusive 25.0 foot wide right of way limited use easement in connection with adjoining property to which it is appurtenant and the center line of which is described as follows:

Beginning on the North line of 9000 South Street, said point being South 89°53' West along the center line of 9000 South Street 1866.81 feet and North 00°07' West 73.00 feet from an existing monument in the intersection of 9000 South and State Street, said point being also North 162.60 feet and East 869.86 feet from the center of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence North 00°07' West 214.50 feet; thence South 89°53' West 444 feet, more or less, to the Easterly line of 240 West Street, the location of the right of way may be changed upon mutual agreement among the owners of adjoining property to which it is appurtenant.

PARCEL 7:

The East 10 feet of Lot 1, ARK SUBDIVISION, according to the official plat thereof, filed on January 25, 1977 as Entry No. 2902042 in Book 77-1 of Plats, at Page 20, of the official records of the Salt Lake County Recorder.

PARCEL 7A:

A non-exclusive 25.00 foot wide right-of-way limited to use in connection with adjoining property to which it is appurtenant, and the center line of which is described as follows:

Beginning on the North line of 9000 South Street, said point being South 89°53' West along the center line of 9000 South Street 1866.81 feet and North 00°07' West 73.00 feet from an existing monument in the intersection of 9000 South and State Street, said point being also North 162.60 feet and East 869.86 feet from the center of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence North 00°07' West 214.50 feet; thence South 89°53' West 444.00 feet, more or less, to the Easterly line of 240 West Street.

PARCEL 8:

Lot 2, ARK SUBDIVISION, according to the official plat thereof, filed on January 25, 1977 as Entry No. 2902042 in Book 77-1 of Plats, at Page 20, of the official records of the Salt Lake County Recorder.

PARCEL 8A:

A non-exclusive 25.00 foot wide right-of-way limited to use in connection with adjoining property to which it is appurtenant, and the center line of which is described as follows:

Beginning on the North line of 9000 South Street, said point being South 89°53' West along the center line of 9000 South Street 1866.81 feet and North 00°07' West 73.00 feet from an existing monument in the intersection of 9000 South and State Street, said point being also North 162.60 feet and East 869.86 feet from the center of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence North 00°07' West 214.50 feet; thence South 89°53' West 444.00 feet, more or less, to the Easterly line of 240 West Street.

LESS AND EXCEPTING from Parcels 4 through 8 the following:

A parcel of land in fee for the widening of the existing highway State Route 209 known as Project No. F-0209(31)7, being part of an entire tract of property situate in the Southwest quarter of the Northeast quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the Southeasterly boundary line of said entire tract which point is 1,478.22 feet South 89°53'00" West and 73.00 feet North 00°07'00" West and 7.99 feet North 44°51'38" East from a Salt Lake County monument in the intersection of SR-209 (9000 South Street) and SR-89 (State Street), said point is 171.85 feet North 00°01'02" East along the section line and 1,272.21 feet South 89°58'58" East from the center quarter corner of said Section 1, said point is also approximately 61.56 feet perpendicularly distant Northerly from the control line of said project opposite Engineer Station 119+21.90 and running thence Westerly along the arc of a 24.23-foot radius non-tangent curve to the right (Note: center bears South 89°48'49" East) 2.90 feet through a delta of 06°51'32" (Note: chord to said curve bears South 88°16'35" West for a distance of 2.90 feet); thence North 89°59'37" West 270.43 feet; thence South 89°46'05" West 242.58 feet to the beginning of a 1,328.87-foot radius curve to the right; thence Westerly along the arc of said curve 51.99 feet through a delta of 02°14'31" (Note: chord to said curve bears North 89°22'18" West for a distance of 51.99 feet) to a point 65.47 feet perpendicularly distant Northerly from said control line opposite Engineer Station 113+54.02; thence continuing along the arc of said curve 185.75 feet through a delta of 08°00'32" (Note: chord to said curve bears North 84°14'46" West for a distance of 185.60 feet) to the beginning of a 132.44-foot radius curve to the right; thence Northwesterly along the arc of said curve 85.57 feet through a delta of 37°01'06" (Note: chord to said curve bears North 62°48'35" West for a distance of 84.09 feet); thence North 39°25'56" West 13.51 feet to a point 135.00 feet perpendicularly distant Northerly from said control line opposite Engineer Station 110+86.50; thence North 61°24'53" East 8.15 feet to a point 138.84 feet perpendicularly distant Northerly from said control line opposite Engineer Station 110+93.68; thence South 39°25'56" East 11.63 feet to the beginning of a 124.44-foot radius curve to the left at a point 129.80 feet perpendicularly distant Northerly from said control line opposite Engineer Station 111+01.00; thence Southeasterly along the arc of said curve 33.14 feet through a delta of 15°15'24" (Note: chord to said curve bears South 02°04'59" East for a distance of 33.04 feet) to a point designated as Point "A", which point is 109.30 feet perpendicularly distant Northerly from said control line opposite Engineer Station 111+26.91; thence continuing Southeasterly along the arc of said curve 61.56 feet through a delta of 28°37'32" (Note: chord to said curve bears South 27°07'50" East 61.71 feet) to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

ALSO LESS AND EXCEPTING from Parcels 4 and 5 the following:

A parcel of land in fee for the widening of the existing highway State Route 209 (9000 South Street) known as Project No. F-0209(31)7, being part of an entire tract of property situate in the Southwest quarter of the Northeast quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the existing Easterly right of way line and no-access line of I-15 which point is 2,313.16 feet South 89°53'00" West and 144.76 feet North 00°07'00" West from a Salt Lake County monument in the intersection of said SR-209 (9000 South Street) and SR-89 (State Street), said point is 235.99 feet North 00°01'02" East along the section line and 431.47 feet South 89°58'58" East from the center quarter corner of said Section 1, said corner is also approximately 132.43 feet perpendicularly distant Northerly from the 9000 South control line opposite Engineer Station 110+81.70 and running thence North 27°07'50" West 146.19 feet along said Easterly right of way line and no-access line to a Northerly boundary line of said entire tract; thence North 89°53'00" East 33.67 feet along said Northerly boundary line to a point 54.37 feet perpendicularly distant Easterly from the Ramp A1 control line opposite Engineer Station 205+33.36; thence South 27°07'50" East 171.87 feet to a point in a 124.44-foot radius non-tangent curve to the right (Note: center bears South 89°48'49" East) at a point 109.30 feet perpendicularly distant Northerly from the 9000 South control line opposite Engineer Station 111+26.91; thence Northwesterly along the arc of said curve 33.14 feet through a delta of 15°15'24" (Note: chord to said curve bears North 02°04'59" West for a distance of 33.04 feet) to a point 129.80 feet perpendicularly distant Northerly from said control line opposite Engineer Station 111+01.00; thence North 39°25'56" West 11.63 feet to a point 138.84 feet perpendicularly distant Northerly from said control line opposite Engineer Station 110+93.68; thence South 61°24'53" West 13.59 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

ALSO LESS AND EXCEPTING from Parcels 2 and 3 the following:

A parcel of land in fee, being part of an entire tract of property, situate in the Southwest quarter of the Northeast quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, incident to the widening of I-15, known as Project No S-I15-7(341)295. The boundaries of said parcel of land are described as follows:

Beginning in the existing Southerly right of way line of Harrison Street at the Northwest corner of said entire tract, which point is 751.12 feet North 00°16'30" East along the quarter Section line and 283.28 feet East from the center quarter corner of said Section 1, and running thence along said existing Southerly right of way line of Harrison Street 10.56 feet Southeasterly along the arc of a curve to the left with a radius of 523.11 feet, chord bears South 62°19'35" East 10.56 feet to a point 324.53 feet radially distant Easterly from the right of way control line of said Project, opposite approximate Engineers Station 1256+09.40; thence South 13°47'49" West 54.12 feet to the point of tangency of a curve to the left with a radius of 175.00 feet at a point 298.43 feet radially distant Easterly from the right of way control line of said Project, opposite Engineers Station 1255+64.44; thence Southerly along said curve with an arc length of 122.31 feet, chord bears South 06°13'30" East 119.83 feet to the existing highway right of way and no-access line of said I-15 at a point 281.70 feet radially distant Easterly from the right of way control line of said Project, opposite approximate Engineers Station 1254+51.50; thence along said existing highway right of way and no-access line the following two (2) courses and distances: (1) North 26°14'50" West 4.20 feet; (2) thence North 29°40'51" West 118.65 feet to the Northerly boundary line of said entire tract; thence North 63°07'14" East 31.29 feet to the point of curvature of a non-tangent curve to the right with a radius of 29.96 feet; thence Northerly along said curve with an arc length of 15.39 feet, chord bears North 11°39'42" East 15.22 feet; thence North 26°22'42" East 45.42 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

To: (i)D.R. Horton, Inc., a Delaware corporation; (ii)Interim Capital, LLC, a Utah limited liability company; and (iii)Cottonwood Title Insurance Agency, Inc.; (iv)First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 8, 9, 11, 13, 14, 16, and 18 of Table A hereof.

The field work was completed on September 19, 2024.

Date of Plat or Map: September 25, 2024.

01/13/25
Date

Patrick M. Harris
License No. 286882

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Cottonwood Title Insurance Agency, Inc., of Midvale, Utah under File No. 181240-DMP, dated effective July 24, 2024.

Schedule B-2 Exceptions

1. (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims, or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

7. Any defect, lien, encumbrance, adverse claim, or other matter, that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

8. Any service, installation, connection, maintenance, or construction charges for sewer, water, electricity, or garbage collection or disposal, or other utilities unless shown as an existing lien by the Public Records.

9. Taxes for the year 2024 are accruing as a lien not yet due and payable under Parcel No. 27-01-251-016. Taxes for the year 2023 have been paid in the amount of $13,289.31 under Parcel No. 27-01-251-016. (affects Parcel 1)

Taxes for the year 2024 are accruing as a lien not yet due and payable under Parcel No. 27-01-251-059. Taxes for the year 2023 have been paid in the amount of $1,269.97 under Parcel No. 27-01-251-059. (affects Parcel 2)

Taxes for the year 2024 are accruing as a lien not yet due and payable under Parcel No. 27-01-251-060. Taxes for the year 2023 have been paid in the amount of $3,419.45 under Parcel No. 27-01-251-060. (affects Parcel 3)

Taxes for the year 2024 are accruing as a lien not yet due and payable under Parcel No. 27-01-251-052. Taxes for the year 2023 have been paid in the amount of $697.10 under Parcel No. 27-01-251-052. (affects Parcel 4)

Taxes for the year 2024 are accruing as a lien not yet due and payable under Parcel No. 27-01-251-053. Taxes for the year 2023 have been paid in the amount of $6,596.34 under Parcel No. 27-01-251-053. (affects Parcel 5)

Taxes for the year 2024 are accruing as a lien not yet due and payable under Parcel No. 27-01-251-048. Taxes for the year 2023 have been paid in the amount of $4,511.94 under Parcel No. 27-01-251-048. (affects Parcel 6)

Taxes for the year 2024 are accruing as a lien not yet due and payable under Parcel No. 27-01-251-049. Taxes for the year 2023 have been paid in the amount of $390.46 under Parcel No. 27-01-251-049. (affects Parcel 7)

Taxes for the year 2024 are accruing as a lien not yet due and payable under Parcel No. 27-01-251-050. Taxes for the year 2023 have been paid in the amount of $7,113.00 under Parcel No. 27-01-251-050. (affects Parcel 8) (Not Survey related)

10. The herein described Land is located within the boundaries of Canyon School District, Salt Lake City Metropolitan Water District, Central Utah Water Conservancy District, Sandy Suburban Improvement District, South Salt Lake Valley Mosquito Abatement District, Sandy City, and is subject to any and all charges and assessments levied thereunder. (Not survey related)

11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. (Not survey related)

12. Claim, right, title or interest to water or water rights whether or not shown by the Public Records. (Not survey related)

13. Mineral reservations as contained in that certain Special Warranty Deed recorded April 30, 1975 as Entry No. 2703994 in Book 3847 at Page 144. (Not survey related)

14. Pole Line Easement in favor of Utah Power and Light Company, a corporation, its successors in interest and assigns, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject Land. Said Easement recorded September 1, 1965, as Entry No. 2107812, in Book 2371, at Page 152. (Shown on survey)

15. Right of Way Agreement for Sandy Suburban Improvement District, Pipe Line, dated April 27, 1960 and recorded April 1, 1975 as Entry No. 2695567 in Book 3819 at Page 461. (Shown on survey)

16. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities, from time to time, upon over, under and across a portion of the subject Land, recorded January 12, 1979, as Entry No. 3222835, in Book 4799, at Page 220. (Shown on survey)

17. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities, from time to time, upon over, under and across a portion of the subject Land, recorded January 12, 1979, as Entry No. 3222836, in Book 4799, at Page 221. (Shown on survey)

18. Right of way over the Easterly 25 feet as disclosed by that certain Special Warranty Deed, dated May 19, 1995 and recorded May 19, 1995 as Entry No. 6084380 in Book 7154 at Page 467. (Shown on survey)

19. Perpetual Utility Easement in favor of Utah Department of Transportation for the purpose of constructing and maintaining utilities and appurtenant parts including, but not limited to, electrical transmission, distribution and service lines, storm drains, sewer, telecommunications, natural gas, culinary and irrigation water facilities, and all necessary appurtenances thereto; and highway appurtenances including, but not limited to, ATMS fiber optic conduit, slopes, street and signal lighting facilities, directional and traffic information signs and incidental purposes, by instrument recorded November 3, 2020, as Entry No. 13448988, in Book 11053, at Page 1545. (Shown on survey)

20. Easement in favor of Utah Department of Transportation for the purpose of constructing and maintaining a sanitary sewer line and a culinary water line, electrical transmission, distribution and service lines and appurtenant parts incident to the widening of I-15, known as Project No. S-I15-7(341)295 and incidental purposes, by instrument recorded November 3, 2020 as Entry No. 13448989 in Book 11053 at Page 1550. (Shown on survey)

21. Easements, notes and restrictions as shown on the recorded plat for Ark Subdivision, recorded January 25, 1977 as Entry No. 2902042 in Book 77-1 at Page 20. (Shown on survey)

22. Any existing easements for utilities which may have been constructed through, over or under that portion of the Land lying within the bounds of the previous roadway known as Harrison Street along the Westerly boundary of said Land. (Blanket in nature)

23. Right of access to I-15 and on ramp have been relinquished to the State of Utah as contained in that certain Warranty Deed (Controlled Access), dated January 6, 1964 and recorded March 11, 1964 as Entry No. 1985186 in Book 2165 at Page 58. (Blanket in nature)

24. Relinquishment of Access Rights in favor of the State Road Commission of Utah, dated January 11, 1968 and recorded February 8, 1968 as Entry No. 2233082 in Book 2631 at Page 31. (Blanket in nature)

25. Relinquishment of Access Rights (Controlled Access) in favor of the Utah Department of Transportation, dated February 28, 1997 and recorded April 29, 1997 as Entry No. 6631756 in Book 7654 at Page 1242. (Blanket in nature)

26. Conditions, reservations and restrictions contained in that certain Quit Claim Deed (Controlled Access), dated September 11, 2003 and recorded October 16, 2003 as Entry No. 8852891 in Book 8896 at Page 7228. (Blanket in nature)

27. Conditions, reservations and restrictions contained in that certain Quit Claim Deed (Controlled Access), dated September 11, 2003 and recorded October 16, 2003 as Entry No. 8852892 in Book 8896 at Page 7230. (Blanket in nature)

28. Conditions, reservations and restrictions contained in that certain Warranty Deed, dated March 6, 2018 and recorded March 6, 2018 as Entry No. 12728958 in Book 10653 at Page 1947. (Blanket in nature)

29. Conditions, reservations and restrictions contained in that certain Warranty Deed, dated March 6, 2018 and recorded March 6, 2018 as Entry No. 12728959 in Book 10653 at Page 1950. (Blanket in nature)

30. Conditions, reservations and restrictions contained in that certain Warranty Deed, dated March 6, 2018 and recorded March 6, 2018 as Entry No. 12728960 in Book 10653 at Page 1953. (Blanket in nature)

31. Conditions, reservations and restrictions contained in that certain Quit Claim Deed, dated February 13, 2018 and recorded March 6, 2018 as Entry No. 12728969 in Book 10653 at Page 2005. (Blanket in nature)

32. Conditions, reservations and restrictions contained in that certain Quit Claim Deed (Controlled Access), dated February 13, 2018 and recorded March 6, 2018 as Entry No. 12728970 in Book 10653 at Page 2008. (Blanket in nature)

33. Right of Entry and Occupancy Agreement recorded November 15, 2019 as Entry No. 13124887 in Book 10860 at Page 3422. (Shown on survey)

34. Rights of access to I-15 have been relinquished to the State of Utah by Warranty Deed (Controlled Access) recorded November 3, 2020 as Entry No. 13448987 in Book 11053 at Page 1539. (Blanket in nature)

35. An unrecorded lease dated March 31, 1980 by and between Pioneer Dodge Center (Lessor) and R.O.A. General, Inc., a Utah corporation (doing business in its own name and as Reagan Outdoor Advertising, Inc.; Reagan Outdoor Advertising; The Reagan Outdoor Advertising Co.; Reagan National Advertising, Inc.; Reagan National Advertising, and as successor in interest to Galaxy Outdoor Advertising, Inc. (aka Galaxy Outdoor Advertising), Galaxy Sign Co., Inc.; The Harry R. Packer Company, Preston W. Parkinson dba Parkinson Advertising Company; Screen Craft Outdoor Advertising, Inc. (aka Screen Craft Advertising, Inc.), a Utah corporation; and Snarr Advertising, Inc., an Idaho corporation (Lessee), as disclosed in that certain Collateral Assignment of Leases and Licenses (and Fixture Filing) recorded April 8, 1992 as Entry No. 5232826 in Book 6438 at Page 2560 of official records. (covers this and other land)

Quitclaim Deed recorded November 3, 2020 as Entry No. 13448992 in Book 11053 at Page 1564. (Not survey related)

36. An unrecorded lease as disclosed in that certain Notice of Claim of Interest, dated November 25, 1996 and recorded November 25, 1996 as Entry No. 6513589 in Book 7542 at Page 642.

Agreement and Memorandum of Lease by Roger W. Peters, Terratron, Inc., a Delaware corporation and R.O.A. General, Inc., a Utah corporation, doing business as Reagan Outdoor Advertising, dated March 13, 1998 and recorded April 15, 1998 as Entry No. 6928933 in Book 7946 at Page 1056.

Amended Notice of Claim of Interest, dated April 5, 2006 and recorded April 7, 2006 as Entry No. 9687706 in Book 9277 at Page 6732. (Not survey related)

37. Abstract of Decision wherein the request to modify the existing legal non-conforming pylon sign by replacing the existing face, also adding a LED display mounted below the cabinet was granted, dated May 7, 2014 and recorded May 13, 2014 as Entry No. 11848216 in Book 10230 at Page 3520. (Not survey related)

38. The rights of the Public and others entitled thereto, to use for street purposes, any portion of the herein described Land lying within the bounds of the area previously known as Harrison Street along the Westerly boundary of said Land. (Blanket in nature)

39. The Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose. (Blanket in nature)

40. Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s). (Not survey related)

41. Memorandum of Option in favor of Miller Family Real Estate, L.L.C., a Utah limited liability company recorded July 3, 2018 as Entry No. 12804355 in Book 10690 at Page 6002. (Not survey related)

42. A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Interim Capital, LLC, a Utah limited liability company; Trustee: Brighton Bank; Beneficiary: Brighton Bank; Amount: $1,968,100.00; Dated: January 31, 2022; Recorded: January 31, 2022 as Entry No. 13881449 in Book 11300 at Page 8315. (Not survey related)

43. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. (Not survey related)

TABLE A

1) All monuments usad and set are shown on survey.
2) Parcel 1 address is 8925 South Harrison St, Sandy, Utah 84070.
Parcel 2 address is 8921 South Harrison St, Sandy, Utah 84070.
Parcel 3 address is 8935 South Harrison St, Sandy, Utah 84070.
Parcel 4 address is 232 West 9000 South, Sandy, Utah 84070.
Parcel 5 address is 232 West 9000 South, Sandy, Utah 84070.
Parcel 6 address is 228 West 9000 South, Sandy, Utah 84070.
Parcel 7 address is 224 West 9000 South, Sandy, Utah 84070.
Parcel 8 address is 224 West 9000 South, Sandy, Utah 84070.
3) Flood zone classification: "Zone X" AREA OF MINIMAL FLOOD HAZARD, as per FEMA Flood Map, No. 49035C0434G, effective 09/25/2009.
4) Parcel 1 contains 59,676 sq.ft. or 1.370 acres.
Parcel 2 contains 5,584 sq.ft. or 0.128 acres.
Parcel 3 contains 15,331 sq.ft. or 0.352 acres.
Parcel 4 contains 3,247 sq.ft. or 0.075 acres.
Parcel 5 contains 28,301 sq.ft. or 0.650 acres.
Parcel 6 contains 18,607 sq.ft. or 0.427 acres.
Parcel 7 contains 1,882 sq.ft. or 0.043 acres.
Parcel 8 contains 29,195 sq.ft. or 0.670 acres.
5) Vertical Relief is shown on survey.
6(a) Zoning report not provided.
6(b) Zoning report not provided.
8) Substantial features are shown on survey.
11) Existing utilities are shown on survey.
13) Adjoining owners are shown on survey.
14) Shown on survey.
16) There is no evidence of recent earthwork on site.
18) All plottable easements are shown on survey.

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

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

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
DR HORTON HOMES - SLC DIVISION
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP

CONTACT:
DAVE MARTIN
PHONE:

SANDY STATION
ALTA-NSPS LAND TITLE AND TOPOGRAPHY SURVEY
8925 SOUTH HARRISON STREET
SANDY, UTAH

PROFESSIONAL LAND SURVEYOR
01/13/25
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

NORTH

ALTA/NSPS LAND TITLE AND TOPOGRAPHY SURVEY

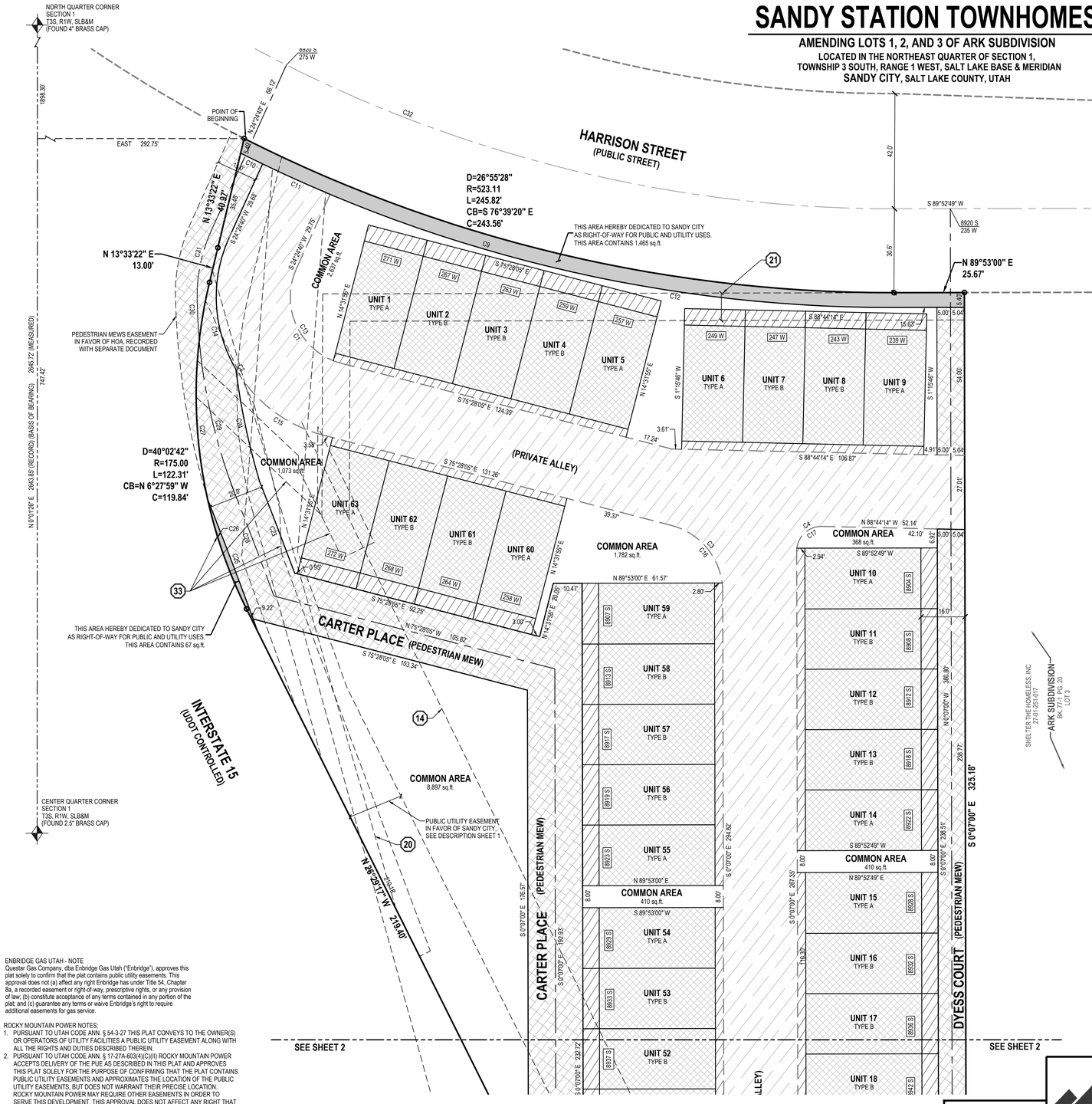
PROJECT NUMBER	PRINT DATE
13496	2025-09-03
PROJECT MANAGER	DESIGNED BY
PH	MB

1 OF 2

SANDY STATION TOWNHOMES

AMENDING LOTS 1, 2, AND 3 OF ARK SUBDIVISION

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



VICINITY MAP
(NOT TO SCALE)

EASEMENT NOTES

14. Pole Line Easement in favor of Utah Power and Light Company, recorded September 1, 1965, as Entry No. 2107812, in Book 2371, at Page 152.
15. Right of Way Agreement for Sandy Suburban Improvement District, Pipe Line, dated April 27, 1960 and recorded April 1, 1975 as Entry No. 2695867 in Book 3819 at Page 461.
16. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, recorded January 12, 1979, as Entry No. 3222835, in Book 4799, at Page 220.
17. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, recorded January 12, 1979, as Entry No. 3222836, in Book 4799, at Page 221.
18. Right of way over the Easterly 25 feet as disclosed by that certain Special Warranty Deed, dated May 19, 1995 and recorded May 19, 1995 as Entry No. 6084380 in Book 7154 at Page 467.
19. Perpetual Utility Easement in favor of Utah Department of Transportation, recorded November 3, 2020, as Entry No. 13448988, in Book 11053, at Page 1545.
20. Easement in favor of Utah Department of Transportation, recorded November 3, 2020 as Entry No. 13448989 in Book 11053 at Page 1550.
21. Easements, notes and restrictions as shown on the recorded plat for Ark Subdivision, recorded January 25, 1977 as Entry No. 2902042 in Book 77-1 at Page 20.
22. Any existing easements for utilities which may have been constructed through, over or under that portion of the Land lying within the bounds of the previous roadway known as Harrison Street along the Westerly boundary of said Land. (Blanket in nature)
23. Right of access to I-15 and on ramp have been relinquished to the State of Utah as contained in that certain Warranty Deed (Controlled Access), dated January 6, 1964 and recorded March 11, 1964 as Entry No. 1985186 in Book 2165 at Page 58. (Blanket in nature)
24. Relinquishment of Access Rights in favor of the State Road Commission of Utah, dated January 11, 1968 and recorded February 8, 1968 as Entry No. 2233082 in Book 2631 at Page 31. (Blanket in nature)
25. Relinquishment of Access Rights (Controlled Access) in favor of the Utah Department of Transportation, dated February 28, 1997 and recorded April 29, 1997 as Entry No. 6631756 in Book 7654 at Page 1242. (Blanket in nature)
26. Conditions, reservations and restrictions contained in that certain Quit Claim Deed (Controlled Access), dated September 11, 2003 and recorded October 16, 2003 as Entry No. 8852891 in Book 8896 at Page 7228. (Blanket in nature)
27. Conditions, reservations and restrictions contained in that certain Quit Claim Deed (Controlled Access), dated September 11, 2003 and recorded October 16, 2003 as Entry No. 8852892 in Book 8896 at Page 7230. (Blanket in nature)
28. Conditions, reservations and restrictions contained in that certain Warranty Deed, dated March 6, 2018 and recorded March 6, 2018 as Entry No. 12728958 in Book 10653 at Page 1947. (Blanket in nature)
29. Conditions, reservations and restrictions contained in that certain Warranty Deed, dated March 6, 2018 and recorded March 6, 2018 as Entry No. 12728959 in Book 10653 at Page 1950. (Blanket in nature)
30. Conditions, reservations and restrictions contained in that certain Warranty Deed, dated March 6, 2018 and recorded March 6, 2018 as Entry No. 12728960 in Book 10653 at Page 1953. (Blanket in nature)
31. Conditions, reservations and restrictions contained in that certain Quit Claim Deed, dated February 13, 2018 and recorded March 6, 2018 as Entry No. 12728969 in Book 10653 at Page 2005. (Blanket in nature)
32. Conditions, reservations and restrictions contained in that certain Quit Claim Deed (Controlled Access), dated February 13, 2018 and recorded March 6, 2018 as Entry No. 12728970 in Book 10653 at Page 2008. (Blanket in nature)
33. Right of Entry and Occupancy Agreement recorded November 15, 2019 as Entry No. 13124887 in Book 10860 at Page 3422.
34. Rights of access to I-15 have been relinquished to the State of Utah by Warranty Deed (Controlled Access) recorded November 3, 2020 as Entry No. 13448987 in Book 11053 at Page 1539. (Blanket in nature)

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT PER SALT LAKE CO. SURVEYOR PERMIT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACE IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PRIVATE STREET EASEMENT LINE
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA
- PRIVATE ALLEY
- PEDESTRIAN MEWS

SANDY CITY GENERAL PLAT NOTES

1. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
2. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
3. NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB-__-__-__-____) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT, THE CONDITIONS OF APPROVAL IMPOSED BY THE SANDY CITY PLANNING COMMISSION, THE SANDY CITY STANDARD SPECIFICATION FOR SANDY BUILDING CODE, AND THE SANDY CITY LAND DEVELOPMENT CODE. REQUIREMENTS MAY BE IMPOSED AS REQUIRED BY THE APPLICABLE SANDY CITY ORDINANCES AT THE TIME OF ADDITIONAL DEVELOPMENT APPLICATIONS AND APPROVALS RELATED TO THE SUBJECT PROPERTY.

PLAT NOTES

1. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
2. FOR STORM DRAIN MAINTENANCE AGREEMENT, REFERS TO THE RECORDED POST CONSTRUCTION AGREEMENT.
3. PRIVATE STREET, ALLEY, AND ACCESS EASEMENTS TO BE MAINTAINED ACCORDING TO SANDY CITY CODE.
4. WATER MAINS IN PRIVATE ALLEYS TO BE MAINTAINED BY SANDY CITY PUBLIC UTILITIES.
5. SEWER MAINS IN PRIVATE ALLEYS TO BE MAINTAINED BY SANDY SUBURBAN IMPROVEMENT DISTRICT.

Public Utility Easement
Beginning at a point on the westerly boundary line of Lot 4 of Ark Subdivision recorded January 25, 1977 as Entry No. 2902042 in Book 77-1 at Page 20 of Official Records, said point being North 0°01'26" East 287.66 feet along the section line and East 438.66 feet from the Center Quarter Corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence along said westerly boundary line the following two (2) courses: thence North 27°08'01" West 87.77 feet; thence North 26°56'34" West 15.43 feet; thence North 26°29'17" West 68.55 feet; thence North 26°29'17" West 109.92 feet; thence North 19°56'11" West 58.77 feet; thence North 04°32'07" East 142.37 feet; thence Southeasterly 21.21 feet along the arc of a 291.92 foot radius curve to the left (center bears North 25°44'18" East and the chord bears South 66°20'36" East 21.21 feet with a central angle of 04°09'48"); thence South 04°22'24" West 131.56 feet; thence South 19°56'11" East 52.76 feet; thence South 26°29'17" East 177.25 feet; thence South 21°19'16" East 59.14 feet; thence South 09°29'33" East 46.40 feet to the point of beginning. Contains 8,742 Square Feet or 0.201 Acres

Private Storm Drain Easement
Beginning at a point on the westerly boundary line of Lot 3 of Ark Subdivision recorded January 25, 1977 as Entry No. 2902042 in Book 77-1 at Page 20 of Official Records, said point being North 0°01'26" East 382.36 feet along the section line and East 556.19 feet from the Center Quarter Corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence along the westerly and southerly boundary line of said Lot 3 the following two (2) courses: (1) South 00°07'00" East 16.28 feet; (2) North 89°53'00" East 5.73 feet; thence South 40°51'48" West 12.16 feet; thence South 79°00'14" West 110.69 feet; thence South 89°53'00" West 15.27 feet; thence North 21°19'16" West 16.09 feet; thence North 89°53'00" East 19.66 feet; thence North 79°00'14" East 104.08 feet; thence North 40°51'48" East 15.51 feet to the point of beginning. Contains 2,034 Square Feet or 0.047 Acres

DEVELOPER
D.R. HORTON
12351 S. GATEWAY PARK PLACE, STE D-100
DRAPER, UTAH 84020
PHONE: 385.214.7665

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

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that, by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and that this plat has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Amending all of Lots 1, 2, and 3 of Ark Subdivision recorded January 25, 1977 as Entry No. 2902042 in Book 77-1 at Page 20 of Official Records. Said parcel of land situate in the Northeast Quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at a point on the Southerly Right-of-Way line of Harrison Street, said point being North 0°01'26" East 747.42 feet along the section line and East 292.75 feet from the Center Quarter Corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence along said Southerly Right-of-Way line the following two (2) courses:
(1) Southeasterly 245.82 feet along the arc of a 523.11 foot radius curve to the left (center bears North 26°48'24" East and the chord bears South 76°39'20" East 243.56 feet with a central angle of 26°55'28");
(2) North 89°53'00" East 25.67 feet to the Westerly boundary line of Lot 3 of said Ark Subdivision;
thence along the Westerly and Southerly boundary line of said Lot 3 the following two courses:
(1) South 00°07'00" East 325.18 feet;
(2) North 89°53'00" East 333.95 feet;
thence South 00°07'00" East 188.06 feet to the Northerly Right-of-Way line of 9000 West;
thence along said Northerly Right-of-Way line the following six (6) courses:
(1) South 89°46'05" West 134.19 feet;
(2) Westerly 20.92 feet along the arc of a 1,320.87 foot radius curve to the right (center bears North 00°29'36" West and the chord bears South 89°57'37" West 20.92 feet with a central angle of 00°54'27");
(3) Westerly 10.00 feet along the arc of a 1,320.87 foot radius curve to the right (center bears North 00°24'51" East and the chord bears North 89°22'08" West 10.00 feet with a central angle of 00°26'02");
(4) Westerly 100.17 feet along the arc of a 1,320.87 foot radius curve to the right (center bears North 00°50'52" East and the chord bears North 86°58'46" West 100.15 feet with a central angle of 04°20'43");
(5) Westerly 110.66 feet along the arc of a 1,320.87 foot radius curve to the right (center bears North 05°11'35" East and the chord bears North 82°24'24" West 110.63 feet with a central angle of 04°48'01");
(6) Westerly 41.67 feet along the arc of a 124.44 foot radius curve to the right (center bears North 11°06'24" East and the chord bears North 69°18'03" West 41.47 feet with a central angle of 19°11'07") to the Easterly Right-of-Way line of Interstate-15;
thence along said Easterly Right-of-Way line the following six (6) courses:
(1) North 27°08'01" West 171.87 feet;
(2) North 26°56'34" West 15.43 feet;
(3) North 26°29'17" West 219.40 feet;
(4) Northerly 122.31 feet along the arc of a 175.00 foot radius curve to the right (center bears North 63°30'40" East and the chord bears North 06°27'59" West 119.84 feet with a central angle of 40°02'42");
(5) North 13°33'22" East 13.00 feet;
(6) North 13°33'22" East 40.97 feet to the point of beginning.

Contains 161,822 Square Feet or 3.715 Acres and 64 Units.

PROFESSIONAL LAND SURVEYOR
9/3/25
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

9/3/2025
DATE

PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

Know all men by these presents that the undersigned is/are the owner(s) (hereafter, "the undersigned Owner") of the above-described tract of land and the undersigned Owner do hereby cause the same to be divided into lots, parcels, and streets, together with easements, as set forth, to be hereafter known as

SANDY STATION TOWNHOMES

and that the undersigned Owners do hereby dedicate to Sandy City, for perpetual use, all streets and other areas shown on this plat as intended for public uses. The undersigned Owners also do hereby dedicate to the lot owners, for perpetual use, all privately-owned streets, lanes, alley, and driveways as non-exclusive vehicular and pedestrian access easements for the use of the lot owners and their invitees. The undersigned Owners also do hereby dedicate to the owners of the following-named facilities, for perpetual use, all privately-owned streets, lanes, alley, and driveways as non-exclusive water, sanitary sewer, storm sewer, public utility, streetlight, and drainage easements, the same to be used for the installation, maintenance and operation of those facilities. The undersigned owners also hereby dedicate all common and limited common areas as non-exclusive pedestrian access easements for the use of the lot or unit owners and their invitees, and as non-exclusive water, sanitary sewer, storm sewer, public utility, streetlight, and drainage easements, the same to be used for the installation, maintenance and operation of utility lines and facilities, or for other typical purposes indicated by those easements. The undersigned Owners also hereby convey to any and all public utility companies, a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned Owners also do hereby convey any other easements, as shown on this plat, to the parties indicated by those easements, the same to be used for the installation, maintenance and operation of the facilities, or for other typical purposes, indicated for those easements, as shown hereon.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____, A.D., 20____.

D.R. HORTON, INC.

_____ .

By:
Its:

PUBLIC NOTARY ACKNOWLEDGMENT

STATE OF _____
County of _____)S.S.

On the _____ day of _____, A.D., 20____, personally appeared before me the undersigned notary public, _____, who, being by me duly sworn, did say that he/she is the _____ of _____ Corporation, and that within the Owners Dedication was signed in behalf of said Corporation by authority of its bylaws and he acknowledged to me that said Corporation executed the same.

_____ MY COMMISSION NUMBER: _____
NOTARY PUBLIC'S SIGNATURE

_____ MY COMMISSION EXPIRES: _____
PRINT NAME - NOTARY PUBLIC COMMISSIONED IN UTAH

ENBRIDGE GAS UTAH - NOTE
Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

RECORD OF SURVEY
ROS NO.: _____

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

LAYTON Phone: 801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 2
PROJECT NUMBER : 13496
MANAGER : MB
DRAWN BY : SJL
CHECKED BY : PMH
DATE : 2025-09-03

CITY PARKS & RECREATION APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. 20__,
BY THE SANDY CITY PARKS & RECREATION DEPARTMENT.

_____
SANDY CITY PARKS & RECREATION DEPARTMENT DIRECTOR

EASEMENT APPROVAL

_____
CENTURYLINK REPRESENTATIVE — DATE

_____
ROCKY MOUNTAIN POWER REPRESENTATIVE — DATE

_____
ENBRIDGE GAS UTAH REPRESENTATIVE — DATE

_____
COMCAST REPRESENTATIVE — DATE

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. 20__,
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

_____
SALT LAKE COUNTY HEALTH DEPARTMENT REPRESENTATIVE

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. 20__,
BY THE SANDY CITY PLANNING COMMISSION

_____
CHAIR, SANDY CITY PLANNING COMMISSION

SANDY SUBURBAN IMPROVEMENT DISTRICT

APPROVED THIS ____ DAY OF _____, A.D. 20__,
BY THE SANDY SUBURBAN IMPROVEMENT DISTRICT.

_____
SANDY SUBURBAN IMPROVEMENT DISTRICT, MANAGER

CITY ENGINEER APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. 20__,
BY THE SANDY CITY ENGINEER.

_____
SANDY CITY ENGINEER

PUBLIC UTILITIES DEPARTMENT APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. 20__,
BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT

_____
SANDY CITY PUBLIC UTILITIES DEPARTMENT, ENGINEERING MANAGER

SANDY CITY MAYOR APPROVAL

APPROVED THIS ____ DAY OF _____, A.D.20____
BY THE SANDY CITY MAYOR.

_____ _____
MAYOR — ATTEST: CITY RECORDER

CITY ATTORNEY'S APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. 20__,
BY THE SANDY CITY ATTORNEY.

_____
SANDY CITY ATTORNEY

SANDY STATION TOWNHOMES

AMENDING LOTS 1, 2, AND 3 OF ARK SUBDIVISION

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

SALT LAKE COUNTY RECORDER

RECORDED # _____

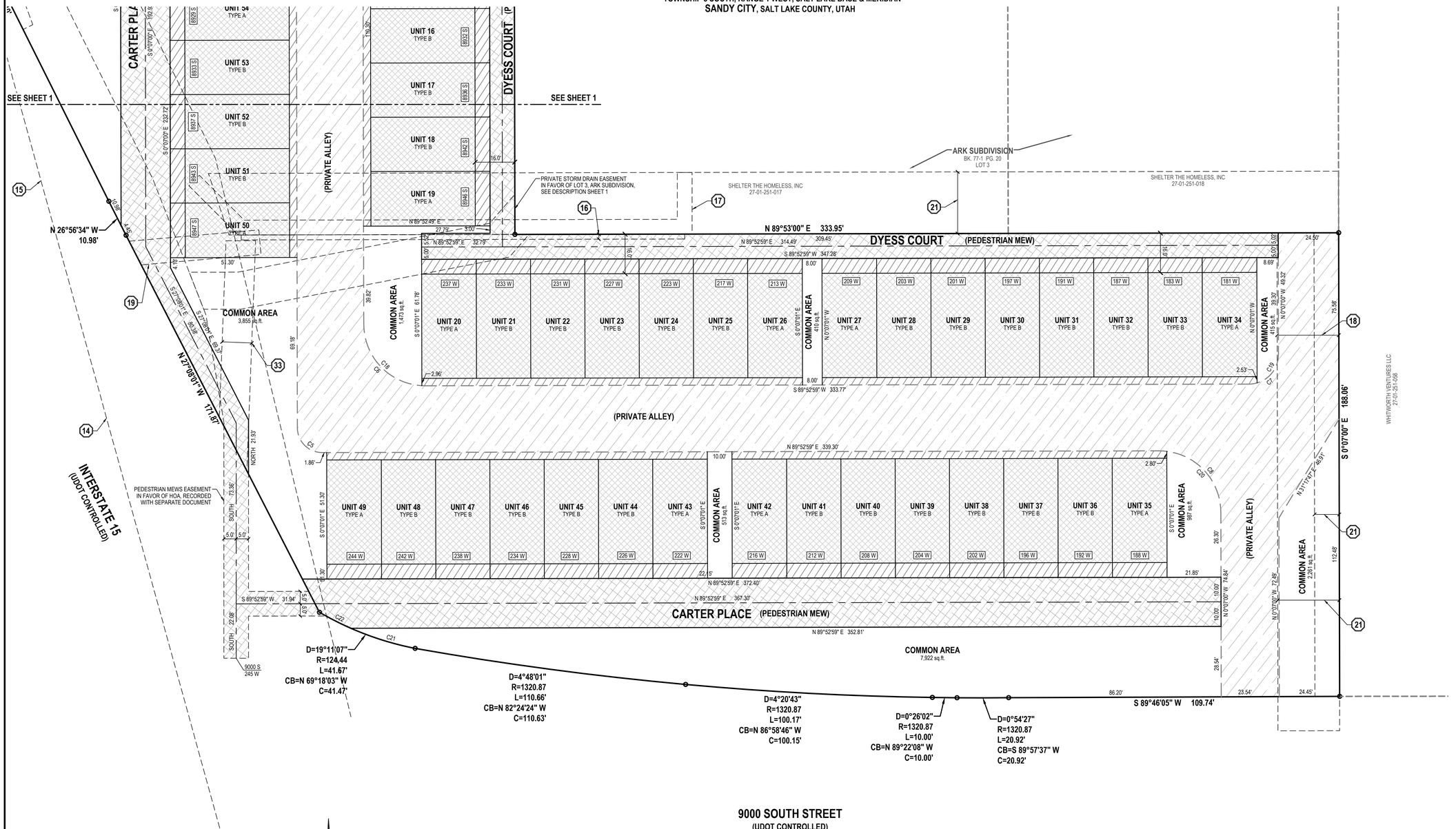
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF : _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

_____ _____
FEE$ — DEPUTY SALT LAKE COUNTY RECORDER

SANDY STATION TOWNHOMES

AMENDING LOTS 1, 2, AND 3 OF ARK SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH



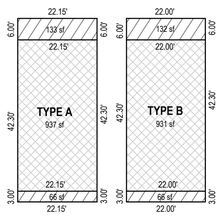
LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT PER SALT LAKE CO. SURVEYOR PERMIT
- SECTION CORNER
- SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACE IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PRIVATE STREET EASEMENT LINE
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA
- PRIVATE ALLEY
- PEDESTRIAN MEWS

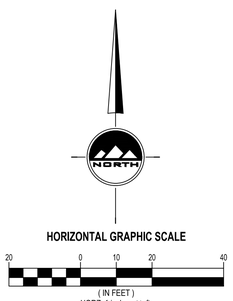
ENSIGN ENG. LAND SURV.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	25.00'	43.58'	99°52'45"	S25°31'42"E	38.27'
C2	52.00'	92.85'	102°18'11"	S24°18'59"E	81.00'
C3	25.00'	32.88'	75°21'05"	N37°47'32"W	30.56'
C4	9.00'	14.35'	91°22'58"	S45°34'17"W	12.88'
C5	10.00'	15.71'	90°00'01"	S45°07'01"E	14.14'
C6	25.00'	39.28'	90°02'03"	S45°08'02"E	35.37'
C7	12.00'	18.85'	89°59'59"	N44°52'59"E	16.97'
C8	25.00'	39.27'	90°00'01"	N45°07'01"W	35.36'
C9	528.06'	247.09'	26°48'35"	S76°42'42"E	244.84'
C10	528.06'	8.92'	0°58'06"	S63°47'27"E	8.92'
C11	528.06'	27.00'	2°55'48"	S65°44'24"E	27.00'
C12	528.06'	211.16'	22°54'42"	S78°39'39"E	209.76'
C13	25.00'	40.42'	92°38'26"	S21°54'33"E	36.16'
C14	52.00'	49.74'	54°48'17"	S2°59'28"E	47.86'
C15	52.00'	40.91'	45°04'28"	S52°55'51"E	39.86'
C16	25.00'	32.88'	75°21'05"	N37°47'32"W	30.56'
C17	9.00'	13.29'	84°35'33"	S48°58'00"W	12.11'
C18	25.00'	37.78'	86°34'28"	S43°24'14"E	34.28'
C19	12.00'	15.49'	73°57'46"	N36°51'53"E	14.44'
C20	25.00'	36.11'	82°45'43"	N41°29'51"W	33.05'
C21	124.44'	27.38'	12°36'24"	S72°35'24"E	27.32'
C22	124.44'	14.29'	6°34'43"	S62°59'51"E	14.28'
C23	1837.00'	36.05'	1°07'29"	N20°57'40"W	36.05'
C24	258.60'	41.63'	9°13'28"	S11°55'04"E	41.59'
C25	1817.00'	46.91'	1°28'45"	N20°48'39"W	46.91'
C26	175.00'	42.74'	13°59'41"	S19°29'29"E	42.64'
C27	175.00'	79.57'	26°03'01"	S0°31'52"W	78.88'
C28	1827.00'	44.06'	1°22'54"	N20°55'37"W	44.06'
C29	202.74'	56.52'	15°58'25"	S12°55'09"E	56.34'
C30	202.74'	18.73'	5°17'39"	S2°17'07"E	18.73'
C31	59.01'	22.45'	21°48'12"	S13°30'34"W	22.32'
C32	492.06'	466.03'	54°15'54"	S62°59'10"E	448.81'



TYPICAL TOWNHOME PAD DIMENSIONS
NOT TO SCALE
*UNLESS NOTED OTHERWISE ON PLAT



HORIZONTAL GRAPHIC SCALE

DEVELOPER
D.R. HORTON
12351 S. GATEWAY PARK PLACE, STE D-100
DRAPER, UTAH 84020
PHONE: 385.214.7665

PROFESSIONAL LAND SURVEYOR
9/3/25
No. 296882
PATRICK M. HARRIS
STATE OF UTAH

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TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 2 OF 2
PROJECT NUMBER : 13496
MANAGER : MB
DRAWN BY : SJL
CHECKED BY : PMH
DATE : 2025-09-03

SANDY STATION TOWNHOMES

AMENDING LOTS 1, 2, AND 3 OF ARK SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED #

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

REQUEST OF :

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE$ _____ DEPUTY SALT LAKE COUNTY RECORDER

Sandy City, Utah

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

Staff Report

File #: 25-340, **Version:** 1

Date: 11/20/2025

Minutes

Sandy City, Utah

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

Meeting Minutes

Planning Commission

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

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

DRAFT

Meeting procedures are found at the end of this agenda.

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

https://us02web.zoom.us/webinar/register/WN_-XiwBQCpQDOIqQfGF-T2WQ

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

You can join the meeting with the following link:
https://us02web.zoom.us/s/83004227667

Or join via phone by dialing:
US: 253 215 8782 or 346 248 7799 or 669 900 6833 or 301 715 8592 or 312 626 6799 or 929 436 2866
(for higher quality, dial a number based on your current location)
International numbers available: https://us02web.zoom.us/u/kbfTWWV3jU

Webinar ID: 830 0422 7667

Passcode: 065640

4:00 PM FIELD TRIP

25-321 Map

Attachments: 11062025.pdf

5:15 PM EXECUTIVE SESSION

Meeting went into Recess

Meeting Reconvened

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 Meeting Items

SGN10232025-038019 Hale Centre Theatre/MACU (Sign Theme Amendment)
9886 S. Monroe St.
[Community # 2, Civic Center]

Attachments: Staff Report
Proposed Signs

Sarah Stringham introduced this item to the Planning Commission.

Austin Cope with Allied Sign presented this item to the Planning Commission.

Dave Bromley opened this item for public comment.

Dave Bromley closed this item to public comment.

A motion was made by Jennifer George, seconded by Cameron Duncan, that the Planning Commission approve a sign theme amendment for Hale Centre Theatre/MACU center as described in the staff report for the property located at 9886 S Monroe St. based on the one finding and subject to the five conditions detailed in the staff report. The motion carried by the following roll call vote:

DRAFT

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

Absent: 1 - David Hart

Nonvoting: 1 - Craig Kitterman

CUP10022025-007050 Rushton Accessory Structure (Conditional Use Permit)
135 E. 11000 S.
[Community #11, Crescent]

Attachments: Staff Report

Sarah Stringham introduced this item to the Planning Commission.

John Rushton, 135 E 11000 S, presented this item to the Planning Commission.

Dave Bromley asked the applicant if he was comfortable with the staff report.

John Rushton said yes.

Dave Bromley opened this item for public comment.

Dave Bromley closed this item to public comment.

A motion was made by Cameron Duncan, seconded by Steven Wrigley, that the Planning Commission approve a Conditional Use Permit for additional size and increased height of an accessory structure for the property located at 135 E 11000 S based on the two 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
Jennifer George
LaNiece Davenport

Absent: 1 - David Hart

Nonvoting: 1 - Craig Kitterman

DRAFT

` SPX0318202 5-006929 Special Exception for Restoration in the Sensitive Area Overlay with 30% or greater slopes
400 E Tonya Drive
[Sandy, Community #5]

Attachments: Staff Report

Exhibits

Melissa Anderson introduced this item to the Planning Commission.

Tully Fitzgerald presented this item to the Planning Commission.

Dave Bromley asked Mr. Fitzgerald if he's read through the staff report and understands it.

Mr. Fitzgerald said yes.

Melissa Anderson further presented this item.

Dave Bromley asked about the grading plan.

Mr. Fitzgerald explained the grading.

Brittney Ward said she hasn't looked at the neighbor's existing grading and explained the code for grading.

LaNiece Davenport asked if phase two has a date of when it's to be completed.

Melissa Anderson said it would be tied with the Certificate of Noncompliance.

Cameron Duncan asked about phase two and the garage.

Melissa Anderson said that building permits weren't pulled when the garage was built.

Dave Bromley asked if it was built within the 30% slope.

Mike Wilcox said yes.

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 grant a Special Exception to allow restoration of 30% or greater slopes in the Sensitive Area Overlay for the property located at 400 E Tonya Drive based on the four findings and subject to the seven conditions detailed in the staff report. The motion carried by the following roll call vote:

DRAFT

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

Absent: 1 - David Hart

Nonvoting: 1 - Craig Kitterman

Administrative Business

1. Minutes

An all in favor motion was made by Daniel Schoenfeld to approve the meeting minutes from 10.16.2025.

25-322 Minutes

Attachments: 10.16.2025 PC Minutes (DRAFT)

2. Sandy City Development Report

25-323 Development Report

Attachments: 11.01.2025 DEV REPORT

3. Director's Report

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

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