



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

May 7, 2020

To: Planning Commission
 From: Community Development Department
 Subject: Rees Capital Office Site Plan Review
 1680 E. Dimple Dell Road
 [Community # 22]

Zone PO
 SPR-02-20-5798
 0.52 Acres

Public Notice: In addition to the posting of the meeting agenda, this project was noticed to property owners within 500 feet of the subject property, by U.S. Mail delivery.

PROPERTY CASE HISTORY	
Case Number	Case Summary
ZONE-10-19-5751	Rezoning property from R-1-10 to Professional Office (PO) December 2019.

DESCRIPTION OF REQUEST

Mr. Rollin Anderson and Ms. Amy Rees Anderson, DBA as Rees Capital, representing IPOA, LLC, property owner, are requesting the Planning Commission to determine that preliminary Site Plan Review for a new professional office building is complete. The Planning Commission is the land use approval body for this action, as designated in the Sandy City Development Code.

BACKGROUND

The property is located 1680 E. Dimple Dell Road. The office is proposed to be one story in height above grade and contain approximately 3,217 square feet of office space, and an attached garage of 1,112 square feet for the owner’s personal passenger vehicles. The property parcel is vacant and contains 23,016 square feet of land area and is located on the southwest corner of 1700 East and Dimple Dell Road (approximately 10700 South) at 1680 East Dimple Dell Road. The property was recently re-zoned by the Sandy City Council from Residential to Professional Office (PO) at the request of the owners, and in anticipation of this project.

NEIGHBORHOOD MEETING

A neighborhood/community meeting was determined to not be required for this application. A neighborhood meeting was held for the subject property re-zoning on November 13, 2019.

ANALYSIS

PROPOSED SITE PLAN AND BUILDING.

Vehicle Access and On-Site Circulation. The property will be accessed by two driveways, one on Dimple Dell Road and one on 1700 East. The driveway on Dimple Dell road will be right turn in, right turn out. The driveway on 1700 East will be full access. A driveway will circle around the rear of the proposed building to access parking stalls along the west side of the property and the two garage doors to the attached garage. Access and site circulation will be adequate for the proposed use and building.

Building Siting and Massing. The building is properly sited and meets the building setback requirements. The building is a single story in height and meets the height limit of the zone, which is 25 feet.

Parking. The square footage of the office building requires 13 parking stalls on site. This requirement will be met with 10 parking stalls in the parking lot and 3 parking stalls in the attached garage. Parking will be adequate for the use.

Landscaping. All the remaining vacant property on the site will be improved with required site improvements and landscaping, including the required 10 foot wide landscaped buffer area along the zone boundary between the residential and the professional office zoning. Landscaping is proposed to meet City requirements, **EXCEPT for the applicants request to not put street trees along the Dimple Dell Road or the 1700 East Street frontages. (Please see the applicant's attached justification letter.)**

Street Right-of-Way Dedication. Street right-of-way dedication is required on 1700 East Street to provide the new streetscape standard for the 5 foot wide landscaped park strip and the five foot wide sidewalk. The street dedication will occur through the subdivision plat. (See the Subdivision request also on this meeting agenda.)

City Department Review. All other City Departments and Divisions have reviewed the project plans and support the preliminary site plan review approval by the Planning Commission, subject to their usual and standard comments and conditions, to be perfected with the final site plan review by staff.

Building Architectural Design, Materials & Colors. The building architectural design, materials and colors meet the requirements of the Sandy City Architectural Design Standards, **EXCEPT for the percentage limit on stucco/EIFS being less than 20 percent on three of the four sides of the proposed building. (See the applicant's attached justification letter.)**

STAFF ISSUES WITH THE REQUESTED DEVIATIONS FROM CITY ZONING CODE REQUIREMENTS.

Requested Deviations from the Sandy City Development Code. A part of this site plan approval, the owners are requesting the Planning Commission to consider four issues that deviate from City requirements for projects in this zoning district, as follows:

- Requesting that the Planning Commission approve the exterior building materials to include the use of Stucco/EIFS in excess of the code requirement of less than 20 percent per each of three of the four building faces. Percentages range from 25 to 34 percent stucco/EIFS.
- Requesting that the Planning Commission determine that the use of garage doors on two sides of the attached garage exceed the height of normal residential garage doors, up to 14 feet in height.
- Requesting the Planning Commission to not require street trees to be installed along Dimple Dell Road or along 1700 East Street.

- Requesting the Planning Commission to not require the zoning code required 8 foot high masonry buffer wall along the zone boundary between the residential zoning and the Professional Office (PO) zoning boundary (South and West property boundaries) but to allow the existing 6 foot fence/wall on the adjoining neighbor's property to provide the required buffer wall.

(Please see the applicant's justification letter, which is attached.)

Staff's Issues with Requested Deviations from the Sandy City Code. Staff supports the applicant's proposal to use higher value Terro Neo type stucco/EIFS in excess of the 20 percent per building face on three of the four building elevations. The use of Terro Neo has been approved by the Planning Commission on numerous occasions and if properly installed, has the appearance of large sheets of natural cut stone.

There are two concerns staff has with the garage door heights exceeding 8 feet. One is whether excessively high garage doors detract from the building having a "residentially compatible appearance". The second is that allowing such excess height garage doors could facilitate the storage of recreational vehicles or boats and therefore the garage parking stalls would not be available for use as required parking for the office occupant's personal transportation vehicles.

Sandy City Development Code Section 21-25-02, Commercial and Industrial Landscape Requirements-A-3, Street Trees, states "Two inch caliper street trees shall be planted in the front parkstrip area...where the parkstrip is a minimum of eight feet in width, according to the varieties and spacing specified in the Sandy City Streetscape Plan. Where the park strip is less than eight feet in width or the sidewalk has been placed against the curb, street trees shall be planted 4 feet behind the sidewalk." Because of the clear sight triangles necessary for the new west driveway on Dimple Dell Road, and the intersection of 1700 East street and Dimple Dell Road, and the driveway on 1700 East street, wherein street trees are not allowed due to interference with the clear sight triangle area, only approximately 63 feet of street frontage is available for street tree planting on Dimple Dell Road, and only approximately 20 feet of street frontage is available on 1700 East. Within the 63 feet of street frontage on Dimple Dell Road staff would require the placement of between three and six street trees, placed at least 4 feet behind the sidewalk. On 1700 East Street, within the 20 feet staff would require 2 trees.

Sandy City Development Code Section 21-23-07, Screening at Boundaries of Residential Districts, provides the requirements for screening elements at the interface of residential zoning districts and uses and commercial developments. Subsection A, Masonry Wall, requires a "...an opaque masonry wall shall be installed and maintained along all district boundaries, other than streets, where the premises abut areas zoned for residential uses." Subsection B, Height, specifies "...the opaque masonry wall shall be a minimum of eight feet in height. **If requested by the adjacent residents**, the Planning Commission may approve a lower wall, based upon unusual circumstances, e.g., views, landscaping, etc."

To date, none of the adjacent residents have provided any written or verbal communications to staff that they are requesting that the Planning Commission reduce the height of the buffer wall to the height of the existing wall which was provided by the developer of the residential subdivision at six feet, which is what the applicants are requesting.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary site plan review for Rees

Capital Office is complete and that the building architectural design, materials and colors are approved, based on the staff report, and the **two findings listed below and subject to the following ten conditions:**

FINDINGS:

- A. That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed site plan.
- B. That the proposed building's design, materials and colors meet the Sandy City Architectural Design Requirements, if Terro Neo type Stucco/EIFS is used where this material exceeds the 20 percent maximum per each building face limit.

CONDITIONS:

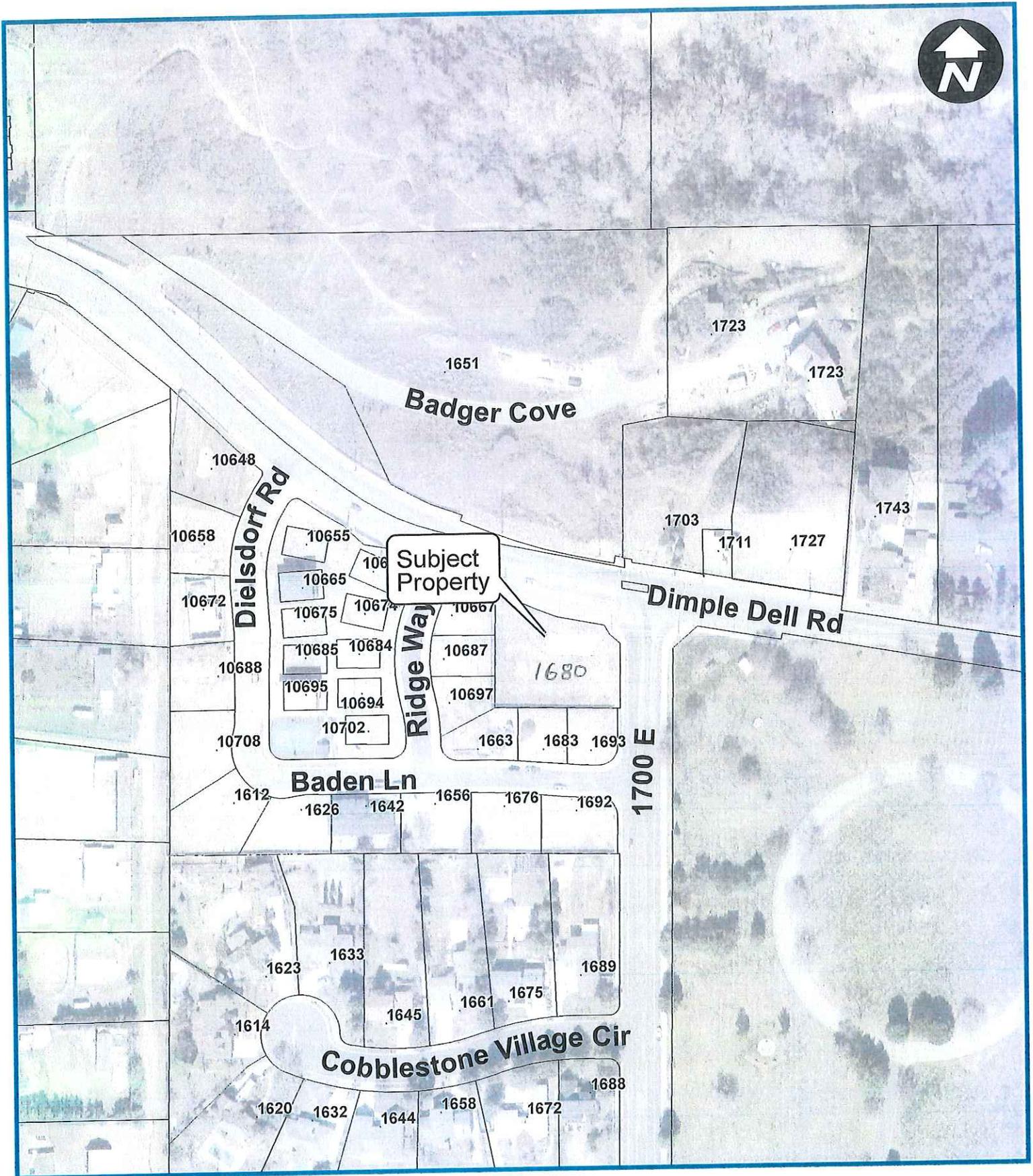
1. That the developer proceeds through the final site plan review process with staff prior to the start of any construction (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site), according to the Site Plan Review Procedures Handout. The final site plan shall be in compliance with all Development Code requirements and those modifications required/allowed by the Planning Commission.
2. That the use of the attached garage be strictly limited to the daily parking by the occupants of the office building for their personal transportation vehicles, and not for any storage of recreational vehicles, boats, ATV's, etc.
3. That required street trees be installed along Dimple Dell Road in the 63 foot area outside the required clear sight triangles with either three trees spaced evenly along that street frontage or six trees, planted in an informal clumping design approved by planning staff. That 2 street trees be installed along the 1700 East Street frontage.
4. That the developer be required to install the required 8 foot high masonry buffer wall along the south and west property boundary, constructed entirely upon the applicant's property, to provide the necessary buffering of light, noise and commotion from the office use of the property adjacent the residentially developed property.
5. That the development complies with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
6. All utility boxes (i.e. transformers, switch gear, telephone, cable TV, etc.) shall be shown on the final site plan and shall be placed underground or moved behind the front setback (minimum of 30 feet from the front property line) and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length and approved by staff.
7. That the architectural design, colors and materials proposed for this development and as approved by the Planning Commission as complying with the Sandy City Architectural Design Standards be finalized with staff prior to the issuance of a building permit, including the use of Terro Neo type stucco/EIFS in excess of 20 percent per building face, as shown on the architectural elevations of the building.

8. 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 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.
9. That the applicant complies with the Sandy City Noise Ordinance, including working hours during construction.
10. That the applicant complies with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review.

Planner:

Reviewed by:

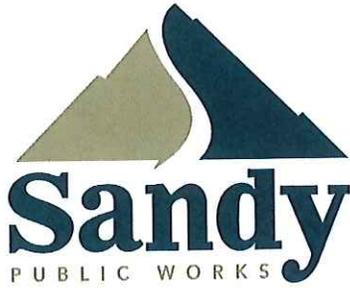
Douglas L. Wheelwright
Development Services Manager



SPR-02-20-5798
Rees Capital Office
1680 E. Dimple Dell Rd



PRODUCED BY DAVID RODGERS
THE COMMUNITY DEVELOPMENT DEPARTMENT



DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn
Mayor

Matthew Huish
Chief Administrative Officer

Michael Gladbach, P.E.
Director

READY-FOR-PLANNING-COMMISSION MEMORANDUM

Date: February 25, 2020

To: Doug Wheelwright, Development Services Manager

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

Project Name: Rees Capital Office
Plan Case Number: SPR-02-20-005798
Project Address: 1680 Dimple Dell Road

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

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

Doug Wheelwright

From: Rollin Anderson <rollin@IPOPLLC.COM>
Sent: Tuesday, April 21, 2020 7:42 PM
To: Doug Wheelwright
Cc: Lyle Beecher; Brian McCuistion; James Sorensen; Jared Gerber; Amy Rees Anderson
Subject: Re: Rees Capitol Office building

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Of the 6 homes only 3 are occupied. Two of them seemed like they were open to sending a letter but since the lock down I haven't heard anything. I will reach out again and let you know asap.

Rollin

From: Doug Wheelwright <DWheelwright@sandy.utah.gov>
Date: Tuesday, April 21, 2020 at 7:10 PM
To: Rollin Anderson <rollin@IPOPLLC.COM>
Cc: Lyle Beecher <lbeecher@beecherwalker.com>, Brian McCuistion <bmcuistion@sandy.utah.gov>, James Sorensen <jsorensen@sandy.utah.gov>, Jared Gerber <jgerber@sandy.utah.gov>, Amy Rees Anderson <amy@REESCAPITAL.COM>
Subject: Re: Rees Capitol Office building

Great. There has not been any Planning Commission meetings since Covid 19. May 7, 2020 is the first available. The meeting will be on Zoom, not a face to face in person. Where you able to get one of the abutting neighbors to request the 6 foot fence? I will need it in writing to add to the planning commission packet. Thanks. Doug

Sent from my iPhone

On Apr 21, 2020, at 6:43 PM, Rollin Anderson <rollin@ipopllc.com> wrote:

Doug:
Following our group phone call with the city back in March I submitted the landscaping variance request with the second plan submittal provided to the city back in March (delivered to you by Lyle's office). I have pulled the text of that letter into a new letter which is attached to this email that I believe covers all of the items we had discussed previously so it is all in one letter now. Amy and I had not been told there is

going to be a May 7th meeting by anyone but we are very happy to hear there will be as the significant delays these last few months have forced Amy and I to start looking for other options, including an option to purchase an existing building we've located in Draper that requires us to decide rather quickly if we want it so we need to find out rather quickly if moving ahead with Sandy City on building is going to be approved or not.

P.S. I've asked Lyle Beecher to provide any additional details he feels would be helpful to the attached letter but wanted you to have mine so we don't miss the deadline you said is tomorrow.

Rollin

From: Doug Wheelwright <DWheelwright@sandy.utah.gov>

Date: Tuesday, April 21, 2020 at 3:18 PM

To: Lyle Beecher <lbeecher@beecherwalker.com>, Rollin Anderson <rollin@IPOPLLC.COM>

Cc: Brian McCuiston <bmcquistion@sandy.utah.gov>, James Sorensen <jsorensen@sandy.utah.gov>, Jared Gerber <jgerber@sandy.utah.gov>

Subject: Rees Capitol Office building

Lyle and Rollin: I have not received any correspondence from anyone on this project since I sent my email stating what I needed as justifications for the requested exceptions that you want to have the Planning Commission consider. Can you update me on the status of the project? I need to write a staff report for the Planning Commission meeting on May 7th, 2020. I need to know the status by noon tomorrow and receive the requested justification letter by end of day tomorrow, April 22, 2010. Please advise me. Thanks. Doug
<Planning Commission Letter requested.docx>

Dear Planning Commission:

We request your consideration for the following items related to the project to be located at 1680 Dimple Dell Road:

1. Much thought has gone into the design and materials selected for the exterior of this building as it is our desire to pay respect to the reverence of the neighboring cemetery and to add enhance the beauty of the surrounding area. The exterior cladding of the building is to be white limestone blocks (El Durado cut stone) which will cover approximately 80% of the building from the ground up on the exterior walls with the top 20% of the walls being clad in a matching white colored stucco or terraneo material, having a white decorative molding separating the two materials and white crown moldings all along the top of the walls. The only exception to that is the diagonal front entry section as it has the solid columns with moldings, the glass entry doors and sidelights, and the solid section for the REES Capital signage above the doors. We have incorporated extensive use of glass along the west, north, and east facing walls to further enhances the overall beauty and elegance of the building's exterior. We would ask that the commission approve the exterior materials indicated and allow us to use either stucco or terraneo on the portions shown with the understanding that we will use whichever is able to best be matched to the color of our limestone blocks being used in order to allow for the most esthetically pleasing look to the building.
2. Based on the unique circumstance of this corner 1/2 acre lot sitting at the intersection of 10600 South and 1700 East and being the sole commercially zoned lot which is bordered on both sides by residential neighborhoods; and in keeping to the city's request that we situate the building on the lot as close to the intersection as possible in order to position it as far from the neighboring homes as possible; and due to the numerous site triangles required for visibility at the egress to 10600 South and at the egress to 1700 East, as well as a 60 foot required site triangle needed for visibility at the intersection itself - all of which limit the number of trees that can be placed along those two streets, we request a variance be granted that would allow us not to add a single tree four feet back from the sidewalk on 1700 E and not add two trees four feet back from the sidewalk on 10600th South. We request that the city approve the landscaping design submitted as it ties nicely to the bordering neighborhoods and allowing for the showcasing of the building itself with trees being planted symmetrically on both sides of the building entrance and on both sides of the large window bays as this gives a more aesthetically pleasing look to the property while also preserving the views of the cemetery, the mountains, and dimple dell canyon, all of which were a huge factor in desiring to build on this specific lot. We would also note that the landscape design submitted includes enhanced levels of landscaping over and above the city's requirements, with 20 trees included in the plan rather than the required 17, and with substantially enhanced levels of flowers, plants, and foliage along all sides of the building bordering those two streets as well as in the in the surrounding parking areas that border the neighborhoods. For these reasons we request a variance be granted on this matter.
3. The garage doors on the building have been architecturally designed to scale and height fitting with the buildings overall design. In addition they will be constructed with decorative glass, giving them the appearance of being large windows rather than doors and will enhance the overall beauty of the building.
4. There is currently a 6 foot masonry wall bordering the south and west side of the property which separates the corner lot from the surrounding neighborhood and which sits on the properties of the bordering homeowners. Sandy code currently calls for an 8 foot fence to separate a commercial lot from a residential property, however, we would ask the commission grant a variance in this case as requiring an 8 ft fence be installed on the corner lot would result in having two fences sitting back to back with each other leaving a narrow gap in-between the two fences that would be incredibly difficult for both the homeowners and us to each have to maintain our own portions of that gap from plant growth, weeds, and trash that would collect there. Therefore, we request that the commission grant a variance allowing the existing 6 ft fence to suffice, waiving the requirement for the installation of a second 8 foot fence on the south and west side of the property.

Doug Wheelwright

From: Peggy Bert <pegbert64@icloud.com>
Sent: Wednesday, April 29, 2020 3:11 PM
To: Doug Wheelwright
Cc: HOA Dimple Dell; Devin Novara; HOA Dimple Dell
Subject: Rees Office Building pending development

Importance: High

Good afternoon Doug:

We received a text at 10pm last night from the developer of the Rees Office Building.

(There is no confirmation that they sent the text to the 6 homeowners contiguous to the development.)

It seems the wall is still an item that the developer wants to eliminate altogether.

We are not sure why they are resisting... but wanted you to have latest information.

As you know, on March 13th, Roland Andersen came to our home and we invited him in and heard his objections to the wall and other issues. He told us he knocked on the 6 homeowners doors, but most of them were not home.

Doug, until we have some questions answered and clarification from you and the City--we are not in agreement, at this time, with elimination of the required wall on their property...

We have also emailed our HOA Members of our decision -so that they should also inquire about the liability and options of all this. Our 3 HOA members are also copied on this email.

QUESTIONS:

1.) Is the city-required wall to be just concrete block — or a decorative type? More aesthetically appealing?

Either fake stone or other attractive material?

2.) If they do not build a wall on their property...what agreement will they sign to maintain our subdivision wall— since it is on the homeowners' properties?

3.) Has a full traffic impact study been made on the curb-cuts/ingress/egress on the property as yet? *(The City at the hearing held in December, so that the results would be known prior to final approval.)* Council requested this be reported on

Since the proposed 25-foot curb cuts are in close proximity to the intersection of Dimple Dell and 1700 East, it may be considered a safety hazard for school buses, pedestrians and vehicle traffic.

This is what Roland Andersen texted us last night:

Developer says:

"Peggy-

I wanted to give you an update on the fence situation. I spoke with the manufacturer of your current fence and they confirmed that the footings on your fence are not deep enough to handle the wind sheer of extending it upward to be an eight foot fence. So the only option that leaves is for us to have a second 8 ft fence built on our property that will then sit back to back with the current 6 foot fence on your property. Having two fences back to back will obviously create a pocket where weeds grow and trash can collect and will be difficult for both of us to have to maintain that gap. The city said they would waive the need for us to install an 8 ft fence on our property if you submit a letter to them saying you are okay with your current 6 foot fence acting as the buffer between the two properties. Otherwise the city requires a second fence be built back to back with yours."

Our reply...is

"Will check with Alex & get back to you... there is an easy way to eliminate the weeds. The concern is if you don't build a wall -does that mean you're responsible to maintain our wall? What is the city's position on that?"

"Do you sign an agreement to maintain our wall? Just let us know please and let our HOA know the answers also if you would. Thank you."

Doug, please let us know your thoughts when you can. We appreciate your help and input.

Kind regards,

Peggy & Alex Bert

EXTEND NEW RAISED MEDIAN TO POINT OF EX. PUBLIC ROAD (EAST SIDE) ADD PLOWABLE END SECTION. NEW OM3 SIGN UNDERNEATH AN R4-7 SIGN. PLOWABLE END SECTION SHALL BE PAINTED WITH YELLOW REFLECTIVE PAINT. SANDY CITY PUBLIC WORKS WILL INSTALL SIGNS.

NO	DESCRIPTION	DETAIL
①	ASPHALT PAVEMENT WITH GRANULAR BASE	2/CDT.01
②	CONCRETE PAVEMENT	2/CDT.01
③	ADA PARKING SIGN	1/CDT.02
④	TYPICAL RELEASE CURB AND GUTTER	1/CDT.01
⑤	DRIVE APPROACH PER APWA PLAN #225	
⑥	CURB & GUTTER PER APWA NO. 205 TYPE A	4/CDT.01
⑦	SAWCUT EX. CURB FOR NEW DRIVE APPROACH	
⑧	STANDARD ACCESS RAMP	1/CDT.02

AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	4,772	20.6
HARDSCAPE	9,682	41.9
LANDSCAPE	8,652	37.5
TOTAL	23,106	100

PARKING TABLE	
STALLS	UNITS
REGULAR	9
ADA	1
GARAGE	3
TOTAL	13

REQUIRED PARKING
3,217/250=13 PARKING STALLS REQUIRED

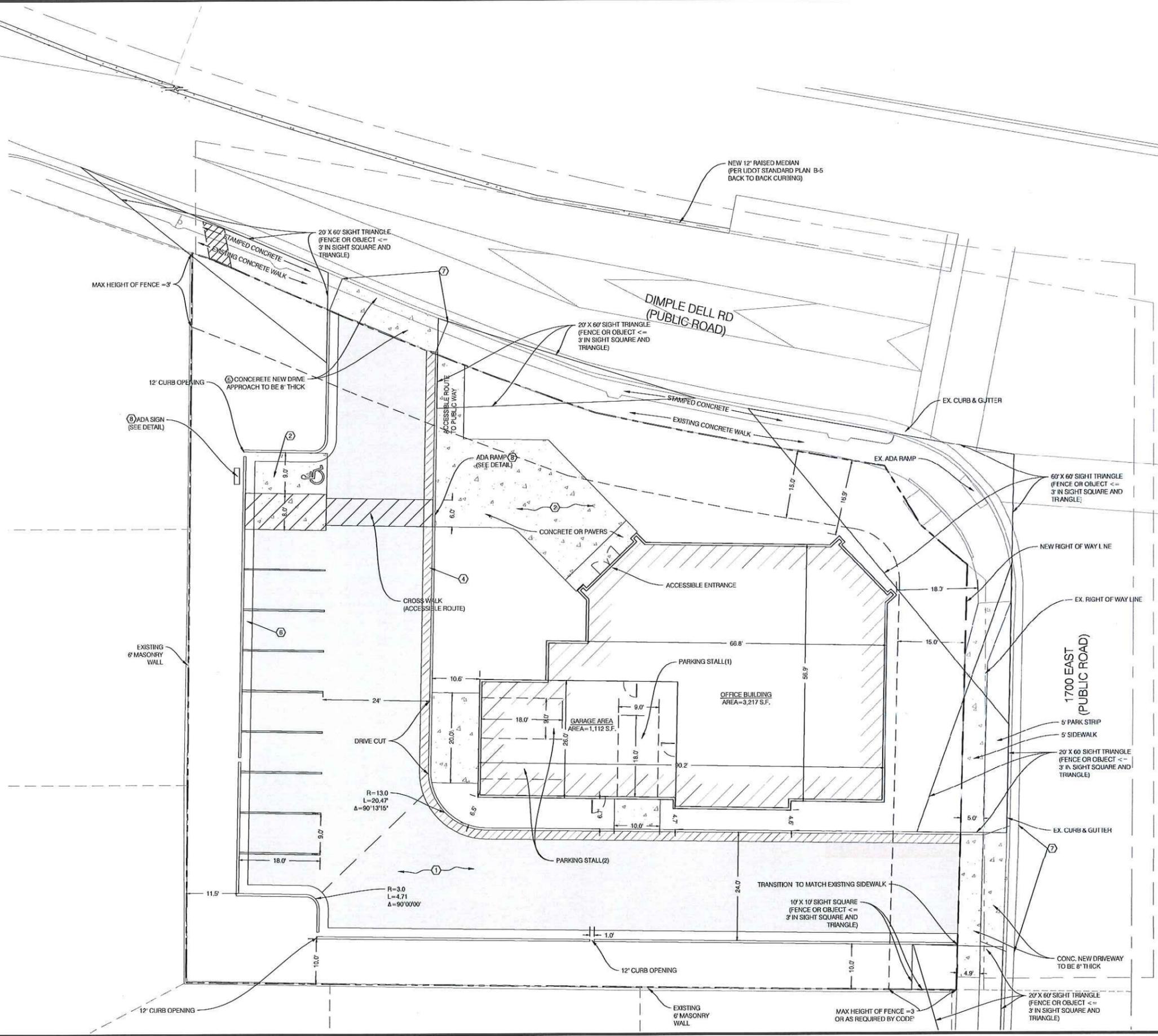
NOTE:
ALL PARKING STALL AND DRIVE LANE DIMENSIONS ARE TO FACE OF CURB WHERE APPLICABLE.

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

CALL BEFORE YOU DIG.
IT'S FREE & IT'S THE LAW

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER

1-800-682-4111
www.bluestakes.org

NO.	DATE	REVISION
1	02/25/2020	CITY REDLINES

DESIGNED BY: FBA
CHECKED BY: DKB
DATE: 02/11/2020
SCALE: 1"=10'-0"

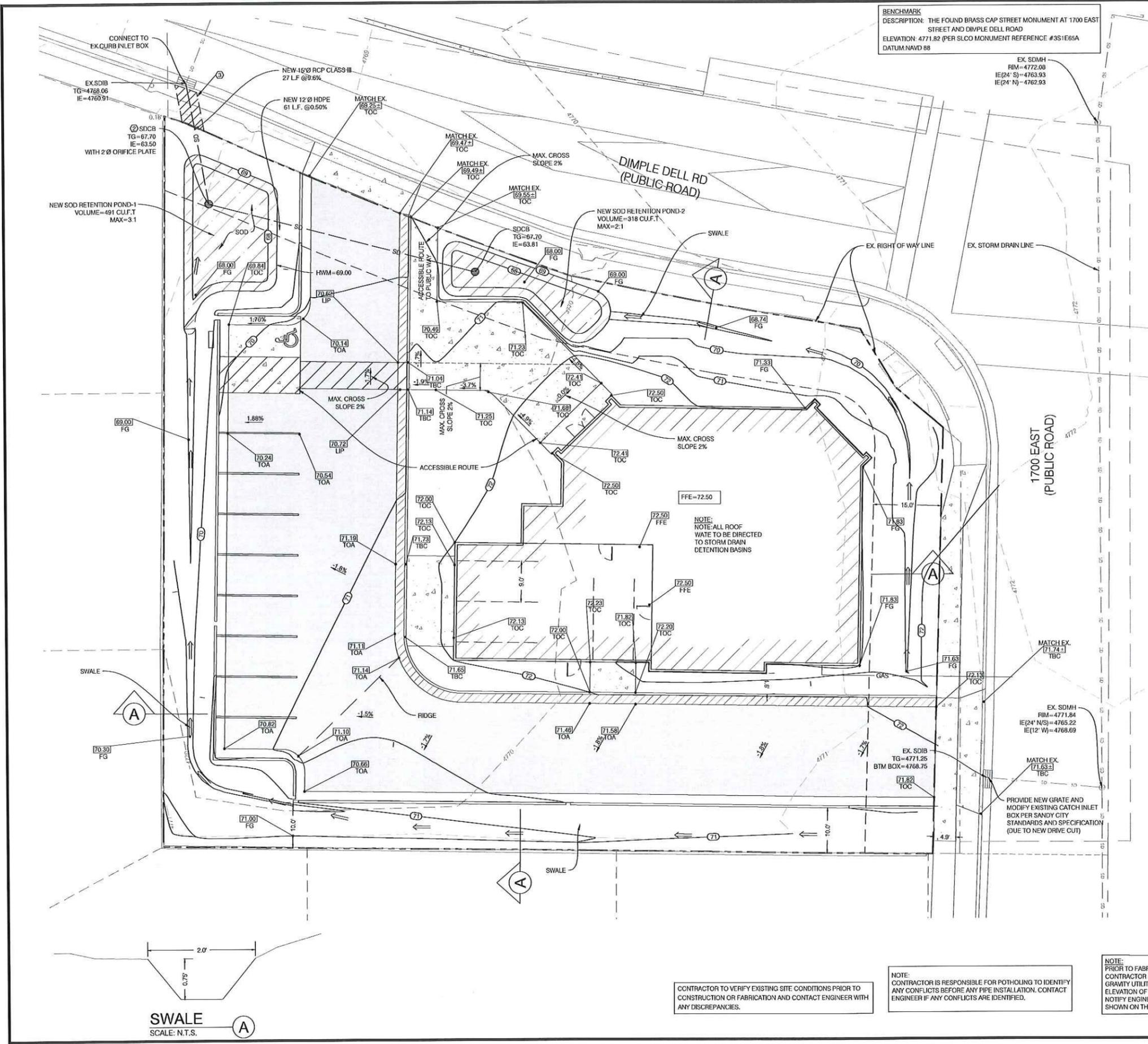


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9130 SOUTH STATE STREET SUITE # 100
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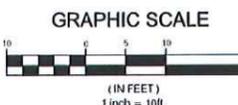
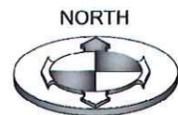


REES CAPITAL BUILDING
1680 E DIMPLE DELL ROAD
SANDY, UT

PROJECT NO: 2001005
SITE PLAN
CSP.01
4 OF 10



BENCHMARK
 DESCRIPTION: THE FOUND BRASS CAP STREET MONUMENT AT 1700 EAST STREET AND DIMPLE DELL ROAD
 ELEVATION: 4771.82 (PER SLCO MONUMENT REFERENCE #3S1E65A)
 DATUM: NAVD 88



GRADING AND DRAINAGE KEY NOTES REFERENCE

NO.	DESCRIPTION	DETAIL
①	GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN	5/CDT 01
②	3x3' CATCH BASIN	5/CDT 01
③	SAWCUT	5/CDT 01

ALL HDPE PIPE TO HAVE SOIL TIGHT JOINTS

**STORM DRAINAGE CALCULATIONS
 DRAINAGE AREA
 Rational Method (Q=CIA)**

Area Identification (A)	Rational Coefficient (C)	CIA
Roof = 4.777	0.9	4294.8 SF
Pavement = 9.682	0.9	8713.4 SF
Landscaping = 8.652	0.2	1730.4 SF
Sum		14738.6 SF

SANDY CITY DESIGN STORM (10 YEAR EVENT)

Time (min)	Intensity (in/hr)	Rainfall (inches)	Rainfall Excess (cu ft)	Allowed (cu ft)	Volume to Detain (cu ft)
5	3.83	0.32	392	52	340
15	2.35	0.50	722	157	564
30	1.48	0.74	909	314	594
45	1.18	0.89	1087	422	615
60	0.96	0.96	1170	429	550
90	0.71	1.07	1308	443	365
120	0.57	1.14	1406	458	142
180	0.41	1.23	1511	487	0
300	0.26	1.56	1916	3724	0
720	0.15	1.80	2211	7547	0
1440	0.09	2.16	2653	15094	0

Calculated Discharge into Ground: $Q = \frac{As}{P_r \times 60 \times 12}$

Percolation Surface: 593 s.f.
 Pond Bottom 1: 295 s.f.
 Pond Bottom 2: 988 s.f.

Percolation Rate (Pr): 20 min/in.
 Discharge: Q = 0.069 cfs.

Storm Water Retention:

Pond #1 Volume: 491 cf
 Pond #2 Volume: 283 cf

Total Retention Volume: 774 cf
 Is there enough existing storm water storage? 615 cf YES

Pond Volume Calculations:

Pond 1
 Area 1 (A1) = 553 sf Basin Depth (H) = 1 ft
 Area 2 (A2) = 355 sf
 Frustum Volume (V) = H/3[A1+A2+(A1*A2)/(1/3)] = 491 cf

Pond 2
 Area 1 (A1) = 378 sf Basin Depth (H) = 1 ft
 Area 2 (A2) = 158 sf
 Frustum Volume (V) = H/3[A1+A2+(A1*A2)/(1/3)] = 283 cf

Orifice Design:
 The storm runoff will be detained at 0.2 cfs/acre

$Q = C_d A_o \sqrt{2g}$

Total acreage of development: 0.53 acres
 Allowable discharge: 0.2 cfs/acre
 Max head: 1.00 ft
 Design diameter for new orifice: 2.0 inch

CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION OR FABRICATION AND CONTACT ENGINEER WITH ANY DISCREPANCIES.

NOTE: CONTRACTOR IS RESPONSIBLE FOR POTHOLING TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE: PRIOR TO FABRICATION OR CONSTRUCTION, CONTRACTOR IS TO BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW

BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER

1-800-662-4111
 www.bluestakes.org

PROJECT NO. 2001005

GRADING & DRAINAGE PLAN

CGD.01
 6 OF 10

BENCHMARK ENGINEERING & LAND SURVEYING
 9100 SOUTH STATE STREET SUITE #100
 SANDY, UT 84070
 www.benchmarkcivil.com

BENCHMARK CIVIL

PROFESSIONAL ENGINEER
 No. 103881
 DALE K. BENNETT
 02/11/2020
 2001005-S&E

DATE: 03/25/2020
 CITY: REEDS

SCALE: AS SHOWN ON ALL SIZE SHEETS
 ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

The firm, its employees, and its agents shall be held responsible for the accuracy of the information provided in this drawing. The firm shall not be held responsible for the accuracy of the information provided in this drawing.

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KEYNOTE LEGEND

604	WOOD DENTIL TRIM
1076	BUILDING SIGNAGE BY OWNER
1602	EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS

ELEVATION GENERAL NOTES:

- SEE A200 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS.
- COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
- USE IMPACT RESISTANT EFS WITHIN 48" OF SIDEWALKS AND BUILDING ENTRANCES.

ELEVATION GENERAL NOTES:

- SEE A200 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS.
- COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
- MECHANICAL CONTRACTOR TO COMBIE FACE PLATES FOR DRYER VENT AND EXHAUST ON EXTERIOR OF BUILDING.
- STUCCO CONTROL JOINTS TO BE PLACED AS SHOWN ON ELEVATIONS BUT NO LENGTH SHOULD BE GREATER THAN 18 FT. IN EITHER DIRECTION BETWEEN JOINTS.
- NO STUCCO PANEL SHOULD EXCEED 144 SQ. FT. FOR VERTICAL APPLICATION.
- NO STUCCO PANEL SHOULD EXCEED 100 SQ. FT. FOR HORIZONTAL, CURVED, OR ANGULAR SECTIONS.
- NO STUCCO PANEL LENGTH-TO-WIDTH RATIO SHOULD EXCEED 2:1 IN A GIVEN PANEL.
- A STUCCO CONTROL JOINT SHOULD BE PLACED AT EACH HORIZONTAL FLOOR SUBSTRATE FRAMING CHANGE.
- USE IMPACT RESISTANT EFS WITHIN 48" OF SIDEWALKS AND BUILDING ENTRANCES.

MATERIALS LEGEND

601	TERRAZZO COLOR: CUSTOM WHITE TEXTURE: FINE FINISH
602	STONE VENEER MANUF: EL DORADO STONE MARQUEE 24 - DOVETAIL
603	ROOF MANUF: CERTANTEED LANDMARK - MOORE BLACK
604	WOOD TRIM COLOR TO MATCH EFS #101 SUPER WHITE
	WINDOWS & DOORS DARK BRONZE

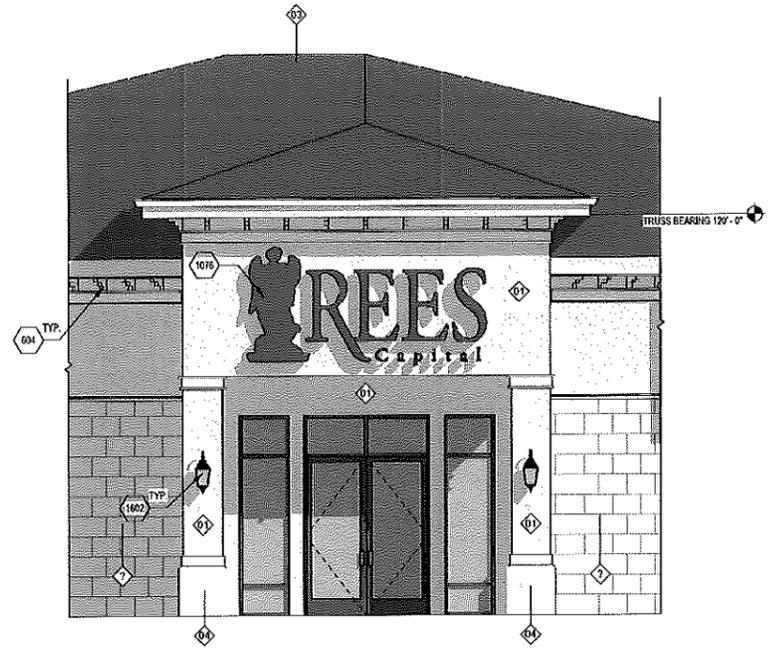
STONE	34%
TERRAZZO	34%
WOOD	10%
WINDOWS & DOORS	22%
TOTAL	100%

C1 NORTH ELEVATION
A201A 1/4" = 1'-0"



STONE	27%
TERRAZZO	25%
WOOD	10%
WINDOWS	38%
TOTAL	100%

A1 EAST ELEVATION
A201A 1/4" = 1'-0"



A5 ENTRY ELEVATION
A201A 1/4" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE
D	SITE PLAN REVIEW	02.10.23	

REES CAPITAL OFFICE BUILDING
 1680 EAST DIMPLE DELL ROAD
 SANDY, UT 84092

Beecher Walker
 T 801.438.8500
 3115 EAST LYON LANE #200
 HOLLADAY, UTAH 84121
 BEECHERWALKER.COM

PROJECT NUMBER
 473.2001
 DRAWN BY
 BS
 CHECKED BY
 EG
SITE PLAN REVIEW

EXTERIOR ELEVATIONS

DRAWING NUMBER

A201A

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1 | 2 | 3 | 4 | 5 | 6

MATERIALS LEGEND

- ◇ 01 TERRAZZO
COLOR: CUSTOM WHITE
TEXTURE: FINE FINISH
- ◇ 02 STONE VENEER
MANUF: EL DorADO STONE
MARQUEE 24 - DOVETAIL
- ◇ 03 ROOF
MANUF: CERTAINTEED
LANDMARK - MORE BLACK
- ◇ 04 WOOD TRIM
COLOR TO MATCH EIFS #101 SUPER WHITE

WINDOWS & DOORS
DARK BRONZE

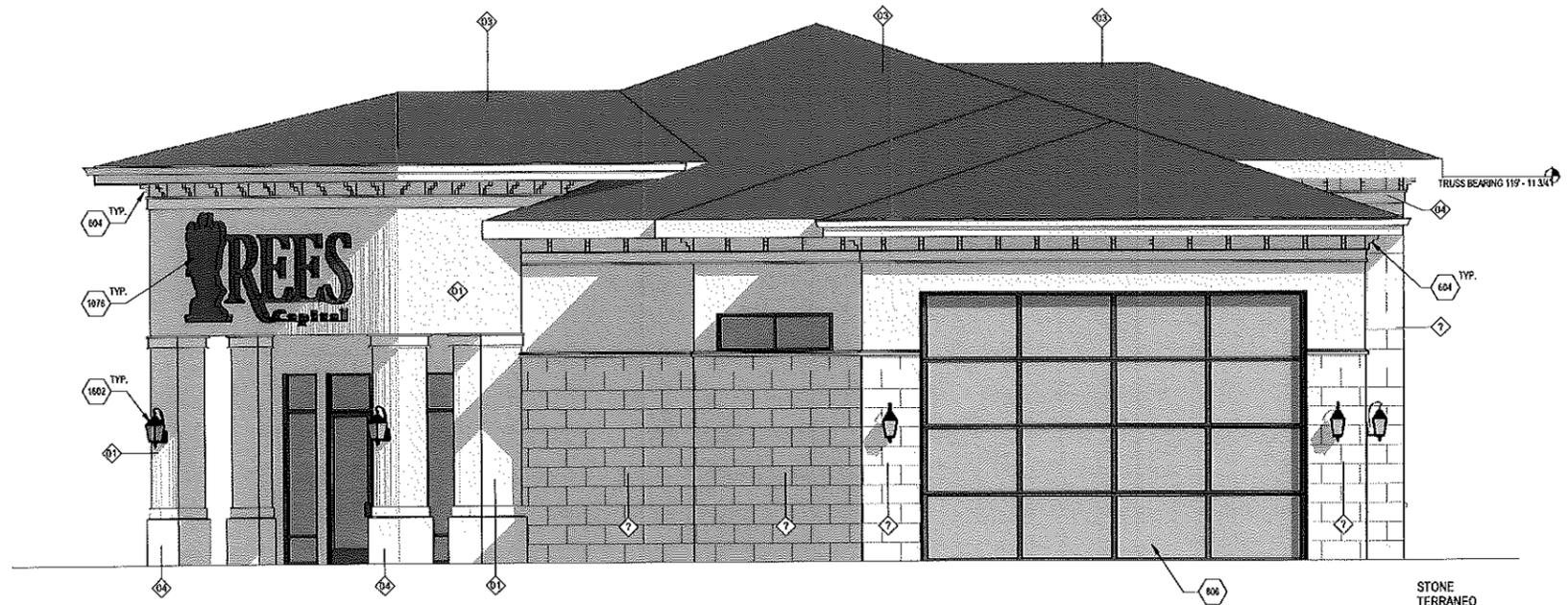
KEYNOTE LEGEND

- 604 WOOD DENTIL TRIM
- 606 GARAGE DOOR
- 1078 BUILDING SIGNAGE BY OWNER
- 1602 EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS

ELEVATION GENERAL NOTES:

- A. SEE A500 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS.
 - B. COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
 - C. USE IMPACT RESISTANT EIFS WITHIN 4' OF SIDEWALKS AND BUILDING ENTRANCES.
- #### ELEVATION GENERAL NOTES:
- A. SEE A500 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS.
 - B. COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
 - C. MECHANICAL CONTRACTOR TO COMBINE FACE PLATES FOR DRYER VENT AND EXHAUST ON EXTERIOR OF BUILDING.
 - D. STUCCO CONTROL JOINTS TO BE PLACED AS SHOWN ON ELEVATIONS BUT NO LENGTH SHOULD BE GREATER THAN 18 FT. IN EITHER DIRECTION BETWEEN JOINTS.
 - E. NO STUCCO PANEL SHOULD EXCEED 144 SQ. FT. FOR VERTICAL APPLICATION.
 - F. NO STUCCO PANEL SHOULD EXCEED 100 SQ. FT. FOR HORIZONTAL, CURVED, OR ANGULAR SECTIONS.
 - G. NO STUCCO PANEL LENGTH-TO-WIDTH RATIO SHOULD EXCEED 2:1:1 IN A GIVEN PANEL.
 - H. A STUCCO CONTROL JOINT SHOULD BE PLACED AT EACH HORIZONTAL FLOOR SUBSTRATE FRAMING CHANGE.
 - I. USE IMPACT RESISTANT EIFS WITHIN 4' OF SIDEWALKS AND BUILDING ENTRANCES.

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE
D	SITE PLAN REVIEW	02.19.20		



STONE	30%
TERRAZZO	25%
WOOD	10%
WINDOWS & DOORS	34%
TOTAL	100%

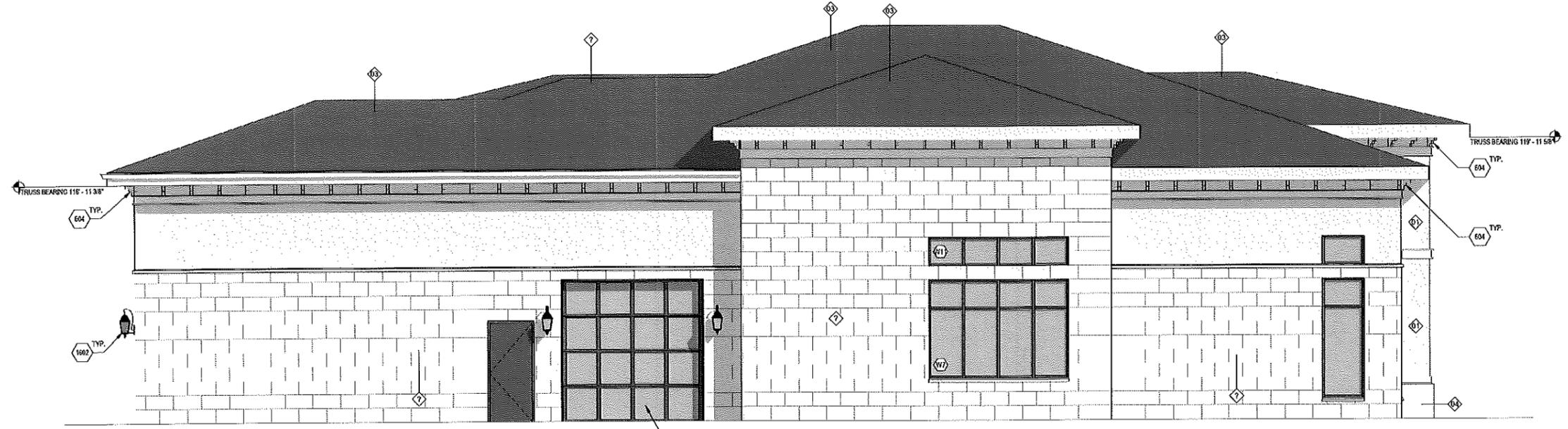


C5 NORTHEAST CORNER ELEVATION
A202A 1/4" = 1'-0"

C1 WEST ELEVATION
A202A 1/4" = 1'-0"

REES CAPITAL OFFICE BUILDING
1680 EAST DIMPLE DELL ROAD
SANDY, UT 84092

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STONE	58%
TERRAZZO	19%
WOOD	8%
WINDOWS & DOORS	15%
TOTAL	100%

A1 SOUTH ELEVATION
A202A 1/4" = 1'-0"

1 | 2 | 3 | 4 | 5 | 6

B

A

Beecher Walker
PROJECT NUMBER
473.2061
DWN BY BS CHKD BY GS
SITE PLAN REVIEW

EXTERIOR ELEVATIONS
DRAWING NUMBER
A202A

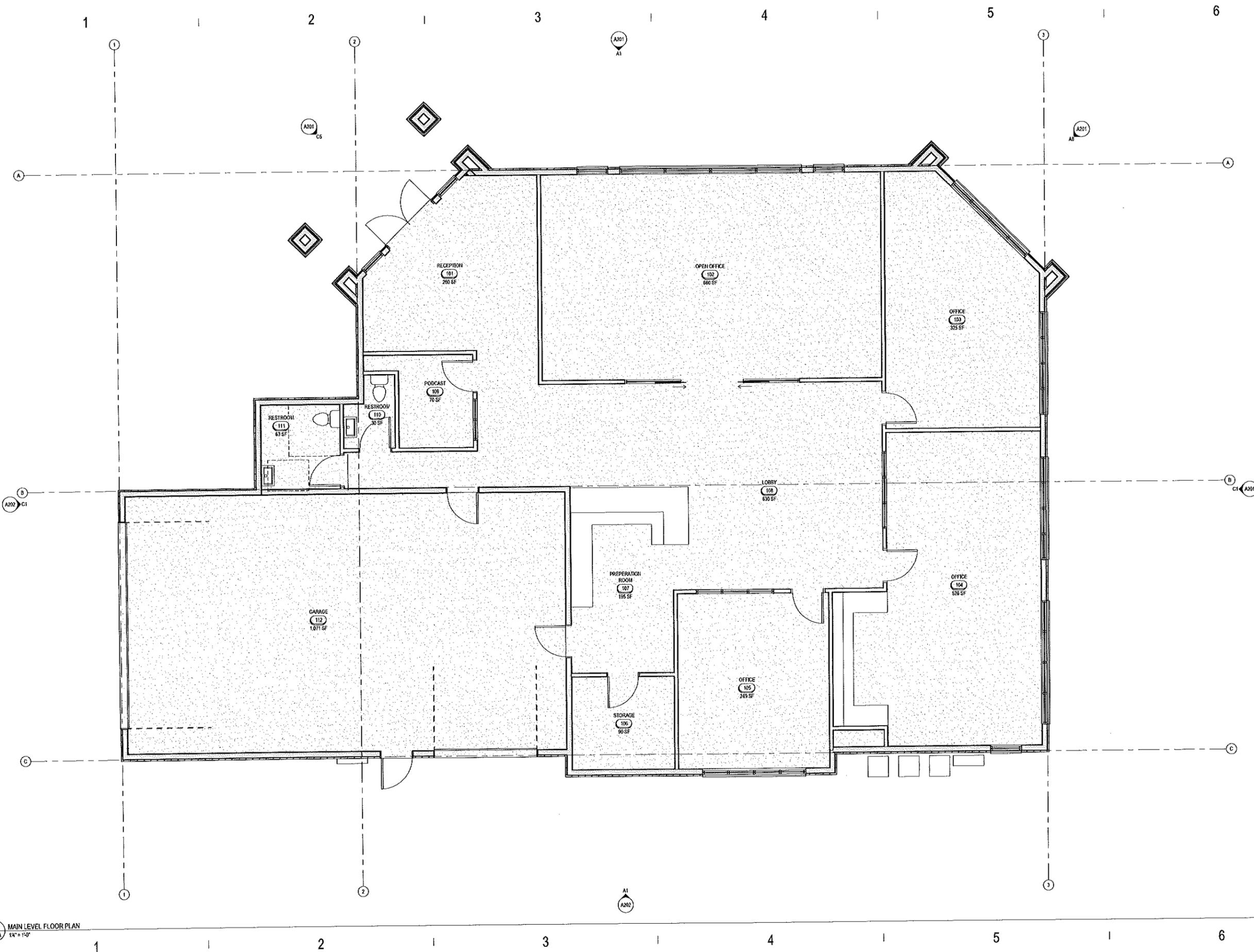
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A1
A101A
MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"



MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE
D	SITE PLAN REVIEW	02.10.23		

REES CAPITAL OFFICE BUILDING
 1680 EAST DIMPLE DELL ROAD
 SANDY, UT 84092

Beecher Walker
 801.438.9500
 3115 EAST LION LANE #200
 HOLLAND, UTAH 84121
 BEECHERWALKER.COM

PROJECT NUMBER
473.2001

DESIGN BY
BS

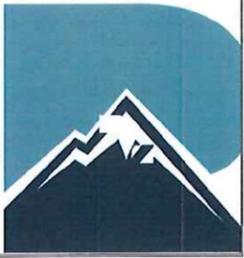
CHECKED BY
GG

SITE PLAN REVIEW

MAIN LEVEL FLOOR PLAN

DRAWING NUMBER

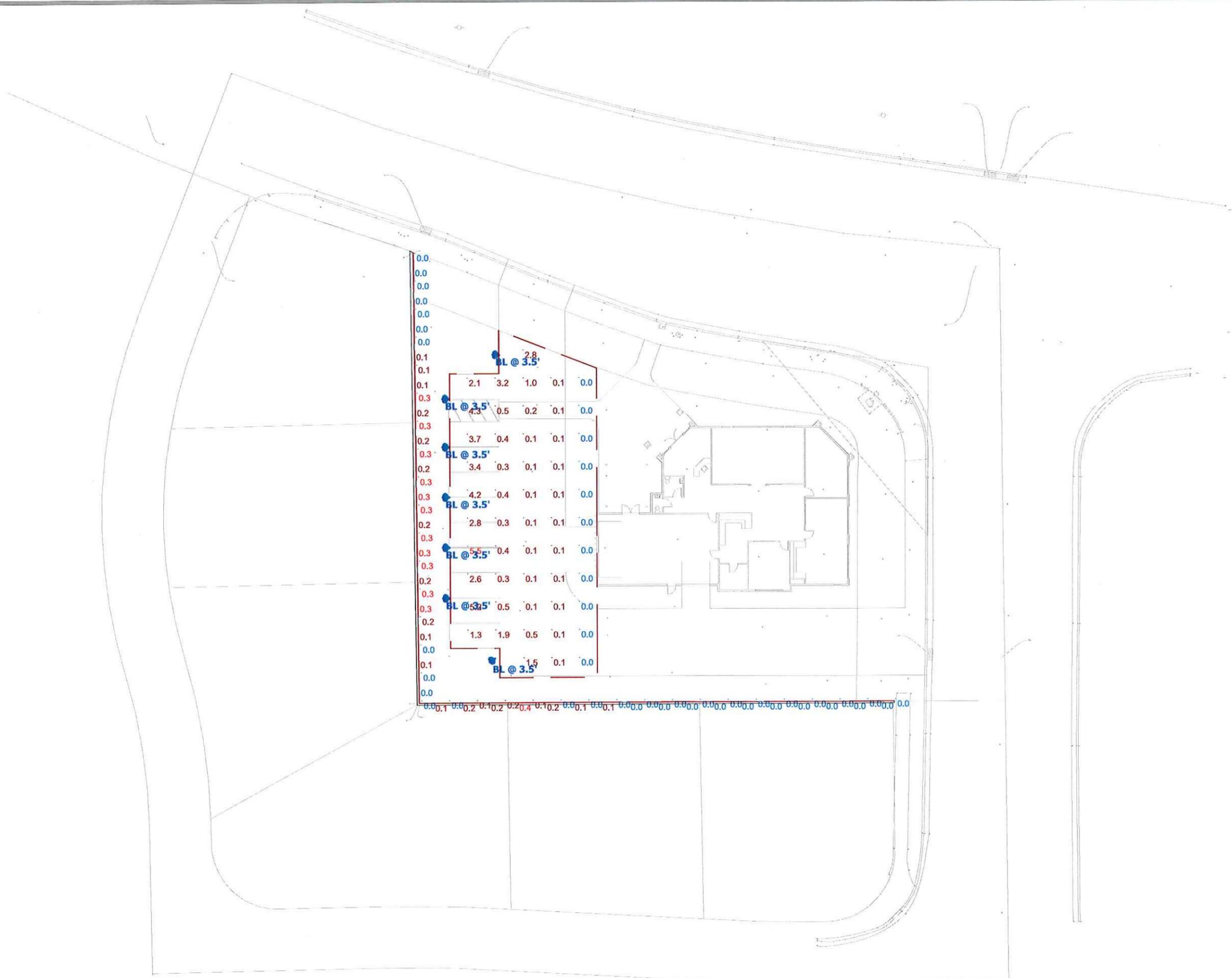
A101A



Rees Capital
Site Lighting

Designer
Britney Wynn, LC
Date
1/31/2020
Scale
Not to Scale
Drawing No.

Summary

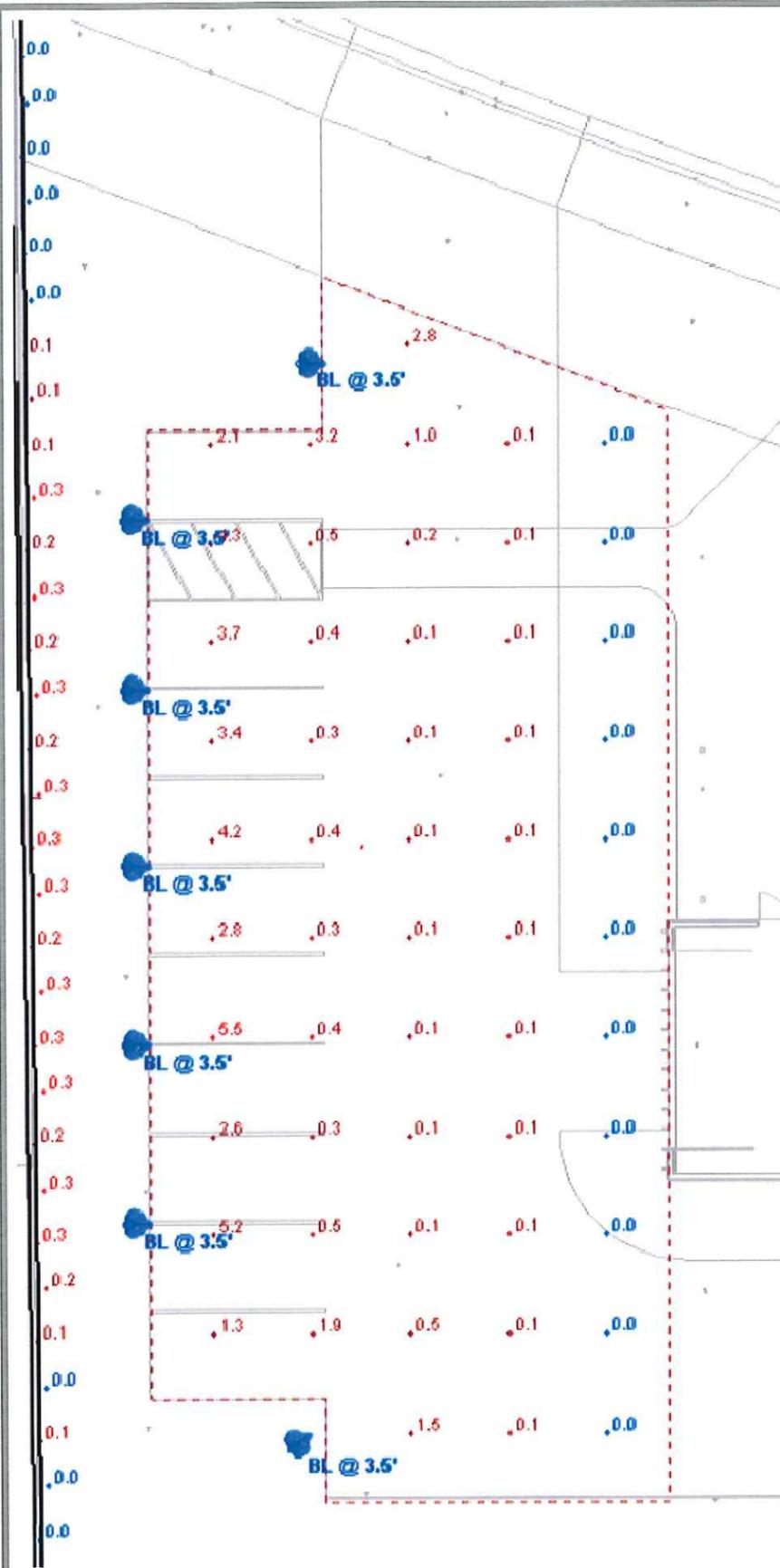


Plan View
Scale - 1" = 35ft

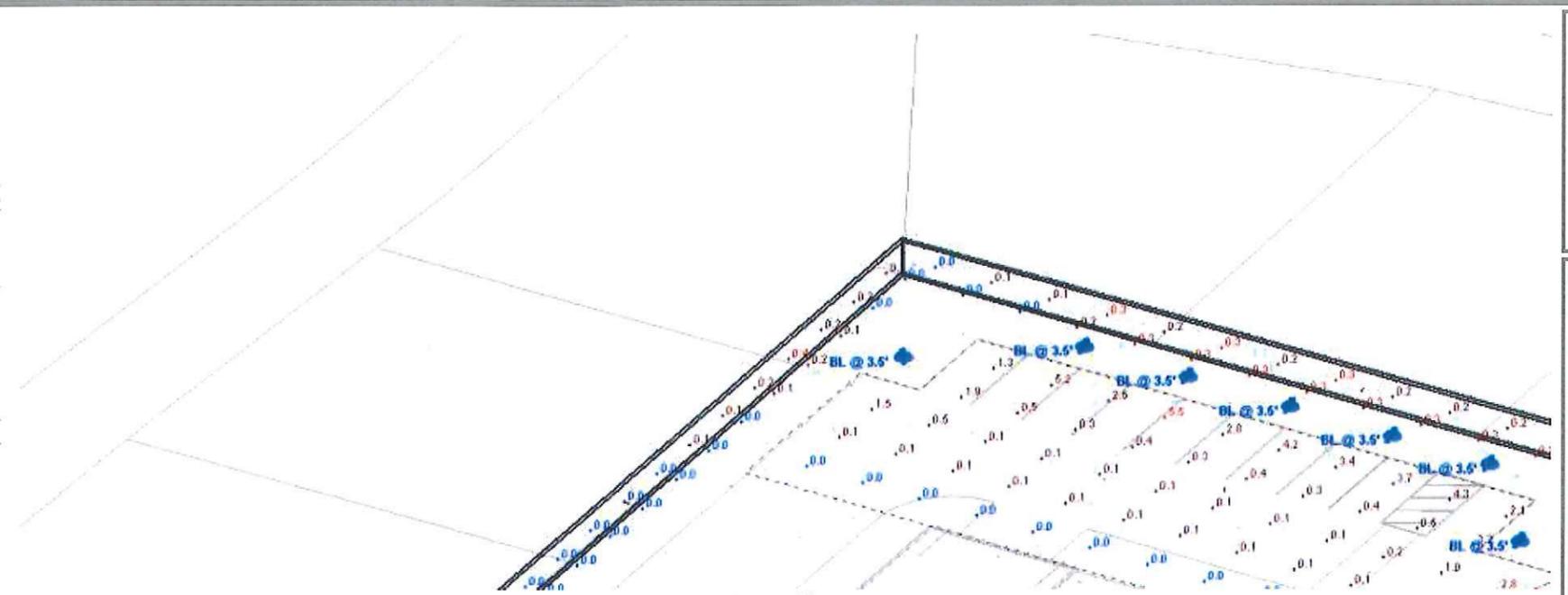


Rees Capital
Site Lighting

Designer



Parking Lot



Fence Line

Statistics						
Description	Symbol	Avg	Max	Max/Min	Avg/Min	Min
FENCE LINE	+	0.1 fc	0.4 fc	N/A	N/A	0.0 fc
FENCE LINE	+	0.1 fc	0.3 fc	N/A	N/A	0.0 fc
PARKING LOT	+	0.9 fc	5.5 fc	N/A	N/A	0.0 fc
Property Line	+	0.1 fc	0.3 fc	N/A	N/A	0.0 fc

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename
○	BL	7	Hydrel	3140C H48 8COB 30K MVOLT FT LP BL	36" Bollard, 3000K, Forward Throw	8 LED COB chips, 3000K	1	3110C_H36_8COB_30K_MVOLT_FT_LP_BL.ies

Drawing No.

Summary