


SUB-06-20-5863 ; SPR-06-20-5868
Subdivision/Site Plan Review
10760 S. 700 E.

PRODUCED BY CRAIG EVANS
COMMUNITY DEVELOPMENT DEPARTMENT

 **PUBLIC NOTICE**

Proposal for this Property: *Subdivision of 10 Acres to 4 Lots*
3.000000 Acre Tract
4.000000 Acre Tract

Applicant: *The Thibault Group*
Project Name: *Thibault Tract*

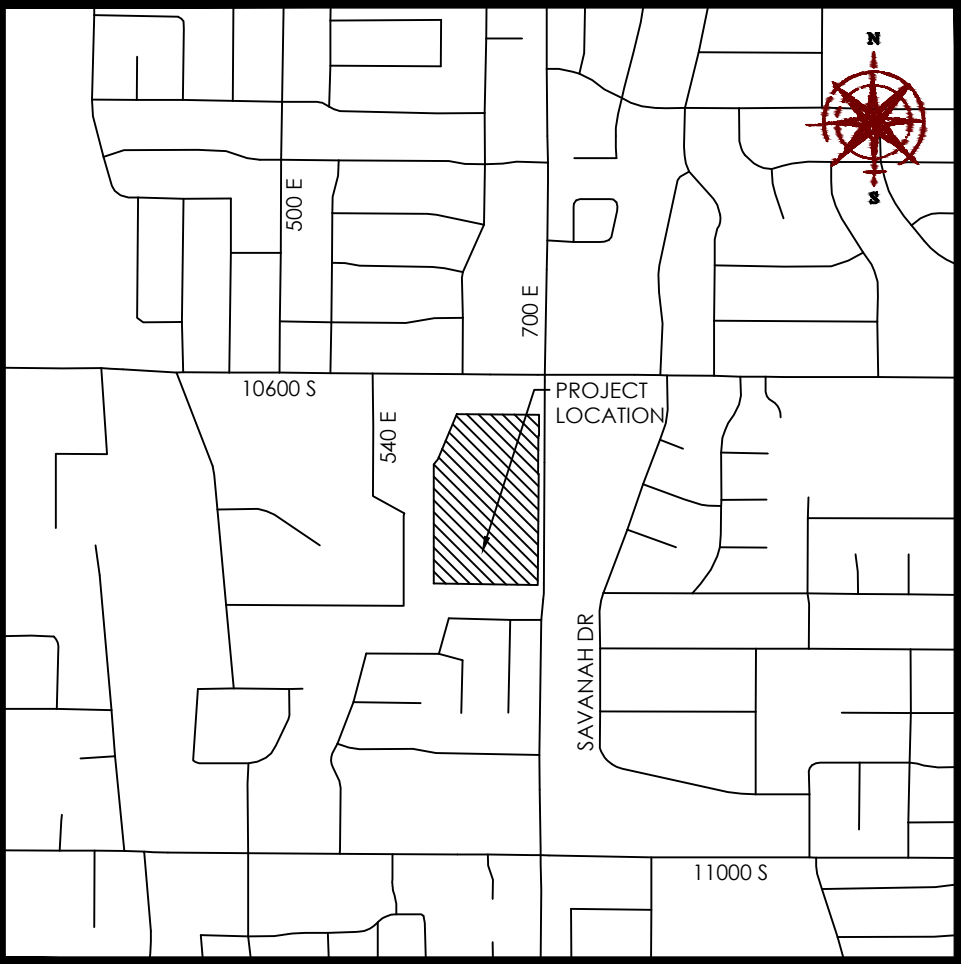
This item will be discussed at a Public Hearing (Meeting with the Sandy City Planning Commission) on *March 10* at *10:00* PM. This meeting will be conducted: ☐ at the City Council Chambers, 10000 S. Centennial Pkwy. ☒ via Zoom (see sandyutah.legistar.com for details).

Any person interested in this matter may obtain complete application information by going to sandyutah.legistar.com or calling 801-568-7256

PRIVATE PROPERTY

NO PARKING
DUMPING
TRESPASSING

ALL OFFENDERS WILL BE PROSECUTED
TO THE FULL EXTENT OF THE LAW



VICINITY MAP
N.T.S

LEGEND

	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	BOUNDARY MARKER
	SECTION MONUMENT (FOUND)

NOTES

- #5 REBAR AND CAP (FOCUS ENGINEERING) TO BE SET AT ALL PROPERTY CORNERS.
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Line Table		
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Curve Table					
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C20	59.50	40°24'39"	41.97	N20°36'26"E	41.10
C21	56.00	37°45'43"	36.91	N18°28'45"W	36.24

EASEMENT APPROVAL		SANDY CITY MAYOR	
CENTURY LINK	DATE	PRESENTED TO THE SANDY CITY MAYOR THIS _____ DAY OF _____, A.D. 20____, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.	
ROCKY MOUNTAIN POWER	DATE	MAYOR _____	
QUESTAR GAS	DATE	ATTEST: SANDY CITY RECORDER _____ SEAL	
COMCAST	DATE		

PLAT PREPARED BY

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

PREPARED FOR:

OWNER/DEVELOPER
THE THACKERAY COMPANY
1165 E WILMINGTON AVE #275
SALT LAKE CITY, UTAH 84106
(801) 487-6670
CONTACT: JOHN SAWYER

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____.

PUBLIC UTILITIES ENGINEERING MANAGER _____

SALT LAKE COUNTY HEALTH DEPT.

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

DIRECTOR _____

SANDY CITY ATTORNEY

APPROVAL AS TO FORM THIS _____ DAY OF _____, A.D. 20____.

CITY ATTORNEY _____

PLANNING COMMISSION

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

CHAIRMAN _____

SANDY CITY ENGINEER

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

CITY ENGINEER _____

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 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, parcels, streets, and easements, to be hereafter known as SAND TOWNHOMES, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

For Review
03/03/2021 12:27:55 PM

EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 183395

DATE _____

BOUNDARY DESCRIPTION

AN ENTIRE PARCEL OF PROPERTY, SITUATE IN THE NE1/4SE1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 700 EAST STREET AS DEFINED IN UDOT RIGHT OF WAY PROJECT No. F-0071(23)9, SAID POINT BEING S00°07'19"W 293.00 FEET ALONG THE SECTION LINE AND N89°38'29"W 55.50 FEET FROM THE EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES (1) S00°24'06"W 114.88 FEET; THENCE (2) N89°35'54"W 3.00 FEET; THENCE (3) S00°24'06"W 211.00 FEET; THENCE (4) S89°35'54"E 3.00 FEET; THENCE (5) S00°24'06"W 610.41 FEET TO THE NORTHERLY LINE OF COTTONWOOD PLACE NO. 3 SUBDIVISION AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 93-3, PAGE 35, SAID POINT BEING THE SOUTHEAST CORNER OF ENTIRE PARCEL; THENCE N89°09'41"W 572.16 FEET ALONG SAID NORTHERLY SUBDIVISION LINE TO THE EASTERLY LINE OF COTTONWOOD PLACE NO. 2 SUBDIVISION AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 92-5, PAGE 106, SAID POINT BEING THE SOUTHWEST CORNER OF ENTIRE PARCEL; THENCE NORTH 655.39 FEET ALONG SAID EASTERLY SUBDIVISION LINE TO THE SOUTHEASTERLY LINE OF THE CRESENT ESTATES NO. 4 SUBDIVISION AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK NN, PAGE 22; THENCE N38°08'00"E 35.35 FEET ALONG SAID SOUTHEASTERLY SUBDIVISION LINE; THENCE N22°55'00"E 268.74 FEET ALONG SAID SOUTHEASTERLY SUBDIVISION LINE AND TO AND ALONG THE SOUTHEASTERLY LINE OF CRESENT ESTATES SUBDIVISION AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK FF, PAGE 71 TO THE NORTHWEST CORNER OF ENTIRE PARCEL; THENCE S89°38'29"E 452.20 FEET TO THE POINT OF BEGINNING.

CONTAINS: 11.89 ACRES +/-
A COMMERCIAL LOT, 12 LOTS & 28 TOWNHOMES,
THREE PARCELS, PUBLIC STREETS, PRIVATE ALLEYS

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

**SANDY TOWNHOMES
PRELIMINARY PLAT**

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

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

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

COUNTY _____

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

**SANDY TOWNHOMES
PRELIMINARY PLAT**

LOCATED IN THE SE1/4 OF SECTION 18, T3S, R1E,
SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

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

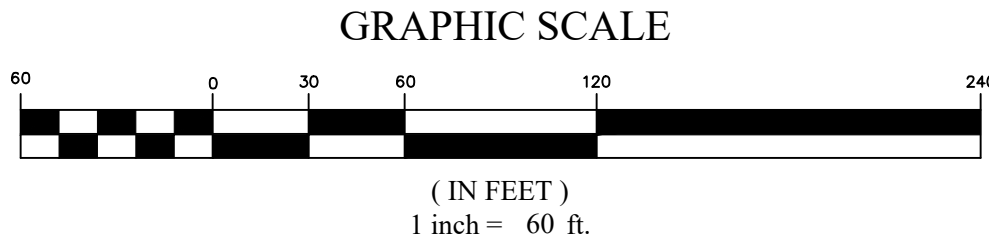
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____ SALT LAKE COUNTY RECORDER _____

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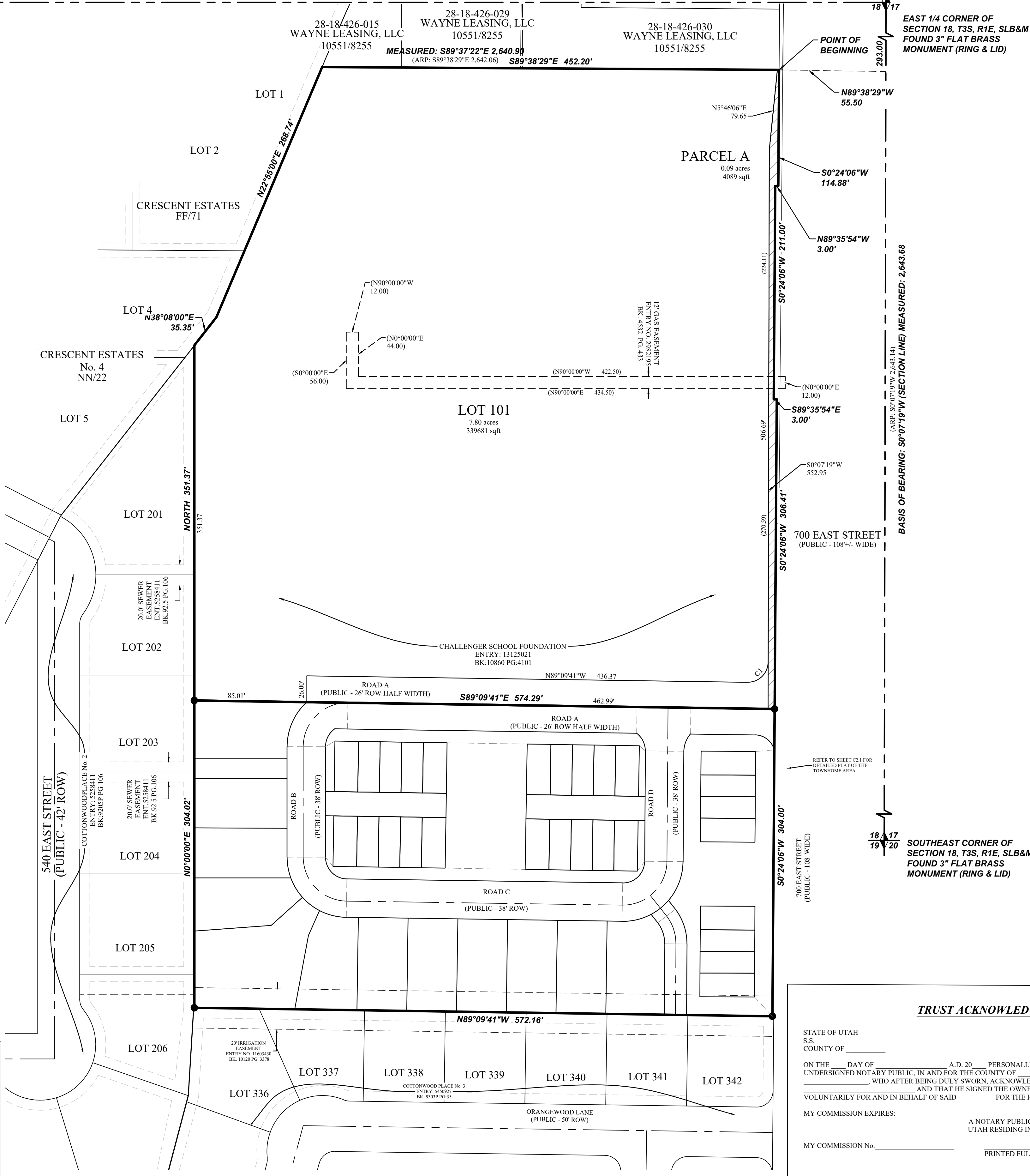


CENTER 1/4 CORNER OF
SECTION 18, T3S, R1E, SLB&M
FOUND 2.5" FLAT BRASS
MONUMENT (RING & LID)

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EAST 1/4 CORNER OF
SECTION 18, T3S, R1E, SLB&M
FOUND 3" FLAT BRASS
MONUMENT (RING & LID)

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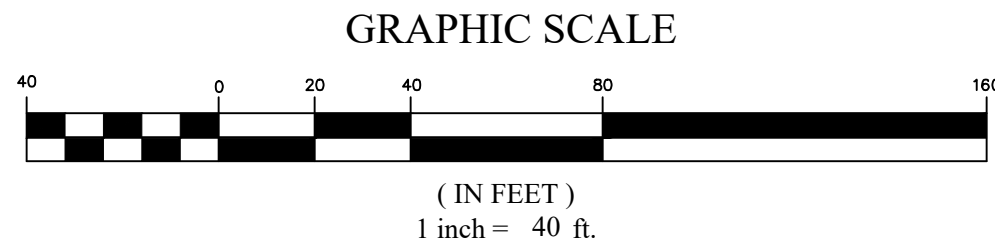
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FOUND 2.5" FLAT BRASS
MONUMENT (RING & LID)

MEASURED: S89°37'22"E 2,640.90
(ARP: S89°38'29"E 2,642.06)

EAST 1/4 CORNER OF
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FOUND 3" FLAT BRASS
MONUMENT (RING & LID)

700 EAST STREET
(PUBLIC - 108' WIDE)

SOUTHEAST CORNER OF
SECTION 18, T3S, R1E, SLB&M
FOUND 3" FLAT BRASS
MONUMENT (RING & LID)

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
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- BOUNDARY MARKER
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PLAT PREPARED BY



SANDY TOWNHOMES PRELIMINARY PLAT

LOCATED IN THE SE1/4 OF SECTION 18, T3S, R1E,
SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

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

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

FEE \$ _____ SALT LAKE COUNTY RECORDER



Sandy City PLN Preliminary Review

Special Exceptions

1. **Request for "Row Width Less Than 52 Feet"**. This road system will better serve this community for the following reasons: Originally our plan was to have this main access road be a private road. In speaking with Ryan Kump (City Engineer) and discussing fire truck access it was determined that it would be best to have this road be a public road and function better for truck access versus creating a "turnaround" or "hammerhead". This road system will better serve this community for the following reasons:
 - a) Originally this road was planned to be private road. In speaking with Ryan Kump (City Engineer) it was determined that they city prefer this to be public road so that the city can provide maintenance and/or replacement as needed for the future of this project. Concerns were raised that the city has issues with other developments where damage is not maintained or repaired properly and the city receives many complaints from residents of private developments but cannot provide assistance. Designating this will allow the city to provide snow removal, asphalt repair & maintenance etc as needed.
 - b) Better access and movement for fire trucks and emergency vehicles. Designating this road as "public" versus "private" allowed for full truck movement throughout the site. Not doing this would force fire trucks to either come to a "hammerhead" or "turnaround" point which greatly inhibit fire truck movement and accessibility.
 - c) In agreeing to accommodate the city's request to make this road "public" versus "private" we asked the city to compromise and keep our road width as originally designed. The reduction in width only removes the sidewalk and landscape strip from one side of the road, which is not needed for the site.
 - d) Adding back the sidewalk and landscape strip actually create an unsafe pedestrian path within the community.
 - e) This road originally had straight 90 degree turns at each of the corners. We have changed these to be rounded turns and with a greater turn radius than what is needed not only for emergency vehicles but also easier for resident vehicles to navigate. Again we are still maintaining the same 27 ft of "road" required for "public" roads. We are only reducing the "Row Width" because we are requesting to remove the sidewalk from one side of the road way.
2. **Park Strip and Side Walk Waiver to have on only one side of the street.** This request will make the community safer. There is no need to have sidewalk on both sides of the street in this application. We request this waiver for the following:

- a) By removing the sidewalk from the “rambler” units we are removing pedestrians from areas that residents would be backing up and out from their garages. This makes it safer for pedestrian path and walkability on the other side of the road where there are no garages and no cars.
- b) Per city recommendation we have moved the “Playground” from the back Southwest corner and relocated it to the middle units and open area central to the entire site and much more usable for the residents. Pedestrian path now leads to the center of the site and not outward or across the “rambler” units, again making this safer for the community.
- c) Per city recommendation we were asked to visit other developments within the city, specifically several of the Brad Reynolds projects where this same road width was allowed and we were asked to do the same for this project. We identified those projects and were able to accommodate that city request for this project.

3. Subdivision with Less than 2 points of ingress/egress.

- a) We have worked directly with the city planning department and the city engineer to address this issue.
- b) The current design of a dedicated public road coming off of 700 East between the townhome site and the school was suggested to us by the city engineer. The dedicated public road gives the residential units two points of access onto a public street.
- c) To create additional access for safety and emergency, and at the request of the planning department, we have entered into an agreement with Challenger to have a right away across the Challenger property for emergency access ingress/egress as needed.

Sincerely,



John K. Sawyer

johns@jtcompany.com

801-487-6670




DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn
Mayor

Matthew Huish
Chief Administrative Officer

Michael Gladbach, P.E.
Director

RECOMMENDATION FOR PRIVATE LANE

DATE: March 12, 2021
TO: Craig Evans, Planner
FROM: Ryan C. Kump, P.E., City Engineer 
SUBJECT: **Project Name:** Thackeray Towns
Plan Case Number: SPR-06-20-5868
Project Address: 10760 S. 700 E.

John Sawyer, the developer of the Thackeray Towns townhome project, requests a waiver for typical public roadway requirements. Specifically, he is requesting a waiver for:

- Right-of-way (ROW) less than 52'
- No park strip and sidewalk on one side of the street
- Lack of two points ingress and egress into the subdivision

Recommendation for approval of these requests is based on the following points.

- The project only has access to 700 East. Previous development to the south, west, and north provided no stubs to the site. Due to UDOT access spacing restrictions on 700 East, a major arterial street, multiple access points to 700 East are not feasible nor advantageous from a safety perspective. Engineering believes the current design with a looped layout is the most efficient configuration. The single access pinch point is short in length, under 100', before the development opens into the proposed loop system. This avoids single segment dead ends and multiple access points to 700 East.
- The proposed cross-section is 38' of ROW. This is the narrowest public ROW width the city has approved for previous developments. This is viewed as preferable to a private network with no park strips and sidewalks. This width allows a full-width road of 32' Top Back Curb (TBC) to Top Back Curb. In addition, an adjacent 6' sidewalk on one side of the street is included as public ROW. This cross-section was previously approved at a similar development, The Villages at Sandy. (approx. 9200 South 800 East) The proposed Thackeray Towns is similar in zoning, scope, and product, and desires to match the approved ROW found at The Villages at Sandy.