



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

December 5, 2019

To: Planning Commission
From: Community Development Department
Subject: BD Medical Warehouse Building Site Plan Review
9450 South State Street

Zone SD-MDM
SPR-02-19-5604

[Community # 2-Civic Center] Portion of 39 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
CUP-72-10	Conditional Use for Deseret Pharmaceutical, 1972.
CUP-73-01	Conditional Use review for Deseret Pharmaceutical, 1973.
SPR-92-38	Site Plan Review for BD Medical Expansion, 1992.
SPR-05-27	Site Plan Review for BD Medical--south Parking lot Expansion, 2005.
SPR-05-28	Site Plan Review for BD Medical Building Expansion, 2005.
SPR-05-31	Site Plan Review for BD Medical--north loading docks, 2005.
CODE-04-18-5389	Rezoning of BD Medical Prop. From CBD to SD-MDM, 39.57 Ac., June, 2018

DESCRIPTION OF REQUEST

The applicant, Mr. Jake Tate, P.E., of Anderson Wahlen & Associates Engineers, representing Becton, Dickinson & Co., property owner, is requesting that the Planning Commission review a site plan for a proposed warehouse building addition to the existing BD Medical Device Manufacturing Campus. This request also includes the review and approval of the proposed building's architectural design, building materials and colors, under the requirements of the Sandy City Architectural Design Standards. The Planning Commission is the land use approval body for these actions, as designated in the Sandy City Development Code.

BACKGROUND

This approximately 40 acre site is owned by the Becton, Dickinson & Co., and has been operating as a medical device manufacturer at this location since at least the early 1970's. The facility is highly productive and its products are marketed world-wide. BD Medical is committed to this site and plans to continue to expand its operations here for the foreseeable future. In recognition of BD's

longstanding and unique business presence, at BD's request, Sandy City rezoned the site from Central Business District (CBD) zoning to a Special Development—Medical Device Manufacturing zoning

district in June of 2018. This was also done in anticipation of some significant phased expansion at this location. This project is the first phase of those planned expansions.

The campus is located on the southwest corner of 9400 South Street and State Street. Zoning to the east, across State Street, and to the south is zoned CBD. Existing zoning to the north, across 9400 South Street is Regional Commercial (RC). To the west of the property is a steep slope downward and the East Jordan Canal, running along the top of the hill. Zoning to the west is Residential, R-1-6 and Residential Multi-family (RM-12). The existing campus has many mature trees, which screen the buildings from view from State Street and from the south.

NEIGHBORHOOD MEETING

A neighborhood/community meeting was determined to be not required for this application.

ANALYSIS

PROPOSED SITE PLAN AND BUILDING.

Master Development and Phasing Plan. BD has a master development plan for the south portion of the campus. This warehouse will be the first phase of that development plan. The second phase is expected in about five years and will revise the public streets of Safety Lane and 9560 South Street, to create space for formal parking lot expansions and a future large building.

Access. Existing vehicle and semi-truck access exists on 9400 South Street and from both 9560 South Street and from Safety Lane and Towne Ridge Parkway. A transportation impact analysis has been conducted for the proposed phased expansion and has been approved by the City Transportation Engineer. The new warehouse building will not significantly alter total trip generation, but will shift mostly truck traffic from 9400 South Street to the access to the south. Access and egress will be sufficient for the phased expansion.

Building Siting and Massing. The proposed warehouse building is sited well away from major City streets in what is the "back" of the property. It is sited here to follow the production flow of the manufacturing processes which is north to south. Materials are received on the north side of the plant. Finished products will be warehoused on the south side of the plant, prior to shipping off site. The siting of the building is well suited for the operation and will be minimally visible from surrounding properties. The plan calls for additional screening from view on the west and south sides with additional tree plantings. The building mass complies with all zone required heights and setbacks. Building siting and massing are appropriate for the project.

Parking. The new warehouse building and associated trailer parking and loading dock area will remove 177 existing employee parking stalls from the site. Phase 2 will provide the permanent replacement employee parking in the area now bisected by the existing public street layout of 9560 South and Safety Lane. The proposed warehouse building will not add new employees to the plant, as warehousing employees currently are located elsewhere in the plant complex, and will be shifted to the new warehouse. In the interim between phase 1 and phase 2, temporary hard surfaced parking has been developed on property recently purchased on the south side of 9560 South Street to accommodate displaced employee parking. BD will manage employee on-site parking to prevent any

overspill into the surrounding area. Parking will be adequate to accommodate the intended land uses and activities.

Landscaping. Approximately 19,000 square feet of new landscaping will be added to the new development area. Two rows of trees will be planted on the west and south sides of the phase 1 area to additionally screen the view of the warehouse building from Towne Ridge Parkway. (Please see the photo rendering of the view of the project from Towne Ridge Parkway.) Landscaping will meet City requirements.

City Department Review. All other City Departments and Divisions have reviewed the phase 1 project plans and support the preliminary site plan review 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 have been modified from the first submittal to reduce costs and to better meet the requirements of the City's Architectural Design Requirements. (Please see the attached building elevation drawings and building renderings for details on the proposed new building.) The revised building design was reviewed by the Sandy Architectural Design Review Committee at their meeting held on November 6, 2019. (Please see the attached minutes of that meeting for details about the discussion and recommendation.)

At that meeting, the committee received a briefing from planning staff about the discussions between the owner's design team and the city staff, during the past year. Originally, the warehouse building was going to be made of tilt-up concrete panels. Because of materials price increases, labor shortages and increase construction demand, this building material became too expensive. BD was forced to seek cost saving solutions for the project, that would still allow the additional warehouse capacity, and then settled on a pre-engineered metal building design.

Since pre-engineered metal buildings are "strongly discouraged" under the Sandy City Architectural Design Standards, the owner's design team and the city staff worked to find ways to make the new building type work within the context of this unique medical device manufacturing facility.

Building design, materials and colors. The premise behind strongly discouraging pre-engineered metal buildings in the Architectural Design Standards is their generally cheap appearance, lower construction cost and the resultant lower finished value. To mitigate these potential negatives, the following changes have been applied to this project:

- Insulated metal panels were selected for the exterior rather than simple metal siding typically used for metal buildings. These cost more and provide a different exterior surface and appearance. These panels come with a factory applied paint/powder coating that will look better for a longer period of time.
- Parapets were added by extending the height of the insulated metal panels above the pitched roof design on all sides of the warehouse building.
- Sixteen-foot wide corner elements are proposed to be added to the exterior of the pre-engineered building on three of the four corners of the building. These will extend outward from the building wall plane 2 to 3 feet to help articulate the otherwise unbroken flat wall plane, add shadows and be of a contrasting color to the insulated metal panels.

- Cornices were added to the top of the corner segment parapets on the three corner sections.
- Horizontal metal awnings were added over the loading dock doors, building windows and the entry/exit doors.
- Roof drainage will be routed within the building. This eliminates roof edge dripping or external downspouts, which are not permitted in the Design Standards.
- There will not be any roof top mechanical units. Units will be ground mounted on the west side of the building and screened with plantings.

Site development elements. The main supporting reason for allowing this building to be constructed as now proposed is the fact that the building's location on the campus will provide significant screening from view from the main public streets. The proposed warehouse will be located 990 feet from State Street and 510 feet from Towne Ridge Parkway. The area of the campus that is between the proposed building and State Street is well vegetated with mature trees and existing buildings. To increase the screening from Towne Ridge Parkway, and from view from the west, a row of new trees is planned to be planted along the south and west edges of the phase 1 project area. Finally, the view of the new building from the west, where the residential units are located is mostly blocked by the crest of the hill that rises above these units and the setback of the new building from the crest of the hill being approximately 250 feet.

After discussions about the proposed changes to the building and the site development, the Architectural Design Review Committee unanimously recommended that the Planning Commission approve the revised building architectural design, materials and colors.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **approve** the proposed master development and phasing plan and determine that preliminary site plan for phase one is complete and that the building architectural design, materials and colors are approved, based on the staff report, and the **three findings listed below and subject to the following seven 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 buildings design, materials and colors meet the Sandy City Architectural Design Requirements.
- C. That the location of the proposed warehouse building provides sufficient buffering and distance within the current campus to minimize the potential negative effects of the primarily pre-engineered metal building, and that the modifications proposed by the development design team have substantially mitigated the look of the building so as to not appear as a strongly discouraged metal building.

CONDITIONS:

1. That the developer proceed 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.

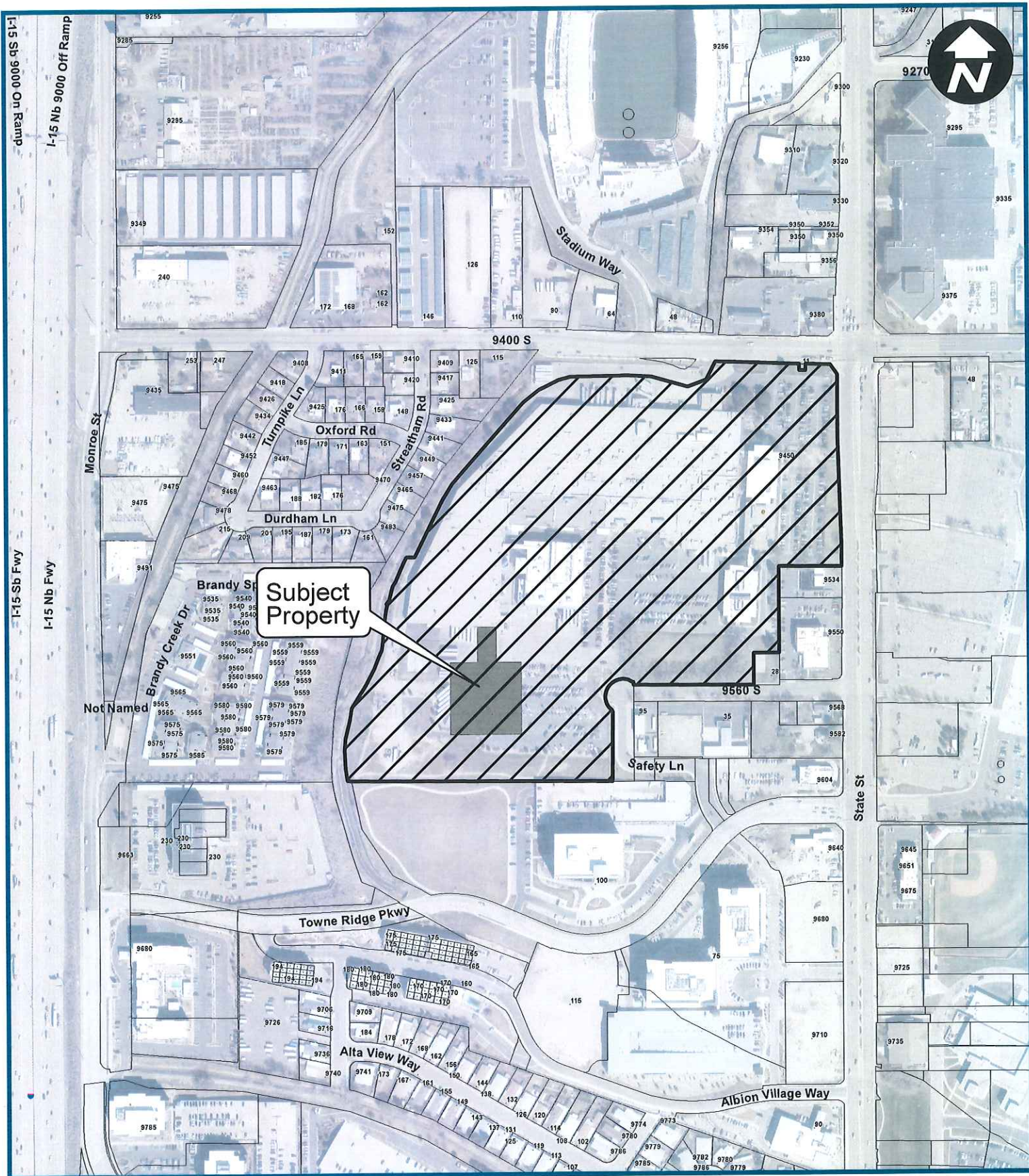
2. That the development comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
3. All utility boxes (i.e. transformers, switch gear, telephone, cable TV, etc.) shall be shown on the final site plan and shall be placed underground or moved behind the front setback (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.
4. 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.
5. 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.
6. That the applicant comply with the Sandy City Noise Ordinance, including working hours during construction.
7. That the applicant comply 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-02-19-5604 **BD Medical Warehouse Addition** **9450 S. State St.**

PRODUCED BY CLAIRE HAGUE
 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: November 21, 2019

To: Doug Wheelwright, Development Services Manager

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

Project Name: Becton Dickinson Warehouse Expansion
Plan Case Number: SPR-02-19-005604
Project Address: 125 West 9565 South

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.



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SANDY CITY ARCHITECTURAL DESIGN REVIEW COMMITTEE MEETING

AGENDA, WEDNESDAY, NOVEMBER 6, 2019

- 4:00 P.M.** **Bryce Baker, Dan Simons and Russ Platt**, Developers, Centennial Towers Mixed Use project, Revised Plan 10012 S. Centennial Parkway. Staff: Mike Wilcox
- 4:20 P.M.** **Andrew Bybee, Bruce Bingham**, Developers, Sandy Towers West, six story office building and parking structure project, 9985 S. State Street. Staff: Mike Wilcox and Doug Wheelwright
- 4:45 P.M.** **Jake Tate**, Anderson, Wahlin & Associates Engineers, representing BD Medical, Modified Site Plan for revised parking lots and new warehouse building, 9450 S. State Street. Staff: Doug Wheelwright

This meeting may take two hours to complete.

This meeting will be held at the Sandy City Hall, Room 220, Community Development Conference room, 2nd floor. If you have questions, Doug Wheelwright, Development Services Manager is the organizer of this meeting, 801-568-7255.

Architectural Review Committee Meeting
November 6, 2019

Members Present:

James Sorensen
Jared Gerber
Steve Burt
Lyle Beecher
Cheryl Bottorff
Scott Westra

Staff Present:

Mike Wilcox
Brian McCuiston
Doug Wheelwright
Jennifer Gillen

Those Absent:

Kris Nichol

4:00 p.m. Centennial Towers Mixed Use Project, Revised Plan (10012 S. Centennial Parkway)
Developers: Bryce Baker, Dan Simons, and Russ Platt

Bryce Baker is with DB Urban and has been part of this project for six weeks. This is a modified site plan. The condo tower that was approved for design is now going to be moved to the corner (originally it was midblock).

The office Tower will remain in the same location, and the project will now be introducing a mid-rise eight story product that is an L shape around the parking structure.

New access ramps into to the garage will come from 10080 South and Centennial Parkway. These ramps will provide access to levels 2 & 3 of the garage. Access to the first floor will be on Monroe Street

A new amenities building will front Monroe Street. This will be a four story structure, with a roof top pool deck (15,000 sq. feet, full amenities). There will also be midblock pedestrian access which will go around the perimeter of the top of deck and provide access to the amenities building from any of the buildings on campus. There will be two levels of parking behind this building. On the east façade will be ground floor retail (full 16 ft. in height) which allows them to screen the parking behind it, with wood frame construction above 8 floors total.

Residential Condo Building – was shifted to the north east corner. It has the same material as the last proposal, and is 12 stories in height. HVAC will be modified and relocated to either the roof or ground mounted.

Originally the ventilation was on the lower level (HVAC) but is has now been moved to the north.

Two Story Townhomes – introducing along the base of the parking garage on the south side, and retail on the base of the south east corner building. The height of top level will be increased at the corner to make it taller than the rest of the building. The occupy-able floor level will still be under 75 feet making it still under high rise code in the midrise building code. The PT deck will be a transfer slab (wood frame/concrete) that will give you access to the Amenity building.

Russ showed what materials would be used. The black brick will now replace the red brick. The alumaboard will give the feel of separate buildings on the same block instead of one building on a whole block. It has been important for them to show that the base design is different from the rest of the building. Having a granite base with a different texture and form from the rest of the building is what helps it stand out.

Lyle asked if they were meeting the stucco limitations. Because it looks quite heavy on a couple of elevations on the Residential Tower South Building.

Russ said that they are following all the requirements, with glass being the primary material. They are using the alumaboard wood, between the glass.

James indicated that each building EIFS face is limited to 20% EIFS.

Mike asked if they were proposing to do a brick element to Office Tower, and that on the internal side of it, it appears that it is all stucco.

Russ stated that it is going to have to meet 20% stucco on all sides.

Mike brought up the fact that if they wanted to change and go more than 20%, they could go to the Planning Commission with the ARC's recommendation, and get approval to make that change.

Mike was concerned about breaking up the plane of the building when there is a change in material.

Russ said that he could change that and have the building pop out.

Steve was concerned about the look and feel of the base level. This does not appear to be welcoming to the pedestrians.

Bryce explained that within the setbacks for the retail building will allow for outside dining. There is articulation to this building.

Mike explained that the landscape improvements are not reflected on the site plan or on the elevation drawings.

Russ stated that the landscaping will meet the Cairns requirements.

Steve asked if there was an HOA to go with the residential units.

Dan said that there would be an HOA.

It was the recommendation of the ARC Committee that they show the proposed landscaping on the plans before they present their project to the Planning Commission.

Motion to Vote:

Scott Westra made a motion to forward a positive recommendation to the Planning Commission with the applicant addressing the concerns of 1. Amount of stucco to be 20% in each face. 2. Adding articulation on the Office Tower when there is a material change for this project. Cheryl Bottorff seconded. All voted in favor of the motion.

4:20 p.m. Sandy Towers West, six story office building and parking structure project (9985 South State Street) Developers: Andrew Bybee, Bruce Bingham, and Anthony Lyman Architects: Jordan Swain, Prospect Manager with UTA, Property Owner

Lyle had to recuse himself from voting.

Andrew explained that this is a six-story office tower with a three story parking structure. They will be dedicating land to Sandy City to widen Sego Lily, and to also complete improvements that the city has

wanted. To the west of the building, will be a large plaza making it so the orientation to State Street is prominent, and fits into the Cairns design guidelines.

It will have terracing to create seating and gathering areas, and a lot of landscaping and trees. The goal for UTA and Sandy City is to activate Sego Lily. One option would be to have a service business (example a Dentist building), or have a food truck plaza. This would be a great amenity for office tenants, because the food could be brought to them, and it could be a great community benefit for the people who would live around that area. There will be two dedicated pavilions with tables and seating, and onsite bathrooms. The pavilion that would give shade, and there would be onsite power (no noisy generators).

Doug explained that they have been working with Andrew and Bryce for about 2 ½ years. A year ago, they came in and said they needed to enclose the canal. Between the building and the parking structure is the relocated Salt Lake and Jordan canal, which is a 10'x20' concrete box culvert. This fixes the site being divided, as well as fixes vertical grades. They did the bulk of the underground canal last winter, and are now completing the canal on the north side. The original master plan called for two buildings or an "L" shaped building on the corner. It has now been decided to go with one building, angled to the intersection corner.

James said the turning of the building a little bit, allowed them to do a nice plaza in the front, allowing it to be a beautiful show piece building on the corner.

Steve was concerned about how much glass was on the office building. He referenced the complaints of the Mountain America Building having too much glass. He was wondering what the ordinance was on that.

Doug stated that the original city architectural design standards only limit the stucco/EIFs material to a 20% limit. It is transparent glass and sprandral glass. There is also some masonry and aluminum siding with a wood look.

Bruce said that they are using a wood look siding with brick above the glass. It will tie into the look of the Sandy Towers East building.

Anthony explained that the west side of the building has two vertical notches for all six stories due to a 26' setback requirement on State Street and Sego Lily side. This satisfies the Cairns design standard. On the east side of the building on the sixth level, it brings in the mountain/urban design.

Doug wanted to have them talk more about the articulation over the entry door.

Anthony said that each façade has a stone vertical element that rises through most of the building. The base and all those elements are natural stone.

Jordan explained from a UTA perspective, they are happy that they were able to have a more enhanced entrance (from a TOD standpoint), allowing pedestrians to access the bus from Sego Lily, as well as State Street.

Andrew talked about lights being under the parapet cap of the building on the very top. All agreed that it will be a great feature on the building.

Cheryl said how she thought this project will be a great value to the city, and especially liked the pedestrian interface.

Motion to Vote:

Cheryl Bottorff made a motion to forward a positive recommendation for this project to the Planning Commission. Scott Westra seconded. All in favor of the motion.

4:45 p.m. BD Medical Modified Site Plan for revised parking lots and new warehouse building (9450 South State Street) Developers: Jake Tate, Anderson, Wahlin & Associates Engineers

Doug explained that they have been working on this project for two years. Initially this was a more extensive and comprehensive campus redevelopment. The warehouse building was originally going to be precast concrete. After BD received bids, it came back being way too expensive to do. Because of this, they came back with a number of changes to reduce the cost. The site redevelopment will be half of what it was going to be originally. Safety Lane will not go through their property. The warehouse building will be moved to the east so that it will not disturb the fire protection reservoir. The building plans came back as a pre-engineered metal building, which caused some real concern for the planning staff.

Jake said that there was a need for storage space, and this building would accommodate this. This project will also allow for future expansion. Going from a concrete building to insulated metal panels has helped with the cost of the project. This is truly a warehouse and no production will be done in it. He knows that there has been concern in the materials being used, however, he believes that the insulated metal panels are an approved material. The corners have been changed to extend outward using EIFS and a change in color. They added parapet to those corners, and tried to add some articulation across the front of the building so that it was not just a strait flat plane. They have added windows and awning coverings for them. They have tried to add some of the desired materials as it is stated in Sandy's codes. No RTU's or vents will be built on the roof.

Jake explained that the warehouse is set back and not very visible to State Street. The residential neighbors that are to the west 50' below them, and it should not hinder their views to the west.

Steve said that he thought it was a good use for an interior block.

Scott asked if the windows on the side of the building were required by the city.

Jake said no, that it was to allow more natural light into the building.

Doug stated that the city made a suggestion to add features to three of the four corners of the warehouse, and to paint some interrupting panels the same color as the corners.

Jake said that they were trying to avoid painting the panels because the paint will not last. He will see what factory paint colors will work, it might be two toned.

Doug explained that they were asked to show views of the building and landscaping from Town Ridge Parkway.

Jake said that they did a 3D rendering of the trees. Due to the ground mounted air handling units on the west side, they will increase the landscaping along the west side of the building.

Lyle was concerned with the EFIS corner panels. He asked Jake to take a look at using metal panels instead of EFIS panels. He said that from his experience, dark colored EFIS fades quickly.

Jake said they could look at a different color, and that the use of the EFIS really did help them get what the city wanted, but not add structural requirements to the building.

Lyle suggested to tone the EFIS color down half way.

Jake said that they would do that.

Scott asked if there was an architect helping with this project.

Jake said they were using an architect firm that is based out of North Carolina. However, BD Medical has been the ones to decide on the color on the metal panels. If the color scheme does not work for the committee, Jake said they could be changes.

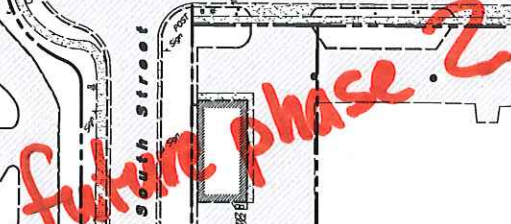
The committee said that this would not be necessary.

Motion to Vote:

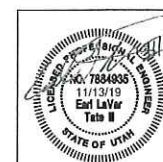
Scott Westra made a motion to forward a positive recommendation to the Planning Commission with the applicant addressing the concerns to lighten the EFIS on the corners of the building. Doug Wheelwright seconded. All in favor of the motion.



Semi-trailer Storage = 16 stalls



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Hatch Legend

- Clear-View Triangle
 Concrete
 Sandy City Asphalt Pavement
 Existing Asphalt Pavement

Line Legend

- Overall Property Boundary
 Easements
 Sawcut
 Lot Lines

Accessible Note:

Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If Grades on plans do not meet this requirement notify Consultant immediately.

The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FHWA.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Construction Notes:

- Follow all recommendations of the approved geotechnical report. Sandy City Standard Specifications and Details shall govern, however, unless geotechnical report recommendations are more stringent.
- 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.
- Builder/Owner shall obtain an excavation permit from Sandy City Public Works Department prior to doing any work in the Sandy City right-of-way. Traffic plan, bonding, and insurance will be required.
- All public improvements, which are to be owned and maintained by Sandy City, 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 online at www.sandycityut.gov (click on "Departments", then "Public Works", then "Standard Specifications").
- Notify Sandy City Public Works Inspection department, 801-568-2899, 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 construction done without notification, at the discretion of the City Engineer.
- The use of motor oils and other petroleum-based or toxic liquids, for dust suppression, is absolutely prohibited.
- 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.
- Any proposed changes to the approved design shall be reviewed and approved by the engineer or architect of record and the city engineer.
- Prior to release of the guarantee for improvements, and according to the "City Engineer Requirements" letter for this project, the developer shall submit a scanned 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, as an electronic file, may be submitted by e-mail at dpoulsen@sandycityut.gov, or on a USB flash drive, or the hard copy original set may be submitted to Sandy City (Dave Poulsen, 801-568-6058) where the set will be scanned and returned to the owner.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or an electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

Warehouse Expansion

48,971 Sq. Ft. (Footprint)
 FF(Civil)=4,470.50
 FF(Architectural)=70.50

Scale: 1" = 30'

**Site Data**

Overall Site Area = 1,493,504 s.f. (34.286 ac.)
 Demolition Area = 194,932 s.f. (4.475 ac.)
 New Landscape Area = 21,405 s.f.
 New Impervious Area = 124,591 s.f.
 Building Area = 48,936 s.f.
 Parking Provided in Demolition Limits = 0 stalls
 Semi-trailer Storage = 16 stalls

Site Construction Notes

- Const. 24" Curb & Gutter (C4.1)
- Const. Asphalt Paving (C4.1)
- Const. Conc. Sidewalk (C4.1)
- Vehicle Access Ramp
- Const. Pedestrian Access Ramp per Sandy City Std. Details SW-01 & SW-02 (C4.3)
- Const. Curb Wall (C4.4)
- Const. Sidewalk per Sandy City Std. Detail CG-02 (C4.4)
- Const. New Fire Hydrant (C4.3)
- Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 min. thickness
- Const. Conc. Paving (C4.1)
- Sawcut: Provide Smooth Clean Edge (C4.3)
- Const. 4" Waterway (C4.3)
- Const. Directional Arrows per MUTCD
- Const. 24" White Stop Bar
- Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition)
- Const. Stop Sign per MUTCD R1-1
- Conn. & Match Existing Improvements
- Transformer Location
- Const. 2" Concrete Tree Planter (C4.4)
- Light Pole (For Reference Only, See Elec. Plan)
- Const. Conc. Crosswalk
- Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition)
- Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition)
- Const. Raised 28"x14" Thick Concrete Platform for External Air Handling Units.
- Const. Jersey Barrier

Match Line C12

General Site Notes:

- Stalls designated as Accessible will require a painted Accessible symbol and sign. (See Details)
- Fire lane markings and signs to be installed as directed by the Fire Marshal.
- Stake markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- All dimensions are to back of curb unless otherwise noted.
- Const. curb transition at all points where curb abuts sidewalk, see detail.
- Contractor shall place asphalt paving in the direction of vehicle travel where possible.
- Polish existing utilities as needed.

NOTES

REV	DESCRIPTION	BY	DATE
	City Re-Submittal		13 Nov. 2019
	City Re-Submittal		23 Sept. 2019
F	Issued for Bids - VE Scope	JT	9 Aug. 2019
E	VE Scope Reduction		29 Apr. 2019
	City Re-Submittal		28 Mar. 2019
D	90% Design Review		11 Feb. 2019
C	City Submittal		30 Jan. 2019
C	60% Design Review		14 Jan. 2019
B	Progress Set		11 Jan. 2019
A	30% Design Review		10 Dec. 2018

KEYPLAN

MEP ENGINEERS AND PROJECT MANAGERS

SNC-LAVALIN PROJECT SERVICES, INC.
 456 Oakway Way, Suite 100
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 Fax: (732) 231-5701
<http://www.farrellpartnership.com>

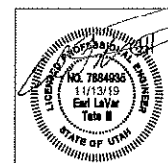
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Drafted by	Author	Approved by	
Date (M-D-Y)		Page	
Scale			
Client			



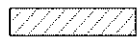
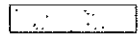

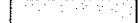
BECTON DICKINSON
 WAREHOUSE EXPANSION PROJECT
 9450 SOUTH STATE STREET
 SANDY, UT 84070

SITE PLAN

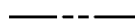
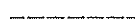

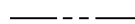
Project no.	Code	Drawing no.	Revision
18-166	DD	C1.1	



Hatch Legend

-  Clear-View Triangle
-  Concrete
-  Sandy City Asphalt Pavement
-  Existing Asphalt Pavement

Line Legend

-  Overall Property Boundary
-  Easements
-  Sawcut
-  Lot Lines

General Site Notes:

1. Stalls designated as Accessible will require a painted Accessible symbol and sign. (See Details)
2. Fire hose markings and signs to be installed as directed by the Fire Marshal.
3. Able markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. All dimensions are to back of curb unless otherwise noted.
5. Const. curb transition at all points where curb abuts sidewalk, see detail.
6. Contractor shall place asphalt paving in the direction of vehicle travel where possible.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Scale: 1" = 30'



Site Data

Overall Site Area = 1,493,504 s.f. (34.286 ac.)
 Demolition Area = 194,932 s.f. (4.475 ac.)
 New Landscape Area = 21,405 s.f.
 New Impervious Area = 124,591 s.f.
 Building Area = 48,936 s.f.
 Parking Provided in Demolition Limits = 0 stalls
 Semi-trailer Storage = 16 stalls

Site Construction Notes

1. Const. 24" Curb & Gutter (CA.1)
2. Const. Asphalt Paving (CA.1)
3. Const. Conc. Sidewalk (CA.1)
4. Vehicle Access Ramp
5. Const. Pedestrian Access Ramp per Sandy City Std. Details SW-01 & SW-02 (CA.2)
6. Const. Curb Wall (CA.4)
7. Const. Sidewalk per Sandy City Std. Detail CO-02 (CA.3)
8. Const. New Fire Hydrant (CA.3)
9. Const. 4" White Paint Stripes (Typ.) Contractor shall provide 15 min. min. thickness (CA.1)
10. Const. Conc. Paving (CA.1)
11. Sawcut; Provide Smooth Clean Edge (CA.3)
12. Const. 4" Waterway (CA.3)
13. Const. Directional Arrows per MUTCD
14. Const. 24" White Stop Bar
15. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition)
16. Const. Stop Sign per MUTCD R1-1
17. Conn. & Match Existing Improvements
18. Transformer Location
19. Const. 2" Concrete Thru Planter (CA.4)
20. Light Pole (For Reference Only, See Elec. Plan)
21. Const. Conc. Crosswalk
22. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition)
23. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition)
24. Const. Raised 28"x14" Thick Concrete Platform for External Air Handling Units.
25. Const. Jersey Barrier

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen & Associates ALTA Surveys or Anderson Wahlen & Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen & Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen & Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

Accessible Note:

Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If Grades on plans do not meet this requirement notify Consultant immediately.
 The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FWA.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Existing Parking Structure

NOTES

REV	DESCRIPTION	BY	DATE
	City Re-Submittal		13 Nov. 2019
	City Re-Submittal		23 Sept. 2019
F	Issued for Bids - VE Scope	JT	9 Aug. 2019
E	VE Scope Reduction		29 Apr. 2019
	City Re-Submittal		29 Mar. 2019
D	90% Design Review		11 Feb. 2019
	City Submittal		30 Jan. 2019
C	60% Design Review		14 Jan. 2019
B	Progress Set		11 Jan. 2019
A	30% Design Review		10 Dec. 2018
REV	DESCRIPTION	BY	DATE

KEY PLAN



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 https://www.ahwaengineering.net

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 Fax: (313) 257-4701
 https://www.farrellpartnership.com

Prepared by

Designer

Checked by

Author

Date (M-D-Y)

08/08/19

Scale

NONE

Client

BD

Project

BECTON DICKINSON WAREHOUSE EXPANSION PROJECT
 9450 SOUTH STATE STREET
 SANDY, UT 84070

Title

SITE PLAN

Project no.	Code	Drawing no.	Revision
18-166	DD	C1.2	

See Sheet L3.1 for
Sandy City Notes

Scale: 1" = 30'



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	14	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	2" Cal. / 8-8' Ht.	Detail: 2/L3.1
	2	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	2" Cal. / 8-10' Ht.	Detail: 2/L3.1
	10	Picea pungens glauca 'Blue Totem' / Blue Totem Spruce	8-10' Min. Ht.	Detail: 3/L3.1
	18	Pinus nigra / Austrian Black Pine	8-10' Min. Ht.	Detail: 3/L3.1
	10	Pyrus calleryana 'Chanticleer' / Chanticleer Pear	2" Cal. / 8-8' Ht.	Detail: 2/L3.1
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	28	Cornus alba 'Balthazar' TM / Ivory Halo Dogwood	5 gal	Detail: 1/L3.1
	18	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal	Detail: 1/L3.1
	4	Mahonia aquifolium 'Compacta' / Compact Oregon Grape	5 gal	Detail: 1/L3.1
	28	Parosela abrotanifolia 'Little Spire' TM / Little Spire Russian Sage	5 gal	Detail: 1/L3.1
	27	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	5 gal	Detail: 1/L3.1
	6	Potentilla fruticosa 'Gold Drop' / Gold Drop Potentilla	5 gal	Detail: 1/L3.1
	29	Prunus x cistena / Purple Leaf Sand Cherry	5 gal	Detail: 1/L3.1
	11	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Detail: 1/L3.1
	17	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal	Detail: 1/L3.1
	12	Rosa Meliland series 'Red' / Red Meliland Rose	5 gal	Detail: 1/L3.1
PERENNIAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	20	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Detail: 1/L3.1
LAWN	QTY	BOTANICAL / COMMON NAME	TYPE	REMARKS
	8,812 sf	Water Conserving Lawn Blend / Sod	sod	Detail: 4/L3.1

MATERIAL SCHEDULE

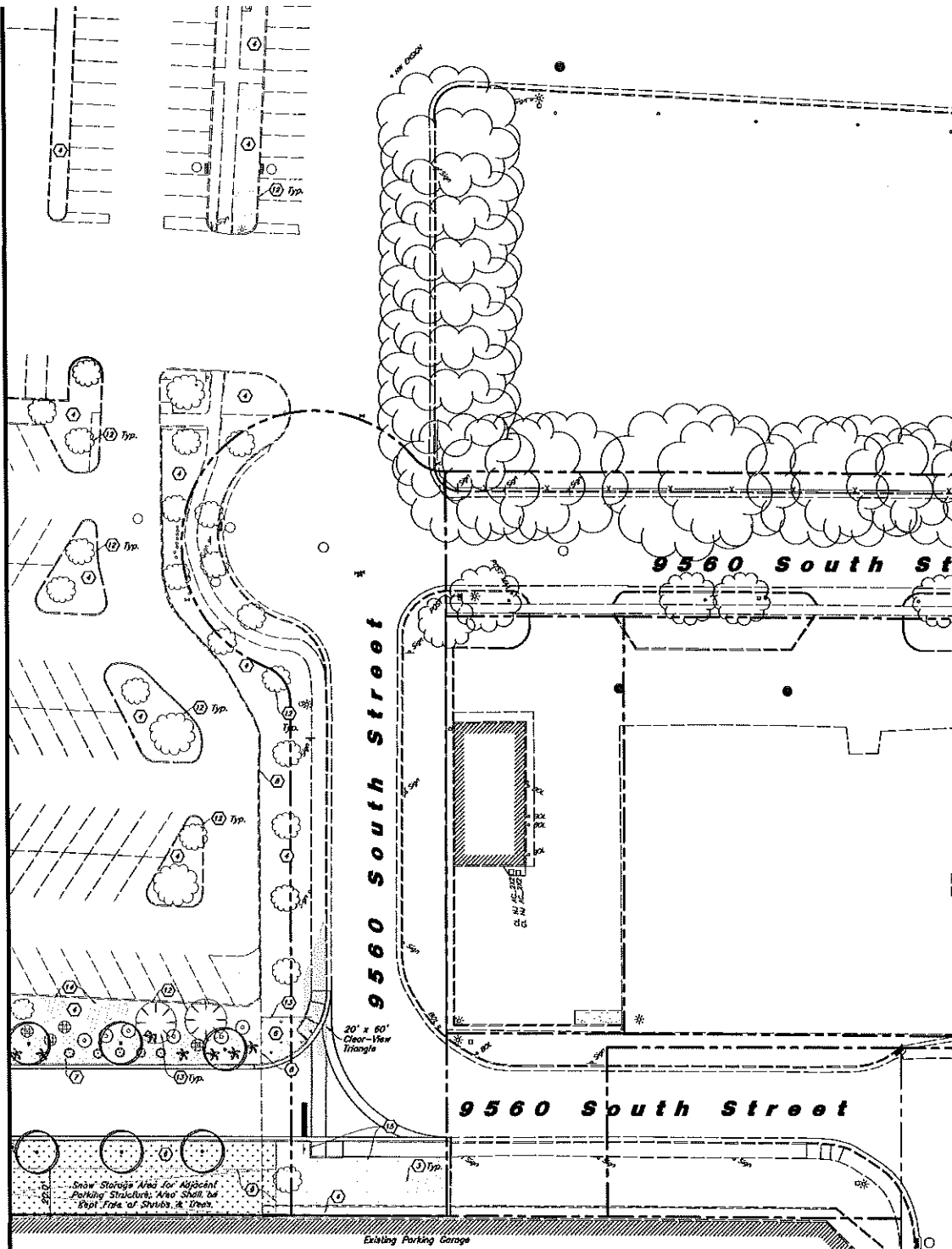
	Decorative Stone - Install a Four (4) inch Depth Over Dwell Pro's Weed Barrier or Approved Equal Stone. Stone Shall be Used in all Specified Shrub Planters. Stone Shall be Washed After Installation. Field Verify Existing Stone Type & Color. Match Existing.	Detail: 4/L3.1
	4" x 6" Landscape Concrete Curbing - Install Flush to all Concrete Edges Between Lawn and Planting Areas	Detail: 4/L3.1

General Landscape Notes:

- See Sheet L1.1 for Landscape Notes. See Sheet L1.2 for Sandy City Notes, Material and Plant Schedule. See Sheet L3.1 for Landscape Details.
- All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. See Sheet L2.1-L2.2 for Irrigation Layout & Sheet L3.1 for Details.
- All New Landscaping Shall Provide 70% Coverage at Maturity.
- Minimum Slope in Landscape Areas Shall be 2:1:1.
- No Trees Shall be Planted in Public Park Strips Less Than 8 Feet Wide. Landscaping of Trees Shall be Planted a Minimum of 4 Feet Away From Back of Curb and Other Side of Sidewalk.
- All Areas Disturbed by Construction Shall Receive Same Type of Landscape Treatment & Shall Not be Left Undone. Areas in Question, Please Contact the LA.

Landscape Keynotes

- Landscape Concrete Curbing - See Material Schedule
- New Fire Hydrant
- Existing Tree to Remain w/ Understory Lawn; Patch up Lawn as Needed for New Site Improvements; Blend New into Existing
- Existing Shrub Planter to Remain
- Provide Nice Clean Edge Between New & Undeveloped Area; Remove All Construction Debris
- Install New Lawn
- Install Shrub Planter w/ Decorative Stone & Weed Barrier
- Install Decorative Stone & Weed Barrier
- Snow Storage Area for Parking Structure; Storage Area Shall Consist of Weed Barrier & Decorative Stone Area Shall Not be Planted
- New Light Pole
- Patch in Lawn Against New Sidewalk; Blend New into Existing
- Existing Tree to Remain
- Blend New Landscape into Existing
- Existing Shrub to Remain



Sandy City Landscape / Irrigation Notes:

- Mulch: After completion of all planting, all irrigated non-turf areas shall be covered with a minimum layer of four (4) inches of mulch to retain water, inhibit weed growth and moderate soil temperature. Non-porous material shall not be placed under the mulch. 4" mulch in all irrigated non-turf areas. If rock mulch, minimum is 3".
- Landscape Water Meter: A water meter and backflow prevention assembly that are in compliance with state code shall be installed for landscape irrigation systems, and the landscape water meter and backflow prevention assembly shall be separate from the water meter and backflow prevention assembly installed for indoor use. The size of the meter shall be determined based on irrigation demand.
- Pressure Regulation: A pressure regulating valve shall be installed and maintained by the consumer if the static service pressure exceeds 80 pounds per square inch (psi). The pressure-regulating valve shall be located between the landscape water meter and the first point of water use, or first point of division in the pipe, and shall be set at the manufacturer's recommended pressure for sprinklers.
- Automatic Controller: All irrigation systems shall include an electric automatic controller with multiple program and multiple repeat cycle capabilities and a flexible calendar program. All controllers shall be equipped with an automatic Rain Shut-off Device.
- On slopes exceeding 30%, the irrigation system shall consist of Drip Emitters, Bubblers, or sprinklers with a maximum precipitation rate of 0.65 inches per hour and adjusted sprinkler cycle to eliminate runoff.
- Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-turf areas shall be irrigated on separate valves.
- Drip Emitters or a Bubbler shall be provided for each tree where practicable. Bubblers shall not exceed 1.5 gallons per minute per device. Bubblers for trees shall be on separate valves unless specifically exempted by the Sandy City Public Utilities Department due to the limited number of trees on the project site.
- Sprinklers shall have matched Precipitation Rate with each control valve circuit.
- Check valves shall be required where elevation differences will cause low-head drainage. Pressure compensating valves and sprinklers shall be required where a significant variation in water pressure will occur within the irrigation system due to elevation differences.
- Drip irrigation lines shall be placed underground or otherwise permanently covered, except for drip emitters and where approved as a temporary installation. Filters and end flush valves shall be provided as necessary.
- Irrigation zones with overhead spray or stream sprinklers shall be designed to operate between 6:00 a.m. and 10:00 a.m. to reduce water loss from wind and evaporation. This would exclude drip or bubbler zones.
- Program valves for multiple repeat cycles where necessary to reduce runoff, particularly slopes and soils with slow infiltration rates.
- Following construction and prior to release of the secondary bond guarantee posted for the project, a Water Use Efficiency Review will be conducted by a Landscape Irrigation Auditor. The auditor shall be independent of the contractor, design firm, and owner/developer of the project. The water performance audit will verify that the irrigation system complies with the minimum standards required by Sandy City ordinance. The minimum efficiency required for the irrigation system is 50% for distribution efficiency for all fixed spray systems and 70% distribution efficiency for all rotor systems. The auditor shall furnish a certificate to the City, designer, installer and owner/developer certifying compliance with the minimum distribution requirements. Compliance with this provision is required before the City will release the bond for this project.
- Plants which require different amounts of water shall be

- irrigated by separate valves. If one valve is used for a given area, only planters with similar water use shall be used in that area. Lawn areas and planters shall be irrigated by separate valves.
- A separate backflow prevention device shall be installed for the irrigation system.
- A rain sensing overriding device shall be utilized so that the irrigation system will automatically turn off in the event of rain.
- The irrigation system shall be designed to prevent overwatering and water run-off onto adjacent property, non-irrigated areas, walks, roadways or structures.
- An automatic irrigation system using pop-up sprinkler heads shall be required for all new landscapes. Low flow sprinkler heads shall be used wherever possible.
- No irrigation of walkways or drives.
- Water audit is required prior to bond being released. Suggest the audit be done within 90 days of installing irrigation and landscape.
- If you have any questions with these requirements, please contact Choleum "Lenny" Chanthaphuang, P.E. at 801-568-7293.

NOTES

REV	DESCRIPTION	BY	DATE
	City Re-Submittal		23 Sept. 2019
F	Issued for Bids - VE Scope	JT	9 Aug. 2019
E	VE Scope Reduction		29 Apr. 2019
	City Re-Submittal		29 Mar. 2019
D	90% Design Review		11 Feb. 2019
	City Submittal		30 Jan. 2019
C	60% Design Review		14 Jan. 2019
B	Progress Set		11 Jan. 2019
A	30% Design Review		10 Dec. 2018

KEYPLAN	
	N

VEP ENGINEERS AND PROJECT MANAGERS

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434 Courtenay Way, Suite 100
Evan, PA 15041
USA

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Facsimile: (810) 534-2443
http://www.snc-lavalin.com

LANDSCAPE ENGINEERS

ANDERSON WAHLEN & ASSOCIATES
2010 N. Redwood Rd.
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Telephone: 801-521-8228
Fax: 801-521-9551
http://www.andersonwahlens.com

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http://www.farrellpartnership.com

Prepared by Designer	Checked by Checker
Reviewed by Author	Approved by Approver
Date (M-D-Y) (04/08/19)	Page

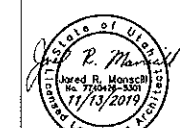
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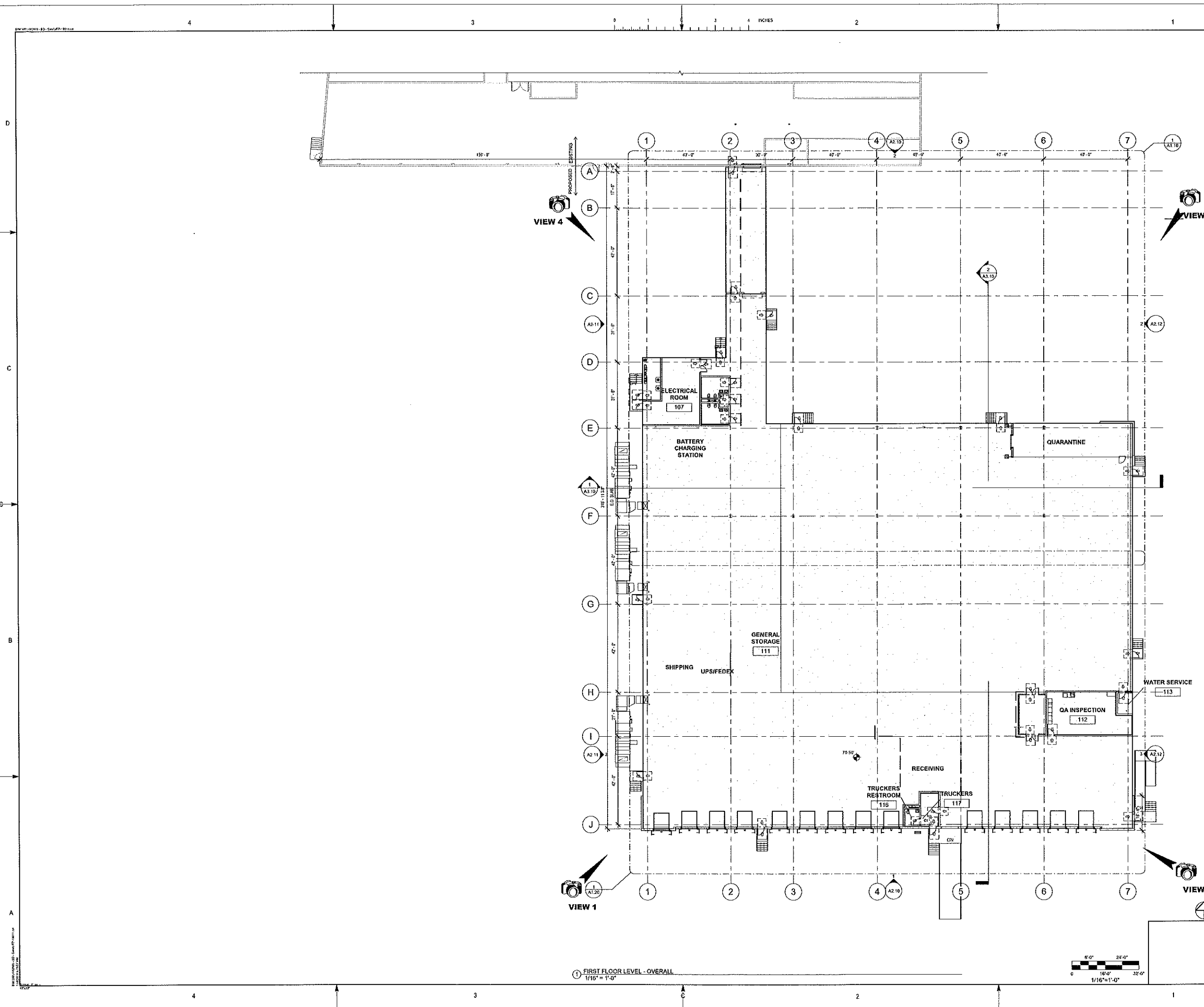
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Project

**BECTION DICKINSON
WAREHOUSE EXPANSION PROJECT
9450 SOUTH STATE STREET
SANDY, UT 84070**

Project no.	Code	Drawings	Revision
18-166	DD	L1.2	





NOTES

M	PLANNING BOARD APPROVAL	AT	19-11-01
L	ISSUED FOR CONSTRUCTION	AT	19-10-21
K	ISSUED FOR BIDS - VE SCOPE	AT	19-08-09
J	ISSUED FOR PEMB BIDDING	AT	19-07-26
I	ISSUED FOR PERMIT	AV	19-04-05
F	ISSUED FOR BID	AT	19-02-22
E	90% DESIGN REVIEW	AT	19-02-11
D	60% DESIGN REVIEW	AV	19-01-14
C	PROGRESS SET	AV	19-01-11
B	PLANNING BOARD APPROVAL	AT	19-01-07
A	ISSUED FOR 30% REVIEW	AT	18-12-10
REV	DESCRIPTION	BY	DATE

KEY PLAN

REVISIONS AND PROJECT MANAGER

SNC-LAVALIN
PROJECT SERVICES, INC.
3400 Highway 101, Suite 101
Laval, QC H7V 1S4
CANADA

Member of the SNC-Lavalin Group
ANDERSON WAHLEN & ASSOCIATES
2775 West 10th Avenue
Suite 100
Calgary, Alberta T2C 1K5
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Fax: 403.243.4534
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Salt Lake City, UT 84111
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Project by
AT

Designed by
AT

Date: 10/15/19

Scale:
1/16" = 1'-0"

Valid by
AT

Approved by
AT

Page

BD

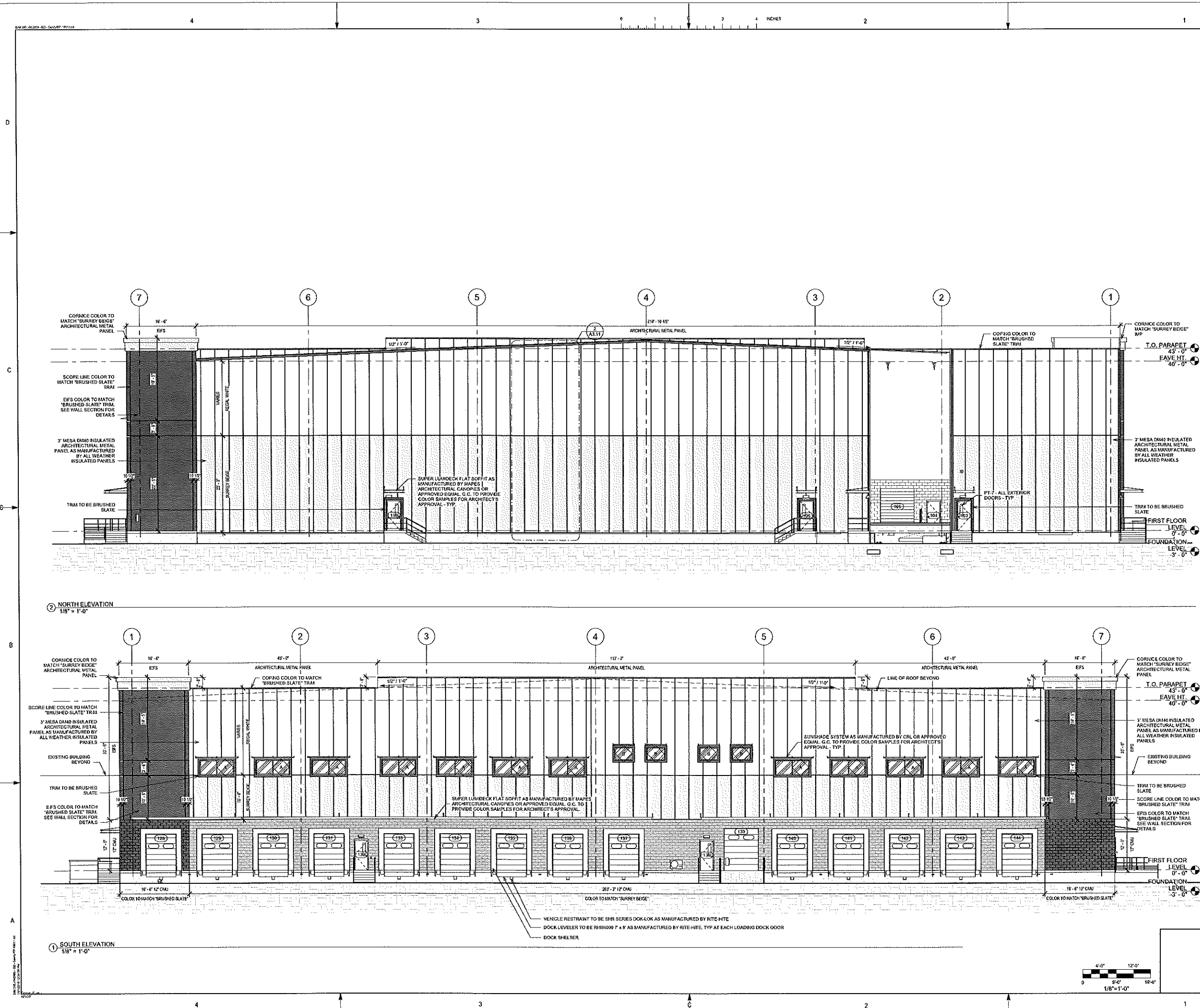
Client

Project

**BECTON DICKINSON
WAREHOUSE EXPANSION PROJECT**
9450 SOUTH STATE STREET
SANDY, UT 84070

OVERALL KEY PLAN

Project no.	Code	Drawing no.	Revision
FP-18011	DD	A1.00	M



NOTES

II	PLANNING BOARD APPROVAL	AT	19-11-01
L	ISSUED FOR CONSTRUCTION	AT	19-10-21
K	ISSUED FOR BIDS - VE SCOPE	AT	19-08-09
J	ISSUED FOR PERMITS	AT	19-07-25
I	ISSUED FOR PERMIT	AV	19-04-05
H	ISSUED FOR CLARIFICATION	AV	19-04-03
G	ISSUED FOR BID	AT	19-03-18
F	ISSUED FOR BID	AT	19-02-22
E	90% DESIGN REVIEW	AT	19-02-11
D	60% DESIGN REVIEW	AV	19-01-14
C	PROGRESS SET	AV	19-01-11
B	PLANNING BOARD APPROVAL	AT	19-01-07
REV	DESCRIPTION	BY	DATE

KEYPLAN

44P DICKINSON AND PROJECT MANAGER

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Email: anderson@andersonwahl.com

CONSULT

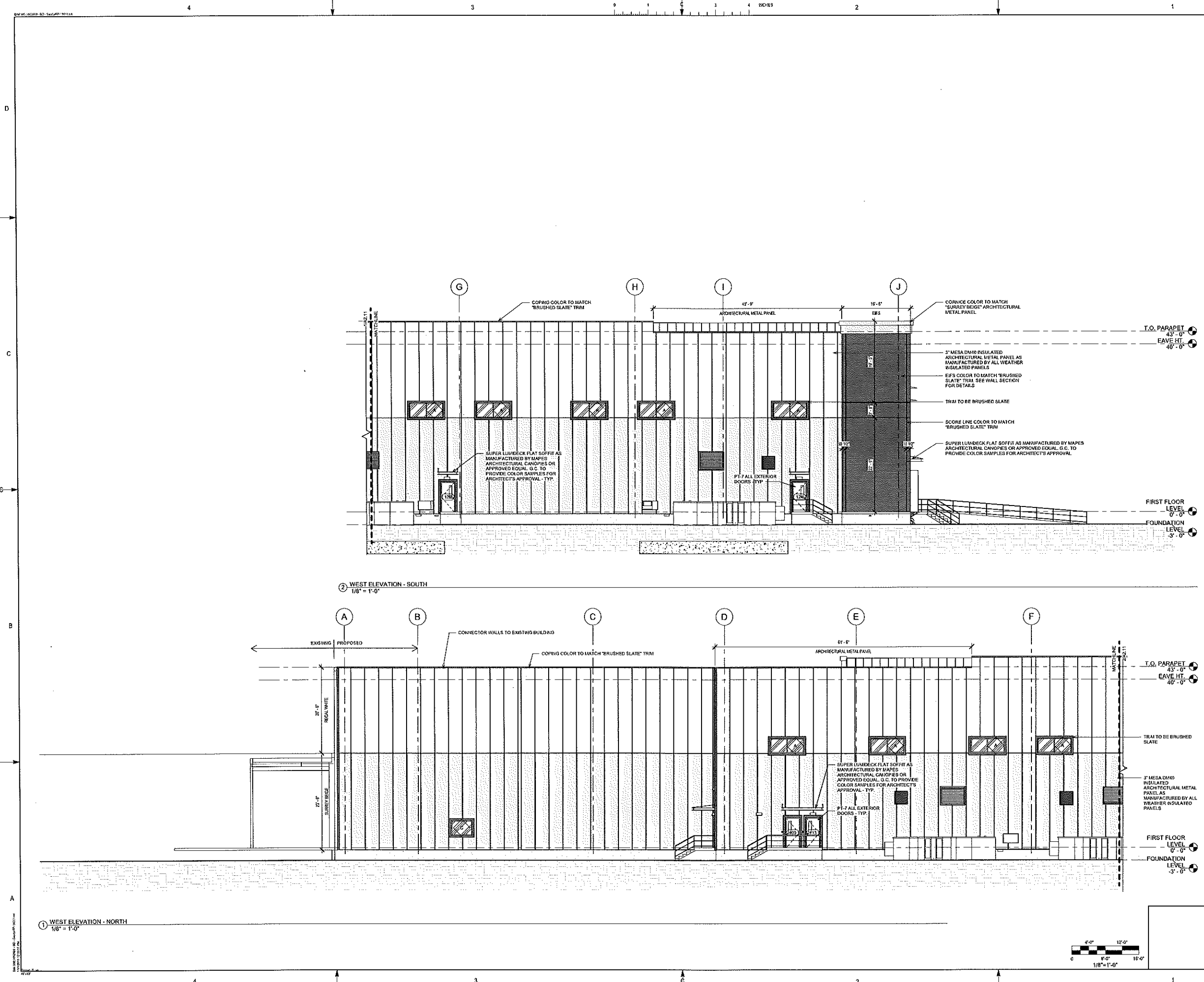
FARRELL PARTNERSHIP, L.L.C.
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USA
Telephone: 408.524.8833
Fax: 408.524.8844
Email: farrell@farrellpartnership.com

Property
AT
Drawn by
AT
Date
12/04/19
Scale
1/8" = 1'-0"
Client
BD

Project
**BECTON DICKINSON
WAREHOUSE EXPANSION PROJECT
9450 SOUTH STATE STREET
SANDY, UT 84070**

Title
BUILDING ELEVATIONS

Project No.	Code	Drawing No.	Revision
FP-18011	DD	A2.10	M



NOTES

M	PLANNING BOARD APPROVAL	AT	19-11-01
L	ISSUED FOR CONSTRUCTION	AT	19-10-21
K	ISSUED FOR BIDS - VE SCOPE	AT	19-08-09
J	ISSUED FOR PERM BIDDING	AT	19-07-26
I	ISSUED FOR PERMIT	AV	19-04-05
H	ISSUED FOR CLARIFICATION	AV	19-04-03
G	ISSUED FOR BID	AT	19-03-18
F	ISSUED FOR BID	AT	19-02-22
E	90% DESIGN REVIEW	AT	19-02-11
D	60% DESIGN REVIEW	AV	19-01-14
C	PROGRESS SET	AV	19-01-11
B	PLANNING BOARD APPROVAL	AT	19-01-07
REV	DESCRIPTION	BY	DATE

KEYPLAN

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Project:

AT	19-11-01	Validity	AT
AT	19-10-21	Validity	AT
AT	19-08-09	Validity	AT
AT	19-07-26	Validity	AT
AT	19-04-05	Validity	AT
AT	19-04-03	Validity	AT
AT	19-03-18	Validity	AT
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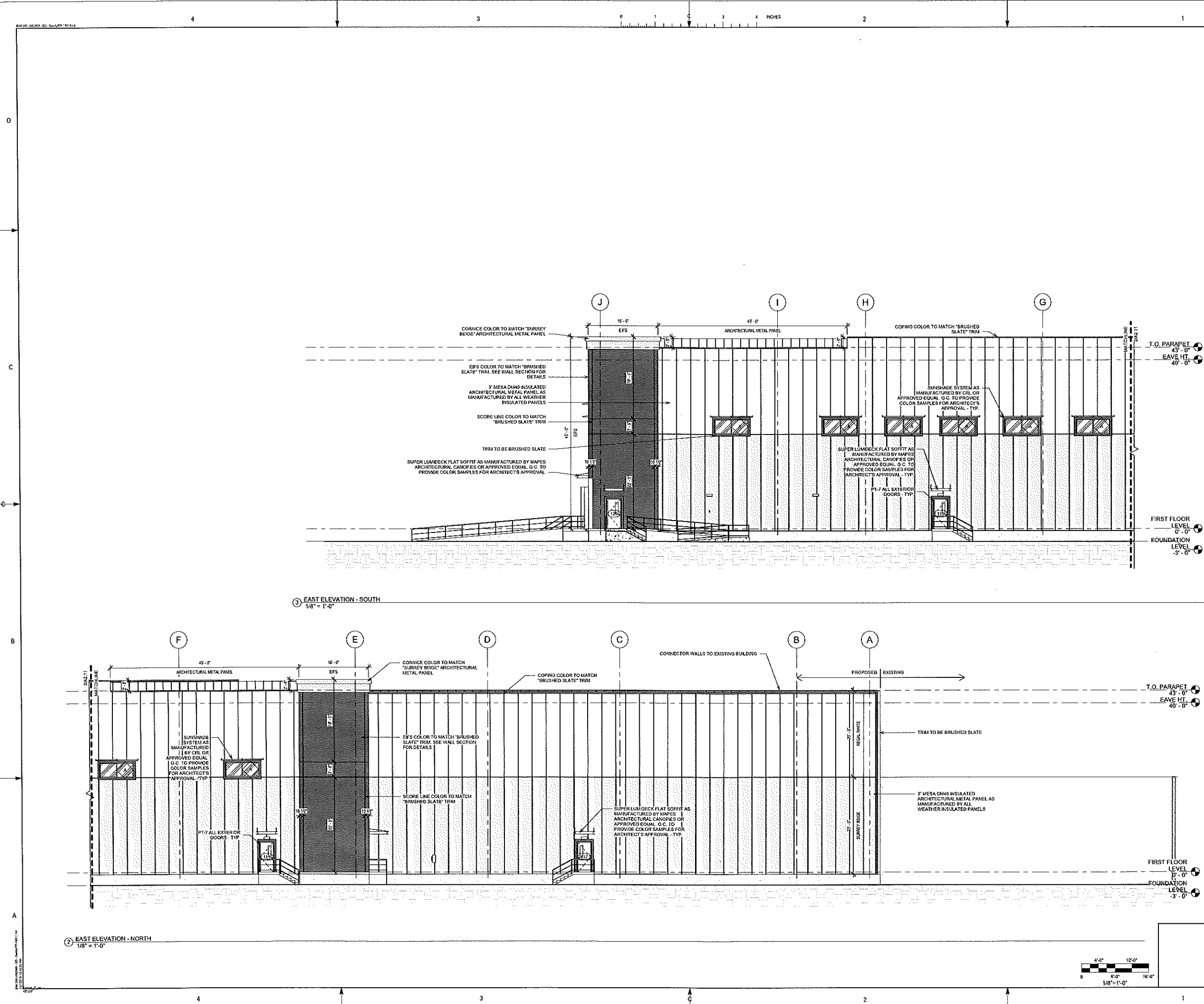
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BECKTON DICKINSON
WAREHOUSE EXPANSION PROJECT
9450 SOUTH STATE STREET
SANDY, UT 84070

Type:

BUILDING ELEVATIONS

Project No.	Code	Drawing No.	Revision
FP-18011	DD	A2.11	M



NOTES

M	PLANNING BOARD APPROVAL	AT	19-11-01
L	ISSUED FOR CONSTRUCTION	AT	19-10-21
K	ISSUED FOR BIDS - VE SCOPE	AT	19-08-09
J	ISSUED FOR PERMITS BIDDING	AT	19-07-26
I	ISSUED FOR PERMIT	AV	19-04-05
H	ISSUED FOR CLARIFICATION	AV	19-04-03
F	ISSUED FOR BID	AT	19-02-22
E	90% DESIGN REVIEW	AT	19-02-11
D	60% DESIGN REVIEW	AV	19-01-14
C	PROGRESS SET	AV	19-01-11
B	PLANNING BOARD APPROVAL	AT	19-01-07
A	ISSUED FOR 30% REVIEW	AT	18-12-10
REV	DESCRIPTION	BY	DATE

KEY PLAN	

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Prepared by	AV	Reviewed by	AT
Drawn by	AV	Approved by	AT
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Client

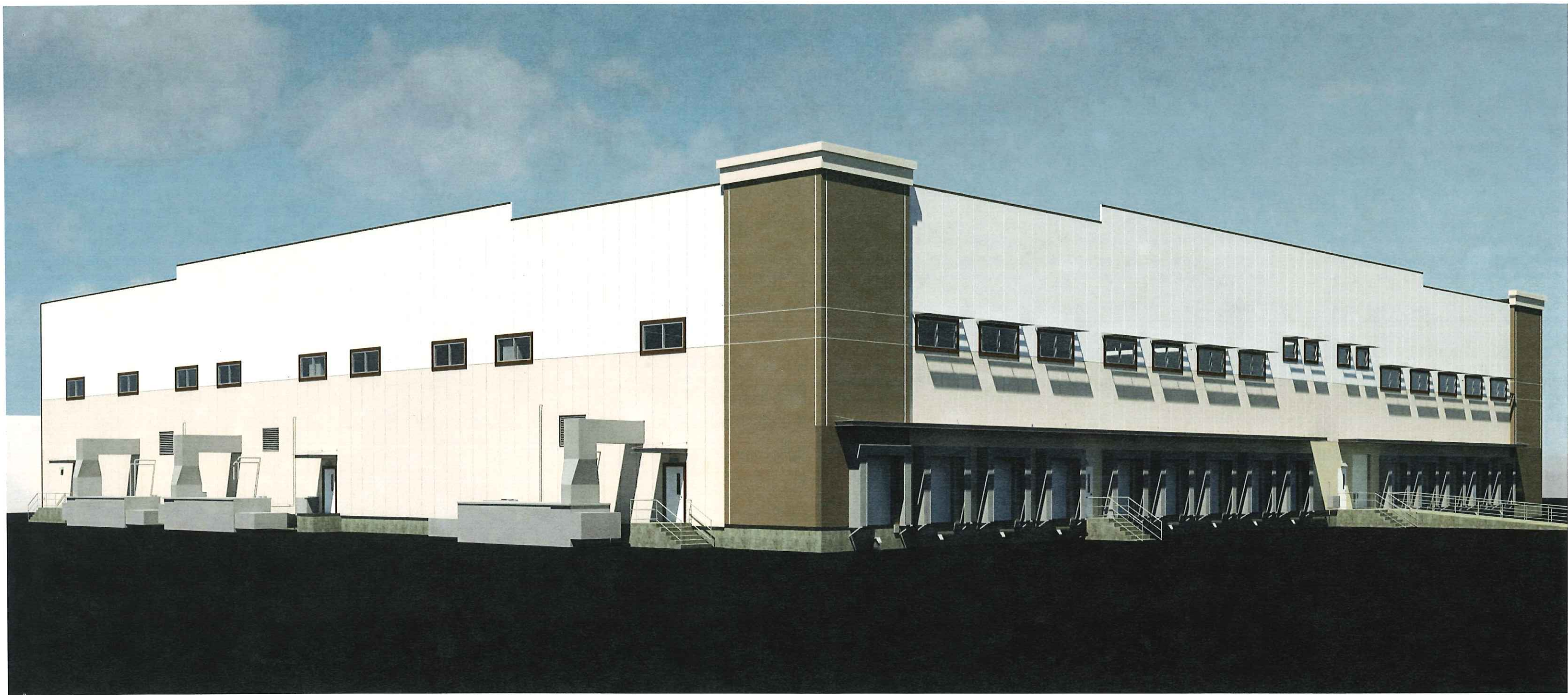
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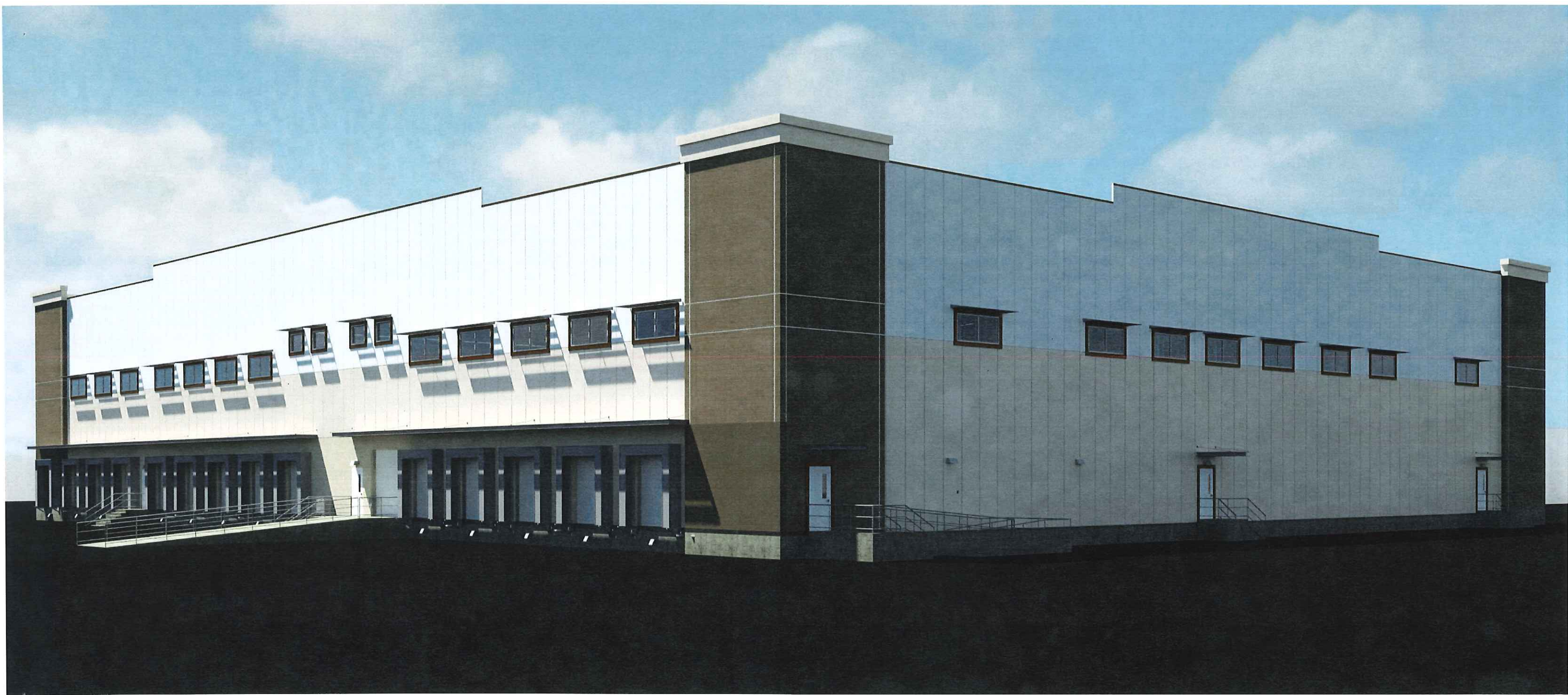
**BECTON DICKINSON
WAREHOUSE EXPANSION PROJECT
9450 SOUTH STATE STREET
SANDY, UT 84070**

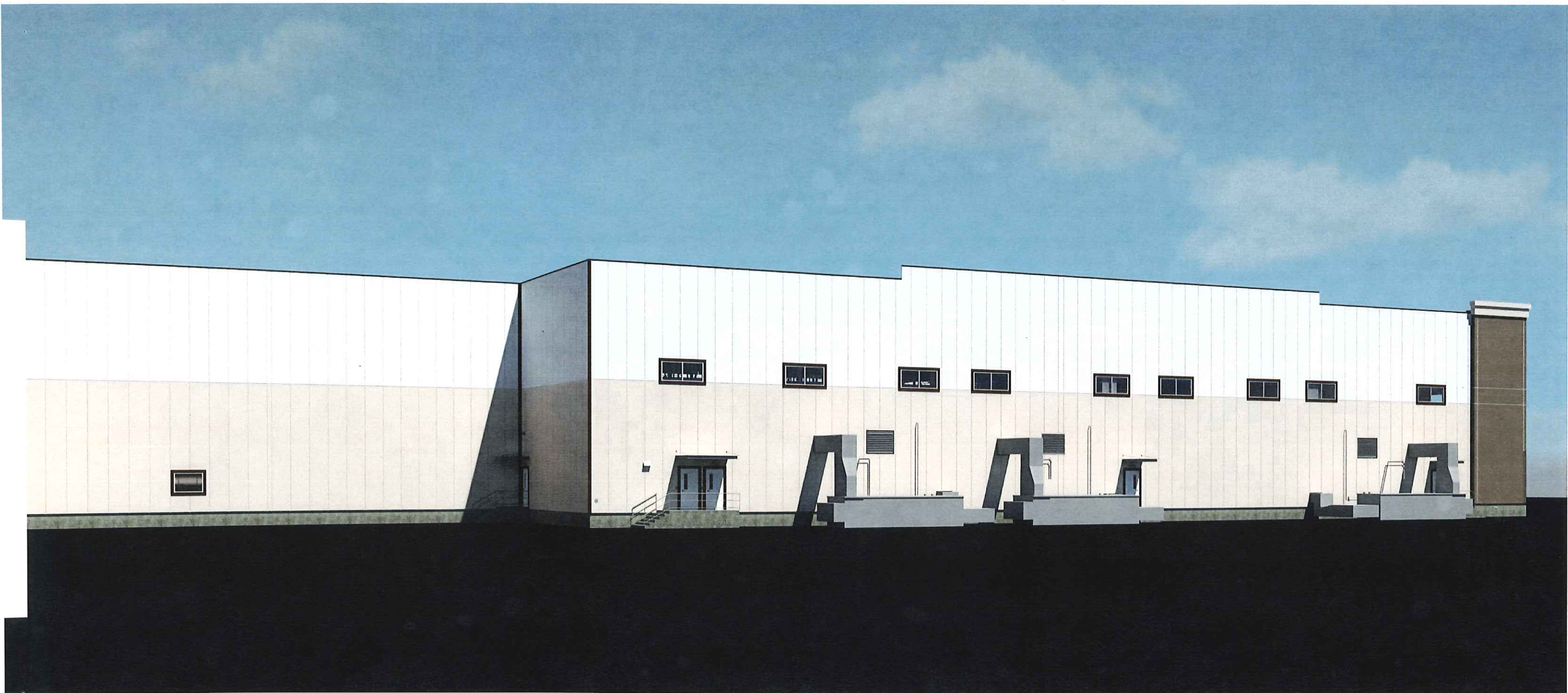
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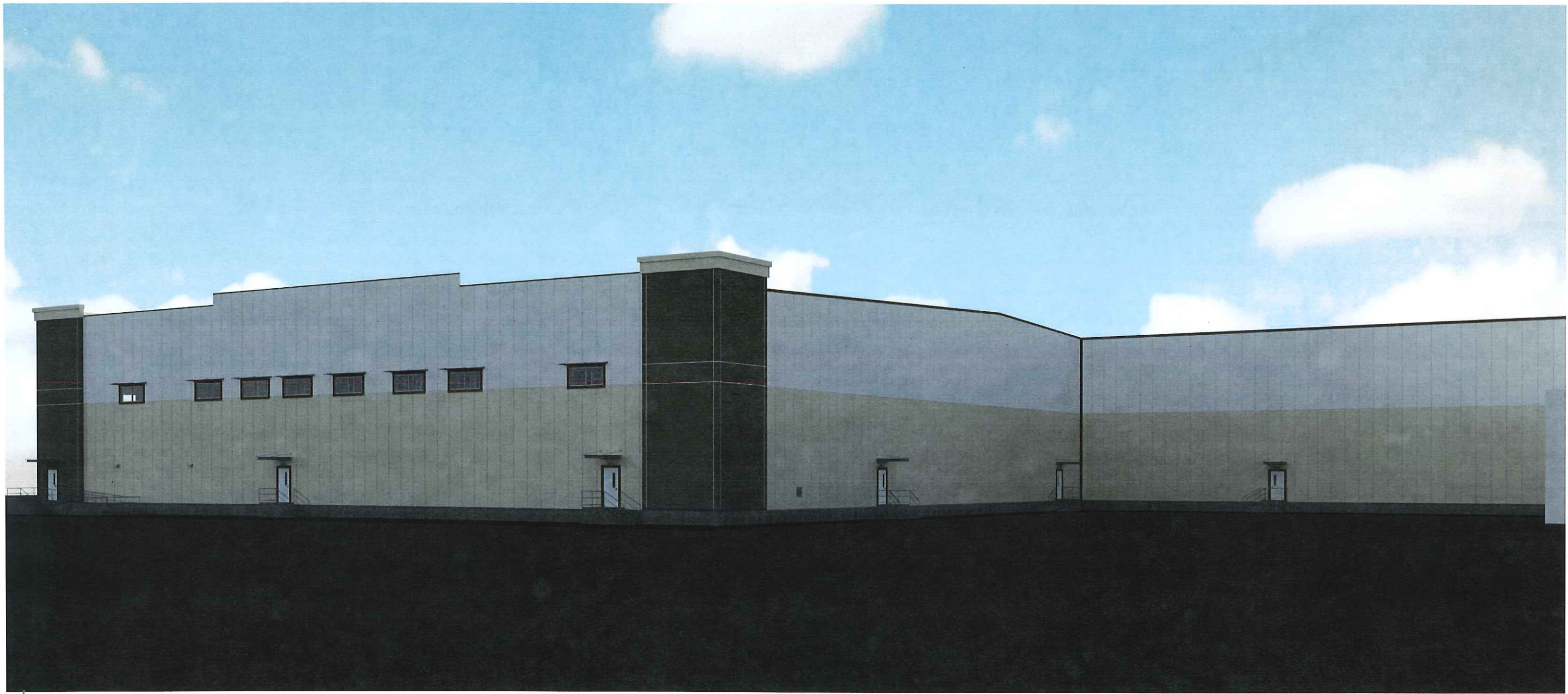
BUILDING ELEVATIONS

Project no.	Code	Drawing no.	Revision
FP-18011	DD	A2.12	M











Elevation View From Towne Ridge Parkway

NOTES

KEYPLAN



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Prepared by Designer	Verified by Checker
Drafted by Author	Approved by Approver
Drawn (Date) 08/09/19	Page

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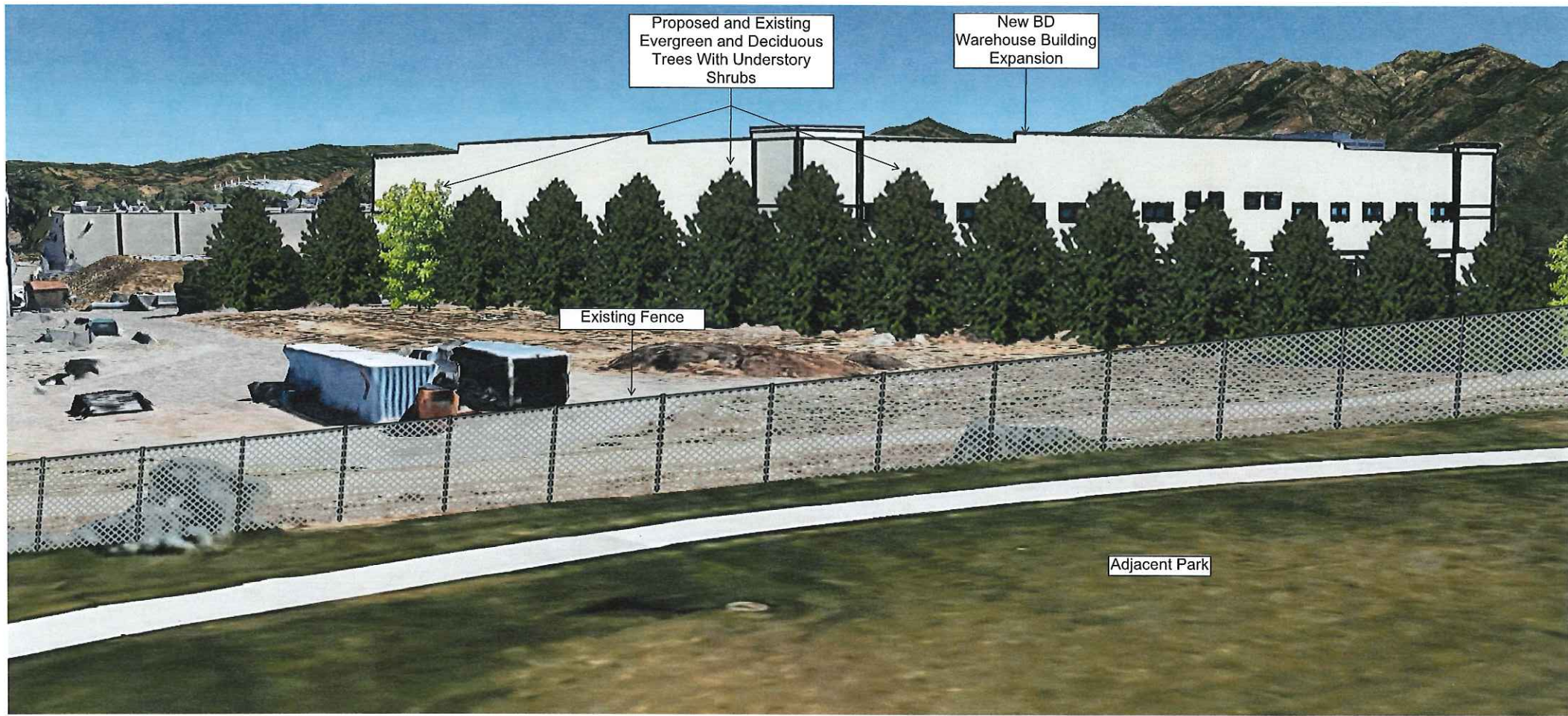
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BECTON DICKINSON
WAREHOUSE EXPANSION PROJECT
9450 SOUTH STATE STREET
SANDY, UT 84070

Title
Elevation View 1

Project No.	Code	Drawing No.	Revision
18-166	DD		

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Elevation View From the Northwest Corner of Adjacent Park

3/1/2020 10:11 AM

NOTES

KEYPLAN



MEP ENGINEERS AND PROJECT MANAGERS



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Prepared by

Designer

Drafted by

Author

Date (M-D-Y)

08/09/19

Verified by

Checker

Approved by

Approver

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Project

**BECTON DICKINSON
WAREHOUSE EXPANSION PROJECT**
9450 SOUTH STATE STREET
SANDY, UT 84070

Title

Elevation View 2

Project no.	Code	Drawing no.	Revision
18-166	DD		