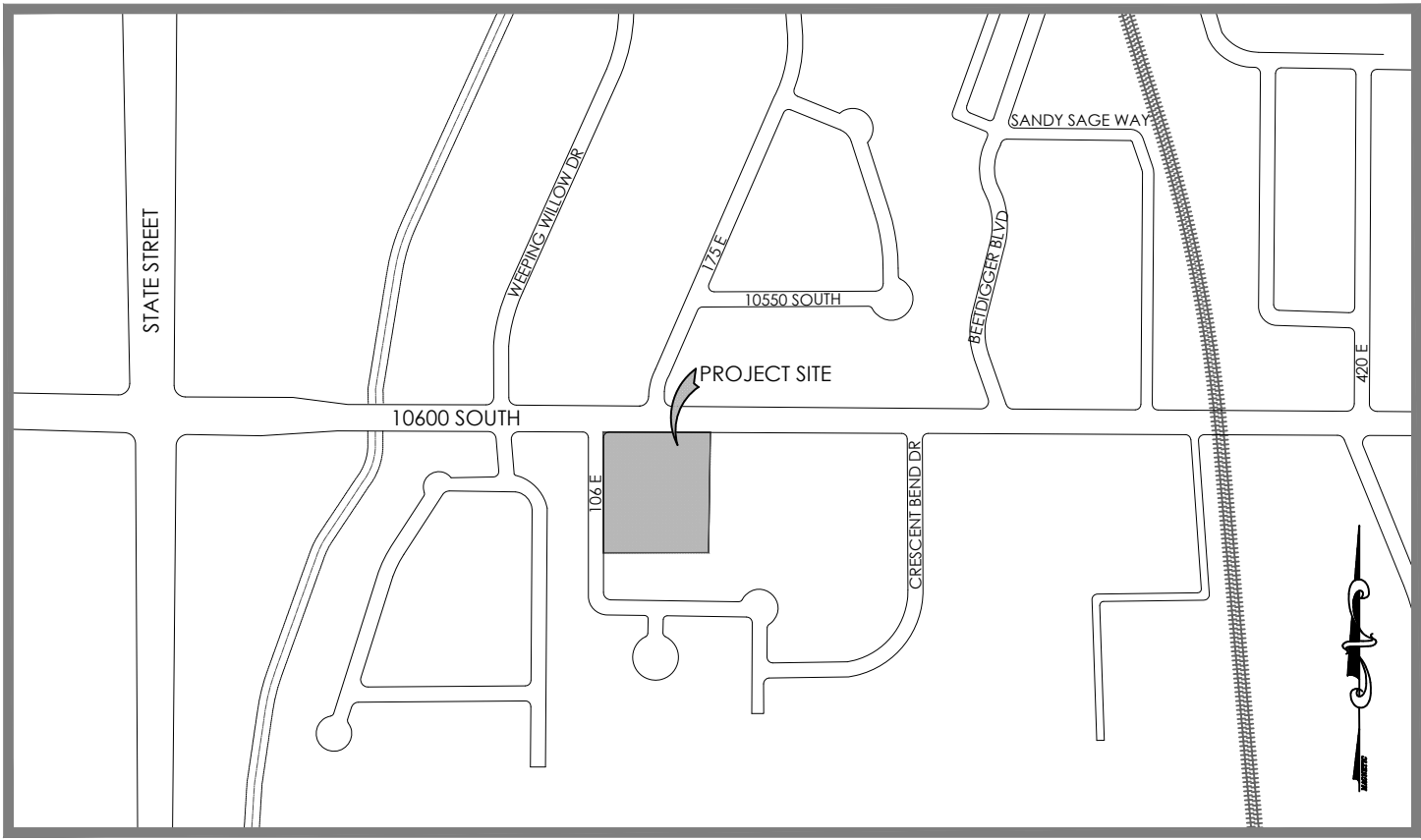




VICINITY MAP  
N.T.S.

SURVEYOR'S NARRATIVE

- The location of each easement, right of way, and other plottable information affecting the subject property as shown have been relied upon as listed in the title insurance commitment dated December 30th, 2025, issued by Fidelity National Title Insurance Company, Commitment # FTUT2600121-HW, with respect to the subject property. Title items are labeled with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. All information of record has been solely relied Upon as shown in the said Title commitment. Underground utilities shown are as per utility staking provided by blue staking and/or utility companies concerning their lines.
- Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has knowledge of.
- Record descriptions of the subject property forms a mathematically closed figure. Found discrepancies from record are shown hereon as measured/calculated vs. (REC.)
- The basis of bearing was derived from the found Section Corners along 10600 South, and utilized on this survey as South 89°32'58" East.
- Other than adjoining subdivisions surveys, Surveys of record examined during courses survey. An adjoining survey by Land Design file number S8005-06-0373. A survey of the subject property performed by A1 Land Survey and Engineering File Number. 890-05-0218.

PLAT NOTES:

- NO DRIVEWAYS SHALL BE CONSTRUCTED AS TO SLOPE TOWARD ANY STRUCTURE WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
- EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN STORM WATER ON SITE, EXCEPT FOR THE PORTION OF THE LOT THAT DRAINS TOWARD THE STREET AND/OR TO SUBDIVISION STORM WATER FLOW CONTROL FEATURE(S) AS LONG AS THE DOWNSIDE STORM WATER SYSTEM CAN ACCOMMODATE THE FLOWS. DURING AND AFTER CONSTRUCTION, THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC.
- PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES AND TOWARDS PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSIDE STREAM PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF PROJECT SITE. PERPETRATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF (INCLUDING FLOWS THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.
- THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
- 5/8" X 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS. CAP SHALL INCLUDE THE BUSINESS NAME OR "P.L.S." FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE. OFF-SET PINS TO BE PLACED IN THE TOP OF THE CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.

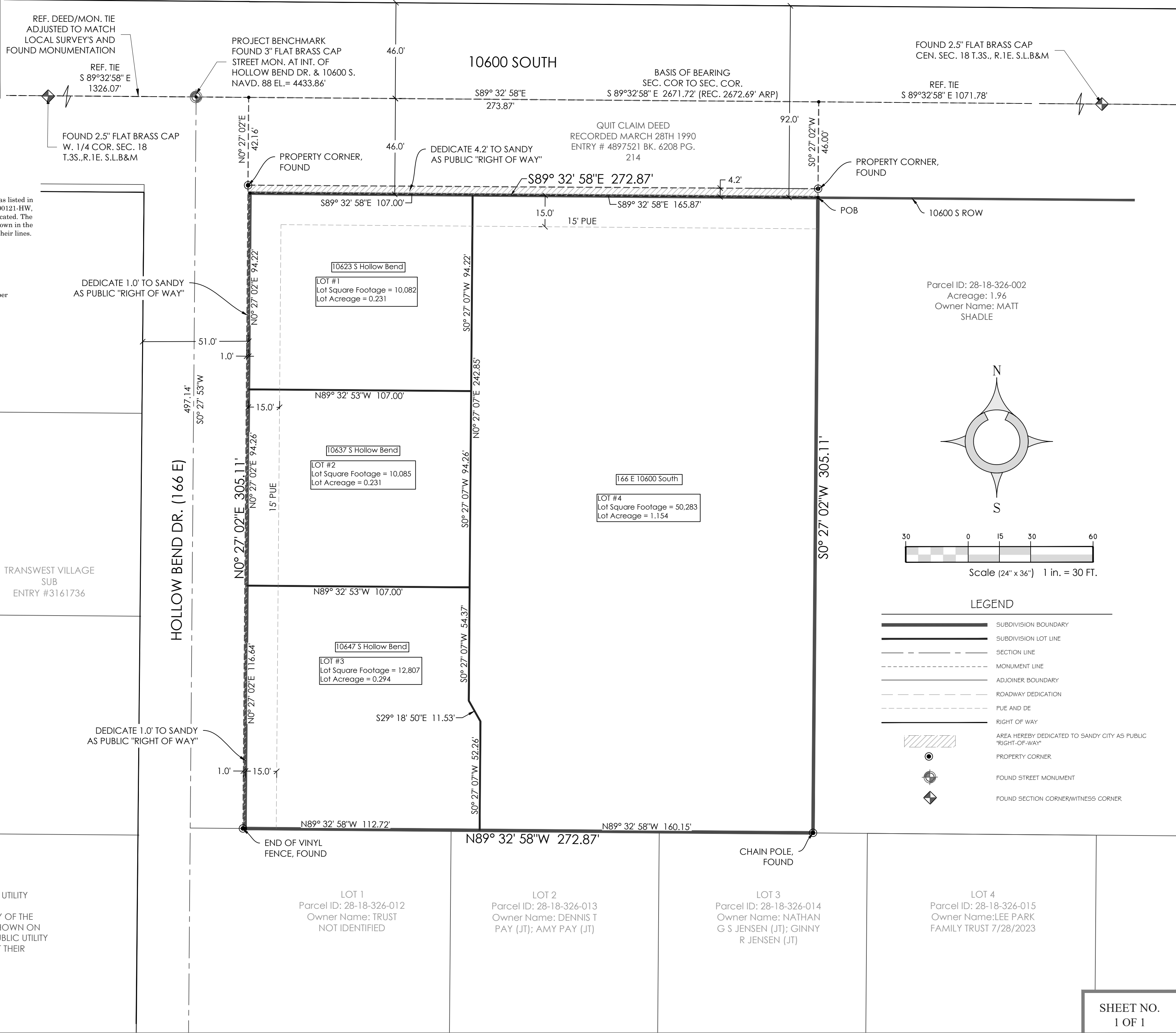
THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB03242026-007172 AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT. THE CONDITIONS OF APPROVAL IMPOSED BY THE SANDY CITY PLANNING COMMISSION, THE SANDY CITY STANDARD SPECIFICATION FOR SANDY BUILDING CODE, AND THE SANDY CITY LAND DEVELOPMENT CODE. REQUIREMENTS MAY BE IMPOSED AS REQUIRED BY THE APPLICABLE SANDY CITY ORDINANCES AT THE TIME OF ADDITIONAL DEVELOPMENT APPLICATIONS AND APPROVALS RELATED TO THE SUBJECT PROPERTY.

ENBRIDGE GAS

ENBRIDGE GAS APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR OTHER NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, PLEASE CONTACT THE ENBRIDGE GAS RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

ROCKY MOUNTAIN POWER COMPANY

- PURSUANT TO UTAH CODE ANNOTATED, §54-3-27, THIS PLAT CONVEYS, TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES, A PUBLIC UTILITY EASEMENT, ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANNOTATED, §17-27A-603(4)(C)(ii), ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC UTILITY EASEMENT(S) (SOMETIMES INDICATED BY "P.U.E." OR "PUE" ON THE PLAT), AS DESCRIBED OR SHOWN ON THIS PLAT, AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
  - A RECORDED EASEMENT OR RIGHT-OF-WAY.
  - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
  - UTAH CODE ANNOTATED, TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
  - ANY OTHER PROVISIONS OF LAW.



SURVEYORS CERTIFICATE

I, SHANE JOHANSON, WITH JOHANSON SURVEYING LLC, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. \_\_\_\_\_ IN ACCORDANCE WITH UTAH CODE ANNOTATED TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT, BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-73-504, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS: [10600 CHURCH], AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND, AS SHOWN ON THIS PLAT.

NAME: \_\_\_\_\_  
PLS NO. \_\_\_\_\_  
DATE OF PLAT: \_\_\_\_\_

BOUNDARY DESCRIPTION

Tax Parcel # 28-18-326-001  
BEGINNING AT POINT 1600.44 FEET SOUTH 89°32'58" EAST THENCE SOUTH 0°27'2" WEST 46.00 FEET FROM WEST QUARTER CORNER SECTION 18, TOWNSHIP 3 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0°27'2" WEST 305.11 FEET THENCE NORTH 89°32'58" WEST 272.77 FEET THENCE NORTH 0°27'2" EAST 305.11 FEET THENCE SOUTH 89°32'58" EAST 272.87 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE ABOVE -DESCRIBED PARCEL(S) OF LAND AND DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS OR UNITS, PARCELS, AND STREETS, TOGETHER WITH COMMON AREAS AND EASEMENTS, AS SET FORTH, TO BE HEREAFTER KNOWN AS.

HOLLOW BEND SUBDIVISION

AND DO HEREBY DEDICATE TO SANDY CITY, FOR PERPETUAL USE, ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND UTILITY USES. THE UNDERSIGNED OWNERS ALSO HEREBY DEDICATE TO THE OWNERS OF THE LOTS OR UNITS, FOR PERPETUAL USE, ALL PRIVATELY-OWNED ROADS, STREETS, LANES, ALLEYS, AND DRIVEWAYS AS VEHICULAR AND PEDESTRIAN ACCESS EASEMENTS FOR THE PERPETUAL USE OF THE LOT OWNERS AND THEIR GUESTS AND INVITEES, AND AS NON-EXCLUSIVE WATER, SANITARY SEWER, STORM SEWER, PUBLIC UTILITY, STREETLIGHT, AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES, OR FOR OTHER TYPICAL PURPOSES INDICATED BY THOSE EASEMENTS. THE UNDERSIGNED OWNERS ALSO HEREBY DEDICATE ALL COMMON AND LIMITED COMMON AREAS AS NON-EXCLUSIVE PEDESTRIAN ACCESS EASEMENTS FOR THE USE OF THE LOT OR UNIT OWNERS AND THEIR INVITEES, AND AS NON-EXCLUSIVE WATER, SANITARY SEWER, STORM SEWER, PUBLIC UTILITY, STREETLIGHT, AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES, OR FOR OTHER TYPICAL PURPOSES INDICATED BY THOSE EASEMENTS. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO DO HEREBY CONVEY ANY OTHER EASEMENTS, AS SHOWN ON THIS PLAT, TO THE PARTIES INDICATED BY THOSE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE FACILITIES, OR FOR OTHER TYPICAL PURPOSES, INDICATED BY THOSE EASEMENTS, AS SHOWN HEREON.

IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET MY/OUR HAND(S) THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

SIGNED: \_\_\_\_\_  
FOR: [NAME OF ENTITY FOR WHICH THIS PERSON WILL SIGN]

ACKNOWLEDGMENT

[TYPE OF ENTITY THAT IS SIGNING THE OWNER'S DEDICATION] NOTARY ACKNOWLEDGMENT  
STATE OF [NAME OF STATE] )  
COUNTY OF [NAME OF COUNTY] )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED  
NOTARY PUBLIC, IN AND FOR SAID COUNTY OF [NAME OF COUNTY], SAID STATE OF [NAME OF STATE],  
\_\_\_\_\_, WHO, BEING BY ME DULY SWORN, DID  
SAY THAT HE/SHE IS THE \_\_\_\_\_ OF [NAME OF ENTITY THAT IS  
SIGNING THE OWNER'S DEDICATION] AND THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED FOR, AND IN BEHALF OF, SAID [TYPE OF ENTITY THAT IS SIGNING THE OWNER'S DEDICATION], BY AUTHORITY OF ITS ORGANIZATIONAL DOCUMENTS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID [TYPE OF ENTITY THAT IS SIGNING THE OWNER'S DEDICATION] EXECUTED THE SAME.  
NOTARY'S COMMISSION NUMBER: \_\_\_\_\_  
PRINT NOTARY'S NAME: \_\_\_\_\_  
DATE MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC SIGNATURE: \_\_\_\_\_  
(RESIDING IN [NAME OF COUNTY, NAME OF STATE])

|                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>EASEMENT APPROVAL</div> <div>ENBRIDGE GAS UTAH REPRESENTATIVE _____ DATE _____<br/>ROCKY MOUNTAIN POWER REPRESENTATIVE _____ DATE _____<br/>CENTURY LINK REPRESENTATIVE _____ DATE _____<br/>COMCAST REPRESENTATIVE _____ DATE _____</div> <div>PREPARED BY:<br/>JOHANSON SURVEYING<br/>P.O. BOX 18941<br/>SALT LAKE CITY, UT 84118<br/>SHANE JOHANSON P.L.S. 801-815-2541</div> | <div>SANDY CITY PARKS &amp; RECREATION</div> <div>APPROVED THIS _____ DAY OF _____, A.D. 20____<br/>BY THE SANDY CITY PARKS &amp; RECREATION.<br/>DIRECTOR _____<br/>SANDY CITY PUBLIC UTILITIES<br/>APPROVED THIS _____ DAY OF _____, A.D. 20____<br/>BY THE SANDY CITY PUBLIC UTILITIES.<br/>ENGINEERING MANAGER _____</div> | <div>NAME OF CANAL COMPANY</div> <div>APPROVED THIS _____ DAY OF _____, A.D. 20____<br/>REPRESENTATIVE _____<br/>SANDY CITY PLANNING COMMISSION<br/>APPROVED THIS _____ DAY OF _____, A.D. 20____<br/>BY THE SANDY CITY PLANNING COMMISSION.<br/>REPRESENTATIVE _____</div> | <div>SOUTH VALLEY SEWER COMPANY</div> <div>APPROVED THIS _____ DAY OF _____, A.D. 20____<br/>REPRESENTATIVE _____<br/>SANDY CITY ENGINEER<br/>APPROVED THIS _____ DAY OF _____, A.D. 20____<br/>BY THE SANDY CITY PLANNING COMMISSION.<br/>SANDY CITY ENGINEER _____</div> | <div>SALT LAKE COUNTY HEALTH DEPARTMENT</div> <div>APPROVED THIS _____ DAY OF _____, A.D. 20____<br/>REPRESENTATIVE _____<br/>APPROVAL AS TO FORM<br/>APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____<br/>BY THE SANDY CITY ATTORNEY.<br/>SANDY CITY ATTORNEY _____</div> | <div>ROS NUMBER</div> <div>RECORD OF SURVEY FILE NO. _____<br/>SANDY CITY MAYOR<br/>PRESENTED TO THE SANDY CITY MAYOR THIS _____ DAY OF _____, A.D. 20____, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.<br/>SANDY CITY MAYOR _____<br/>ATTEST: SANDY CITY RECORDER _____</div> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

HOLLOW BEND SUBDIVISION

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE &  
MERIDIAN, SANDY CITY, SALT LAKE COUNTY, STATE OF UTAH

SALT LAKE COUNTY RECORDER

RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
RECORDED AS ENTRY NUMBER \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE \$ \_\_\_\_\_ SALT LAKE COUNTY RECORDER

# SITE PLAN

CLEINT

GW GROUP VENTURES  
MATT SNEYD

COMPLETION STATUS  
PRELIMINARY PLANS

PROJECT

HOLLOW BEND SUBDIVISION  
166 E 10600 S, SANDY, UT

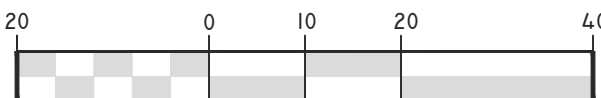
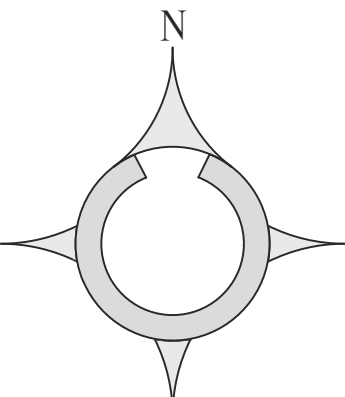
GENERAL

WATER NOTES

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, METERS, BOXES, VAULTS, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, ETC., RELATING TO THE WATER SYSTEM. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
6. WATER LINES SHALL BE INSTALLED 4-FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY. WATER LINES SHALL NOT BE INSTALLED WITHIN OR THROUGH PARKING STALLS OR UNDER CONCRETE PAVEMENT, UNLESS WATER LINE IS TO BE MAINTAINED BY PRIVATE PROPERTY OWNER.
7. A MINIMUM OF 48-INCHES AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED. FOR CONSTRUCTION EAST OF THE UTAH TRANSIT AUTHORITY'S TRAX LINE, USE DUCTILE IRON PIPE. USE THICKNESS CLASS 52 OR BETTER. FOR CONSTRUCTION WEST OF UTAH TRANSIT AUTHORITY'S TRAX LINE, USE POLYVINYL CHLORIDE PIPE. USE CLASS DR-14 OR BETTER. 10 GAUGE WIRE SHALL BE PLACED ON TOP OF THE PIPE (PER SANDY CITY SPECIFICATIONS) FOR FUTURE RELOCATION. NO DEFLECTION IN PIPE JOINTS WILL BE ALLOWED ON PVC PIPES.
8. ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS FOR DIP AND ROMAC GRIP RINGS FOR PVC OR APPROVED EQUAL. MEGA LUGS SHALL NOT BE ALLOWED ON PVC PIPE.
9. USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS.
10. WHEN THE DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 6-FEET, AN ADDITIONAL AUXILIARY VALVE SHALL BE FLANGED TO THE FIRE HYDRANT.
11. ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT.
12. ALL DUCTILE IRON WATER LINES, FITTINGS, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
13. ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM BELOW AND 12-INCHES MINIMUM ON EACH SIDE AND ON TOP OF THE PIPE).

STREETLIGHT NOTES

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



## LEGEND

- |  |                                    |
|--|------------------------------------|
|  | PROPERTY BOUNDARY                  |
|  | EXISTING ROADWAY/ EDGE OF PAVEMENT |
|  | PROPOSED EDGE OF ASPHALT           |
|  | EXISTING BUILDINGS (TO REMAIN)     |
|  | PROPOSED ASPHALT PAVING            |
|  | PROPOSED CONCRETE                  |
|  | REVERSED SLOPE CURB & GUTTER       |
|  | EXISTING 6\"/>                     |
|  | INSTALL SOLID 6\"/>                |

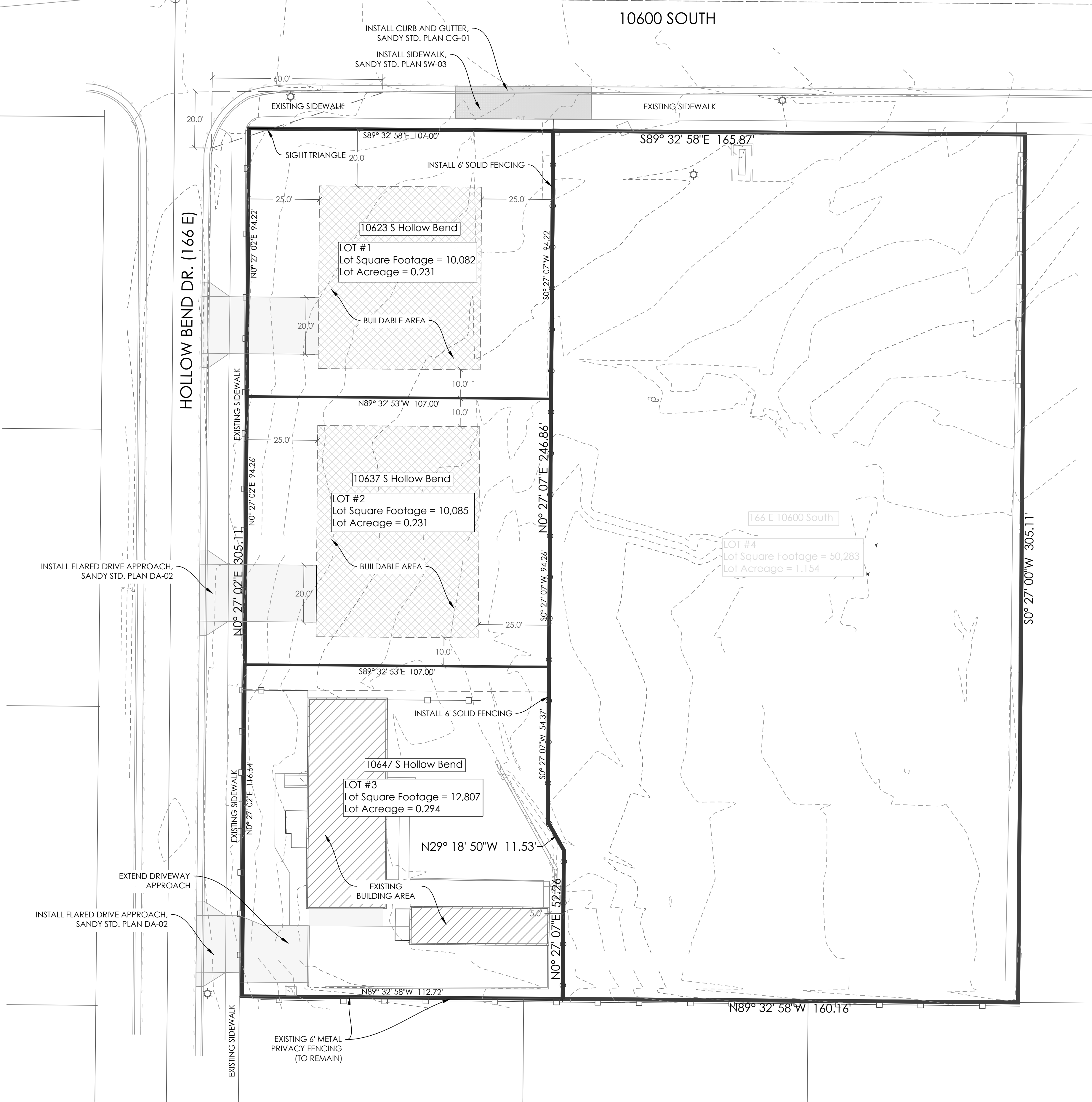
## DETAILS

- |               |                                     |
|---------------|-------------------------------------|
| CG-01<br>D-01 | CURB AND GUTTER                     |
| DA-02<br>D-01 | FLARED DRIVE APPROACH REQ. CURB CUT |
| SW-03<br>D-01 | CONCRETE SIDEWALK                   |
| CG-04<br>D-01 | CURB AND GUTTER SD INLET DTL.       |
| TE-01<br>D-02 | TRASH ENCLOSURE                     |



SIGHT TRIANGLE NOTE

OBJECTS THAT ARE TALLER THAN 3' MEASURED FROM THE TBC ARE NOT PERMITTED WITHIN THE SIGHT TRIANGLES.



DRAWING TITLE

# GRADING PLAN

CLEINT

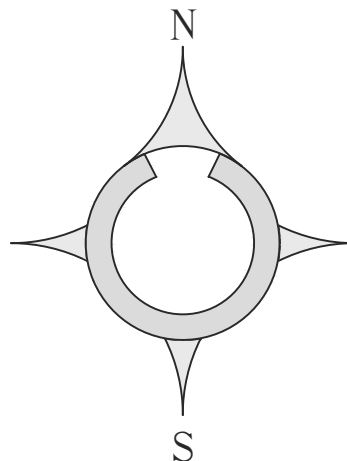
GW GROUP VENTURES  
MATT SNEYD

COMPLETION STATUS  
PRELIMINARY PLANS

PROJECT

HOLLOW BEND SUBDIVISION  
166 E 10600 S, SANDY, UT

GENERAL



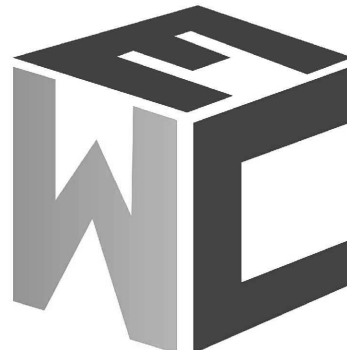
Scale (24" x 36") 1 in. = 20 FT.

## LEGEND

|              |                              |
|--------------|------------------------------|
| ---          | EXISTING MAJOR CONTOURS (5') |
| - - -        | EXISTING MINOR CONTOURS (1') |
| ---          | PROPOSED MAJOR CONTOUR (5')  |
| - - -        | PROPOSED MINOR CONTOUR (1')  |
| ---          | EDGE OF PROPOSED ASPHALT     |
| <--->        | PROPOSED DRAINAGE SWALE      |
| 2.0%         | PROPOSED SLOPE               |
| FG=4492.50   | PROPOSED FINISHED GRADE      |
| FL=4492.50   | FLOW LINE ELEVATION          |
| ⊕ EG=4490.60 | EXISTING ELEVATION           |
| ---          | BIORETENTION SWALE           |

## REVISIONS:

| REV # | DESCRIPTION | DATE |
|-------|-------------|------|
|-------|-------------|------|



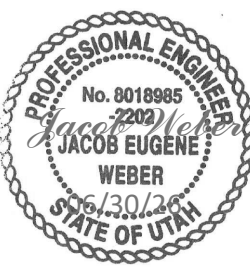
WEBER ENGINEERING  
COLLECTIVE

CIVIL • PLANNING • SURVEYING

SALT LAKE CITY, UTAH  
PHONE (385) 229-9663

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STAMP



PROJECT NO.

W-26-12

DATE

6/30/26

DRAWN BY: JACOB WEBER, P.E.

CHECK BY:

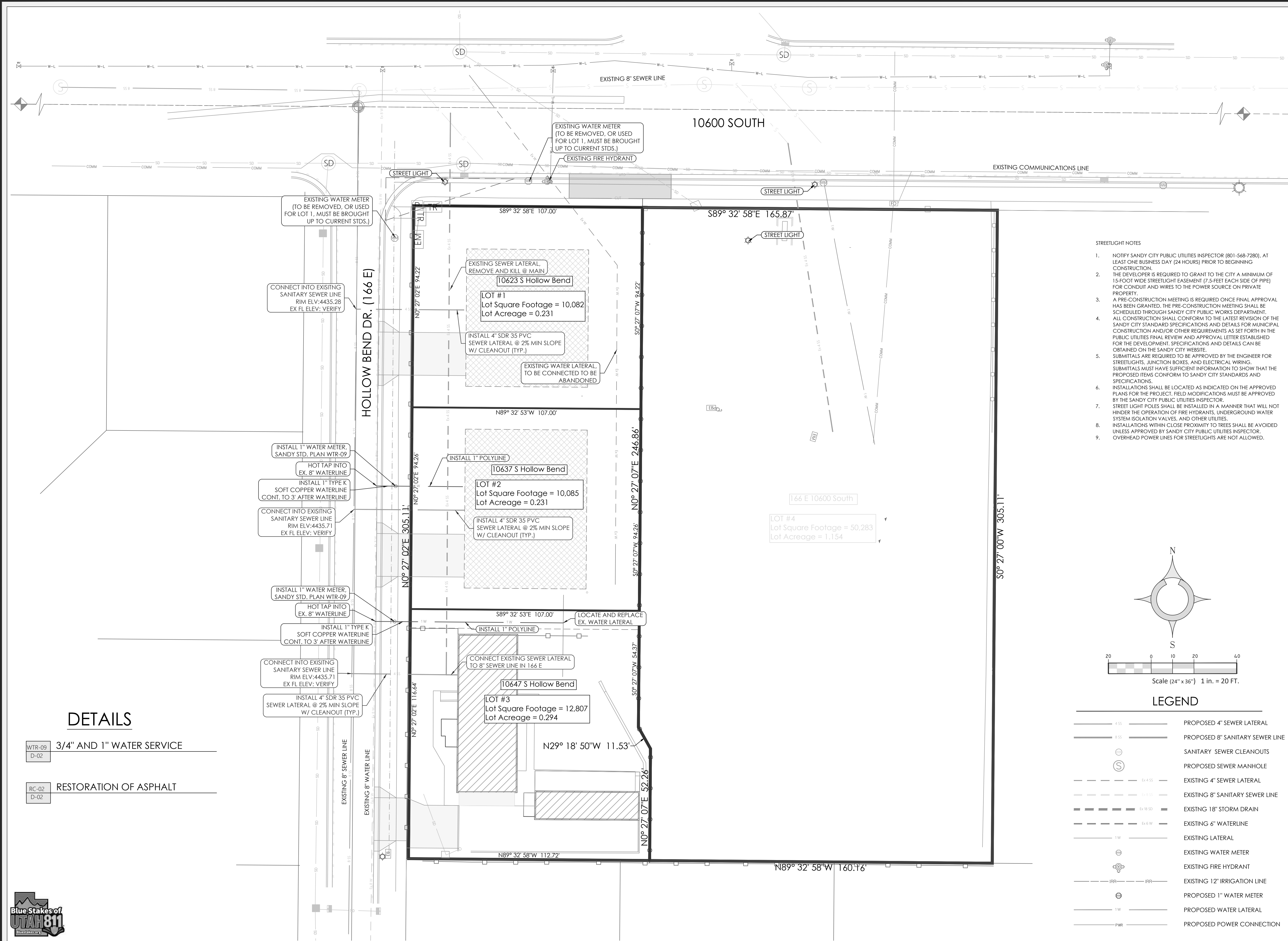
SHEET NUMBER

C-04

## STORM WATER NOTES:

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
3. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, AND STRUCTURES (INLET BOXES, COMBO BOXES, AND JUNCTION BOXES). SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
4. ALL MATERIALS AND WORK DONE IN UDOT RIGHT-OF-WAY SHALL CONFORM TO UDOT STANDARDS AND SPECIFICATIONS (DELETE IF NOT APPLICABLE).
5. NON-SHRINK GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN FACILITIES.
6. CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE AND GROUT AT CONNECTION OF PIPE TO BOX TO A SMOOTH FINISH. ADDITIONALLY, ALL JAGGED OR SHARP EDGES AT PIPE CONNECTIONS ARE TO BE REMOVED AND GROUTED SMOOTH.
7. GROUT BETWEEN GRADE RINGS. FOR EACH INLET BOX THAT IS LOCATED NEXT TO A CURB, THE CURB AND GUTTER CONTRACTOR IS RESPONSIBLE TO REMOVE ALL PROTRUDING, JAGGED OR SHARP CONCRETE EDGES AND TO GROUT BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX. GROUT TO CREATE A SMOOTH, BEVELED TRANSITION AT ALL EDGES IN CLEAN OUT AND INLET BOXES. GROUT AROUND ALL EDGES OF THE RESTRICTIVE ORIFICE PLATE. REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD.
8. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL INLET BOXES, COMBO BOXES, JUNCTION BOXES, AND PIPE. THE BOXES AND PIPES ARE TO BE MAINTAINED IN A CLEAN CONDITION UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
9. CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
10. WHERE A SUMP IS REQUIRED, THE SANDY CITY PUBLIC UTILITIES INSPECTOR SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE AN OPPORTUNITY TO CHECK THE VOLUME OF GRAVEL AND GRAVEL GRADATION.
11. SIGNS MUST BE POSTED NEAR EACH INLET BOX LOCATED IN A DRINKING WATER RECHARGE ZONE, WITH THE FOLLOWING WORDS: "WARNING THIS IS A DRINKING WATER AQUIFER RECHARGE AREA. DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."
12. ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12-INCH (MIN.) COMPACTED STABILIZATION MATERIAL.
13. A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE.
14. A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON SITE DURING INSTALLATION OF OIL/WATER SEPARATOR, MECHANICAL TREATMENT DEVICES, MEDIA FILTERS, AND UNDERGROUND DETENTION/RETENTION SYSTEMS. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE A LETTER STATING THAT THE SYSTEM WAS INSTALLED PER MANUFACTURER'S SPECIFICATIONS, IF IT IS UNKNOWN WHETHER A REPRESENTATIVE IS REQUIRED TO BE PRESENT DURING INSTALLATION, CONTACT THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
15. A STAMPED "LETTER OF CONFORMANCE" FROM THE DESIGN ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 90% BOND RELEASE, STATING THAT STORM WATER FLOW CONTROL ELEMENTS AND STORM WATER TREATMENT FACILITIES DETENTION, RETENTION, LID BEST MANAGEMENT PRACTICES, OIL-WATER SEPARATORS, SUMPS, ETC.] WERE CONSTRUCTED ACCORDING TO THE APPROVED PLANS.





DETAILS

- WTR-09  
D-02

3/4" AND 1" WATER SERVICE
- RC-02  
D-02

RESTORATION OF ASPHALT

DRAWING TITLE

UTILITY PLAN

CLEINT  
GW GROUP VENTURES  
MATT SNEYD

COMPLETION STATUS  
PRELIMINARY PLANS

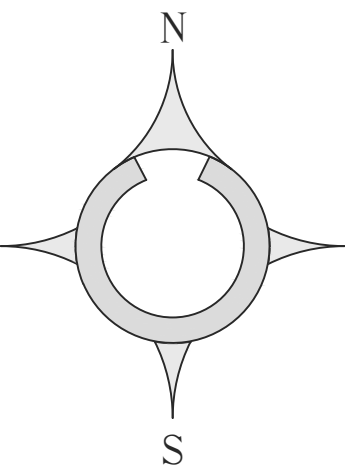
PROJECT  
HOLLOW BEND SUBDIVISION  
166 E 10600 S, SANDY, UT

GENERAL

WATER NOTES

- NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
- A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
- SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, METERS, BOXES, VAULTS, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, ETC. RELATING TO THE WATER SYSTEM. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
- CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
- WATER LINES SHALL BE INSTALLED 4-FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY. WATER LINES SHALL NOT BE INSTALLED WITHIN OR THROUGH PARKING STALLS OR UNDER CONCRETE PAVEMENT, UNLESS WATER LINE IS TO BE MAINTAINED BY PRIVATE PROPERTY OWNER.
- A MINIMUM OF 48-INCHES AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED. FOR CONSTRUCTION EAST OF UTAH TRANSIT AUTHORITY'S TRAX LINE, USE DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER. FOR CONSTRUCTION WEST OF UTAH TRANSIT AUTHORITY'S TRAX LINE, USE POLYVINYL CHLORIDE PIPE, USE CLASS DR-14 OR BETTER. 10 GAUGE WIRE SHALL BE PLACED ON TOP OF THE PIPE (PER SANDY CITY SPECIFICATIONS) FOR FUTURE RELOCATION. NO DEFLECTION IN PIPE JOINTS WILL BE ALLOWED ON PVC PIPES.
- ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS FOR DIP AND ROMAC GRIP RINGS FOR PVC OR APPROVED EQUAL. MEGA LUGS SHALL NOT BE ALLOWED ON PVC PIPE.
- USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS.
- WHEN THE DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 6-FEET, AN ADDITIONAL AUXILIARY VALVE SHALL BE FLANGED TO THE FIRE HYDRANT.
- ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT.
- ALL DUCTILE IRON WATER LINES, FITTINGS, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
- ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM BELOW AND 12-INCHES MINIMUM ON EACH SIDE AND ON TOP OF THE PIPE).

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



LEGEND

- 4 SS

PROPOSED 4" SEWER LATERAL
- 8 SS

PROPOSED 8" SANITARY SEWER LINE
- ⊙

SANITARY SEWER CLEANOUTS
- ⊙

PROPOSED SEWER MANHOLE
- Ex 4 SS

EXISTING 4" SEWER LATERAL
- Ex 8 SS

EXISTING 8" SANITARY SEWER LINE
- Ex 18 SD

EXISTING 18" STORM DRAIN
- Ex 6 W

EXISTING 6" WATERLINE
- 1 W

EXISTING LATERAL
- ⊙

EXISTING WATER METER
- ⊙

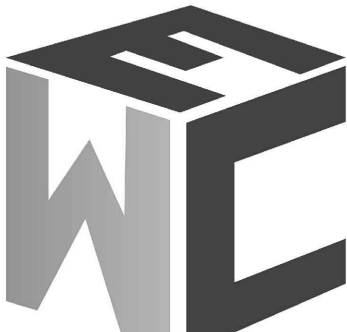
EXISTING FIRE HYDRANT
- IRR

EXISTING 12" IRRIGATION LINE
- ⊙

PROPOSED 1" WATER METER
- 1 W

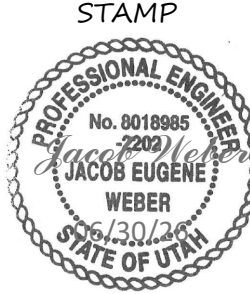
PROPOSED WATER LATERAL
- PWR

PROPOSED POWER CONNECTION

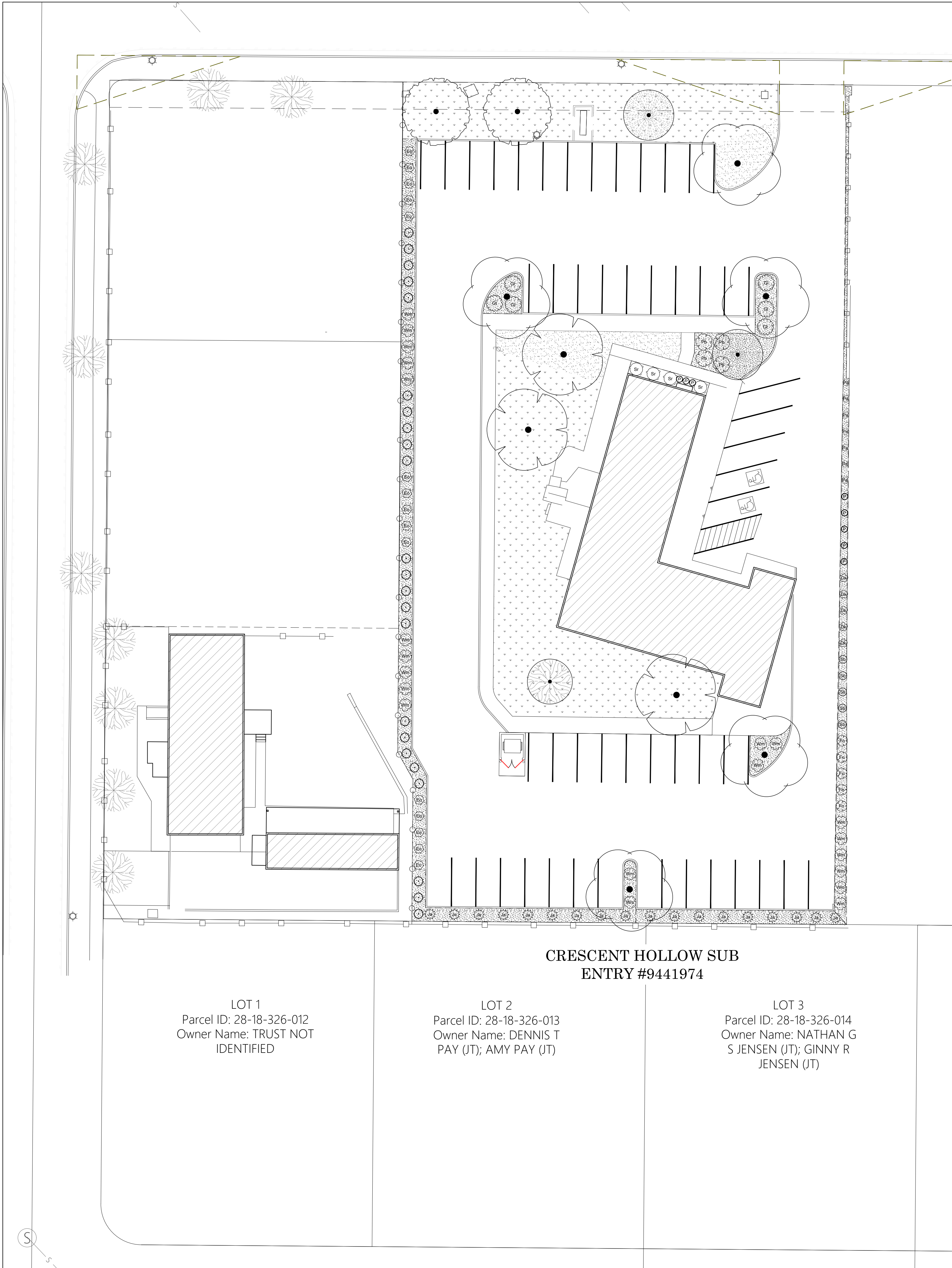


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SALT LAKE CITY, UTAH  
PHONE (385) 229-9663

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PROJECT NO.  
W-26-12  
DATE  
6/30/26  
DRAWN BY: JACOB WEBER, P.E.  
SHEET NUMBER  
C-05



PLANT SCHEDULE

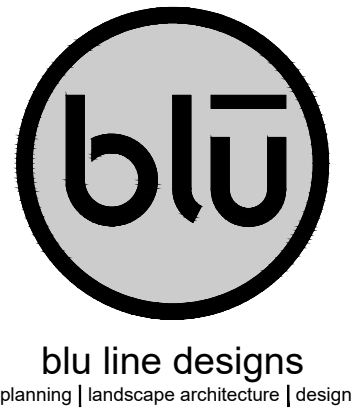
| SYMBOL             | BOTANICAL / COMMON NAME                                                |
|--------------------|------------------------------------------------------------------------|
| TREES              |                                                                        |
|                    | ACER TRUNCATUM X PLATANOIDES 'WARRENRED' / PACIFIC SUNSET® MAPLE       |
|                    | CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD         |
|                    | EXISTING TREE TO REMAIN                                                |
|                    | GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST |
|                    | JUNIPERUS SCOPULORUM 'BLUE ARROW' / BLUE ARROW JUNIPER                 |
| SHRUBS             |                                                                        |
|                    | CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SHRUB             |
|                    | EUONYMUS ALATUS 'ODOM' / LITTLE MOSES DWARF BURNING BUSH               |
|                    | FORSYTHIA X 'COURTASOL' / GOLD TIDE® FORSYTHIA                         |
|                    | JUNIPERUS COMMUNIS 'ALPINE CARPET' / JUNIPER                           |
|                    | PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'™ / LITTLE SPIRE RUSSIAN SAGE   |
|                    | PRUNUS BESSEYI 'P0115' / PAWNEE BUTTES® SAND CHERRY                    |
|                    | RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC                      |
|                    | SPIRAEA BETULIFOLIA / BIRCH LEAF SPIREA                                |
|                    | SPIRAEA X BUMALDA 'DART'S RED' / DART'S RED SPIREA                     |
|                    | WEIGELA FLORIDA 'MINUET' / MINUET WEIGELA                              |
| ORNAMENTAL GRASSES |                                                                        |
|                    | PENNISETUM ALOPECUROIDES 'HADELN' / HAMELN DWARF FOUNTAIN GRASS        |
| GROUND COVERS      |                                                                        |
|                    | EXISTING GRASS TO BE PRESERVED AND PROTECTED.                          |
|                    | POA PRATENSIS / KENTUCKY BLUEGRASS                                     |
|                    | ROCK MULCH / ROCK MULCH                                                |

| 166 E 10600 S Church Improvement                                                                                                                                                                                                                  |                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| LANDSCAPE AREA*                                                                                                                                                                                                                                   | PROVIDED: 12,868 S.F. (0.30 ACRES)                  |
| NEW LANDSCAPE TURF                                                                                                                                                                                                                                | PROVIDED: 1,133 S.F. (8.9% OF TOTAL LANDSCAPE AREA) |
| LANDSCAPE PLANTER BED AREA                                                                                                                                                                                                                        | PROVIDED: 3,231 S.F.(25%)                           |
| PARKING LOT TREES                                                                                                                                                                                                                                 | PROVIDED: 28                                        |
| STREET TREES REQ.**                                                                                                                                                                                                                               | PROVIDED: 3                                         |
| 33% PLANT COVERAGE (EXCLUDING TURF & TREE CANOPIES) PER SANDY CITY DEVELOPMENT CODE TITLE 21, CHAPTER 25                                                                                                                                          | PROVIDED: 45.2%                                     |
| 40% OF ALL ON SITE TREES TO BE EVERGREEN                                                                                                                                                                                                          | TOTAL ON SITE TREES: TOTAL EVERGREEN TREES 23 (64%) |
| * ALL AREAS ARE FOR ENTIRETY OF LANDSCAPE SHOWN TO BE IMPROVED AND/OR MAINTAINED BY THE PARCEL OWNER; WHICH INCLUDES LANDSCAPE AREA OUTSIDE OF PROPERTY EXTENTS, SUCH AS PARK STRIPS OR OTHER LANDSCAPE. SEE CIVIL PLANS FOR PLAT BOUNDARIES      |                                                     |
| ** STREET TREES PROVIDED ARE BASED ON CONSTRAINTS OF EXISTING CONDITIONS, SUCH AS DRIVE ISLE, SITE VIEW TRIANGLE, LARGE EXISTING TREE TO REMAIN, AND EXISTING MONUMENT TO REMAIN. NEW TREES ARE PROVIDED AT 30' O.C. IN AREAS WITHOUT CONSTRAINTS |                                                     |
| ANY CHANGES TO PLANS MUST BE APPROVED BY CITY STAFF AND LANDSCAPE ARCHITECT.                                                                                                                                                                      |                                                     |

Scale: 1" = 20'-0"



CITY SITE SUBMITTAL  
NOT FOR CONSTRUCTION



JAG HOLDINGS LLC  
MATT SNEYD

10600 S. CHURCH IMPROVEMENTS

166 East 10600 South  
Sandy, UT

| REVISIONS    |             |
|--------------|-------------|
| NO.          | DESCRIPTION |
|              |             |
| Stamp        |             |
|              |             |
| Designed By: | ES          |
| Drawn By:    | ES          |
| Date:        | 7/1/2026    |
| Checked By:  | CS          |
| Project No:  | 26-164      |

Drawing Title  
LANDSCAPE  
PLAN

Drawing number

LP101