



NOTICE OF PUBLIC HEARING

- **SUBJECT:** Subdivision Preliminary Plat 2026-104
- **PROJECT SUMMARY:** Sagewood Gardens Phase 2A Subdivision.
- **PARCEL(S):** 05-036-0-0097

- **Unincorporated:** Stansbury Park

Planner: Mili Pioquinto

On **October 7, 2026** the Tooele County Planning Commission will hold a public hearing regarding the request described above. The meeting will be held at 7:00 p.m. at the Tooele County Administration Building (Council Chamber, Third Floor), 47 S. Main Street, Tooele, UT 84074. Also via zoom located on the Tooele County Website: <https://tooeleco.gov/> under "Agendas and Meetings."

You have the right to attend and speak at the public hearing. Please be advised that, in rendering its decision, the Planning Commission can only rely on evidence, not opinion or conjecture. Written comments may also be submitted; however, such comments must be received no later than twenty-four (24) hours prior to the scheduled meeting date to allow for proper distribution to the Planning Commission and the applicant.

For questions or additional information, please contact the Community Development Office at 435-843-3160.

The future meeting regarding this application will also be posted at the Tooele County Building, posted on the Tooele County Website and Utah Public Notice Website.



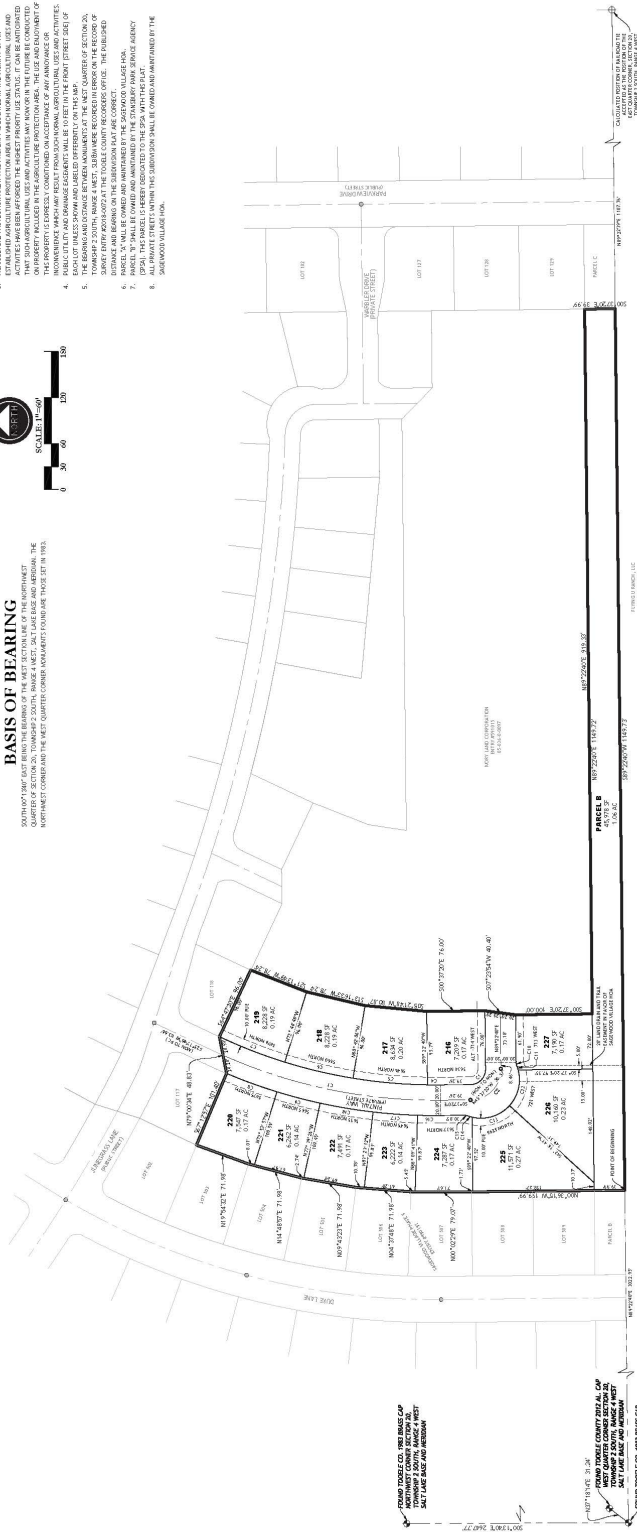
SAGEWOOD GARDENS PHASE 2A SUBDIVISION LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, STANSEURY PARK, UTAH PRELIMINARY PLAT

- NOTE:
1. THE SAGEWOOD GARDENS PHASE 2A SUBDIVISION IS LOCATED AT THE CORNER OF THE SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, UTAH.
 2. THE SAGEWOOD GARDENS PHASE 2A SUBDIVISION IS LOCATED AT THE CORNER OF THE SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, UTAH.
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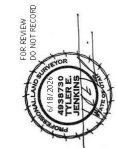
BASIS OF BEARING

THE BASIS OF BEARING FOR THE SAGEWOOD GARDENS PHASE 2A SUBDIVISION IS THE NORTH QUARTER CORNER OF THE SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, UTAH, WHICH WAS FOUND TO BE TRUE IN 1993.



LEGEND

1	EXISTING LOT
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98	EXISTING LOT
99	EXISTING LOT
100	EXISTING LOT



DEVELOPER SAGEWOOD GARDENS PHASE 2A SUBDIVISION SALT LAKE CITY, UT 84111	RECORDED IN STATE OF UTAH, COUNTY OF TOOELE, RECORDS AND FILED AT THE REQUEST OF DATE: _____ TIME: _____ PAGE: _____ BOOK: _____ FEE: _____ TOOELE COUNTY RECORDER 2013 East 300 South, Salt Lake City, UT 84109 (801) 303-4679 www.tooelecounty.com
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SHEET 2 OF 2



**Tooele County Planning
Commission
Agenda Item Summary**

Department Making Request:

Community Development

Meeting Date:

October 7, 2026

Item Title:

SUB 2026-104: Sagewood Gardens Phase 2A Subdivision.

Summary:

Ivory Development is seeking preliminary plat approval for Sagewood Gardens Phase 2A Subdivision.; Located in Stansbury Park.



Planning and Zoning

47 S. Main Street • Room 208 • Tooele, UT 84074

Phone: (435) 843-3160 • Fax: (435) 843-3252

<https://tooeleco.gov/government/county-departments/community-development/>

SUB 2026-104

Subdivision Summary and Recommendation

Public Body: Tooele County Planning Commission

Meeting Date: October 7, 2026

Parcel ID(s): 05-036-0-0097

Current Zone: R-1-10

Approximate Site Location: Located South of Pole Canyon Road, accessed off of Village Blvd.

Request: Preliminary plat approval for Sagewood Gardens Phase 2A Subdivision.

Unincorporated: Stansbury Park

Planner(s): Mili Pioquinto

Planning Staff Recommendation: To be announced at planning commission meeting.

Applicant Name: Skylar Tolbert and Ethan Brown.

PROJECT DESCRIPTION

Skylar Tolbert and Ethan Brown, on behalf of Ivory Development, are requesting a preliminary plat approval for phase 2A; approximately 3.71 acres (12 lots and 1 parcel). The 1 parcel will be deeded to Stansbury Park Service Agency as open space.

SITE & VICINITY DESCRIPTION (see attached map)

The subject property (3.71 acres) is located on the west side of the Stansbury Park development area and can be accessed off of Village Blvd. Immediate surrounding zones include R-1-10 (Residential Single Family 10,000 sq.ft. minimum), R-M-7 (Residential Multi-family 7,000 sq.ft minimum), RR-1 (Rural Residential 1-acre minimum).

LAND USE CONSIDERATIONS (CS Zone)

Requirement	Existing Zone (R-1-10)	Development Agreement
Minimum Lot Size	10,000 sq. ft.	Development agreement specifies maximum density for the total Sagewood Development. Phase 15 allows for lot sizes ranging from 6,222 sq.ft. - 0.27 acres.
Minimum Lot Width	80 feet	Minimum lot width is created through development agreement.
Minimum Frontage	45 feet – On a public street or an approved private street.	All lots comply with R-1-10 minimum frontage.
Minimum Front Yard Setback	20 feet	All lots comply with R-1-10 minimum front yard setback.
Minimum Rear Yard Setback	Main Building: 20 Feet Accessory Buildings: 3 Feet; provided they do not encroach on any easement.	All lots comply with R-1-10 minimum rear yard setback.

Minimum Side Yard Setback	Main Building: 8 Feet Accessory Buildings: 3 Feet; provided they do not encroach on any easement.	Minimum lot side set back is 5 feet; created through development agreement.
Maximum Building Height	35 feet	To comply with R-1-10 building height.
Maximum Building Coverage	Forty Five Percent (45%)	To comply with R-1-10 building coverage percentage.
Required Improvements	Street Grading, Street Base, Curb, Gutter and Sidewalk, On-site Surface Drainage Facilities, Culinary Water Facilities, Wastewater Disposal, and Street Monuments.**	-
On corner lots, two front yards and two side yards are required.		Corner lots to have 20 foot setback on front and side; created through development agreement.
**Ord. 2015-21, 4/21/15; Ord. 2005-30, 11/22/05		-

Compatibility with existing buildings in terms of size, scale and height.	N/A
Compliance with the General Plan.	Yes

GENERAL PLAN CONSIDERATIONS

According to the Tooele County General Plan (2022 Update), the subject property is located within an area designated for both Medium to High Density Residential land uses. The subdivision is consistent with the Tooele County General Plan (2022 Update) and complies with the Development Agreement of Boyer-Plumb Stansbury LLC, Stansbury Place. Contract #18-10-13.

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has found not issues of concern.

NEIGHBORHOOD RESPONSE

Any comments that are received from the general public or the surrounding neighbors after this staff report is submitted will be forwarded to the Tooele County Planning Commission for review and will be summarized on October 7, 2026.

PLANNING STAFF ANALYSIS

This subdivision was previously reviewed and approved by the Planning Commission on April 23, 2025 (SUB 2025-027). The applicant subsequently submitted a Final Plat application (SUB 2025-056); however, there was no recorded progress toward final plat approval.

Per Tooele County Final Plat Application requirements, if no progress or stage completion occurs within 180 days, the application becomes null and void. The most recent progress noted in our records was dated July 18, 2025, and the deadline to request an extension was January 14, 2026.

The applicant has since decided to divide Phase 2 into three smaller plats for recording, creating Phase 2A, Phase 2B, and Phase 2C. This change requires the subdivision application process to be restarted. There are no changes to the property lines, lot layouts, lot sizes, or proposed utilities from the previously approved subdivision.

The applicant has submitted all required documentation, and all reviewing agencies have reviewed and approved the preliminary plat. Planning Staff notes that the agency review sheet includes a comment from the Stansbury Park Service Agency regarding the proposed trail system. The comment indicates that the trail system will be further explored during the Final Plat application stage. Planning Staff will keep this comment in consideration as the project proceeds through the final plat review process.

Following Planning Commission approval, the next step for the project will be to submit a Major Subdivision Final Plat application.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Tooele County Planning Commission review the information contained in this staff report, along with all supporting documentation, prior to making a decision.

MODEL MOTIONS

Sample Motion for Non-Approval

- "I move we table the Subdivision Preliminary Plat Approval Request by Ivory Development, application number 2026-104, based on the findings and subject to the considerations listed by the Planning Staff."

Sample Motion for Approval

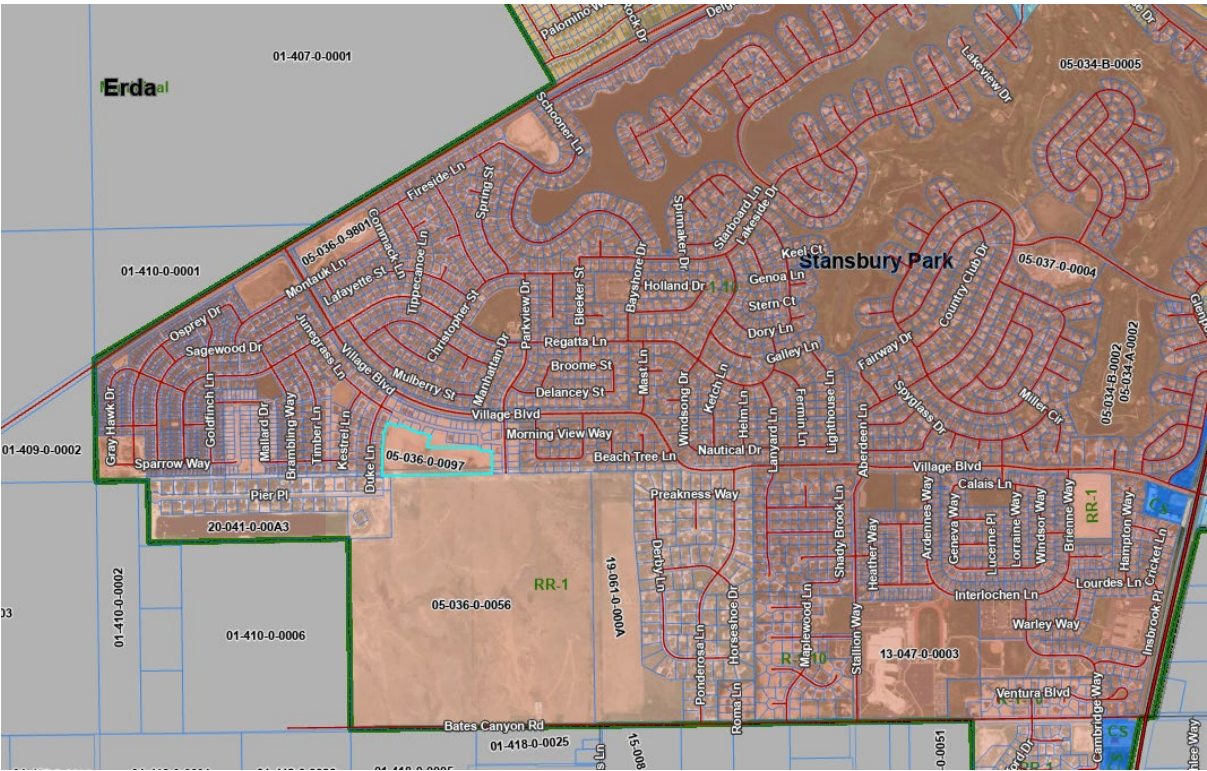
- "I move we approve the Subdivision Preliminary Plat Approval Request by Ivory Development, application number 2026-104, based on the findings and subject to the conditions listed by the Planning Staff."

Sample Motion for Denial

- "I move we deny the Subdivision Preliminary Plat Approval Request by Ivory Development, application number 2026-104, based on the findings and subject to the conditions listed by the Planning Staff."

SUB 2026-104: Preliminary plat approval for Sagewood Gardens Phase 2A Subdivision.

Located west of SR-36, south of Pole Canyon Road and bordering the Erda City municipality boundary line. (Parcel 05-036-0-0097).

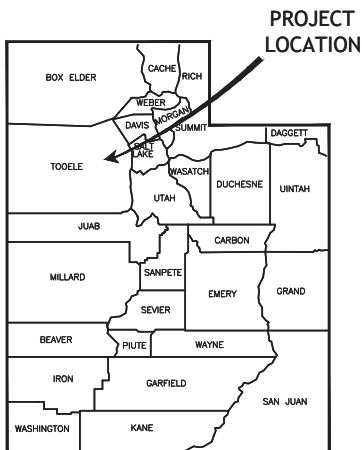


IVORY DEVELOPMENT



2815 E 3300 S Salt Lake City, UT 84107
(801) 365-4670 www.edmpartners.com

LOCATION MAP



PROJECT LOCATION

IMPROVEMENT PLANS FOR

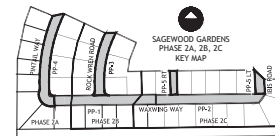
SAGEWOOD GARDENS - PHASE 2A

STANSBURY PARK, UTAH

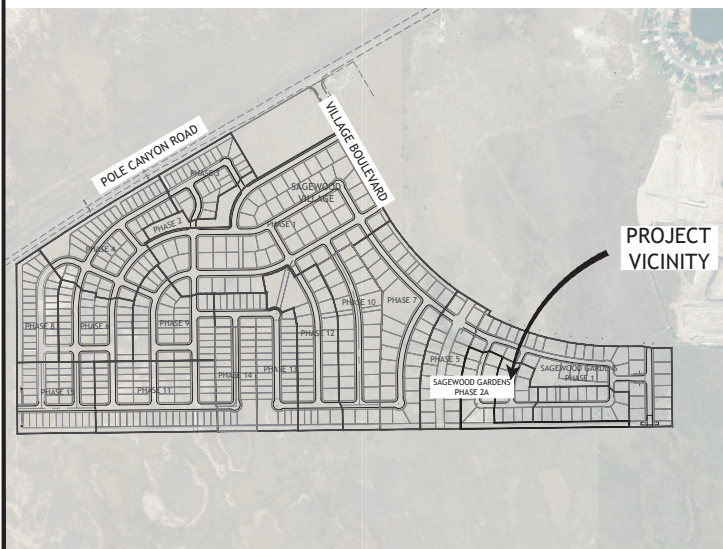
JULY 2026

INDEX OF DRAWINGS

#	DESCRIPTION
T-1	TITLE SHEET AND INDEX OF DRAWINGS
-	SAGEWOOD GARDENS PHASE 2A SUBDIVISION - 2 SHEETS
G-0	SURVEY CONTROL
G-1	NOTES
G-2	PEDESTRIAN CIRCULATION PLAN
G-3	ROAD CONNECTIVITY PLAN
C-1	SITE PLAN
C-2	UTILITY PLAN
C-3	DRAINAGE PLAN
C-4	GRADING PLAN
PP-1	WAXWING WAY PLAN & PROFILE
PP-2	WAXWING WAY PLAN & PROFILE
PP-3	ROCK WREN ROAD PLAN AND PROFILE
PP-4	PINTAIL WAY PLAN AND PROFILE
PP-5	IBIS ROAD
DT-1	DETAILS
DT-2	DETAILS
DT-3	DETAILS
DT-4	DETAILS
DT-5	DETAILS



PROJECT VICINITY MAP
SCALE 1" = 400'



PROJECT VICINITY

LEGEND

---	QOR 35 SANITARY SEWER
---	EXISTING SANITARY SEWER
---	SANITARY SEWER MANHOLE
---	8" PVC C-900 WATER LINE
---	EXISTING WATER LINE
---	WATER VALVE, TEE & BEND
---	FIRE HYDRANT
---	EXISTING FIRE HYDRANT
---	8" PVC C-900 IRRIG. LINE
---	EXISTING SEC. WATER LINE
---	IRRIG. VALVE, TEE & BEND
---	PROPOSED STREET LIGHT
---	RCP CL. 18 STORM DRAIN
---	EXISTING STORM DRAIN
---	50 COMBIBOX, CB & CO
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED UNDER DRAIN
---	EXISTING UNDER DRAIN
---	UNDER DRAIN CLEANOUT

DEVELOPER:

Ivory Development
978 East Woodlake Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:

- This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.
- All culinary water improvements shall conform with the standards and specifications of Stansbury Park Improvement District.
- All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
- All improvements in the public right of way shall conform with the standards and specifications of Tooele County.
- All private improvements shall conform to APWA standards and specifications.
- Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
- Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGECC, Dated August 17, 2016 (Project # 1160512).
- Utilities for all phases 2A, 2B, 2C have been installed under previous Sagewood Gardens 2 improvements. Phasing added for paving and Plat recordation.

APPROVAL SIGNATURES

TOOELE COUNTY ENGINEER	DATE
STANSBURY PARK IMPROVEMENT DISTRICT MANAGER	DATE
STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER	DATE
STANSBURY PARK SERVICE AGENCY	DATE



Sagewood Gardens Phase 2A

Title Sheet and Index of Drawings

PROJECT:	1650
DRAWN BY:	PMD
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: July 6, 2025

SHEET NUMBER:
T-1

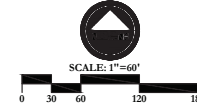
SAGEWOOD GARDENS PHASE 2A SUBDIVISION

LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,
TOOELE COUNTY, STANBURY PARK, UTAH

PRELIMINARY PLAT

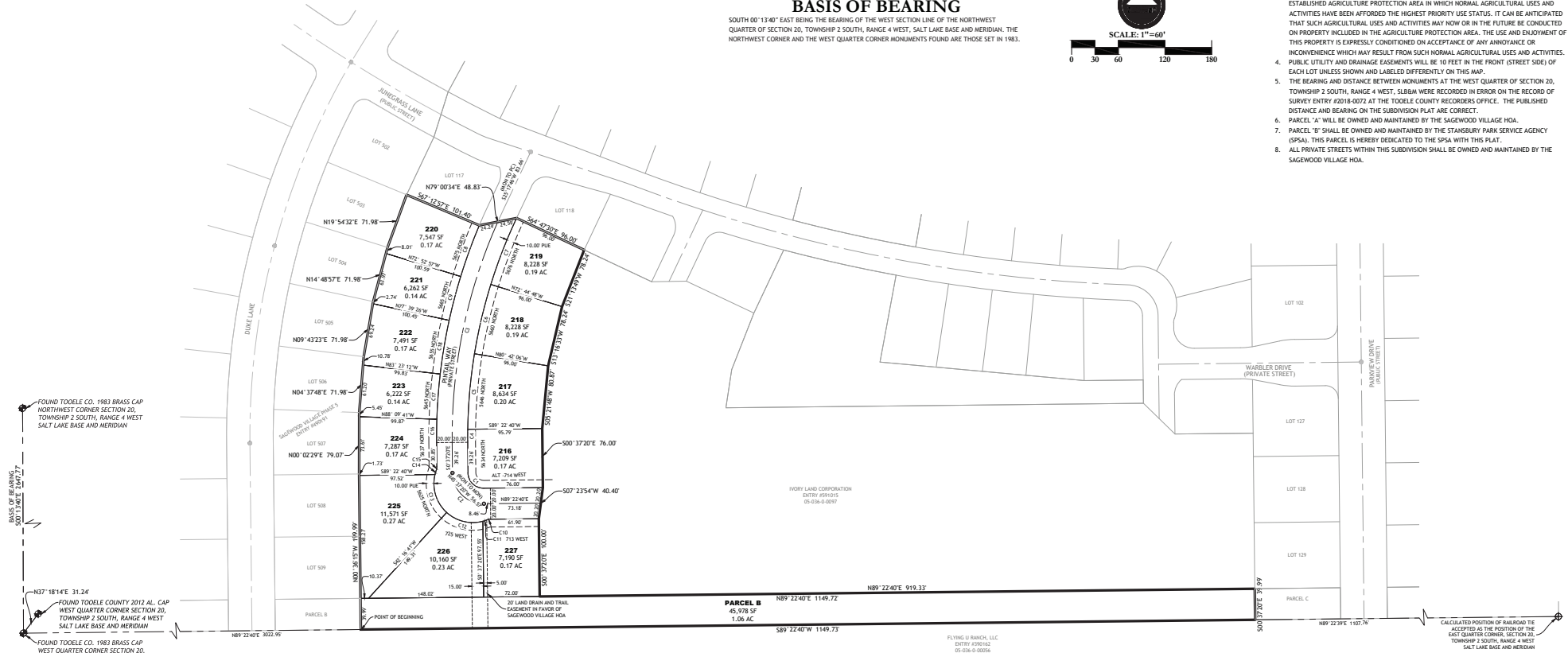
BASIS OF BEARING

SOUTH 00°13'40" EAST BEING THE BEARING OF THE WEST SECTION LINE OF THE NORTHWEST
QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. THE
NORTHWEST CORNER AND THE WEST QUARTER CORNER MONUMENTS FOUND ARE THOSE SET IN 1983.



NOTE:

1. 2" x 24" REBAR WITH BLUE SURVEY CAP MARKED EDM TO BE PLACED AT ALL LOT CORNERS.
2. OFFSET PINS TO BE PLACED IN THE BACK OF THE CURB.
3. AGRICULTURE PROTECTION AREA: THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
4. PUBLIC UTILITY AND DRAINAGE EASEMENTS WILL BE 10 FEET IN THE FRONT (STREET SIDE) OF EACH LOT UNLESS SHOWN AND LABELED DIFFERENTLY ON THIS MAP.
5. THE BEARING AND DISTANCE BETWEEN MONUMENTS AT THE WEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SLB&M WERE RECORDED IN ERROR ON THE RECORD OF SURVEY ENTRY #2018-0072 AT THE TOOELE COUNTY RECORDERS OFFICE. THE PUBLISHED DISTANCE AND BEARING ON THE SUBDIVISION PLAT ARE CORRECT.
6. PARCEL "A" WILL BE OWNED AND MAINTAINED BY THE SAGEWOOD VILLAGE HOA.
7. PARCEL "B" SHALL BE OWNED AND MAINTAINED BY THE STANBURY PARK SERVICE AGENCY (SPSA). THIS PARCEL IS HEREBY DEDICATED TO THE SPSA WITH THIS PLAT.
8. ALL PRIVATE STREETS WITHIN THIS SUBDIVISION SHALL BE OWNED AND MAINTAINED BY THE SAGEWOOD VILLAGE HOA.

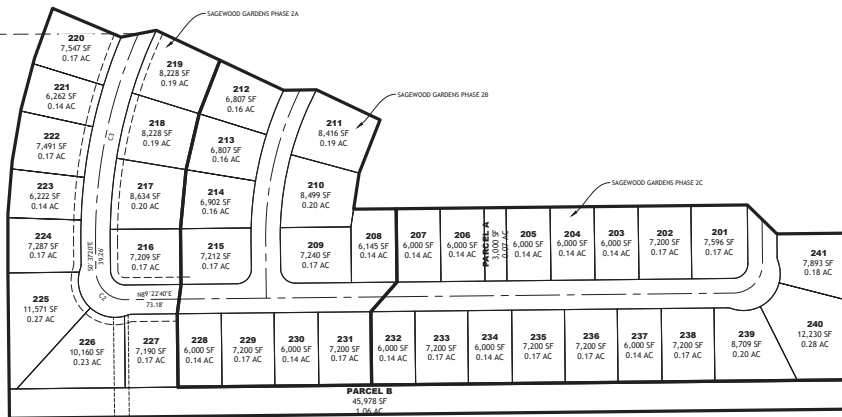
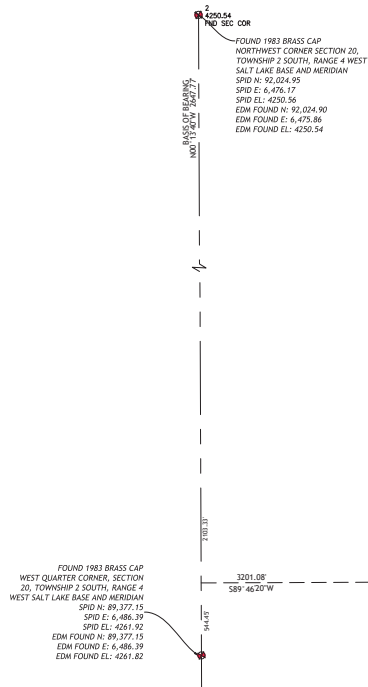


LEGEND	
	RIGHT OF WAY
	SUBDIVISION BOUNDARY
	LOT LINE
	ROADWAY CENTERLINE
	PUBLIC UTILITY EASEMENT
	SECTION LINE
	ROAD MONUMENT REQUIRED TO BE SET
	FOUND SECTION MONUMENT
	CALCULATED SECTION MONUMENT
	EXISTING STREET MONUMENT
	SPSA STANBURY PARK SERVICE AGENCY



FOR REVIEW
DO NOT RECORD

DEVELOPER IVORY DEVELOPMENT 978 WOODAK LANE SALT LAKE CITY, UT 84117 801-747-7000	SAGEWOOD GARDENS PHASE 2A SUBDIVISION LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, STANBURY PARK, UTAH	SHEET 2 OF 2
RECORDED # STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEE _____ TOOELE COUNTY RECORDER		
 2815 East 3300 South, Salt Lake City, UT 84109 (801) 365-4670 www.edmpartners.com		



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C2	62.83	40.00	S45°37'20"E	56.57
C3	292.04	680.00	S11°40'52"W	289.80



2815 E 3300 S Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com



SCALE: 1" = 80'



DEVELOPER:

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:

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- All culinary water improvements shall conform with the standards and specifications of Stansbury Park Improvement District.
- All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
- All improvements in the public right of way shall conform with the standards and specifications of Tooele County.
- All private improvements shall conform to APWA standards and specifications.
- Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
- Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGEC, Dated August 17, 2016 (Project # 1160512).
- Utilities for all phases 2A, 2B, 2C have been installed under previous Sagewood Gardens 2 improvements. Paving added for paving and Plat recordation.

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT
MANAGER _____ DATE _____

STANSBURY PARK IMPROVEMENT DISTRICT
ENGINEER _____ DATE _____

BENCHMARK = W 1/4 S 20, R 4 W, T 2 S
N = 89,377.15, E = 6,486.39, EL = 4261.82



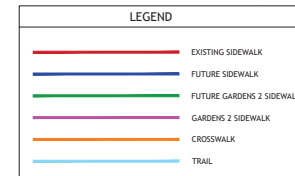
Sagewood Gardens
Phase 2A
Survey Control

PROJECT: 1650
DRAWN BY: PMD
REVIEWED BY: PMD
REVISIONS:
No. DATE REMARKS

DATE: July 6, 2025

SHEET NUMBER:

G-0



2815 E 3300 S Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com



SCALE: 1" = 150'



DEVELOPER:

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000



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 3. All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
 4. All improvements in the public right of way shall conform with the standards and specifications of Tooele County.
 5. All private improvements shall conform to APWA standards and specifications.
 6. Central utility field location shall show the horizontal and vertical location of all utilities prior to beginning work.
- Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGEED, dated August 17, 2016 (Project # 1160512).
8. Utilities for all phases 2A, 2B, 2C have been installed under previous Sawgeed Gardens 2 improvements. Phasing added for paving and P&T relocation.

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT _____ DATE _____
MANAGER

STANSBURY PARK IMPROVEMENT DISTRICT
ENGINEER



Sagewood Gardens

Phase 2A

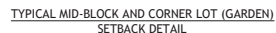
Pedestrian Circulation Plan

PROJECT:	1650
DRAWN BY:	PMD
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: July 6, 2025

SHEET NUMBER:

G-2

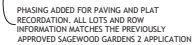


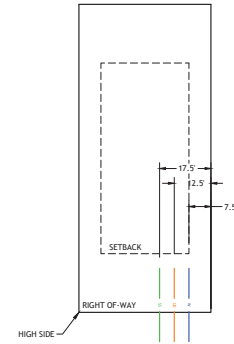
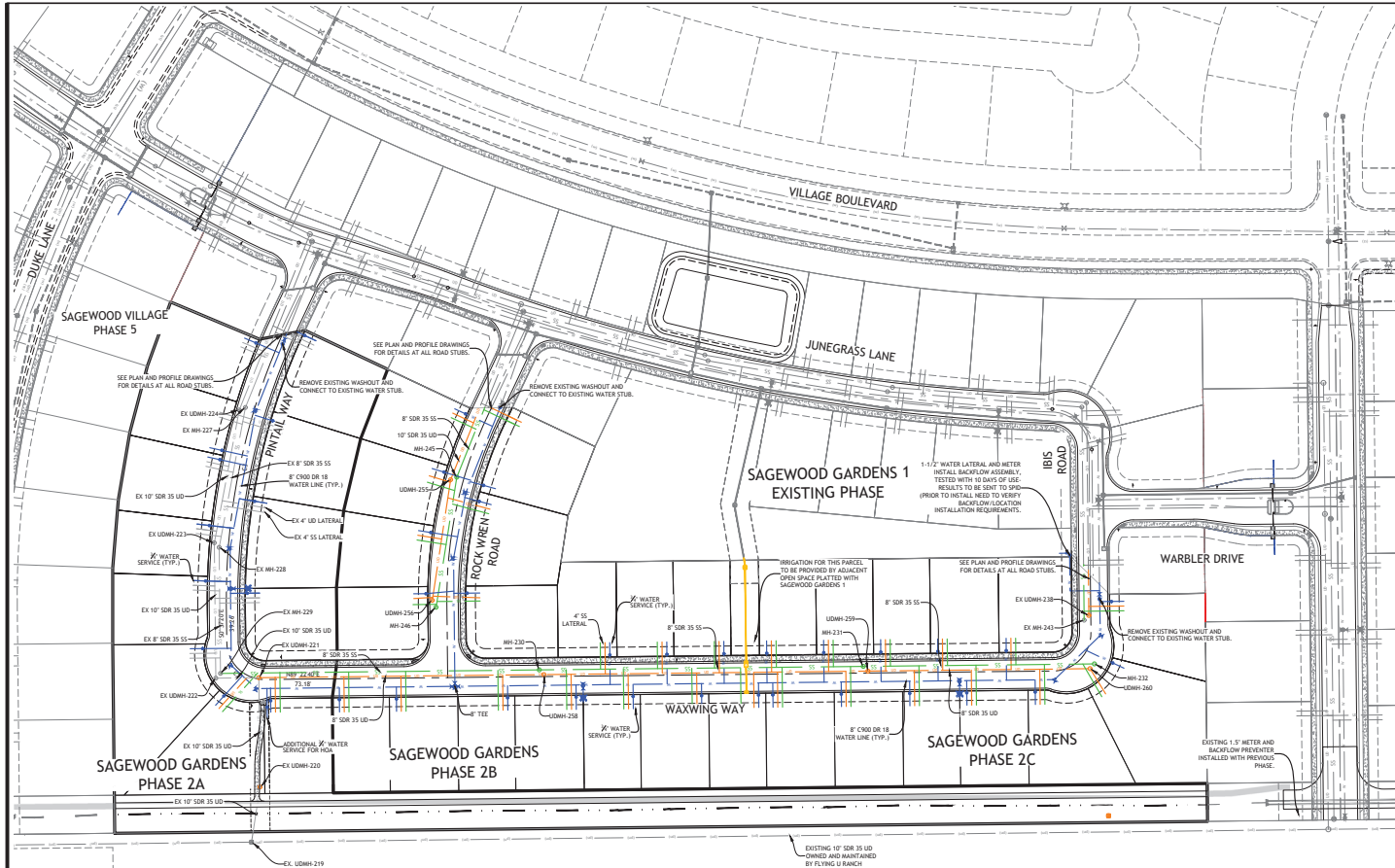
SAGEWOOD VILLAGE PHASING TABLE		
PHASE #	# OF UNITS	STATUS
1	58	RECORDED
2	12	RECORDED
3	25	RECORDED
4	44	RECORDED
5	19	RECORDED
6	31	RECORDED
7	29	RECORDED
8	26	RECORDED
9	32	RECORDED
10	26	RECORDED
11	53	RECORDED
12	29	RECORDED
13	38	RECORDED
14	25	RECORDED
15	25	DESIGN
G-1	35	RECORDED
G-2A	12	DESIGN
G-2B	12	FUTURE
G-2C	17	FUTURE
TOTAL	492	(RECORDED TO DATE)

CONSULT EXISTING DEVELOPMENT AGREEMENT TO DETERMINE REMAINING UNITS.

- ◆ PER MUTCD R2-1, SPEED LIMIT / 25 (NOT USED)
- ◆ PER MUTCD R1-1, STOP
- ◆ PER TOOELE COUNTY / STANSBURY PARK, STREET NAME SIGN
(PUBLIC ROADS: GREEN AND WHITE. PRIVATE ROADS: BLUE AND WHITE.)
- ◆ PER MUTCD R1-5, CROSSWALK
- ◆ ADA ACCESS RAMP, PER APWA STD 235

SIGNS TO MEET APWA AND TOOELE COUNTY REQUIREMENTS

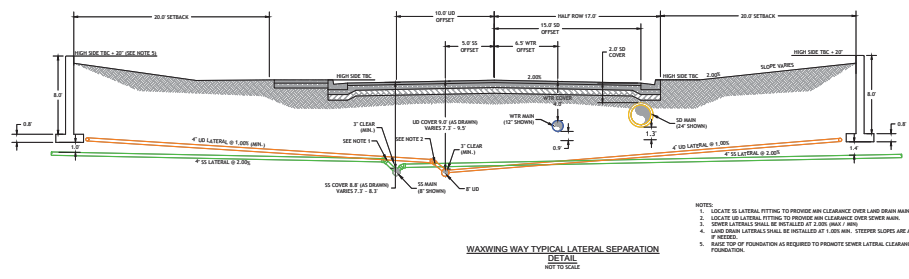




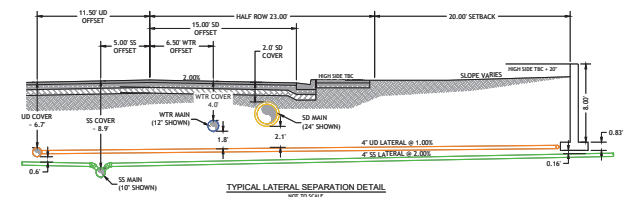
TYPICAL LATERAL DETAIL

LATERAL NOTES

- NOTE:
- CORNER LOTS LATERAL LOCATIONS MAY VARY.
 - MAINTAIN 10' BETWEEN SEWER AND WATER LATERALS UNLESS CONFLICTS EXIST.



WAXWING WAY TYPICAL LATERAL SEPARATION
NOT TO SCALE



TYPICAL LATERAL SEPARATION DETAIL
NOT TO SCALE

- NOTES:
- LOCATE SS LATERAL FITTING TO PROVIDE MIN CLEARANCE OVER LAND DRAIN MAIN.
 - LOCATE SS LATERAL FITTING TO PROVIDE MIN CLEARANCE OVER SEWER MAIN.
 - SEWER LATERALS SHALL BE INSTALLED AT 1.000 MIN. SLOPE.
 - LAND DRAIN LATERALS SHALL BE INSTALLED AT 1.000 MIN. SLOPE.
 - BASE TOP OF FOUNDATION AS REQUIRED TO PROMOTE MINIMUM CLEARANCE AT FOUNDATION.

EDM Partners

2815 E 3300 S Salt Lake City, UT 84107
(801) 365-4670 www.edmpartners.com

SCALE: 1" = 60'

0 30 60 120 180

DEVELOPER:
Ivory Development
978 East Woodlake Lane
Salt Lake City, UT 84117
801-747-7000



- NOTES:
- This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.
 - All culinary water improvements shall conform with the standards and specifications of Stansbury Park Improvement District.
 - All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
 - All improvements in the public right of way shall conform with the standards and specifications of Tooele County.
 - All private improvements shall conform to APWA standards and specifications.
 - Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
 - Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGECE, Dated August 17, 2016 (Project # 1160512).
 - Utilities for all phases 2A, 2B, 2C have been installed under previous Sagewood Gardens 2 improvements. Phasing added for paving and Plat recordation.

APPROVAL SIGNATURES	
STANSBURY PARK IMPROVEMENT DISTRICT MANAGER	DATE
STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER	DATE

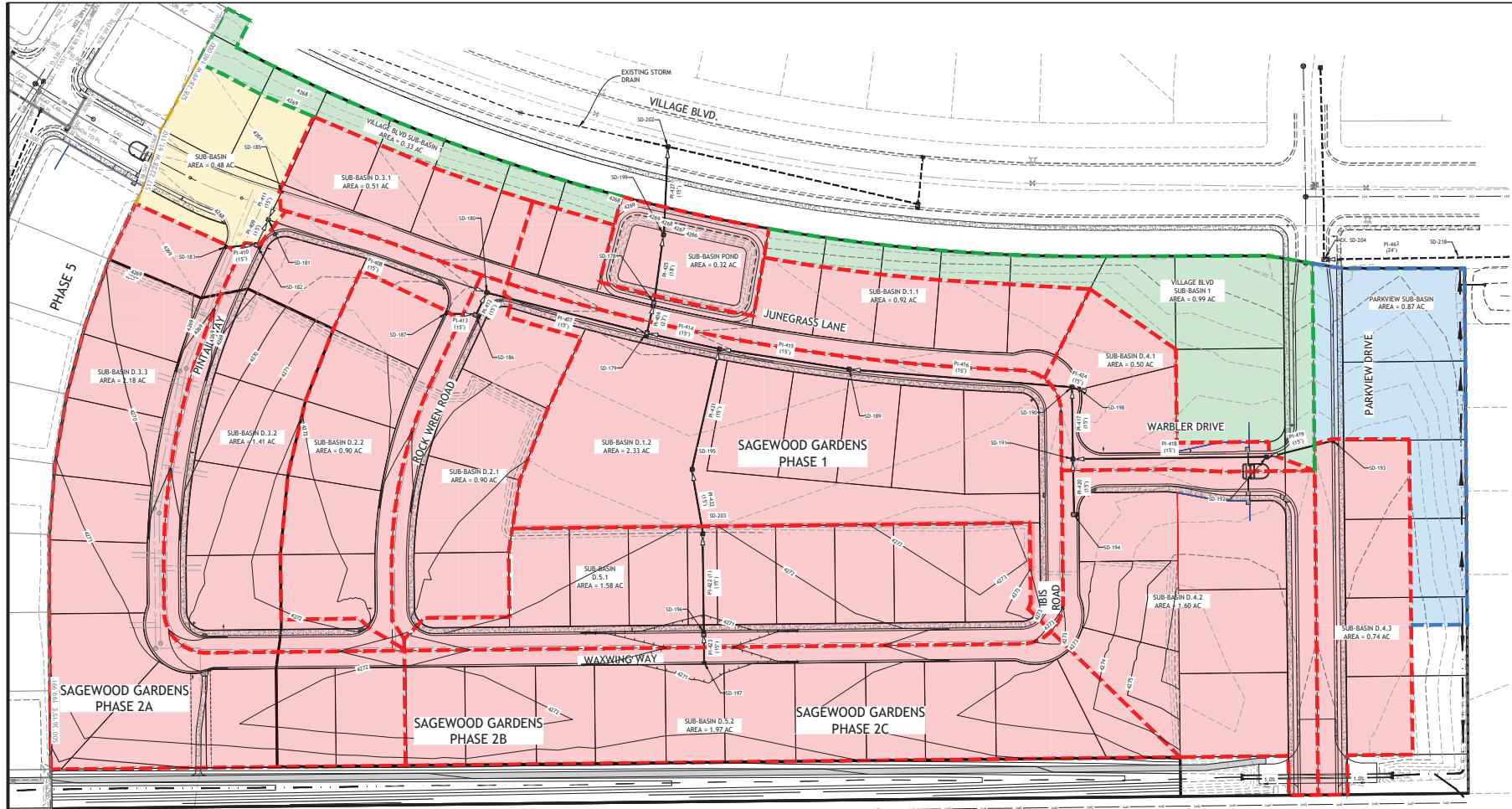


Sagewood Gardens Phase 2A
Utility Plan

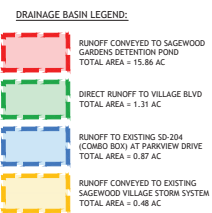
PROJECT:	1650
DRAWN BY:	PMD
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS
1 2/18/21	Open Space Lateral

DATE: July 6, 2025

SHEET NUMBER: **C-2**



Sagewood Gardens - Phases 1 & 2														
PIPE	DS PIPE	Design Storm	Pipe Material	Manning's n	C	Intensity (in/hr)	Basin A (cfs)	Basin B (cfs)	US Q (cfs)	Q (cfs)	Diameter (in)	Slope (%)	Depth (ft)	Velocity (ft/s)
P-411	P-408	Q10	RCP	0.012	0.40	1.20	0.51	0.00	0.00	0.24	15	0.87%	1.98	2.55
P-410	P-409	Q10	RCP	0.012	0.40	1.20	2.18	0.00	0.00	1.06	15	0.29%	5.40	2.63
P-409	P-408	Q10	RCP	0.012	0.40	1.20	1.41	0.00	1.05	1.72	15	0.20%	1.74	2.62
P-408	P-407	Q10	RCP	0.012	0.40	1.20	0.00	0.00	1.07	1.97	15	0.20%	5.81	2.70
P-413	P-412	Q10	RCP	0.012	0.40	1.20	0.50	0.00	0.00	0.43	15	0.30%	3.36	2.09
P-412	P-407	Q10	RCP	0.012	0.40	1.20	0.90	0.00	0.43	0.89	15	0.50%	4.25	3.03
P-407	P-406	Q10	RCP	0.012	0.40	1.20	0.00	0.00	2.83	2.83	15	0.20%	11.16	2.89
P-419	P-418	Q10	RCP	0.012	0.40	1.20	0.74	0.00	0.00	0.38	15	0.48%	2.75	2.31
P-417	P-416	Q10	RCP	0.012	0.40	1.20	0.00	0.00	0.36	0.36	15	0.95%	3.64	2.44
P-417	P-416	Q10	RCP	0.012	0.40	1.20	1.60	0.00	0.00	0.77	15	0.50%	3.99	2.80
P-417	P-416	Q10	RCP	0.012	0.40	1.20	0.00	0.00	1.12	1.12	15	0.89%	4.22	3.97
P-416	P-415	Q10	RCP	0.012	0.40	1.20	0.50	0.00	0.00	0.24	15	0.30%	2.64	1.78
P-415	P-414	Q10	RCP	0.012	0.40	1.20	0.00	0.00	1.36	1.36	15	0.50%	6.37	3.45
P-414	P-413	Q10	RCP	0.012	0.40	1.20	0.00	0.00	1.36	1.36	15	0.67%	4.98	3.83
P-423	P-422(1)	Q10	RCP	0.012	0.40	1.20	1.97	0.00	0.00	0.96	15	0.30%	5.07	2.89
P-422(1)	P-422	Q10	RCP	0.012	0.40	1.20	1.68	0.00	0.95	1.70	15	0.30%	6.99	3.04
P-422	P-421	Q10	RCP	0.012	0.40	1.20	0.00	0.00	1.70	1.70	15	0.30%	8.99	3.04
P-421	P-414	Q10	RCP	0.012	0.40	1.20	0.00	0.00	1.70	1.70	15	0.30%	8.99	3.04
P-414	P-408	Q10	RCP	0.012	0.40	1.20	0.00	0.00	3.07	3.07	15	2.89%	5.21	8.11
P-406	P-405	Q10	RCP	0.012	0.40	1.20	2.33	0.00	5.80	7.02	15	0.59%	12.20	5.50
P-405	POND	Q10	RCP	0.012	0.40	1.20	0.92	0.00	7.02	7.46	15	0.50%	13.70	5.17
P-427 (Pond Outlet)	Ex Village Blvd SD	Q100	RCP	0.012	0.40	1.20	0.00	2.83	0.00	2.83	15	0.20%	10.52	2.89
P-403	Ex SD-204	Q10	RCP	0.012	0.40	1.20	0.87	0.00	0.00	0.42	15	1.44%	2.27	3.58



NOTE: INLETS AND COMBO BOXES ALONG TYPE H CURB TO TRANSITION TO HIGH BACK CURB AT THE INLET BEGINNING AT A 2' DISTANCE FROM THE STRUCTURE BOX IN EACH DIRECTION. MAINTAIN EDGE OF PAVEMENT AND T&C, AND DEPRESS FLOW LINE AT EACH INLET.

EDM Partners

2815 E 3300 S Salt Lake City, UT 84107
(801) 365-4670 www.edmpartners.com

SCALE: 1" = 50'

0 25 50 100 150

DEVELOPER:

Ivory Development
978 East Woodlark Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:

- SEE "SAGEWOOD GARDENS PHASE 1B 2 DRAINAGE CALCULATIONS" REPORT PREPARED BY EDM PARTNERS, LLC FOR DETAILED DRAINAGE CALCULATIONS.
- ROADWAY FINISH GRADING SHOWN ON THIS SHEET AND LABELED ON THE PP DRAWINGS DENOTE GRADES TO BE CONSTRUCTED WITH INFRASTRUCTURE. SEE SHEET C-4 FOR FINISH GRADING POST HOME CONSTRUCTION.
- ALL STORM DRAIN PIPES SHALL BE RCP OR ADS HP STORM UNLESS OTHERWISE NOTED ON THE PP SHEETS.
- DRAINAGE NARRATIVE:
 - DRAINAGE PATTERN: STORM WATER IS CONVEYED IN EXISTING AND PROPOSED DRAINAGE PIPES TO THE EXISTING DRAINAGE SYSTEM. PORTIONS OF DRAINAGE ARE CONVEYED TO EXISTING SAGEWOOD VILLAGE OR VILLAGE BLVD STORM DRAIN SYSTEM.
 - DETENTION: A DETENTION POND HAS BEEN DESIGNED ON PARCEL A AND SIZED TO THE 100-YR STORM. THE COMBINED FLOWS AN APPROXIMATELY 17.6 AC AREA INCLUDING DETENTION DISCHARGE AND DIRECT RUNOFF TO VILLAGE BLVD WILL BE REDUCED TO 0.2 CFS/AC DURING THE 100-YR STORM.
 - PIE SIZING: PIPES HAVE BEEN SIZED PER THE RATIONAL METHOD TO CARRY THE 10-YR STORM. SEE SD OUTFALL ANALYSIS, THIS SHEET. THE 10-YR INTENSITY HAS BEEN INTERPOLATED BETWEEN THE 10-YR 30 MIN AND 10-YR 60 MIN STORM BASED ON THE TC = 37.6 MIN.
 - FOR MORE INFORMATION REFER TO THE SAGEWOOD VILLAGE STORM WATER MASTER PLAN.

APPROVAL SIGNATURES

STANGURRY PARK IMPROVEMENT DISTRICT MANAGER

DATE

STANGURRY PARK IMPROVEMENT DISTRICT ENGINEER

DATE

PROFESSIONAL SEAL

PETER M. DUBROW
No. 3741998
07/07/2026
STATE OF UTAH

Sagewood Gardens

Phase 2A

Drainage Plan

PROJECT:

1650

DRAWN BY:

PMD

REVIEWED BY:

PMD

REVISIONS:

No. DATE:

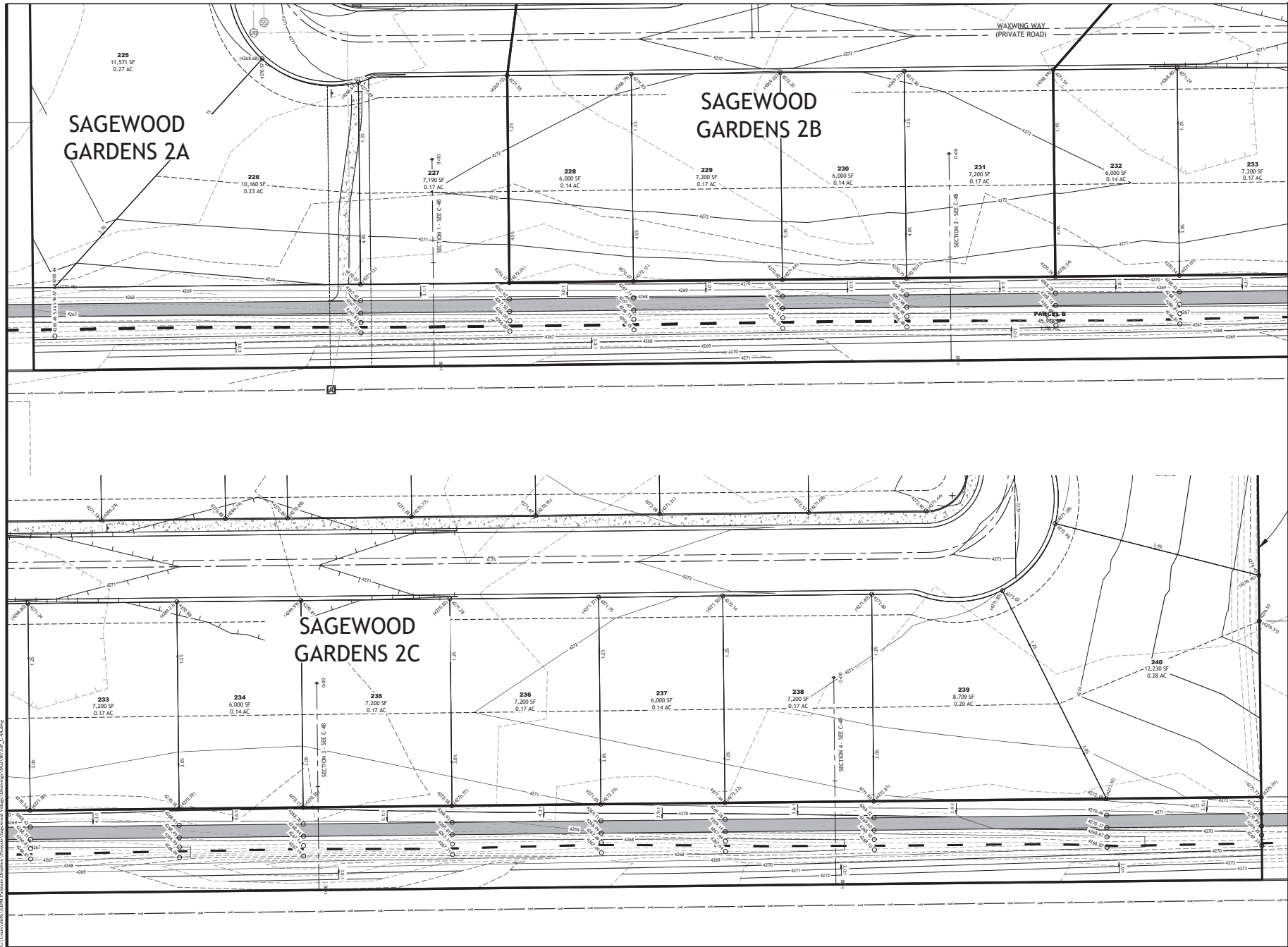
REMARKS

DATE:

July 6, 2025

SHEET NUMBER:

C-3



2815 E 3300 S Salt Lake City, UT 84107
(801) 365-4670 www.edmpartners.com



SCALE: 1" = 50'

DEVELOPER:
Ivory Development
978 East Woodlark Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:

- LEGEND:
- 4263.68 FG SPOT
 - (4261.22) EG SPOT
 - FG CONT MAJOR
 - FG CONT MINOR
 - EG CONT MAJOR
 - EG CONT MINOR

APPROVAL SIGNATURES

STANBURY PARK IMPROVEMENT DISTRICT MANAGER	DATE
STANBURY PARK IMPROVEMENT DISTRICT ENGINEER	DATE



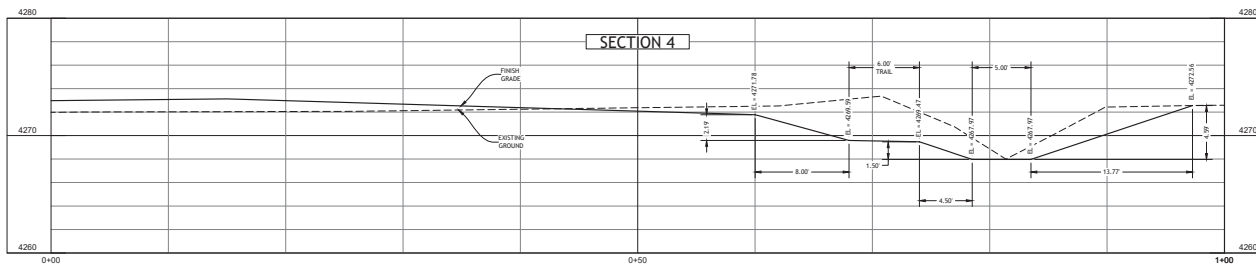
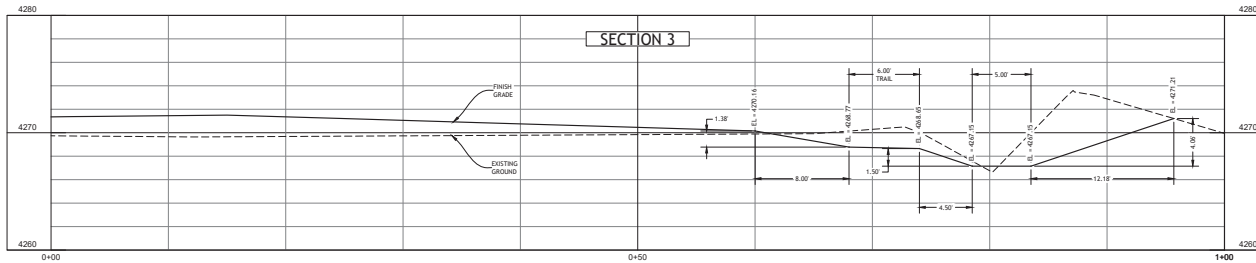
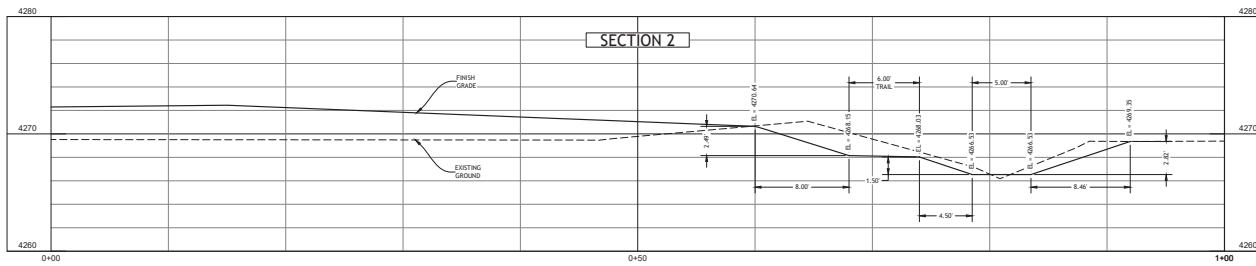
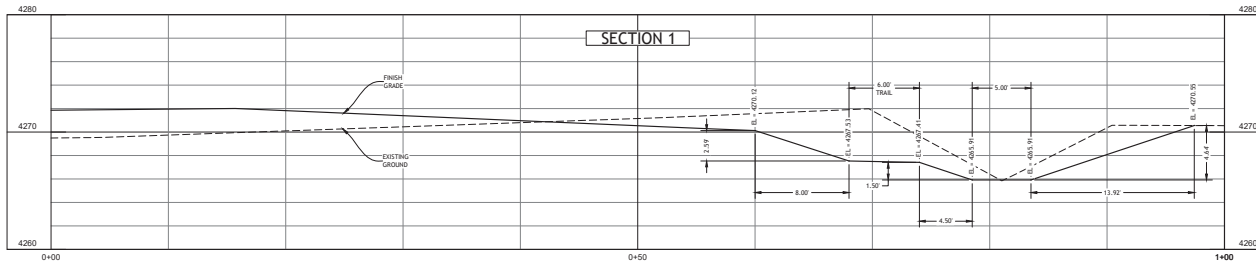
Sagewood Gardens
Phase 2A
Trail Grading Plan

PROJECT: 1650
DRAWN BY: PMD
REVIEWED BY: PMD
REVISIONS:
No. DATE: REMARKS

DATE: July 6, 2025

SHEET NUMBER:
C-4A

C:\Users\edm\OneDrive\EDM Partners\Projects\Sagewood Gardens\Drawings\2025\1650\1650_C-4A.dwg



2815 E 3300 S Salt Lake City, UT 84107
(801) 365-4670 www.edmpartners.com



SCALE: 1" = 50'

0 25 50 100 150

DEVELOPER:
Ivory Development
978 East Woodlark Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:

LEGEND:

APPROVAL SIGNATURES

STANBURY PARK IMPROVEMENT DISTRICT
MANAGER

DATE

STANBURY PARK IMPROVEMENT DISTRICT
ENGINEER

DATE

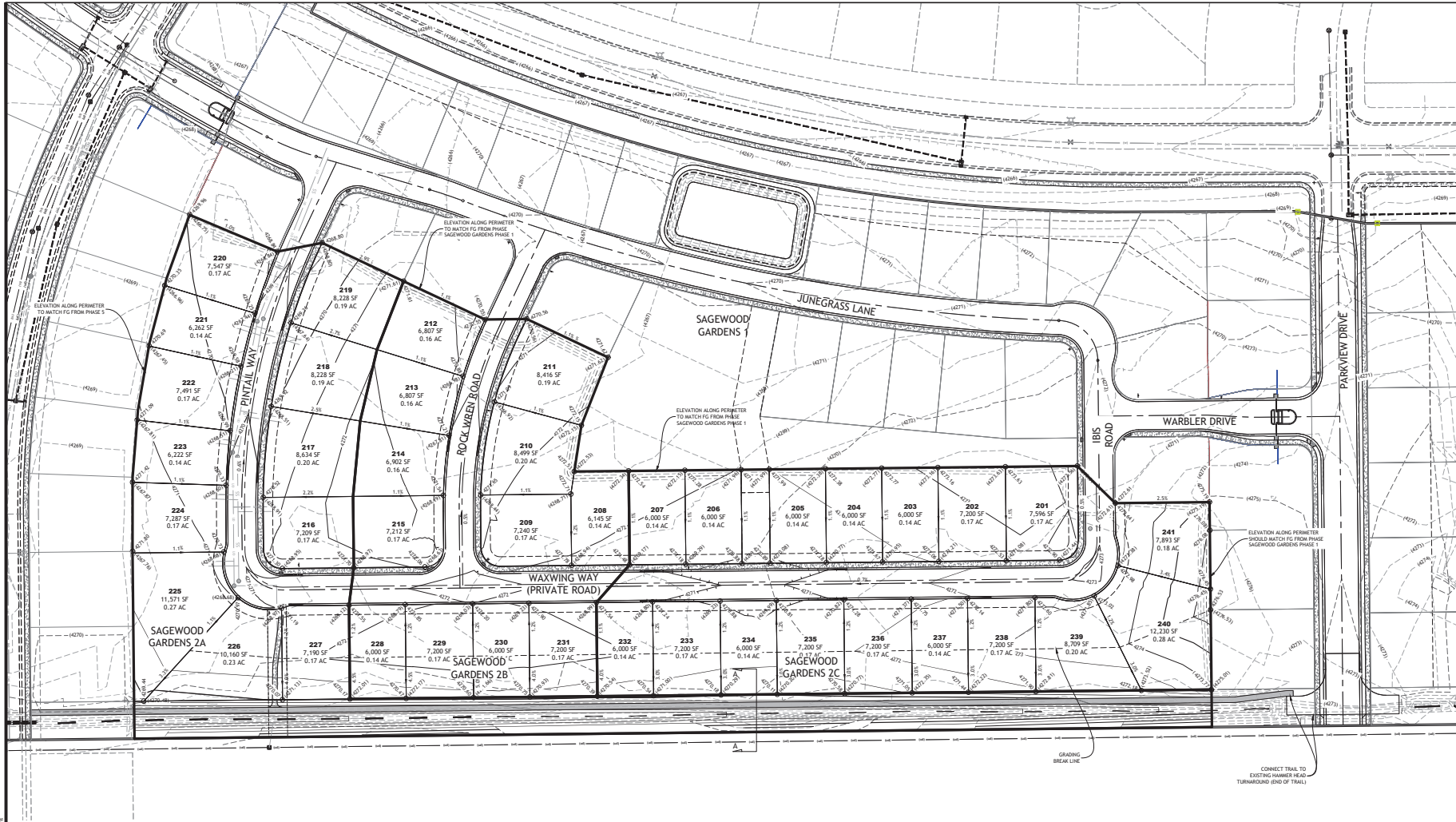


Sagewood Gardens
Phase 2A
Trail Cross Sections

PROJECT: 1650
DRAWN BY: PMD
REVIEWED BY: PMD
REVISIONS:
No. DATE REMARKS

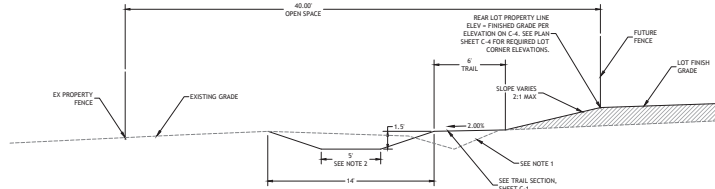
DATE: July 6, 2025

SHEET NUMBER:
C-4B



LEGEND:

- FG SPOT
EG SPOT
FG CONT MAJOR
FG CONT MINOR
EG CONT MAJOR
EG CONT MINOR



SECTION A-A
NTS

SWALE DESIGN NOTES:

- THE EXISTING DRAINAGE SWALE VARIES IN DEPTH FROM 6" TO 18" WITH 3:5:1 SIDE SLOPES. THE AVERAGE DEPTH ALONG THE NORTH AND WEST SIDES IS 1.1 FT. THE CAPACITY OF THE SWALE IS 6.4 CFS. PER THE UPDATED DRAINAGE CALCULATIONS SUBMITTED WITH THE PHASE 1 REDESIGN (DATED 8/7/2018), 20.3 ACRES OF SAGEWOOD DEVELOPMENT WILL DRAIN TO THE EXISTING SWALE.
- 8.2 ACRES WILL DRAIN TO THE PHASE 8 OUTFALL FROM PHASES 6, 8, AND FUTURE. THIS WILL CONTRIBUTE 3.8 (100YR) OR 7.8 CFS (100YR).
- FUTURE PHASES WILL DELIVER RUNOFF FROM 12.1 ACRES AT OTHER LOCATIONS UPSTREAM. THIS WILL CONTRIBUTE AN ADDITIONAL 5.8 (100YR) OR 11.5 CFS (100YR) TO THE STREAM SYSTEM.
- TO ACCOMMODATE THE ADDITIONAL FLOW, THE SWALE MUST BE ENLARGED AND REGRADED PER THE DIMENSIONS SHOWN ON SECTIONS A AND B. MAX CAPACITY FOR THE PROPOSED SWALE IS 32 CFS. REQUIRED 100YR FLOW IS 25.7 CFS (6.4 CFS EXISTING + 7.8 CFS PH8 + 11.5 CFS FUTURE).

SPSA NOTES:

- LANDSCAPE AND IRRIGATION PLANS FOR PARCEL 8 (TRAIL PARCEL) TO BE PROVIDED TO SPSA FOR REVIEW AND APPROVAL PRIOR TO TRAIL CONSTRUCTION.
- DURING CONSTRUCTION, SPSA TO APPROVE SUBGRADE PRIOR TO TRAIL COMPLETION.
- CONTRACTOR TO PROVIDE ASBUILT IRRIGATION PLANS PRIOR TO FINAL ACCEPTANCE.
- TRAIL TO BE CONSTRUCTED WITHOUT LOW SPOTS AND SHALL BE GRADED TO DRAIN FROM EAST TO WEST WITH A 2.0% CROSS SLOPE TOWARD THE SWALE.



2815 E 3300 S Salt Lake City, UT 84107
(801) 365-4670 www.edmpartners.com



SCALE: 1" = 50'

0 25 50 100 150

DEVELOPER:

Ivory Development
978 East Woodlake Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:

- ALL GRADING AND PAVING SHALL BE COMPLETED IN ACCORDANCE WITH TOOLEE COUNTY STANDARDS.
- EROSION CONTROL, SWPS AND SWPPP COMPLETED BY OTHERS VIA SEPARATE DOCUMENT.

APPROVAL SIGNATURES

STANBURY PARK IMPROVEMENT DISTRICT MANAGER
DATE
STANBURY PARK IMPROVEMENT DISTRICT ENGINEER
DATE

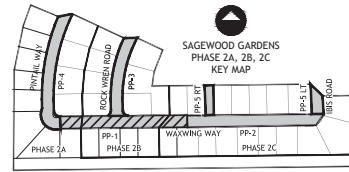
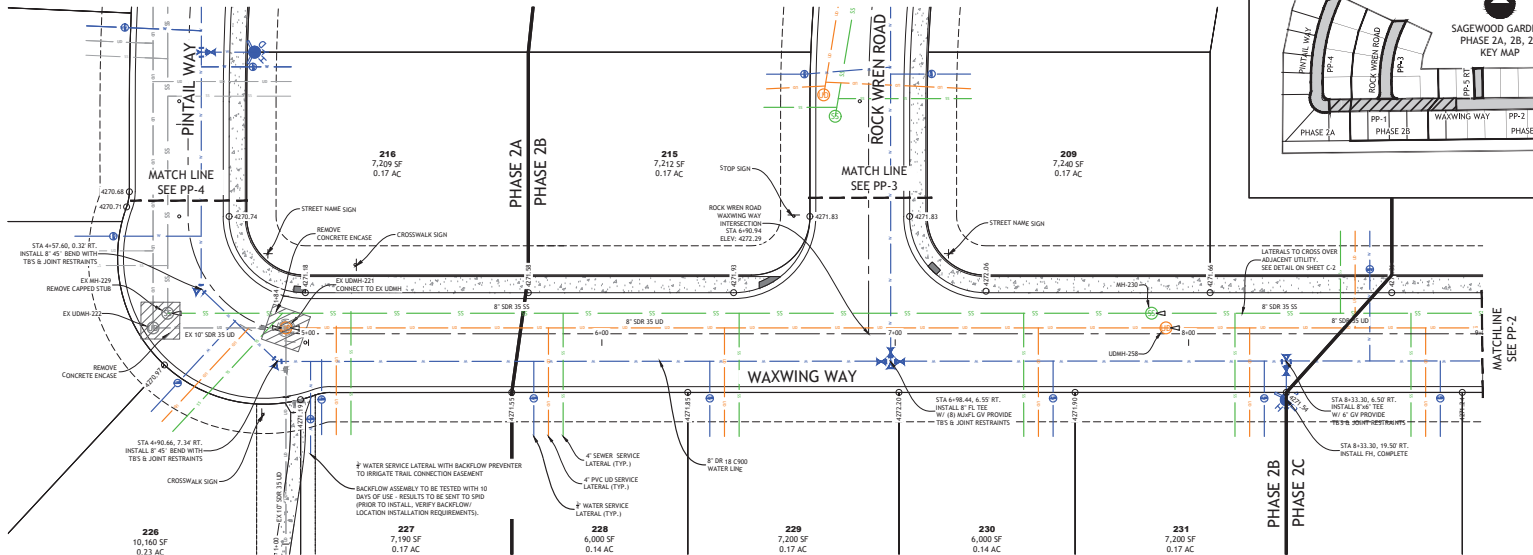


Sagewood Gardens
Phase 2A
Grading Plan

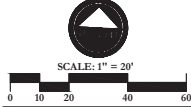
PROJECT: 1650
DRAWN BY: PMD
REVIEWED BY: PMD
REVISIONS:
NO. DATE: REMARKS

DATE: July 6, 2025

SHEET NUMBER:
C-4



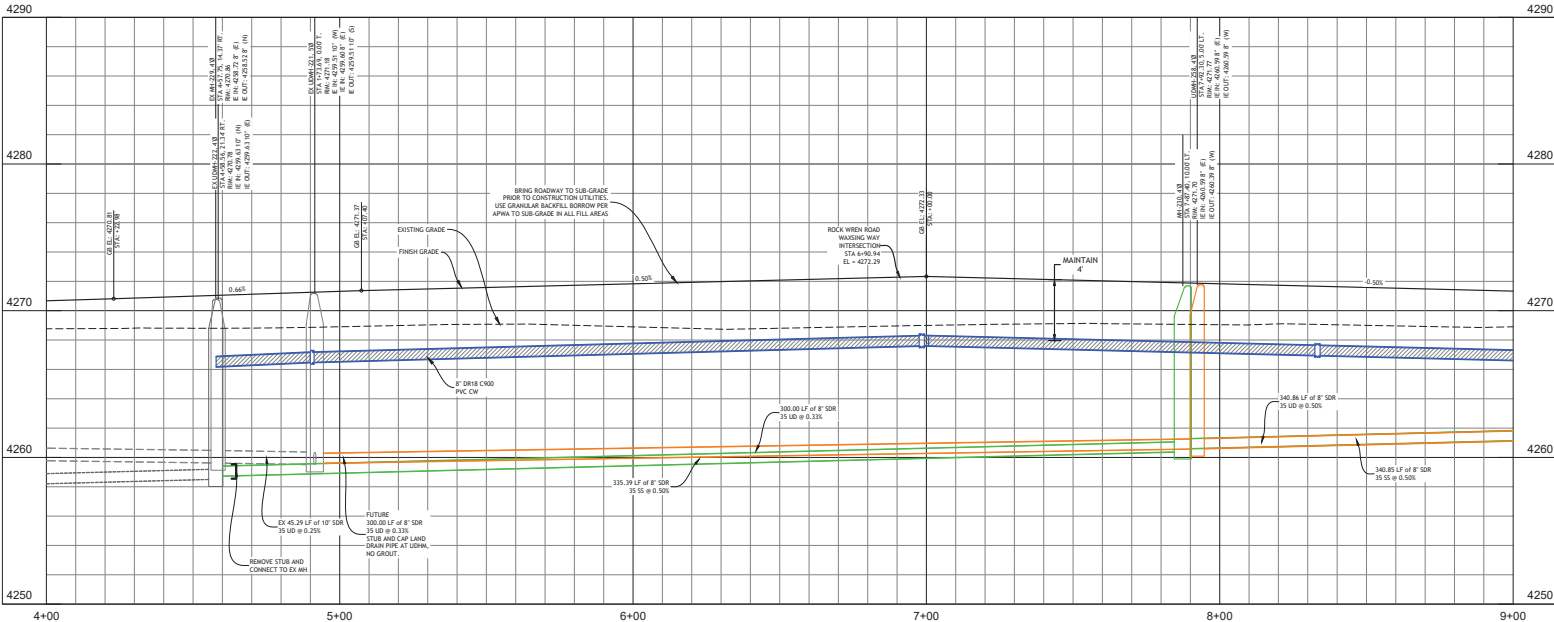
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(801) 365-4670 www.edmpartners.com



DEVELOPER:
Ivory Development
978 East Woodlark Lane
Salt Lake City, UT 84117
801-747-7000



- NOTES:**
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 - All private improvements shall conform to APWA standards and specifications.
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 - Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGE, Dated August 17, 2016 (Project # 1160512).
 - Utilities for all phases 2A, 2B, 2C have been installed under previous Sagewood Gardens 2 improvements. Phasing added for paving and Plat recordation.
 - CONTRACTOR SHALL CONFIRM REQUIRED BOX SIZES AND NEED FOR CAST-IN-PLACE BOXES IF ANY PRIOR TO CONSTRUCTION. COORDINATE WITH ENGINEER.
 - CONTRACTOR SHALL NOT SELECT HOSE TOWN 1" OR 4" USING 20' LENGTH PIPES. COMPLY WITH MANUFACTURER RECOMMENDATION IF HOSE RESTRICTIVE.



APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT
MANAGER
DATE

STANSBURY PARK IMPROVEMENT DISTRICT
ENGINEER
DATE

VERTICAL SCALE: 1" = 4'

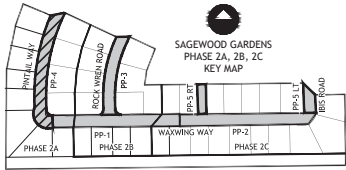
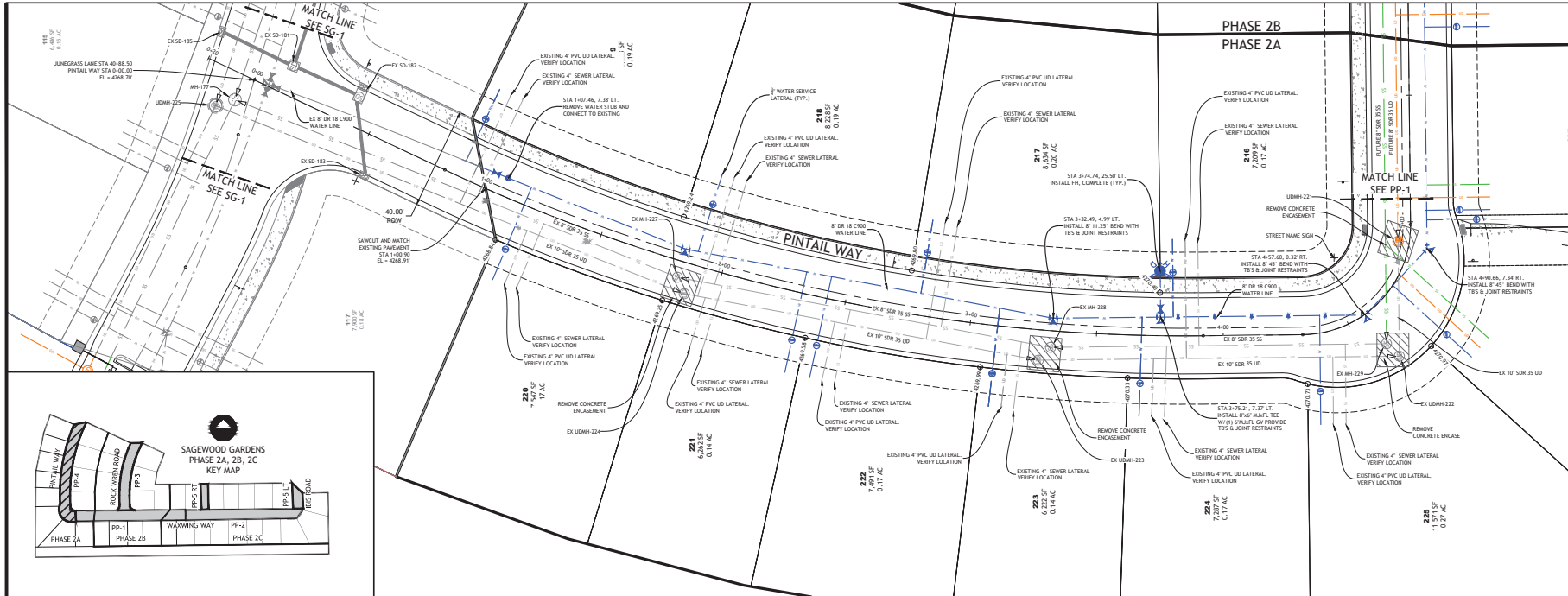


Sagewood Gardens
Phase 2A
Waxing Way
Plan and Profile

PROJECT: 1650
DRAWN BY: PMD
REVIEWED BY: PMD
REVISIONS:
No. DATE: REMARKS

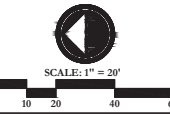
DATE: July 6, 2025

SHEET NUMBER:
PP-1





2815 E 3300 S Salt Lake City, UT 84107
(801) 365-4670 www.edmpartners.com



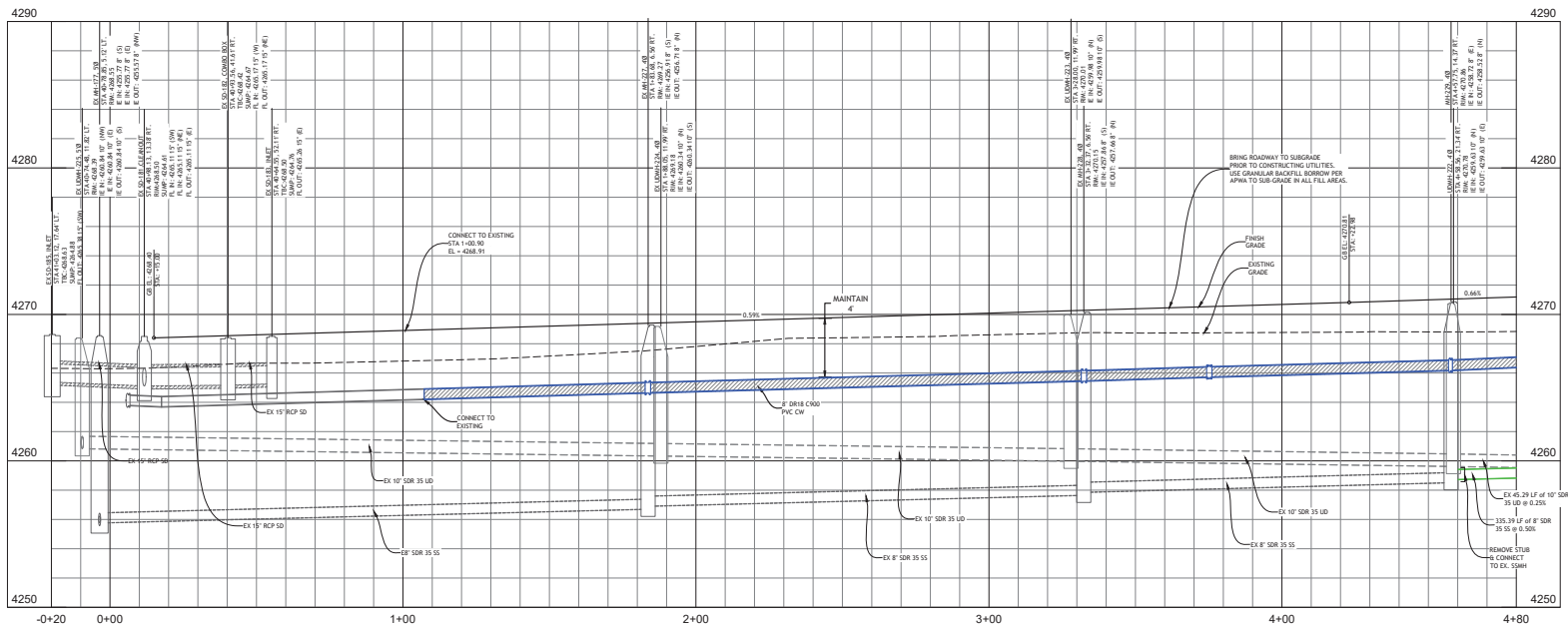
SCALE: 1" = 20'

DEVELOPER:
Ivory Development
978 East Woodlark Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:

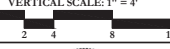
- This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.
- All culinary water improvements shall conform with the standards and specifications of Stansbury Park Improvement District.
- All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
- All improvements in the public right of way shall conform with the standards and specifications of Tooele County.
- All private improvements shall conform to APWA standards and specifications.
- Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
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- Utilities for all phases 2A, 2B, 2C have been installed under previous Sagewood Gardens 2 improvements. Phasing added for paving and Plat recordation.
- CONTRACTOR SHALL CONFIRM REQUIRED BOX SIZES AND NEED FOR CAST IN PLACE BOXES IF ANY PRIOR TO CONSTRUCTION. COORDINATE WITH ENGINEER.
- CONTRACTOR SHALL NOT SELECT MORE THAN 1" OR 4" USING 30 LENGTH PIPES. COMPLY WITH MANUFACTURER RECOMMENDATION IF MORE RESTRICTIVE.



APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER	DATE
STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER	DATE

VERTICAL SCALE: 1" = 4'

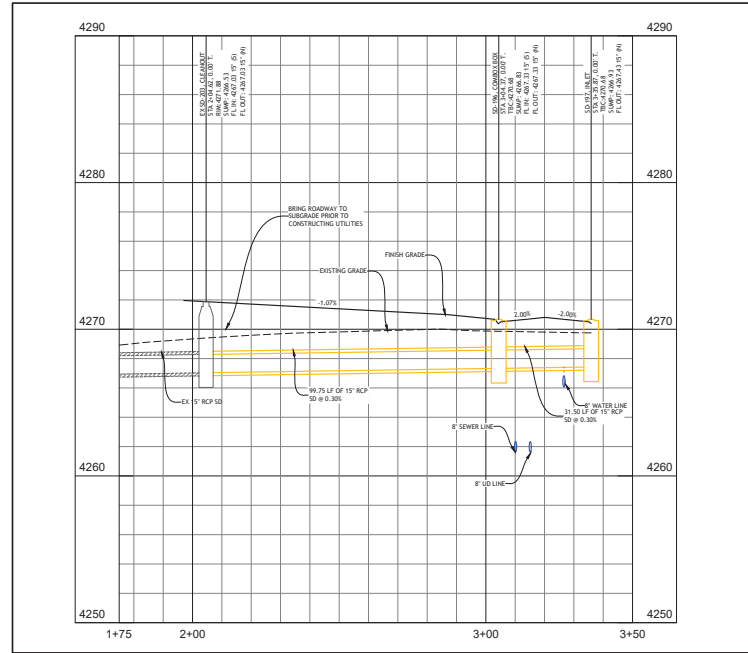
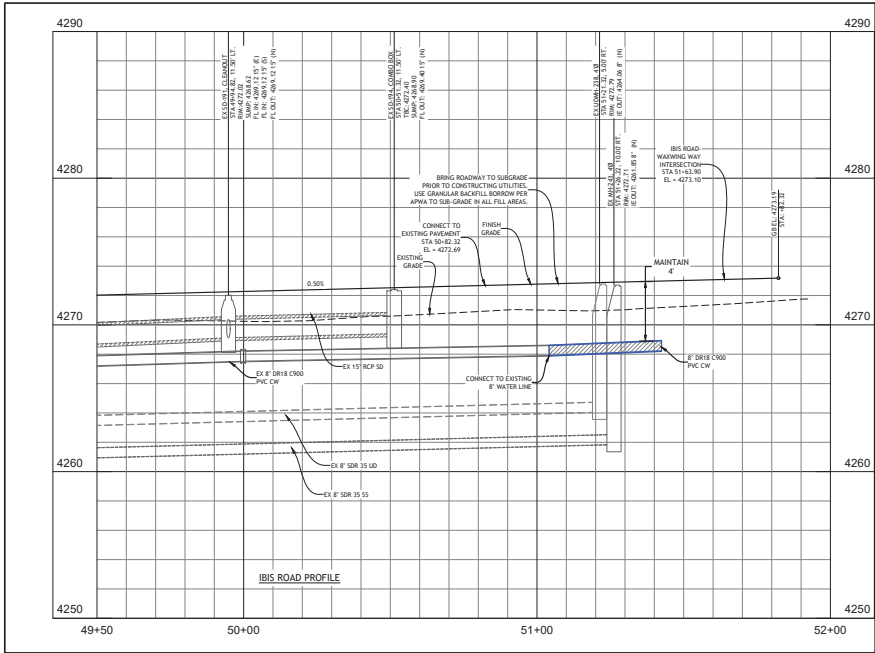
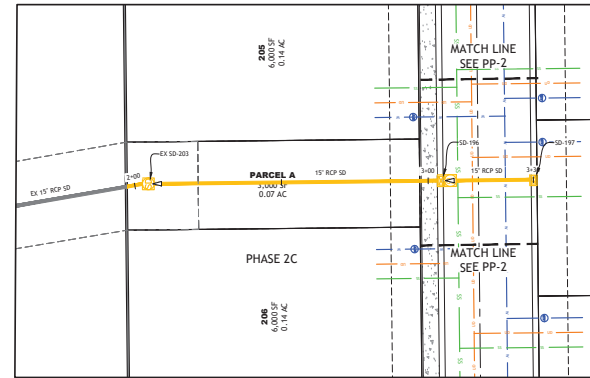
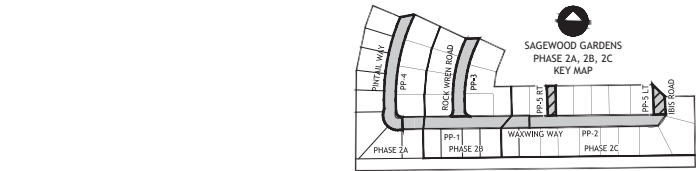
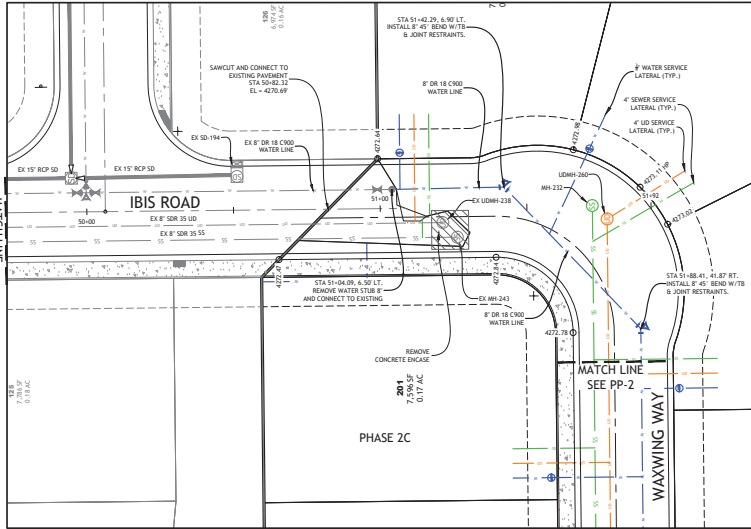




Sagewood Gardens
Phase 2A
Pintail Way
Plan and Profiles

PROJECT: 1650
DRAWN BY: PMD
REVIEWED BY: PMD
REVISIONS:
No. DATE: REMARKS:

DATE: July 6, 2025
SHEET NUMBER: **PP-4**



2815 E 3300 S Salt Lake City, UT 84107
(801) 365-4670 www.edmpartners.com

SCALE: 1" = 20'

DEVELOPER:

Ivory Development
978 East Woodlake Lane
Salt Lake City, UT 84117
801-747-7000

NOTES:

- This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.
- All sanitary water improvements shall conform with the standards and specifications of Stansbury Park Improvement District.
- All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
- All improvements in the public right of way shall conform with the standards and specifications of Tooele County.
- All private improvements shall conform to APWA standards and specifications.
- Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
- Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGE, Dated August 17, 2016 (Project # 1160512).
- Utilities for all phases 2A, 2B, 2C have been installed under previous Sagewood Gardens 2 improvements. Phasing added for paving and Plat recordation.
- CONTRACTOR SHALL CONFIRM REQUIRED BOX SIZES AND NEED FOR CAST-IN-PLACE BOXES IF ANY PRIOR TO CONSTRUCTION. COORDINATE WITH ENGINEER.
- CONTRACTOR SHALL NOT SELECT MORE THAN 1" OR 4" USING 20' LENGTH PIPES. COMPLY WITH MANUFACTURER RECOMMENDATION IF ABOVE RESTRICTIVE.

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER	DATE
STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER	DATE

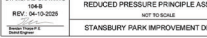
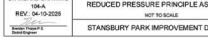
VERTICAL SCALE: 1" = 4'

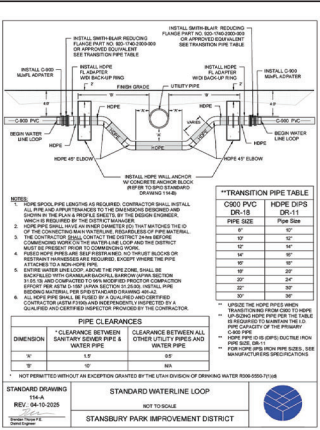
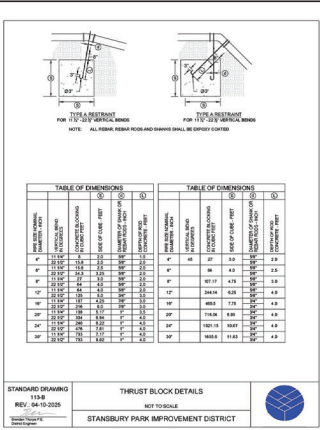
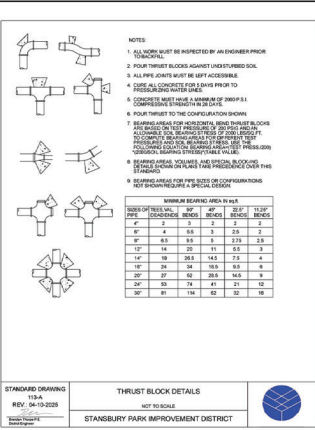
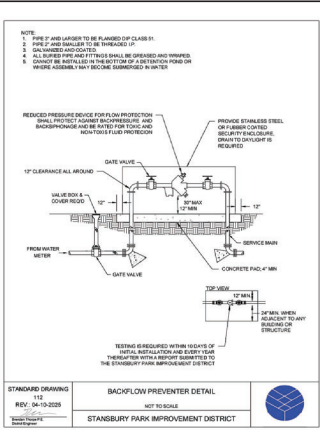
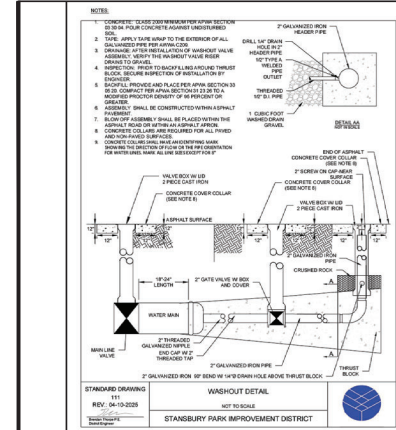
Sagewood Gardens
Phase 2A
Ibis Road & Storm Drain
Plan and Profiles

PROJECT: 1650
DRAWN BY: PMD
REVIEWED BY: PMD
REVISIONS:
No. DATE: REMARKS:

DATE: July 6, 2025

SHEET NUMBER:
PP-5

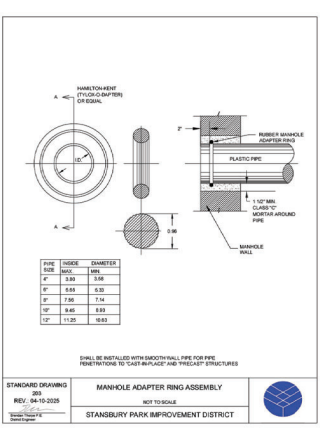
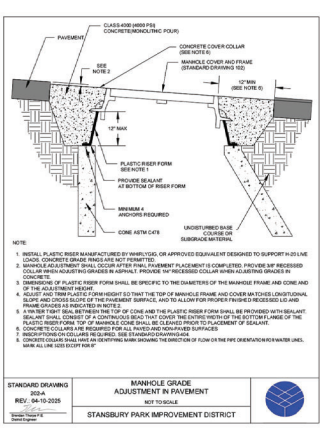
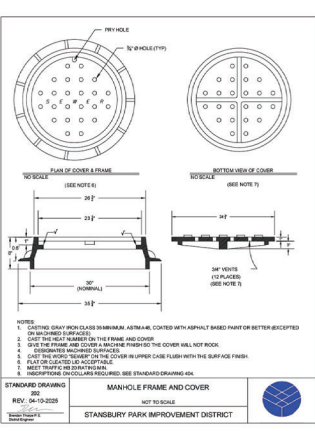
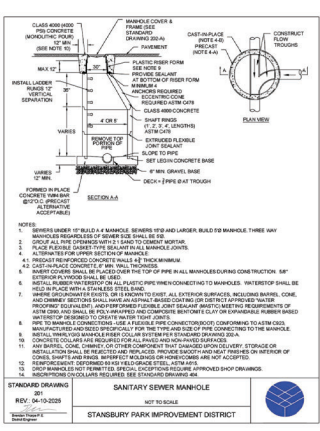
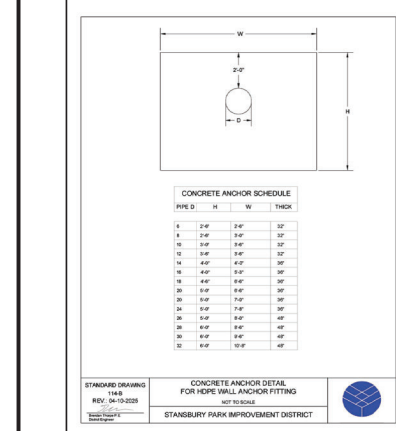




2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

DEVELOPER:
Ivory Development
978 East Woodlark Lane
Salt Lake City, UT 84117
801-747-7000

NOTES:



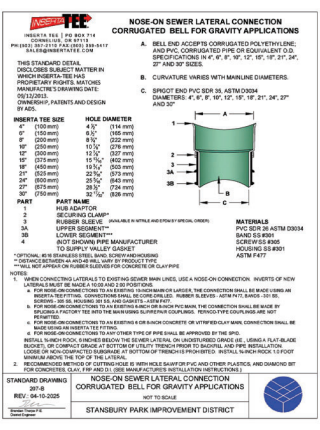
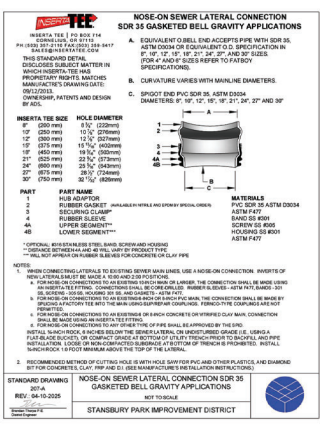
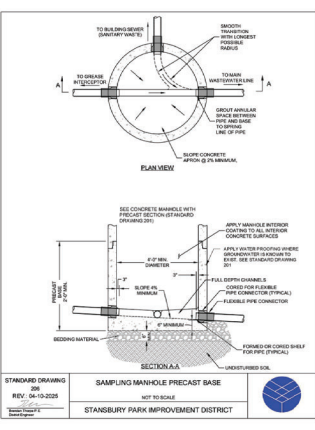
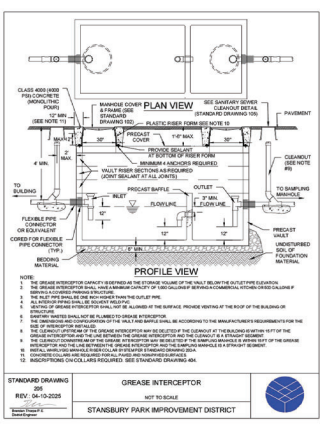
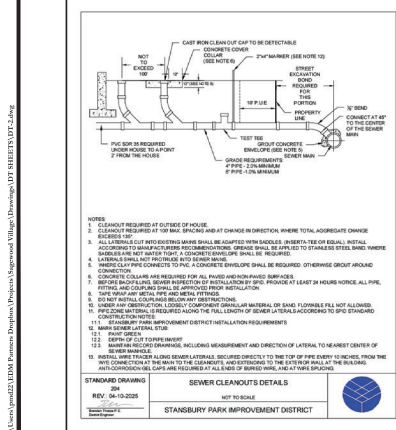
APPROVAL SIGNATURES

STAINSBURY PARK IMPROVEMENT DISTRICT
MANAGER

DATE

STAINSBURY PARK IMPROVEMENT DISTRICT
ENGINEER

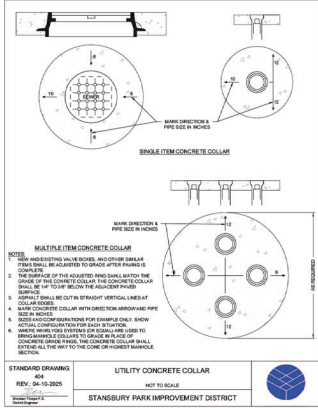
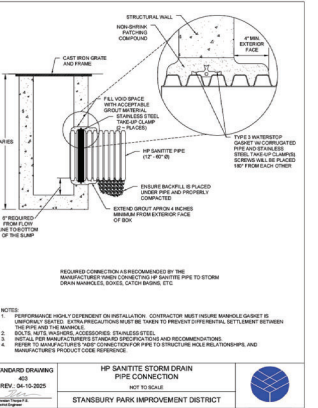
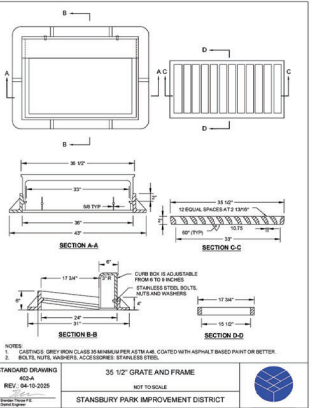
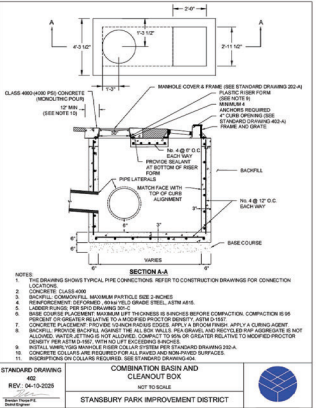
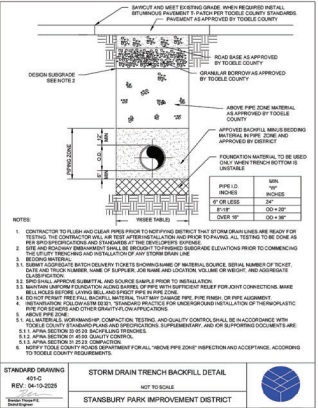
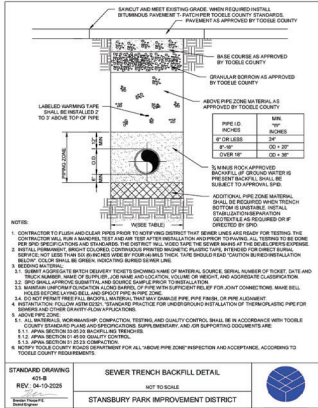
DATE



Sagewood Gardens
Phase 2
Details

PROJECT: 1650
DRAWN BY: KMN
REVIEWED BY: PMD
DATE: 07/07/2024

DATE: May 2, 2025
SHEET NUMBER: DT-2



DEVELOPER:
Ivory Development
978 East Woodstock Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:

APPROVAL SIGNATURES	
STANSBURY PARK IMPROVEMENT DISTRICT MANAGER	DATE
STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER	DATE

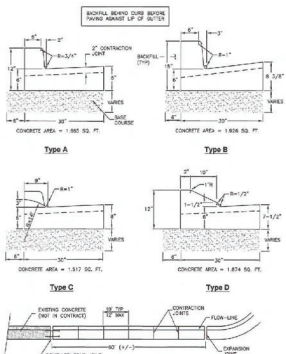


Sagewood Gardens
Phase 2
Details

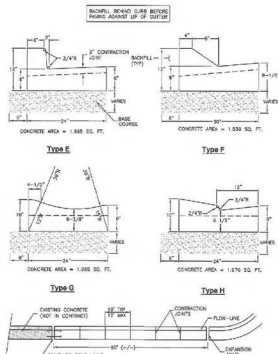
PROJECT: 1650
DRAWN BY: KMN
REVIEWED BY: PMD
REVISIONS:
NO. DATE REMARKS

DATE: May 2, 2025

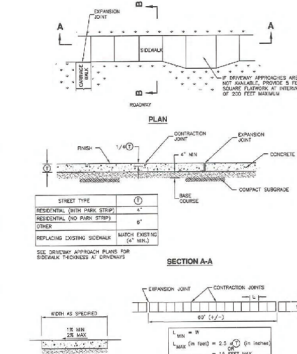
SHEET NUMBER:
DT-4



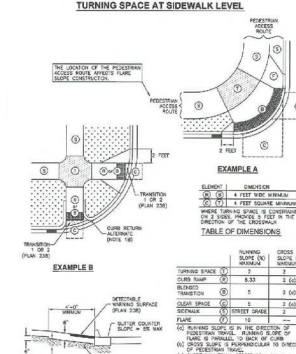
APWA Utah Chapter **Curb and gutter** **205.1**
December 2014



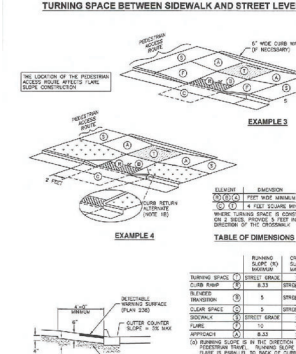
APWA Utah Chapter **Curb and gutter** **205.2**
April 2011



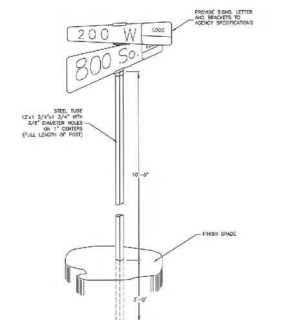
APWA Utah Chapter **Sidewalk** **231**
March 2002



APWA Utah Chapter **Corner curb cut assembly** **235.1**
September 2011



APWA Utah Chapter **Mid-block curb cut assembly** **236.2**
September 2011



APWA Utah Chapter **Street name signpost** **292**
April 1997

TOOELE COUNTY STREET SIGNS NOTE:
"ALL SIGNS SHALL BE A MINIMUM OF HIGH INTENSITY PRISMATIC (HIP) REFLECTIVE SHEETING WITH HATCHING COMPONENTS. A STICKER SHALL BE PLACED ON THE BACK OF THE SIGN DETAILING WHEN THE SIGN WAS MADE AND BY WHAT COMPANY. MANUFACTURER'S WARRANTY IS SEVEN YEARS ON SHEETING. ALL WARNING AND REGULATORY SIGNS SHALL MEET MUTCO REQUIREMENT BASED ON SPEED OF ROAD. STREET NAME/ADDRESS SIGNS SHALL BE PLACED ON 30" X 6" BLANKS AND MUST NOT EXCEED 14 CHARACTERS IN LENGTH. ADDRESS SIGN LETTERS SHALL BE A MINIMUM OF 4" IN HEIGHT AND 6" IF POSSIBLE. FOLLOW 2A-2 OF THE MUTCO FOR MINIMUM SIGN HEIGHTS AND OFFSETS. SIGNS SHALL BE PLACED ON TELESPAR POST WITH TELESPAR ANCHORS AT 30" DEPTH. SLIP BASE ANCHOR AND POLE SHALL BE INSTALLED WHEN SIGNS COMBINED WITH MORE THAN 1296 SQ INCHES ARE PLACED ON ONE POLE."



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NOTES:

APPROVAL SIGNATURES	
STANBURY PARK IMPROVEMENT DISTRICT MANAGER	DATE
STANBURY PARK IMPROVEMENT DISTRICT ENGINEER	DATE



Sagewood Gardens
Phase 2
Details

PROJECT: 1650
DRAWN BY: KMN
REVIEWED BY: PMD
REVISIONS:
NO. DATE: REMARKS

DATE: May 2, 2025

SHEET NUMBER:
DT-5