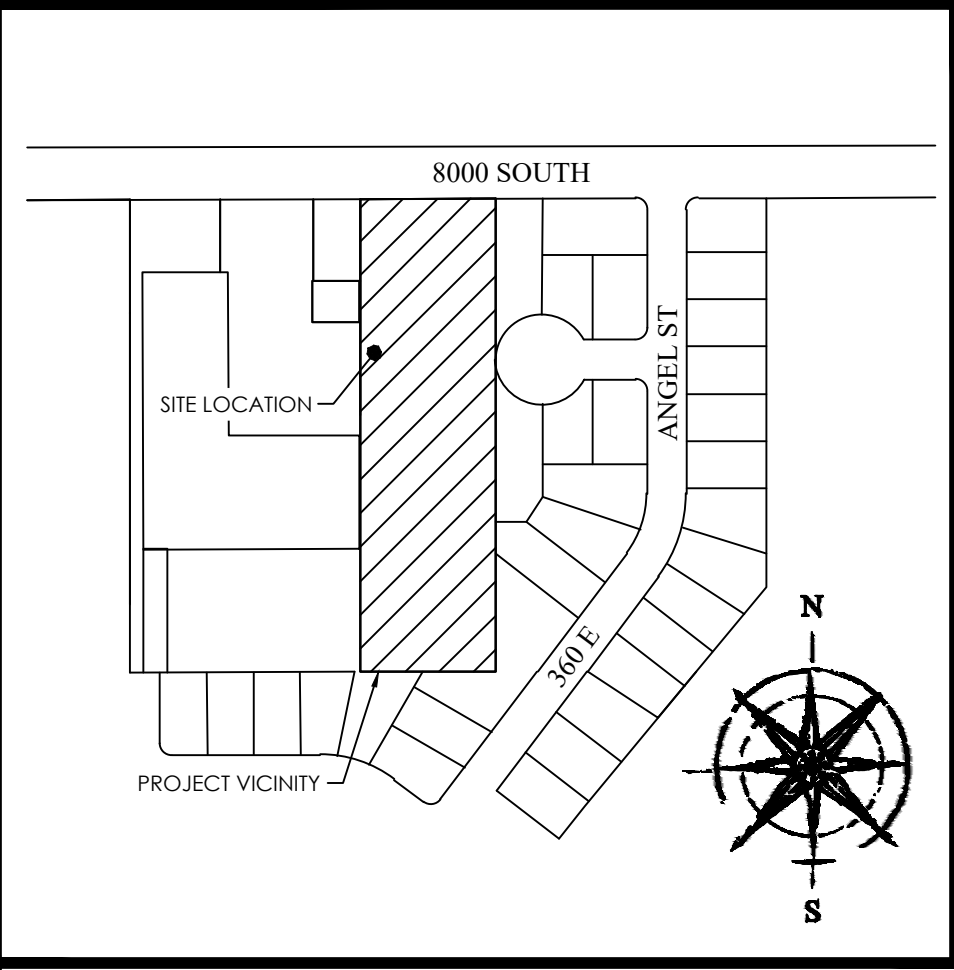




VICINITY MAP
N.T.S

NOTES

- #5 REBAR AND CAP (FOCUS ENGINEERING) TO BE SET AT ALL PROPERTY CORNERS.
- NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
- 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 DOWNSTREAM 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 DOWNSTREAM 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.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-5 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB07112025-006996) 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 SPECIFICATIONS FOR MUNICIPAL IMPROVEMENTS, THE STREETS AND PUBLIC IMPROVEMENTS CHAPTERS OF THE REVISED ORDINANCES OF SANDY CITY, THE SANDY CITY 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 RELATING TO THE SUBJECT PROPERTY

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	15.00	89°51'54"	23.53	S44°55'57"W
C2	15.00	90°08'03"	23.60	N45°04'02"W
C3	20.00	90°00'00"	31.42	N45°00'00"E
C4	22.00	90°00'00"	34.56	N45°00'00"W

- ROCKY MOUNTAIN POWER**
- PURSUANT TO UTAH CODE ANN. § 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 ANN. § 10-9A-603 AND 17-27A-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN 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
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

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

ROCKY MOUNTAIN POWER

BY: _____

TITLE: _____

EASEMENT APPROVAL

CENTURY LINK DATE _____

ROCKY MOUNTAIN POWER DATE _____

COMCAST DATE _____

SANDY CITY MAYOR

PRESENTED TO THE SANDY CITY MAYOR THIS
DAY OF _____, A.D. _____,
20 _____, AT WHICH TIME THE SUBDIVISION WAS
APPROVED AND ACCEPTED.

MAYOR _____

ATTEST: CITY RECORDER _____

SEAL



PREPARED FOR:
OWNER/DEVELOPER
GARRETT HOMES
273 N. EAST CAPITOL STREET
SALT LAKE CITY, UTAH 84103
(801) 456-2430
CONTACT: JACOB BALLSTAEDT

SOUTH VALLEY SEWER DISTRICT

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

REPRESENTATIVE _____

SANDY CITY PARKS AND RECREATION

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

DIRECTOR _____

SANDY CITY PUBLIC UTILITIES DEPARTMENT

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

ENGINEERING MANAGER _____

SALT LAKE COUNTY HEALTH DEPT.

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

REPRESENTATIVE _____

APPROVAL AS TO FORM

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

SANDY CITY ATTORNEY _____

PLANNING COMMISSION

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

REPRESENTATIVE _____

SANDY CITY ENGINEER

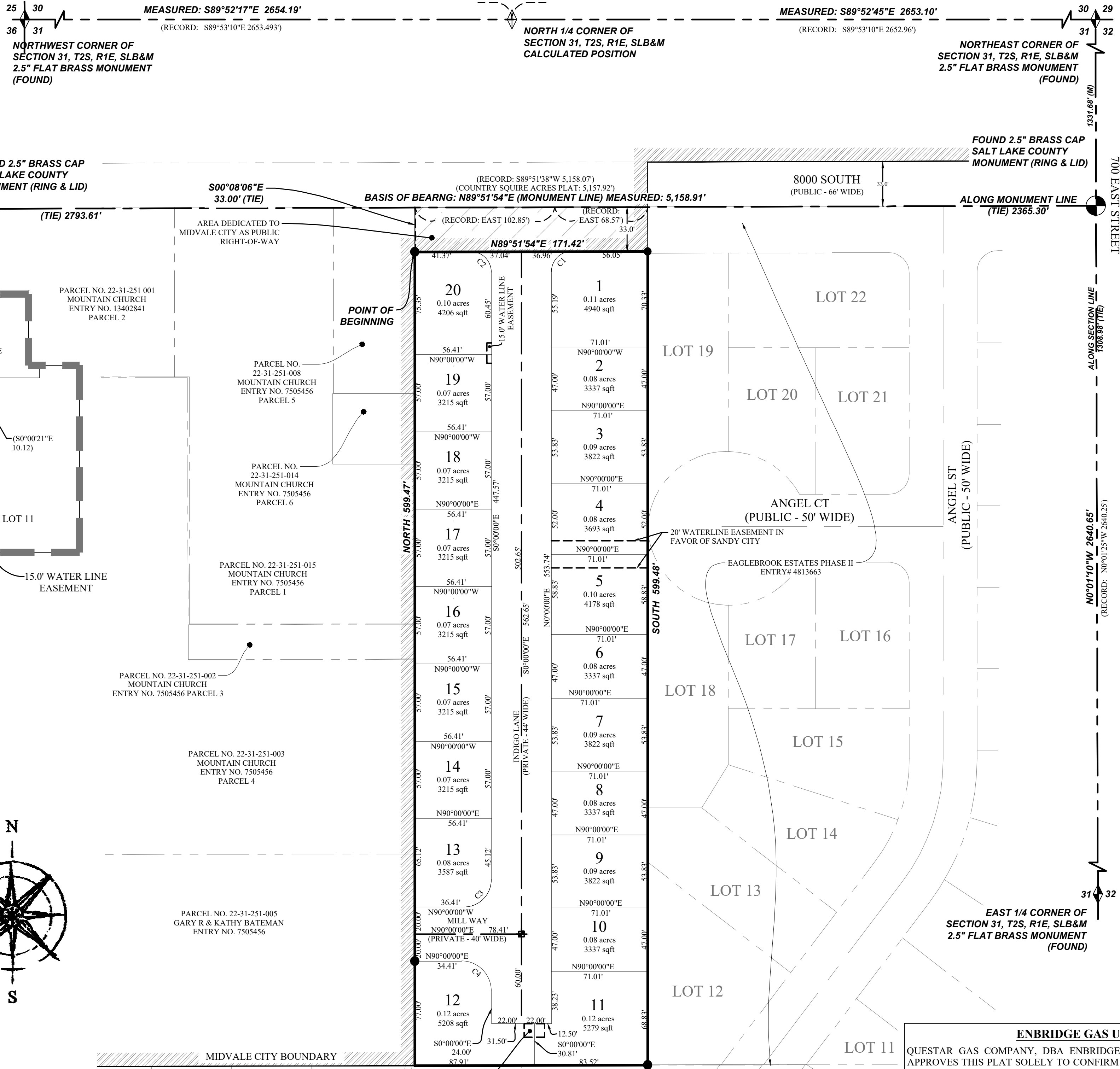
APPROVED THIS _____ DAY OF _____, A.D. 20 _____.

CITY ENGINEER _____

INDIGO SUBDIVISION

LOCATED IN THE NE1/4 OF SECTION 31, T2S, R1E,
SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

GRAPHIC SCALE



ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

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

BY: _____

TITLE: _____

SURVEYOR'S CERTIFICATE

I, EVAN J. WOOD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 183395 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

FOR REVIEW

AND THAT THE SAME HAS BEEN OR WILL BE CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

DATE _____

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 31, Township 2 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located at the Northeast corner of a Parcel as described by a Warranty Deed, Recorded as Entry #7505456 in Book 8320 at Page 8390, Date: July 30, 1999 on file with the Salt Lake County Recorder, said point being S89°51'54"W 2365.30 feet along the Monument line and S0°08'06"E 33.00 feet from the centerline monument located at the intersection of 8000 South Street and 700 East Street, said point also being N0°01'10"W 1308.98 feet along the Section line to said Centerline Monument, and S89°51'54"W 2365.30 feet along the Monument line and S0°08'06"E 33.00 feet from the East Quarter Corner of Section 31, Township 2 South, Range 1 East, Salt Lake Base & Meridian; running thence N89°51'54"E 171.42 feet to the West Subdivision line of Eaglebrook Estates Phase 2 Subdivision, recorded as Entry #4813663 in Book 89-8 at Page 84, Date: August 22, 1989 on file with the Salt Lake County Recorder; thence South along the West line of said subdivision 599.48 feet to the Northerly line of Eaglebrook Estates Subdivision, recorded as Entry #4486837 in Book 87-7 Page 81, date: July 6, 1987 of official records; thence westerly along the Northerly line of said Subdivision S89°52'02"W 171.42 feet to the southwest corner of a Parcel described in a Warranty Deed, recorded as Entry No. 7505456 in Book 8320 at Page 8390 Date: July 30, 1999 of official records; thence North 599.47 feet to the point of beginning.

Containing 102,761 square feet or 2.36 acres, more or less.
20 Lots.

Private roads total area: 27563 square feet or 0.63 acres, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE ABOVE-DESCRIBED TRACT OF LAND AND DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, AS SET FORTH, TO BE HERE AFTER KNOWN AS

INDIGO SUBDIVISION

AND DO HEREBY DEDICATE, FOR PERPETUAL USE, ALL STREETS, LANES, AND ALLEYS AS NON-EXCLUSIVE WATER, SANITARY SEWER, STORM SEWER, PUBLIC UTILITY, STREETLIGHT, AND DRAINAGE EASE, EASEMENTS, AS WELL AS VEHICULAR AND PEDESTRIAN ACCESS EASEMENTS FOR THE USE OF THE LOT OWNERS AND THEIR INVITEES. THE UNDERSIGNED OWNERS DO 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 PUBLIC UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS DO ALSO 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/W WE HAVE HEREUNTO SET MY/OUR HANDS THIS _____ DAY OF _____ A.D. 20 _____

SIGNED: _____

BY: JACOB BALLSTAEDT

ITS: PRESIDENT OF MIDVALE MILL DEVELOPMENT, CORP

SIGNED: _____

BY: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20 _____ PERSONALLY APPEARED BEFORE ME _____, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____

A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN _____

COUNTY _____

MY COMMISSION No. _____

PRINTED FULL NAME OF NOTARY _____

INDIGO SUBDIVISION

LOCATED IN THE NE1/4 OF SECTION 31, T2S, R1E,
SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

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

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

FEE \$ _____

SALT LAKE COUNTY DEPUTY RECORDER _____

INDIGO

PREPARED FOR:
GARBETT HOMES
LOCATED IN:
SANDY CITY, UT

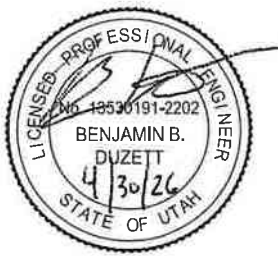
Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	FINAL PLAT
C3.0	SITE PLAN
C3.1	ROAD CROSS-SECTIONS
C3.2	DEMO PLAN
C3.3	FUTURE ROAD MASTERPLAN
C4.0	GRADING & DRAINAGE PLAN
C4.1	DRAINAGE CALCS
C5	UTILITY PLAN
C6	EROSION CONTROL PLAN
PP01	STREET A
PP02	STREET A
PP03	STREET B
D1	DETAILS
D2	DETAILS
D3	DETAILS
D4	DETAILS
D5	DETAILS



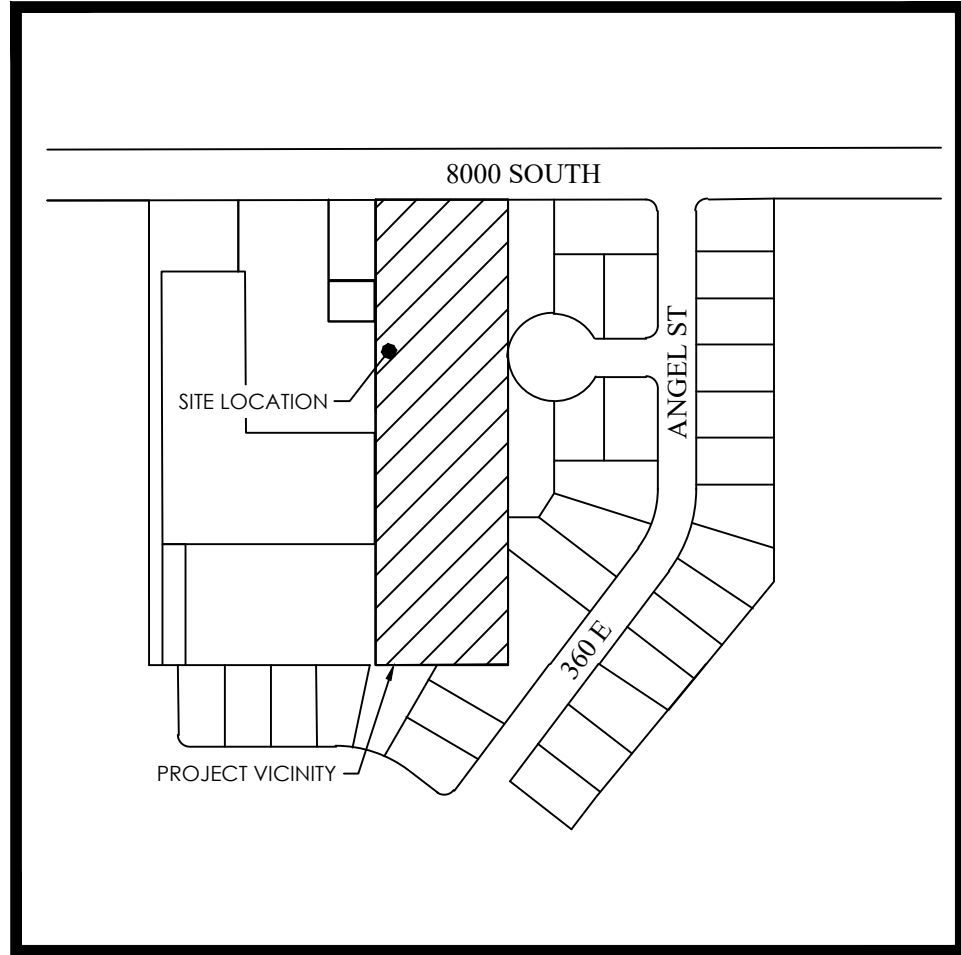
FOCUS[®]

CONSULTING

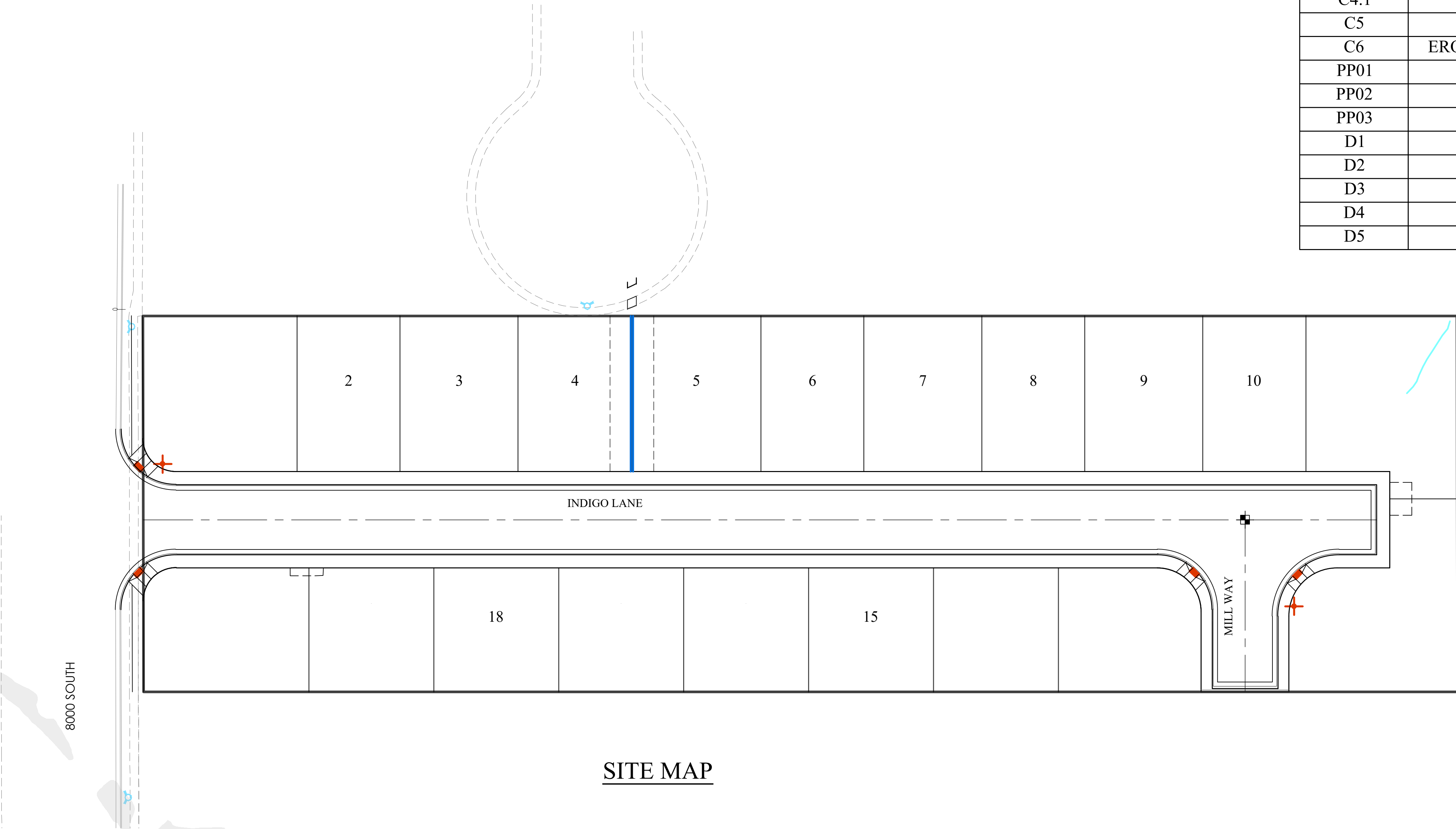
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-cs.com



INDIGO
SANDY CITY, UT
COVER SHEET



VICINITY MAP
NTS



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO SANDY CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- 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 CITY, 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.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: MATT CHRISTENSEN
SURVEY MANAGER: EVAN WOOD

OWNER/DEVELOPER
GARBETT HOMES
273 N. EAST CAPITOL STREET
SALT LAKE CITY, UTAH 84103
(801) 456-2430
CONTACT: JACOB BALLSTAEDT



(IN FEET)
1 inch = 20 ft.

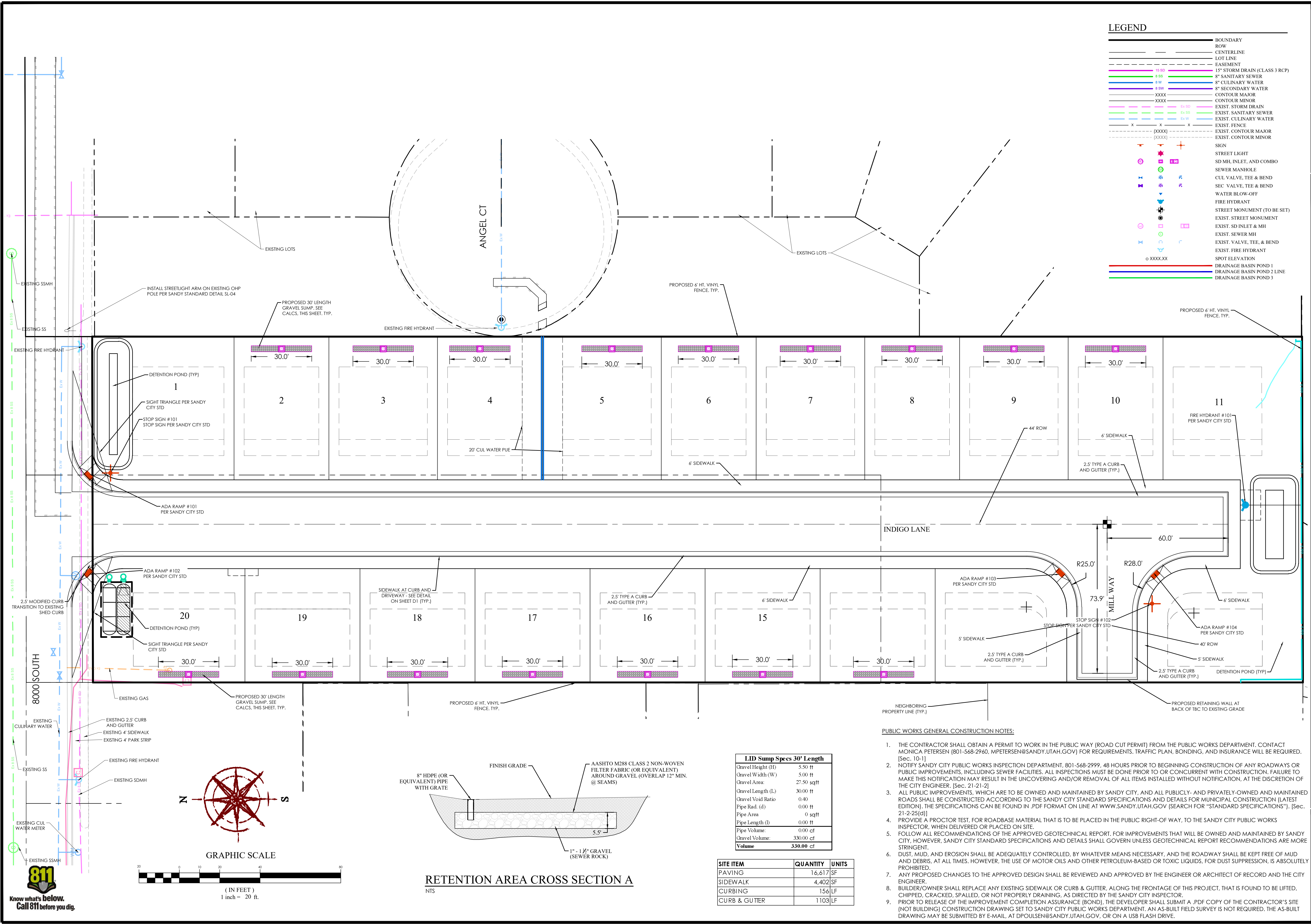


REVISION BLOCK		DESCRIPTION
#	DATE	
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

COVER SHEET

Scale: 1"=20'	Drawn: CSA
Date: 04/30/26	Job #: 22-0026
Sheet:	

C1



LEGEND

BOUNDARY	ROW	CENTERLINE	LOT LINE	EASEMENT	15" SD	15" STORM DRAIN (CLASS 3 RCP)
8" SS	8" SW	8" W	8" W	8" W	8" SS	8" SANITARY SEWER
8" W	8" W	8" W	8" W	8" W	8" W	8" CULINARY WATER
8" W	8" W	8" W	8" W	8" W	8" W	8" SECONDARY WATER
XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	CONTOUR MAJOR
XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	CONTOUR MINOR
XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	EXIST. STORM DRAIN
XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	EXIST. SANITARY SEWER
XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	EXIST. CULINARY WATER
XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	EXIST. FENCE
XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	EXIST. CONTOUR MAJOR
XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	EXIST. CONTOUR MINOR
XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	SIGN
XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	STREET LIGHT
XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	SD MH. INLET. AND COMBO
XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	SEWER MANHOLE
XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	CUL. VALVE, TEE & BEND
XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	SEC. VALVE, TEE & BEND
XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	WATER BLOW-OFF
XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	FIRE HYDRANT
XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	STREET MONUMENT (TO BE SET)
XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	EXIST. STREET MONUMENT
XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	EXIST. SD INLET & MH
XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	EXIST. SEWER MH
XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	EXIST. VALVE, TEE, & BEND
XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	EXIST. FIRE HYDRANT
XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	SPOT ELEVATION
XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	DRAINAGE BASIN POND 1
XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	DRAINAGE BASIN POND 2 LINE
XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	DRAINAGE BASIN POND 3



INDIGO
SANDY CITY, UT
SITE PLAN

REVISION BLOCK		DESCRIPTION
NO.	DATE	
1		
2		
3		
4		
5		
6		

SITE PLAN

Scale: 1"= 20'
Date: 04/30/26
Sheet: C3.0

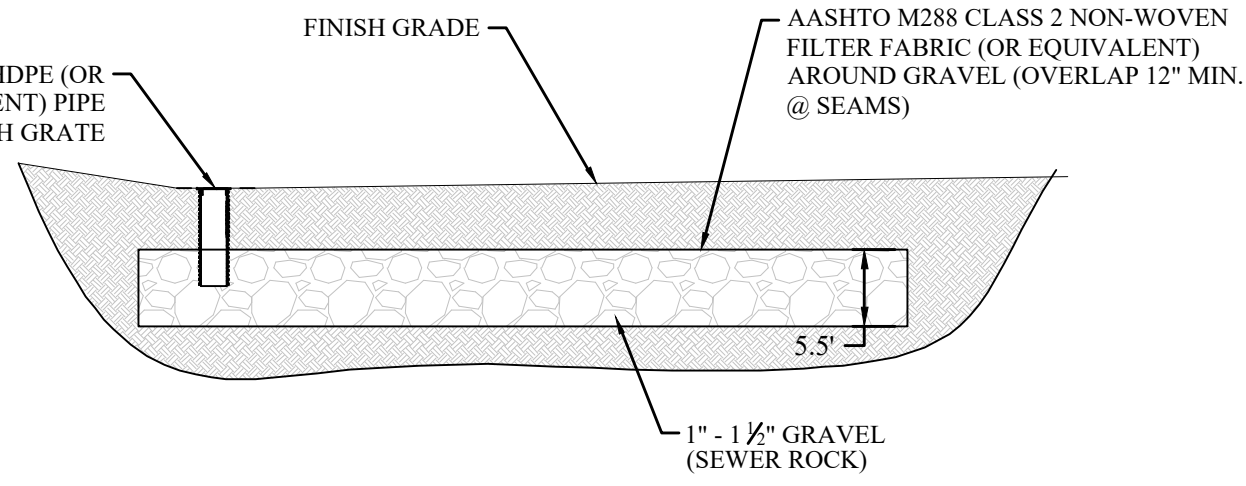
Drawn: RWU
Job #: 22-0026

PUBLIC WORKS GENERAL CONSTRUCTION NOTES:

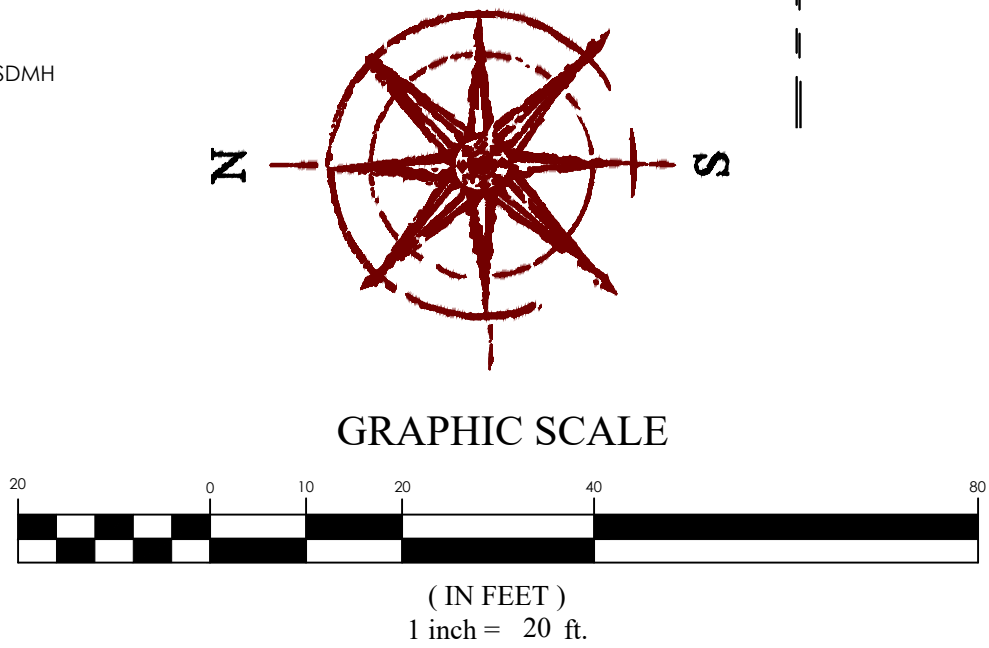
- THE CONTRACTOR SHALL OBTAIN A PERMIT TO WORK IN THE PUBLIC WAY (ROAD CUT PERMIT) FROM THE PUBLIC WORKS DEPARTMENT. CONTACT MONICA PETERSEN (801-568-2960, MPETERSEN@SANDY.UTAH.GOV) FOR REQUIREMENTS. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED. [Sec. 10-1]
- NOTIFY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801-568-2999, 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 ITEMS INSTALLED WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER. [Sec. 21-21-2]
- ALL PUBLIC IMPROVEMENTS, WHICH ARE TO BE OWNED AND MAINTAINED BY SANDY CITY, AND ALL PUBLICLY- AND PRIVATELY-OWNED AND MAINTAINED ROADS 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 ON LINE AT WWW.SANDY.UTAH.GOV (SEARCH FOR "STANDARD SPECIFICATIONS"). [Sec. 21-2-25(d)]
- 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.
- FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT. FOR IMPROVEMENTS THAT WILL BE OWNED AND MAINTAINED BY SANDY CITY, HOWEVER, SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.
- 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. HOWEVER, THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
- ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
- BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER, ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING, AS DIRECTED BY THE SANDY CITY INSPECTOR.
- PRIOR TO RELEASE OF THE IMPROVEMENT COMPLETION ASSURANCE (BOND), THE DEVELOPER SHALL SUBMIT A .PDF 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 MAY BE SUBMITTED BY E-MAIL, AT DPOLSEN@SANDY.UTAH.GOV, OR ON A USB FLASH DRIVE.

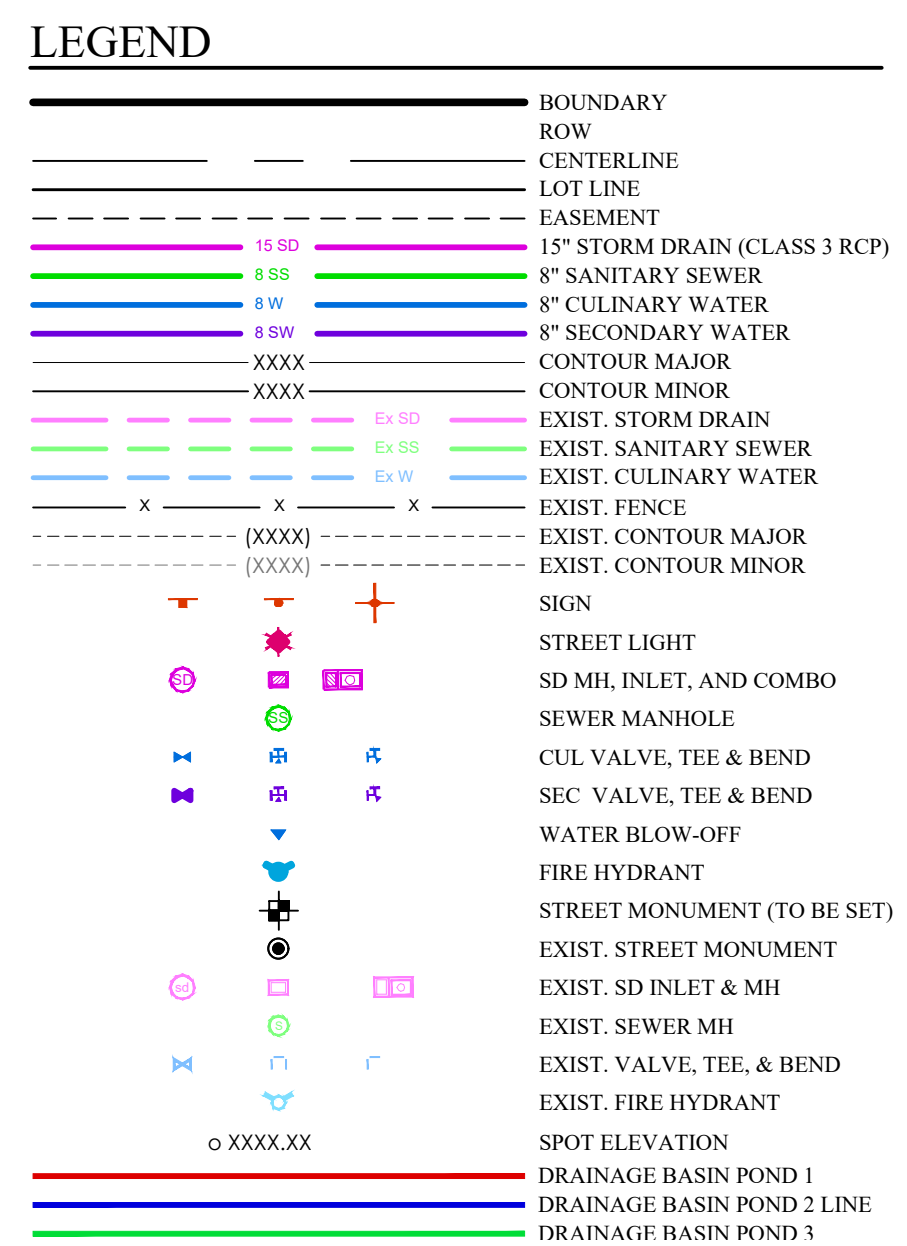
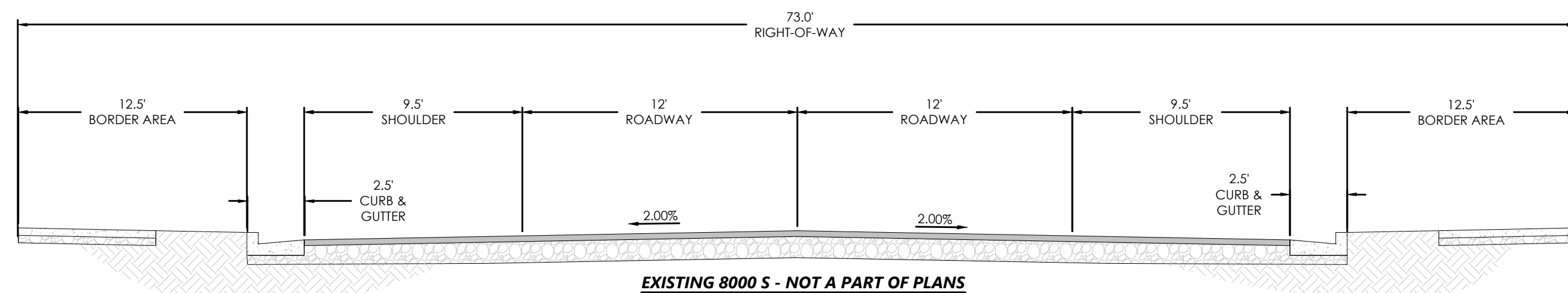
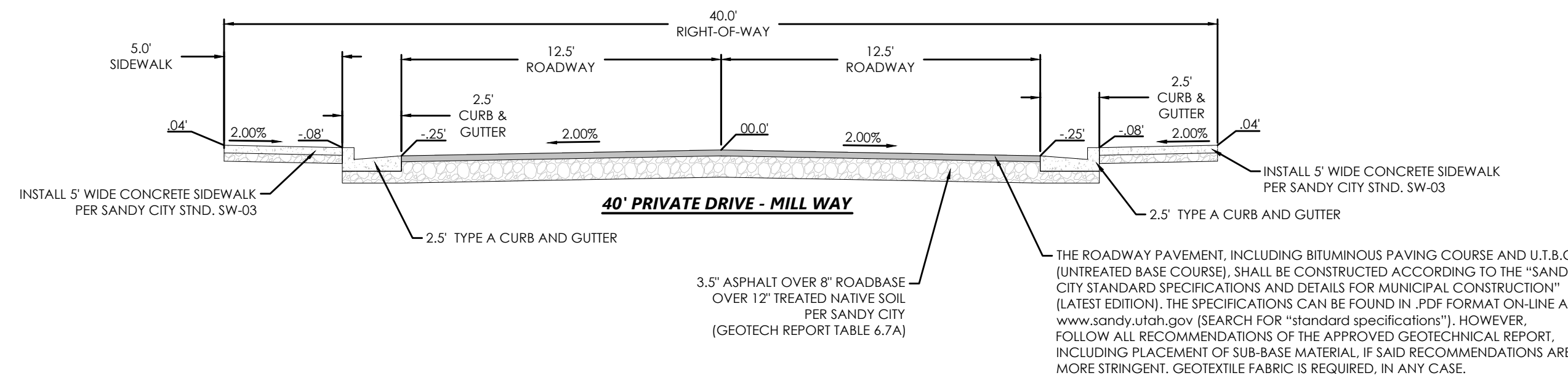
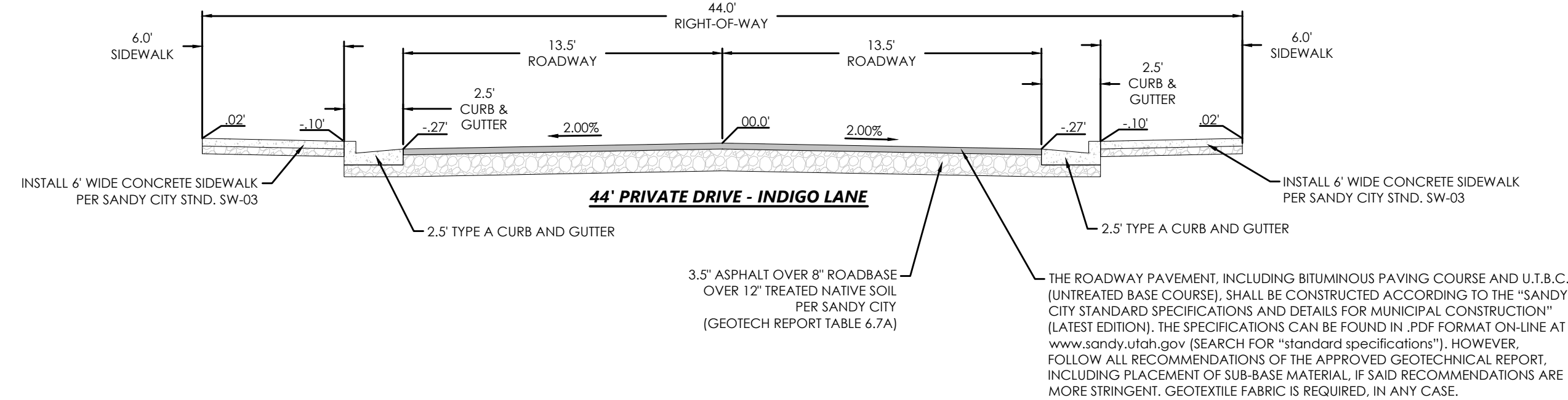
LID Sump Specs 30' Length		
Gravel Height (H)	5.50 ft	
Gravel Width (W)	5.00 ft	
Gravel Area:	27.50 sqft	
Gravel Length (L)	30.00 ft	
Gravel Void Ratio	0.40	
Pipe Rad. (d)	0.00 ft	
Pipe Area	0 sqft	
Pipe Length (l)	0.00 ft	
Pipe Volume:	0.00 cf	
Gravel Volume:	330.00 cf	
Volume	330.00 cf	

SITE ITEM	QUANTITY	UNITS
PAVING	16,617	SF
SIDEWALK	4,402	SF
CURBING	156	LF
CURB & GUTTER	1103	LF



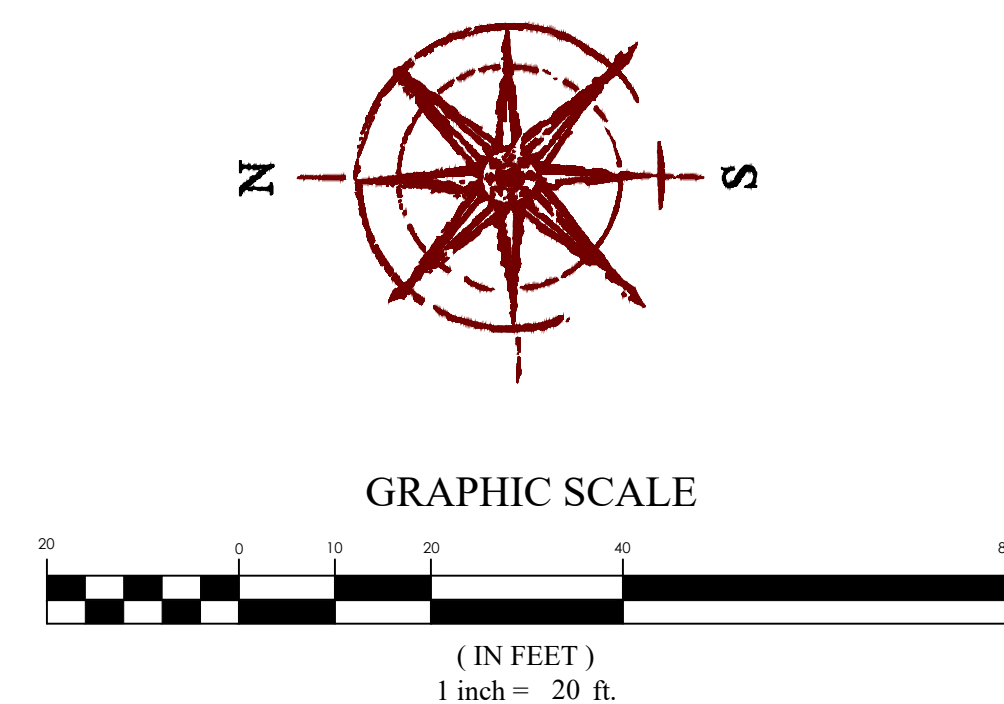
RETENTION AREA CROSS SECTION A
NTS





- PUBLIC WORKS GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL OBTAIN A PERMIT TO WORK IN THE PUBLIC WAY (ROAD CUT PERMIT) FROM THE PUBLIC WORKS DEPARTMENT. CONTACT MONICA PETERSEN (801-568-2960, MPETERSEN@SANDY.UTAH.GOV) FOR REQUIREMENTS, TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED. [Sec. 10-1]
2. NOTIFY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801-568-2999, 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 ITEMS INSTALLED WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER. [Sec. 21-21-2]
3. ALL PUBLIC IMPROVEMENTS, WHICH ARE TO BE OWNED AND MAINTAINED BY SANDY CITY, AND ALL PUBLICLY- AND PRIVATELY-OWNED AND MAINTAINED ROADS SHALL BE CONSTRUCTED ACCORDING TO THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION (LATEST EDITION). THE SPECIFICATIONS CAN BE VIEWED ONLINE AT WWW.SANDY.UTAH.GOV/SEARCH FOR "STANDARD SPECIFICATIONS"). [Sec. 21-2-25(d)]
4. 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.
5. FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT. FOR IMPROVEMENTS THAT WILL BE OWNED AND MAINTAINED BY SANDY CITY, HOWEVER, SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.
6. 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. HOWEVER, THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
7. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
8. ALL DRAINAGE SHALL BE INSTALLED AT THE END OF EACH SIDEWALK OR CURB & GUTTER, ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING, AS DIRECTED BY THE SANDY CITY INSPECTOR.
9. PRIOR TO RELEASE OF THE IMPROVEMENT COMPLETION ASSURANCE (BOND), THE DEVELOPER SHALL SUBMIT A .PDF 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 MAY BE SUBMITTED BY E-MAIL, AT TACKERMANN@SANDY.UTAH.GOV, OR ON A USB FLASH DRIVE.



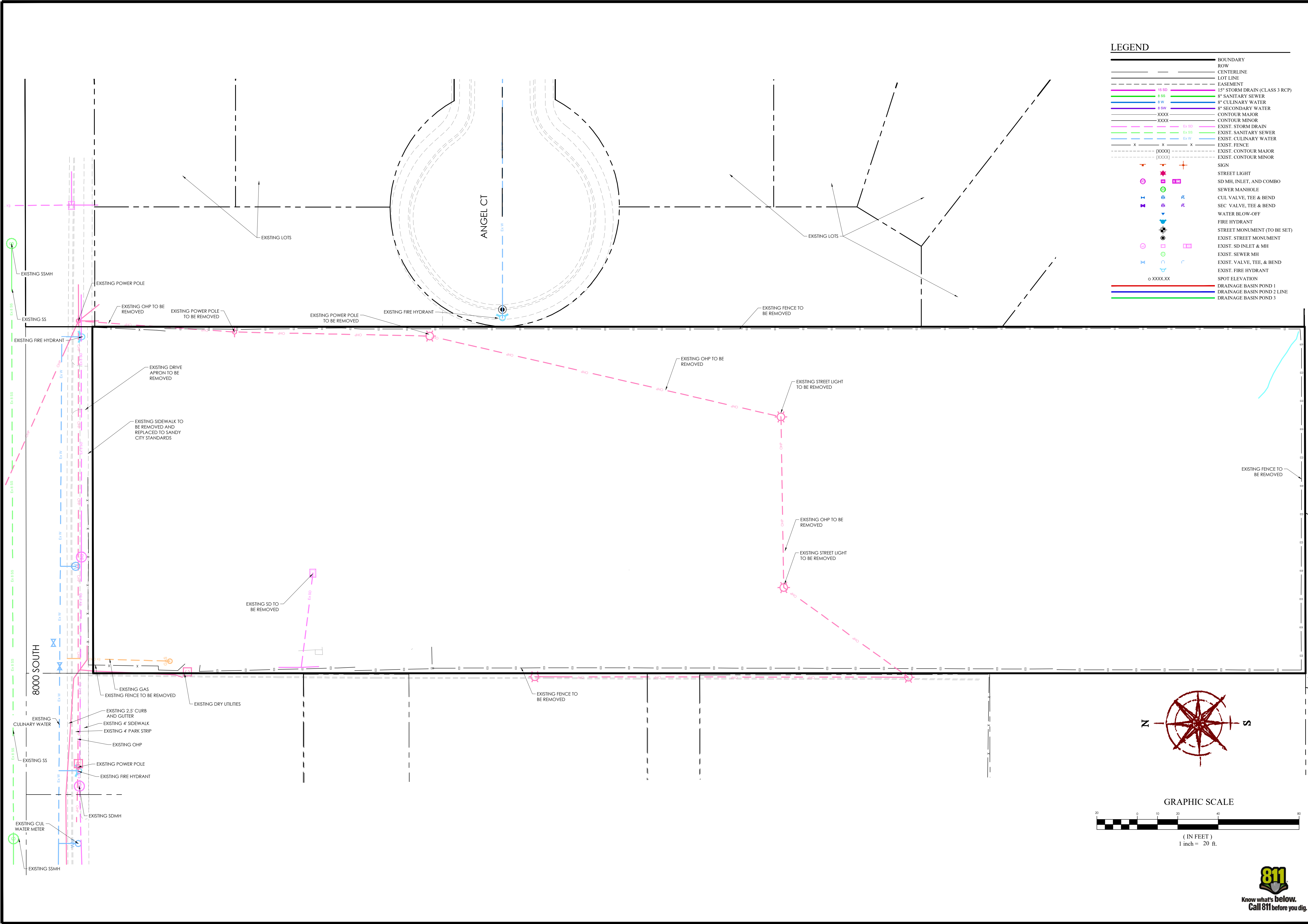
REVISION BLOCK		
#	DATE	DESCRIPTION
1	04-01-00	04-01-00
2	04-01-00	04-01-00
3	04-01-00	04-01-00
4	04-01-00	04-01-00
5	04-01-00	04-01-00
6	04-01-00	04-01-00

ROAD CROSS-SECTIONS

Scale: 1"= 20'	Drawn: RWU
Date: 04/30/26	Job #: 22-0026
Sheet:	



INDIGO
SANDY CITY, UT
ROAD CROSS-SECTIONS



LEGEND

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
—	EASEMENT
15 SD	15" STORM DRAIN (CLASS 3 RCP)
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex SW	EXIST. SECONDARY WATER
X	EXIST. FENCE
XXXX	EXIST. CONTOUR MAJOR
XXXX	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	CUL VALVE, TEE & BEND
+	SEC VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION
—	DRAINAGE BASIN POND 1
—	DRAINAGE BASIN POND 2 LINE
—	DRAINAGE BASIN POND 3

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

FOCUS[®]
CONSULTING
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-cs.com



INDIGO

SANDY CITY, UT

DEMO PLAN

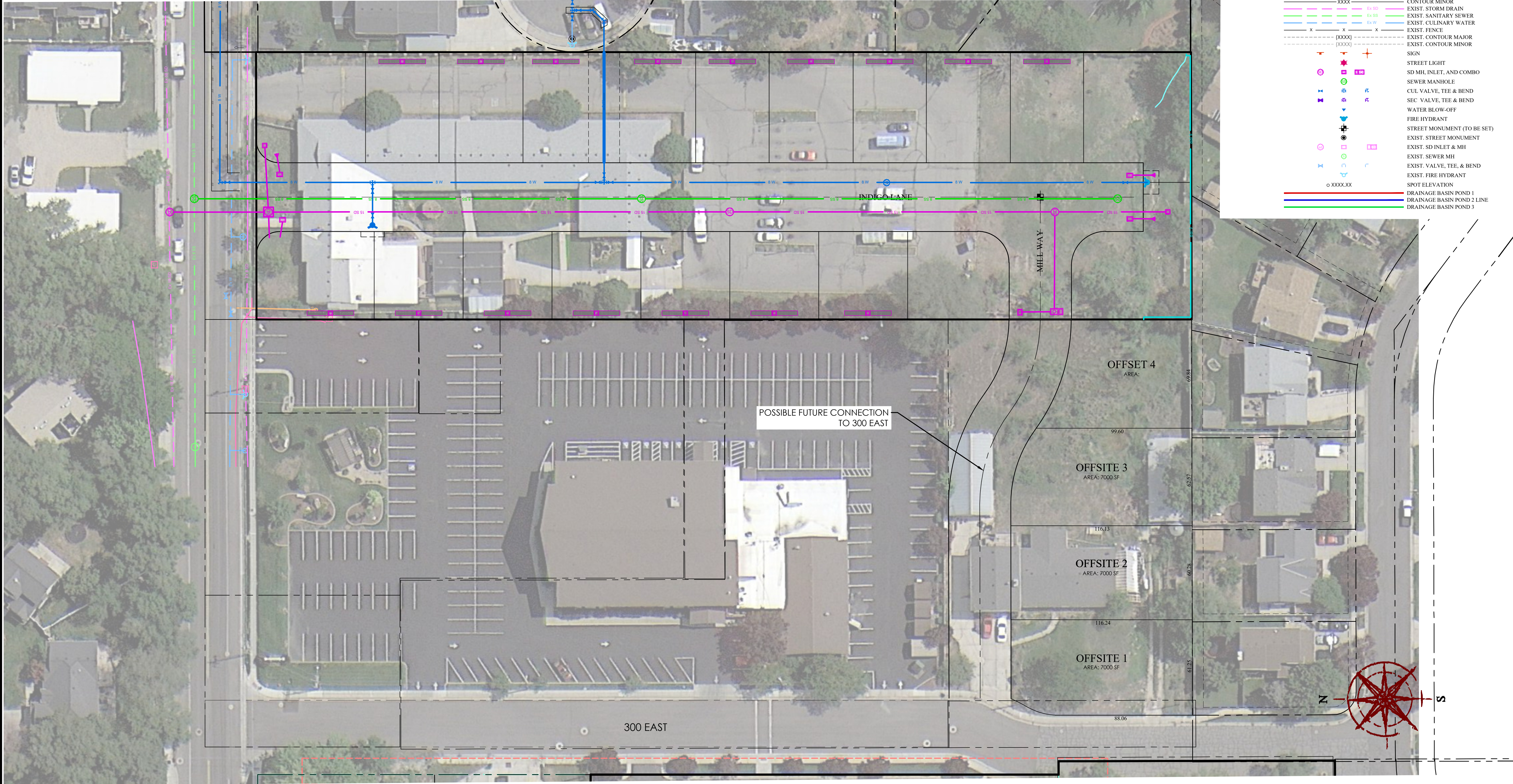
REVISION BLOCK		DESCRIPTION
#	DATE	
1	----	
2	----	
3	----	
4	----	
5	----	
6	----	

DEMO PLAN

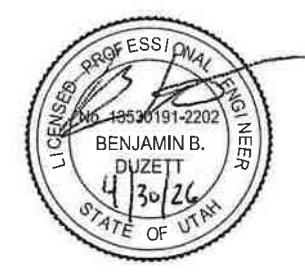
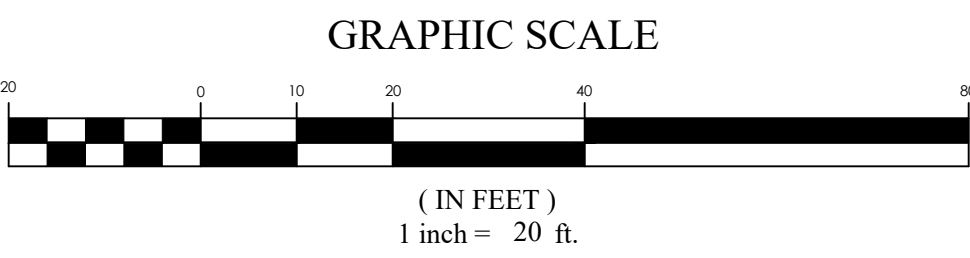
Scale: 1"= 20'	Drawn: BH
Date: 04/30/26	Job #: 22-0026
Sheet:	C3.2



Z:\2022\22-0026-Hicrest Core Center\Design\22-0026.dwg Sheets\C3.2 DEMO PLAN.dwg



- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - 15" STORM DRAIN (CLASS 3 RCP)
 - 8" SANITARY SEWER
 - 8" CULINARY WATER
 - 8" SECONDARY WATER
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - EXIST. STORM DRAIN
 - EXIST. SANITARY SEWER
 - EXIST. CULINARY WATER
 - EXIST. FENCE
 - EXIST. CONTOUR MAJOR
 - EXIST. CONTOUR MINOR
 - SIGN
 - STREET LIGHT
 - SD MH, INLET, AND COMBO
 - SEWER MANHOLE
 - CUL VALVE, TEE & BEND
 - SEC VALVE, TEE & BEND
 - WATER BLOW-OFF
 - FIRE HYDRANT
 - STREET MONUMENT (TO BE SET)
 - EXIST. STREET MONUMENT
 - EXIST. SD INLET & MH
 - EXIST. SEWER MH
 - EXIST. VALVE, TEE, & BEND
 - EXIST. FIRE HYDRANT
 - SPOT ELEVATION
 - DRAINAGE BASIN POND 1
 - DRAINAGE BASIN POND 2 LINE
 - DRAINAGE BASIN POND 3



INDIGO
SANDY CITY, UT
MASTER PLAN FOR FUTURE ROAD

REVISION BLOCK		DESCRIPTION
#	DATE	
1	****	
2	****	
3	****	
4	****	
5	****	
6	****	

**MASTER PLAN
FOR FUTURE
ROAD**

Scale: 1"= 20'	Drawn: RWU
Date: 04/30/26	Job #: 22-0026
Sheet:	C3.3

LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN (CLASS 3 RCP)
---	8" SS
---	8" SW
---	8" SW
---	8" SECONDARY WATER
---	XXXX
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	CUL VALVE, TEE & BEND
---	SEC VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION
---	DRAINAGE BASIN POND 1
---	DRAINAGE BASIN POND 2 LINE
---	DRAINAGE BASIN POND 3

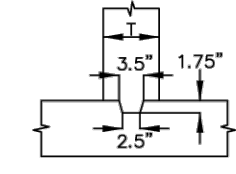
GENERAL NOTES

1. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION, ADDENDUMS, AND SPECIAL PROVISIONS THEREOF AND AS DIRECTED BY THE CITY ENGINEER, OR HIS AUTHORIZED REPRESENTATIVE. THE CURRENT EDITION IS AVAILABLE ONLINE AT: <https://sandy.utah.gov/government/public-works/standards-specifications.html>
2. CONCRETE SHALL MEET THE REQUIREMENTS SPECIFIED IN SECTIONS 03000 AND 03300.
3. REINFORCING STEEL SHALL MEET THE REQUIREMENTS SPECIFIED IN SECTION 03200.
4. PRECAST MANHOLES AND STRUCTURES SHALL MEET THE REQUIREMENTS SPECIFIED IN SECTION 03400. COMBO AND JUNCTION BOXES SHALL BE CAST-IN-PLACE UNLESS SPECIFIED AND/OR APPROVED BY THE CITY REPRESENTATIVE.
5. BACKFILL SHALL MEET THE REQUIREMENTS SPECIFIED IN SECTION 02240.
6. COMPACTION SHALL BE 96% PER SPECIFICATIONS IN SECTION 02240.
7. PIPE SIZE, ELEVATION, AND LOCATION SHALL BE SHOWN ON APPROVED CONSTRUCTION DRAWINGS.
8. MANHOLE RING AND COVER SHALL BE D&L SUPPLY MODEL A-1180 OR APPROVED EQUAL.
9. INLET FRAME, GRATE, AND HOOD SHALL BE D&L SUPPLY MODEL I-3517 (FOR SLOPES LESS THAN 2%) OR MODEL I-3516 (FOR SLOPES GREATER THAN 2%) OR APPROVED EQUAL.
10. THROAT OPENING HEIGHT OF CURB INLET SHALL BE A MIN. OF 4".
11. WHEN A CURB INLET BOX IS INSTALLED IN A LOCATION WITH EXISTING CURB AND GUTTER, THE CURB AND GUTTER SHALL BE REPLACED TO THE NEXT JOINT OR AS DIRECTED BY THE CITY REPRESENTATIVE.
12. REBAR SPLICE FOR CAST-IN-PLACE STRUCTURES SHALL BE MIN. 40 DIAMETERS.
13. PIPE TO STRUCTURE COLLAR (SEE SHEET SD-06) SHALL BE INSTALLED FOR ALL PIPE TO STRUCTURE CONNECTIONS FOR CURB INLET BOXES, COMBO BOXES, AND JUNCTION BOXES.

WALL REINFORCEMENT FOR CURB INLET, COMBO, AND JUNCTION BOXES

HEIGHT	VERT. STL.	HORIZ. STL.	WALL THICKNESS
0'- 4'	#4 @ 12" O.C.	#4 @ 12" O.C.	6" WALL
4'- 6'	#4 @ 8" O.C.	#4 @ 12" O.C.	6" WALL
6'- 8'	#5 @ 12" O.C.	#4 @ 12" O.C.	8" WALL
8'- 10'	#5 @ 12" O.C.	#4 @ 12" O.C.	8" WALL
10'- 12'	#5 @ 8" O.C.	#4 @ 12" O.C.	8" WALL

NOTES:
1) INSIDE FACE BARS TO LINE UP W/OUTSIDE FACE BARS.
2) USE DOUBLE CURTAIN REINFORCEMENT FOR BOXES 8' OR MORE DEEP. FOR BOXES EXCEEDING 12', CONSULT WITH ENGINEER.
3) PRECAST STRUCTURES MAY HAVE 8" WALL BASED ON MANUFACTURER'S DESIGN/RECOMMENDATION FOR STRUCTURES W/ HEIGHT UP TO 8'.
4) HEIGHT IS MEASURED FROM TOP OF FLOOR SLAB TO BOTTOM OF ROOF SLAB.



SHEAR KEY
T = WALL THICKNESS

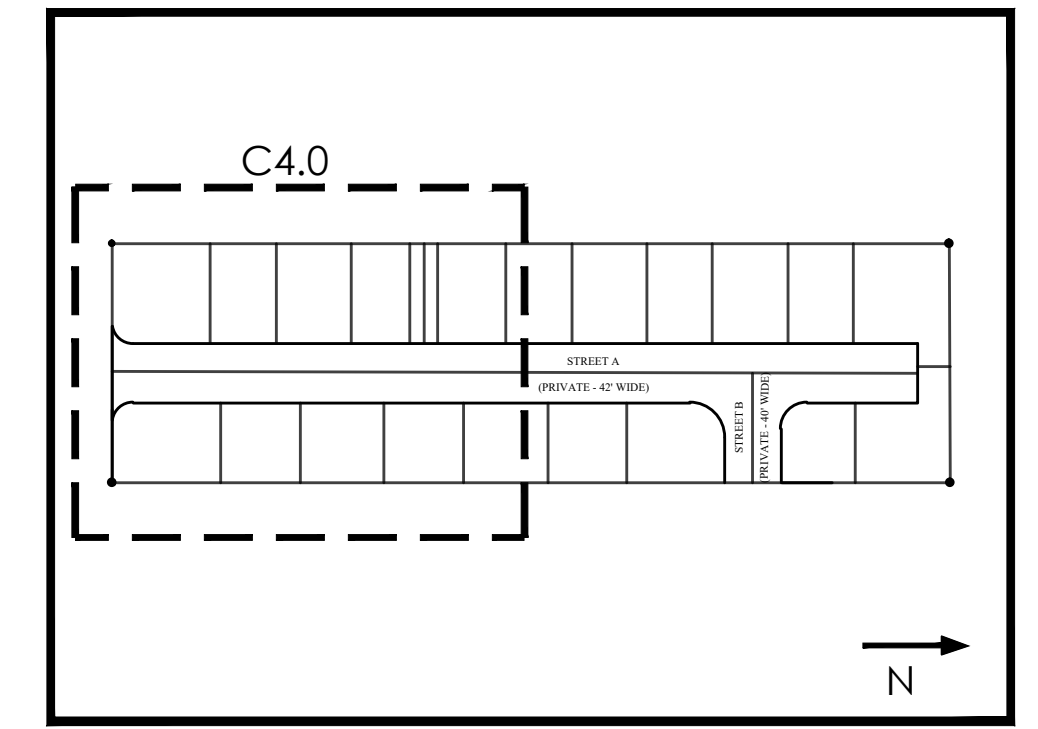
NOTE: SHEAR KEY REQUIRED AT BASE OF WALL FOR ALL WALLS 8" AND TALLER.

NOT TO SCALE

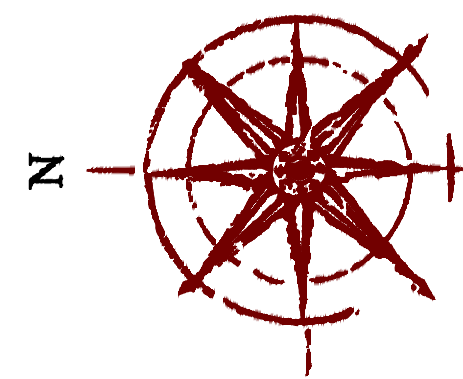
1	TS	CREATED	6/2017
NO.	AUTHORIZED BY	REVISIONS	DATE

HEART OF THE WATCHDOG

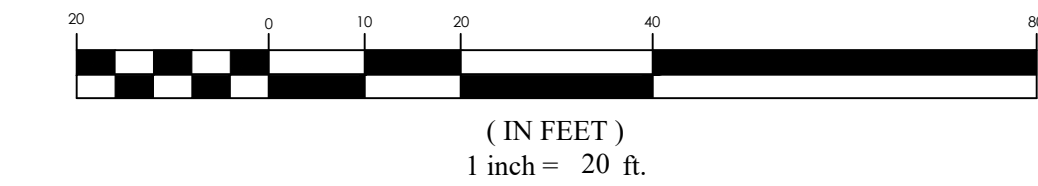
STANDARD DETAIL PUBLIC UTILITIES SD-01 GENERAL STORM DRAIN NOTES



KEY MAP
N.T.S.



GRAPHIC SCALE

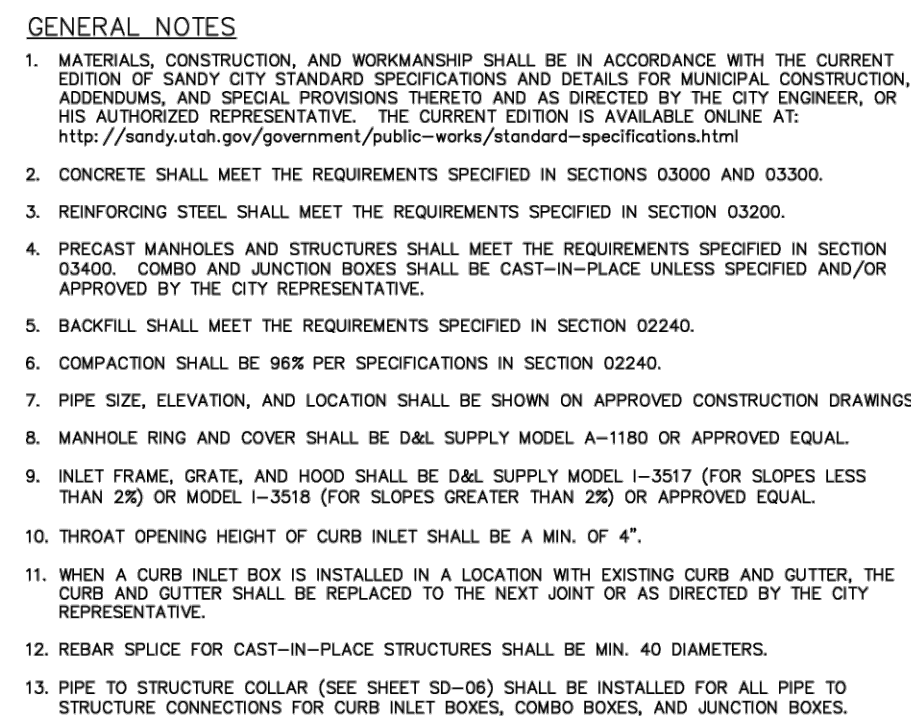
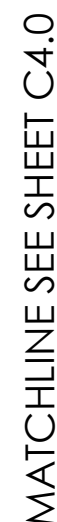


INDIGO
SANDY CITY, UT
GRADING & DRAINAGE PLAN

REVISION BLOCK	DESCRIPTION
1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

GRADING & DRAINAGE PLAN

Scale: 1"= 20'	Drawn: BH
Date: 04/30/26	Job #: 22-0026
Sheet:	C4.0

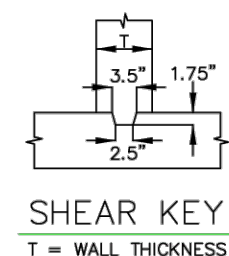


WALL REINFORCEMENT FOR CURB INLET, COMBO, AND JUNCTION BOXES

STEEL SCHEDULE				WALL THICKNESS
HEIGHT	VERT. STL.	HORIZ. STL.		
0'-4"	#4 @ 12" O.C.	#4 @ 12" O.C.	8" WALL	
4'-6"	#4 @ 8" O.C.	#4 @ 12" O.C.	8" WALL	
6'-8"	#5 @ 12" O.C.	#4 @ 12" O.C.	8" WALL	
8'-10"	#5 @ 12" O.C.	#4 @ 12" O.C.	8" WALL	
10'-12"	#5 @ 8" O.C.	#4 @ 12" O.C.	8" WALL	

NOTES:

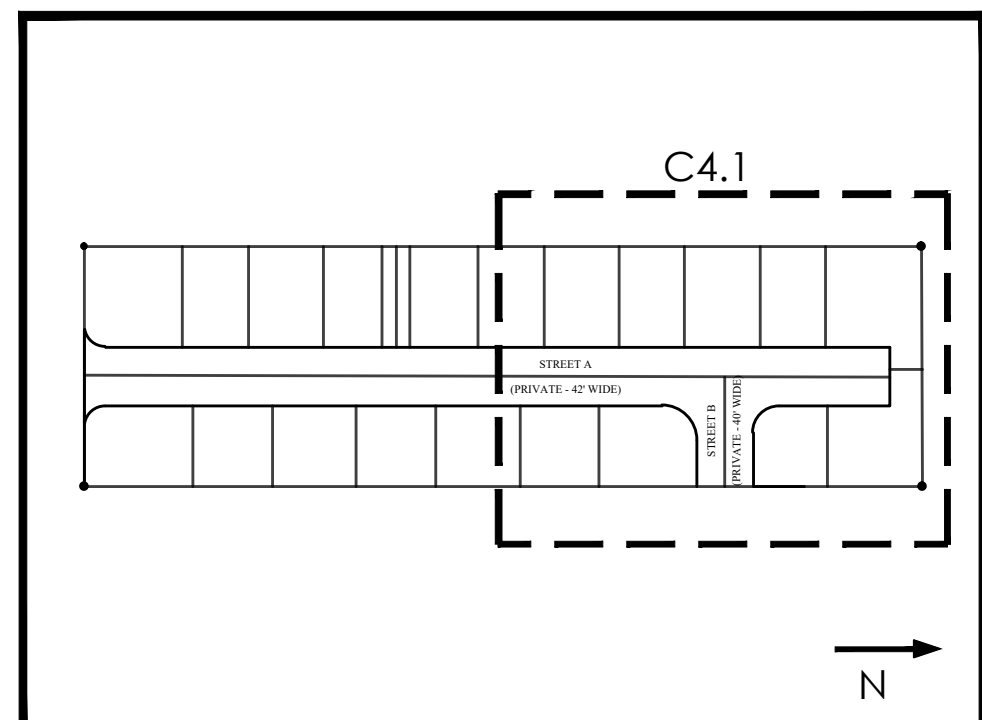
- INSIDE FACE BARS TO LINE UP W/OUTSIDE FACE BARS.
- USE DOUBLE CANTER REINFORCEMENT FOR BOXES.
IF 6" OR MORE DEEP, USE 6" WALL. IF 8" OR MORE DEEP, CONSULT WITH ENGINEER.
- PRECAST STRUCTURES WITH HEIGHT 6" WALL BASED ON MANUFACTURER'S DESIGN/RECOMMENDATION FOR PRECAST STRUCTURES W/ HEIGHT UP TO 6".
- HEIGHT IS MEASURED FROM TOP OF FLOOR SLAB TO BOTTOM OF ROOF SLAB.



NOTE: SHEAR KEY REQUIRED AT BASE OF
COLUMN FOR ALL WALLS OF 12" AND THICKER

1	TS	CREATED	6/2017	
NO.	AUTHORIZED BY	REVISIONS	DATE	

STANDARD DETAIL
PUBLIC UTILITIES
SD-01
GENERAL STORM DRAIN NOTES

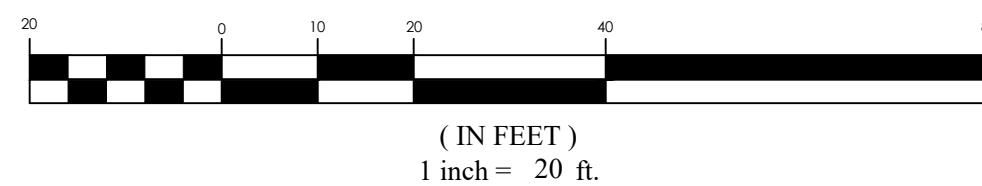


KEY MAP

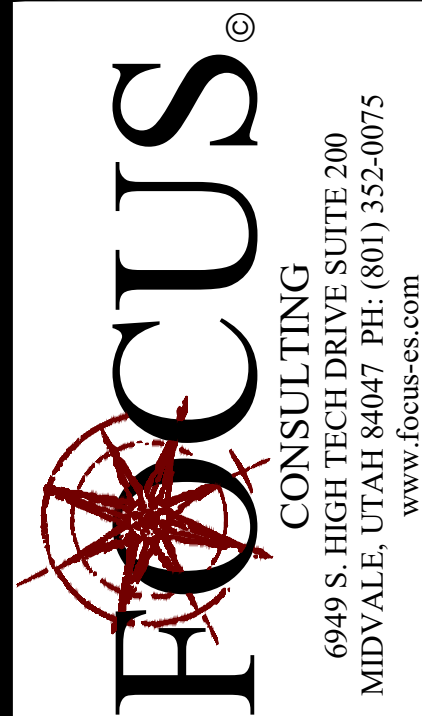
N.T.S



GRAPHIC SCALE



Know what's **below**.
Call 811 before you dig.



INDIGO
SANDY CITY, UT
GRADING & DRAINAGE PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	08-01-00	08-01-00
2	08-01-00	08-01-00
3	08-01-00	08-01-00
4	08-01-00	08-01-00
5	08-01-00	08-01-00
6	08-01-00	08-01-00

GRADING & DRAINAGE PLAN

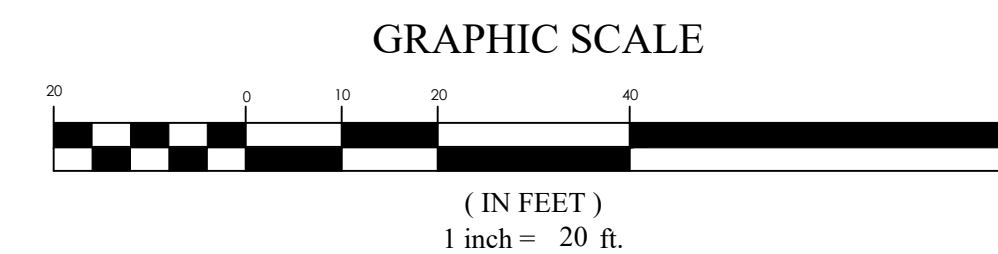
Scale: 1"= 20'	Drawn: BH
Date: 04/30/26	Job #: 22-0026
Sheet:	

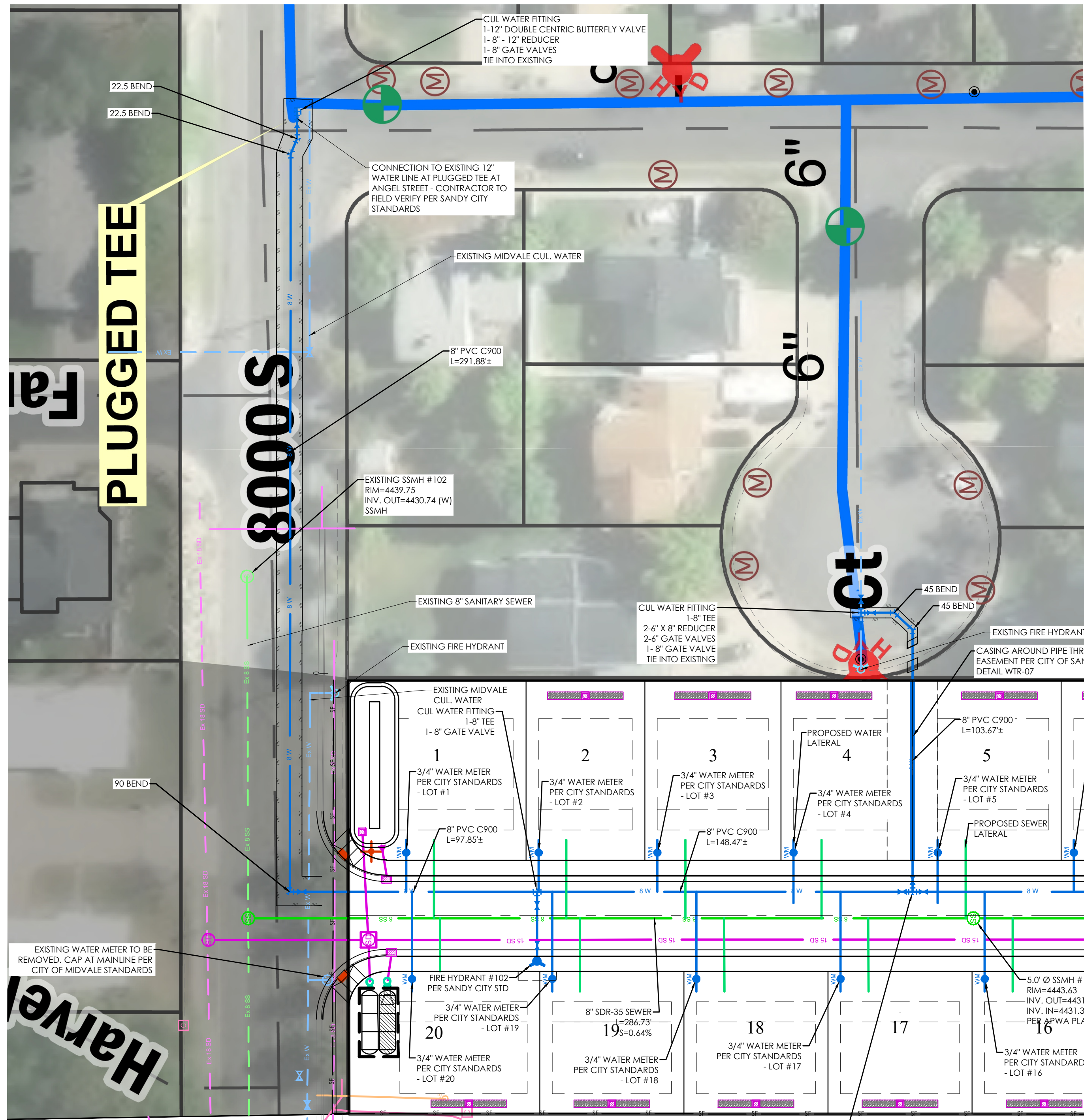
C4.1



DRAINAGE CALCS

LID Sump Specs 30' Length	
Gravel Height (H)	5.00 ft
Gravel Width (W)	5.00 ft
Gravel Area:	25.00 sqft
Gravel Length (L)	30.00 ft
Gravel Void Ratio	0.40
Pipe Rad. (d)	2.00 ft
Pipe Area	3.14 sqft
Pipe Length (l)	28.00 ft
Pipe Volume:	87.92 cf
Gravel Volume:	30.00 cf
Volume	387.92 cf





LEGEND

---	BOUNDARY
---	LOT LINE
---	CENTERLINE
---	EASEMENT
---	15" STORM DRAIN (CLASS 3 RCP)
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	CUL VALVE, TEE & BEND
+	SEC VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION
---	DRAINAGE BASIN POND 1
---	DRAINAGE BASIN POND 2 LINE
---	DRAINAGE BASIN POND 3

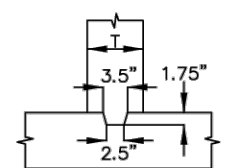
GENERAL NOTES

1. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION, ADDENDUMS, AND SPECIAL PROVISIONS THEREOF AND AS DIRECTED BY THE CITY ENGINEER, OR HIS AUTHORIZED REPRESENTATIVE. THE CURRENT EDITION IS AVAILABLE ONLINE AT: <https://sandy.utah.gov/government/public-works/standards-specifications.html>
2. CONCRETE SHALL MEET THE REQUIREMENTS SPECIFIED IN SECTIONS 03300 AND 03300.
3. REINFORCING STEEL SHALL MEET THE REQUIREMENTS SPECIFIED IN SECTION 03200.
4. PRECAST MANHOLES AND STRUCTURES SHALL MEET THE REQUIREMENTS SPECIFIED IN SECTION 03400. COMBO AND JUNCTION BOXES SHALL BE CAST-IN-PLACE UNLESS SPECIFIED AND/OR APPROVED BY THE CITY REPRESENTATIVE.
5. BACKFILL SHALL MEET THE REQUIREMENTS SPECIFIED IN SECTION 02240.
6. COMPACTION SHALL BE 96% PER SPECIFICATIONS IN SECTION 02240.
7. PIPE SIZE, ELEVATION, AND LOCATION SHALL BE SHOWN ON APPROVED CONSTRUCTION DRAWINGS.
8. MANHOLE RING AND COVER SHALL BE D&L SUPPLY MODEL A-1180 OR APPROVED EQUAL.
9. INLET FRAME, GRATE, AND HOOD SHALL BE D&L SUPPLY MODEL I-3517 (FOR SLOPES LESS THAN 2%) OR MODEL I-3516 (FOR SLOPES GREATER THAN 2%) OR APPROVED EQUAL.
10. THROAT OPENING HEIGHT OF CURB INLET SHALL BE A MIN. OF 4".
11. WHEN A CURB INLET BOX IS INSTALLED IN A LOCATION WITH EXISTING CURB AND GUTTER, THE CURB AND GUTTER SHALL BE REPLACED TO THE NEXT JOINT OR AS DIRECTED BY THE CITY REPRESENTATIVE.
12. REBAR SPICE FOR CAST-IN-PLACE STRUCTURES SHALL BE MIN. 40 DIAMETERS.
13. PIPE TO STRUCTURE COLLAR (SEE SHEET SD-06) SHALL BE INSTALLED FOR ALL PIPE TO STRUCTURE CONNECTIONS FOR CURB INLET BOXES, COMBO BOXES, AND JUNCTION BOXES.

WALL REINFORCEMENT FOR CURB INLET, COMBO, AND JUNCTION BOXES

HEIGHT	VERT. STL.	HORIZ. STL.	WALL THICKNESS
0'-4"	#4 @ 12" O.C.	#4 @ 12" O.C.	6" WALL
4'-6"	#4 @ 8" O.C.	#4 @ 12" O.C.	6" WALL
6'-8"	#5 @ 12" O.C.	#4 @ 12" O.C.	8" WALL
8'-10"	#5 @ 12" O.C.	#4 @ 12" O.C.	8" WALL
10'-12"	#5 @ 8" O.C.	#4 @ 12" O.C.	8" WALL

NOTES:
1) INSIDE FACE BARS TO LINE UP W/OUTSIDE FACE BARS.
2) USE DOUBLE CURTAIN REINFORCEMENT FOR BOXES 6' OR MORE DEEP. FOR BOXES EXCEEDING 12', CONSULT WITH ENGINEER.
3) PRECAST STRUCTURES MAY HAVE 4" WALL BASED ON MANUFACTURER'S DESIGN/RECOMMENDATION FOR STRUCTURES W/ HEIGHT UP TO 8'.
4) HEIGHT IS MEASURED FROM TOP OF FLOOR SLAB TO BOTTOM OF ROOF SLAB.



SHEAR KEY
T = WALL THICKNESS

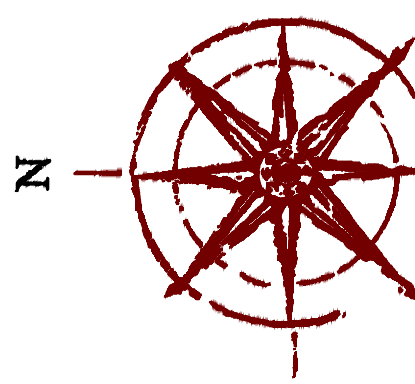
NOTE: SHEAR KEY REQUIRED AT BASE OF WALL FOR ALL WALLS 8" AND TALLER.

NOT TO SCALE

1	TS	CREATED	6/2017
NO.	AUTHORIZED BY	REVISIONS	DATE



STANDARD DETAIL
PUBLIC UTILITIES
SD-01
GENERAL STORM DRAIN NOTES



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



INDIGO
SANDY CITY, UT
UTILITY PLAN

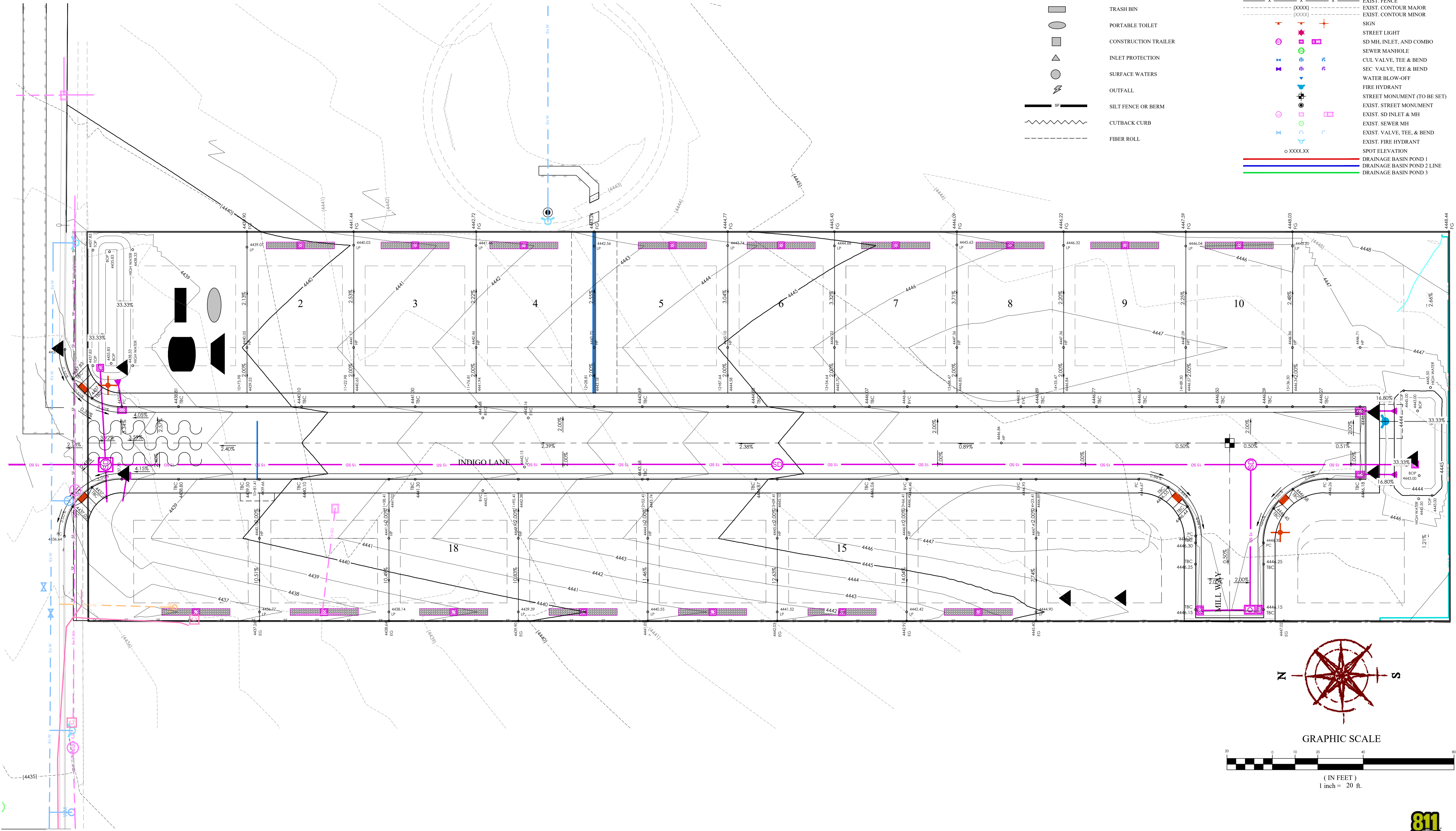
REVISION BLOCK	DATE	DESCRIPTION
1	04/30/26	1
2		2
3		3
4		4
5		5
6		6

UTILITY PLAN

Scale: 1"=30'
Date: 04/30/26
Sheet: C5

Drawn: BH
Job #: 22-0026

C5



EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE OR BERM
- CUTBACK CURB
- FIBER ROLL

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN (CLASS 3 RCP)
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CUL VALVE, TEE & BEND
- SEC VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- DRAINAGE BASIN POND 1
- DRAINAGE BASIN POND 2 LINE
- DRAINAGE BASIN POND 3



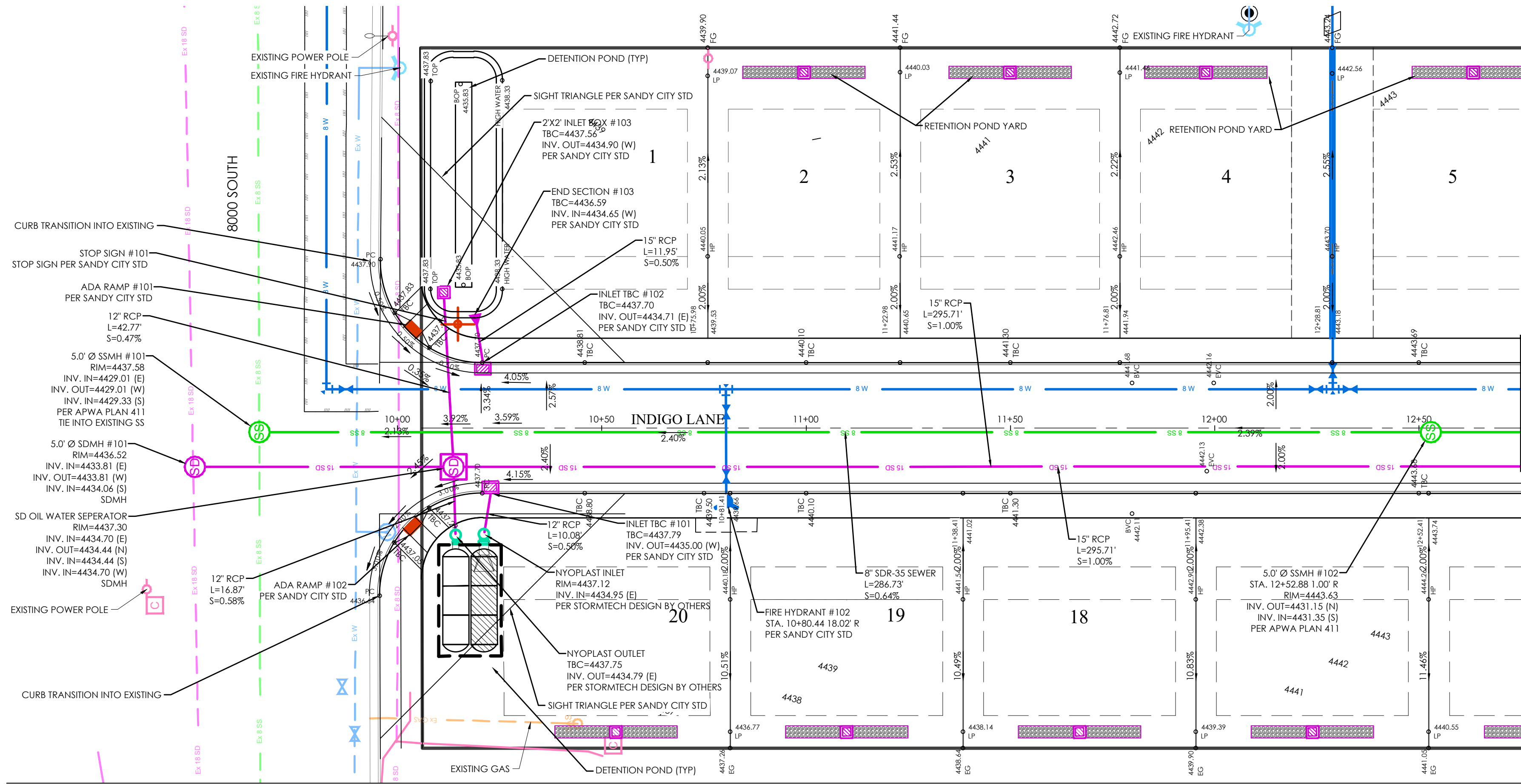
INDIGO
SANDY CITY, UT
EROSION CONTROL PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

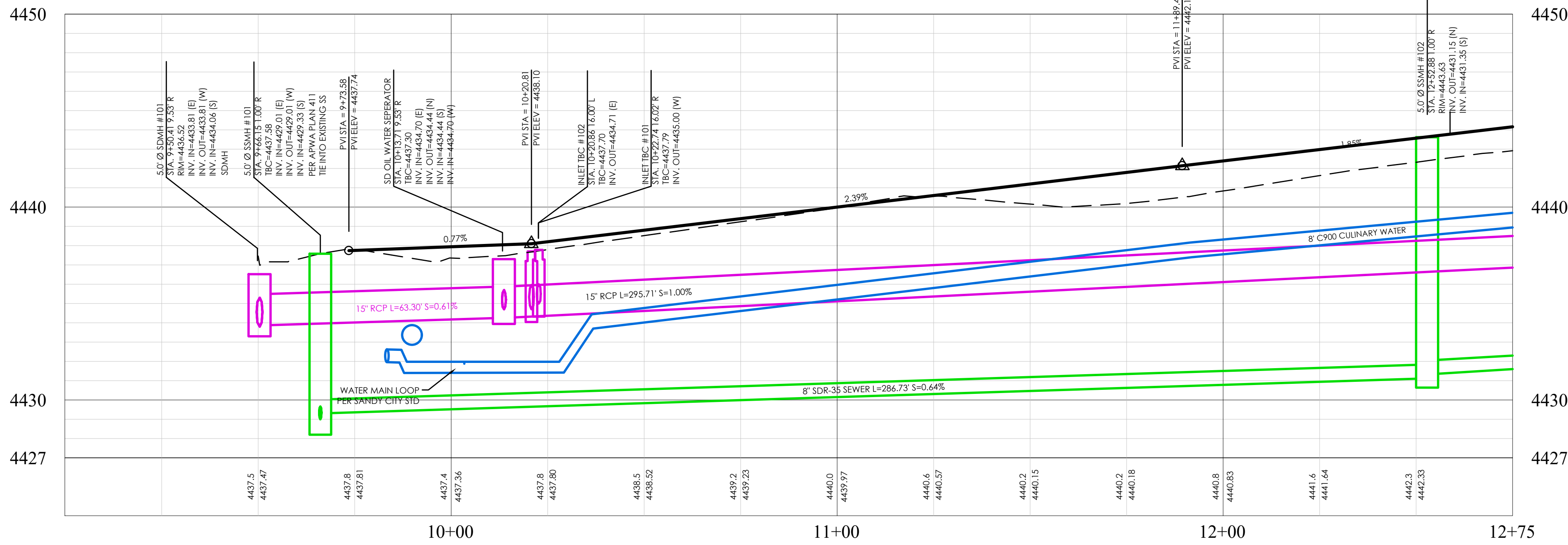
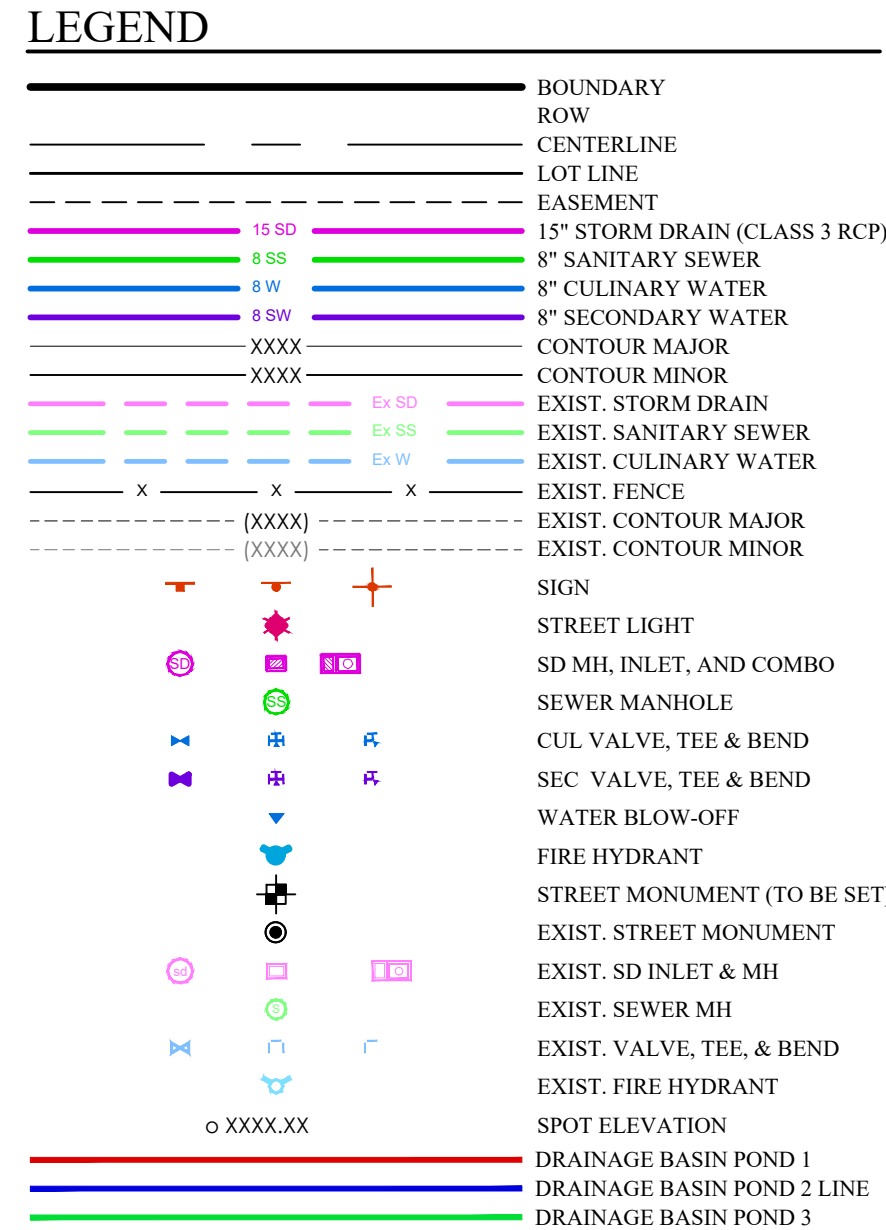
EROSION CONTROL PLAN

Scale: 1"= 20' Drawn: BH
Date: 04/30/26 Job #: 22-0026
Sheet: **C6**

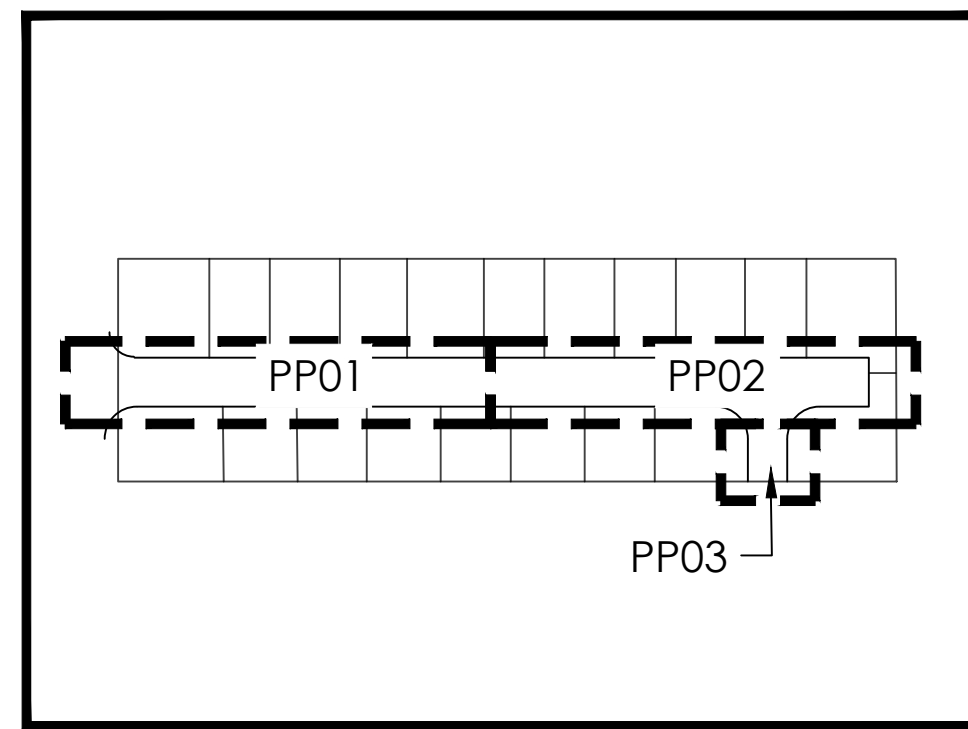




STREET A PLAN



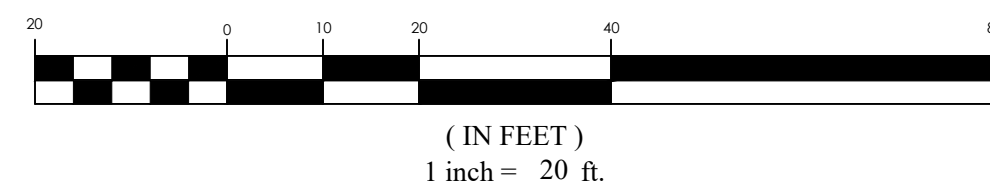
INDIGO LANE PROFILE



KEY MAP
N.T.S.



GRAPHIC SCALE

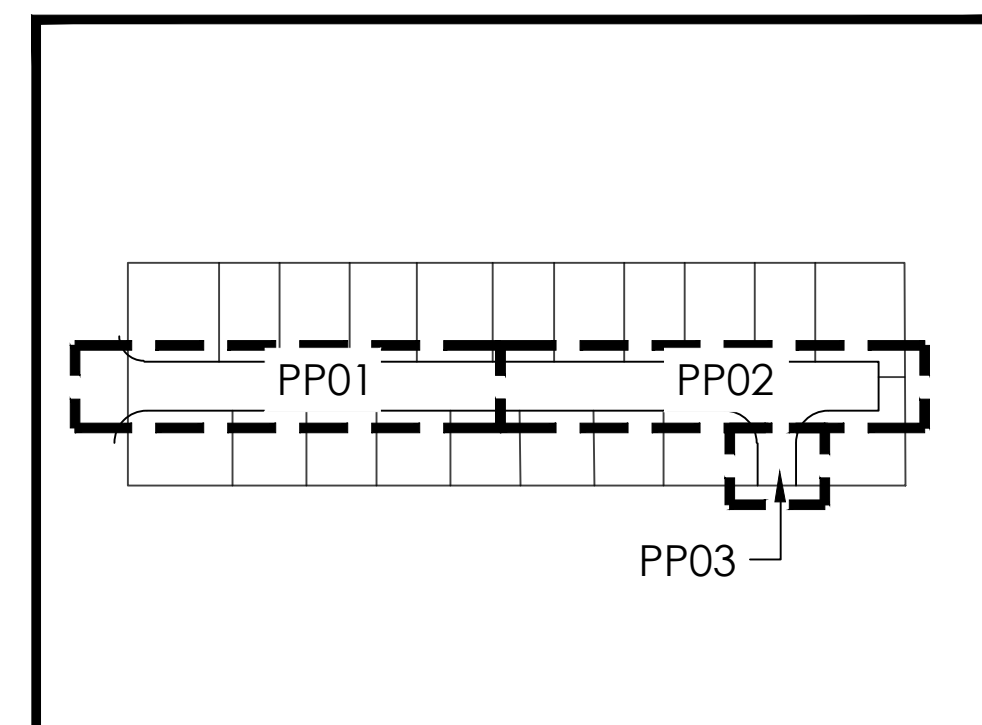
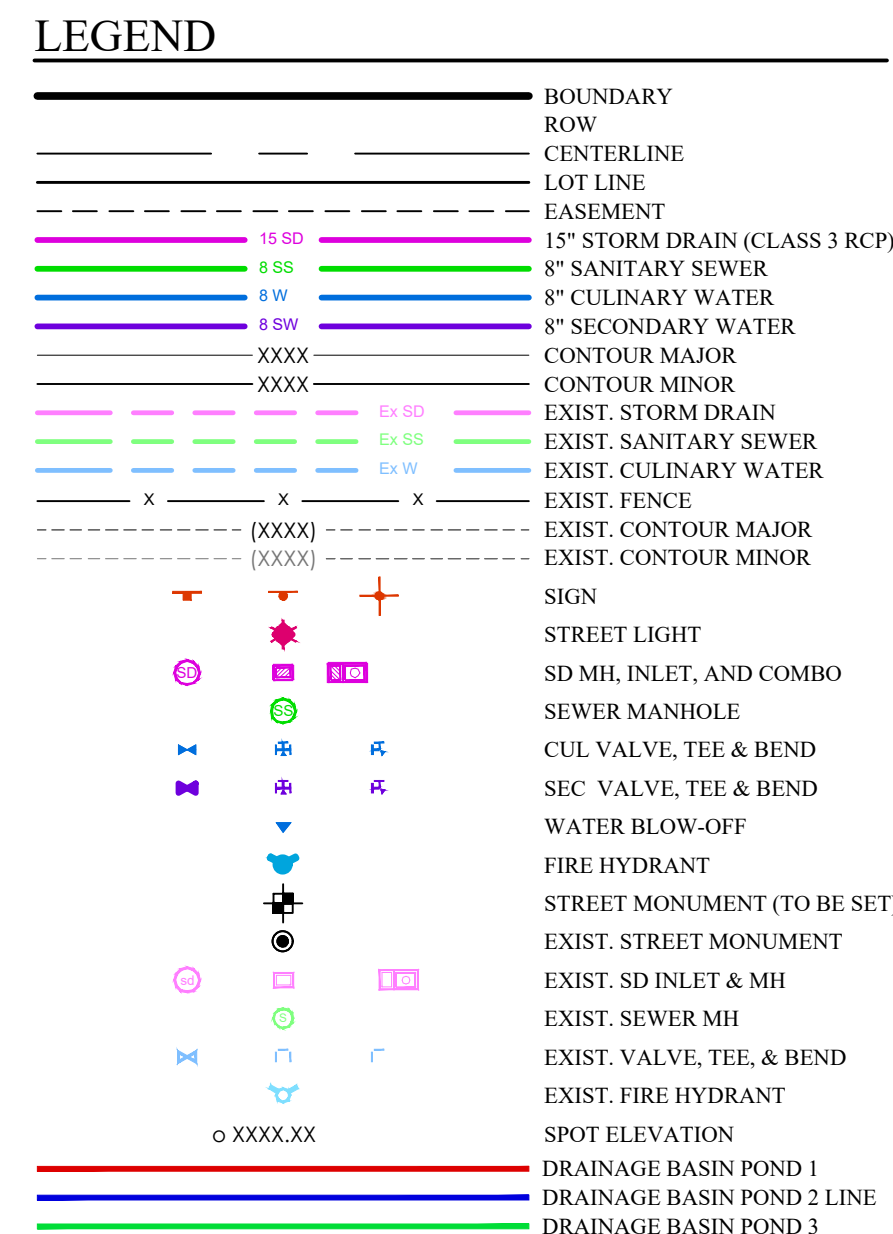


BENCHMARK
FOUND SALT LAKE COUNTY SURVEYOR'S
MONUMENT NUMBER: 2231 1001 LOCATED
AT 8000 SOUTH STATE STREET
SALT LAKE BASE AND MERIDIAN
ELEV: 4398.40
DATUM: NAVD88



INDIGO
SANDY CITY, UT
STREET A

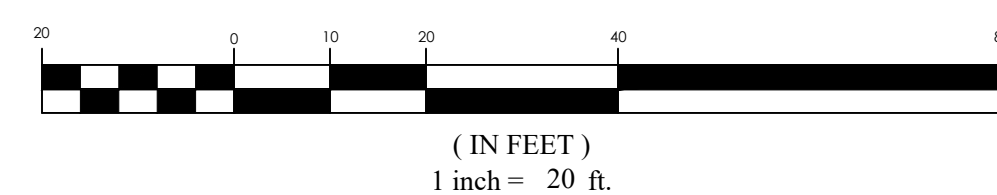
REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	



KEY MAP
N.T.S



GRAPHIC SCALE



**Know what's below.
Call 811 before you dig.**

BENCHMARK
FOUND SALT LAKE COUNTY SURVEYOR'S
MONUMENT NUMBER: 22311001 LOCATED
AT 8000 SOUTH STATE STREET
SALT LAKE BASE AND MERIDIAN
ELEV: 4398.40
DATUM: NAVD88

REVISION BLOCK		DATE	DESCRIPTION
1		04-04-00	04-04-00
2		04-04-00	04-04-00
3		04-04-00	04-04-00
4		04-04-00	04-04-00
5		04-04-00	04-04-00

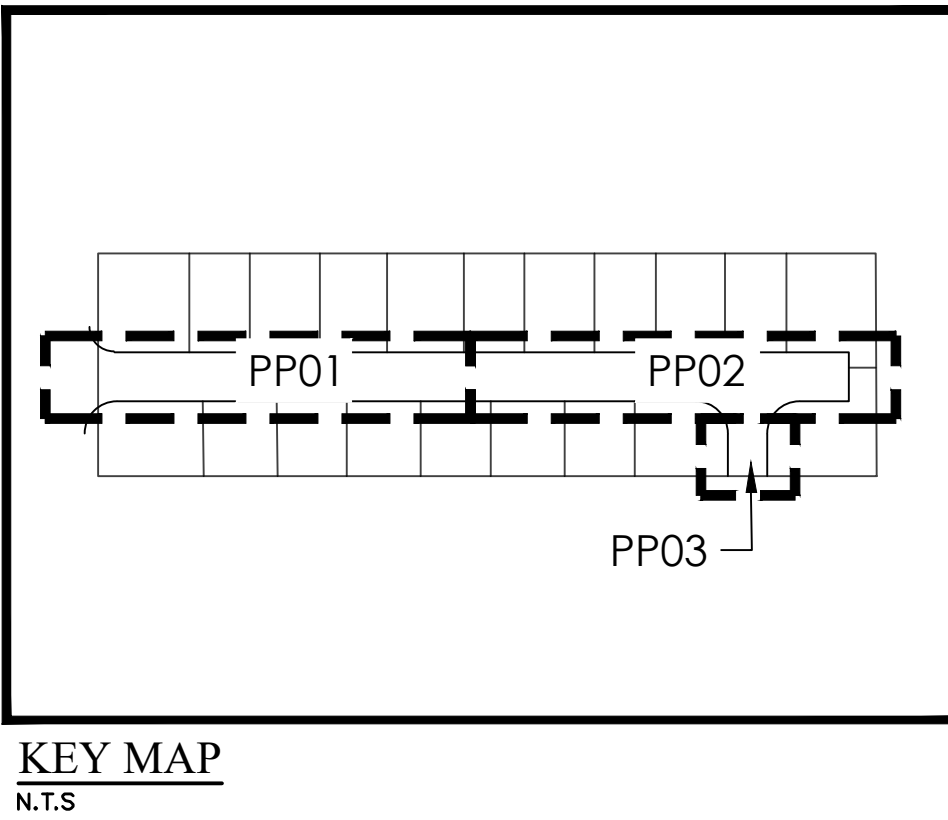
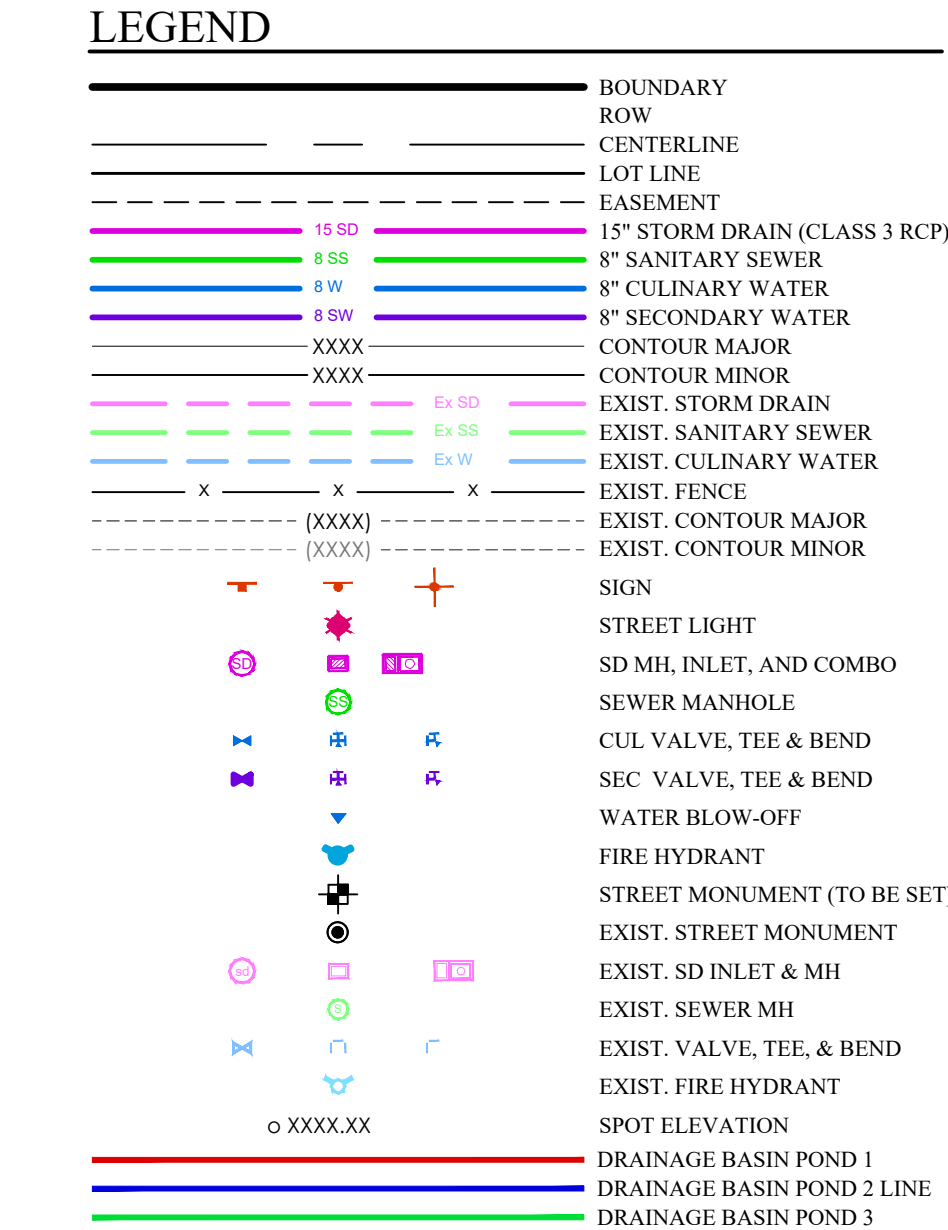
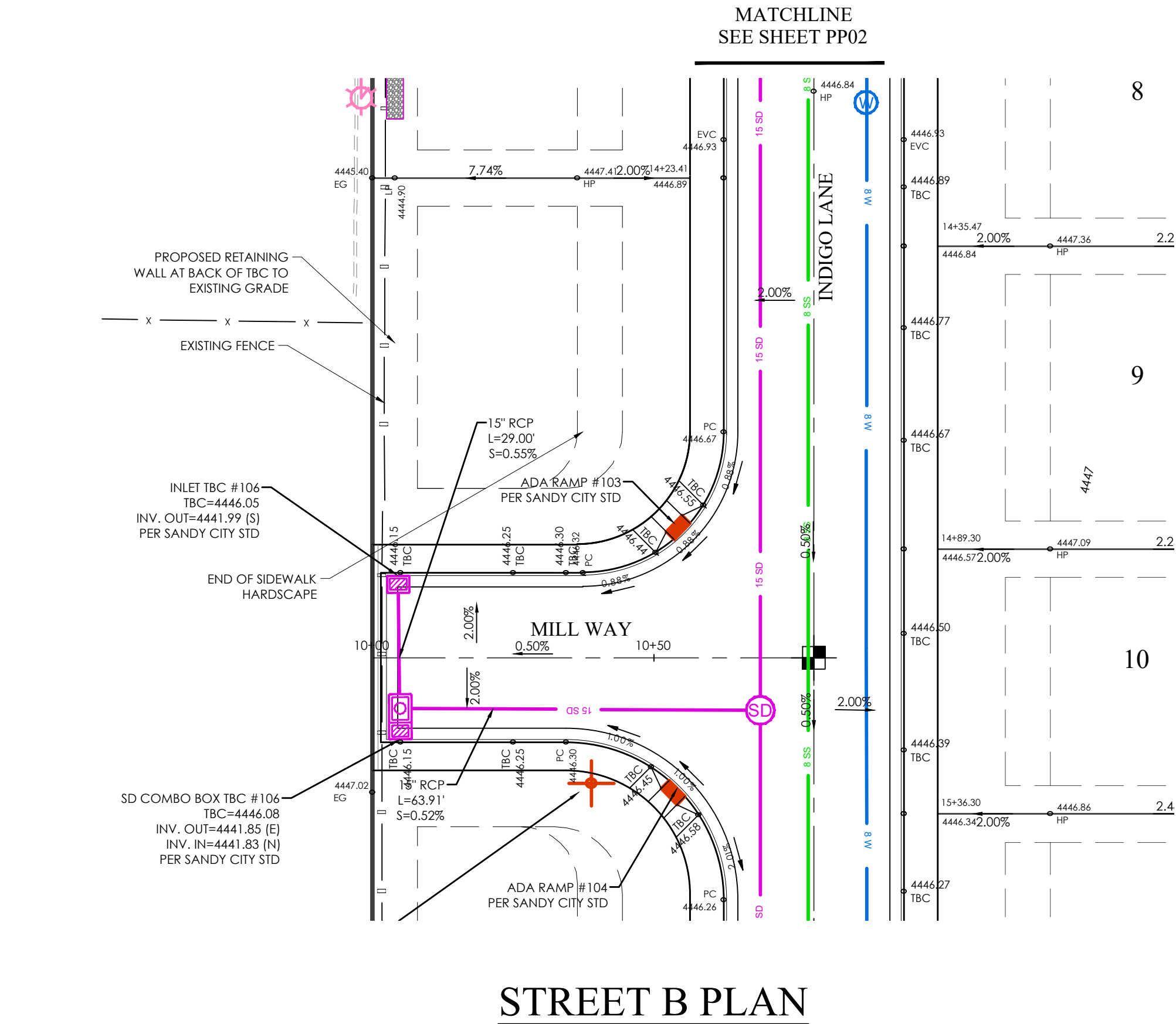
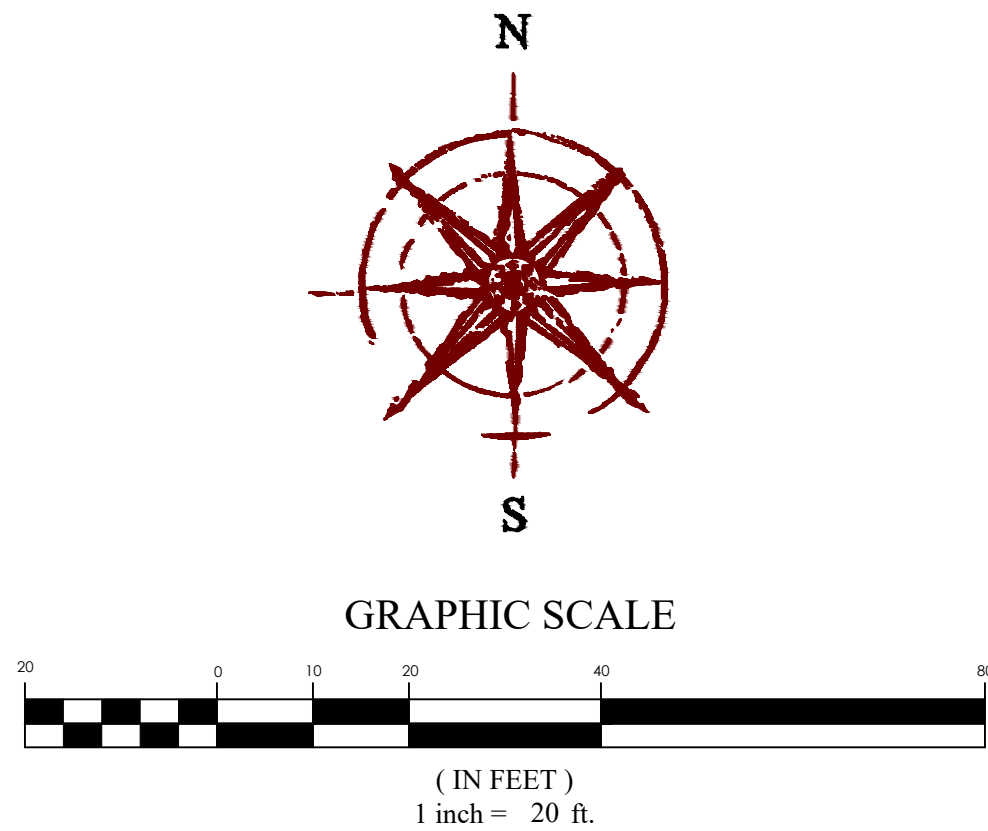
STREET A

Scale: 1"=20'	Drawn: RWU
Date: 04/30/26	Job #: 22-0020

PP02



INDIGO
SANDY CITY, UT
STREET A



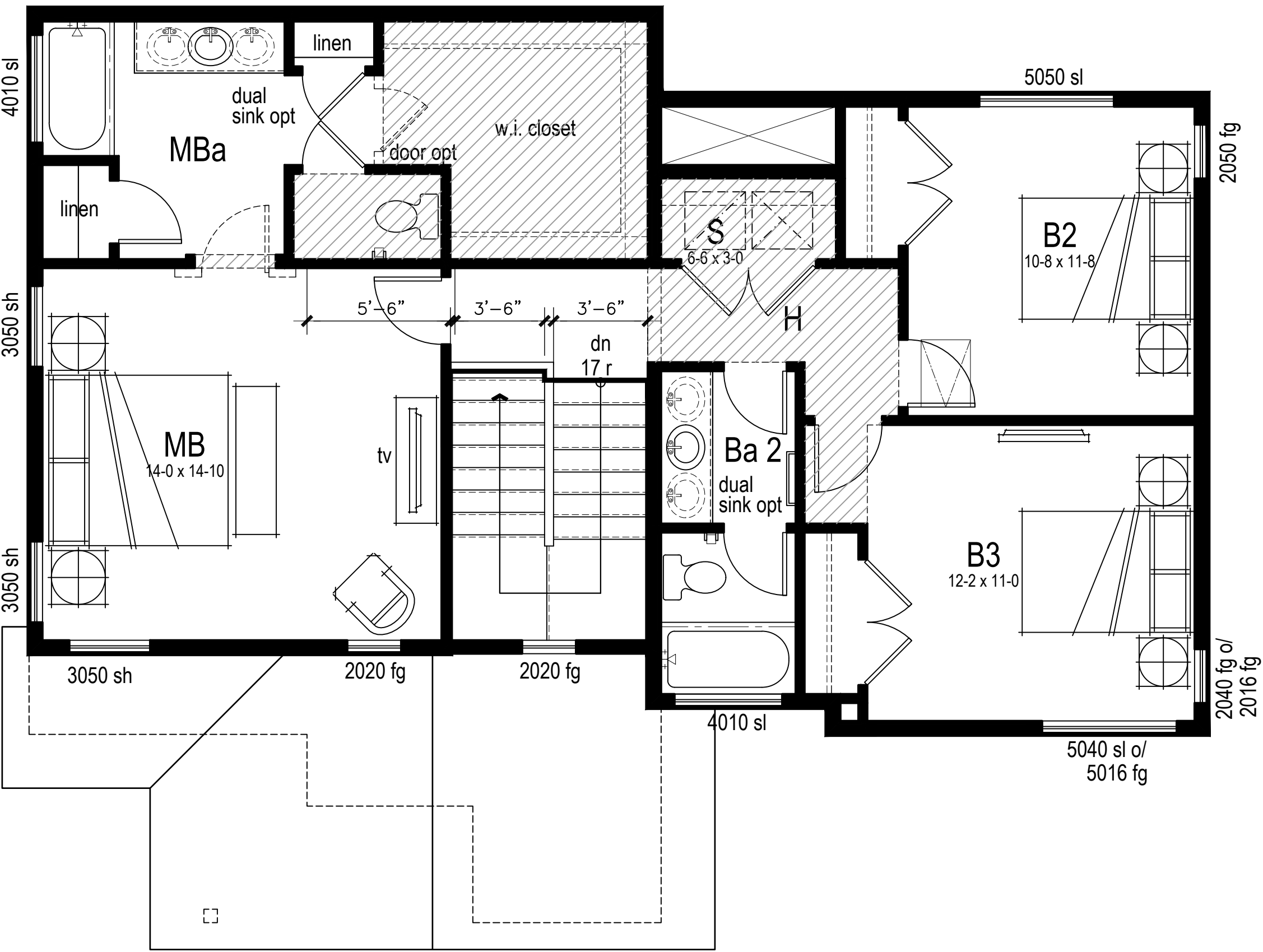
INDIGO
SANDY CITY, UT
STREET B

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

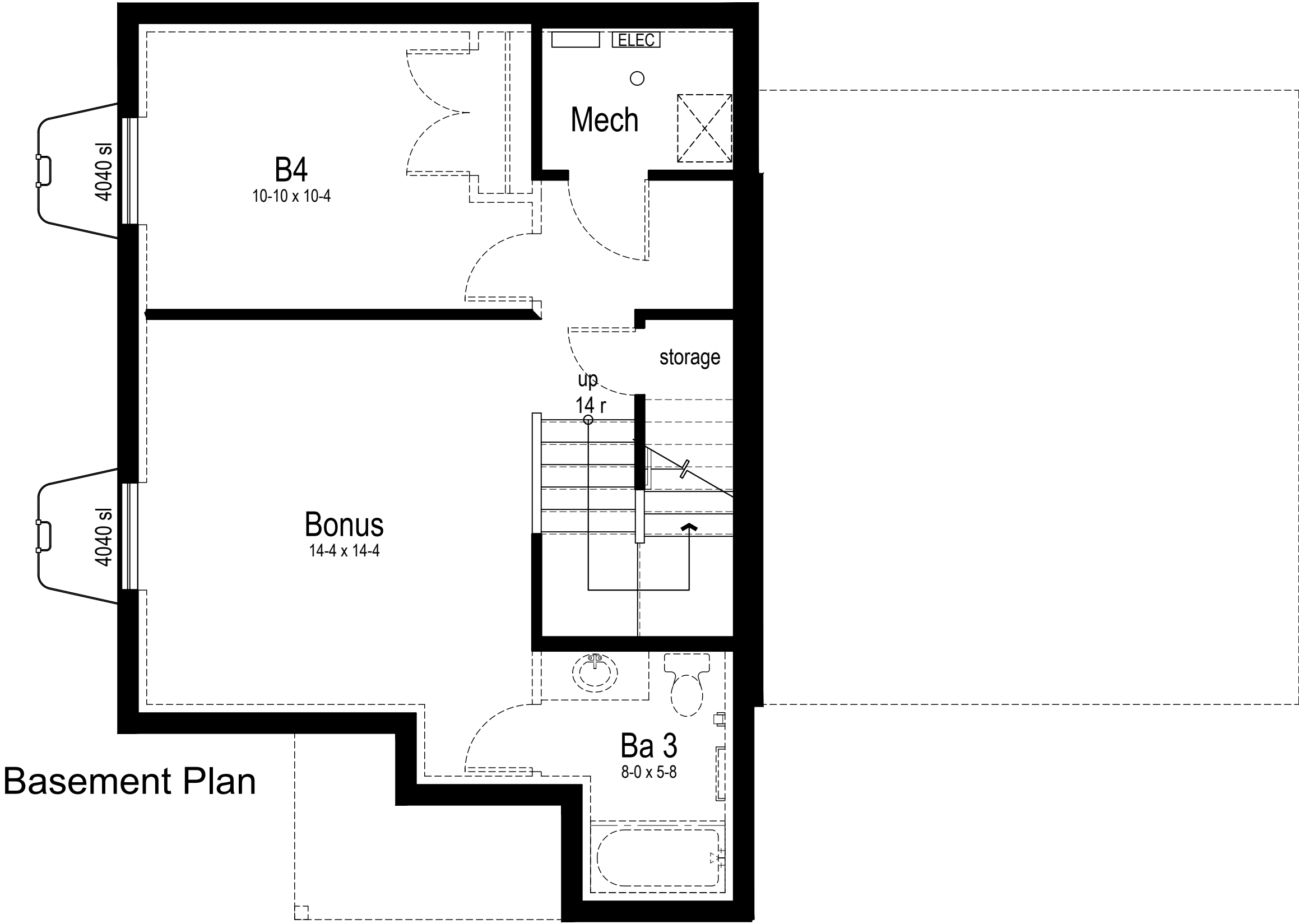
STREET B	
Scale: 1"=20'	Drawn: RWU
Date: 04/30/26	Job #: 22-0026
Sheet: PP03	

SQUARE FOOTAGE

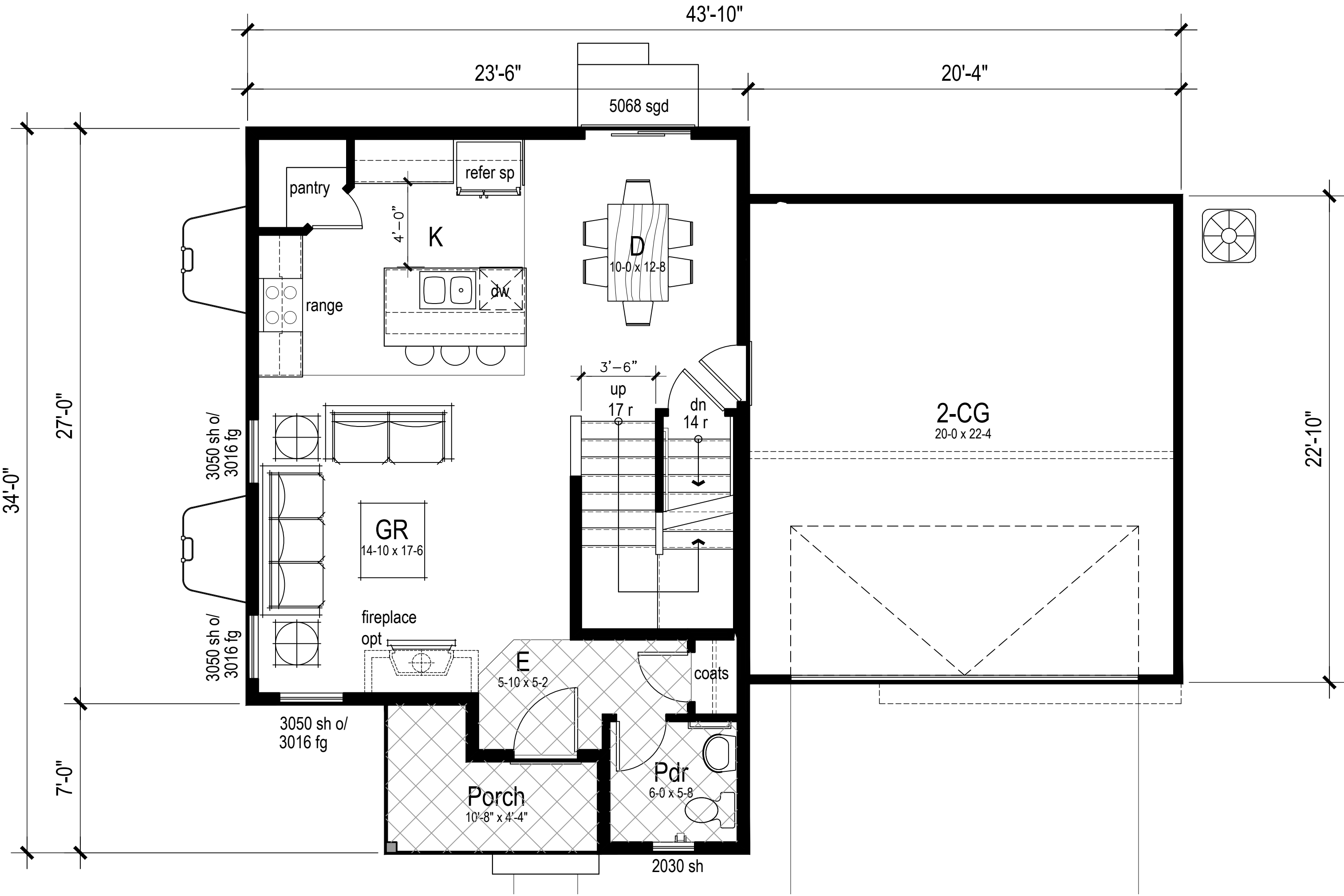
First Floor	700 SQ. FT.
Second Floor	968 SQ. FT.
Total Livable	1668 SQ. FT.
Garage	464 SQ. FT.
Porch	54 SQ. FT.
Basement	708 SQ. FT.



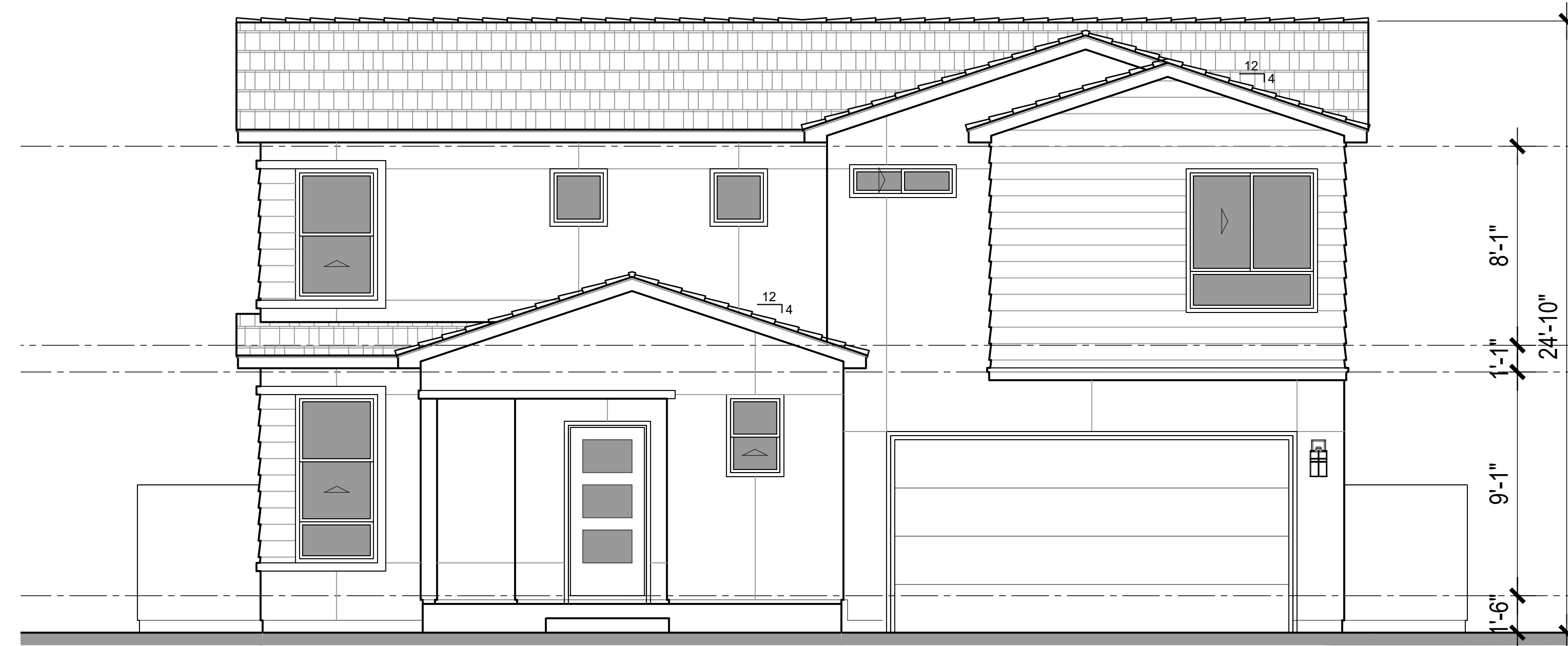
Second Floor Plan



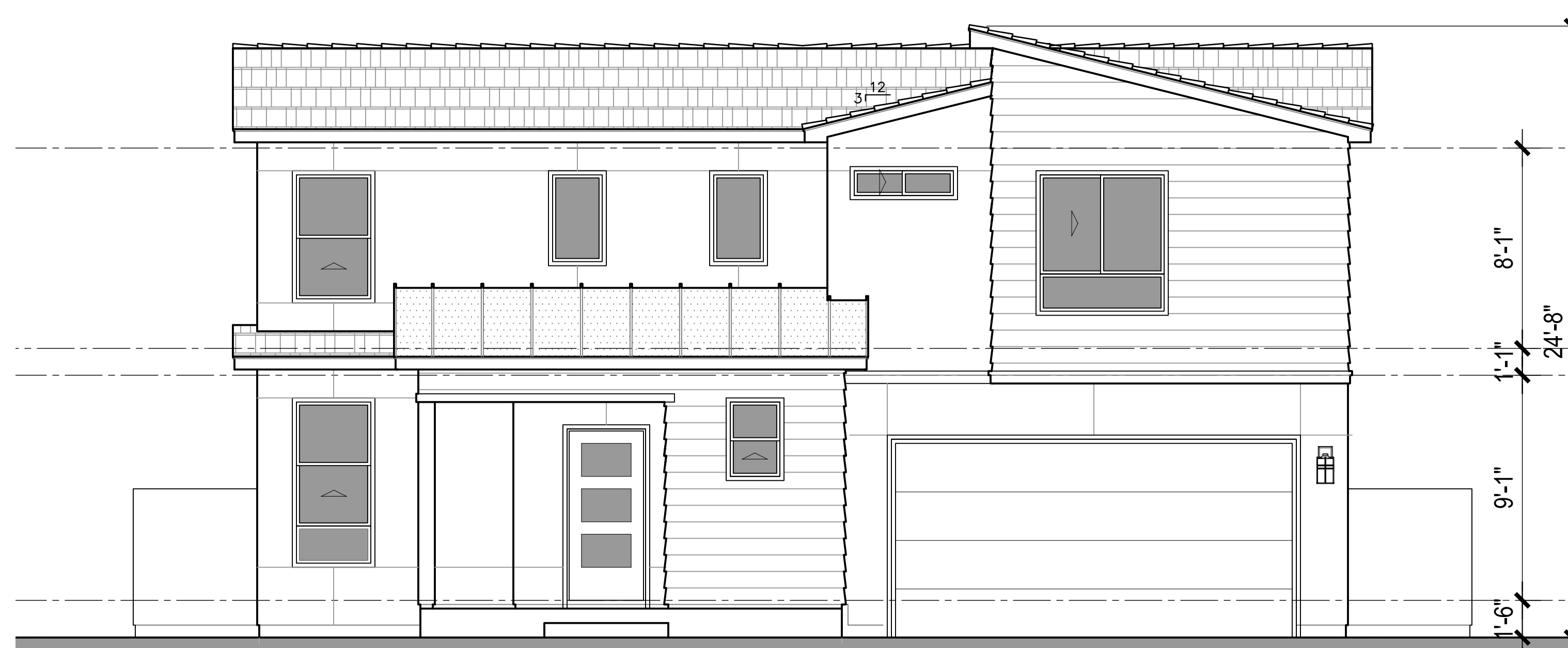
Basement Plan



First Floor Plan



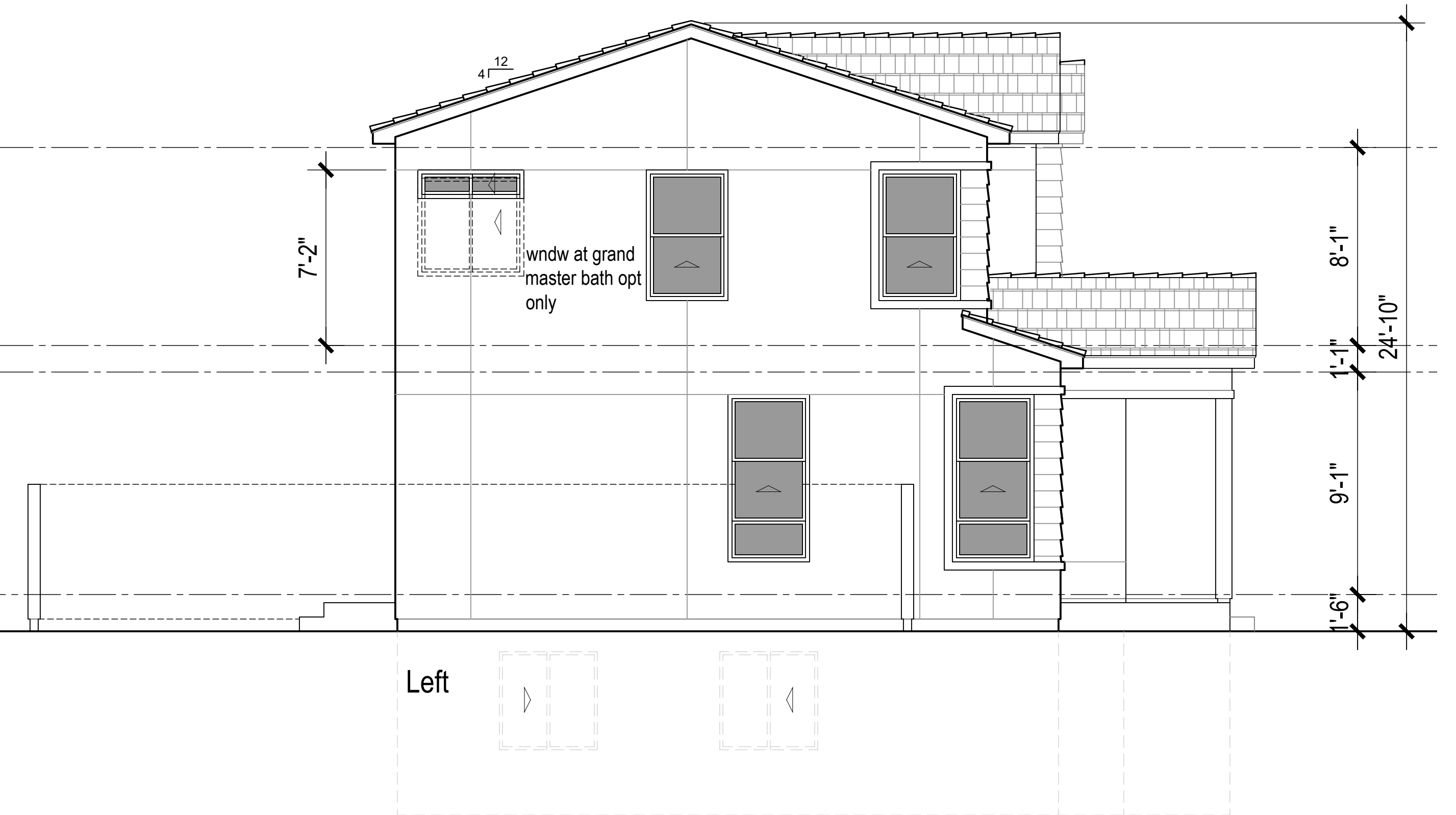
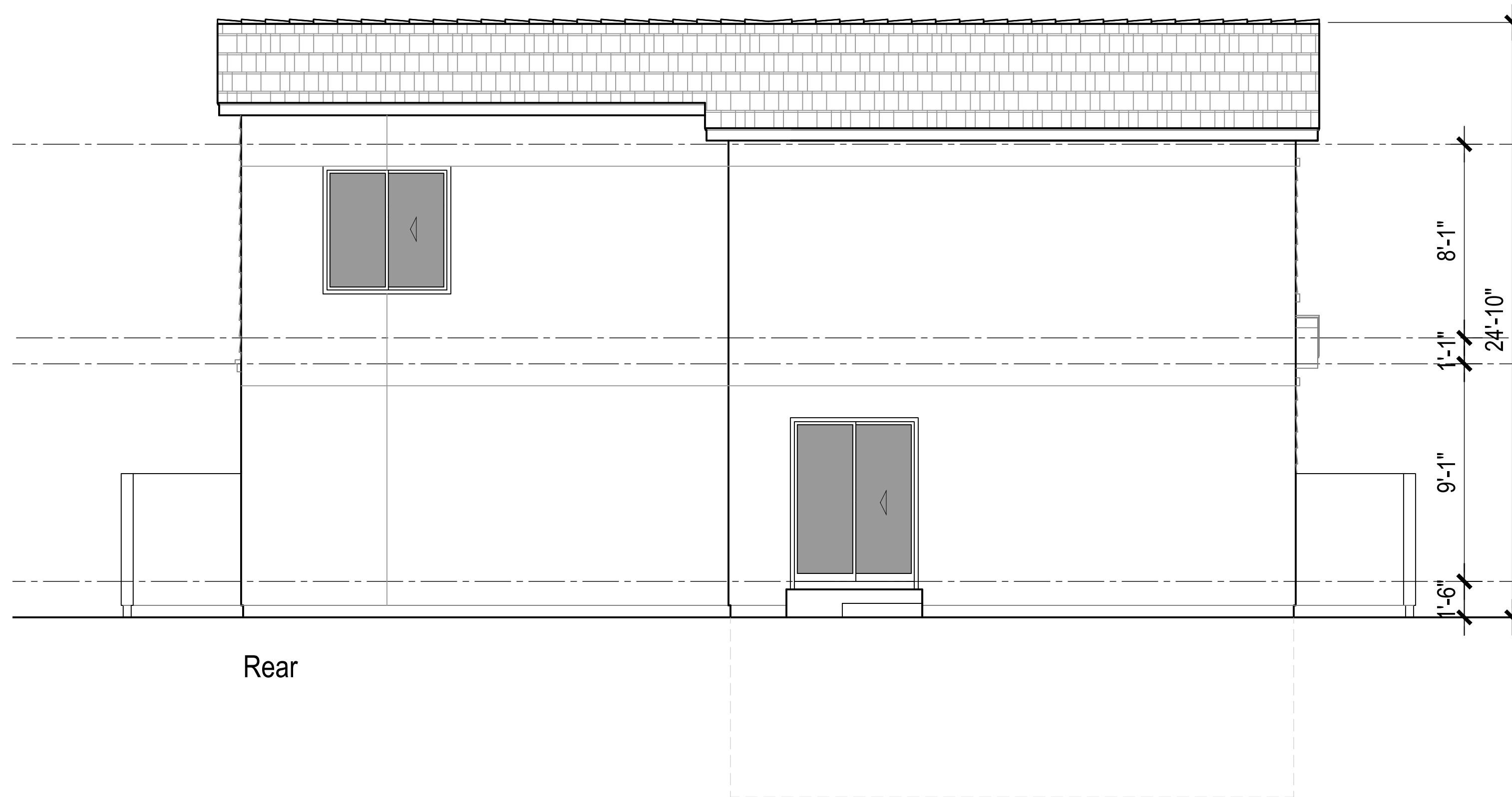
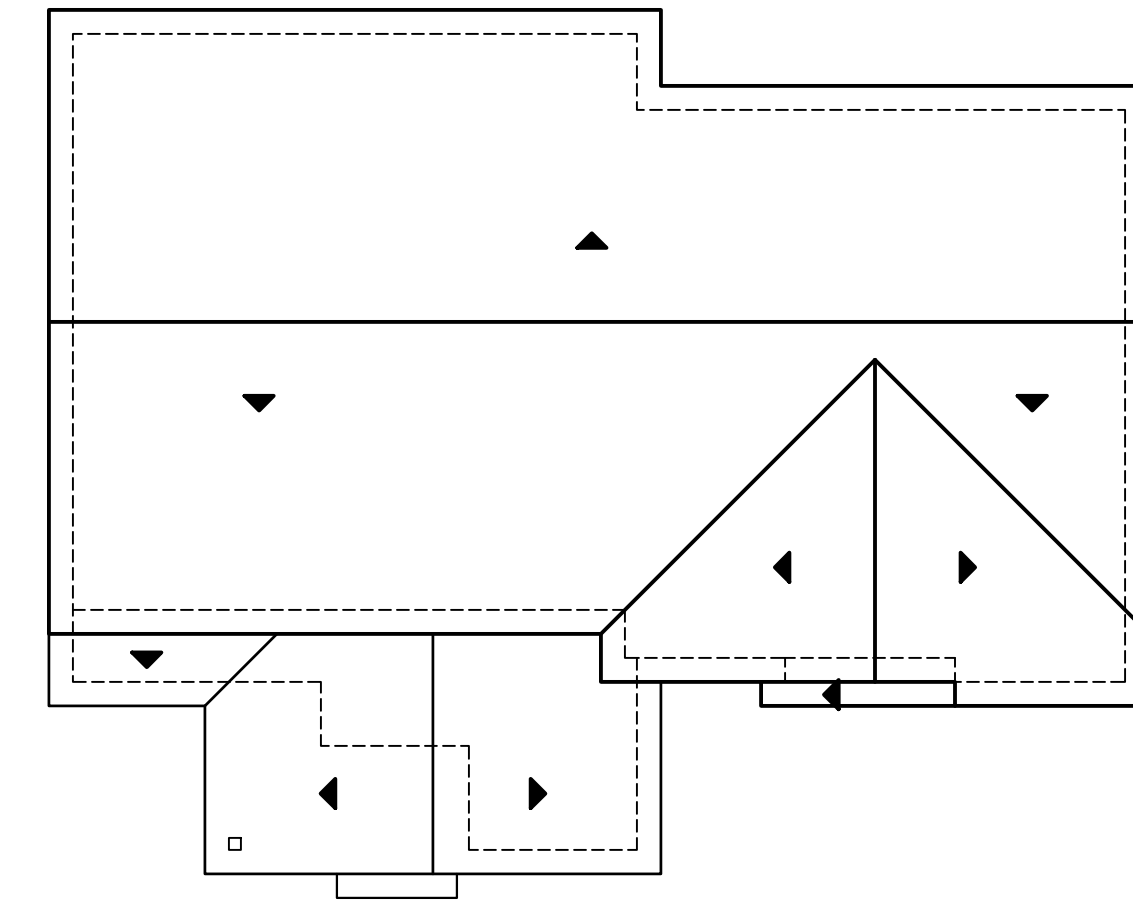
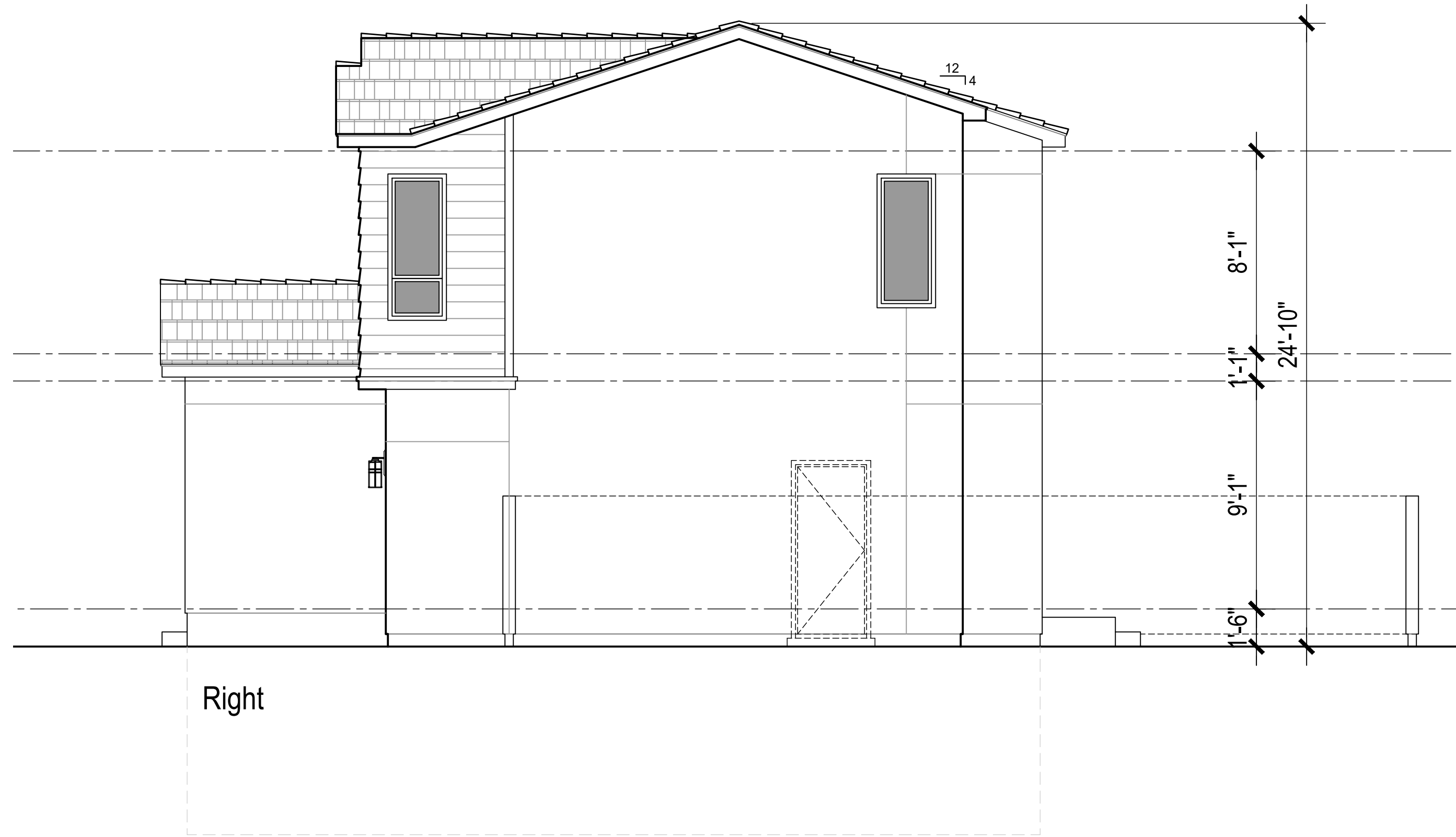
BRAUN - STYLE 'A'

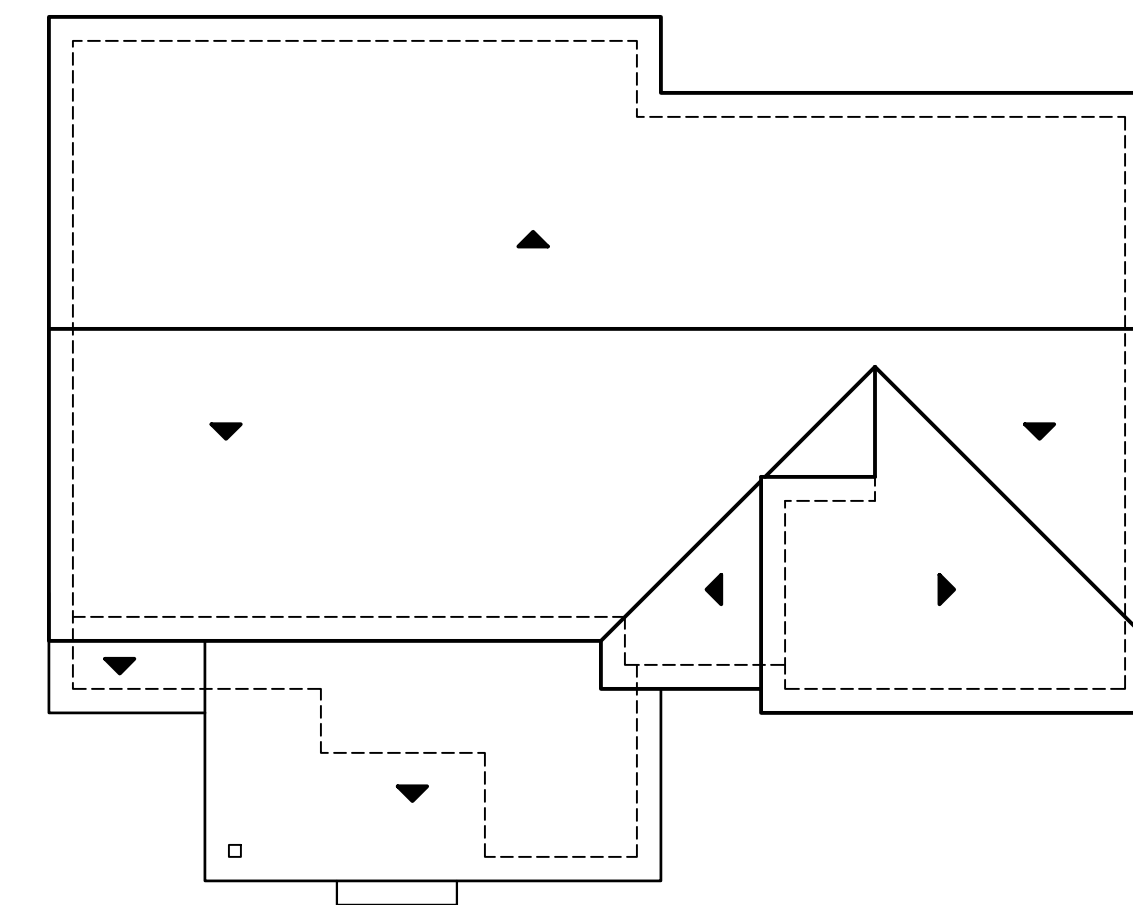
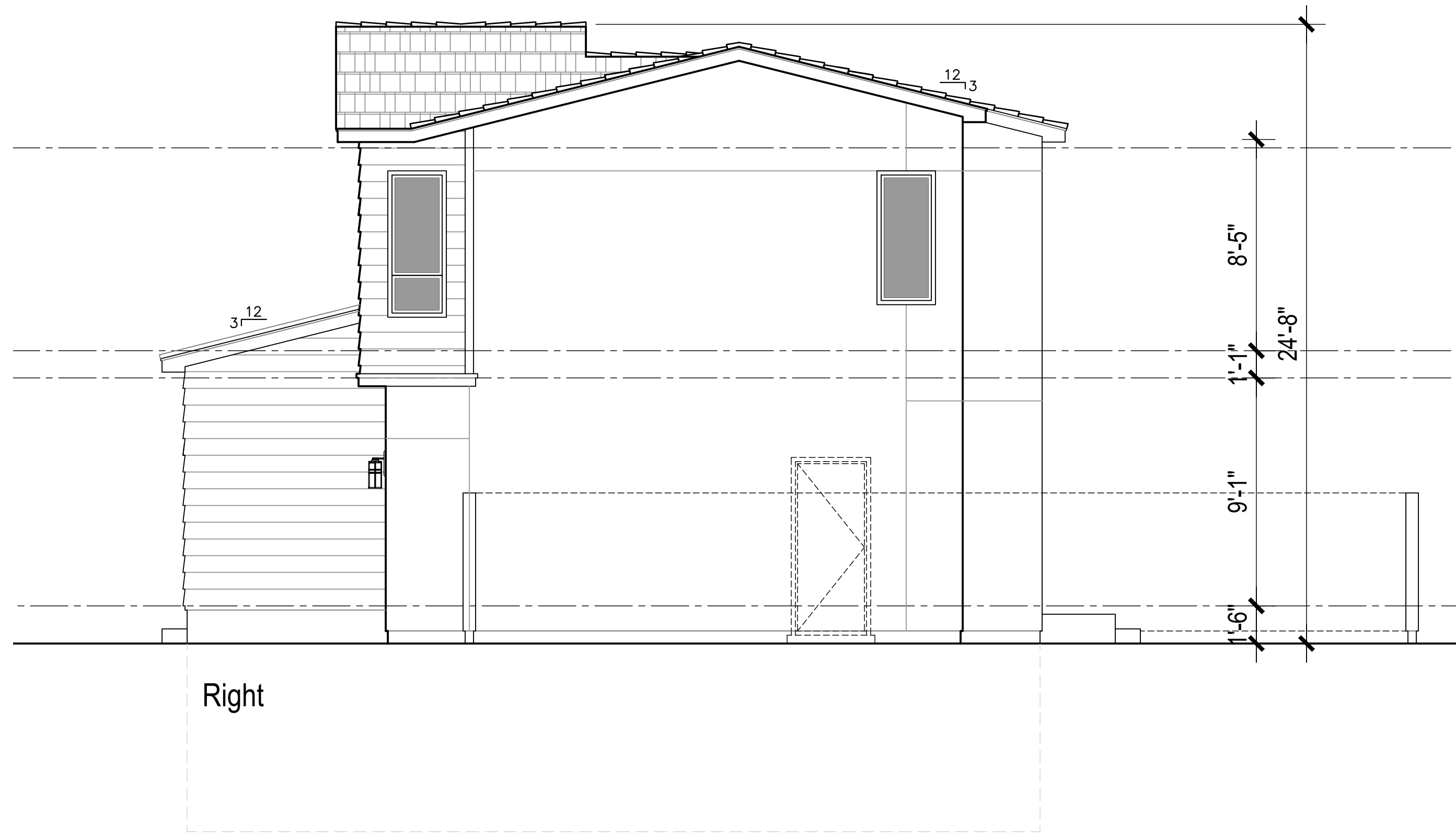


BRAUN - STYLE 'B'

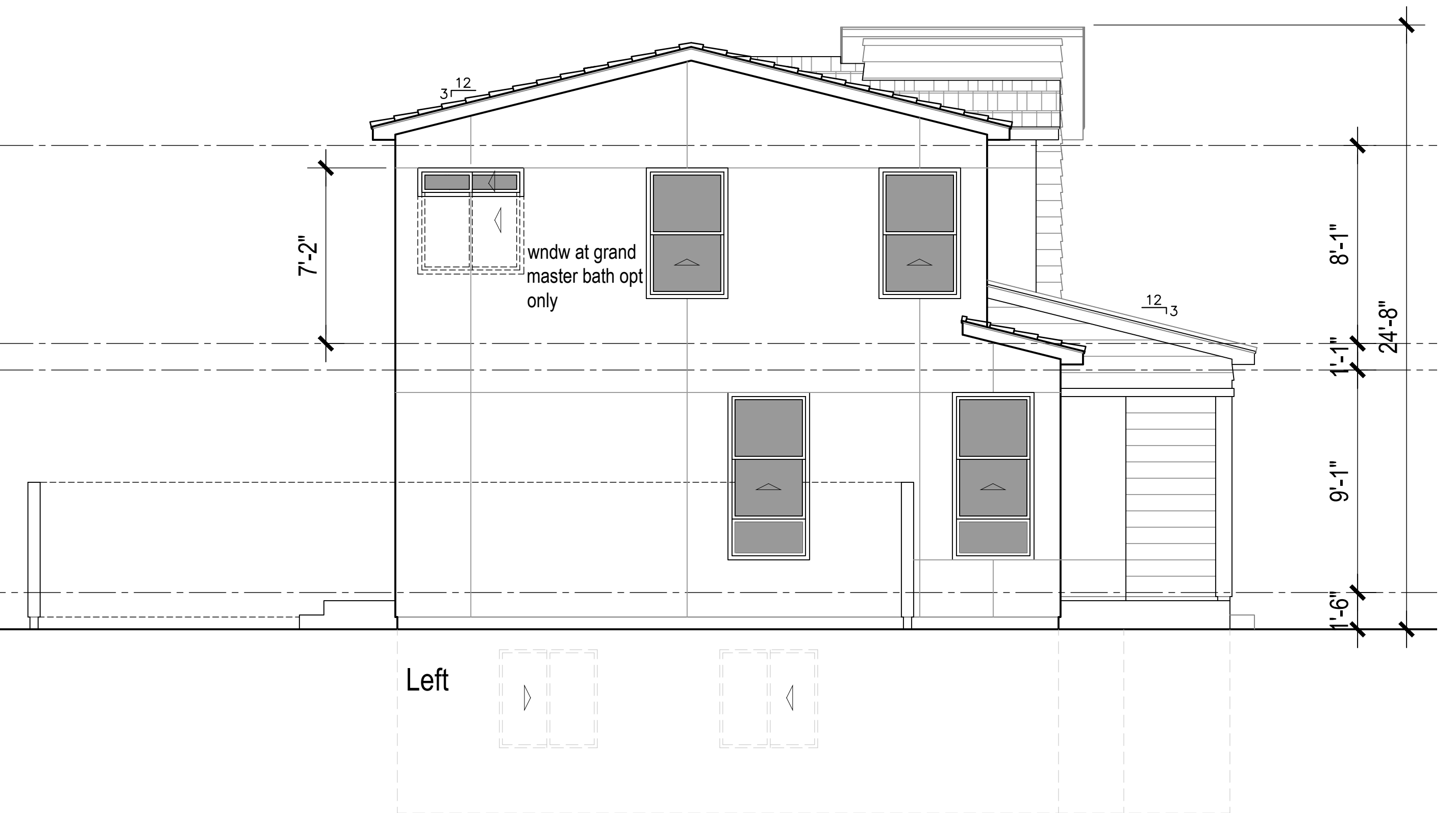
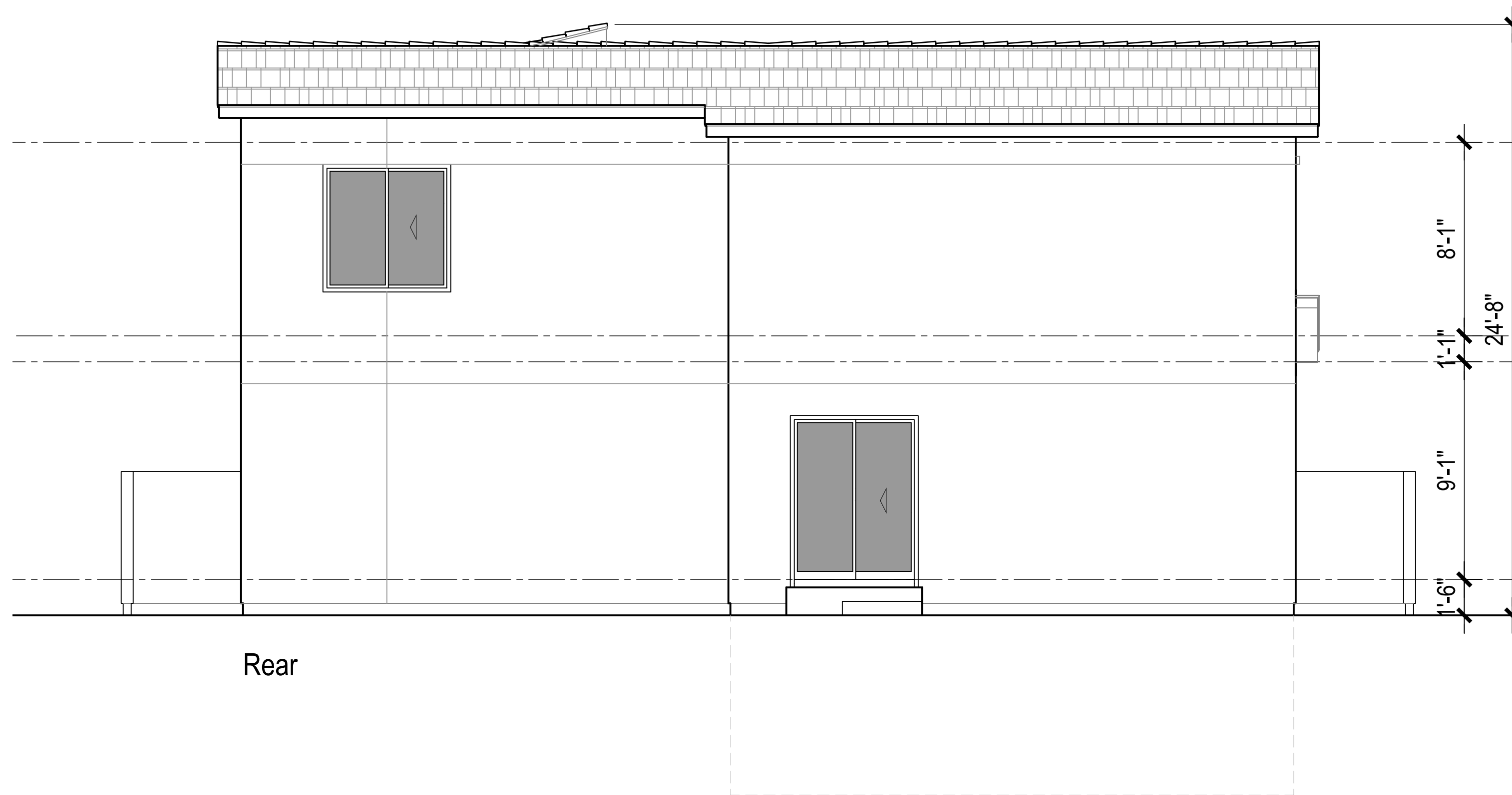


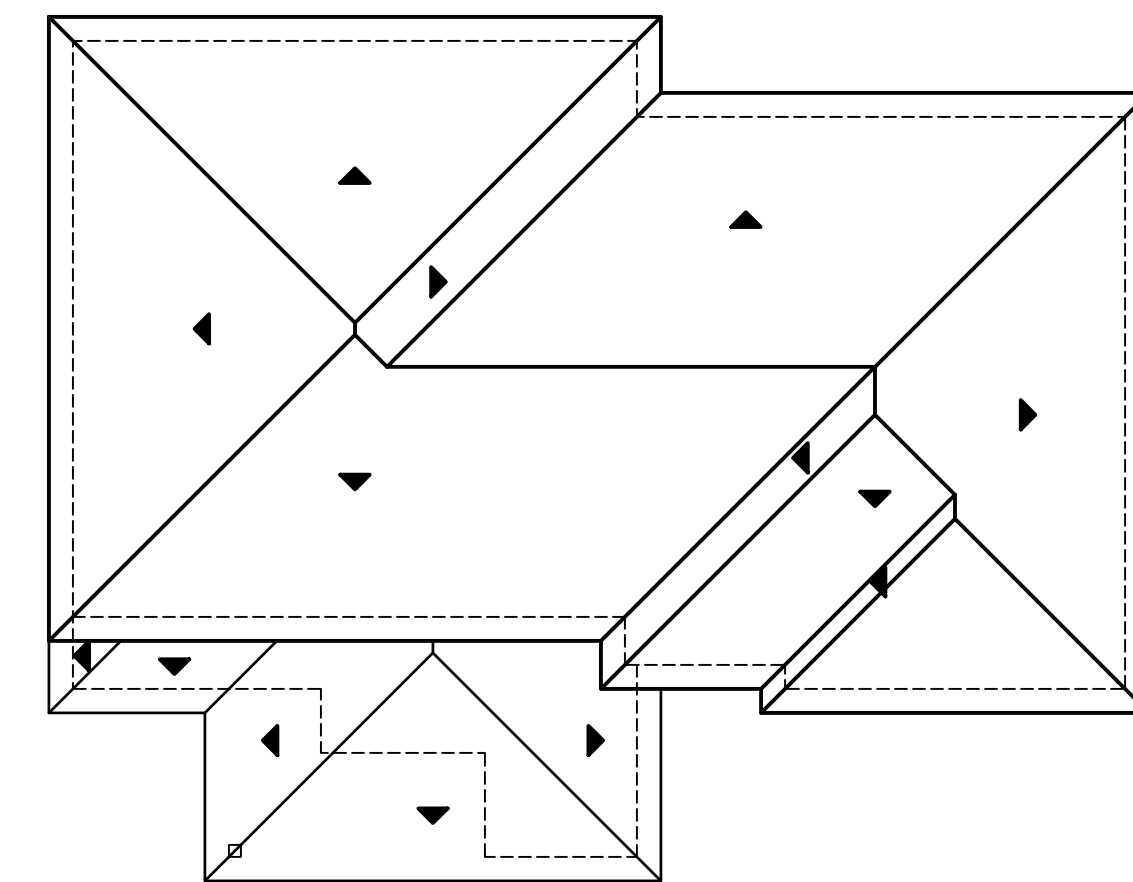
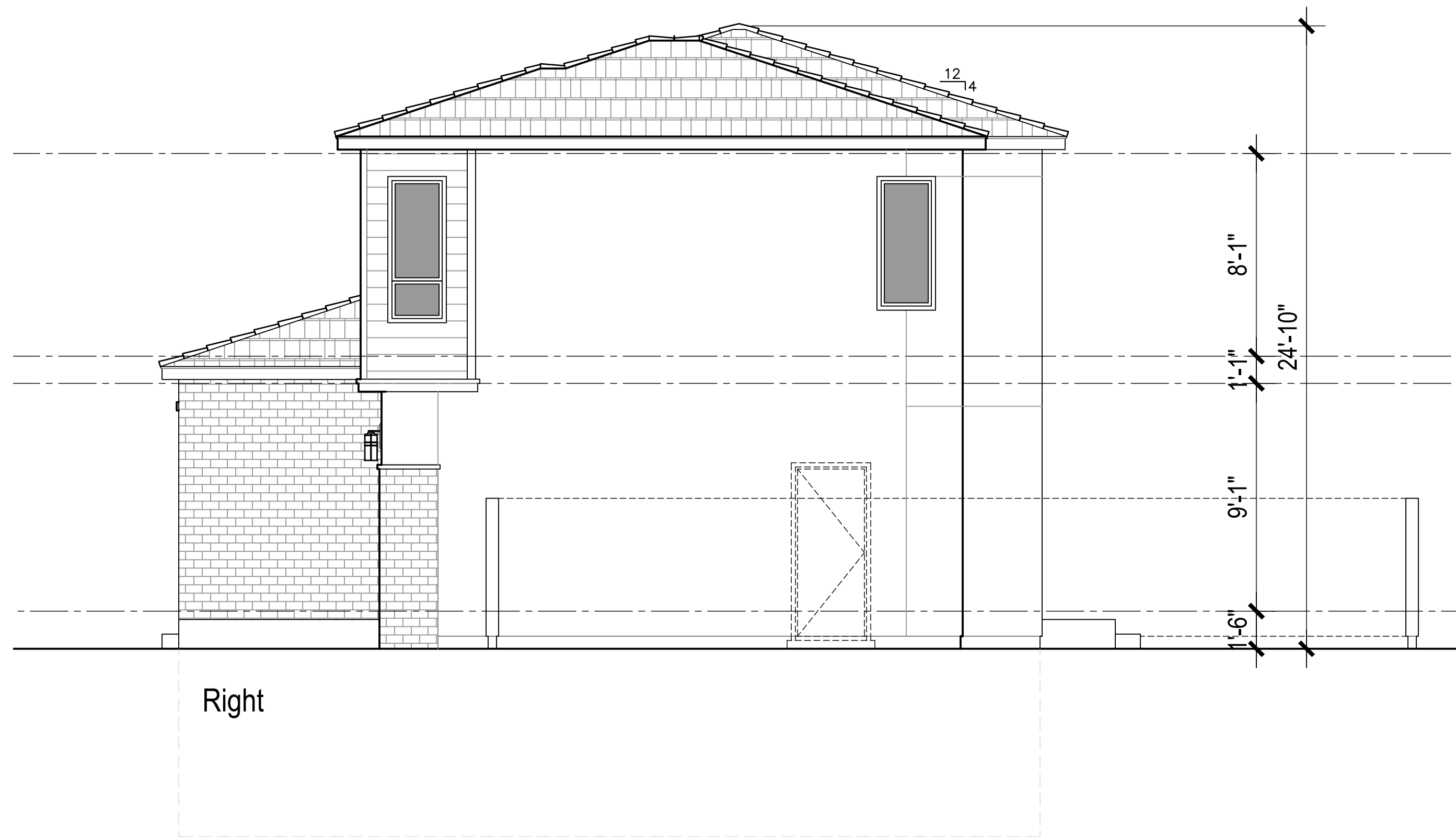
BRAUN - STYLE 'C'



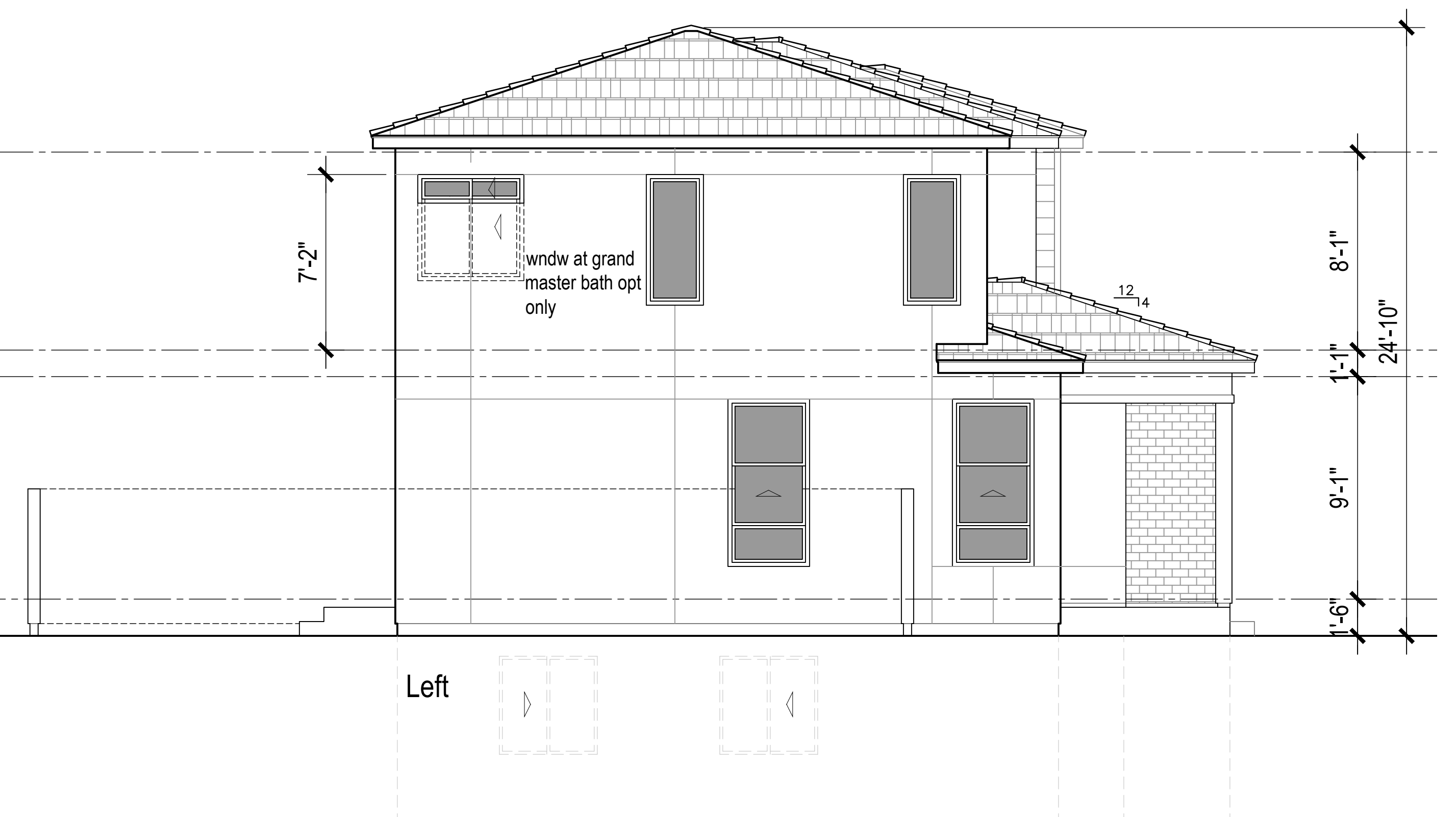
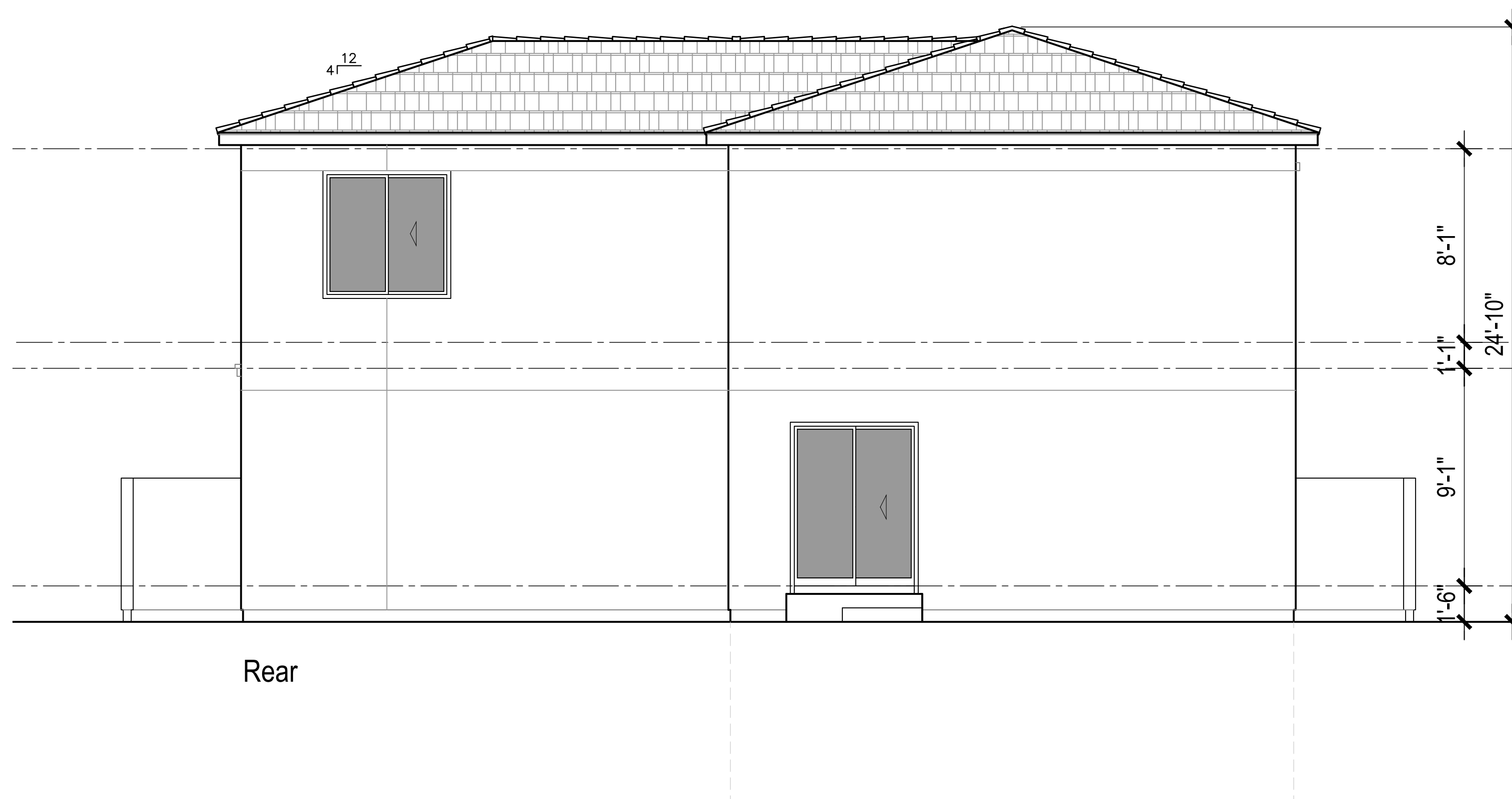


Roof Plan
Scale: 1/8"=1'-0"
Typ Roof Slope 3:12



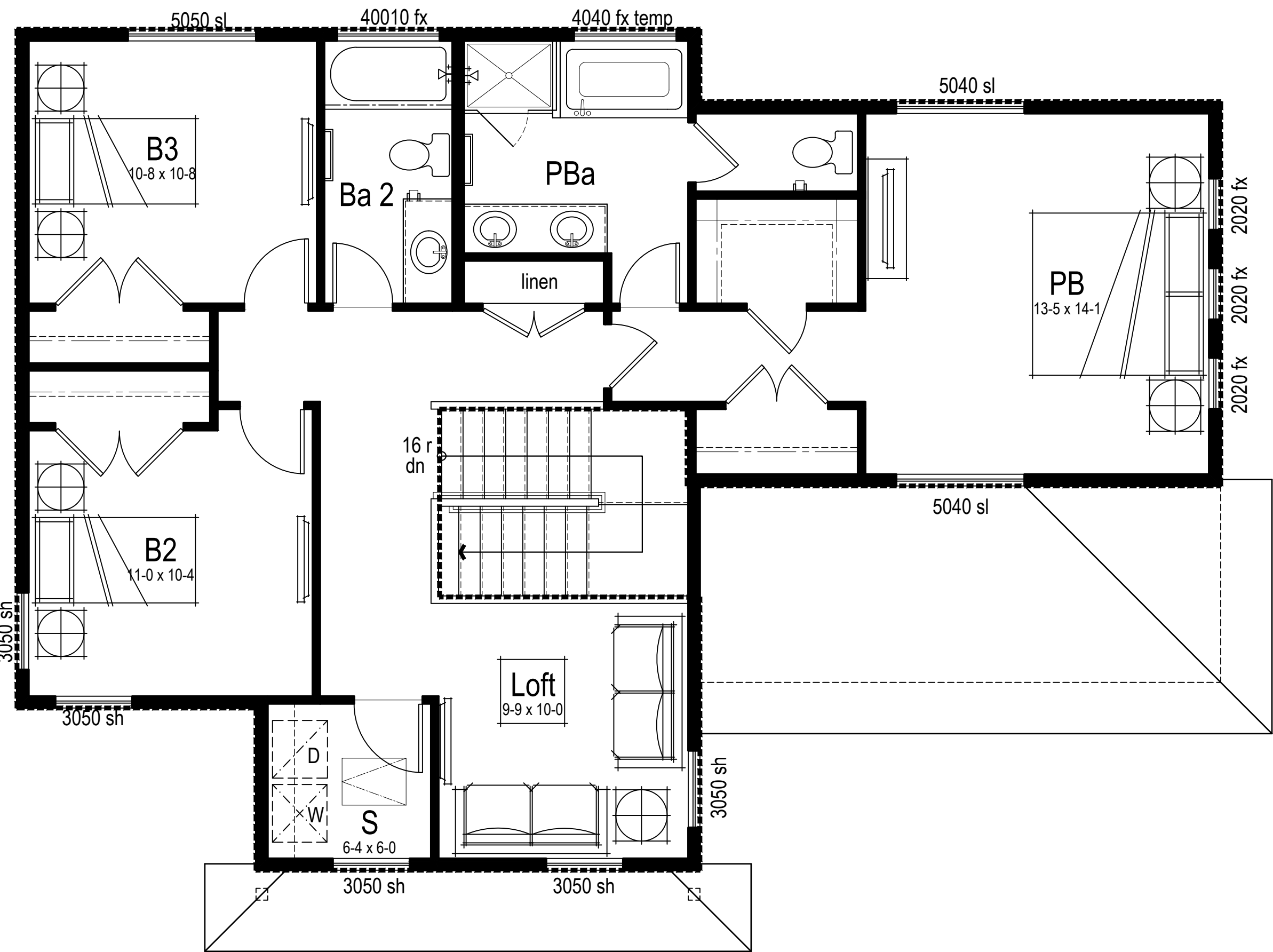
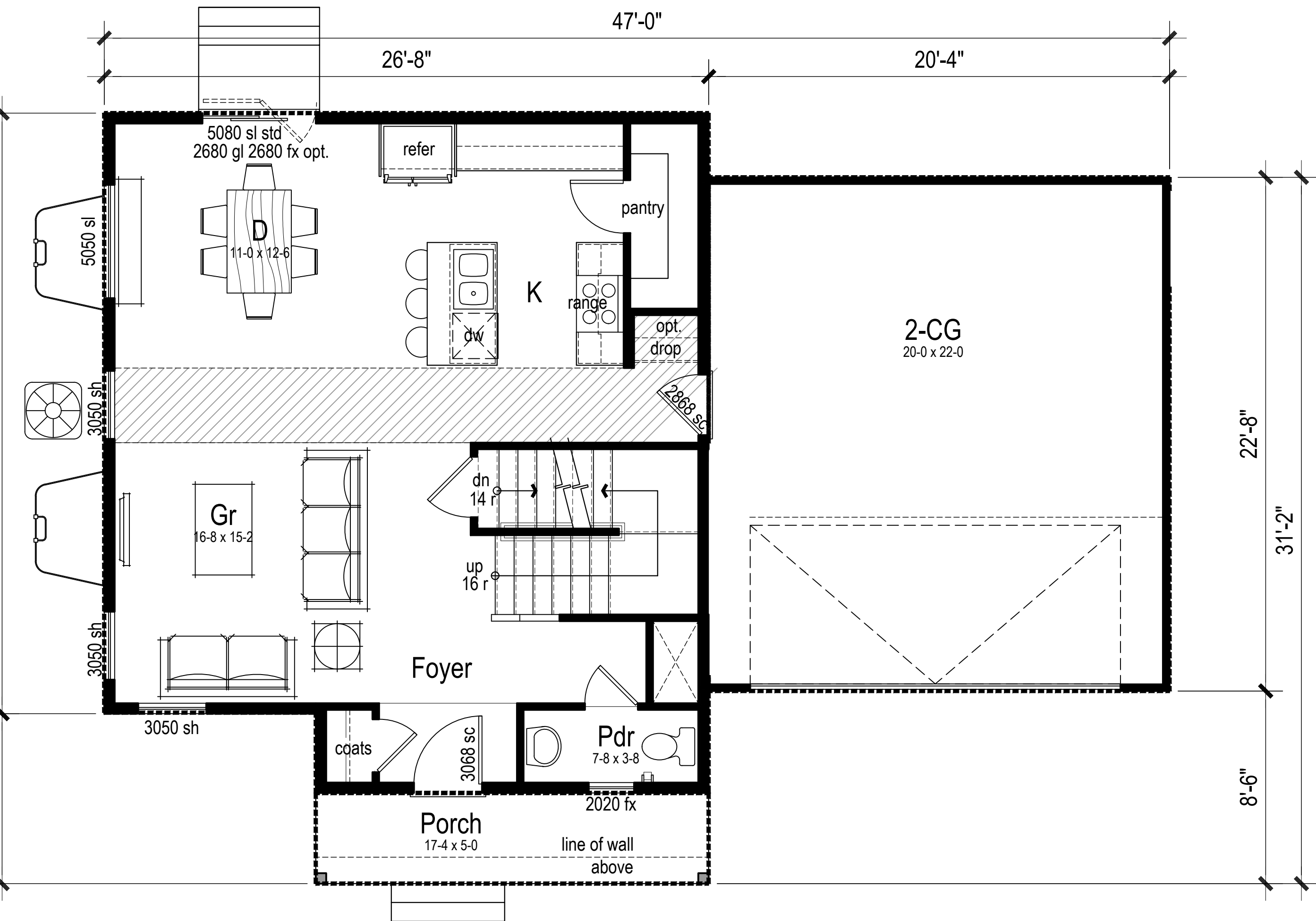
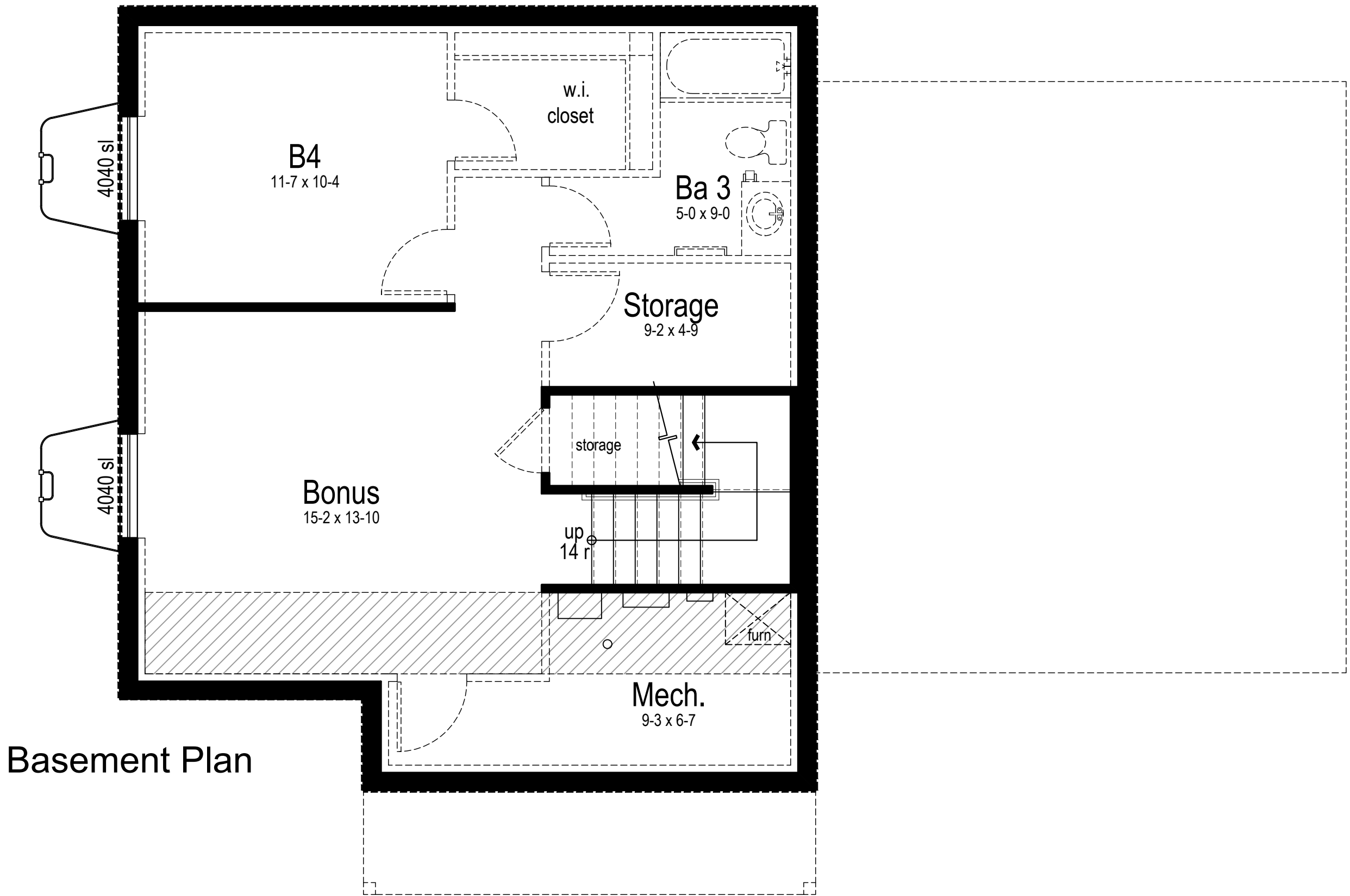


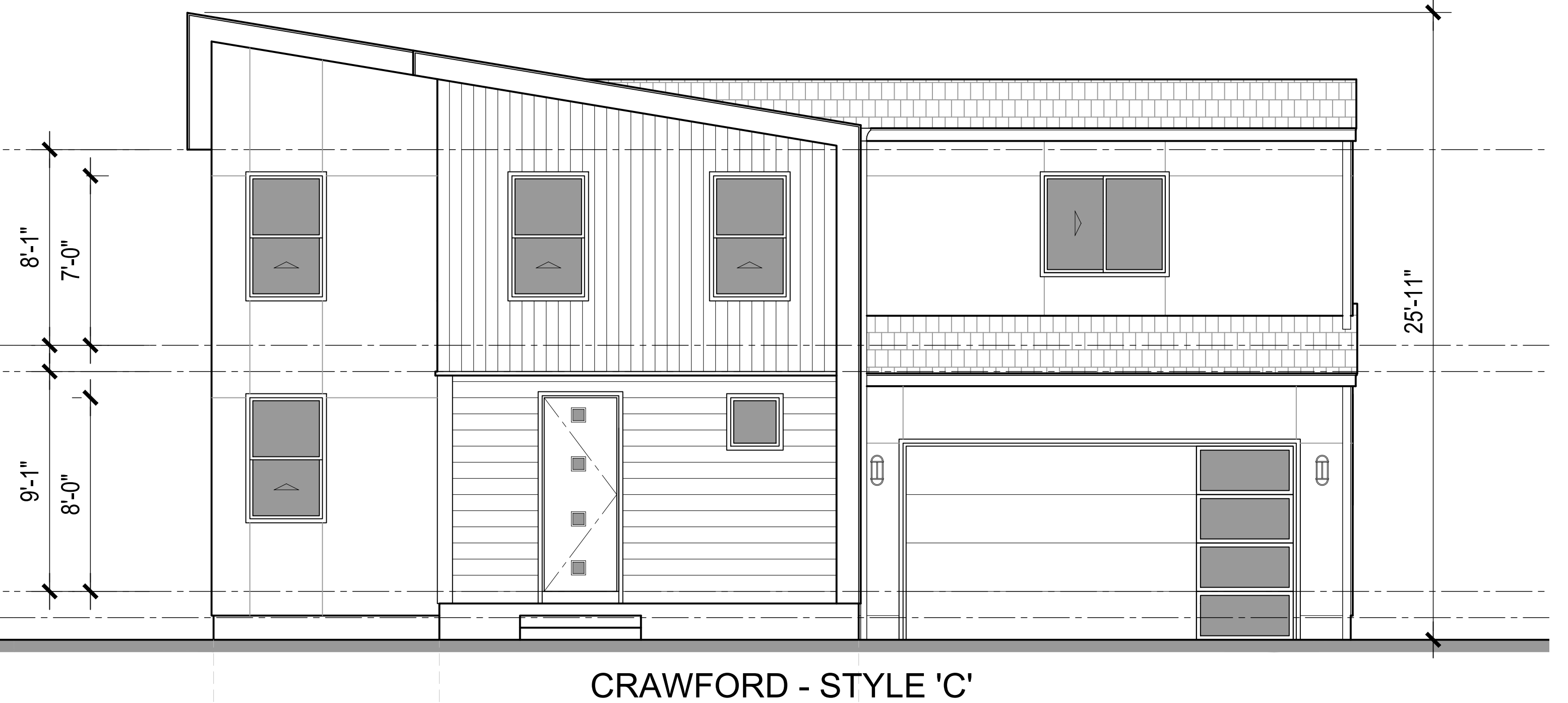
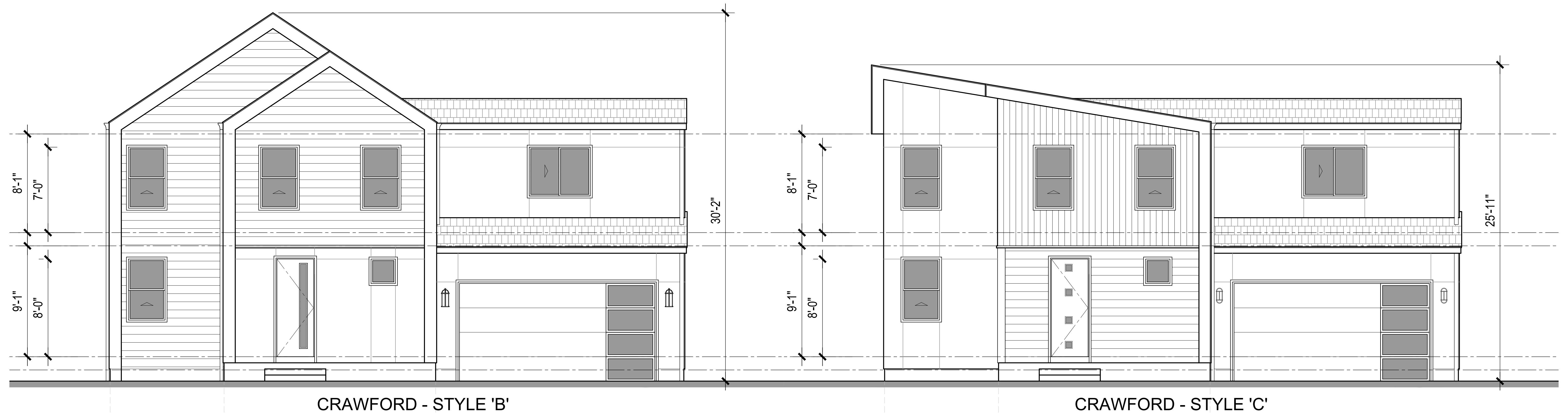
Roof Plan
Scale: 1/8"=1'-0"
Typ Roof Slope 4:12

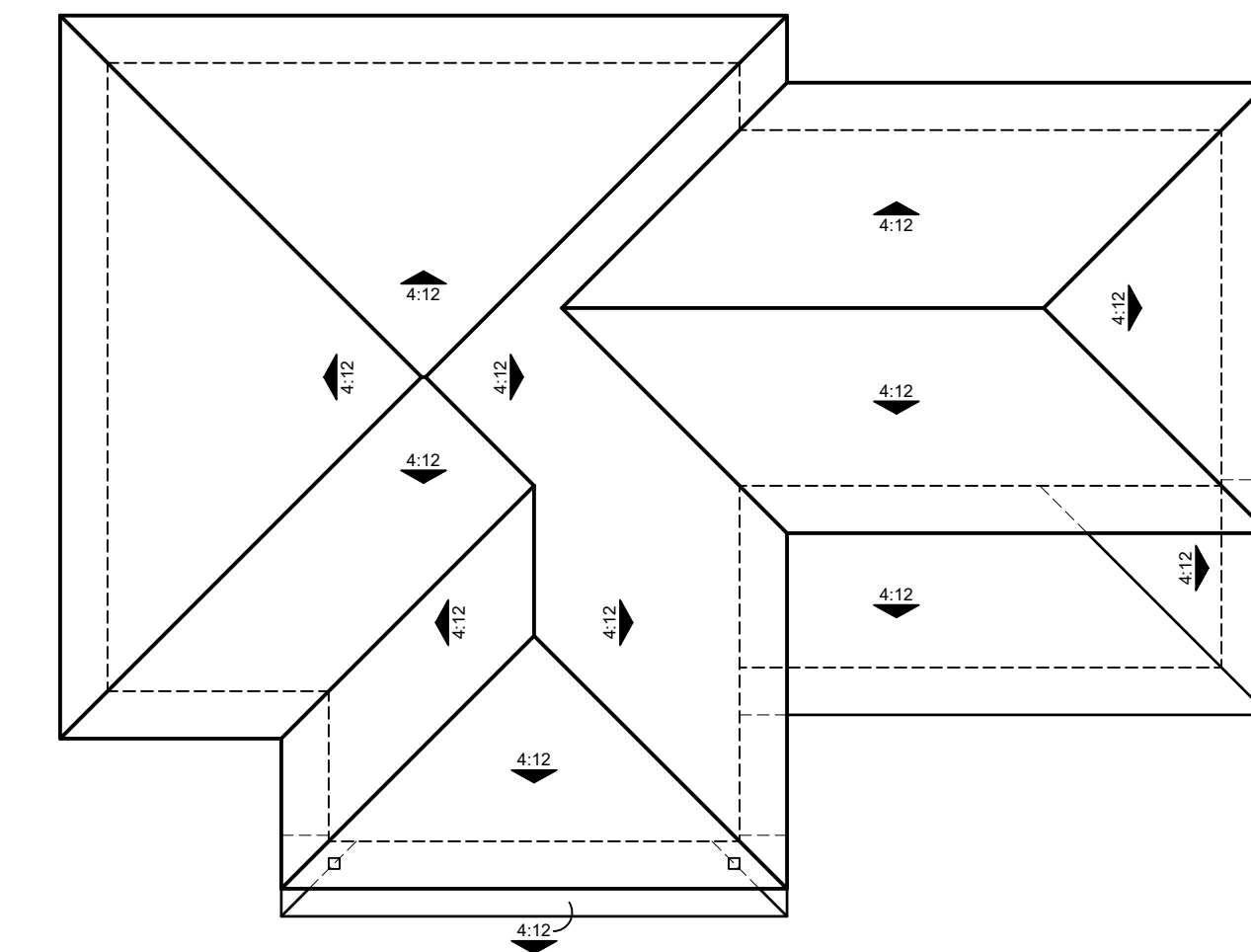
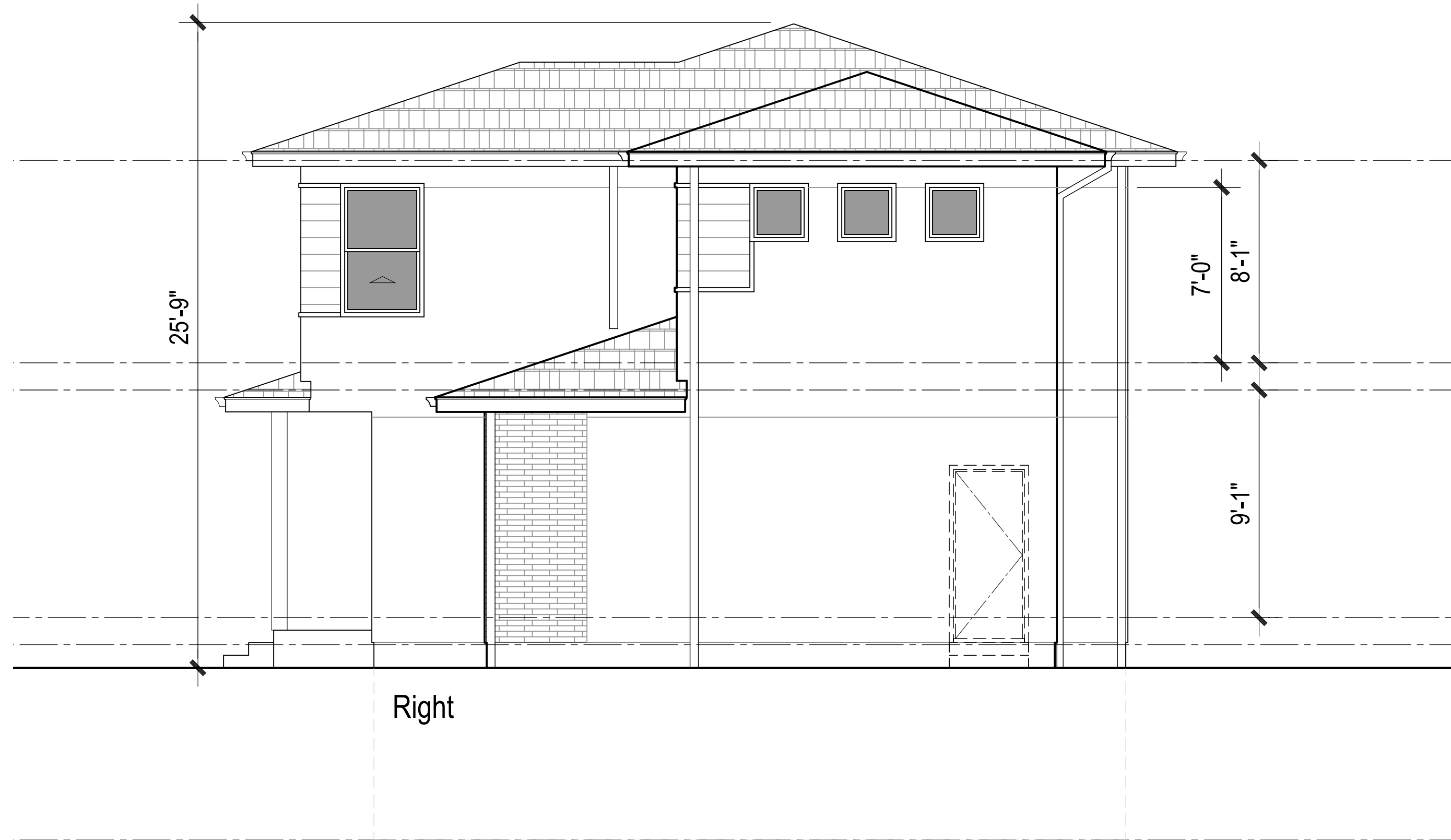


SQUARE FOOTAGE

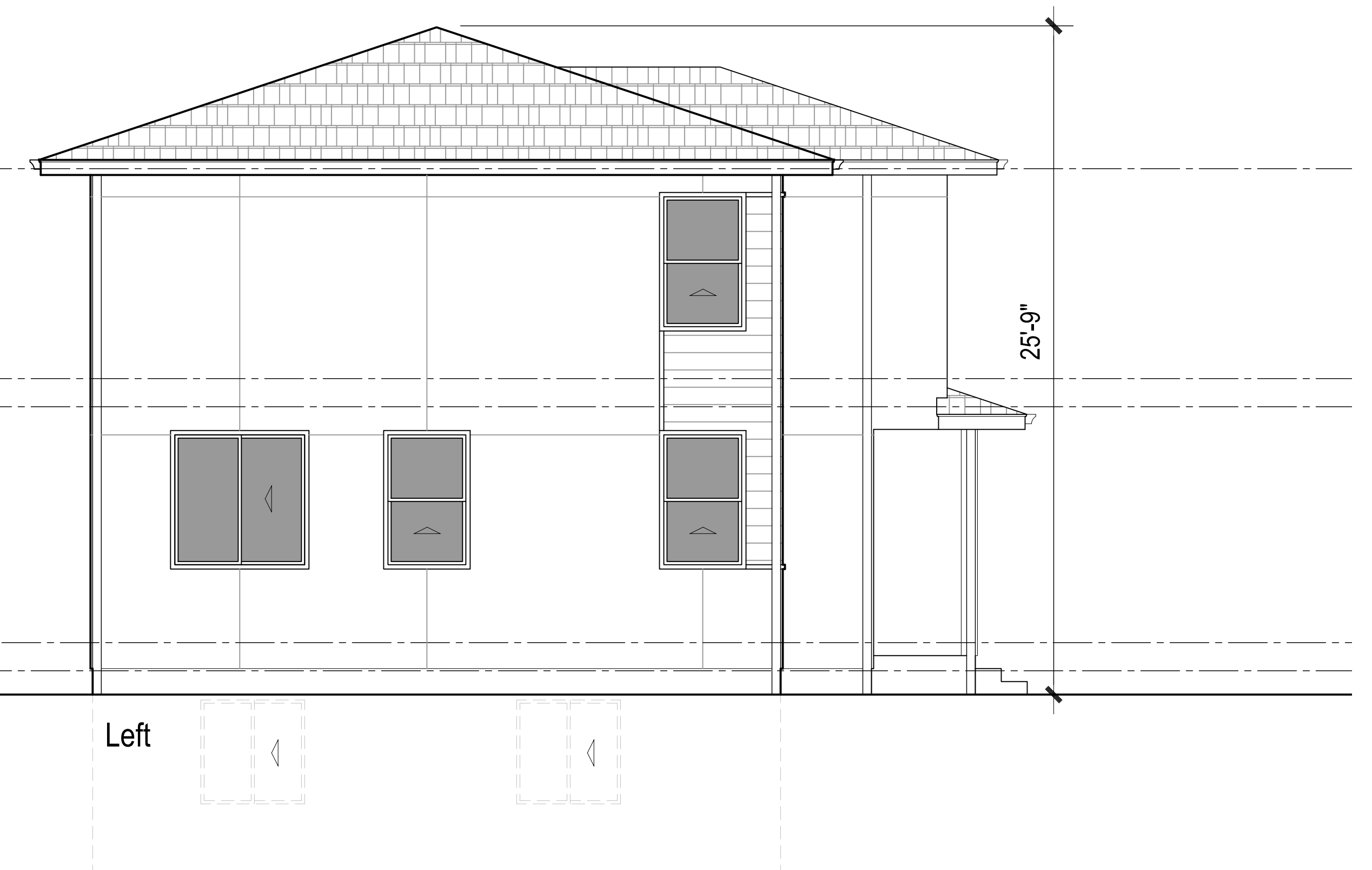
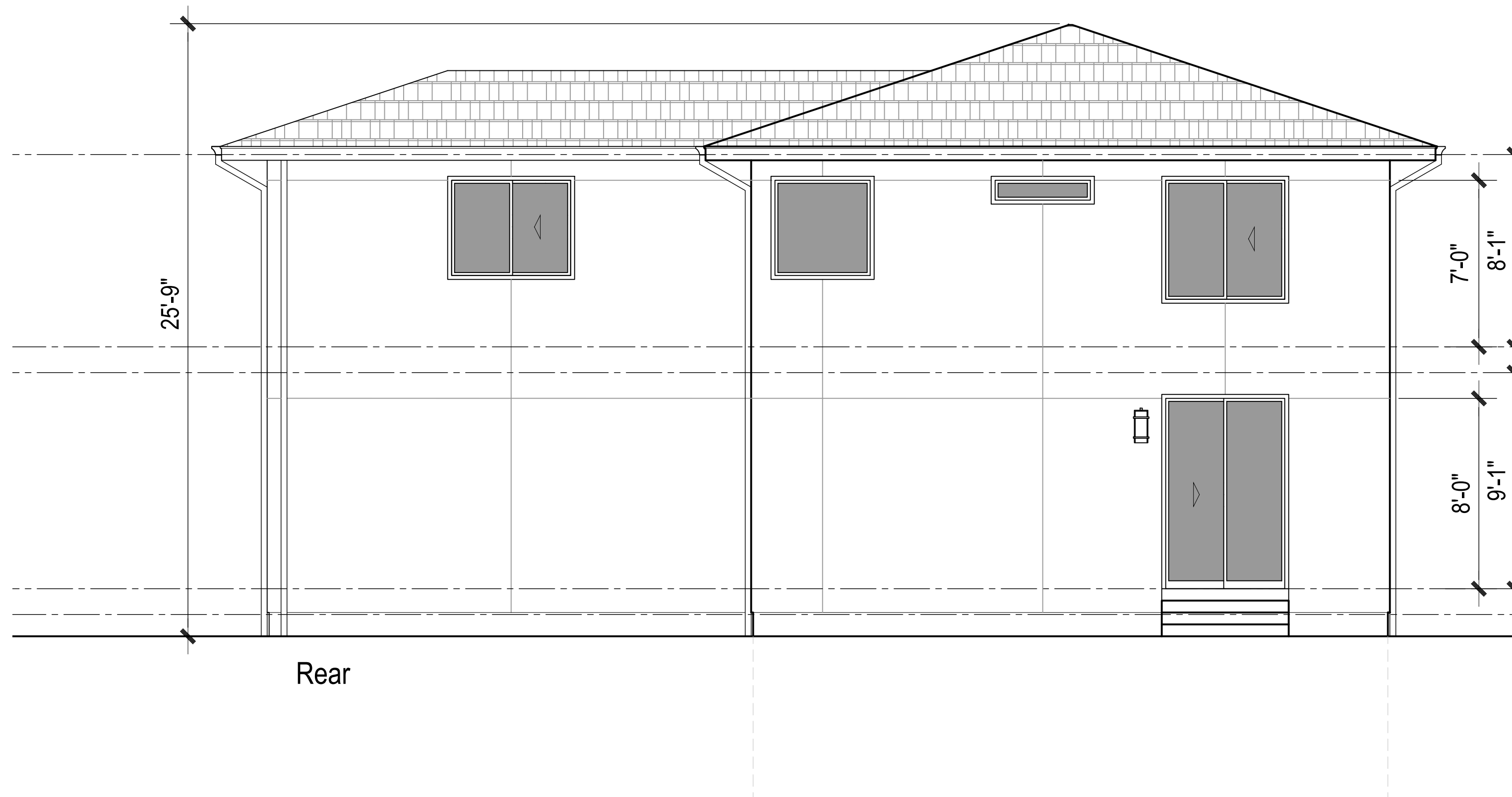
First Floor	767 SQ. FT.
Second Floor	1048 SQ. FT.
Total Livable	1851 SQ. FT.
Garage	461 SQ. FT.
Porch	69 SQ. FT.
Basement	767 SQ. FT.

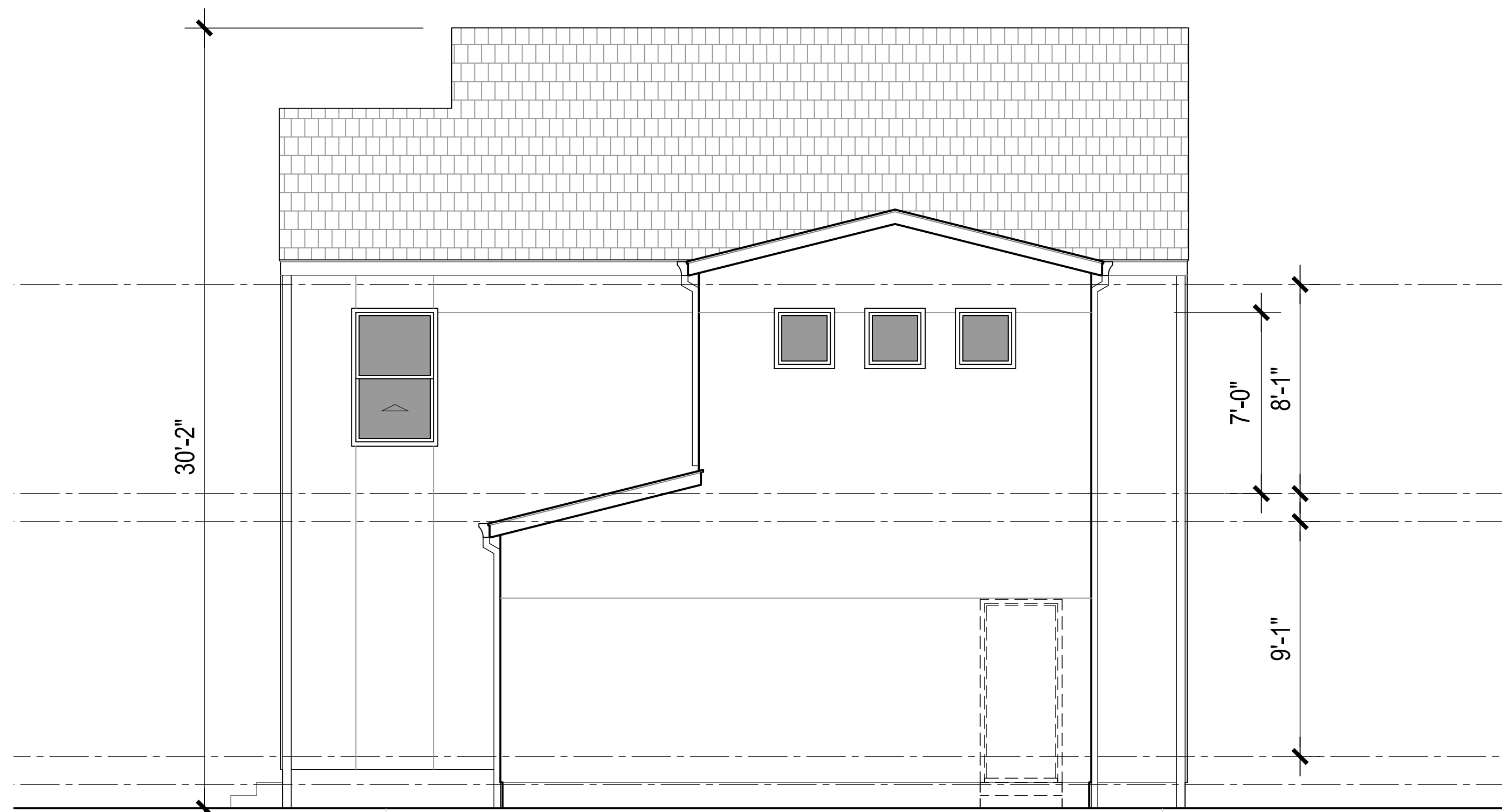




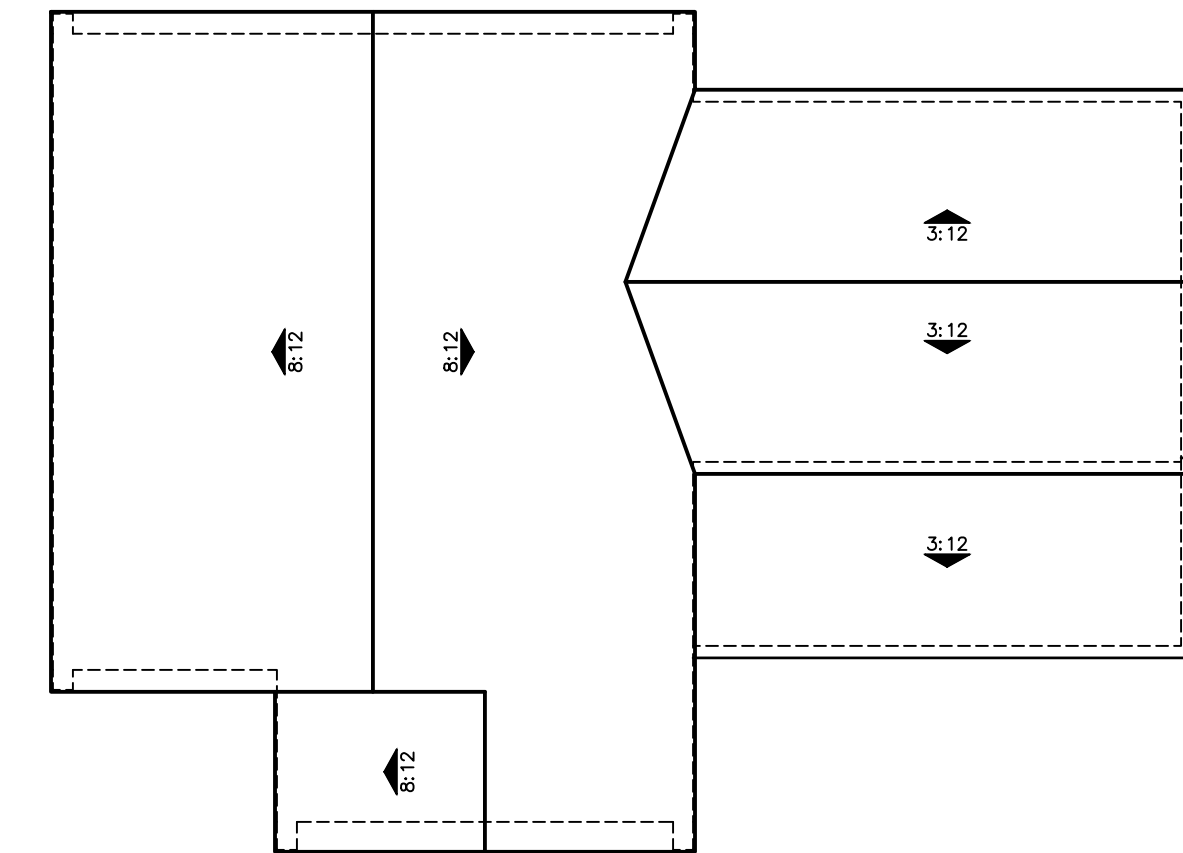


Roof Plan
Scale: 1/8"=1'-0"
Typ Roof Slope 4:12

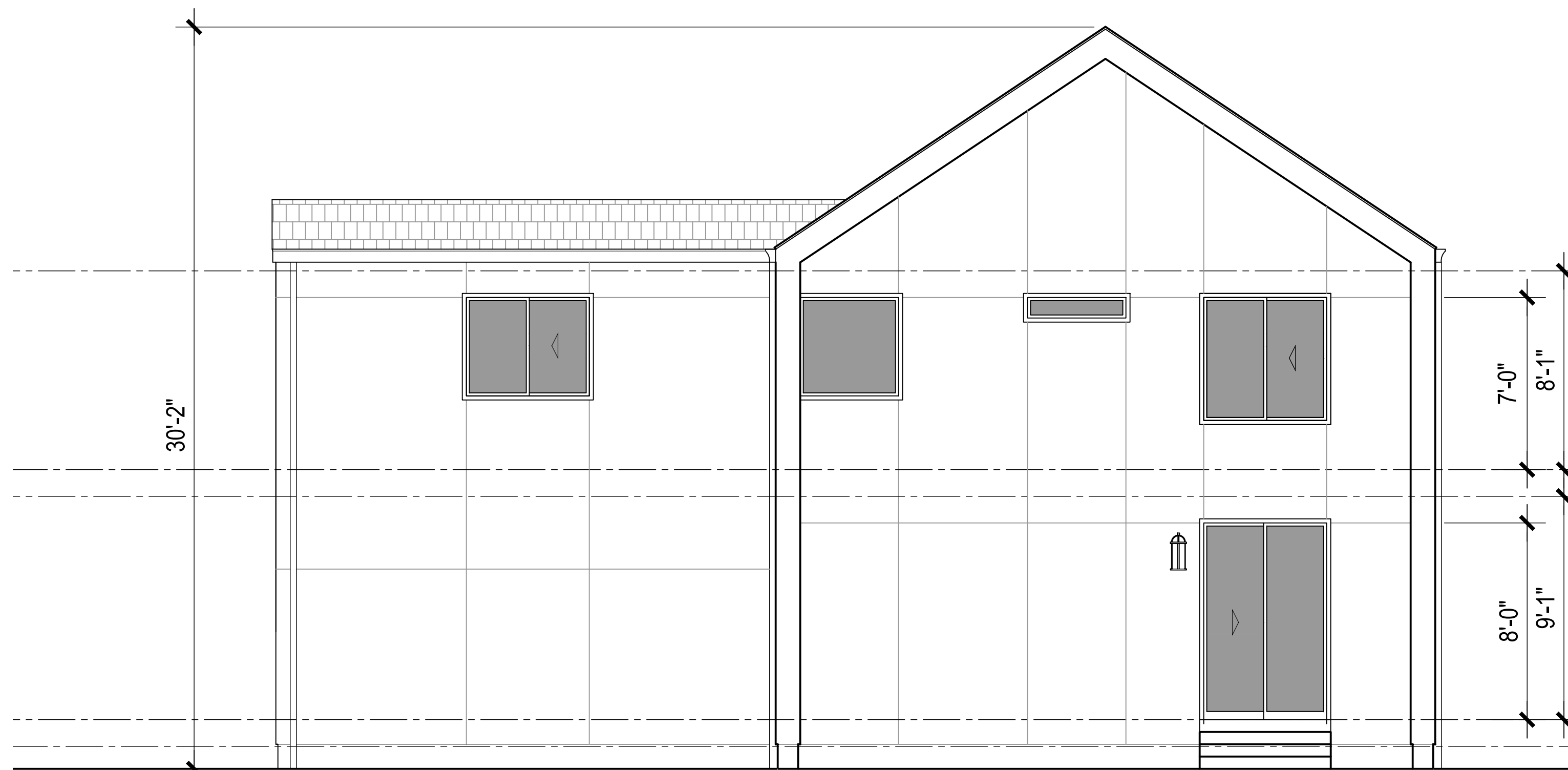




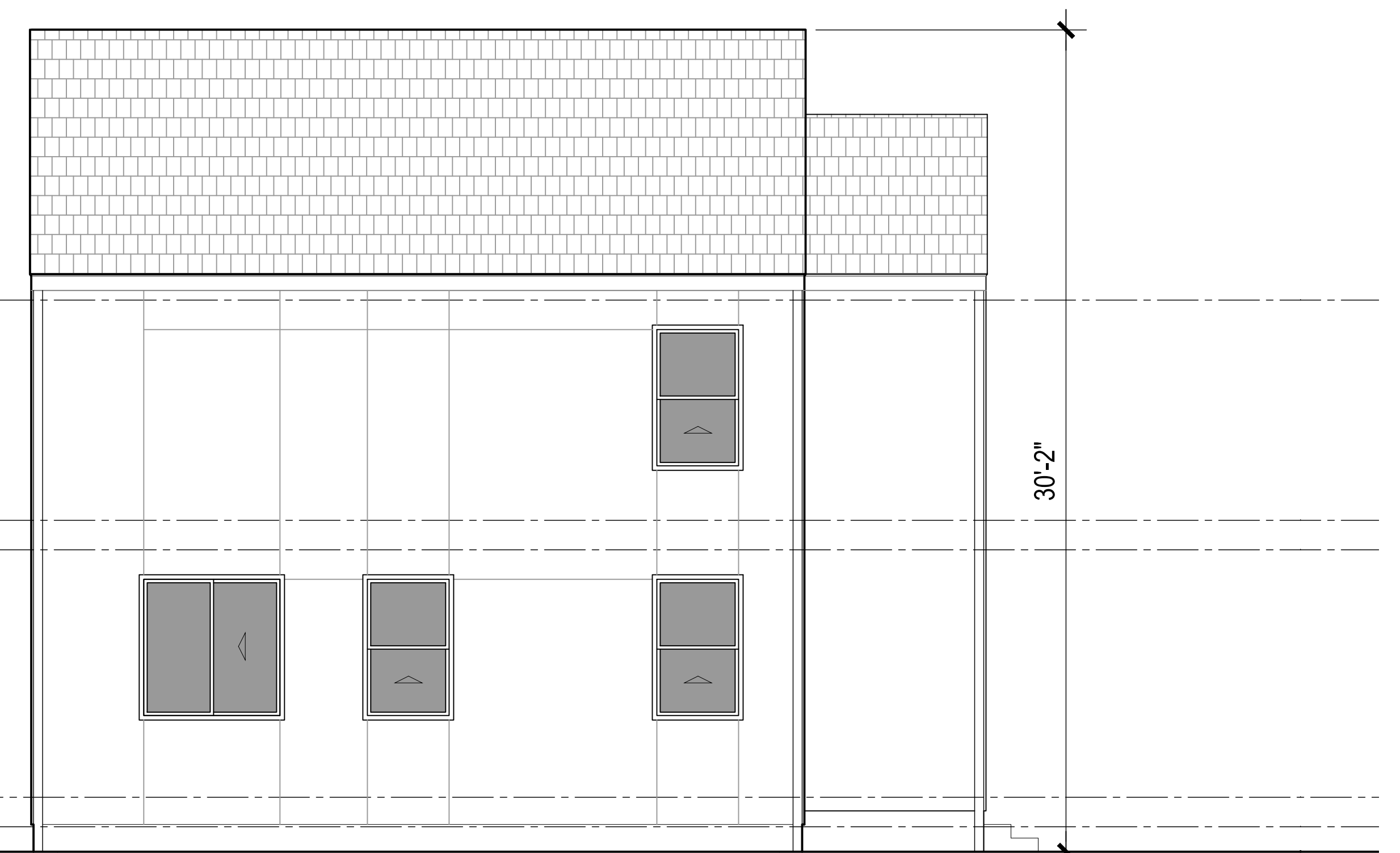
Right



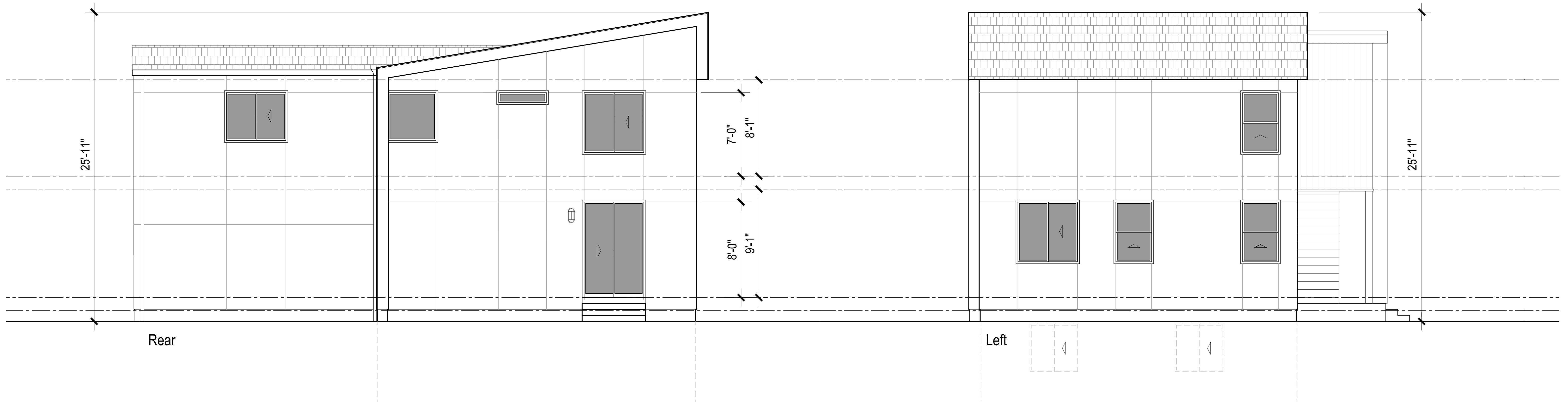
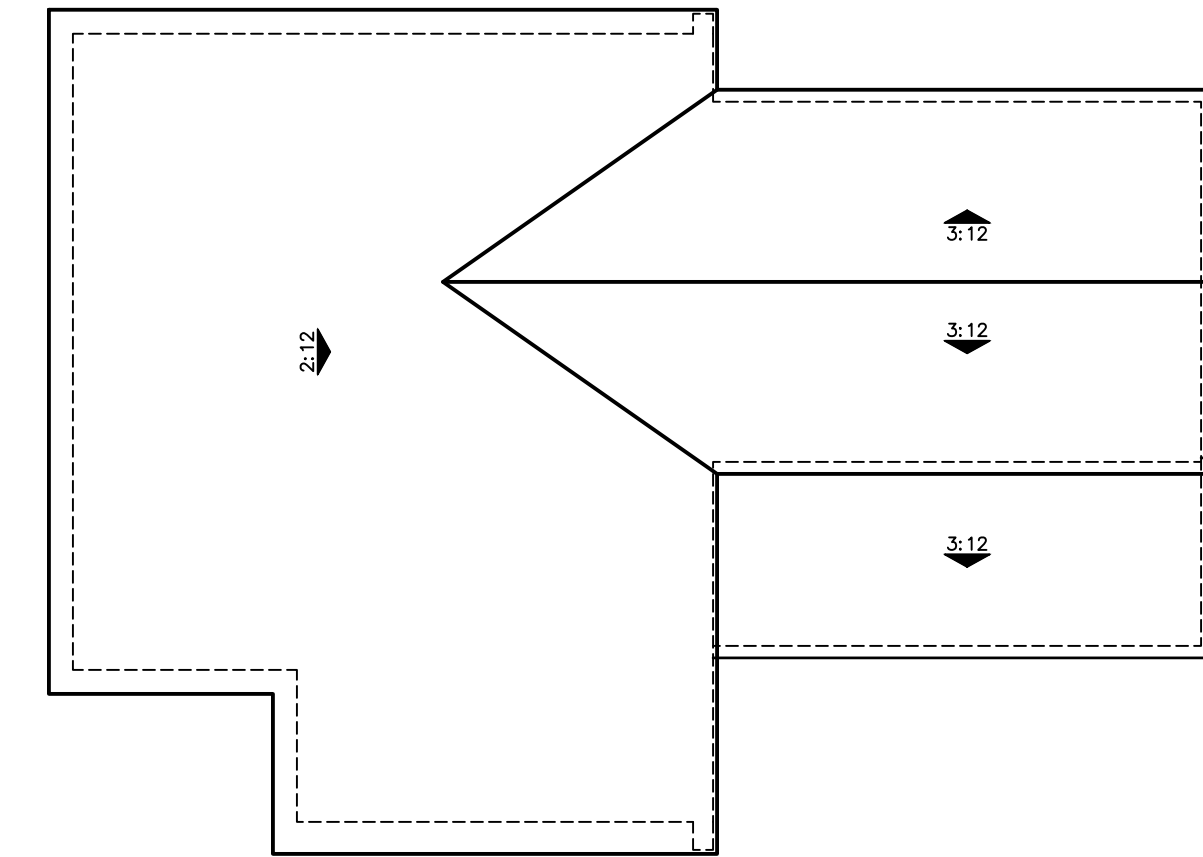
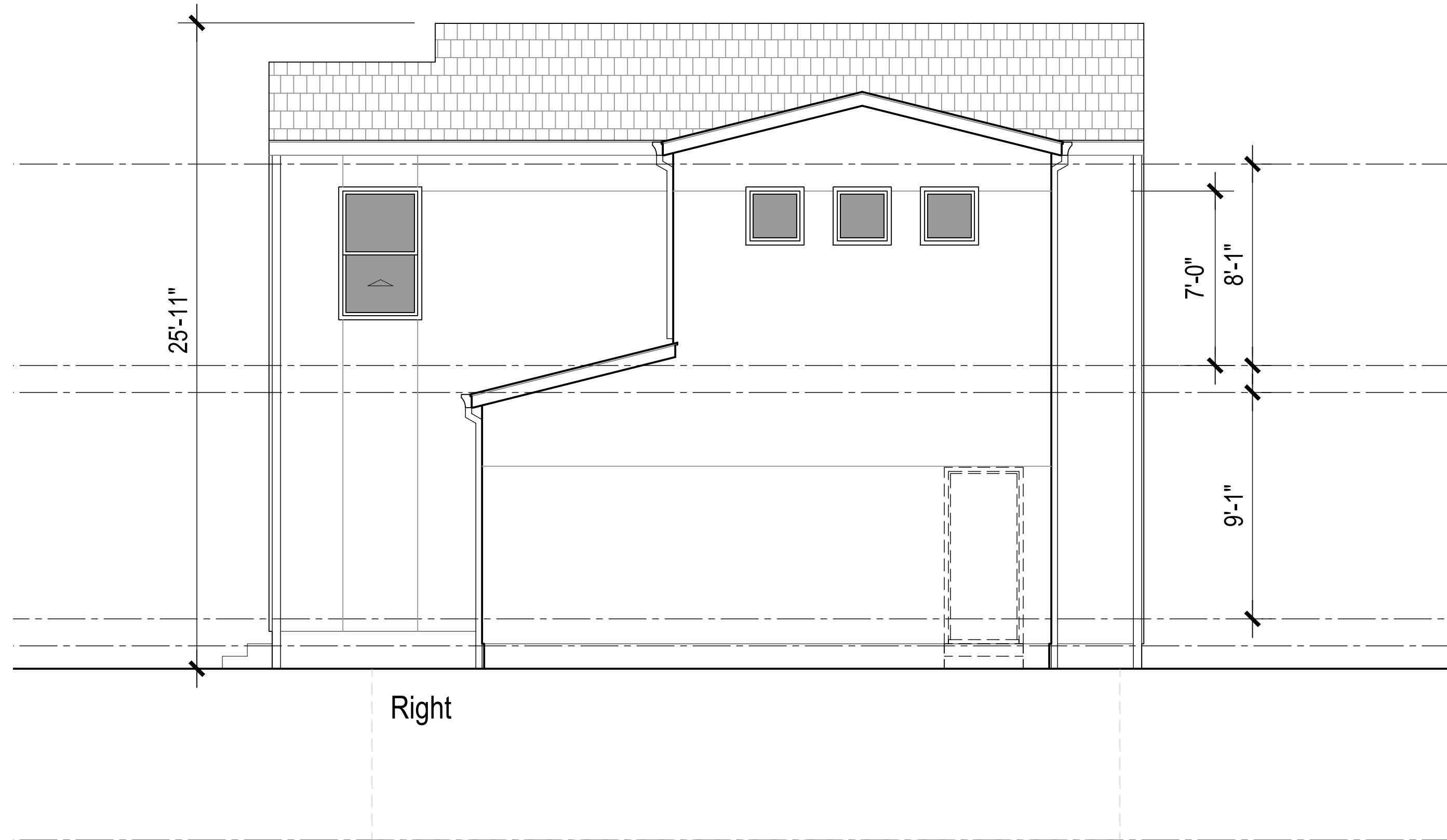
Roof Plan
Scale: 1/8"=1'-0"
Typ Roof Slope 8:12



Rear



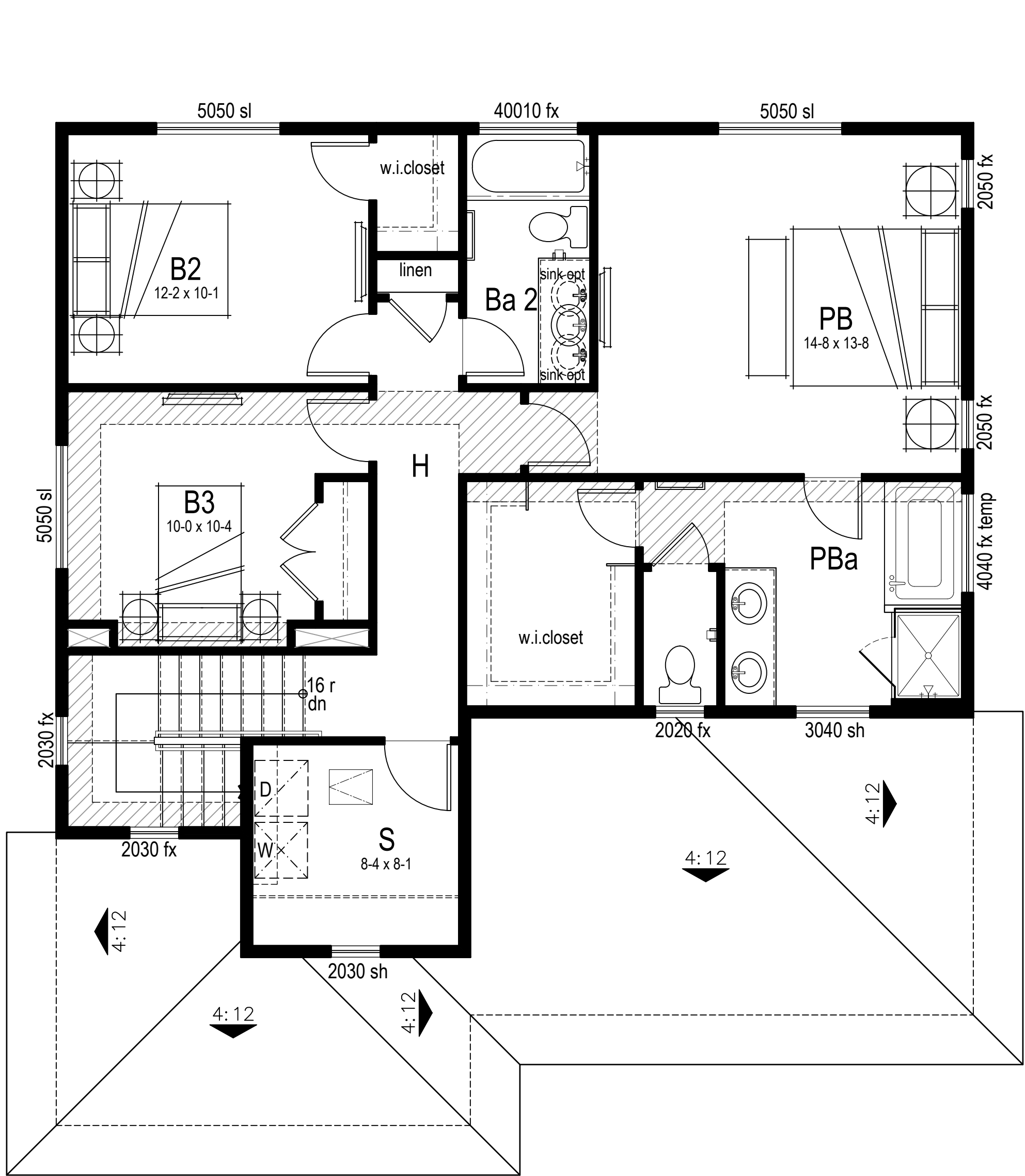
Left



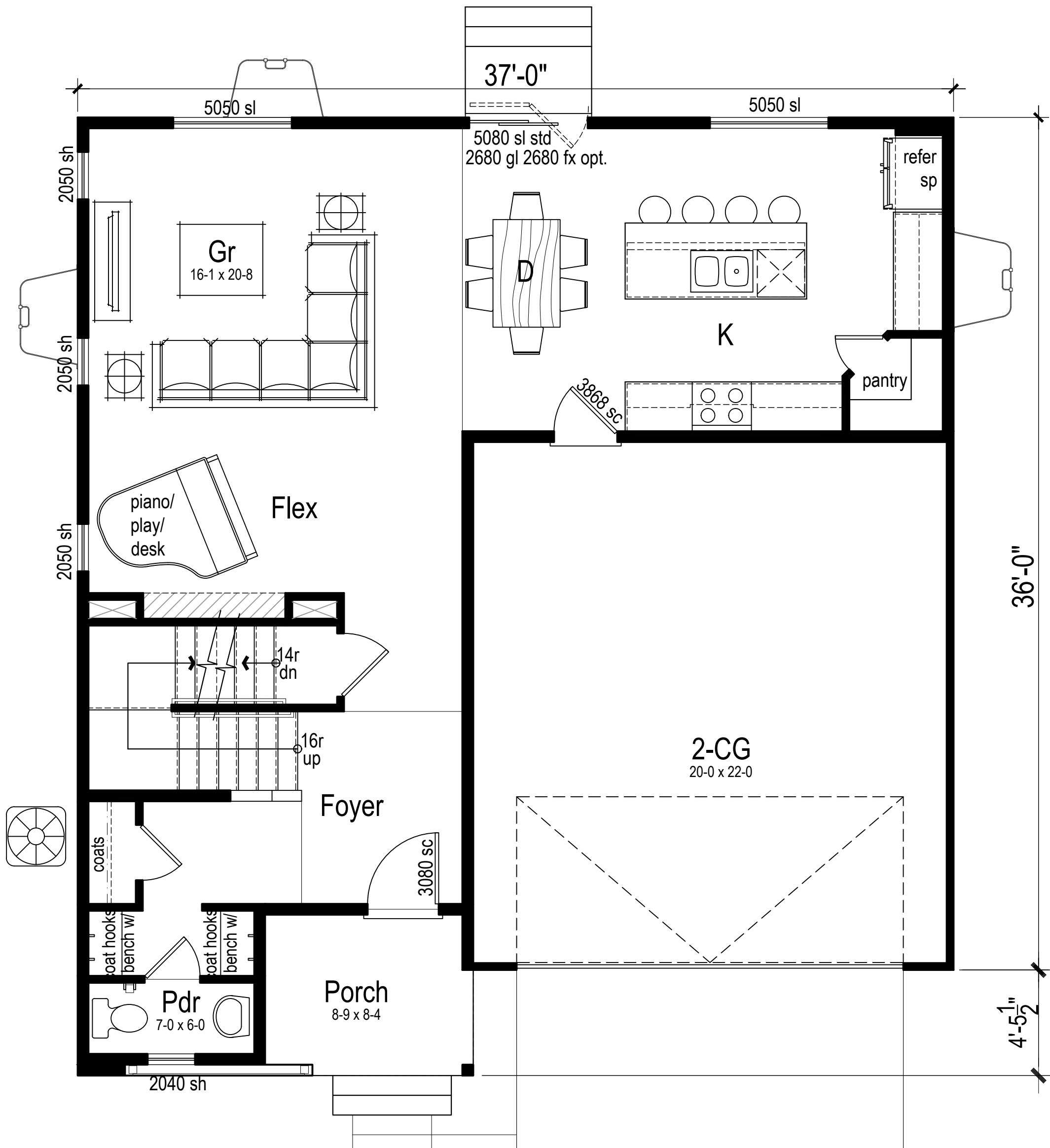
SQUARE FOOTAGE

First Floor 891 SQ. FT.
Second Floor 950 SQ. FT.

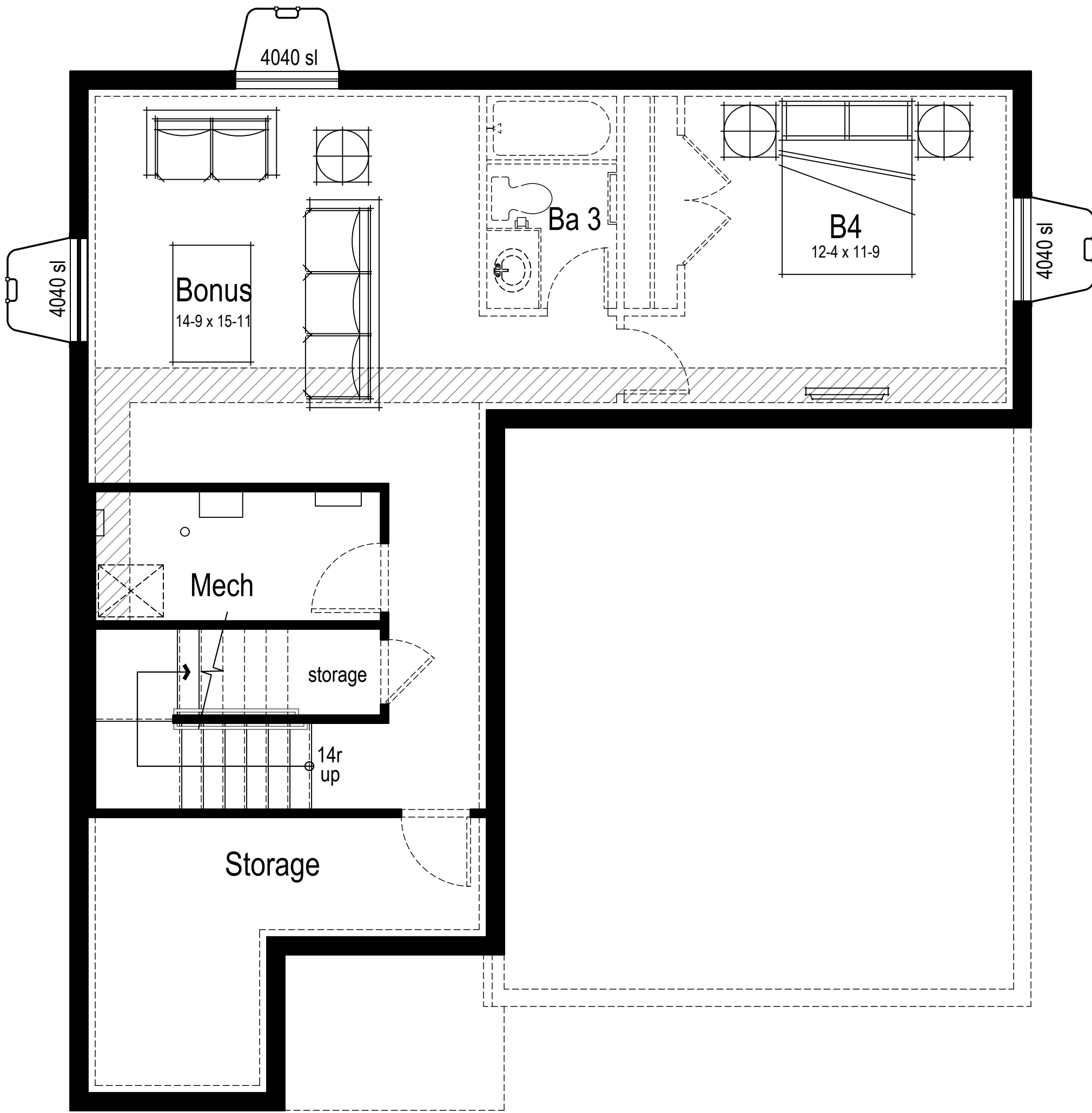
Total Livable 1,841 SQ. FT.
Garage 453 SQ. FT.
Porch 59 SQ. FT.
Basement 896 SQ. FT.



Second Floor Plan



First Floor Plan



Basement Plan



Architecture | Branding
Interiors | Planning
3660 Blake St., Suite 500
Denver, CO 80205
303.825.6400
ktgy.com



GARBETT HOMES
273 NORTH EAST CAPITOL STREET
SALT LAKE CITY, UTAH 84103

INDIGO
#20230023

August 27, 2025

ENTITLEMENT PACKAGE

PLAN MATISSE - FLOOR PLANS
SCALE: 1/4"=12" U.N.O.

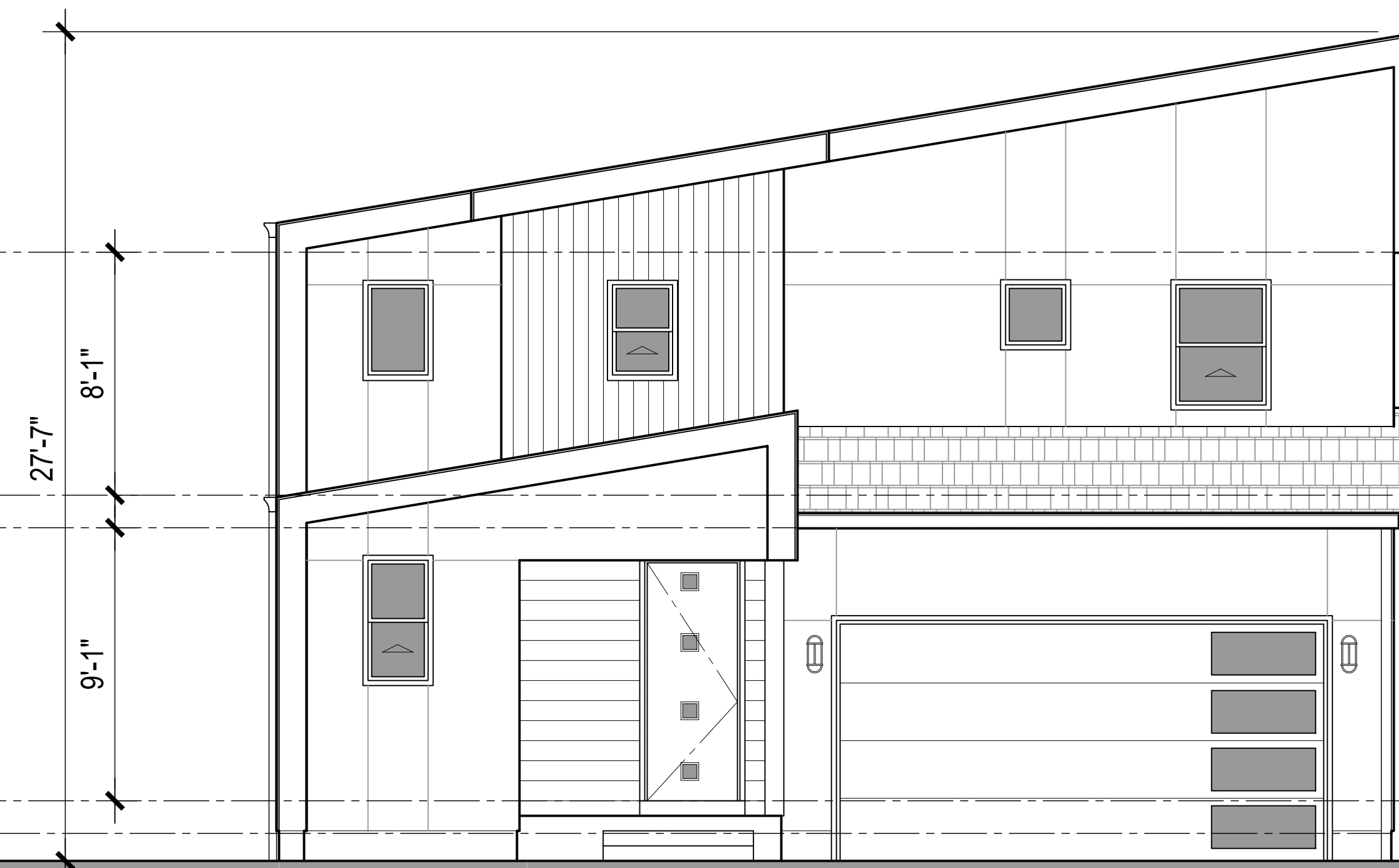
A3.0



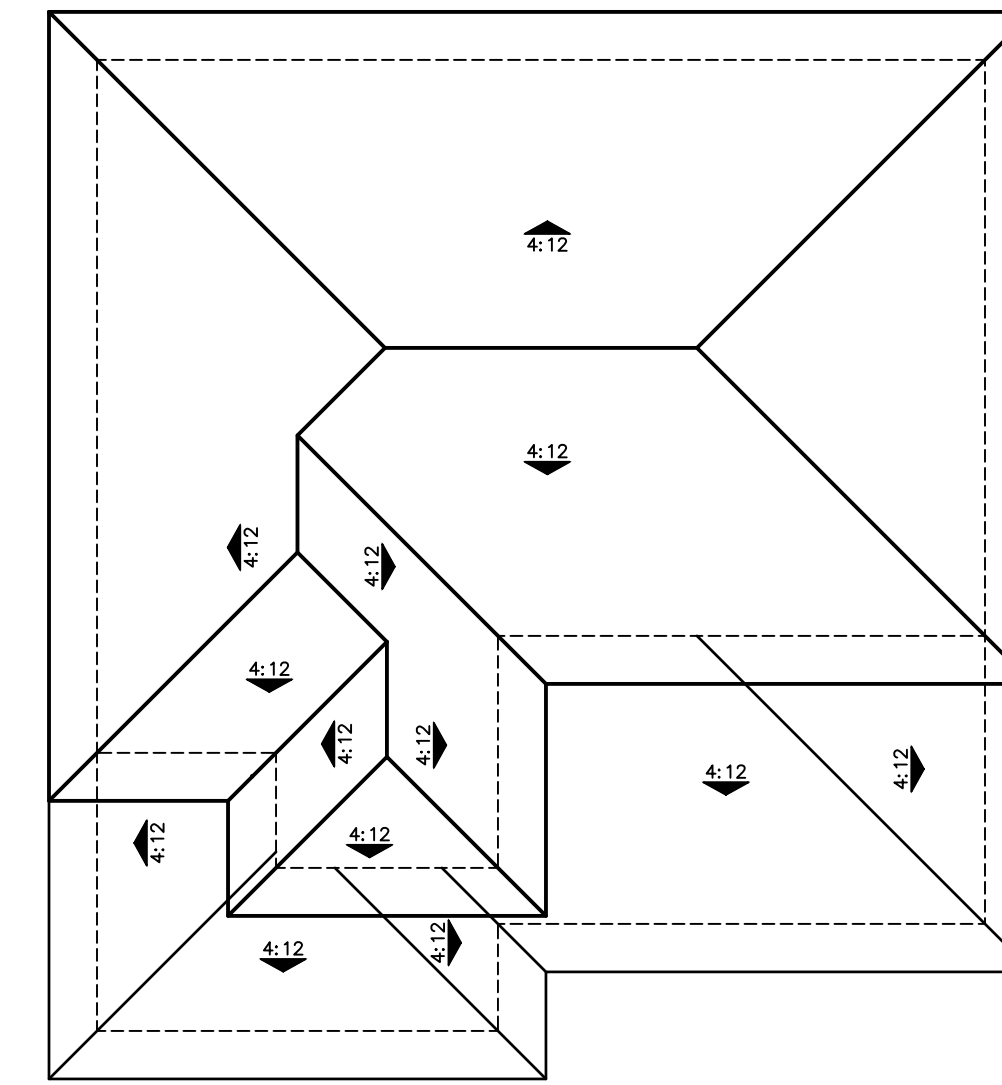
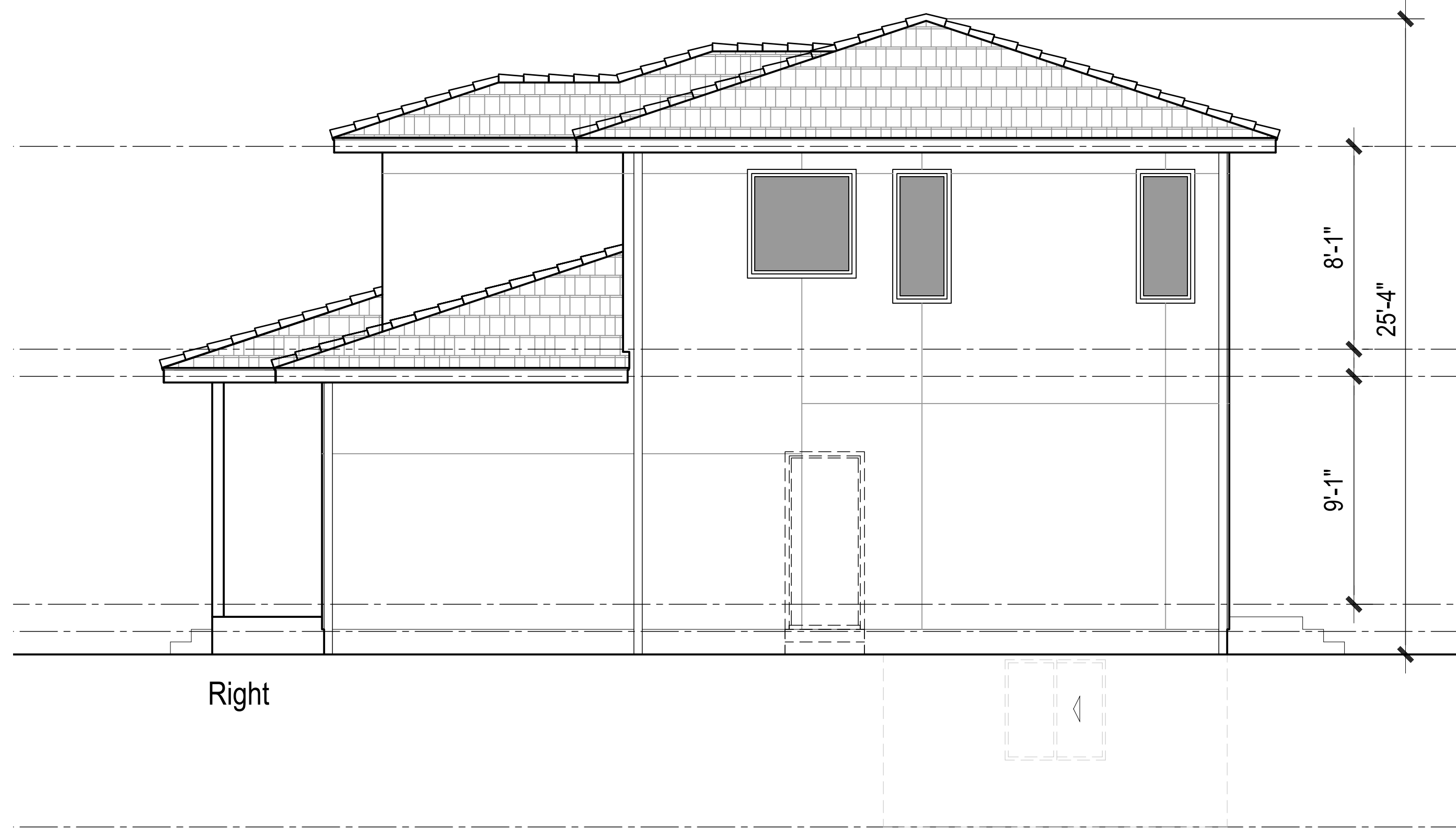
MATISSE - STYLE 'A'



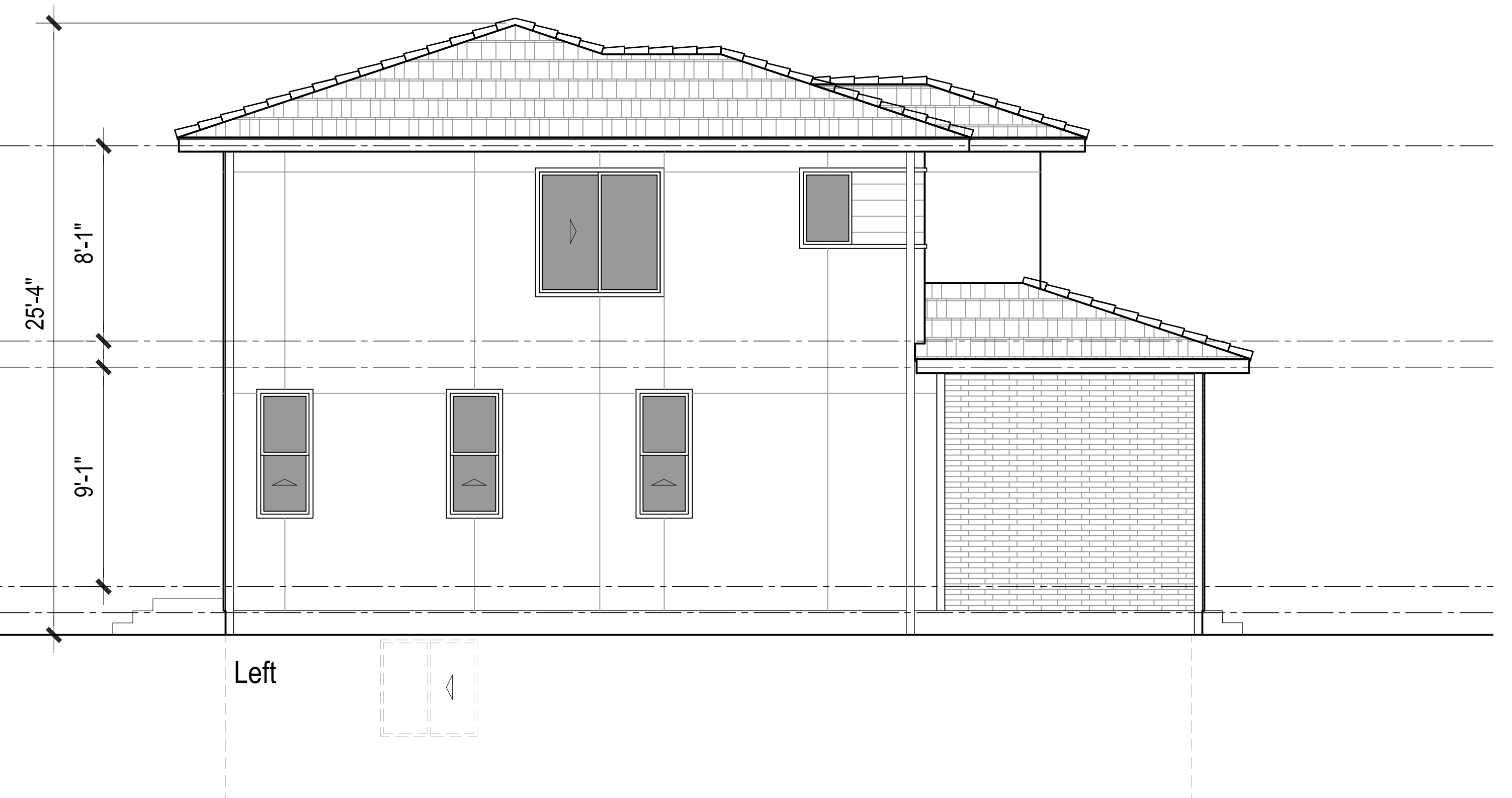
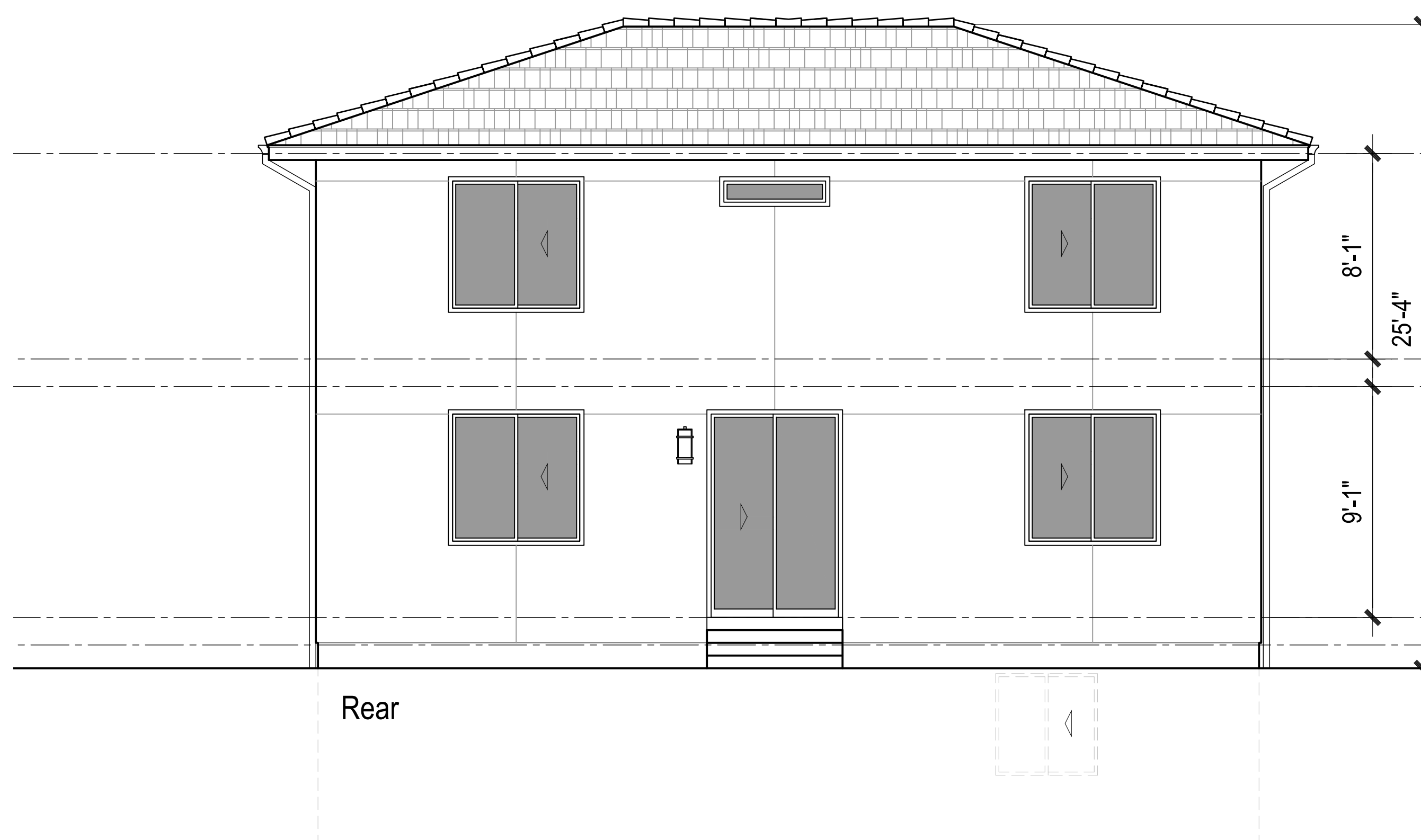
MATISSE - STYLE 'B'

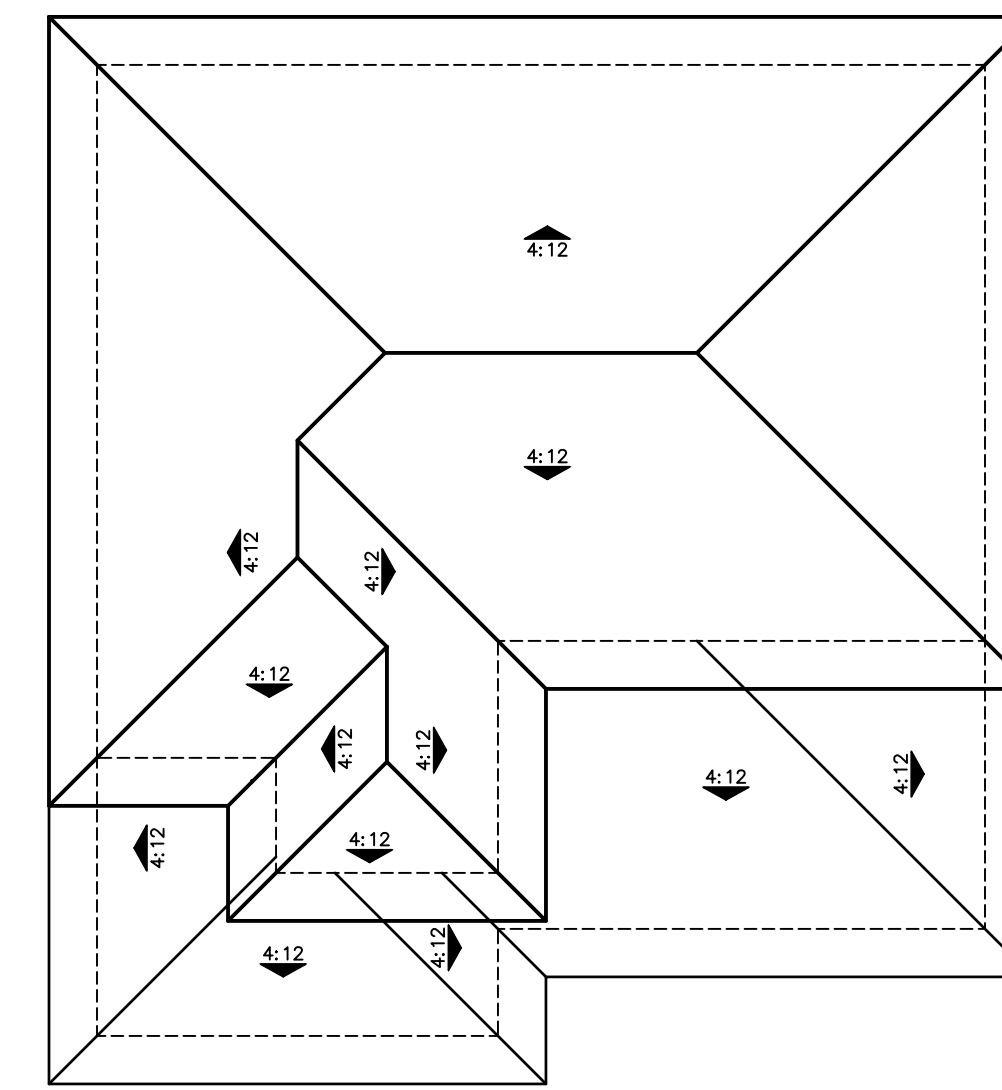
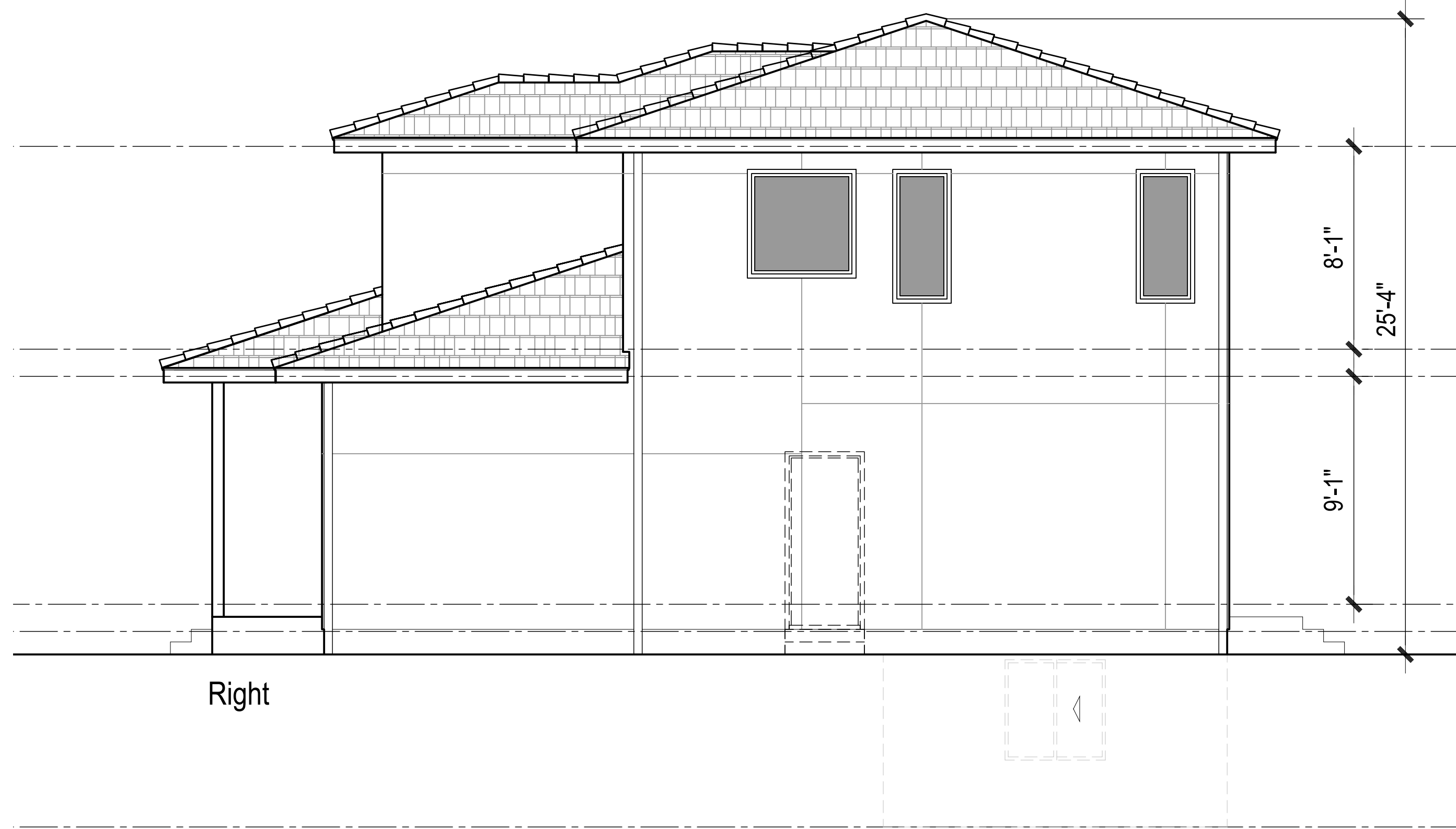


MATISSE - STYLE 'C'

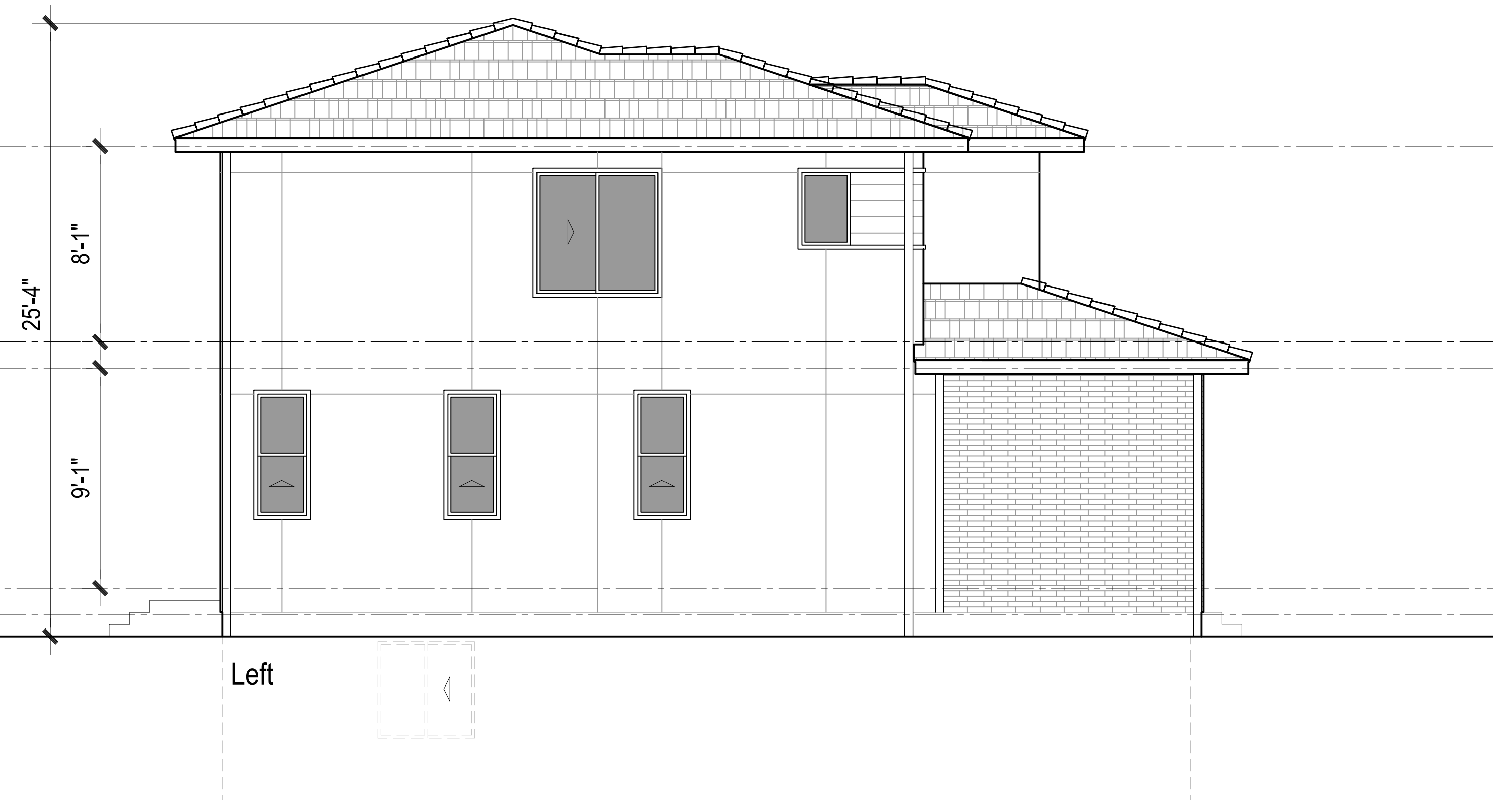
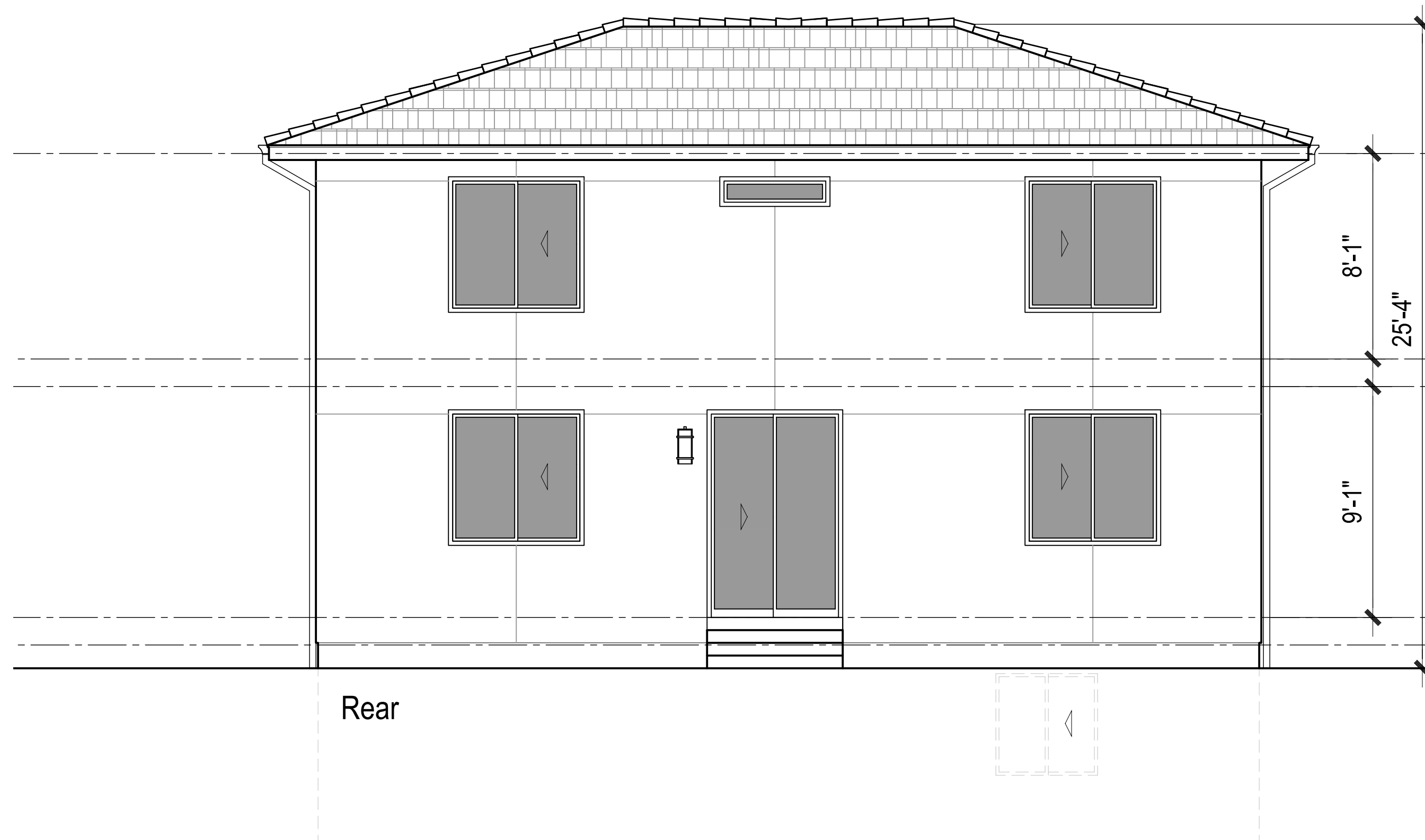


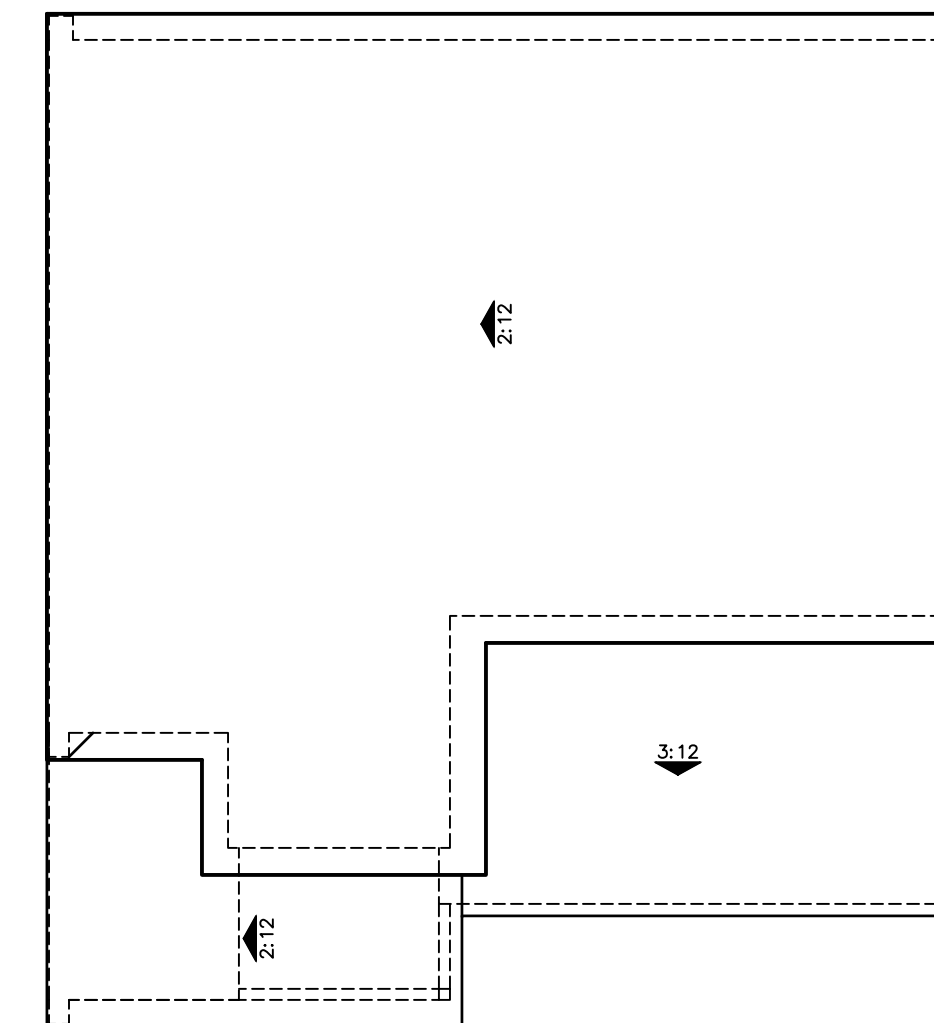
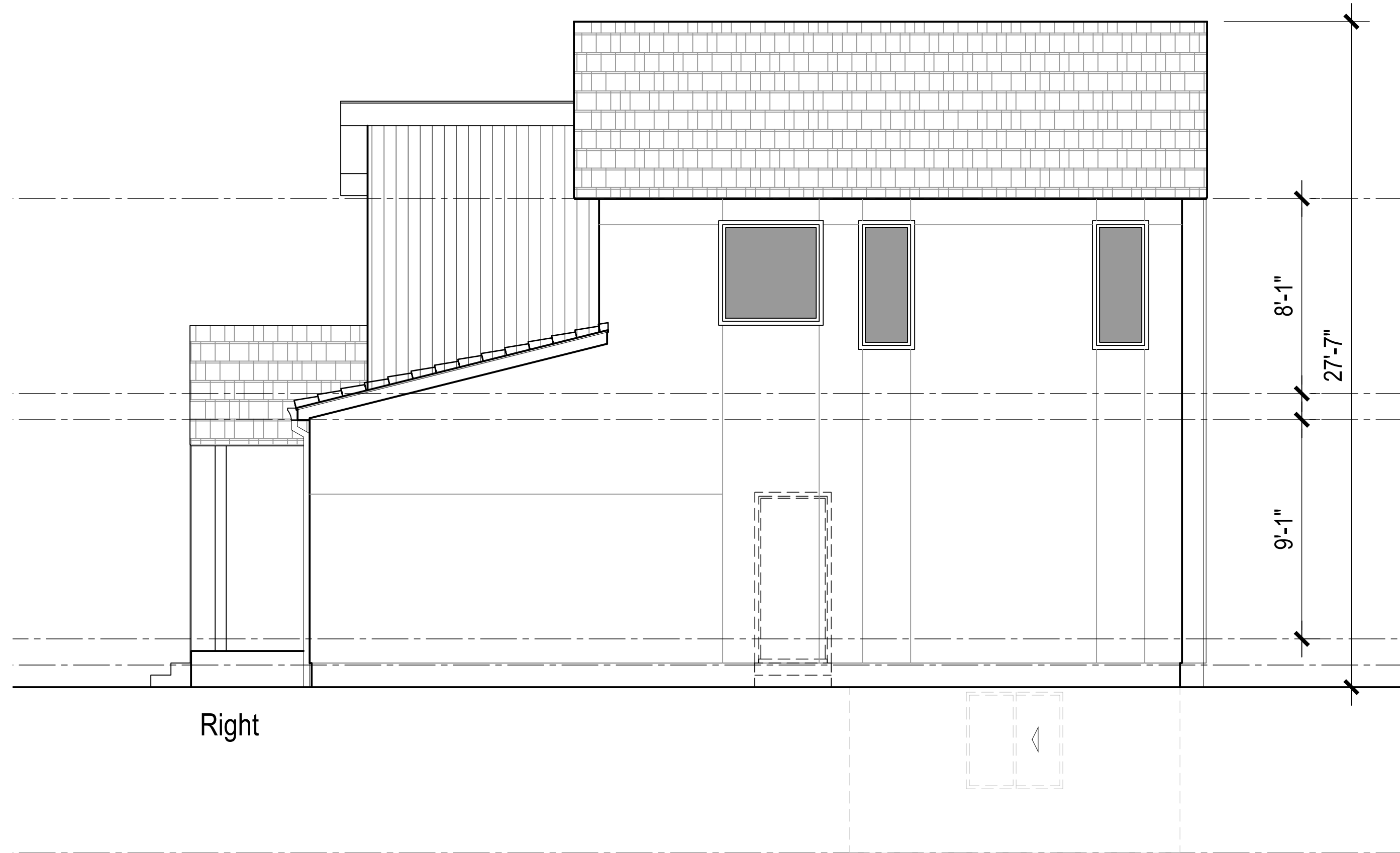
Roof Plan
Scale: 1/8"=1'-0"
Typ Roof Slope 4:12





Scale: 1/8"=1'-0"
Typ Roof Slope 4:12





Scale: 1/8"=1'-0"
Typ Roof Slope 2:12

