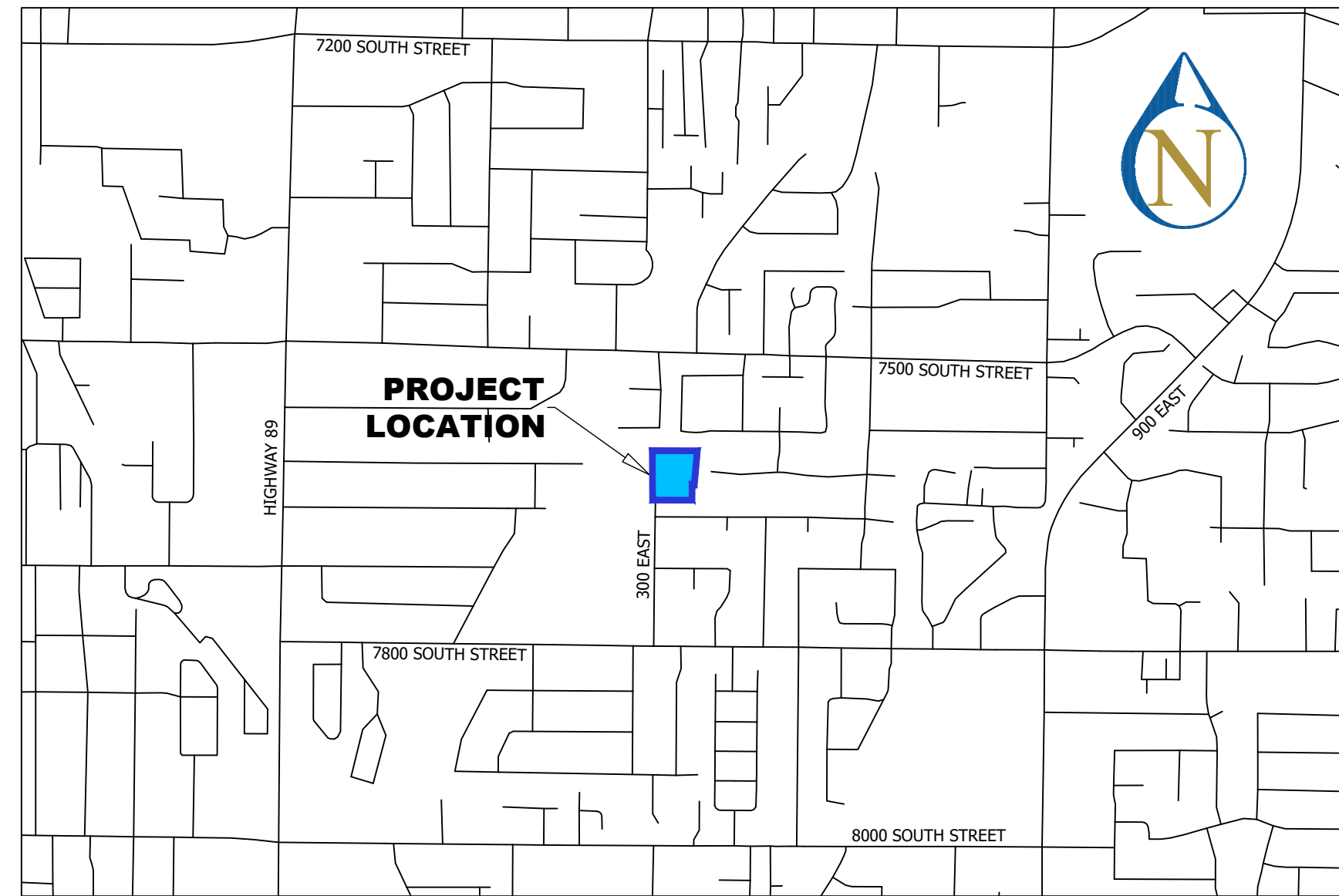


WOODHAVEN ESTATES

7613 SOUTH 300 EAST
 LOCATED IN THE SE 1/4 OF SECTION 30, T. 2S., R. 1E., S.L.B.&M.
 SANDY CITY, SALT LAKE COUNTY, UTAH



SCALE: 1"=1000'

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Client **FRY DEVELOPMENT**
 Contact **Brandon Fry**
 Phone **(801) 718-1331**
 Email **brandon@frydevelopment.com**

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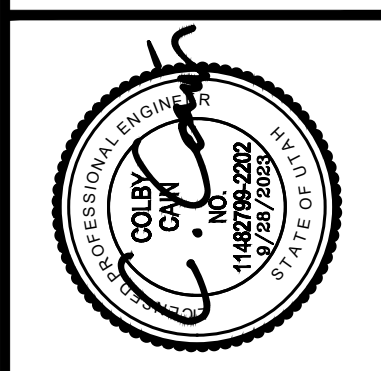
GENERAL NOTES

- ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.
- ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.
- THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.
- THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.
- THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.
- THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.
- CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.
- IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND THEY SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED.

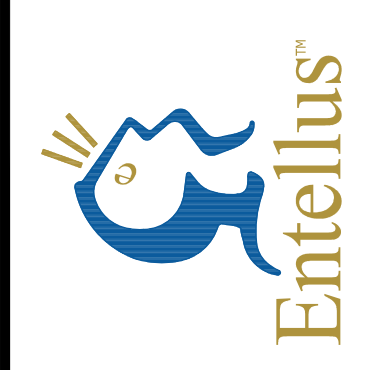
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WOODHAVEN ESTATES
1522008

CIVIL
RNH 11/16/2022
JRC 12/9/2020
CC 11/17/2022
 SURVEY ENGINEER

REV #	BY	DATE



1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
www.Entellus.com



C100
 COVER

GENERAL NOTES

- ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING.
- CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE. SEE UTILITY NOTE 3.
- ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE.
- PROVIDE HANDICAP RAMPS AT ENDS OF WALKWAYS. END 0.1' ABOVE FLOWLINE OF CURB.
- CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A.
- UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3.
- ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE.
- COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING.
- ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS.
- STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S SPECIFICATIONS. PRIVATE STORM DRAIN PIPE OPTIONS SHALL CONSIST OF THE FOLLOWING MATERIALS.
 - PVC PIPE, ASTM D3034, SDR 35, BELL & SPIGOT TYPE.
 - RCP PIPE, CLASS 3, BELL & SPIGOT TYPE.
 - HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE, ASTM D3350 WITH WATERTIGHT JOINTS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS.
- ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
- PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE. USE 3/4" MAXIMUM SIZE ROAD BASE FOR BACKFILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIMUM LIFT 8 INCHES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS.
- ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2007 EDITION WITH ALL PERTINENT SUPPLEMENTS AND AMENDMENTS AND THE MANUAL OF STANDARD PLANS 2007 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE THE REQUIREMENTS.
- IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THE WORK TO BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORITY FROM THE OWNER AND/OR ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL, ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.
- PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

SEQUENCE OF CONSTRUCTION

- CONSTRUCTION EXIT IS TO BE CONSTRUCTED AT TIME OF ENTRY TO SITE.
- CLEAR AND GRUB AREAS FOR SEDIMENT MEASURES.
- INSTALL SILT FENCES.
- COMPLETE CLEARING OF SITE AND BEGIN ROUGH GRADING.
- FILL AREAS SHALL BE FILLED IN 12 INCH MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% MAXIMUM DENSITY.
- DRAINAGE WILL BE CONTROLLED AND GROUND SLOPED SO AS TO DIRECT RUNOFF TO SEDIMENT CONTROLLED INLETS.
- INSTALL REMAINDER OF STORM DRAIN.
- INSTALL UTILITY LINES, WATER, ETC.
- INSTALL CURBS, WALKS, ETC., AND STABILIZE ALL DISTURBED AREAS.
- INSTALL BASE COURSE.
- REMOVE SEDIMENT CONTROL MEASURES, CLEAN OUT TEMPORARY SEDIMENTATION BASINS AND REGRADE, CLEAN OUT SEDIMENT TRAPS AND CONVERT THEM TO STORM WATER MANAGEMENT STRUCTURES.
- PAVE SITE.
- OWNER TO BE RESPONSIBLE TO CHECK CLEAN OUT INLET BOXES FOR SEDIMENT AND OIL AND CLEAN AS NECESSARY

UTILITY NOTES

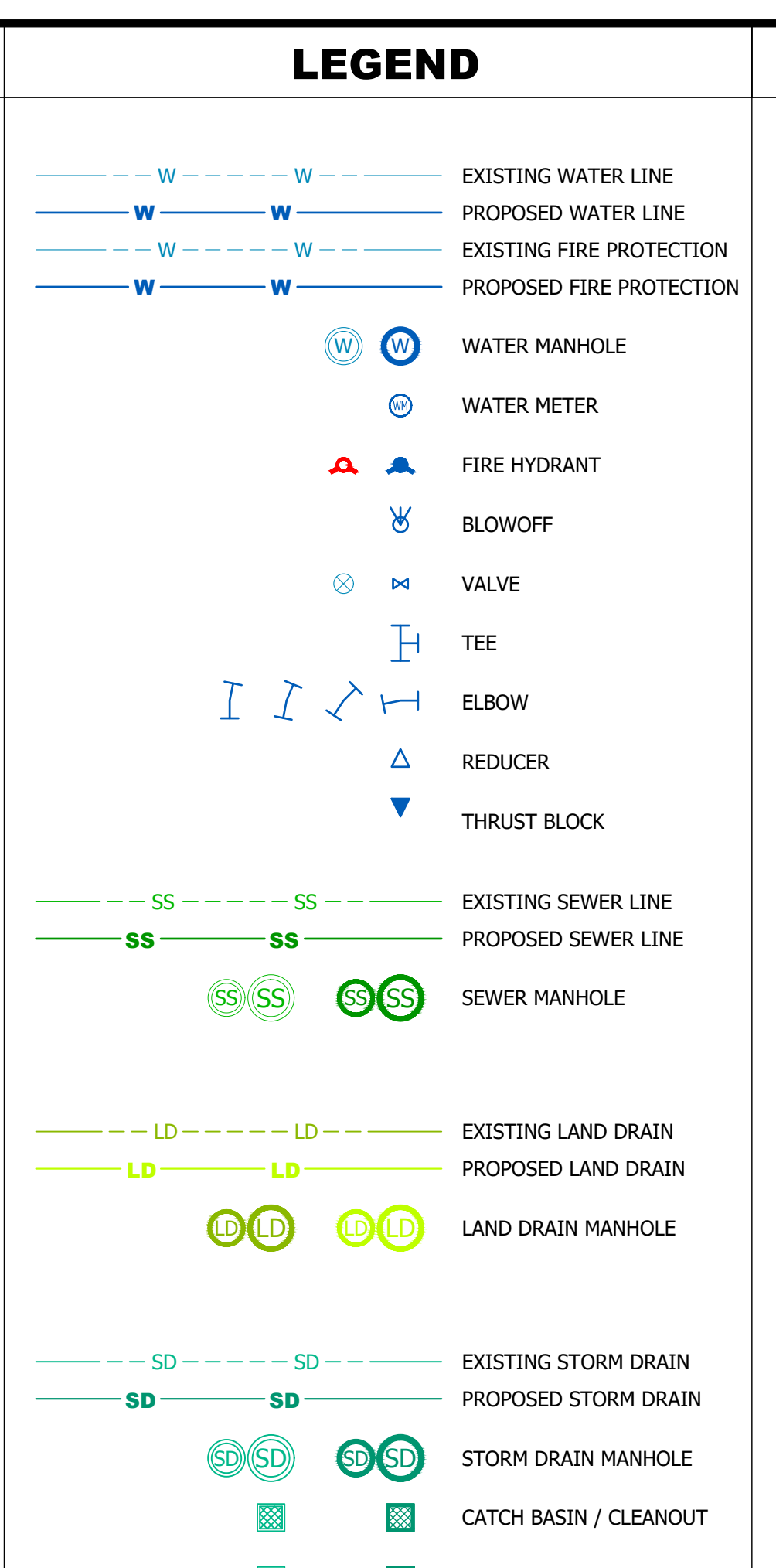
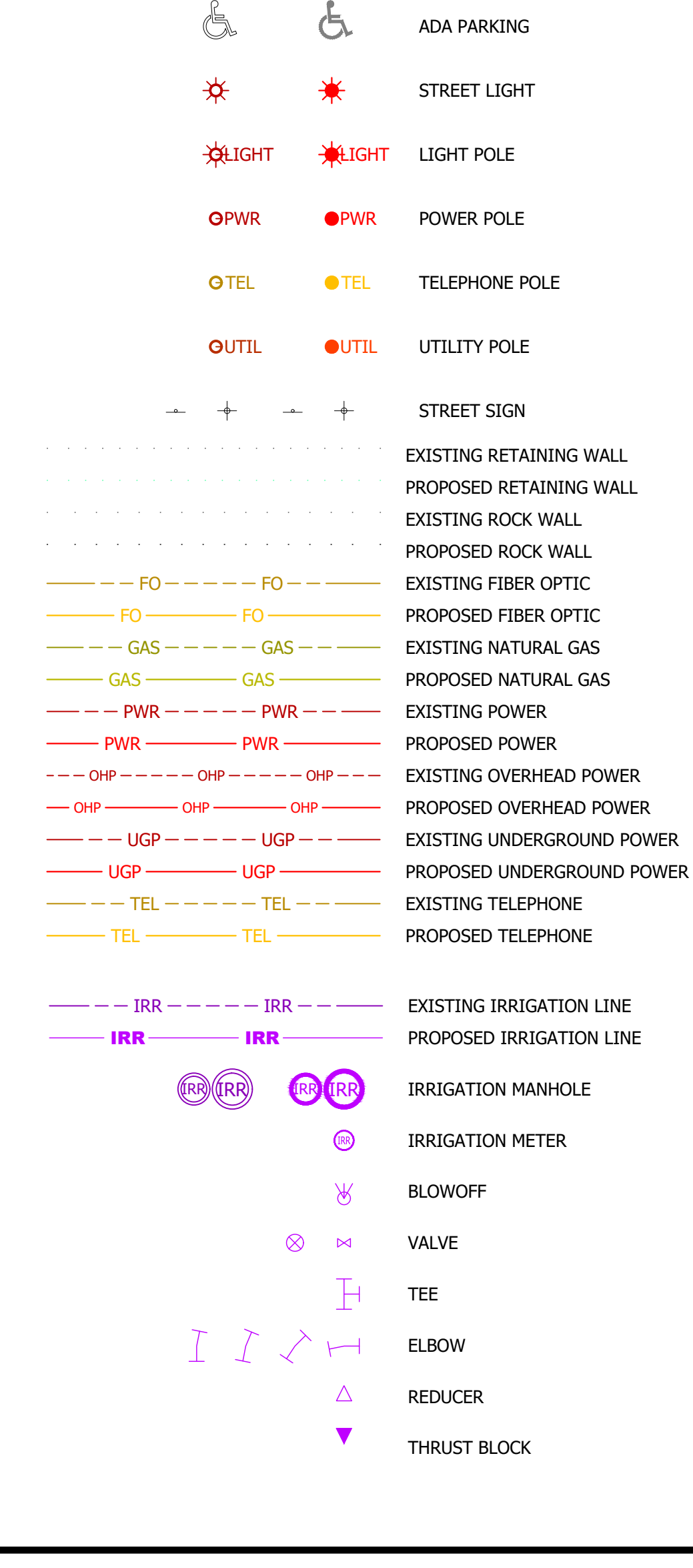
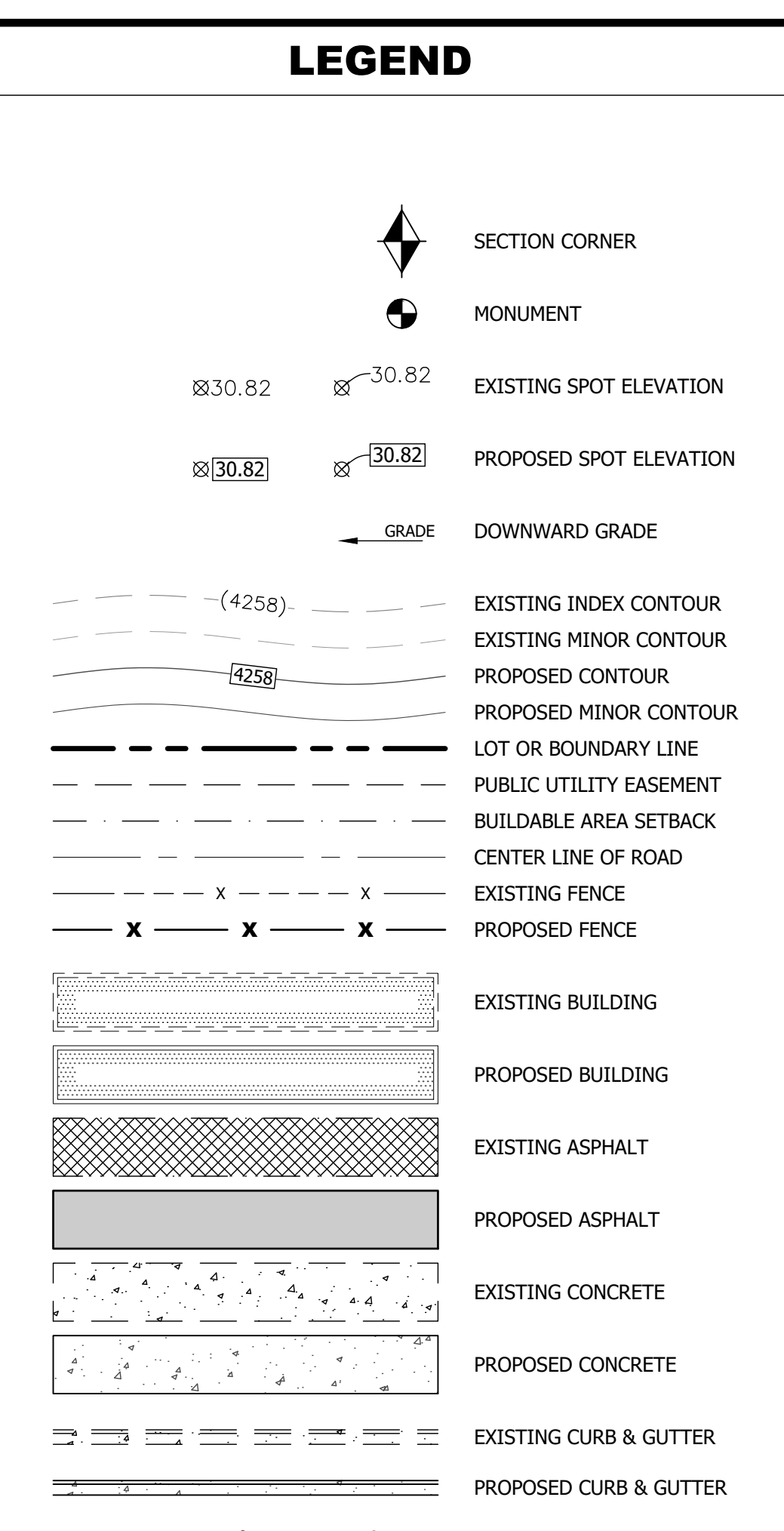
- ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET PAST THE 15 FOOT P.U.E.
- ALL CONSTRUCTION SHALL COMPLY WITH LOCAL GOVERNING MUNICIPALITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS
- LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURES OR PIPES, BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
- CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE ENTELLUS, 48 HOURS PRIOR NOTICE SO ENTELLUS CAN VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF ENTELLUS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS.
- CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS WHERE APPLICABLE.
- NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAY'S WORK.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.
- ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
- ALL SEWER LINES AND LATERALS ARE TO BE SDR 35 PVC PIPE.
- SEWER LATERALS WILL BE INSTALLED AT A UNIFORM SLOPE OF NOT LESS THAN 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 4 FEET OF COVER, UNLESS OTHERWISE NOTED.
- ALL NEW CULINARY AND IRRIGATION WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
- WATER LINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR 10' HORIZONTAL SEPARATION FROM SEWER LINES.)
- ALL WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.
- WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.
- ALL WATER LINES SHALL BE A MINIMUM 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS.
- CONTRACTOR TO NOTIFY PUBLIC UTILITIES FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH LOCAL GOVERNING MUNICIPALITY. ALL TESTS TO BE IN ACCORDANCE WITH AWWA STANDARDS.
- BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4" INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET CITY STANDARDS.
- ALL NEW STORM DRAIN/LAND DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
- ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR EQUAL, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO DOMINION ENERGY GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY GAS FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY GAS LIMITS.
- ALL GAS LINE TAPS TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.
- ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO-FUSION TECHNOLOGY.
- ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.
- ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.
- CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO COMCAST FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH COMCAST FOR CONTRACTOR LIMITS OF WORK VERSUS COMCAST LIMITS.
- CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH CENTURYLINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURYLINK.
- ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS:
 - WATER - SANDY CITY
 - SEWER - SANDY CITY
 - STORM DRAIN - SANDY CITY
 - IRRIGATION - SANDY CITY
 - ELECTRICAL - ROCKY MOUNTAIN POWER
 - TELEPHONE - CENTURYLINK
 - NATURAL GAS - DOMINION ENERGY

GRADING NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 95% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS. REPORT.
- THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THE PROJECT. SPECIFIC DETAILS SHOWN SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THESE PLANS OR IN GATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
- IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS/HER OWN ESTIMATE OF EARTHWORK QUANTITIES.
- WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OF CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY:
 - PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS.
 - THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO THE PLACEMENT OF CONCRETE.
 - THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

EROSION CONTROL

- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
- ALL SEDIMENT CONTROL MEASURES TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE.
- DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
- ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS WILL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
- ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM THROUGH THE USE OF SANDBAGS, STRAW BALES, SILT FENCES, GRAVEL, BOARDS, AND OTHER APPLICABLE METHODS.
- ALL DISTURBED AREAS OUTSIDE OF ROADWAYS, PARKING LOTS, SIDEWALKS AND OR BUILDING FOOTPRINTS SHALL BE SEEDDED, SODDED AND/OR MULCHED.
- IF SITE IS THEN TO RECEIVE FINAL COVER DURING THE NON-PLANTING SEASON, THIS SHALL BE PROTECTED BY MULCHING. THE MULCH WILL REMAIN UNTIL THE NEXT PLANTING SEASON AS DEFINED BY THE LOCAL GOVERNING MUNICIPALITY.
- RE-VEGETATE ALL DENUED AREAS AS PER THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
- THE CONTRACTOR AGREES THAT:
 - THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.
 - THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
 - THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.
 - THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM FINAL PAYMENT.
 - THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTION AT THEIR OWN EXPENSE.
 - UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAG-MEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.



ABBREVIATIONS

Ø	DIAMETER
Δ	DELTA
°	DEGREES
'	MINUTES, FEET
"	SECONDS, INCHES
ADA	AMERICAN DISABILITIES ACT
ADS	CORRUGATED BLACK PLASTIC PIPE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ARCH	ARCHITECT, ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B&C	BAR & CAP
BLA	BOUNDARY LINE AGREEMENT
BLDG	BUILDING
BM	BENCHMARK
BND	BOUNDARY
BOW	BACK OF WALK
BRG	BEARING
BV	BUTTERFLY VALVE
C&G	CURB AND GUTTER
CB	CATCH BASIN
CH	CHORD
CHB	CHORD BEARING
CI	CAST IRON
CIP	CAST IN PLACE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COMM	COMMUNICATIONS
CONC	CONCRETE
CONST	CONSTRUCTION
CUL	CULINARY
CW	CULINARY WATER
CWL	CULINARY WATERLINE
DEMO	DEMOLITION
DI	DUCTILE IRON
DIAM	DIAMETER
DIST	DISTANCE
DWG	DRAWING
E	EAST, ELECTRICITY, ELECTRICAL
EASE	EASEMENT
EG	EXISTING GROUND
EL	ELBOW
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END VERTICAL CURVE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE FND FOUNDATION
FP	FIRE PROTECTION
FTG	FOOTING
G	GAS, NATURAL GAS
GB	GRADE BREAK
GV	GATE VALVE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HPE	HIGH POINT ELEVATION

ABBREVIATIONS

HPS	HIGH POINT STATION
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INV	INVERT
IRR	IRRIGATION
IRRMH	IRRIGATION MANHOLE
K	RADIUS OF CURVATURE
L	LENGTH
LAT	LATERAL SERVICE
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
LF	LINEAL FEET
LG	LIP OF GUTTER
LP	LOW POINT
LPE	LOW POINT ELEVATION
MECH	MECHANICAL
MH	MANHOLE
MON	MONUMENT
NE	NORTHEAST
NW	NORTHWEST
OD	OUTSIDE DIAMETER
OHP	OVERHEAD POWER
OSHA	OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PCC	PORTLAND CONCRETE CEMENT
PI	POINT OF INFLECTION
PL	PROPERTY LINE
PPM	PARTS PER MILLION
PROP	PROPERTY
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PUEBDE	PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INFLECTION
R	RADIUS
RC	REBAR & CAP
RCL	ROADWAY CENTERLINE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SDR	STANDARD DIMENSION RATIO
SEC	SOUTHEAST
SLB&M	SECONDARY, SECTION
SPEC	SALT LAKE BASE & MERIDIAN SPECIFICATION
SP	STEEL PIPE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SW	SECONDARY WATER
SWL	SOUTHWEST
SWPPP	SECONDARY WATERLINE STORMWATER POLLUTION PREVENTION PLAN TANGENT
TAN	TANGENT
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TBW	TOP BACK OF WALK
TEL	TELEPHONE
TCW	TOP OF CURB/WALL
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOE	TOE OF SLOPE OR WALL
TOG	TOP OF GRATE
TOW	TOP OF WALL
UTIL	UTILITY
UD	UNDERDRAIN
UGP	UNDERGROUND POWER
VC	VERTICAL CURVE
W	WEST, WATER
W2	SECONDARY WATER
WL	WATERLINE
WM	WATER METER
WP	WORK POINT

H: 1522008 (L: Production) Civil 04_Plan Set UPLAN SET-1522008(1)

WOODHAVEN ESTATES

1522008

RNH 11/16/2022

JRC 12/9/2020

CC 11/17/2022

CIVIL

SURVEY

ENGINEER

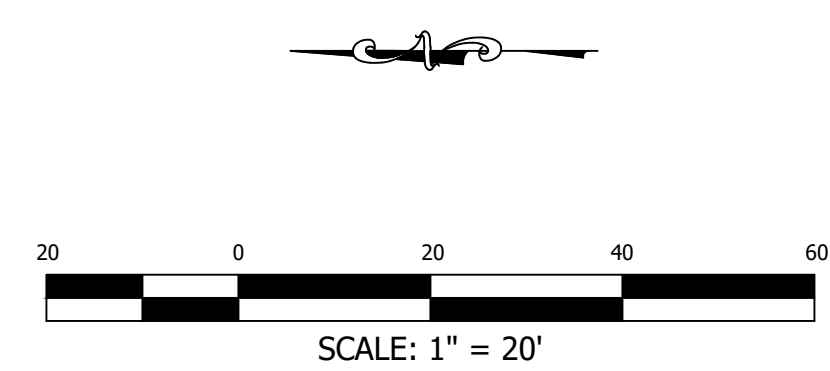
REV #	BY	DATE

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

Entellus

C101

NOTES & LEGEND



- NOTES:
- TREES TO BE REMOVED DURING DEMOLITION WORK ACCORDING TO THE TREE STUDY. NEW TREES WILL BE PLANTED ACCORDING TO THE LANDSCAPE PLAN. SEE TREE STUDY ON C301.
 - CONTRACTOR TO FOLLOW BEST MANAGEMENT PRACTICES TO PROTECT TREES THAT WILL BE REMAINING AS OUTLINED IN THE LANDSCAPE PLAN.

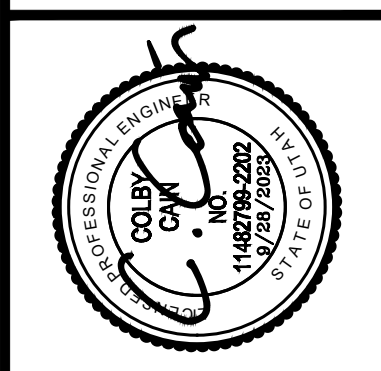
DEMOLITION LEGEND	
	ASPHALT TO BE REMOVED
	CONCRETE TO BE REMOVED
	STRUCTURE TO BE REMOVED
	CLEAR AND GRUB

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**WOODHAVEN
ESTATES**
1522008

RNH 11/16/2022	JRC 12/9/2020	CC 11/17/2022
CIVIL	SURVEY	ENGINEER

REV #	BY	DATE



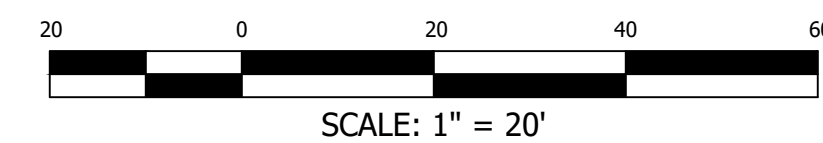
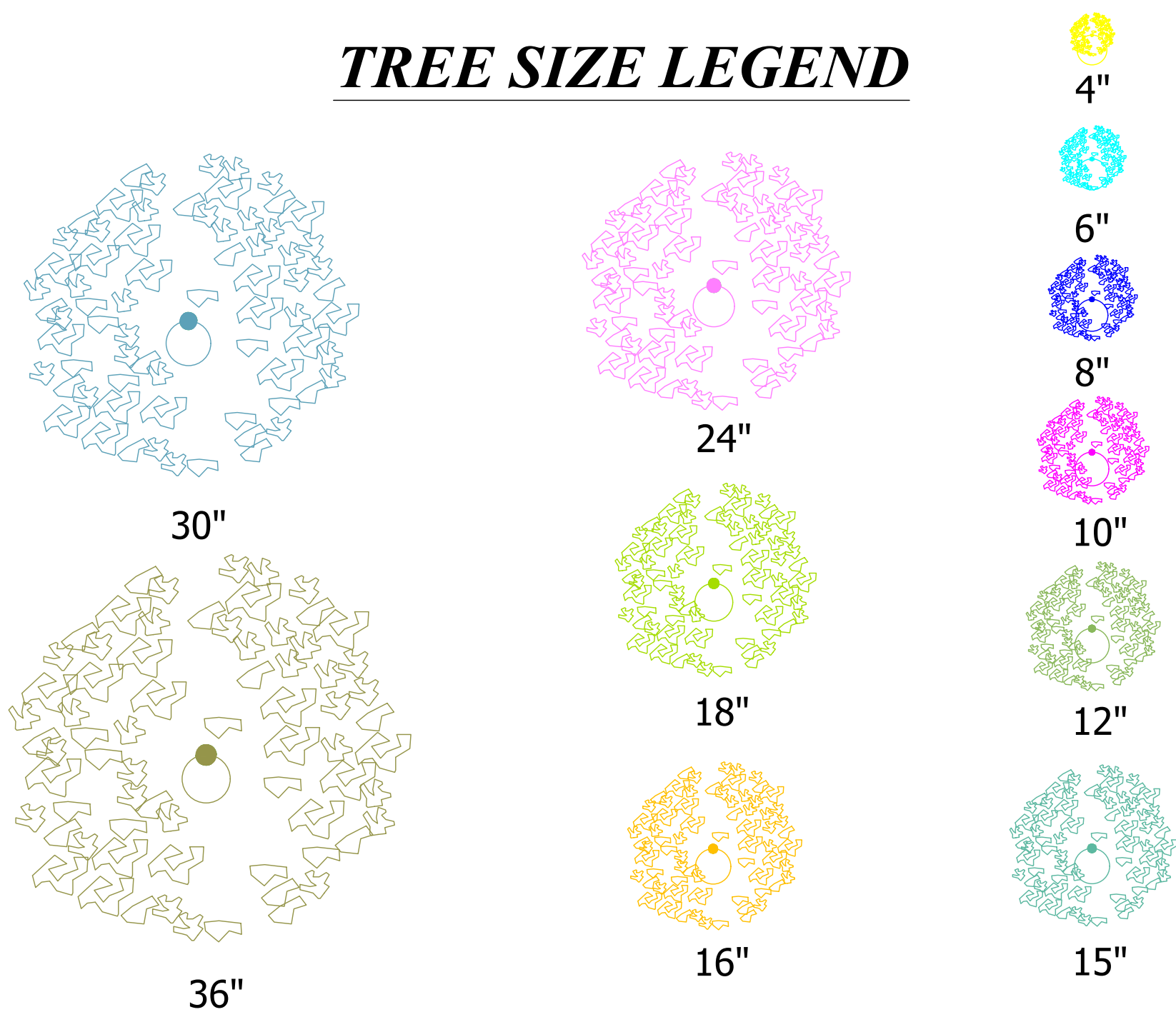
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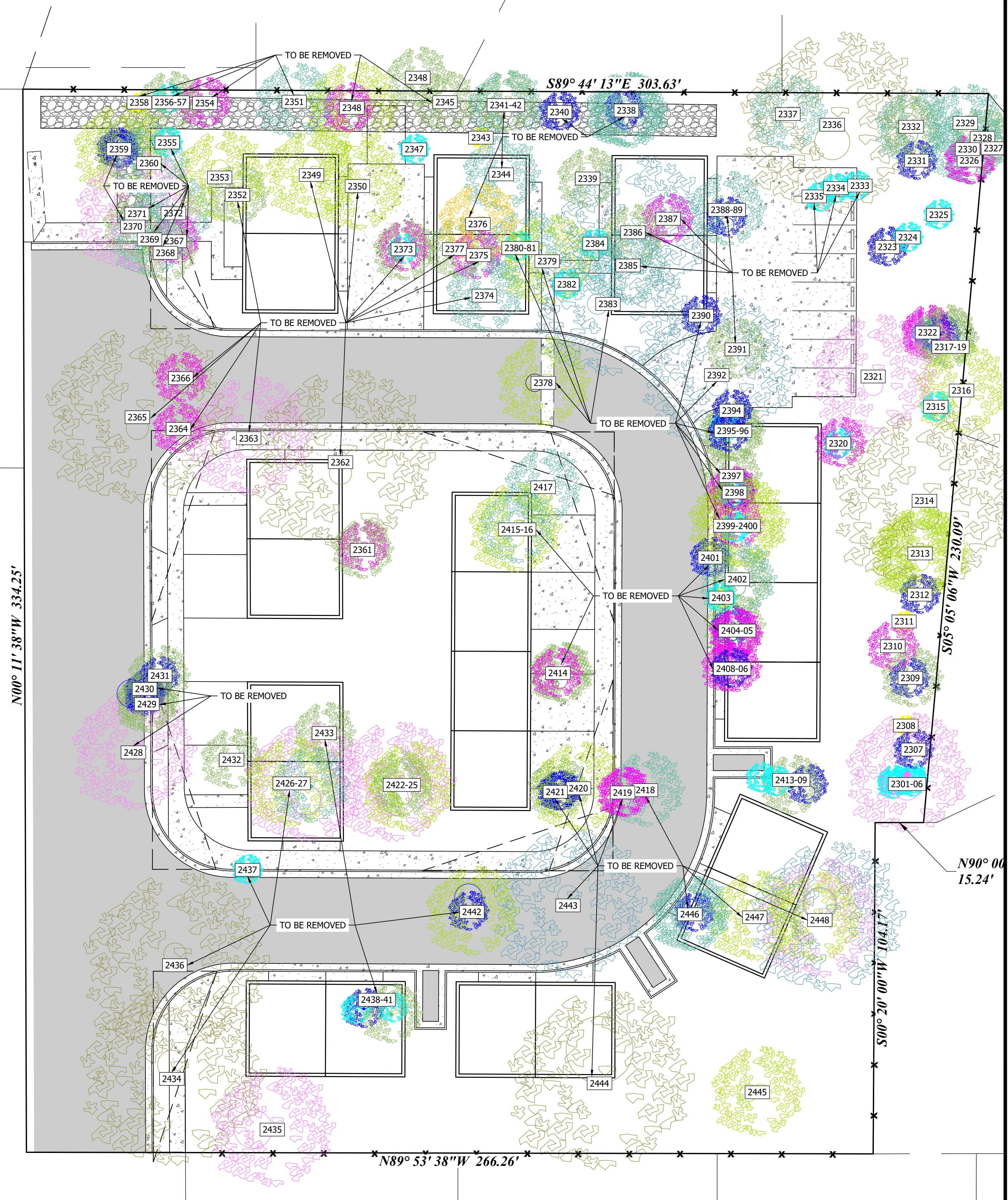
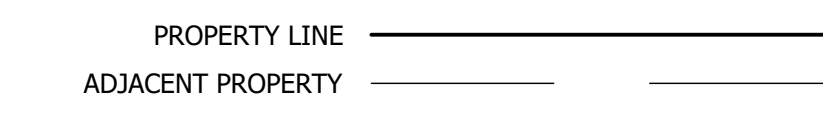
C300
DEMOLITION PLAN

TREE #	SEE SPECI	TRUNK DIA	NOTES	STATUS	REASON FOR STATUS	TREE #	TREE SPECIES	TRUNK DIA	NOTES	STATUS	REASON FOR STATUS
2301	Elm	6"	Appears to be in Good Shape	Remain	Tree to remain in place	2376	Elm	16"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2302	Elm	6"	Appears to be in Good Shape	Remain	Tree to remain in place	2377	Elm	12"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2303	Elm	6"	Appears to be in Good Shape	Remain	Tree to remain in place	2378	Elm	18"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2304	Elm	6"	Appears to be in Good Shape	Remain	Tree to remain in place	2379	Elm	18"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2305	Elm	6"	Appears to be in Good Shape	Remain	Tree to remain in place	2380	Elm	15"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2306	Elm	6"	Appears to be in Good Shape	Remain	Tree to remain in place	2381	Elm	6"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2307	Elm	8"	Appears to be in Good Shape	Remain	Tree to remain in place	2382	Elm	6"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2308	Elm	4"	Appears to be in Good Shape	Remain	Tree to remain in place	2383	Elm	30"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2309	Elm	8" & 12" DBL	Appears to be in Good Shape	Remain	Tree to remain in place	2384	Elm	6"	Appears to be in Good Shape	Remain	Tree impacts proposed infrastructure
2310	Elm	10"	Appears to be in Poor Shape	Remain	Tree to remain in place	2385	Elm	15"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2311	Elm	4"	Appears to be in Good Shape	Remain	Tree to remain in place	2386	Elm	12" & 30" DBL	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2312	Elm	8"	Appears to be in Poor Shape	Remain	Tree to remain in place	2387	Elm	10"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2313	Elm	(3) 18" TPL	Appears to be in Poor Shape	Remain	Tree to remain in place	2388	Elm	15"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2314	Elm	36"	Appears to be in Good Shape	Remain	Tree to remain in place	2389	Elm	8"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2315	Elm	6"	Appears to be in Poor Shape	Remain	Tree to remain in place	2390	Elm	8"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2316	Elm	18"	Appears to be in Good Shape	Remain	Tree to remain in place	2391	Elm	12"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2317	Elm	12"	Appears to be in Good Shape	Remain	Tree to remain in place	2392	Elm	30"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2318	Elm	12"	Appears to be in Good Shape	Remain	Tree to remain in place	2393	Elm	N/A	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2319	Elm	8"	Appears to be in Good Shape	Remain	Tree to remain in place	2394	Elm	8"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2320	Elm	6" & 10" DBL	Appears to be in Good Shape	Remain	Tree to remain in place	2395	Elm	6"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2321	Elm	24"	Appears to be in Good Shape	Remain	Tree to remain in place	2396	Elm	8" & (2) 12"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2322	Elm	(2) 10" & 6" & 12" QUAD	Appears to be in Good Shape	Remain	Tree to remain in place	2397	Elm	12"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2323	Elm	8"	Appears to be in Poor Shape	Remain	Tree to remain in place	2398	Elm	6" & 8" & 10" TPL	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2324	Elm	6"	Appears to be in Poor Shape	Remain	Tree to remain in place	2399	Elm	(2) 10" & 18" TPL	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2325	Elm	6"	Appears to be in Good Shape	Remain	Tree to remain in place	2400	Elm	(2) 6" DBL	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2326	Elm	(2) 10" DBL	Appears to be in Good Shape	Remain	Tree to remain in place	2401	Elm	8"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2327	Elm	15"	Appears to be in Poor Shape	Remain	Tree to remain in place	2402	Elm	12" & 15"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2328	Elm	12"	Appears to be in Good Shape	Remain	Tree to remain in place	2403	Elm	4" & 6" DBL	Appears to be in Good Shape	Remove	Tree is dying or a potential public nuisance
2329	Elm	15"	Appears to be in Good Shape	Remain	Tree to remain in place	2404	Elm	8" & 10" 12" TPL	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2330	Elm	15"	Appears to be in Good Shape	Remain	Tree to remain in place	2405	Elm	10"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2331	Elm	8"	Appears to be in Poor Shape	Remain	Tree to remain in place	2406	Elm	10"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2332	Elm	12" & 15" DBL	Appears to be in Good Shape	Remain	Tree to remain in place	2407	Elm	8"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2333	Elm	6"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance	2408	Elm	10"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2334	Elm	6"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance	2409	Elm	8"	Appears to be in Poor Shape	Remain	Tree to remain in place
2335	Elm	6"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance	2410	Elm	8"	Appears to be in Good Shape	Remain	Tree to remain in place
2336	Elm	36"	Appears to be in Poor Shape	Remain	Tree to remain in place	2411	Elm	12"	Appears to be in Good Shape	Remain	Tree to remain in place
2337	Elm	15"	Appears to be in Good Shape	Remain	Tree to remain in place	2412	Elm	6"	Appears to be in Good Shape	Remain	Tree to remain in place
2338	Elm	(3) 8" & 15" QUAD	Appears to be Diseased	Remove	Tree is dying or a potential public nuisance	2413	Elm	6"	Appears to be in Good Shape	Remain	Tree to remain in place
2339	Elm	12"	Appears to be in Good Shape	Remain	Tree to remain in place	2414	Elm	(2) 10" & 12" TPL	Appears to be in Poor Shape	Remove	Tree impacts proposed infrastructure
2340	Elm	8"	Appears to be in Good Shape	Remain	Tree impacts proposed infrastructure	2415	Elm	18"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2341	Elm	12"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure	2416	Elm	15"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2342	Elm	15"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure	2417	Elm	15"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2343	Elm	4"	Appears to be in Poor Shape	Remain	Tree to remain in place	2418	Elm	15"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2344	Elm	15"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance	2419	Elm	(2) 10" DBL	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2345	Elm	12" CLUSTER	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance	2420	Elm	18"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2346	Elm	12" CLUSTER	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure	2421	Elm	8" & 10" & 12" TPL	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2347	Elm	6"	Appears to be in Good Shape	Remain	Tree to remain in place	2422	Japanese Pagoda	15"	Appears to be in Good Shape	Remain	Tree to remain in place
2348	Elm	10" & 18" DBL	Appears to be in Poor Shape	Remain	Tree to remain in place	2423	Japanese Pagoda	12" 7" & 18" DBL	Appears to be in Good Shape	Remain	Tree to remain in place
2349	Elm	18"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure	2424	Japanese Pagoda	12"	Appears to be in Good Shape	Remain	Tree to remain in place
2350	Elm	18"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance	2425	Japanese Pagoda	24" & 36" DBL	Appears to be in Good Shape	Remain	Tree to remain in place
2351	Elm	15"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure	2426	Elm	15" & 24" DBL	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2352	Elm	12"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance	2427	Elm	18"	Appears to be in Poor Shape	Remove	Tree impacts proposed infrastructure
2353	Elm	18"	Appears to be in Good Shape	Remain	Tree to remain in place	2428	Elm	24"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2354	Elm	10"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance	2429	Ash Elm	(2) 12" DBL	Appears to be in Poor Shape	Remove	Tree impacts proposed infrastructure
2355	Elm	6"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure	2430	Ash Elm	(4) 8" QUAD	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2356	Elm	12"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure	2431	Ash Elm	8" & 12" DBL	Appears to be in Poor Shape	Remain	Tree impacts proposed infrastructure
2357	Elm	6"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure	2432	Elm	12"	Appears to be in Good Shape	Remain	Tree to remain in place
2358	Elm	4"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure	2433	Gray Alder	12"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2359	Elm	(2) 8" & 12" & 18" QUAD	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure	2434	Elm	36"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2360	Elm	15"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure	2435	Elm	24"	Appears to be in Poor Shape	Remain	Tree to remain in place
2361	Sycamore	10" & 24" DBL	Appears to be in Poor Shape	Remain	Tree to remain in place	2436	Elm	36"	Appears to be Diseased	Remove	Tree is dying or a potential public nuisance
2362	Elm	36" CLUSTER	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance	2437	Elm	6"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2363	Elm	24"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure	2438	Elm	6" & 12" DBL	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2364	Elm	10"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure	2439	Elm	8"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2365	Elm	36"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure	2440	Elm	6"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2366	Elm	10"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure	2441	Elm	12"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2367	Elm	10"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure	2442	Elm	8" & 18" DBL	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2368	Elm	12"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure	2443	Elm	30"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2369	Elm	15"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure	2444	Elm	36"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2370	Elm	12"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure	2445	Elm	18"	Appears to be in Poor Shape	Remain	Tree to remain in place
2371	Elm	24"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure	2446	Elm	8" & (2) 15"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2372	Elm	15"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure	2447	Elm	18"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2373	Elm	10" & 12" & 6" TPL	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance	2448	Elm	18" & 24" & 30" TPL	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2374	Elm	15"	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance						
2375	Elm	10"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure						

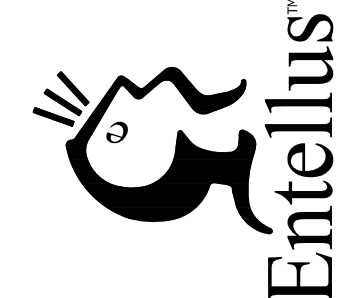
TREE SIZE LEGEND



LEGEND



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Woods Cross, UT 84010
Phone 801.298.2236
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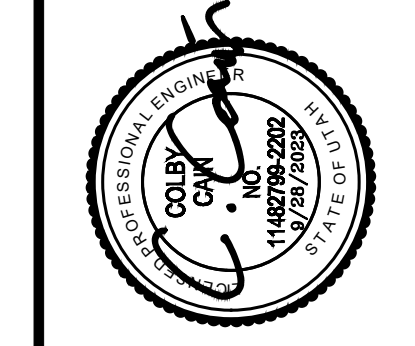
**PRELIMINARY
NOT FOR
CONSTRUCTION**

FRY DEVELOPMENT
7613 SOUTH 300 EAST STREET
TAX PARCELS #22-30-451-001, #22-30-451-002, #22-30-451-012, #22-30-452-001, #22-30-452-007
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 30, T. 2 S., R. 1 E., S.L.B.&M.
SANDY CITY, SALT LAKE COUNTY, UTAH

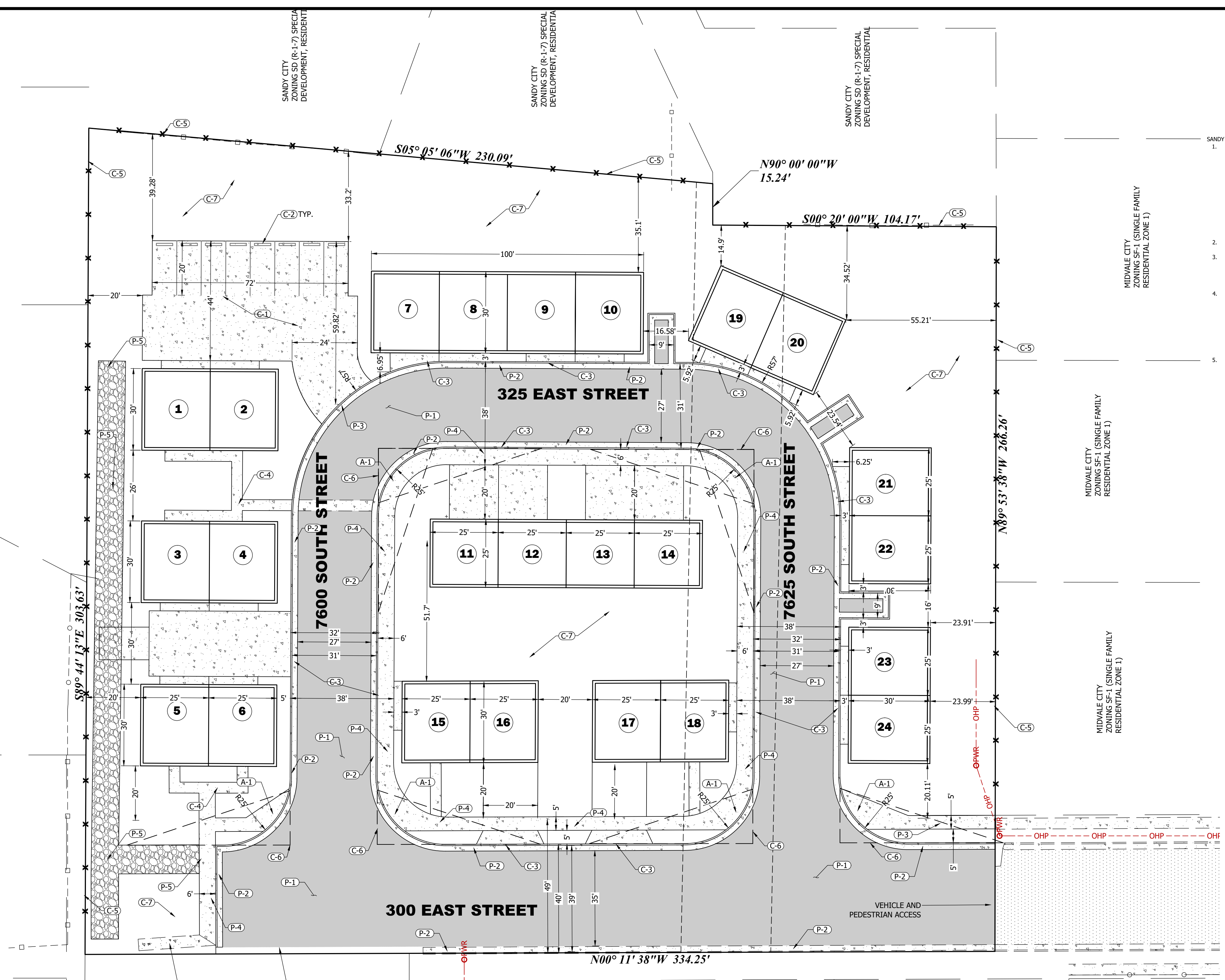
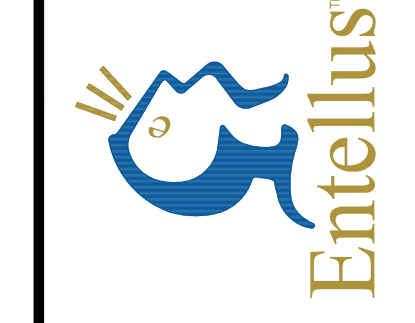
DRAWN: JLS 03/28/2023
APPROVED: CC 03/28/2023
PROJECT #: 1522008
BOUNDARY 1522008.dwg

C301
TREE EXHIBIT

REV #	BY	DATE



1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
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- SANDY CITY PUBLIC WORKS GENERAL NOTES**
- INSTALL SURVEY MONUMENTS ACCORDING TO THE RECORDED PLAN PER SALT LAKE COUNTY SPECIFICATIONS. IT IS UNLAWFUL FOR ANY PERSON TO INSTALL SURVEY MONUMENTS HAVING A SPATIAL RELATIONSHIP WITH ANY SECTION OR QUARTER SECTION CORNER WITHOUT HAVING FIRST OBTAINED FROM THE SALT LAKE COUNTY SURVEYOR'S OFFICE A PERMIT FOR SUCH INSTALLATION (UT. CODE ANN. SECTION 17-23-17). ALL SURVEY MONUMENTS INSTALLED SHALL BE IN ACCORDANCE WITH THE PERMIT ISSUED AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE SALT LAKE COUNTY SURVEYOR'S OFFICE. A STANDARD PRECAST MONUMENTS WILL BE FURNISHED BY THE COUNTY SURVEYOR'S OFFICE.
 - INSTALL SURVEY RIVETS, OFFSET FROM EACH LOT'S PROPERTY CORNERS, IN CURBS OR SIDEWALK.
 - BUILDER/OWNER SHALL OBTAIN AN EXCAVATION PERMIT FROM SANDY CITY PUBLIC WORKS DEPARTMENT PRIOR TO DOING ANY WORK IN THE SANDY CITY RIGHT-OF-WAY. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED.
 - 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 WILL RESULT IN THE UNCOVERING AND/OR REMOVAL OF ALL ITEMS INSTALLED WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER. 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").
 - 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. SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN, HOWEVER, UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.
 - 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.
 - 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.
 - PRIOR TO RELEASE OF THE GUARANTEE FOR IMPROVEMENTS (BOND), AND ACCORDING TO THE "CITY ENGINEER REQUIREMENTS" LETTER FOR THIS PROJECT, 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 DPOLISEN@SANDY.UTAH.GOV, OR ON A USB FLASH DRIVE, OR THE HARD-COPY ORIGINAL MAY BE SUBMITTED TO SANDY CITY (DAVE POLISEN, 801-568-6055), WHERE THE SET WILL BE SCANNED AND RETURNED TO THE OWNER.

- SITE NOTES:**
- ALL PARKING STALLS AND DRIVE LANE DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE.

SYMBOL LEGEND

- (C-1) PRIVATE CONCRETE SECTION PER DETAIL, SHEET C900
- (C-2) PRIVATE CONCRETE PARKING STOP PER DETAIL, SHEET C900
- (C-3) PRIVATE DRIVE APPROACH PER DETAIL, SHEET C900
- (C-4) PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C900
- (C-5) 6' WHITE VINYL FENCE PER DETAIL, SHEET C900
- (C-6) CLEAR-VIEW TRIANGLE. NO OBSTACLE (INCLUDING VEGETATION) OVER 3 FEET HIGH, AS MEASURED FROM TOP BACK OF CURB, ARE ALLOWED WITHIN THE TRIANGLE.
- (C-7) PUBLIC COMMON SPACE FOR RESIDENT USE
- (P-1) PUBLIC ASPHALT ROAD PER SANDY CITY DETAIL, SHEET C910
- (P-2) PUBLIC 30" CATCH CURB AND GUTTER PER SANDY CITY DETAIL, SHEET C910
- (P-3) PUBLIC 30" ROLL CURB AND GUTTER PER SANDY CITY DETAIL, SHEET C910
- (P-4) PUBLIC CITY SIDEWALK PER SANDY CITY DETAIL, SHEET C910
- (P-5) COMPACTED GRAVEL DRIVE ACCESS PER SANDY CITY DETAIL, SHEET C910
- (A-1) ADA SIDEWALK RAMP PER SANDY CITY DETAIL, SHEET C910

ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS AND SPECIFICATIONS.

SITE STATISTICS TABLE

	AREA (SQ.FT.)	PERCENT OF PARCEL
BUILDING	16750.0	17.6%
IMPROVEMENTS	45335.4	47.7%
LANDSCAPE	33002.9	34.7%
TOTAL	95088.3	100%
IMPERVIOUS	62085.4	65.3%
PERVIOUS	33002.9	34.7%
COMMON SPACE	38941.0	41%

EXISTING PED. BRIDGE TO REMAIN
THICKENED EDGED ASPHALT, NO CURB & GUTTER

MIDVALE CITY ZONING SF-1 (SINGLE FAMILY RESIDENTIAL ZONE 1)
MIDVALE CITY ZONING SF-1 (SINGLE FAMILY RESIDENTIAL ZONE 1)
MIDVALE CITY ZONING SF-1 (SINGLE FAMILY RESIDENTIAL ZONE 1)
MIDVALE CITY ZONING SF-1 (SINGLE FAMILY RESIDENTIAL ZONE 1)
MIDVALE CITY ZONING SF-1 (SINGLE FAMILY RESIDENTIAL ZONE 1)

SANDY CITY ZONING SD (R-1-7) SPECIAL DEVELOPMENT, RESIDENTIAL

SANDY CITY ZONING SD (R-1-7) SPECIAL DEVELOPMENT, RESIDENTIAL

SANDY CITY ZONING SD (R-1-7) SPECIAL DEVELOPMENT, RESIDENTIAL

SANDY CITY ZONING SD (R-1-7) SPECIAL DEVELOPMENT, RESIDENTIAL

SANDY CITY ZONING SD (R-1-7) SPECIAL DEVELOPMENT, RESIDENTIAL

SANDY CITY ZONING SD (R-1-7) SPECIAL DEVELOPMENT, RESIDENTIAL

SANDY CITY ZONING SD (R-1-7) SPECIAL DEVELOPMENT, RESIDENTIAL

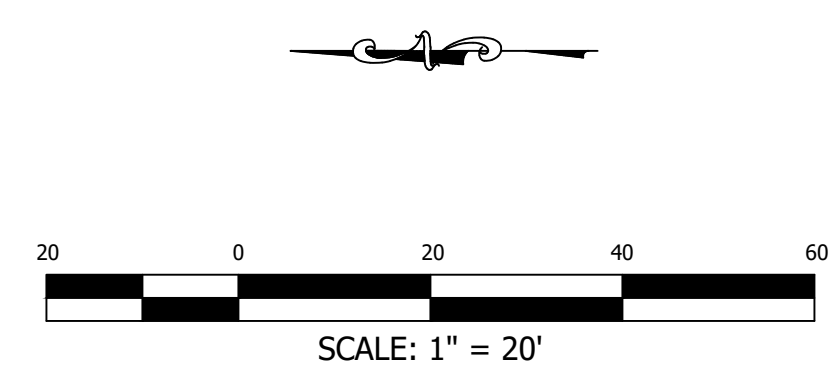
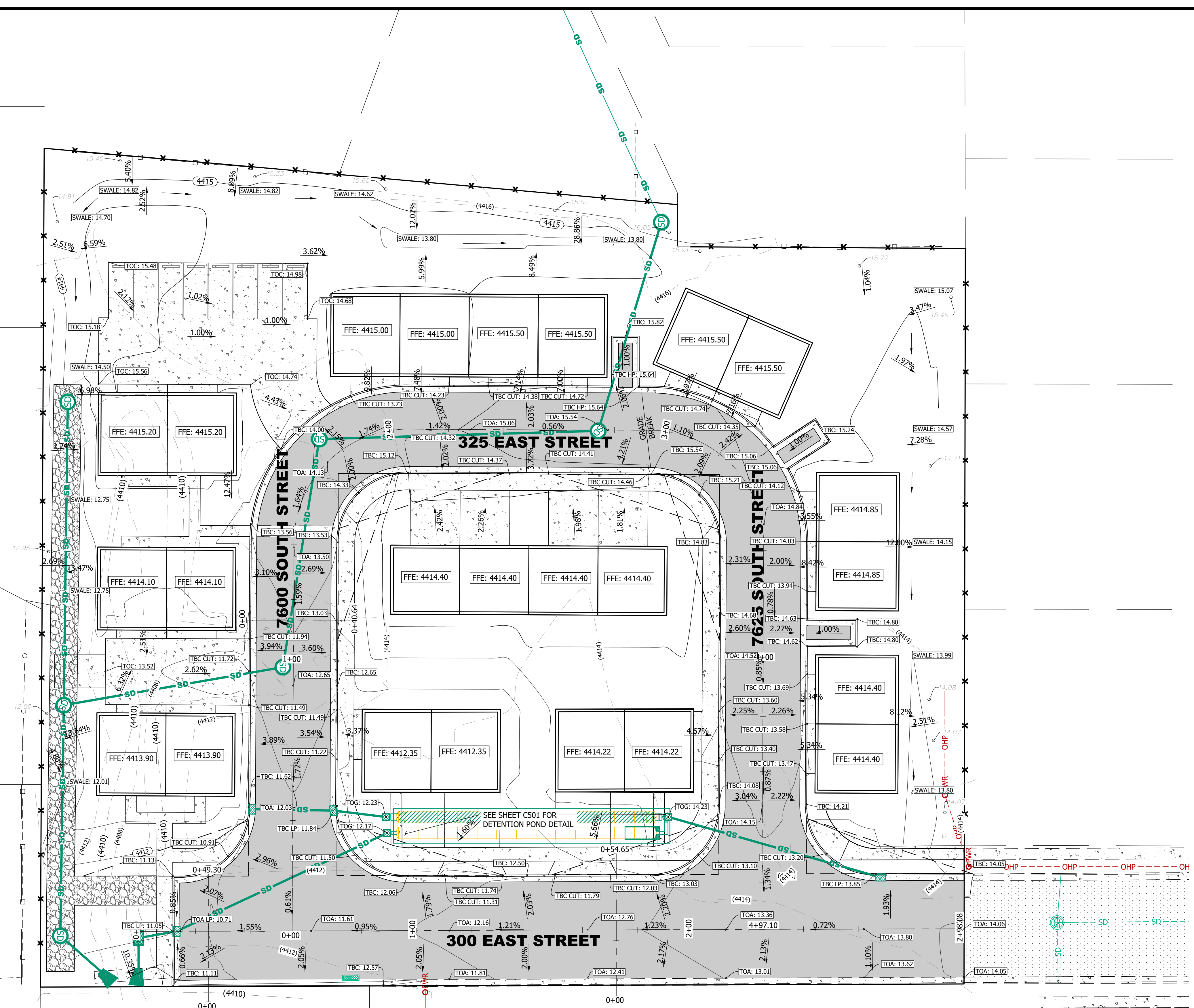
SANDY CITY ZONING SD (R-1-7) SPECIAL DEVELOPMENT, RESIDENTIAL

MIDVALE CITY ZONING SF-1 (SINGLE FAMILY RESIDENTIAL ZONE 1)

MIDVALE CITY ZONING SF-1 (SINGLE FAMILY RESIDENTIAL ZONE 1)

MIDVALE CITY ZONING SF-1 (SINGLE FAMILY RESIDENTIAL ZONE 1)

MIDVALE CITY ZONING SF-1 (SINGLE FAMILY RESIDENTIAL ZONE 1)



DRAINAGE CALCULATIONS

6-Dec-22

Area Analysis			
Area	sq.ft.	Acres	C
Building	16,750	0.38	0.85
Improvements	23,940	0.55	0.90
Landscape	38,024	0.87	0.15
Total	78,714	1.81	0.53

25 Year Detention Analysis

NOAA Precipitation Frequency Data Server
 Latitude: 40.6128° Longitude: -111.8812°

Allowable Runoff: 0.20 cfs/acre

Time (min.)	I in./hr	Runoff ft ³	Allowable Runoff ft ³	Storage ft ³
5	4.430	1,266	108	1,157
10	3.370	1,926	217	1,709
15	2.780	2,383	325	2,058
30	1.870	3,206	651	2,555
60	1.160	3,977	1,301	2,676
120	0.643	4,409	2,602	1,807
180	0.450	4,629	3,903	726
360	0.264	5,431	7,806	0
720	0.160	6,583	15,613	0
1440	0.087	7,159	31,225	0

Required Detention: **2,676**

Orifice Sizing

Highwater Elevation	4,412.20 ft
Orifice Elevation	4,409.50 ft
Flow	0.36 cfs
Cd	0.62 square-edge
Orifice Size	2.85 in.

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
 MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

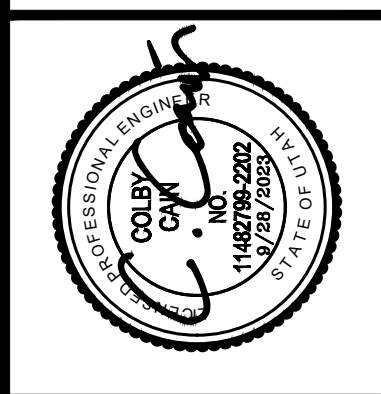
ACCESSIBLE ROUTE:
 MINIMUM WIDTH OF 48", MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

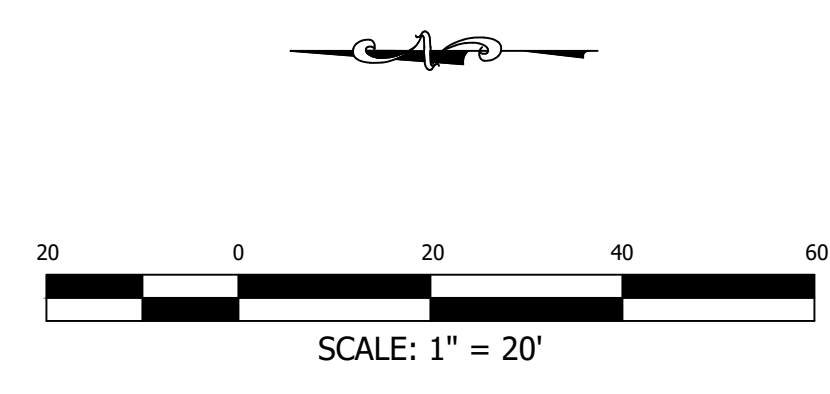
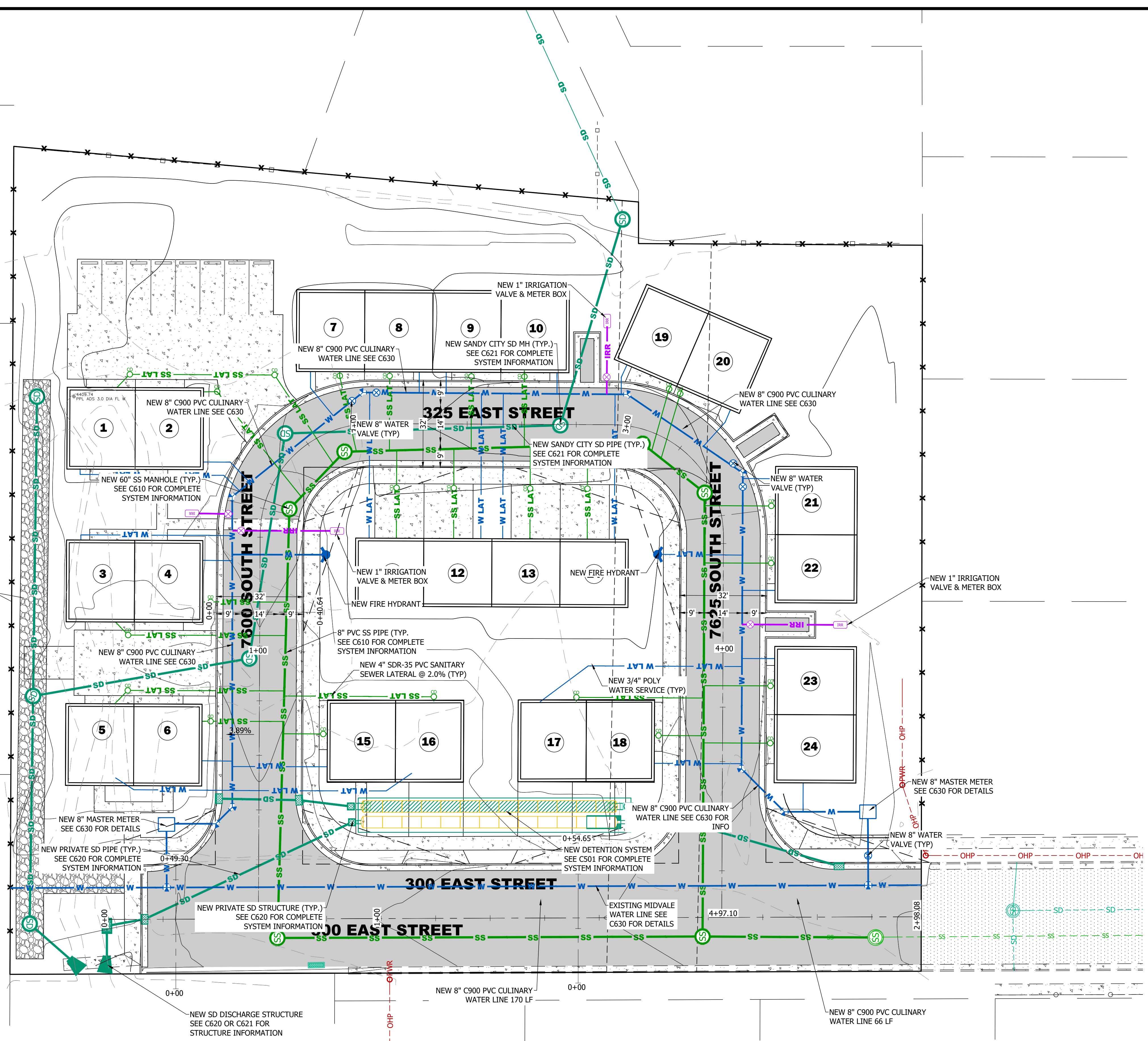
ACCESS ROUTE TURNAROUNDS:
 A CLEAR 60" TURNING DIAMETER, MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
 MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
 MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
 MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

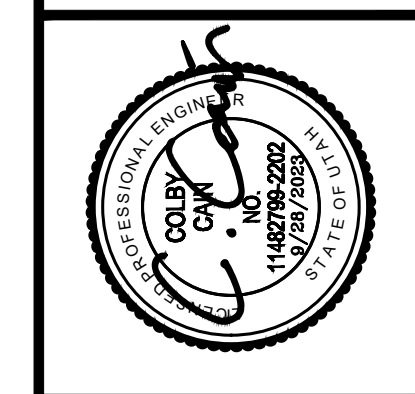




- NOTES:
- TREES TO BE REMOVED DURING DEMOLITION WORK ACCORDING TO THE TREE STUDY. NEW TREES WILL BE PLANTED ACCORDING TO THE LANDSCAPE PLAN. SEE TREE STUDY ON C301.
 - CONTRACTOR TO FOLLOW BEST MANAGEMENT PRACTICES TO PROTECT TREES THAT WILL BE REMAINING AS OUTLINED IN THE LANDSCAPE PLAN.

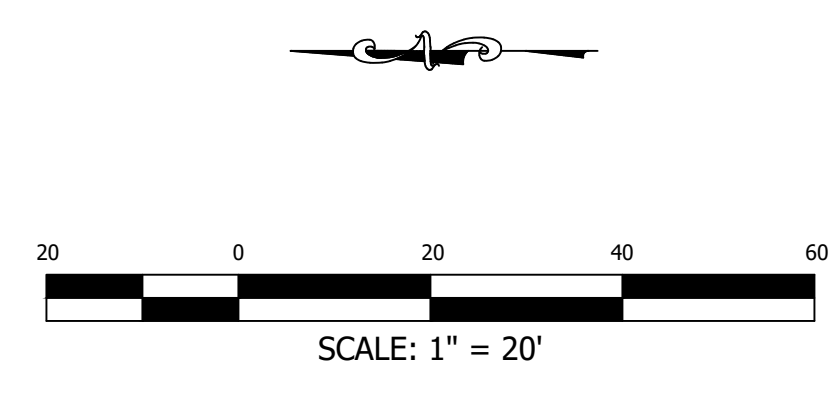
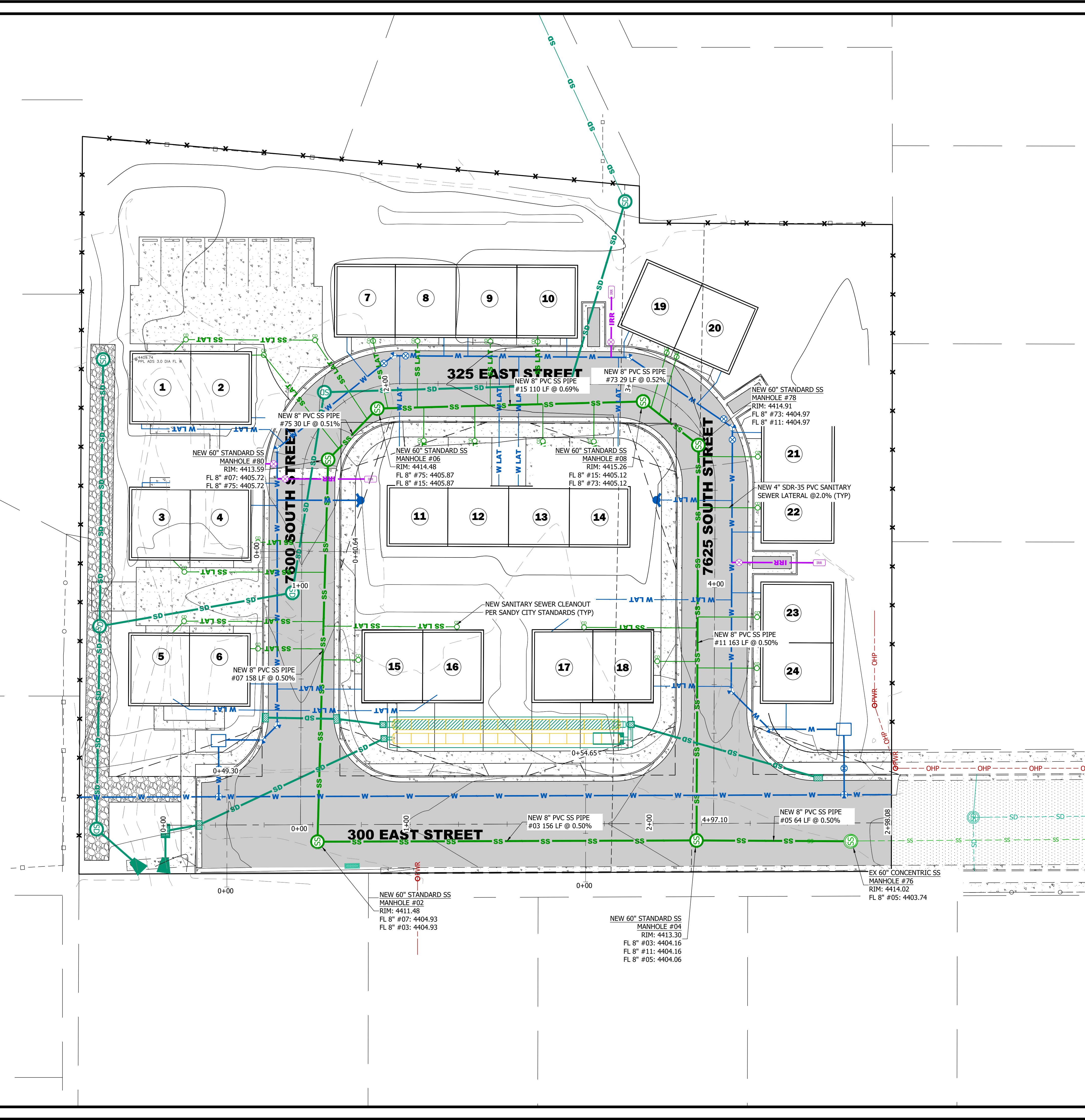
CIVIL	DATE
RNH	11/16/2022
SURVEY	JRC
ENGINEER	12/9/2020
	CC
	11/17/2022

REV #	BY	DATE



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 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com



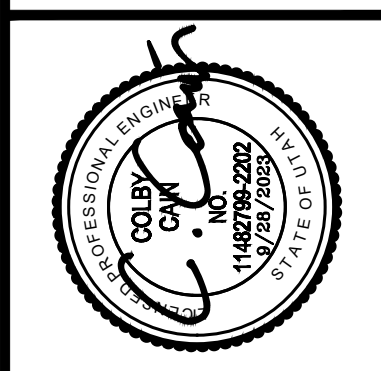


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**WOODHAVEN
ESTATES**
1522008

CIVIL	RNH 11/16/2022	JRC 12/9/2020	CC 11/17/2022
SURVEY			
ENGINEER			

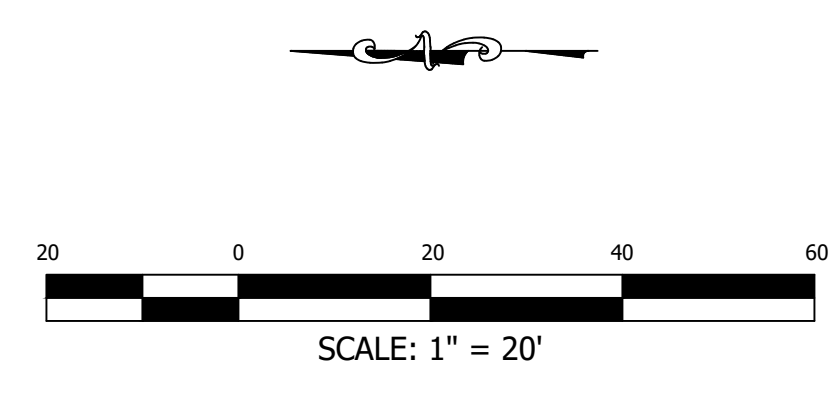
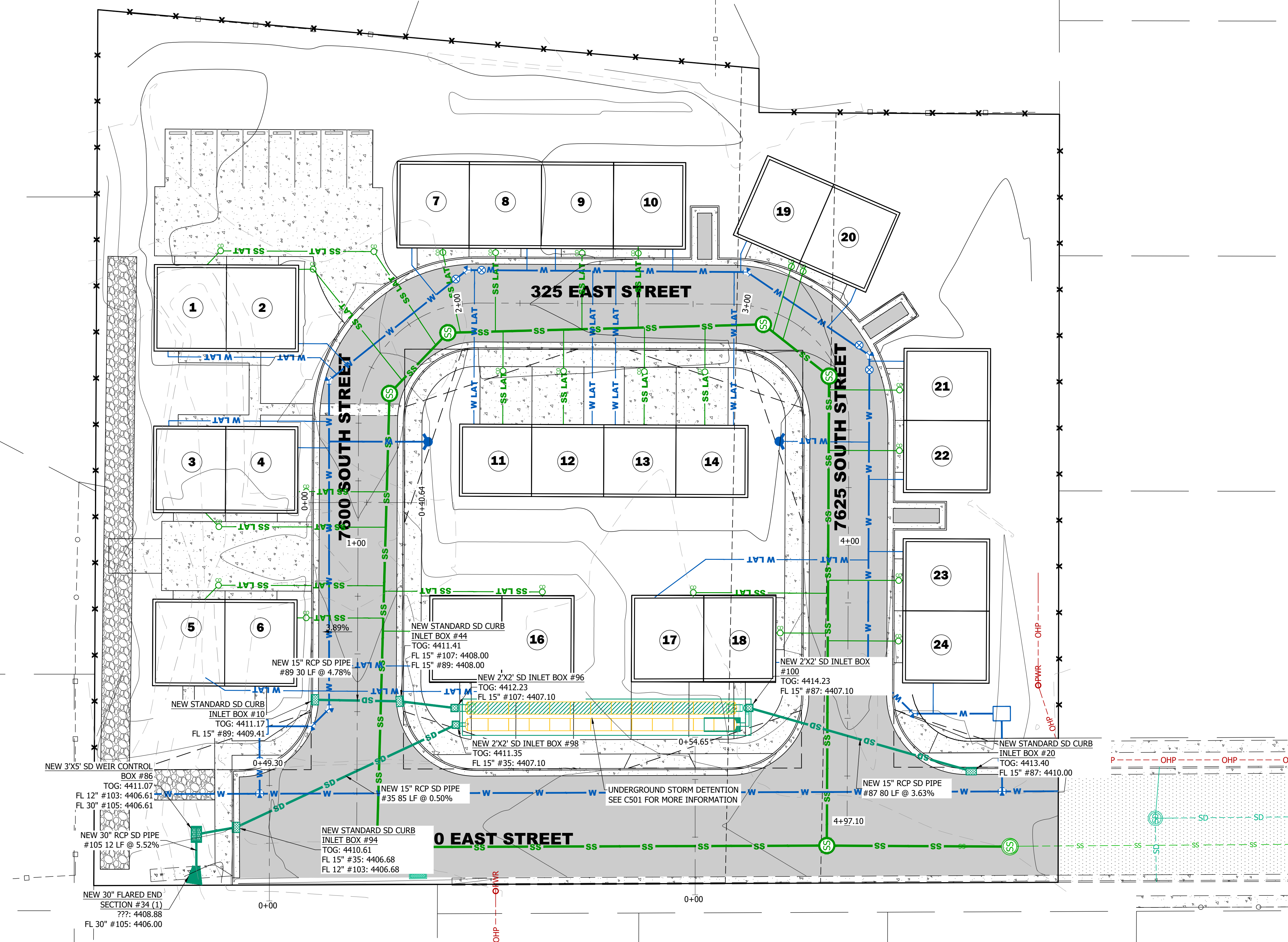
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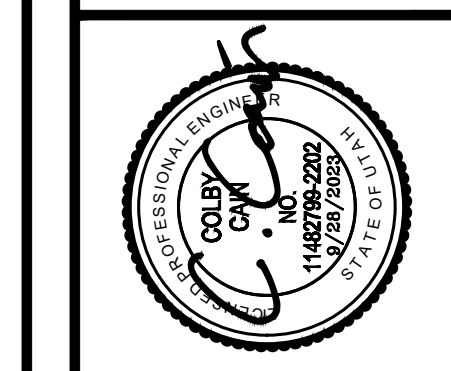


C610
SEWER SYSTEM



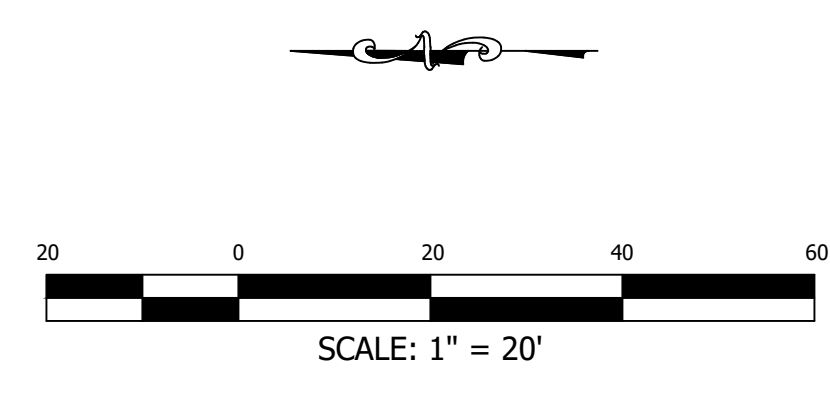
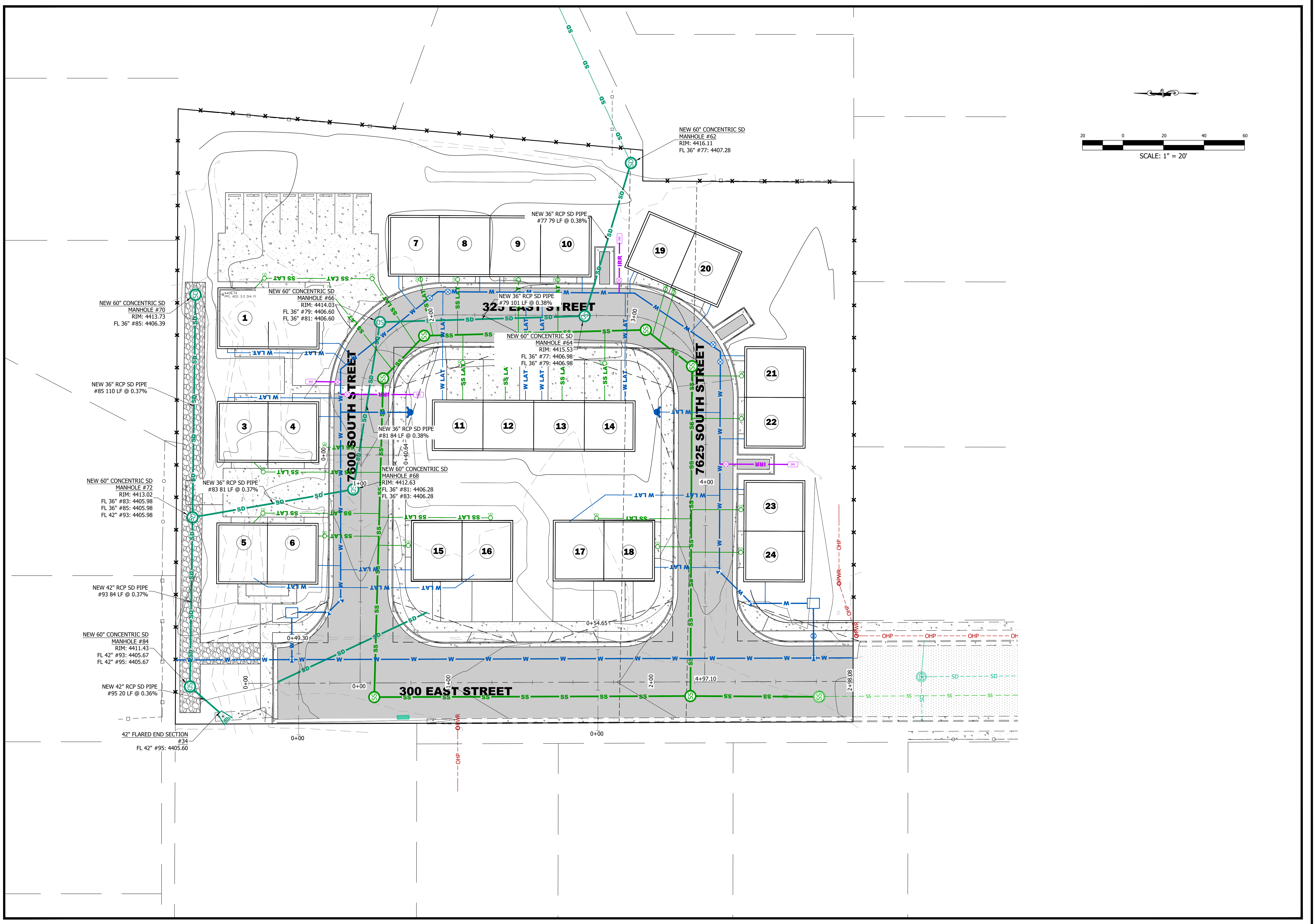
CIVIL	DATE
BY	
REV #	
RNH 11/16/2022	
JRC 12/9/2020	
CC 11/17/2022	
SURVEY	ENGINEER

REV #	DATE
BY	



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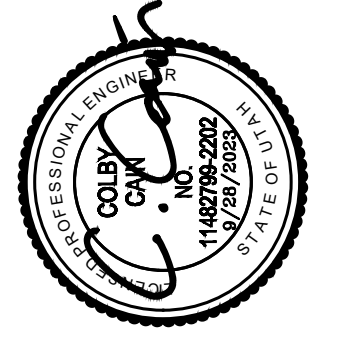


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**WOODHAVEN
ESTATES**
1522008

CIVIL	DATE
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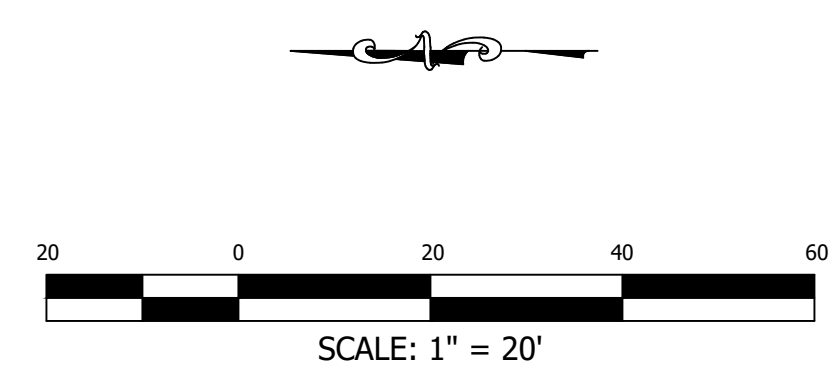
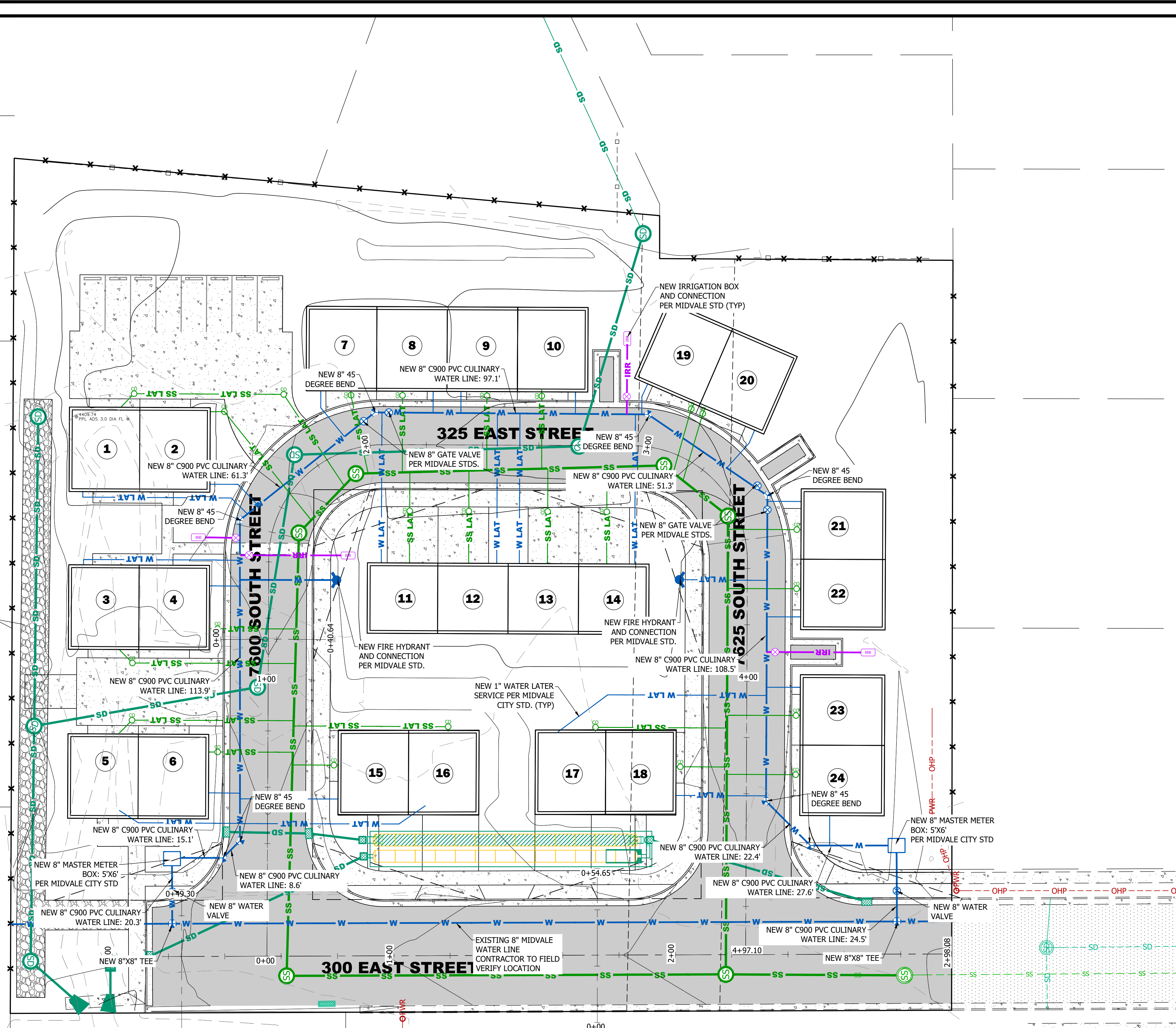
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SURVEY	ENGINEER	



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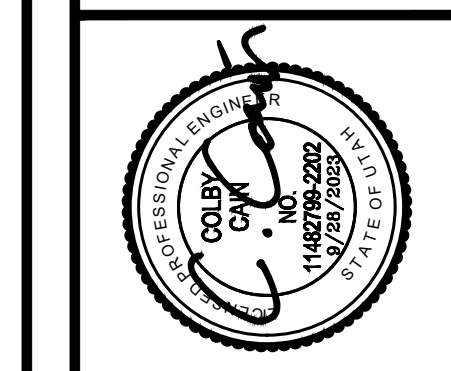
C621
CITY STORM SYSTEM



- NOTES:
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CIVIL	RNH 11/16/2022
SURVEY	JRC 12/9/2020
ENGINEER	CC 11/17/2022

REV #	DATE	BY

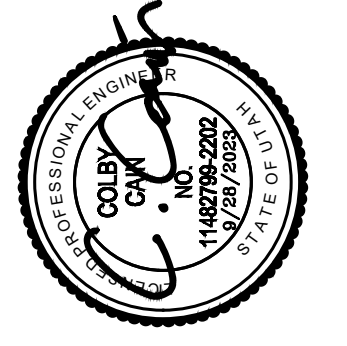


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CIVIL	RNH 11/16/2022	JRC 12/9/2020	CC 11/17/2022
	SURVEY	ENGINEER	

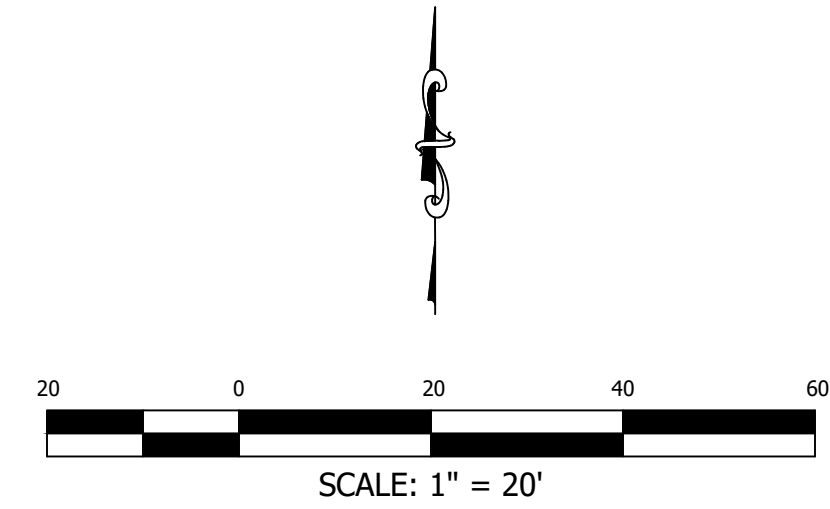
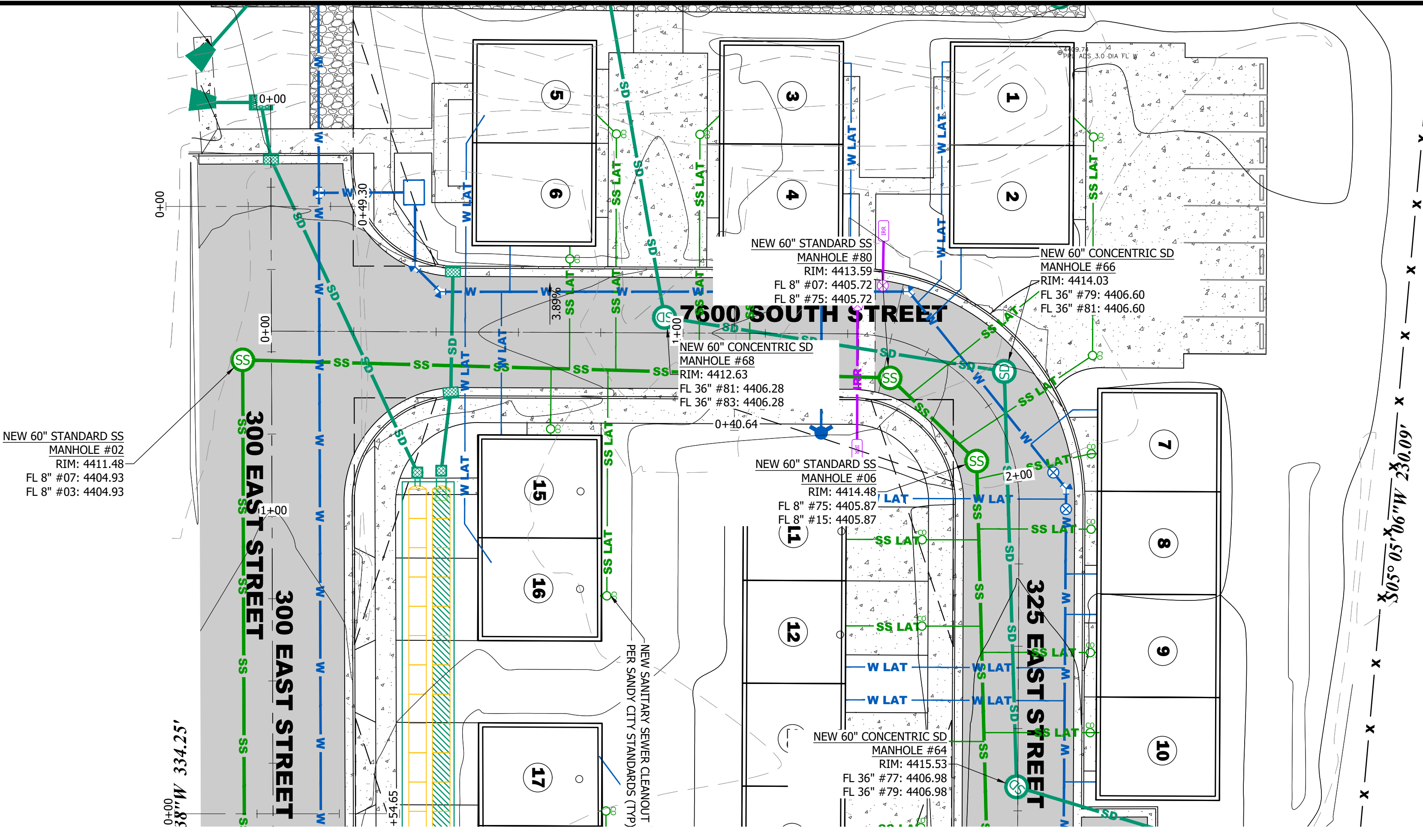
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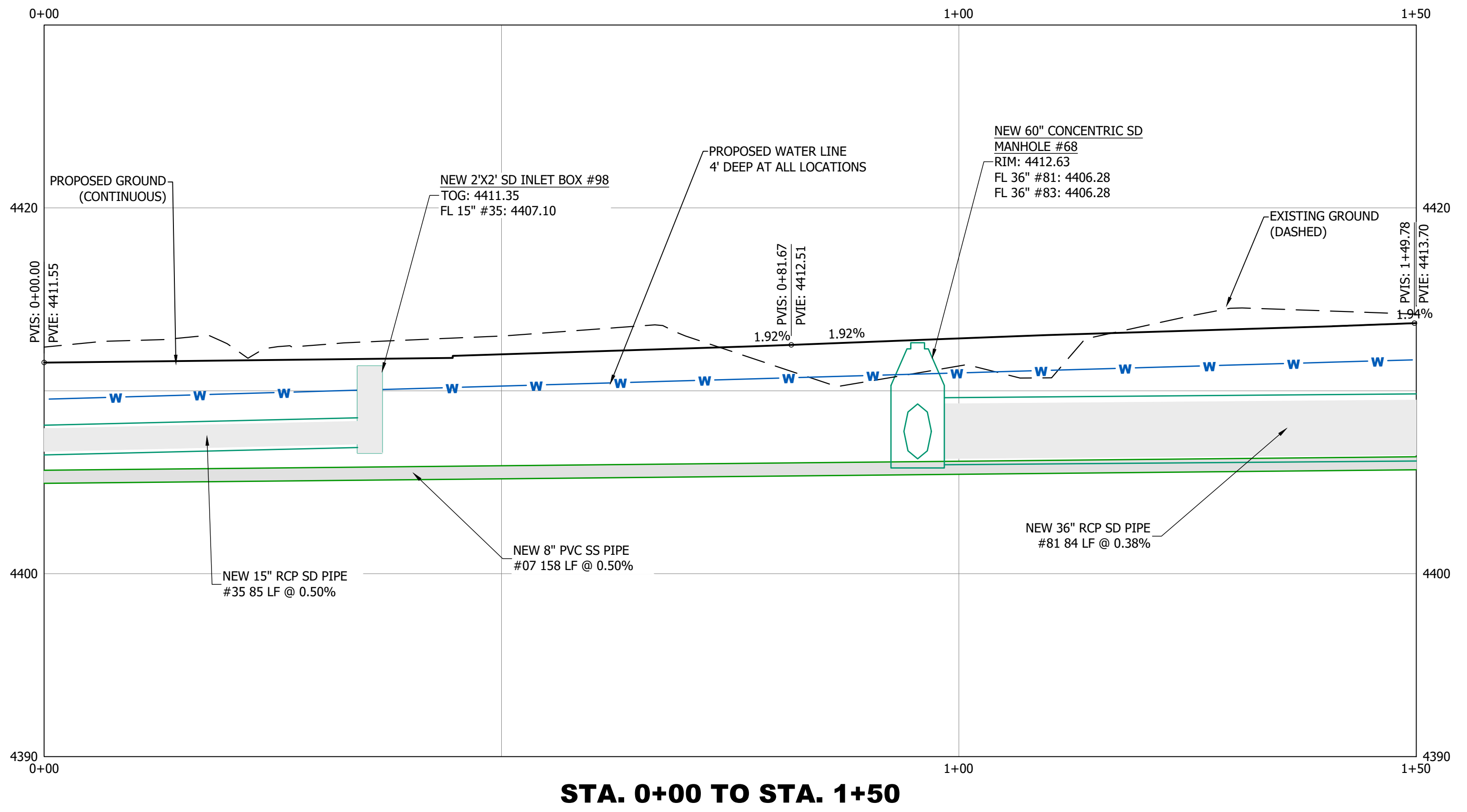


C700
PLAN & PROFILE 7600 S.

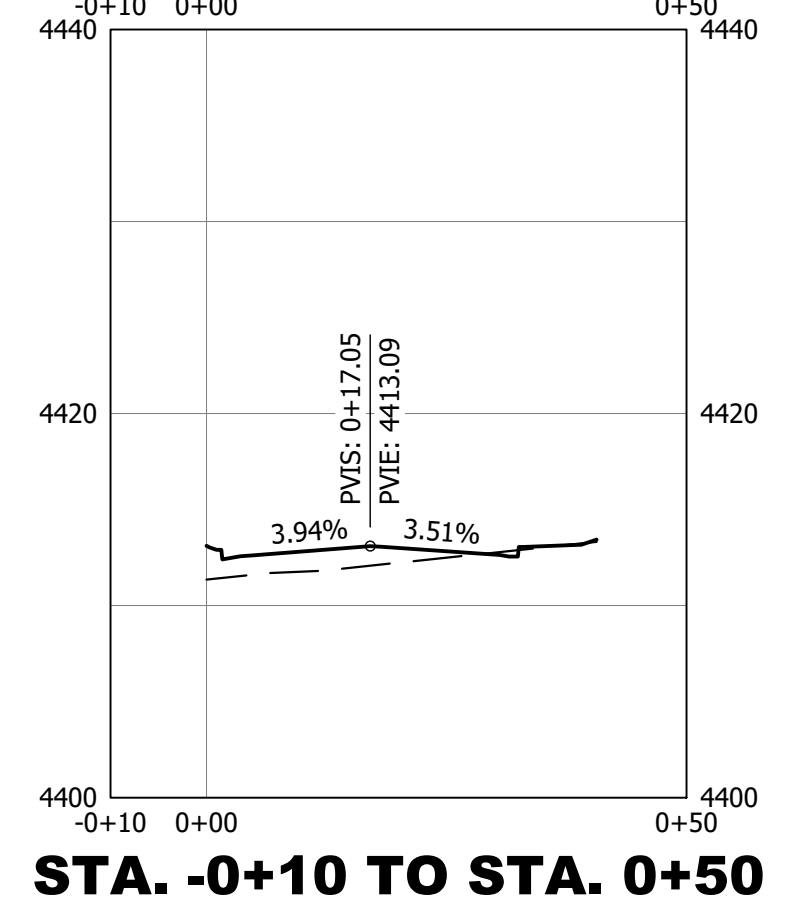


- TYPICAL ROAD SECTION NOTES:
1. INSTALL 30" CONCRETE STANDARD ("HIGHBACK") CURB AND GUTTER PER SANDY CITY STANDARD DETAIL CG-01.
 2. IN APPLICABLE AREAS; INSTALL 5-FOOT-WIDE CONCRETE SIDEWALK PER SANDY CITY STANDARD DETAIL SW-03.
 3. THE PUBLIC ROADWAY PAVEMENT, INCLUDING BITUMINOUS PAVING COURSE AND U.T.B.C. (UNTREATED BASE COURSE), 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"). HOWEVER, FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT, INCLUDING PLACEMENT OF SUB-BASE MATERIAL, IF SAID RECOMMENDATIONS ARE MORE STRINGENT. GEOTEXTILE FABRIC IS REQUIRED, IN ANY CASE.

**NEW LOOP 0+00-1+50
VERTICAL SCALE: 1"=10'**



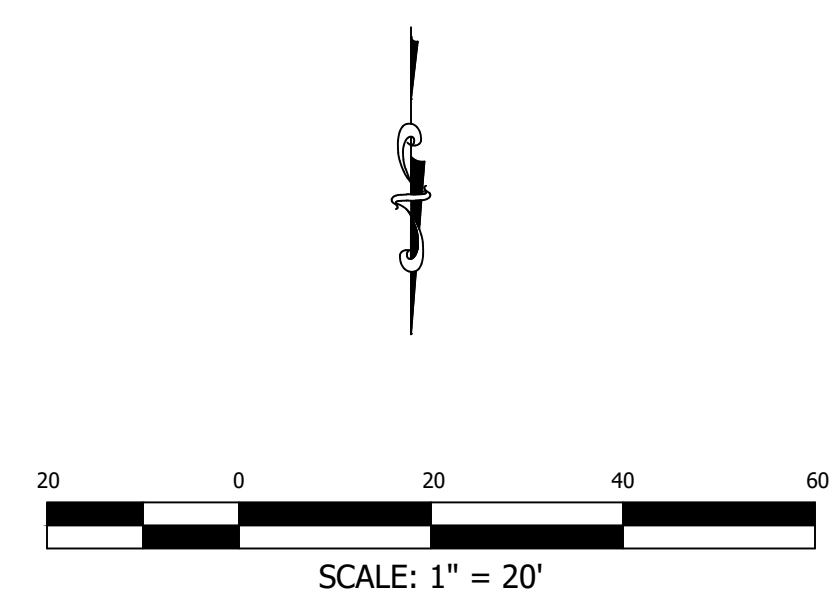
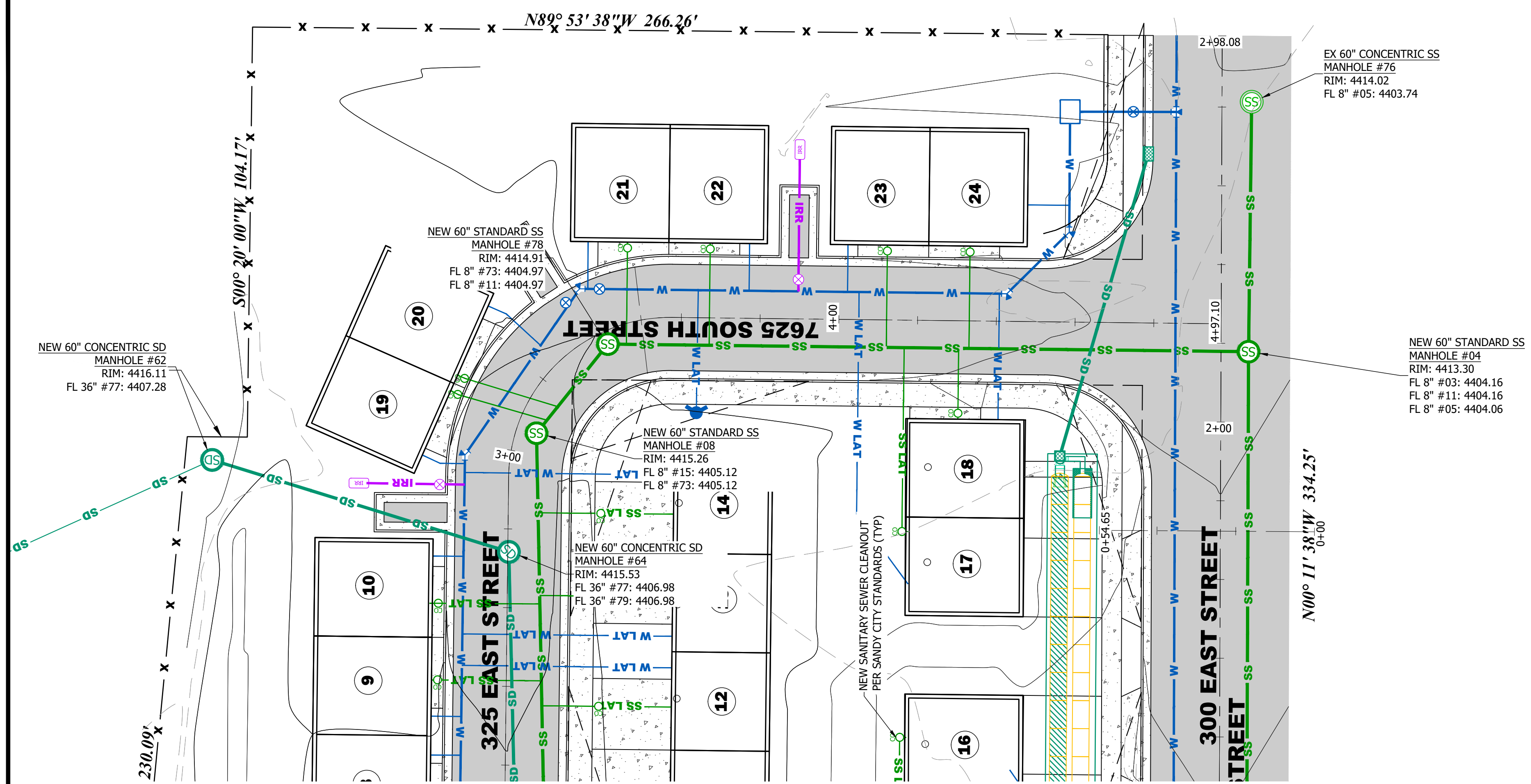
**TYPICAL CROSS SECTION
VERTICAL SCALE: 1"=10'**



CURB FIT TO EX. ASPHALT

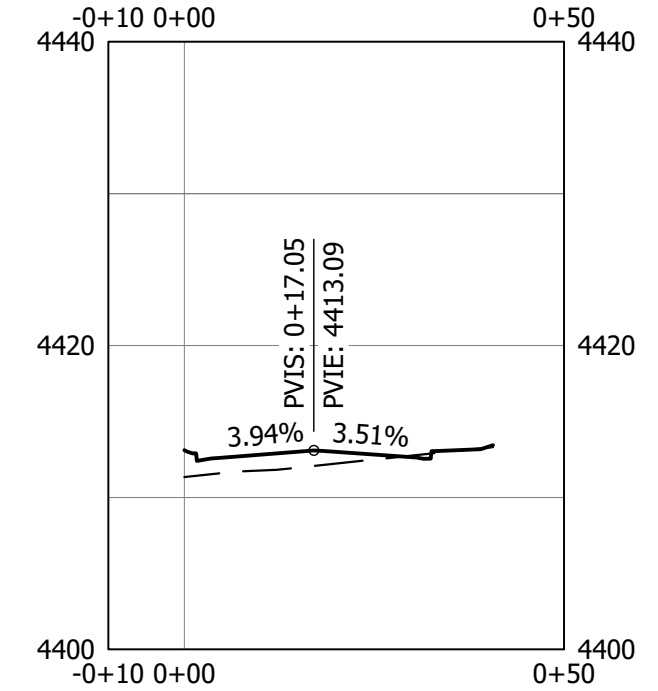
THE CURB & GUTTER DESIGN IS BASED ON A SURVEY OF EXISTING EDGE OF ASPHALT ELEVATIONS, AND IS INTENDED AS A BEST FIT OF NEW CONCRETE TO EXISTING ASPHALT ELEVATIONS. THIS DESIGN IS SUBJECT TO ADJUSTMENT IN THE FIELD. THE CONTRACTOR IS TO FIELD VERIFY A MINIMUM OF 2% AND A MAXIMUM OF 4% CROSS-SLOPE FROM EXISTING ASPHALT TO THE LIP OF GUTTER & COORDINATE REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTING THE CURB & GUTTER SHOWN ON THIS PLAN.

THE CONTRACTOR IS TO SAWCUT A NEAT, STRAIGHT EDGE ALONG THE EXISTING EDGE OF ASPHALT & PLACE TACK OIL BEFORE PLACING NEW ASPHALT ADJACENT TO EXISTING ASPHALT.

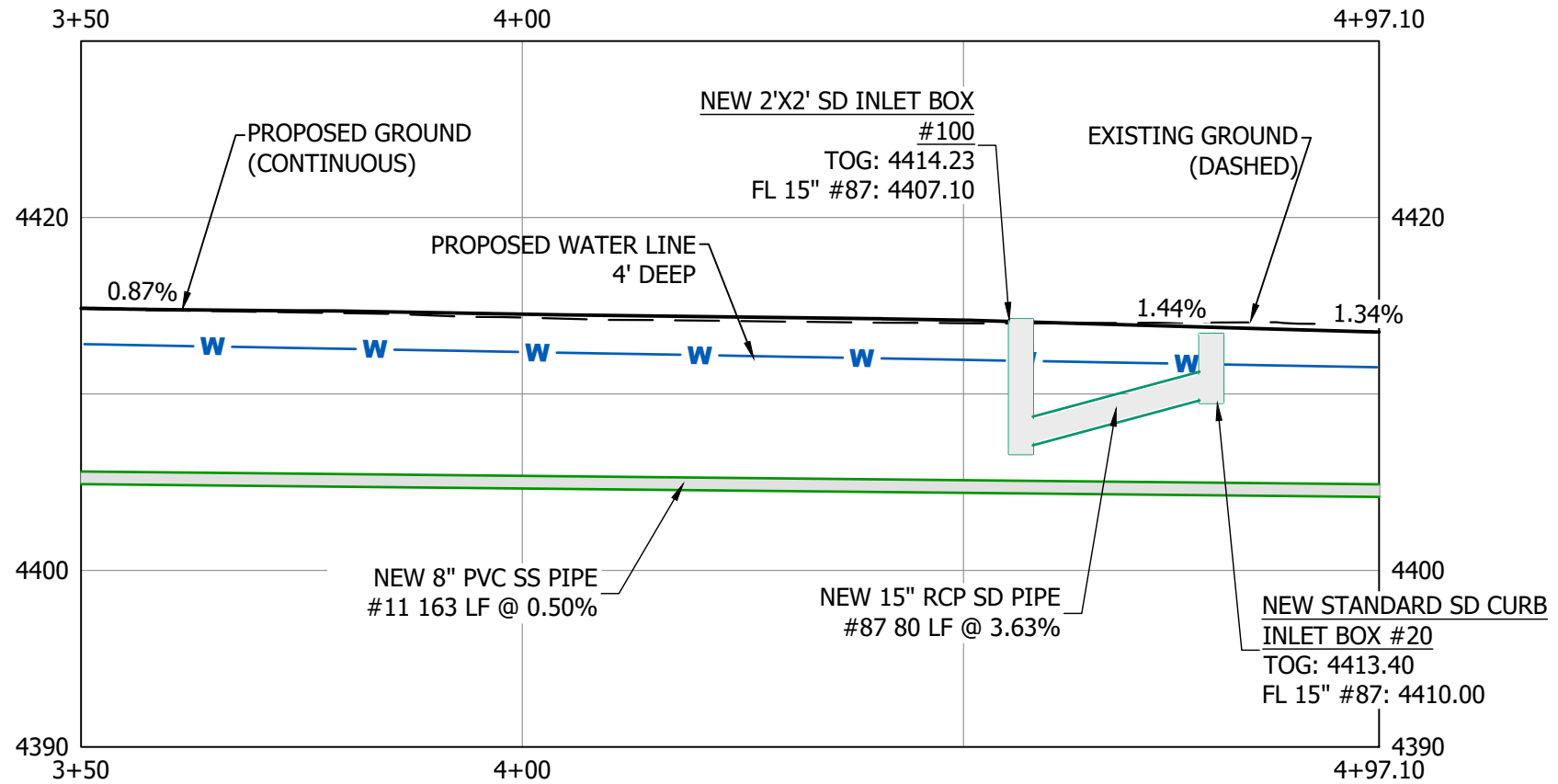


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**TYPICAL CROSS SECTION
VERTICAL SCALE: 1"=10'**



**NEW LOOP 3+50-4+97.10
VERTICAL SCALE: 1"=10'**



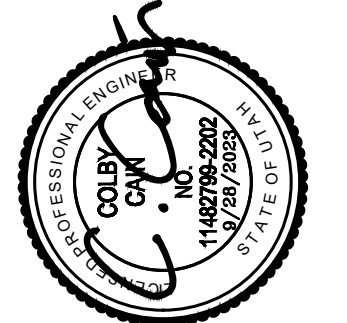
STA. 3+50 TO STA. 4+97

CURB FIT TO EX. ASPHALT

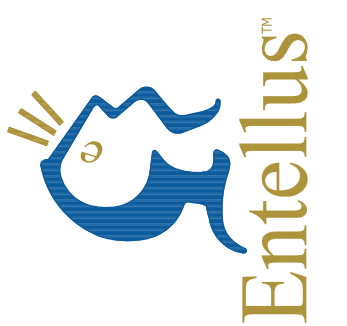
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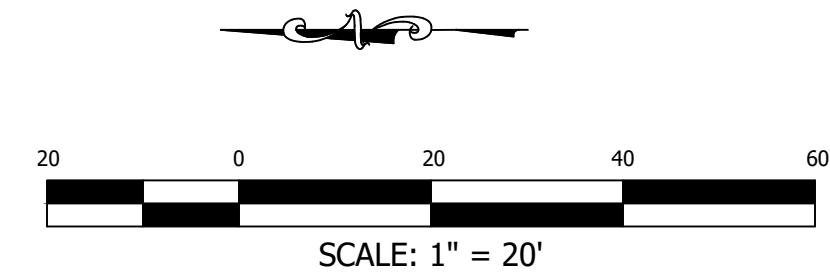
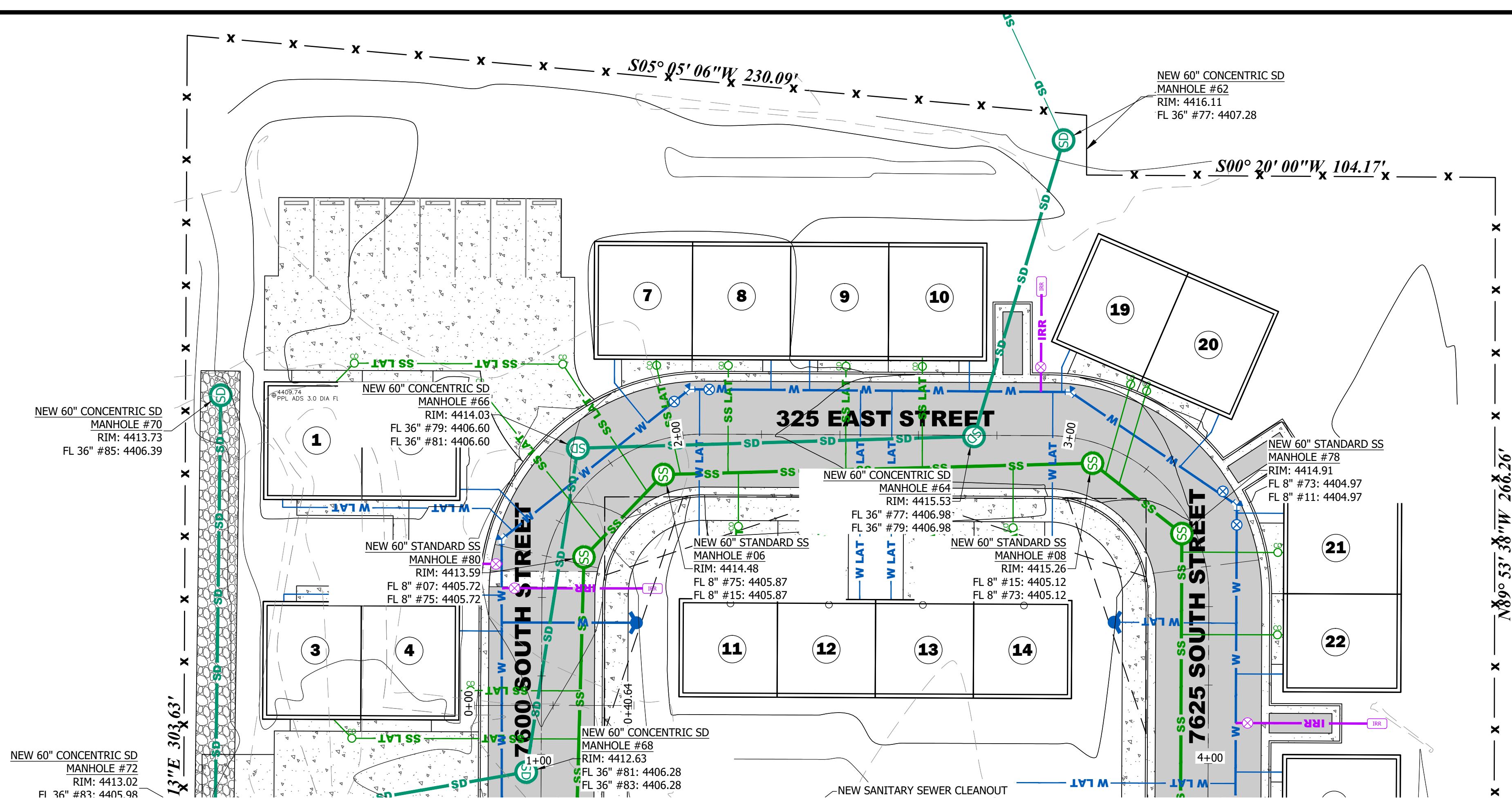
THE CONTRACTOR IS TO SAWCUT A NEAT, STRAIGHT EDGE ALONG THE EXISTING EDGE OF ASPHALT & PLACE TACK OIL BEFORE PLACING NEW ASPHALT ADJACENT TO EXISTING ASPHALT.

CIVIL	DATE
RNH	11/16/2022
SURVEY	BY
JRC	
ENGINEER	REV #
CC	



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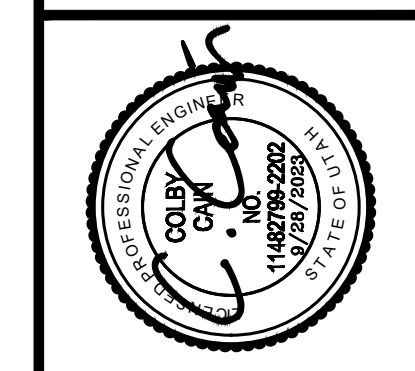




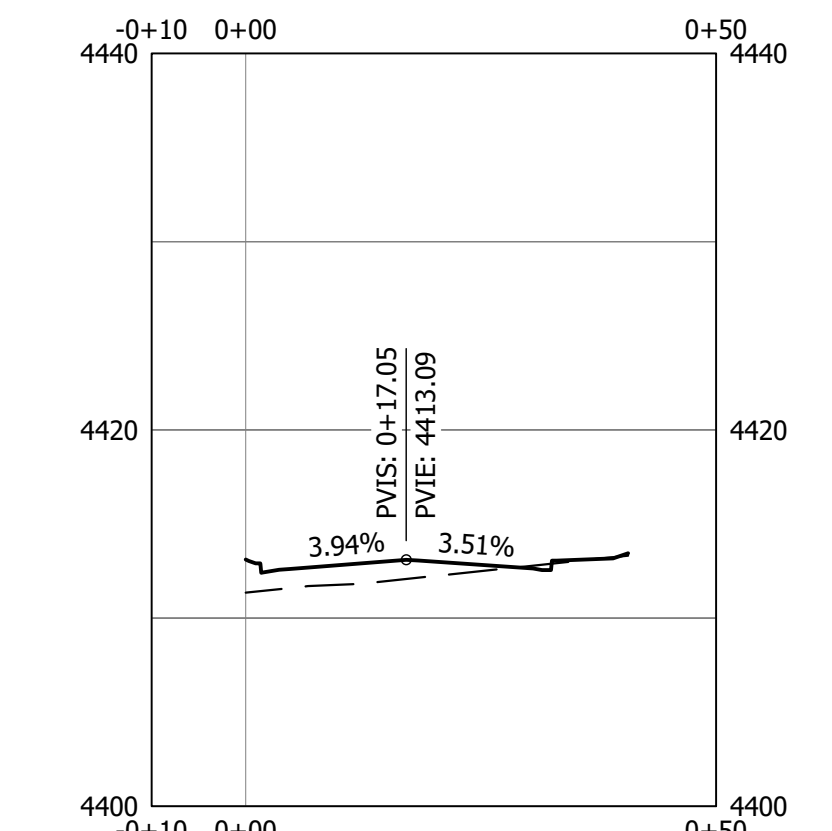
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	JRC	12/9/2020
	CC	11/17/2022
	SURVEY	ENGINEER

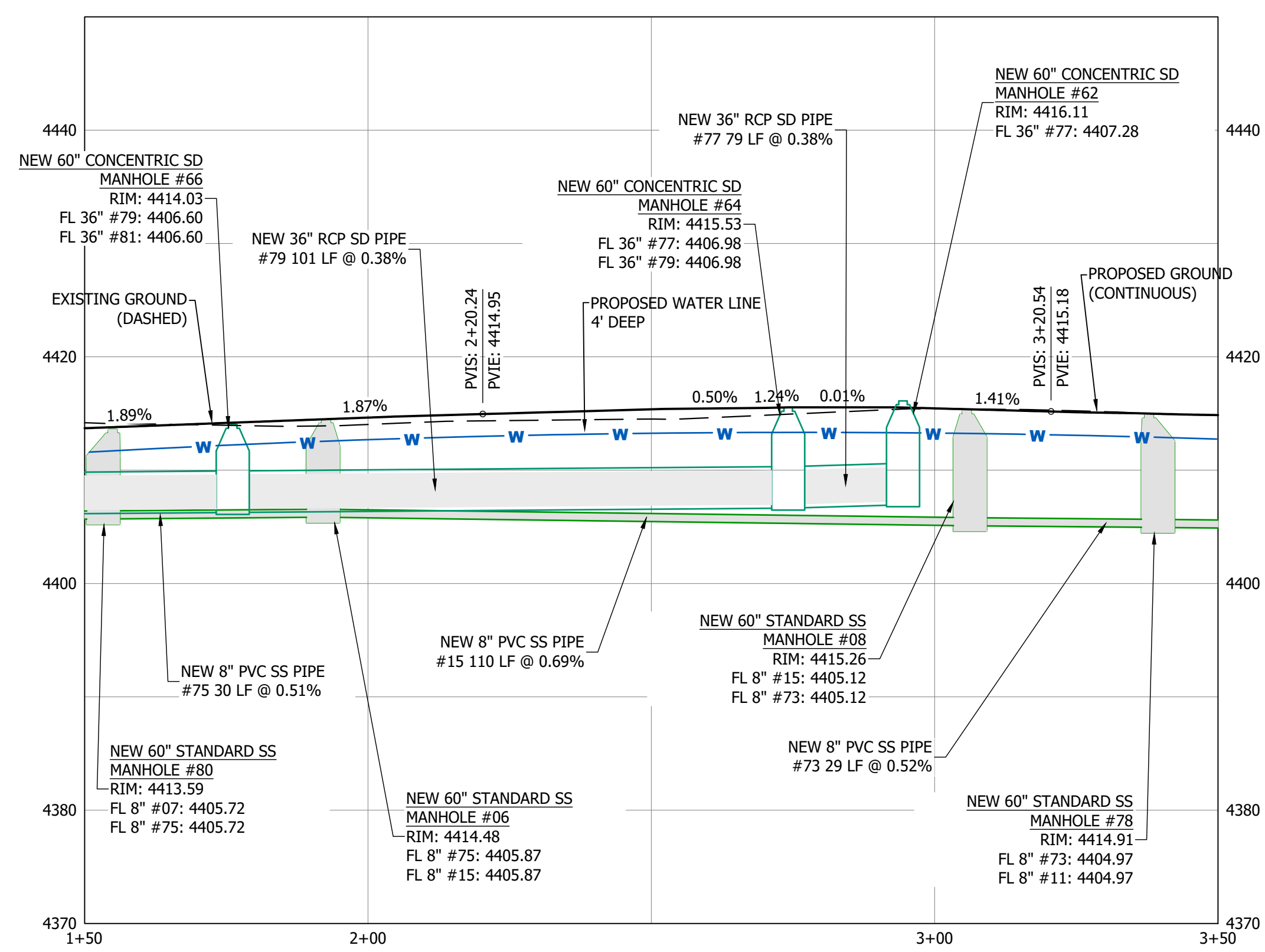
REV #	BY	DATE



TYPICAL CROSS SECTION VERTICAL SCALE: 1"=10'



STA. -0+10 TO STA. 0+50



STA. 1+50 TO STA. 3+50

CURB FIT TO EX. ASPHALT

THE CURB & GUTTER DESIGN IS BASED ON A SURVEY OF EXISTING EDGE OF ASPHALT ELEVATIONS, AND IS INTENDED AS A BEST FIT OF NEW CONCRETE TO EXISTING ASPHALT ELEVATIONS. THIS DESIGN IS SUBJECT TO ADJUSTMENT IN THE FIELD. THE CONTRACTOR IS TO FIELD VERIFY A MINIMUM OF 2% AND A MAXIMUM OF 4% CROSS-SLOPE FROM EXISTING ASPHALT TO THE LIP OF GUTTER & COORDINATE REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTING THE CURB & GUTTER SHOWN ON THIS PLAN.

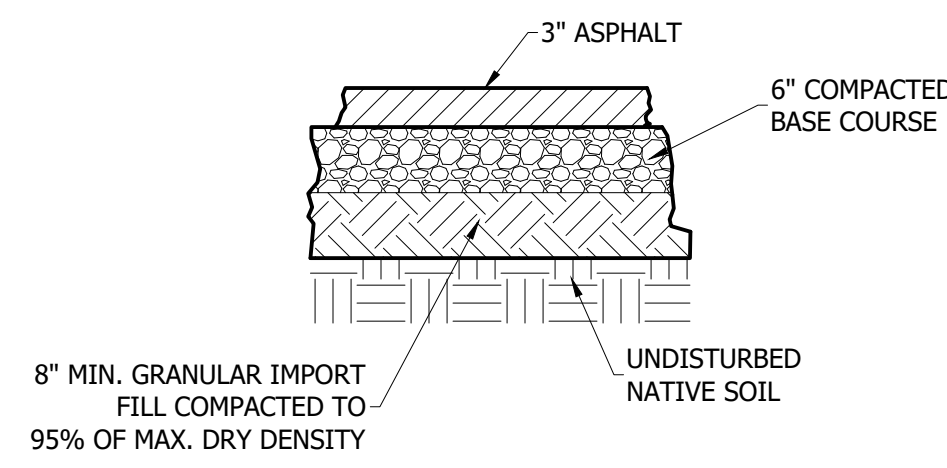
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Woods Cross, UT 84010
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www.Entellus.com



NOTES

- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
- PLACE MATERIAL PER APWA SECTION 32 05 10.

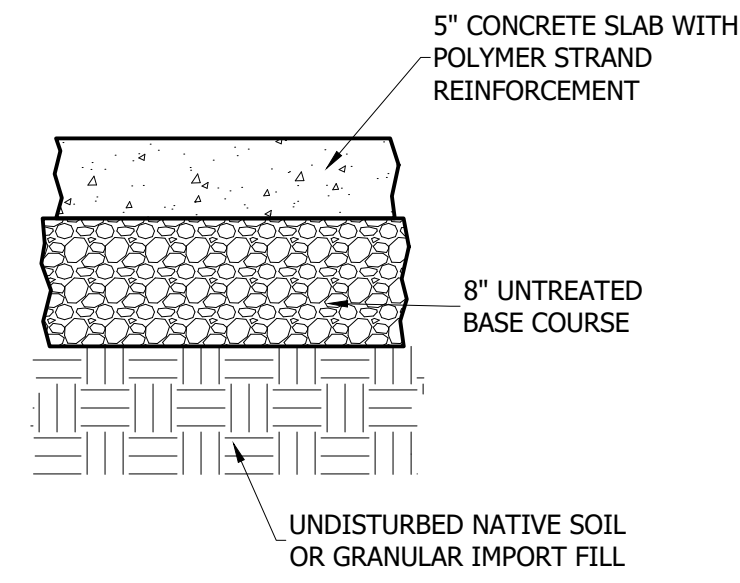


PRIVATE ASPHALT SECTION WITH IMPORT FILL

C-1
C400
TYPICAL
N.T.S.

NOTES

- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
- CONCRETE IS TO BE 4,000 PSI TEST.
- CONTROL JOINTS AT NO MORE THAN 10' INTERVALS BOTH WAYS.
- BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.

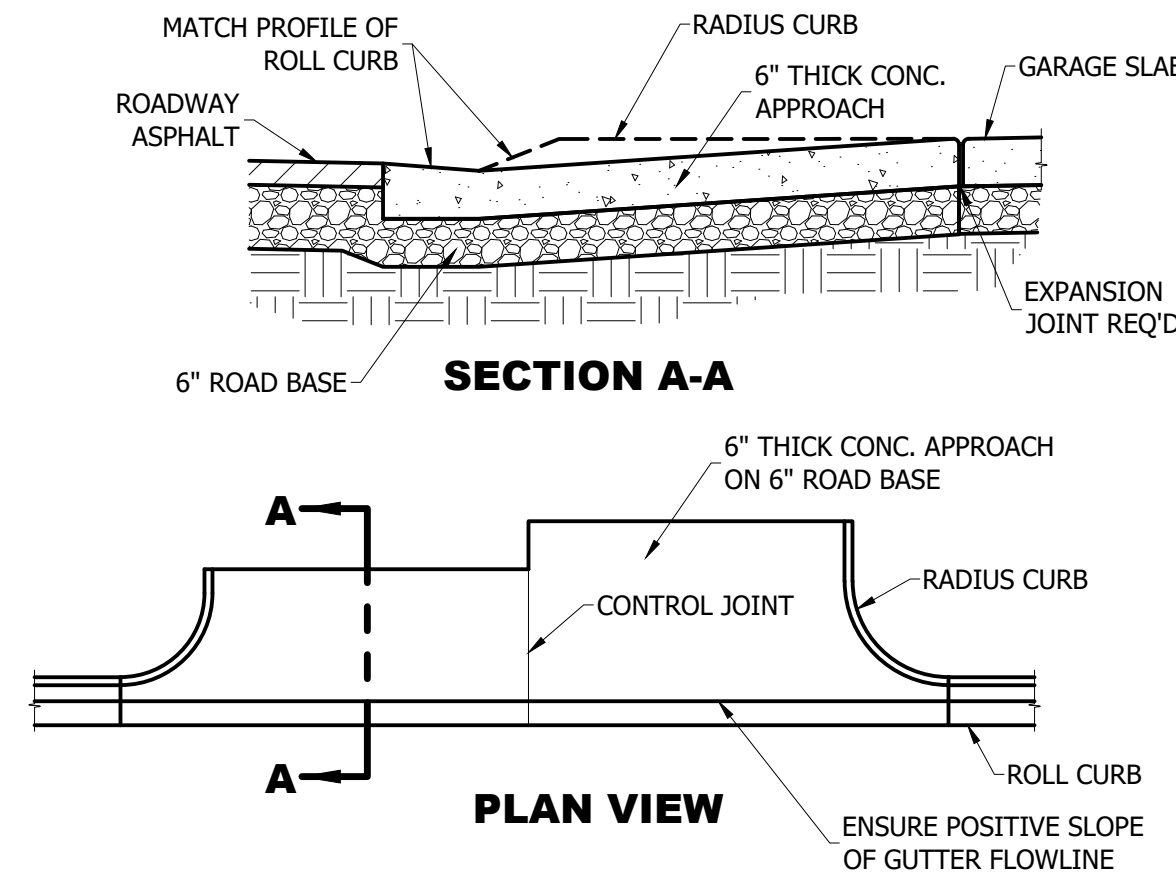


PRIVATE CONCRETE PAVING SLAB SECTION

C-2
C400
TYPICAL
N.T.S.

NOTES

- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
- CONCRETE IS TO BE 4,000 PSI TEST.
- CONTROL JOINTS AT 10' INTERVALS.
- BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.

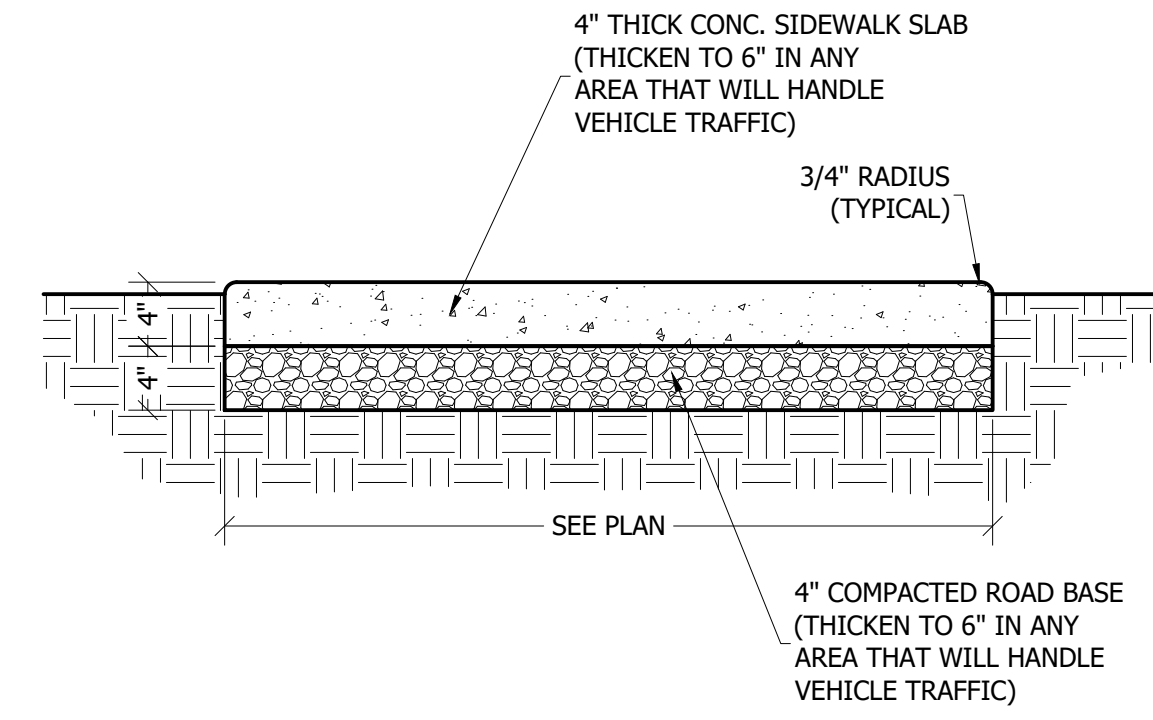


PRIVATE CONCRETE DRIVE APPROACH

C-5
C400
TYPICAL
N.T.S.

NOTES

- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
- CONCRETE IS TO BE 4,000 PSI TEST.
- CONTROL JOINTS AT 5' INTERVALS.
- BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.

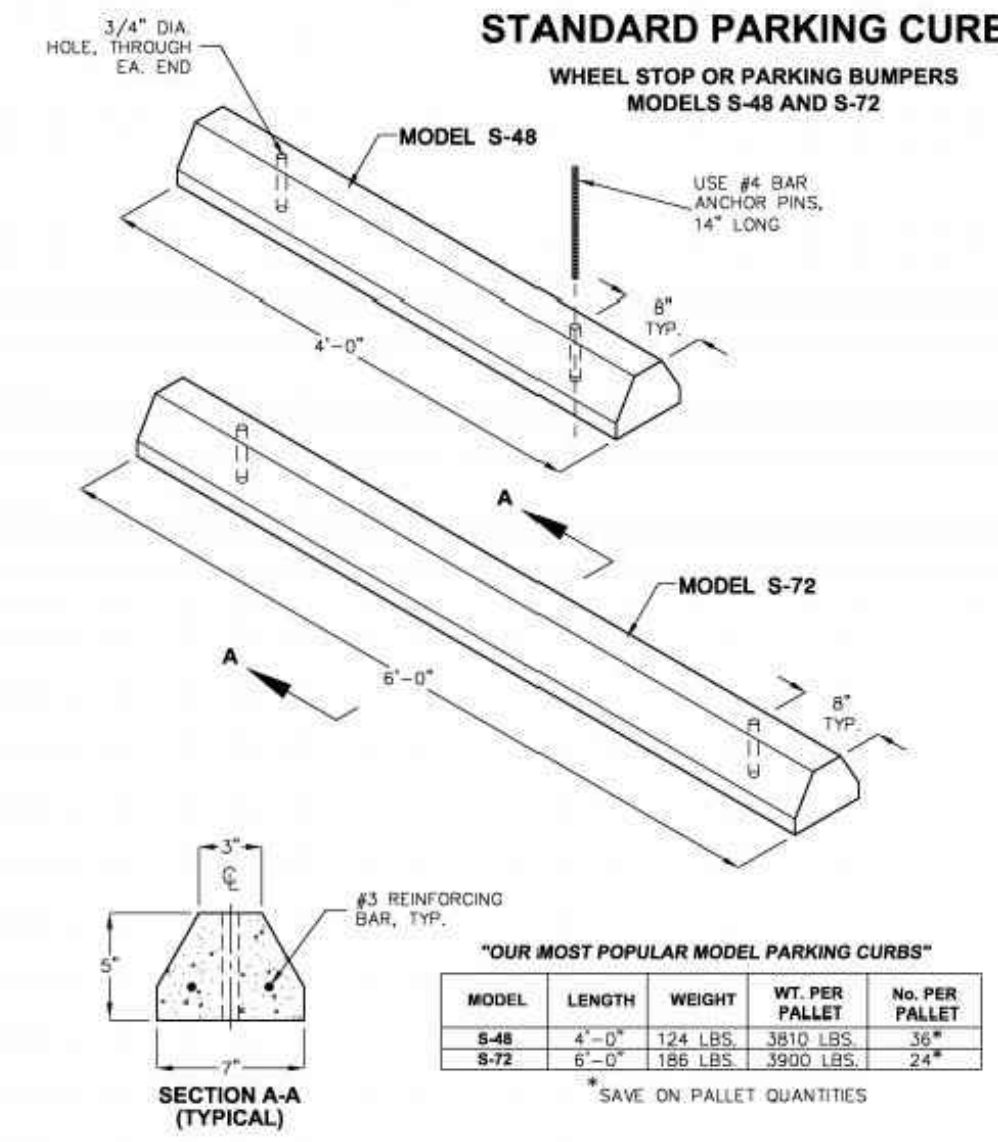


PRIVATE CONCRETE SIDEWALK

C-6
C400
TYPICAL
N.T.S.

STANDARD PARKING CURBS

WHEEL STOP OR PARKING BUMPERS
MODELS S-48 AND S-72

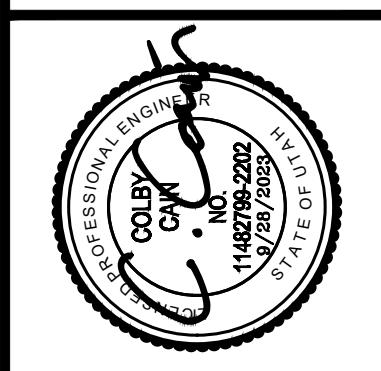


FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

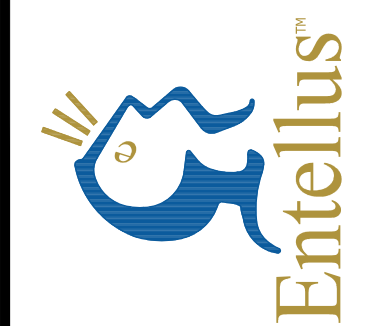
Jensen Precast reserves the right to make changes to product design and/or dimensions without notice. Please contact Jensen Precast whenever necessary for confirmation of design or product design.

JENSEN PRECAST

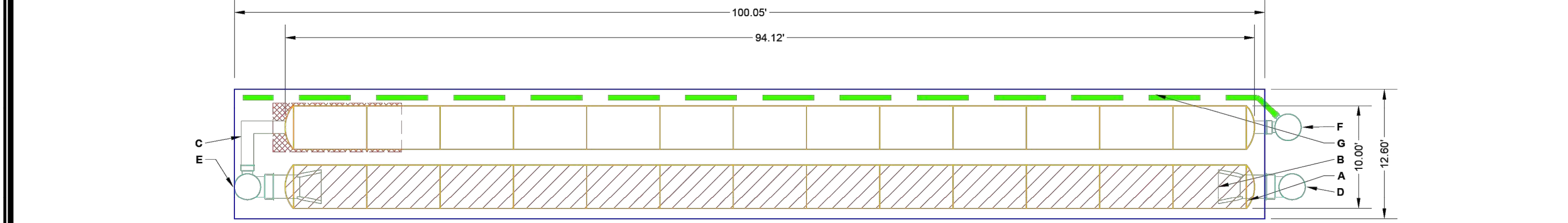
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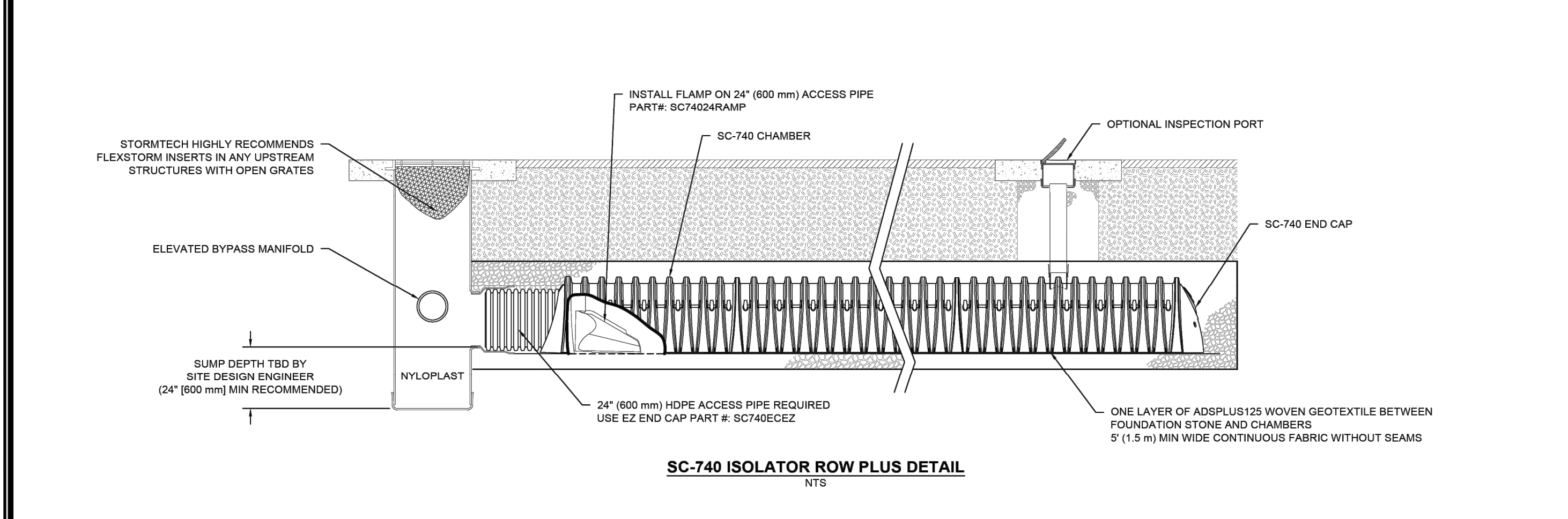
PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS:		PART TYPE		ITEM ON LAYOUT		DESCRIPTION		"INVERT ABOVE BASE OF CHAMBER"	
NO.	DESCRIPTION	ELEVATION	ITEM NO.	PART TYPE	ITEM ON LAYOUT	INVERT	MAX FLOW	DESCRIPTION	INVERT	MAX FLOW	
26	STORMTECH SC-740 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	11.25					24" BOTTOM PREFABRICATED EZ END CAP PART#: SC740ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS			
4	STORMTECH SC-740 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	9.25					INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC74024RAMP (TYP 2 PLACES)			
9	STONE ABOVE (IN)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4.75					12" x 12" TOP MANIFOLD, ADS N-12			
9	STONE BELOW (IN)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4.75								
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4.75								
2734	INSTALLED SYSTEM VOLUME (CF) (COVER STONE INCLUDED)	TOP OF STONE	4.00								
1261	SYSTEM PERIMETER (R)	TOP OF SC-740 CHAMBER	3.25								
225.3	SYSTEM PERIMETER (R)	12" x 12" TOP MANIFOLD INVERT:	1.75								
289	HERMOPLASTIC LINER (SY) (20% OVERAGE)	12" BOTTOM CONNECTION INVERT:	0.85								
		24" ISOLATOR ROW PLUS INVERT:	0.75								
		24" ISOLATOR ROW PLUS INVERT:	0.75								
		BOTTOM OF SC-740 CHAMBER UNDERDRAIN INVERT:	0.75								
		BOTTOM OF STONE:	0.00								



4	UNDERDRAIN DETAIL
<p>NUMBER AND SIZE OF UNDERDRAINS PER SITE DESIGN ENGINEER 4" (100 mm) TYP FOR SC-310 & SC-160LP SYSTEMS 6" (150 mm) TYP FOR SC-740, DC-780, MC-3500, MC-4500 & MC-7200 SYSTEMS</p>	

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITH TYPICAL SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSTALLED SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS FOR CISTERNS (RAINWATER HARVESTING). TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.
- NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY. TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.



SC-740 ISOLATOR ROW PLUS DETAIL

3

SC-740 ISOLATOR ROW PLUS DETAIL

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT

A. INSPECTION PORTS (IF PRESENT)

A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN

A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED

A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG

A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)

A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

B. ALL ISOLATOR PLUS ROWS

B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS

B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE

i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY

ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE

B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS

A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED

i) APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN

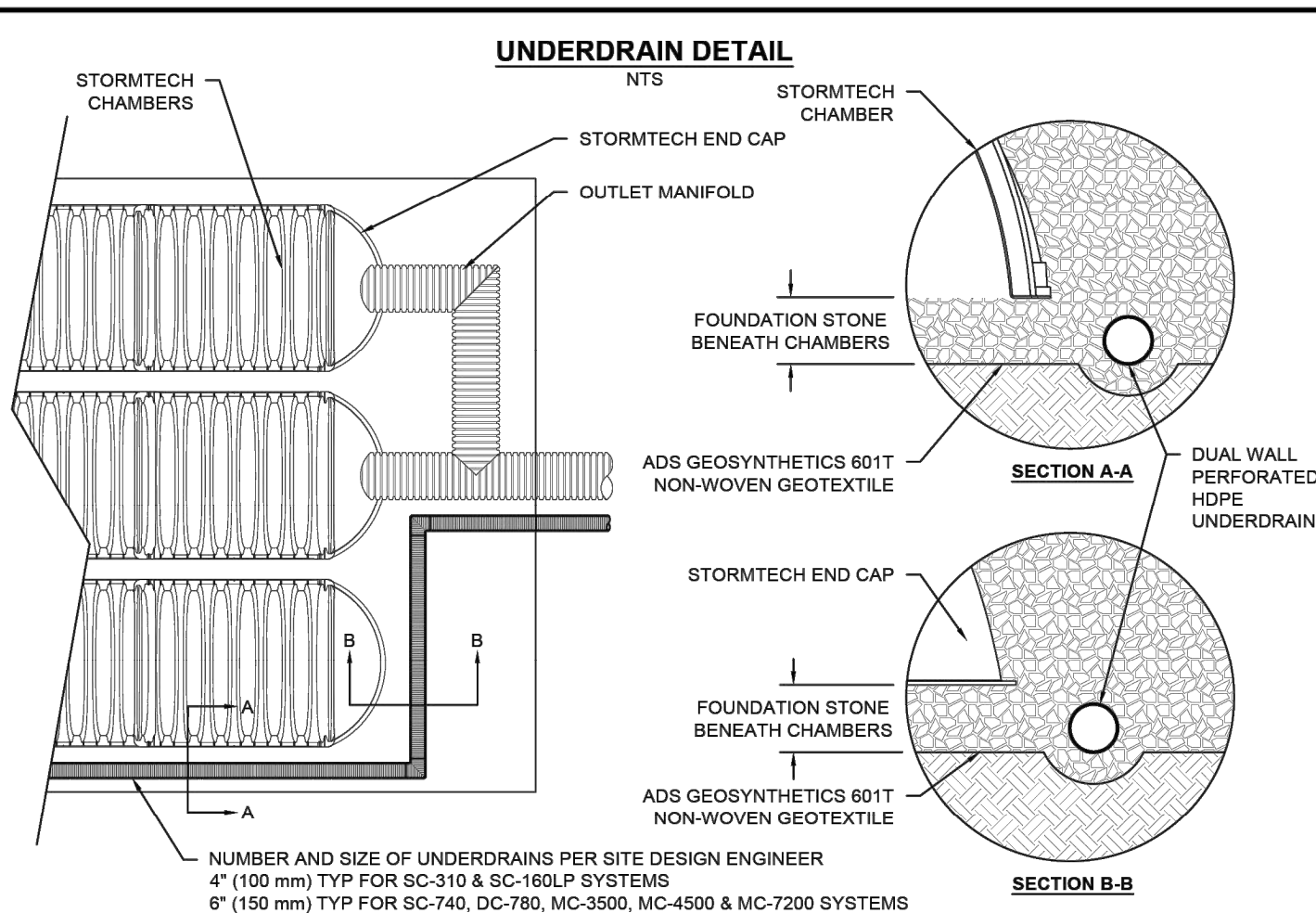
B. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



4

UNDERDRAIN DETAIL

2

SC-740 TECHNICAL SPECIFICATION

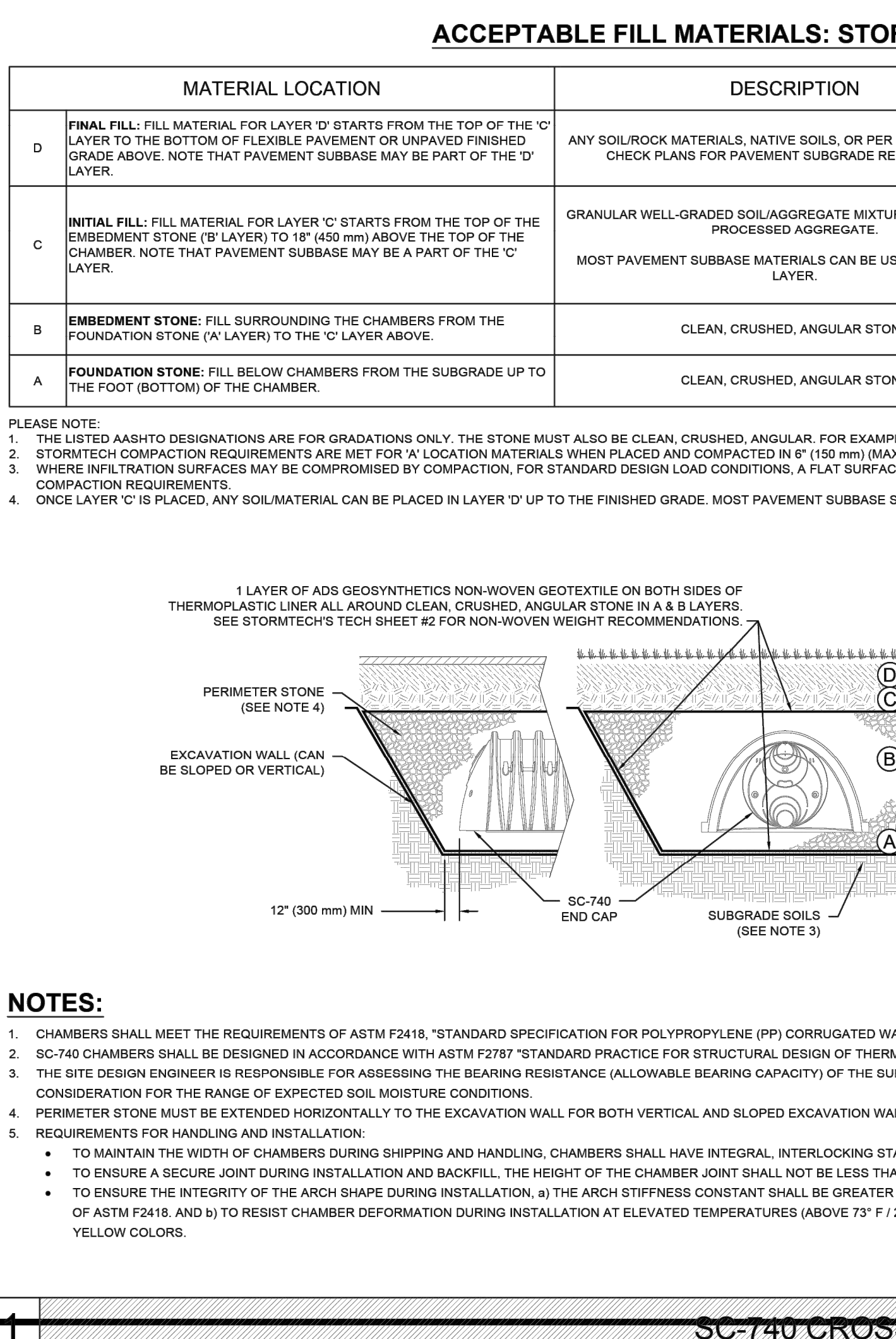
NOMINAL CHAMBER SPECIFICATIONS

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	—
SC740EPE08B / SC740EPE08BPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	0.5" (13 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	—
SC740EPE10B / SC740EPE10BPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	—
SC740EPE12B / SC740EPE12BPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	—
SC740EPE15B / SC740EPE15BPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	—
SC740EPE18B / SC740EPE18BPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	1.6" (41 mm)
SC740ECEZ	24" (600 mm)	18.5" (470 mm)	—	0.1" (3 mm)

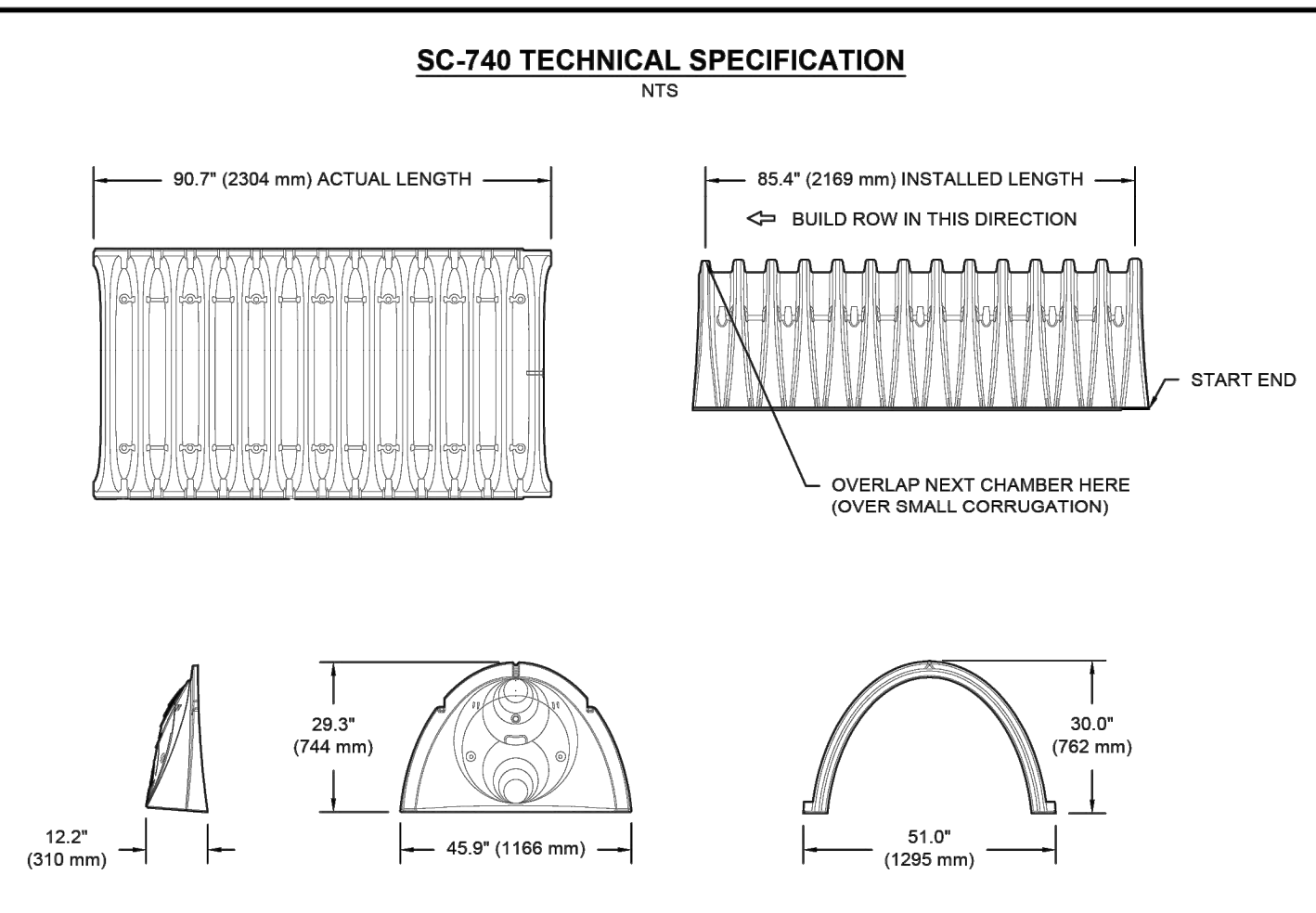
ALL STUBS, EXCEPT FOR THE SC740ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2894.

* FOR THE SC740ECEZ THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL.



SC-740 CROSS SECTION DETAIL



ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBGRADE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBGRADE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. OR MOST PAVEMENT SUBGRADE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145' A-1, A-2.4, A-3 OR AASHTO M43' 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43' 3, 357, 4, 467, 5, 56, 57
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43' 3, 357, 4, 467, 5, 56, 57

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LAYER MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERSAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBGRADE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

WOODHAVEN SANDY, UT, USA

DATE: _____
 PROJECT #: _____
 REV: _____

StormTech Chamber System

888-892-2894 | WWW.STORMTECH.COM

ADS

4640 TRUEMAN BLVD
 HILLIARD, OH 43026
 1-800-733-7473

Entellus

1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com

WOODHAVEN ESTATES

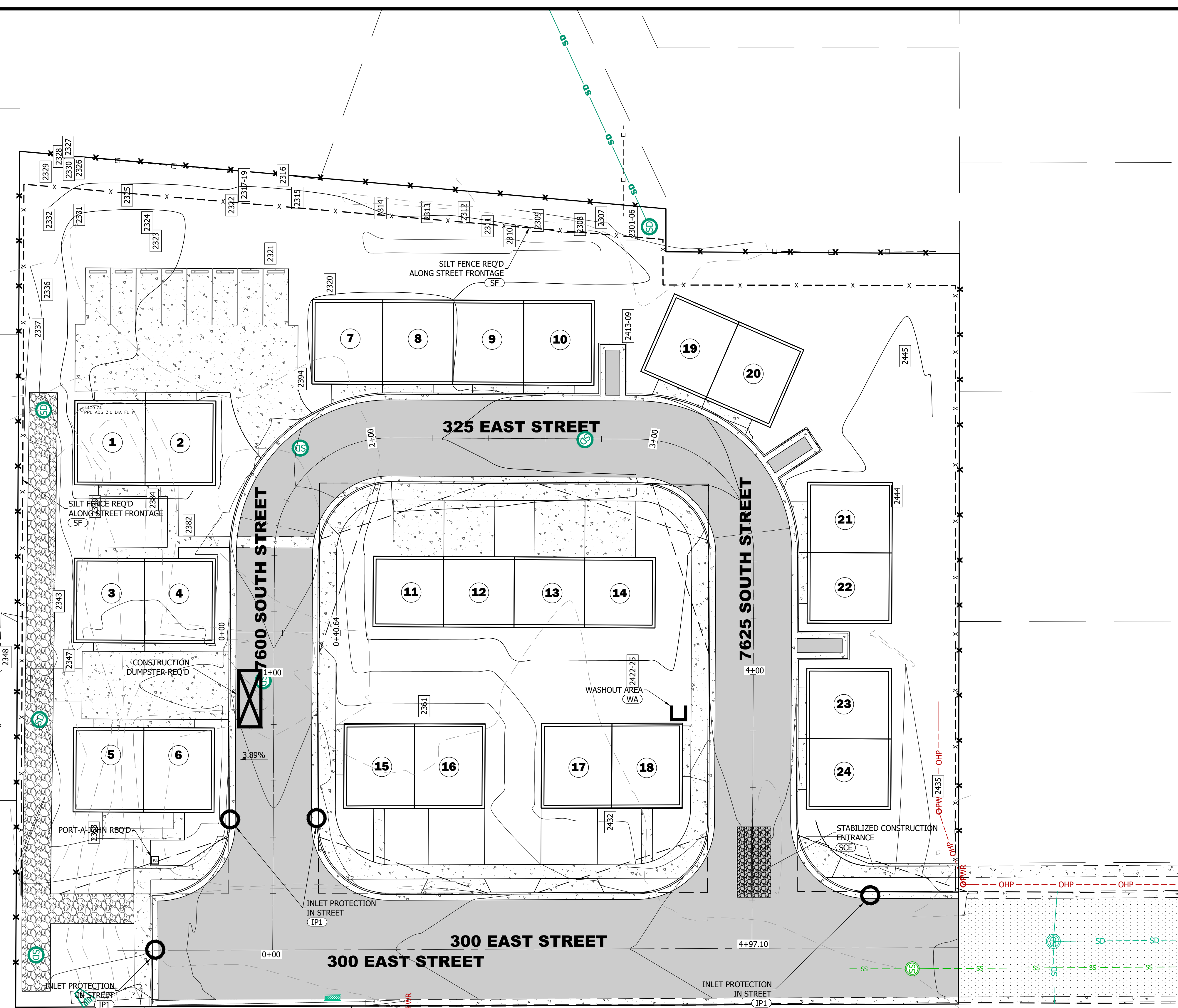
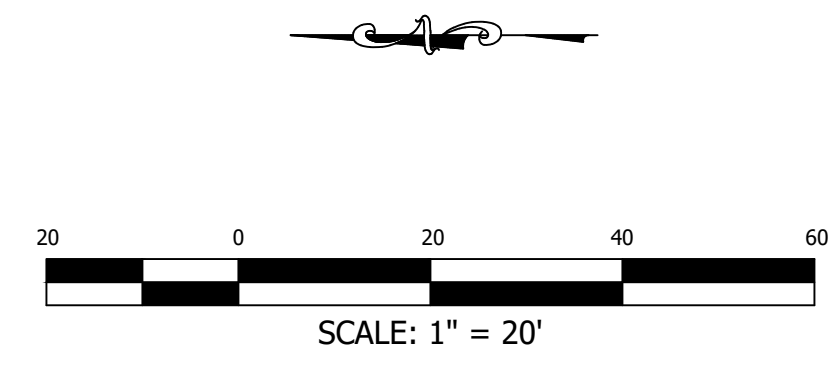
1522008

PROFESSIONAL ENGINEER

DATE: 11/16/2022
 SURVEY: 12/9/2020
 ENGINEER: CC

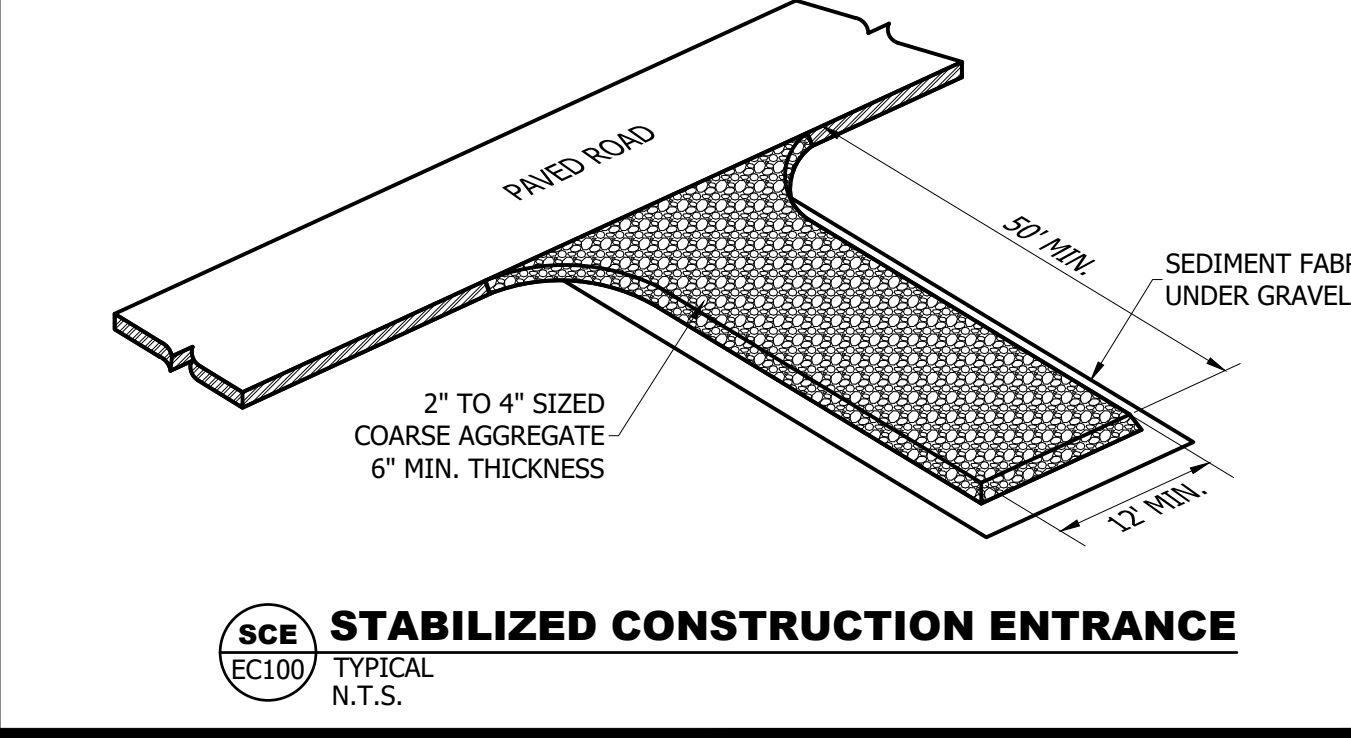
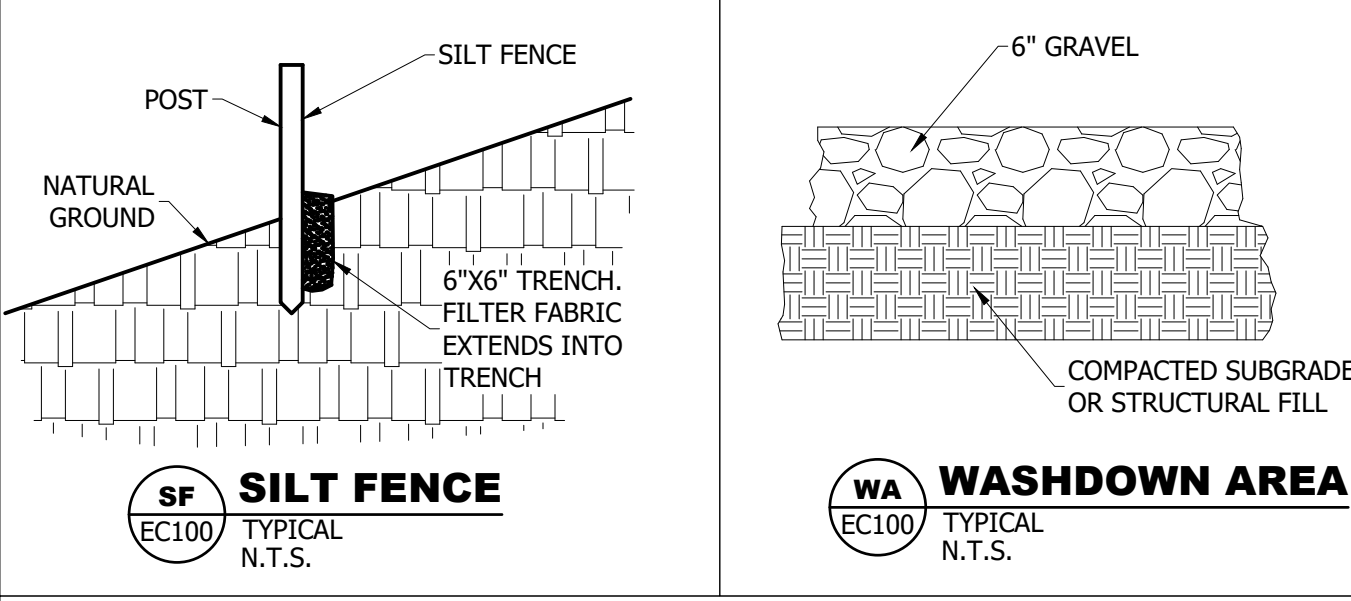
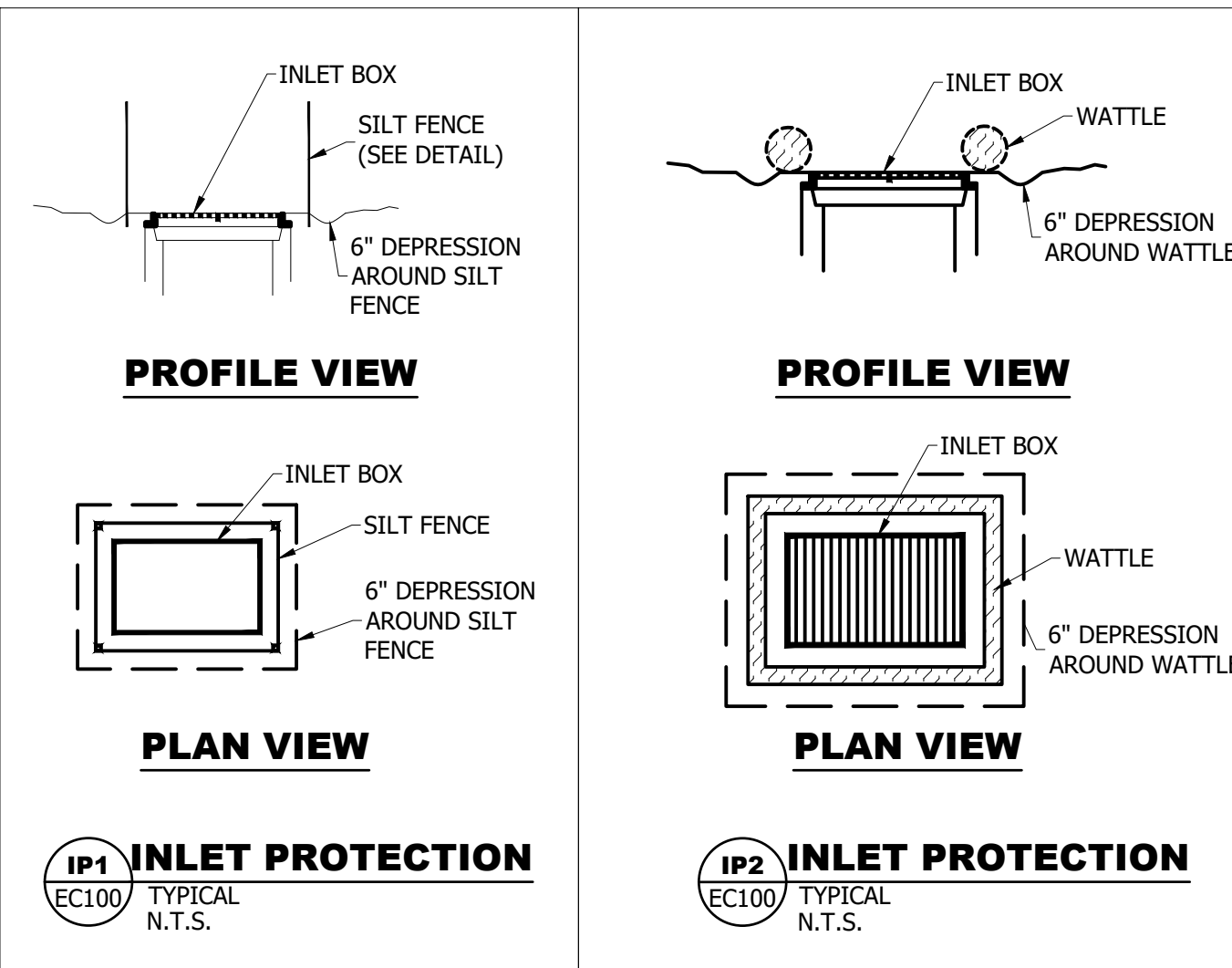
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED TO ADS.

SHHEET 1 OF 1

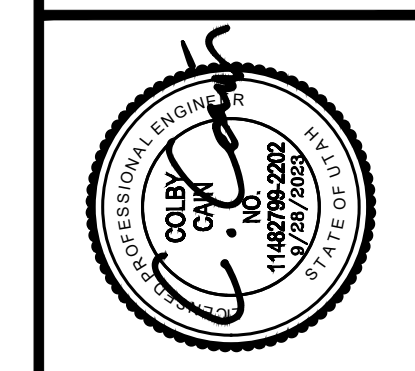


CONSTRUCTION NOTES

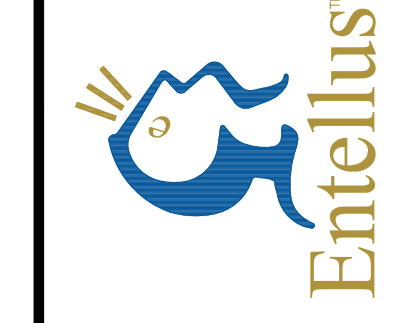
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
3. CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.
4. CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.
5. ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.
6. ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.
7. A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.
8. A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEP DAILY TO REMOVE EXCESS DIRT.
9. INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.
11. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.



REV #	BY	DATE



1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



EC100
EROSION CONTROL



2/16/2023

WOODHAVEN ESTATES

7613 SOUTH 300 EAST SANDY, UT

DRAWN BY: PCH		
CHECKED BY: PCH		
PROJECT NO.: 23005.01		
NO.	DATE	DESCRIPTION

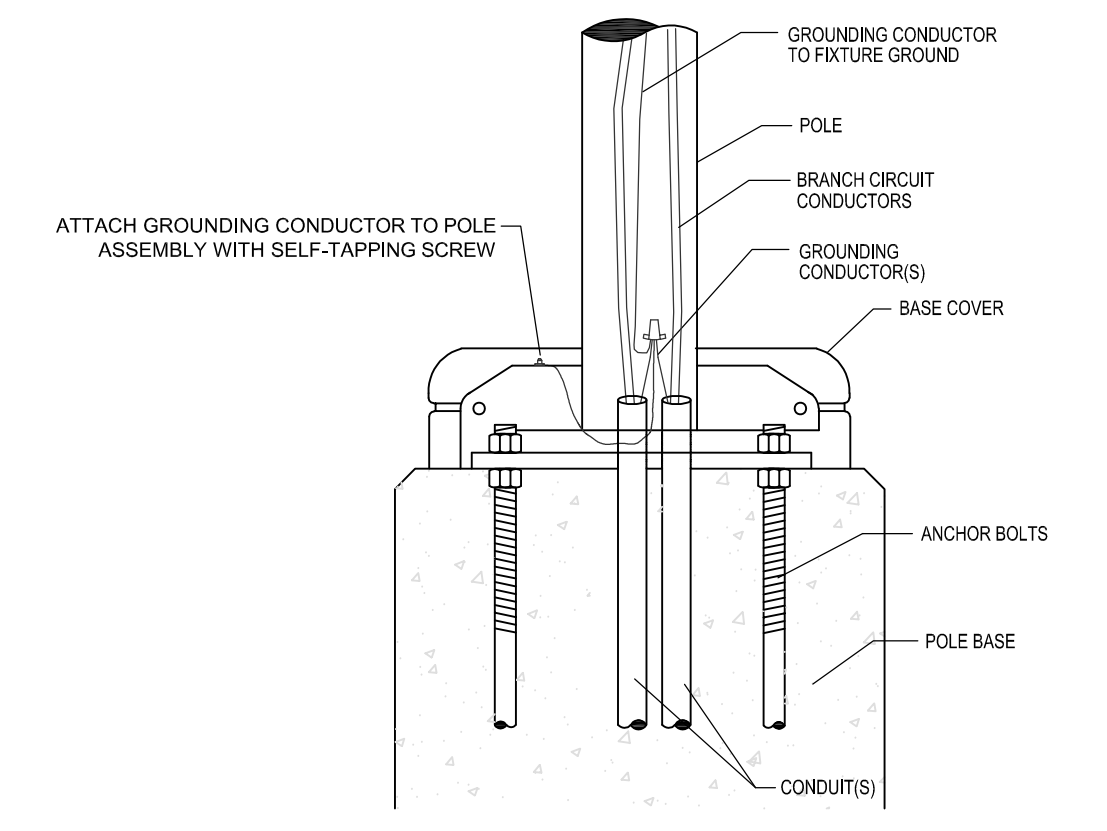
PHOTOMETRIC SITE PLAN

DRAWING NO.

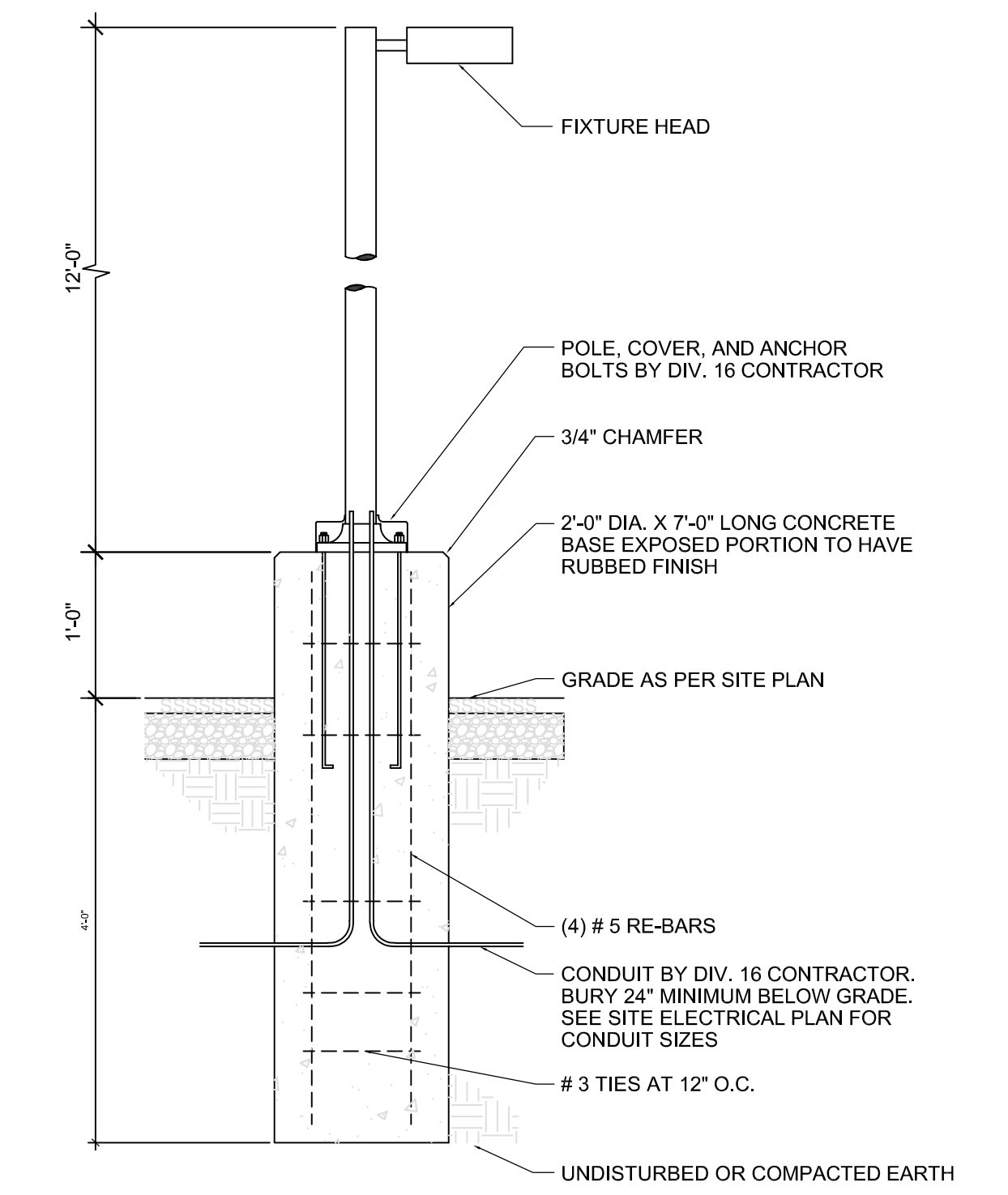
E101

- KEYED NOTES () ; (#)**
- LIGHT FIXTURE TO BE CREE RSWL-B-HT-3ME-14L-30K7-UL-GY-N THE SANDY POLE LIGHT CITY STANDARD. LIGHT FIXTURE TO BE MOUNTED ON 25' POLE ACCORDING TO SANDY CITY STANDARDS.
 - 12"X24"X12" TIER 22 POLYMER CONCRETE JUNCTION BOX TO BE INSTALLED AT BASE OF ALL STREET LIGHTS. JUNCTION BOX AND ALL COMPONENTS TO BE INSTALLED IN ACCORDANCE WITH SANDY CITY REQUIREMENTS.
 - LIGHTING CIRCUIT TO BE CONNECTED TO A 208V 20A CIRCUIT.

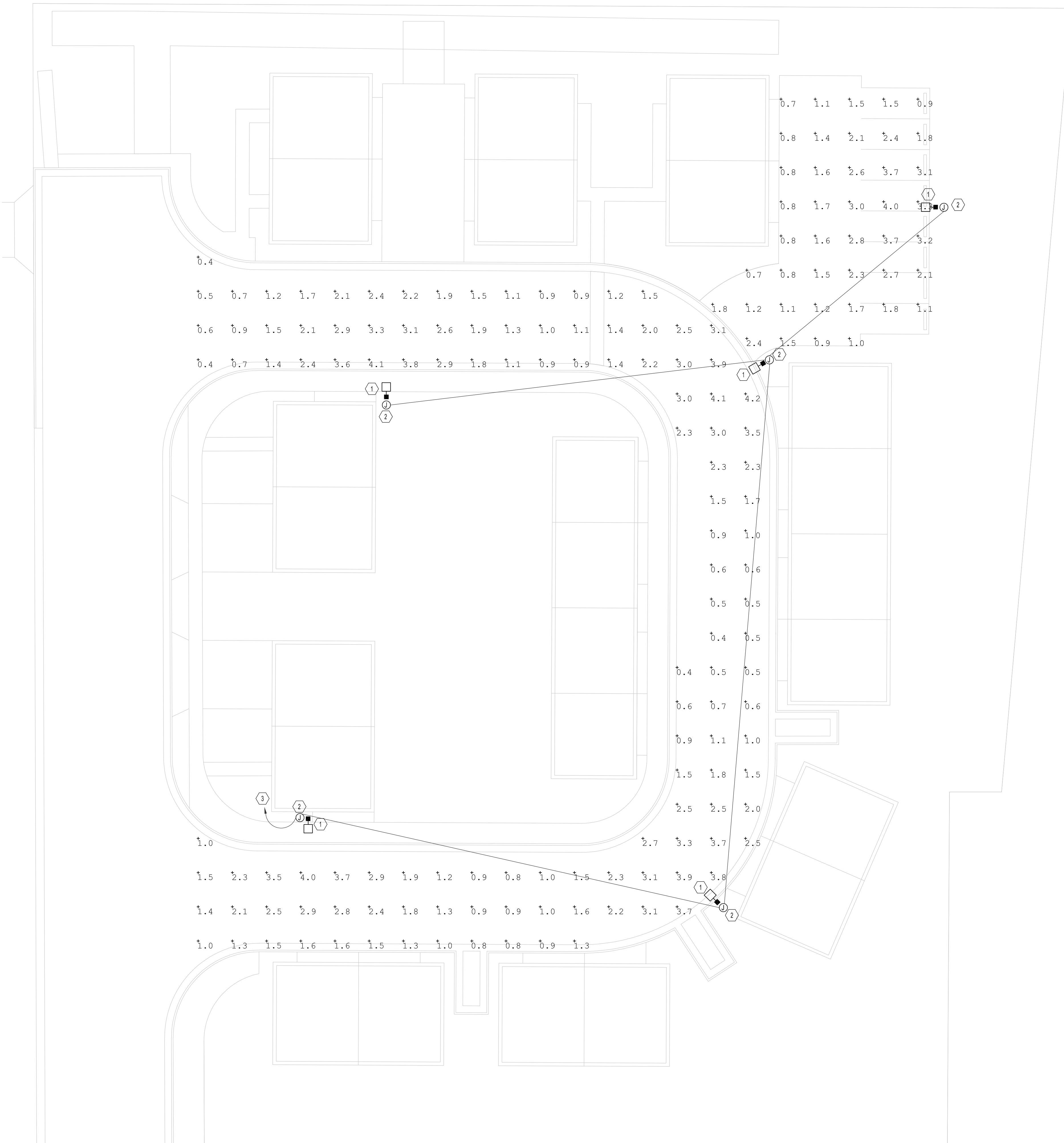
Calculation Summary	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Local Residential Street	Illuminance Fc		1.83	4.2	0.4	4.58	10.50
Parking Lot	Illuminance Fc		1.83	4.0	0.7	2.61	3.71



B ENLARGED POLE BASE DETAIL
E101



C LUMINAIRE POLE BASE DETAIL
E101

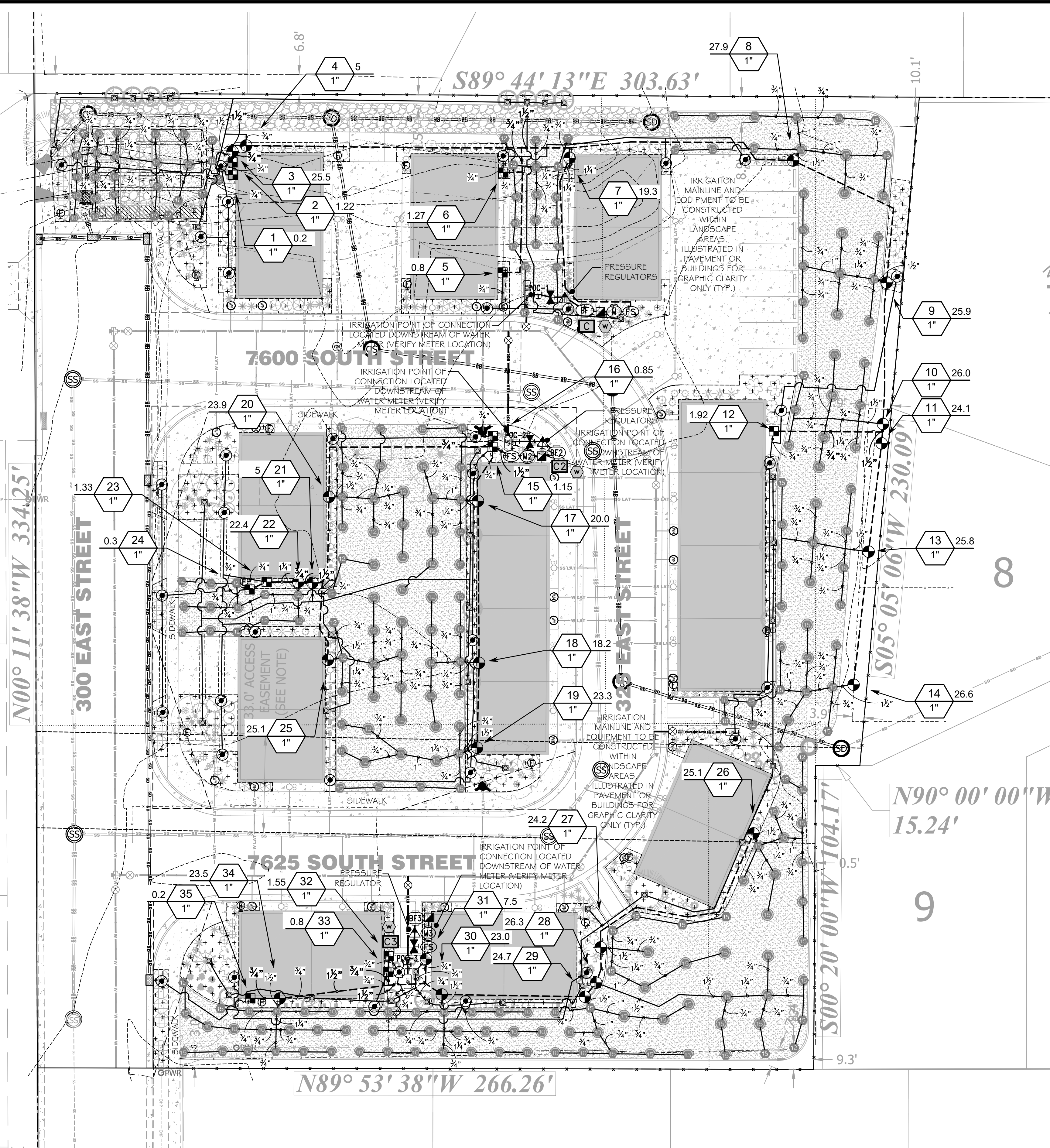


A PHOTOMETRIC SITE PLAN
E101 SCALE: 1/16" = 1'-0"
N
E
S
W

C:\USERS\PHILHION\DRIVE - TAGUSENGINEERING.COM\01 - PROJECTS\2023\23005.01 - WOODHAVEN ESTATES SITE LIGHTING\E101 - 23005.01.DWG 6/19/2023

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P.O.B.
NW COR. SW 1/4, SE 1/4,
SEC. 30, T.2S., R.1E., S.L.B.&M.



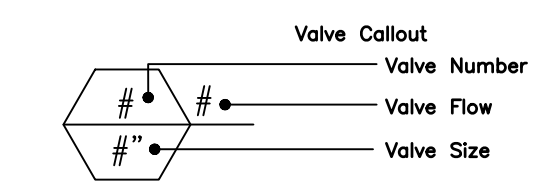
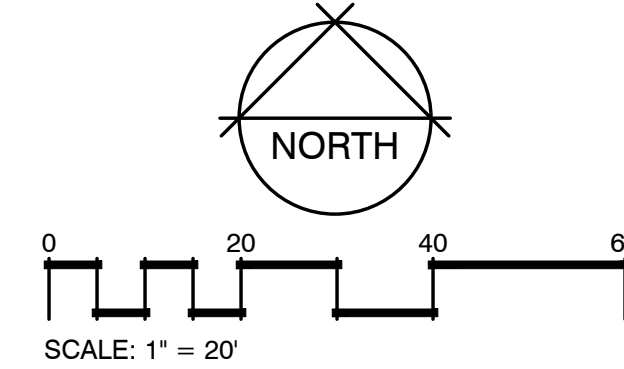
VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
1	Rain Bird XGZ-LF-100-PRF	1"	Area for Drip Emitters	0.2
2	Rain Bird XGZ-LF-100-PRF	1"	Area for Drip Emitters	1.22
3	Rain Bird PGA-PRS-D Globe	1"	Turf Sprinkler	25.55
4	Rain Bird PGA-PRS-D Globe	1"	Bubbler	5
5	Rain Bird XGZ-LF-100-PRF	1"	Area for Drip Emitters	0.8
6	Rain Bird XGZ-LF-100-PRF	1"	Area for Drip Emitters	1.27
7	Rain Bird PGA-PRS-D Globe	1"	Turf Sprinkler	19.33
8	Rain Bird PGA-PRS-D Globe	1"	Turf Sprinkler	27.95
9	Rain Bird PGA-PRS-D Globe	1"	Turf Sprinkler	25.9
10	Rain Bird PGA-PRS-D Globe	1"	Turf Sprinkler	25.03
11	Rain Bird PGA-PRS-D Globe	1"	Turf Sprinkler	24.13
12	Rain Bird XGZ-LF-100-PRF	1"	Area for Drip Emitters	1.92
13	Rain Bird PGA-PRS-D Globe	1"	Turf Sprinkler	25.6
14	Rain Bird PGA-PRS-D Globe	1"	Turf Sprinkler	26.56
15	Rain Bird XGZ-LF-100-PRF	1"	Area for Drip Emitters	1.15
16	Rain Bird XGZ-LF-100-PRF	1"	Area for Drip Emitters	0.85
17	Rain Bird PGA-PRS-D Globe	1"	Turf Sprinkler	20.02
18	Rain Bird PGA-PRS-D Globe	1"	Turf Sprinkler	19.2
19	Rain Bird PGA-PRS-D Globe	1"	Turf Sprinkler	23.34
20	Rain Bird PGA-PRS-D Globe	1"	Turf Sprinkler	23.92
21	Rain Bird PGA-PRS-D Globe	1"	Bubbler	5
22	Rain Bird PGA-PRS-D Globe	1"	Turf Sprinkler	22.36
23	Rain Bird XGZ-LF-100-PRF	1"	Area for Drip Emitters	1.33
24	Rain Bird XGZ-LF-100-PRF	1"	Area for Drip Emitters	0.3
25	Rain Bird PGA-PRS-D Globe	1"	Turf Sprinkler	25.08
26	Rain Bird PGA-PRS-D Globe	1"	Turf Sprinkler	24.25
27	Rain Bird PGA-PRS-D Globe	1"	Turf Sprinkler	26.82
28	Rain Bird PGA-PRS-D Globe	1"	Turf Sprinkler	24.75
29	Rain Bird PGA-PRS-D Globe	1"	Turf Sprinkler	22.96
30	Rain Bird PGA-PRS-D Globe	1"	Bubbler	7.5
31	Rain Bird XGZ-LF-100-PRF	1"	Area for Drip Emitters	1.55
32	Rain Bird XGZ-LF-100-PRF	1"	Area for Drip Emitters	0.8
33	Rain Bird PGA-PRS-D Globe	1"	Turf Sprinkler	23.53
34	Rain Bird XGZ-LF-100-PRF	1"	Area for Drip Emitters	0.2

LANDSCAPE WATER ALLOWANCE
LANDSCAPE WATER ALLOWANCE = ETO x I.O x C.O.62 x A
WHERE: ETO = REFERENCE EVAPOTRANSPIRATION
I.O = ADJUSTMENT FACTOR FOR 100% TURF GRASS
C.O.62 = CONVERSION FACTOR
A = IRRIGATED LANDSCAPE AREA IN SQUARE FEET
31.18 x 1.0 x 0.62 x 30,567 = 590,926 GALLONS

GENERAL NOTES:
1. IRRIGATION SYSTEM IS EQUIPPED WITH A SMART ET BASED CONTROLLER AND RAIN SENSOR AS PART OF THE SPRINKLER SYSTEM.
2. IRRIGATION PIPING AND EQUIPMENT ILLUSTRATED IN HARDSCAPE AREAS IS FOR GRAPHIC CLARIFICATION ONLY. ALL IRRIGATION SYSTEMS ARE TO BE IN SOFTSCAPE UNLESS OTHERWISE NOTED.
3. NOTIFY LANDSCAPE ARCHITECT IF STATIC PRESSURE AT THE POINT OF CONNECTION IS UNDER 70 PSI.

WATERED LANDSCAPE AREAS SUMMARY
21,849 SF OF TURF GRASS
8,719 SF OF LOW TO MEDIUM SPACED PLANTINGS & TREES
30,568 SF OF TOTAL IRRIGATED LANDSCAPE



IRRIGATION NOTES:
1. SEE SHEET IR-2 FOR NOTES AND DETAILS.
2. PLANS ARE DIAGRAMMATIC DUE TO SCALE, THEREFORE, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY QUANTITIES.
3. SPRINKLER AUDITS ARE TO BE CONDUCTED AND REPORTS SUBMITTED TO THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. BACKFLOW PREVENTION DEVICE NEEDS TO BE TESTED AND SUBMITTED TO THE CITY.

IRRIGATION SCHEDULE PROJECT SITE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q T H F	Rain Bird 180G-U-PRS U10 Series Turf Spray Gun, Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. Pressure Regulating.	65	30
Q T H TT Q F	Rain Bird 180G-U-PRS U12 Series Turf Spray Gun, Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. Pressure Regulating.	58	30
Q T H TT Q F	Rain Bird 180G-U-PRS U15 Series Turf Spray Gun, Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. Pressure Regulating.	91	30
12HE-WAN 10HE-WAN 15HE-WAN	Rain Bird 180G-U-PRS HE-VAN Series Turf Spray Gun, Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. Pressure Regulating.	46	30
1401 1402 1404 1408	Rain Bird 180G-PRS-1400 Flood Flood Bubbler Gun, pop-up with pressure regulating device.	36	30
Q	Rain Bird XGZ-LF-100-PRF Low Flow Drip Control Kit, 1 in. Low Flow Valve, 3/4in. Pressure Regulating RBY Filter, and 30psi Pressure Regulator.	12	
Q	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with nser in 6" (150mm) drip box.	35	
Q	Rain Bird MDCFCAP DripLine Flush Valve cap in compression fitting coupler.	15	
+	Area to Receive Drip Emitters Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 2 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant)	8,719 s.f.	
Q	Rain Bird PGA-PRS-D Globe 1 in., 1-1/2in., 2in. Electric Remote Control Valve, Globe. With Pressure Regulator Module.	23	
Q	Rain Bird 44-LRC 1 in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	3	
Q	Stop and Waste Valve Drain to Stop and Waste Valve	8	
Q	Rain Bird PE5B-PRS-D 1" 1 in., 1-1/2in., 2in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulating Module, and Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	1	
Q	Rain Bird PE5B-PRS-D 1" 1 in., 1-1/2in., 2in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulating Module, and Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	1	
Q	Rain Bird PE5B-PRS-D 1" 1 in., 1-1/2in., 2in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulating Module, and Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	1	
Q	Pressure Reducing Valve	8	
Q	Zum 975XL 1" Reduced Pressure Backflow device	1	
Q	Zum 975XL 1" Reduced Pressure Backflow device	1	
Q	Zum 975XL 1" Reduced Pressure Backflow device	1	
Q	Rain Bird ESPLXME2 w/ (1) ESPLXMSM12 24 Station, Traditionally-Wired, Commercial Controller. (1) ESPLXME2 12-Station, Indoor/Outdoor, Plastic Wall-Mount Enclosure w/ (1) ESPLXMSM12 - 12-Station Expansion Modules. Contractor to coordinate with owner's representative regarding location.	1	
Q	Rain Bird ESPLXME2-LXMM 12 Station Traditionally-Wired, Commercial Controller. Indoor/Outdoor, Plastic Wall-Mount Enclosure. Install in LXMM Powder Coated, Metal Wall-Mounted Cabinet. Contractor to coordinate with owner's representative regarding location.	1	
Q	Rain Bird ESPLXME2-LXMM 12 Station Traditionally-Wired, Commercial Controller. Indoor/Outdoor, Plastic Wall-Mount Enclosure. Install in LXMM Powder Coated, Metal Wall-Mounted Cabinet. Contractor to coordinate with owner's representative regarding location.	1	
Q	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter. Contractor to coordinate with owner's representative regarding location.	3	
Q	Rain Bird UFS-100 1 in. Ultrasonic Flow Sensors, with Glass Filled Nylon Body. Operating Range: 3 GPM-50 GPM. Size for Flow Not According to Pipe Size.	3	
---	Irrigation Lateral Line: PVC Schedule 40	5,084 l.f.	
---	Irrigation Mainline: PVC Schedule 40	1,179 l.f.	
---	Pipe Sleeve: PVC Schedule 40	155.3 l.f.	

DATE: 6/27/23
BY: DCM
REVISIONS: NO. 1 REV. PER CITY COMMENTS & SITE PLAN
PROJECT PROFESSIONAL: DCM
DESIGNER: DCM

PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
DRIVER: 1000 CHANDLER DRIVE
DENVER, CO 80202
PHONE: 303.841.7464
WWW.FORESITEDESIGNGROUP.COM

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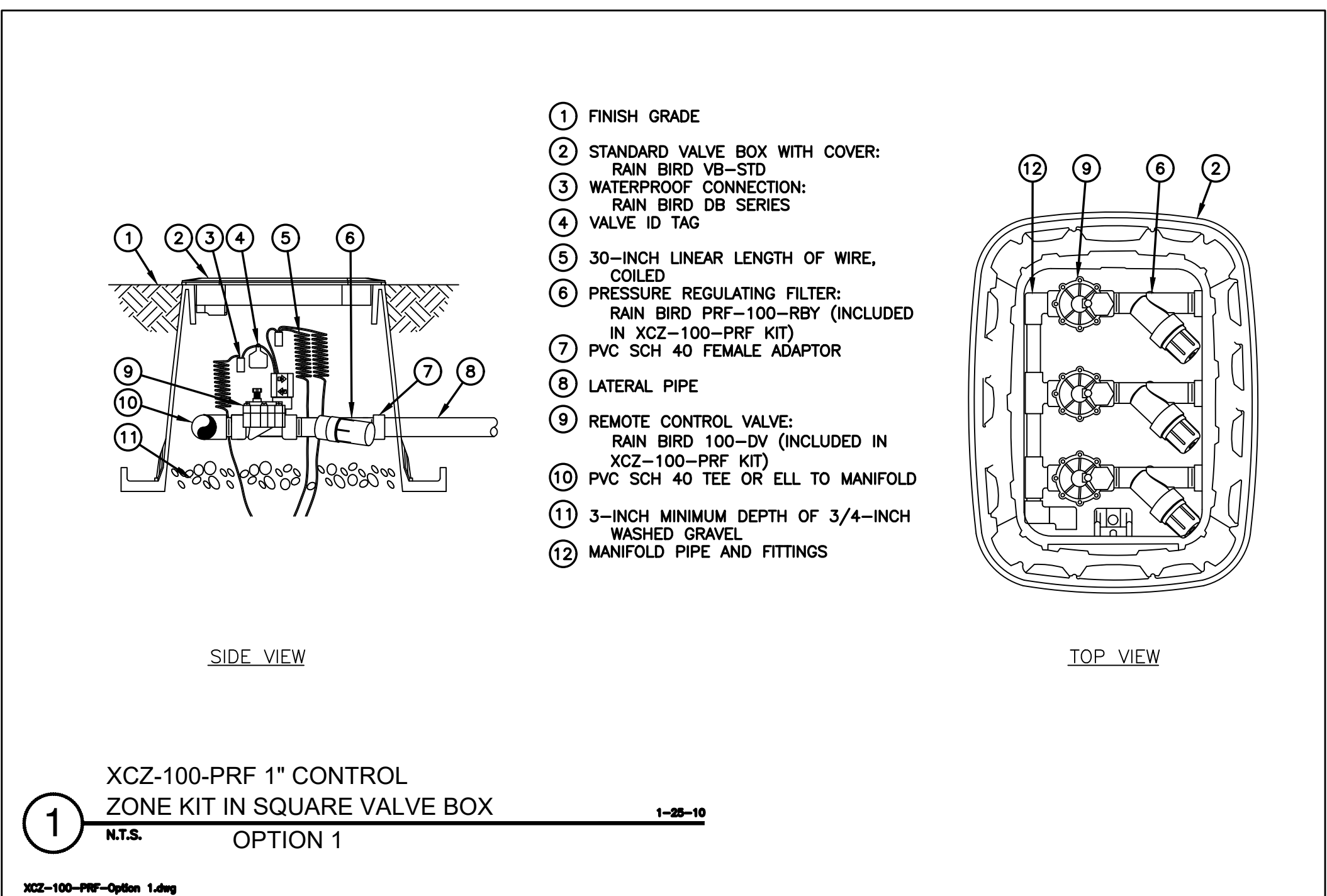
WOODHAVEN ESTATES
IRRIGATION PLAN
7613 SOUTH 300 EAST SANDY, UTAH 84070

SHEET: **IR-1**
FILE NAME: SCALE: 1" = 20'

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IRRIGATION NOTES

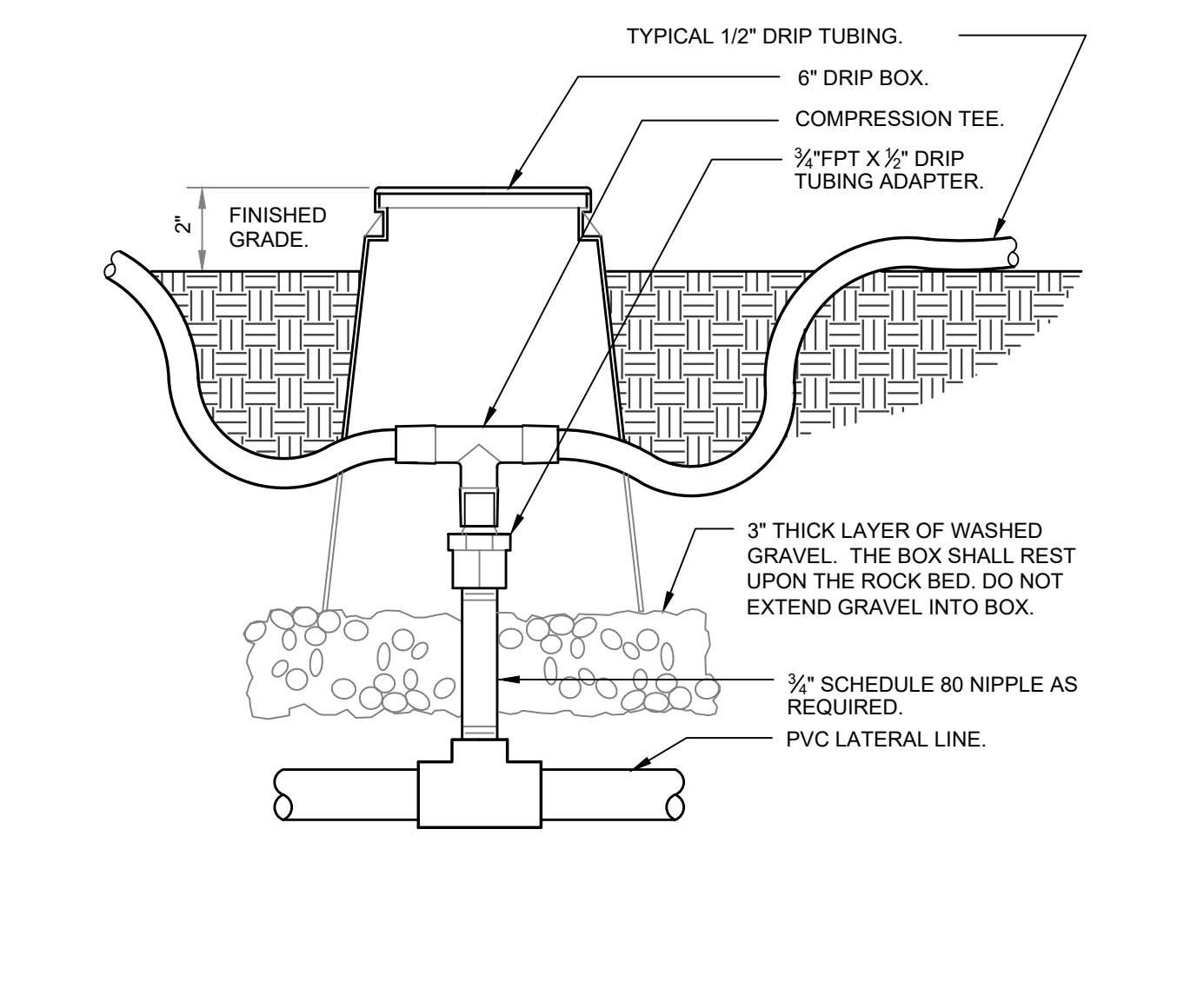
- AN AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLER HEADS SHALL BE REQUIRED FOR ALL NEW LANDSCAPES. LOW FLOW SPRINKLER HEADS SHALL BE USED WHEREVER POSSIBLE. EACH VALVE SHALL IRRIGATE A LANDSCAPE WITH SIMILAR SITE, SLOPE AND SOIL CONDITIONS AND PLANT MATERIALS WITH SIMILAR WATERING NEEDS. TURF AND NON-TURF AREAS SHALL BE IRRIGATED ON SEPARATE VALVES.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE IRRIGATION AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM TO THE OWNERS CONSTRUCTION REPRESENTATIVE. ALL IRRIGATION COMPONENTS ADDED, DELETED, OR MODIFIED IN THE FIELD SHALL BE NOTED ON THE PLAN. NOTE TAP SIZE, LINE SIZE, AND STATIC PRESSURE AT POINT OF CONNECTION.
- IRRIGATION SYSTEM COMPONENTS MUST BE PREMIUM QUALITY ONLY AND INSTALLED TO MANUFACTURER'S REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING STATE AND LOCAL LAWS FOR ALL SPECIFIED MATERIALS AND WORKMANSHIP. SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT. PROVIDE OWNER AND MAINTENANCE PERSONNEL WITH INSTRUCTION MANUAL AND ALL PRODUCTS DATA TO OPERATE, CHECK, WINTERIZE, REPAIR, AND ADJUST SYSTEM. ANY CHANGES MUST BE DOCUMENTED AND SUBMITTED TO LANDSCAPE ARCHITECT IN AN AS BUILT PLAN FORMAT.
- IRRIGATION SYSTEM GUARANTEE FOR ALL MATERIALS AND WORKMANSHIP SHALL BE ONE YEAR FROM THE TIME OF PROJECT ACCEPTANCE. GUARANTEE WILL INCLUDE, BUT IS NOT LIMITED TO WINTERIZING, SPRING ACTIVATION, REPAIR, TRENCH SETTING, BACKFILLING DEPRESSIONS, AND REPAIRING FREEZE DAMAGE. CONTRACTOR MUST CONTACT OWNERS REPRESENTATIVE TO SCHEDULE PRE AND POST GUARANTEE INSPECTION MEETINGS. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.
- IRRIGATION SYSTEM STATIC PRESSURE MUST BE CHECKED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. CONTACT LANDSCAPE ARCHITECT IF MEASURED STATIC PRESSURE IS UNDER 75 PSI. A PRESSURE REGULATING VALVE SHALL BE INSTALLED AND MAINTAINED BY THE CONSUMER IF THE STATIC SERVICE PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH (PSI). THE PRESSURE-REGULATING VALVE SHALL BE LOCATED BETWEEN THE LANDSCAPE WATER METER AND THE FIRST POINT OF WATER USE, OR FIRST POINT OF DIVISION IN THE PIPE, AND SHALL BE SET AT THE MANUFACTURER'S RECOMMENDED PRESSURE FOR SPRINKLERS.
- LANDSCAPE WATER METER: A WATER METER AND BACKFLOW PREVENTION ASSEMBLY THAT ARE IN COMPLIANCE WITH STATE CODE SHALL BE INSTALLED FOR LANDSCAPE IRRIGATION SYSTEMS, AND THE LANDSCAPE WATER METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE SEPARATE FROM THE WATER METER AND BACKFLOW PREVENTION ASSEMBLY INSTALLED FOR INDOOR USES. THE SIZE OF THE METER SHALL BE DETERMINED BASED ON IRRIGATION DEMAND.
- IRRIGATION SYSTEM CHECK MUST BE DONE BEFORE THE SYSTEM IS BACKFILLED. IRRIGATION MAINLINE AND EACH CONTROL VALVE SECTION MUST BE FLUSHED AND PRESSURE CHECKED. ASSURE THE COMPLETE SYSTEM HAS NO DOCUMENTED PROBLEMS AND FULL HEAD TO HEAD COVERAGE WITH ADEQUATE PRESSURE FOR SYSTEM OPERATION. ADJUST SYSTEM TO AVOID SPRAY ON BUILDING, HARDSCAPE, AND ADJACENT PROPERTY. ANY PROBLEMS OR PLAN DISCREPANCIES MUST BE REPORTED TO THE LANDSCAPE ARCHITECT.
- FIELD VERIFICATION OF ALL IRRIGATION PIPING AND EQUIPMENT NECESSARY TO COMPLETE CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- IRRIGATION LATERALS AND FITTINGS MUST BE SCHEDULE 40 P.V.C. ONE (1) INCH MINIMUM SIZE. SOLVENT WELD ALL JOINTS AS PER MANUFACTURERS SPECIFICATIONS FOR MEASURED STATIC P.S.I. TEFLON TAPE ALL THREADED FITTINGS. THE MINIMUM DEPTH OF LINES SHALL BE TWELVE (12) INCHES. FLOWS IN G.P.M. FOR UN-SIZED LINES OR CHANGES SHALL BE (1 INCH-9-12 G.P.M.), (1 1/4 INCH-13-22 G.P.M.), (1-1/2 INCH-23-30 G.P.M.), (2 INCH-31-50 G.P.M.). INSTALL KING DRAINS AT ALL LOW POINTS AND ADAPT SYSTEM TO MANUAL COMPRESSION AIR BLOWOUT. THE OWNER MUST BE INFORMED ON WINTERIZING SCHEDULE FOR BLOWING OUT SYSTEM.
- IRRIGATION MAIN LINE 3" AND SMALLER SHALL BE SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 FITTINGS. SOLVENT WELD ALL JOINTS AS PER MANUFACTURER'S SPECIFICATIONS FOR MEASURED STATIC PRESSURE. USE TEFLON TAPE ON ALL THREADED JOINTS. LINE DEPTH MUST BE TWENTY FOUR (24) INCHES MINIMUM.
- THRUST BLOCKS FOR MAINLINES 2" OR GREATER SHALL BE INSTALLED WITH A MINIMUM OF THREE AND A HALF (3 1/2) CUBIC FOOT OF CONCRETE WHEREVER A CHANGE IN DIRECTION OR A "T" OCCURS.
- AUTOMATIC CONTROLLER: ALL IRRIGATION SYSTEMS SHALL INCLUDE AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAM AND MULTIPLE REPEAT CYCLE CAPABILITIES AND A FLEXIBLE CALENDAR PROGRAM. ALL CONTROLLERS SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.
- A RAIN SENSING OVERRIDING DEVICE SHALL BE UTILIZED SO THAT THE IRRIGATION SYSTEM WILL AUTOMATICALLY TURN OFF IN THE EVENT OF RAIN.
- CONTROL WIRE MUST BE UF-UL LISTED, COLOR CODED, COPPER CONDUCTOR, DIRECT BURIAL. USE 14 GAUGE MINIMUM WIRING WITH ALL CONNECTIONS MADE WITH WATERTIGHT RAINBIRD SPLICE-1 WATERPROOF CONNECTORS AND CONTAINED IN VALVE BOXES. PROVIDE 24" OF SLACK WIRE AT EACH REMOTE CONTROL VALVE IN VALVE BOXES AND SLACK AT ALL CHANGES IN DIRECTION. TAPE WIRE TO THE UNDERSIDE OF THE MAINLINE EVERY TWENTY (20) FEET. WIRING SHALL HAVE SEPARATE COLORS FOR COMMON, CONTROL, AND SPARE. PROVIDE ONE SPARE WIRE FOR EVERY 5 REMOTE CONTROL VALVES, WITH SPARE AVAILABLE AT ALL VALVE MANIFOLDS OR CLUSTERS. ALL SPARE WIRE SHALL BE "HOME RUN" TO THE CONTROLLER AND COMMON SHALL BE END RUN.
- DRIP EMITTERS OR A BUBBLER SHALL BE PROVIDED FOR EACH TREE WHERE PRACTICABLE. BUBBLERS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE PER DEVICE. BUBBLERS FOR TREES SHALL BE ON SEPARATE VALVE UNLESS SPECIFICALLY EXEMPTED BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT DUE TO THE LIMITED NUMBER OF TREES ON THE PROJECT SITE.
- HEAD RISERS FOR SPRAY HEADS MUST BE A "FUNNY PIPE SYSTEM". RISERS FOR GEAR DRIVEN AND IMPACT HEADS MUST BE RAINBIRD TSJ SERIES SWING JOINTS (SIZE TO MATCH INLET SIZE OF HEAD) OR APPROVED EQUAL.
- SIZE VALVE BOXES ACCORDING TO VALVE NUMBERS FOR EASE OF MAINTENANCE AND REPAIR. INSTALL FOUR (4) CUBIC FEET OF PEA GRAVEL FOR SUMP IN BASE OF BOXES.
- QUICK COUPLERS SHALL BE A RAINBIRD 44LRC WITH A LASCO 1" UNITIZED SWING JOINT ASSEMBLY AND 1" BRASS INSERT 90° ELL OUTLET, SUPPORT WITH REBAR IN EACH RETAINER LUG. INSTALL WHERE SHOWN ON THE PLANS.
- IRRIGATION SYSTEM BACKFILL MUST OCCUR ONLY AFTER SYSTEM CHECK IS COMPLETED AS SPECIFIED. USE ONLY ROCK FREE CLEAN FILL AROUND PIPES, VALVES, DRAINS, OR ANY IRRIGATION SYSTEM COMPONENTS. WATER SETTLE ALL TRENCHES AND EXCAVATIONS.
- ALL IRRIGATION PIPE RUNNING THROUGH WALLS, UNDER SIDEWALK, ASPHALT, OR OTHER HARD SURFACE SHALL BE SLEEVED PRIOR TO PAVING. IT IS THE IRRIGATION CONTRACTORS RESPONSIBILITY TO COORDINATE SLEEVING WITH CONCRETE AND PAVEMENT CONTRACTORS. THE DEPTH FOR MAIN LINE SLEEVES SHALL BE TWENTY FOUR (24) INCHES MINIMUM. DEPTH FOR LATERAL SLEEVES SHALL BE TWELVE (12) INCHES MINIMUM. SLEEVES SHALL BE A MINIMUM OF TWO SIZES LARGER THAN THE PIPE TO BE SLEEVED. ALL VALVE WIRING SHALL BE CONTAINED IN SEPARATE SLEEVING.
- PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE. WHERE POSSIBLE, ALL PIPING IS TO BE INSTALLED WITHIN THE PLANTING AREAS. NO TEES, ELLS, OR CHANGES IN DIRECTION SHALL OCCUR UNDER HARDSCAPE.
- SPRAY HEADS ADJACENT TO HARDSCAPE PAVING SHALL BE SPACED AWAY 1'-4". SPRAY HEADS ADJACENT TO WALLS, BUILDINGS, FENCES OR STRUCTURES SHALL BE SPACED AWAY A MINIMUM OF 6".
- SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATE WITH EACH CONTROL VALVE CIRCUIT.
- CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENCES WILL CAUSE LOW-HEAD DRAINAGE. PRESSURE COMPENSATING VALVES AND SPRINKLERS SHALL BE REQUIRED WHERE A SIGNIFICANT VARIATION IN WATER PRESSURE WILL OCCUR WITHIN THE IRRIGATION SYSTEM DUE TO ELEVATION DIFFERENCES.
- ON SLOPES EXCEEDING 30%, THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP EMITTERS, BUBBLERS, OR SPRINKLERS WITH A MAXIMUM PRECIPITATION RATE OF 0.85 INCHES PER HOUR AND ADJUSTED SPRINKLER CYCLE TO ELIMINATE RUNOFF. PROGRAM VALVES FOR MULTIPLE REPEAT CYCLES WHERE NECESSARY TO REDUCE RUNOFF, PARTICULARLY SLOPES AND SOILS WITH SLOW INFILTRATION RATES.
- IRRIGATION ZONES WITH OVERHEAD SPRAY OR STREAM SPRINKLERS SHALL BE DESIGNED TO OPERATE BETWEEN 6:00 P.M. AND 10:00 A.M. TO REDUCE WATER LOSS FROM WIND AND EVAPORATION. THIS WOULD EXCLUDE DRIP OR BUBBLER ZONES.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES BASED UPON THE PLAN PRIOR TO COMPLETION OF A CONSTRUCTION COST ESTIMATE.
- UPON COMPLETION OF IRRIGATION MODIFICATIONS, THE CONTRACTOR SHALL VISUALLY INSPECT THE IRRIGATION SYSTEM AND VERIFY THAT ALL IRRIGATION ZONES OPERATE PROPERLY. ANY UNDER IRRIGATED OR UNIRRIGATED AREAS SHALL BE IDENTIFIED, AND THE CONTRACTOR SHALL MAKE ADJUSTMENTS OR ADDITIONS TO THE SYSTEM TO CORRECT IRRIGATION DEFICIENCIES.
- DRIP SYSTEM PIPING SHALL CONSIST OF A RIGID SCHEDULE 40 PVC PIPE DISTRIBUTION SYSTEM CONNECTING DRIP IRRIGATED PLANTING AREAS. POLYETHYLENE SHALL BE RUN OFF THE RIGID PVC IN EACH PLANTING AREA OR ISLAND UNDER A PVC TO POLYETHYLENE ADAPTER. NO POLYETHYLENE SHALL RUN UNDER PAVEMENT.
- DRIP IRRIGATION LINES SHALL BE PLACED UNDERGROUND OR OTHERWISE PERMANENTLY COVERED, EXCEPT FOR DRIP EMITTERS AND WHERE APPROVED AS A TEMPORARY INSTALLATION. FILTERS AND END FLUSH VALVES SHALL BE PROVIDED AS NECESSARY.
- FOLLOWING CONSTRUCTION, PRIOR TO RELEASE OF THE SECONDARY BOND GUARANTEE POSTED FOR THE PROJECT AND WITHIN 60 DAYS OF INSTALLING THE IRRIGATION SYSTEM AND LANDSCAPE, A WATER USE EFFICIENCY REVIEW WILL BE CONDUCTED BY A LANDSCAPE IRRIGATION AUDITOR. THE AUDITOR SHALL BE INDEPENDENT OF THE CONTRACTOR, DESIGN FIRM, AND OWNER/DEVELOPER OF THE PROJECT. THE WATER PERFORMANCE AUDIT WILL VERIFY THAT THE IRRIGATION SYSTEM COMPLIES WITH THE MINIMUM STANDARDS REQUIRED BY SANDY CITY ORDINANCE. THE MINIMUM EFFICIENCY REQUIRED FOR THE IRRIGATION SYSTEM IS 60% FOR DISTRIBUTION EFFICIENCY FOR ALL FIXED SPRAY SYSTEMS AND 70% DISTRIBUTION EFFICIENCY FOR ALL ROTOR SYSTEMS. THE AUDITOR SHALL FURNISH A CERTIFICATE TO THE CITY, DESIGNER, INSTALLER AND OWNER/DEVELOPER CERTIFYING COMPLIANCE WITH THE MINIMUM DISTRIBUTION REQUIREMENTS. COMPLIANCE WITH THIS PROVISION IS REQUIRED BEFORE THE CITY WILL RELEASE THE BOND FOR THIS PROJECT.
- MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-TURF AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH TO RETAIN WATER, INHIBIT WEED GROWTH AND MODERATE SOIL TEMPERATURE. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH. 4" MULCH IN ALL IRRIGATED NON-TURF AREAS. IF ROCK MULCH, MINIMUM IS 3".



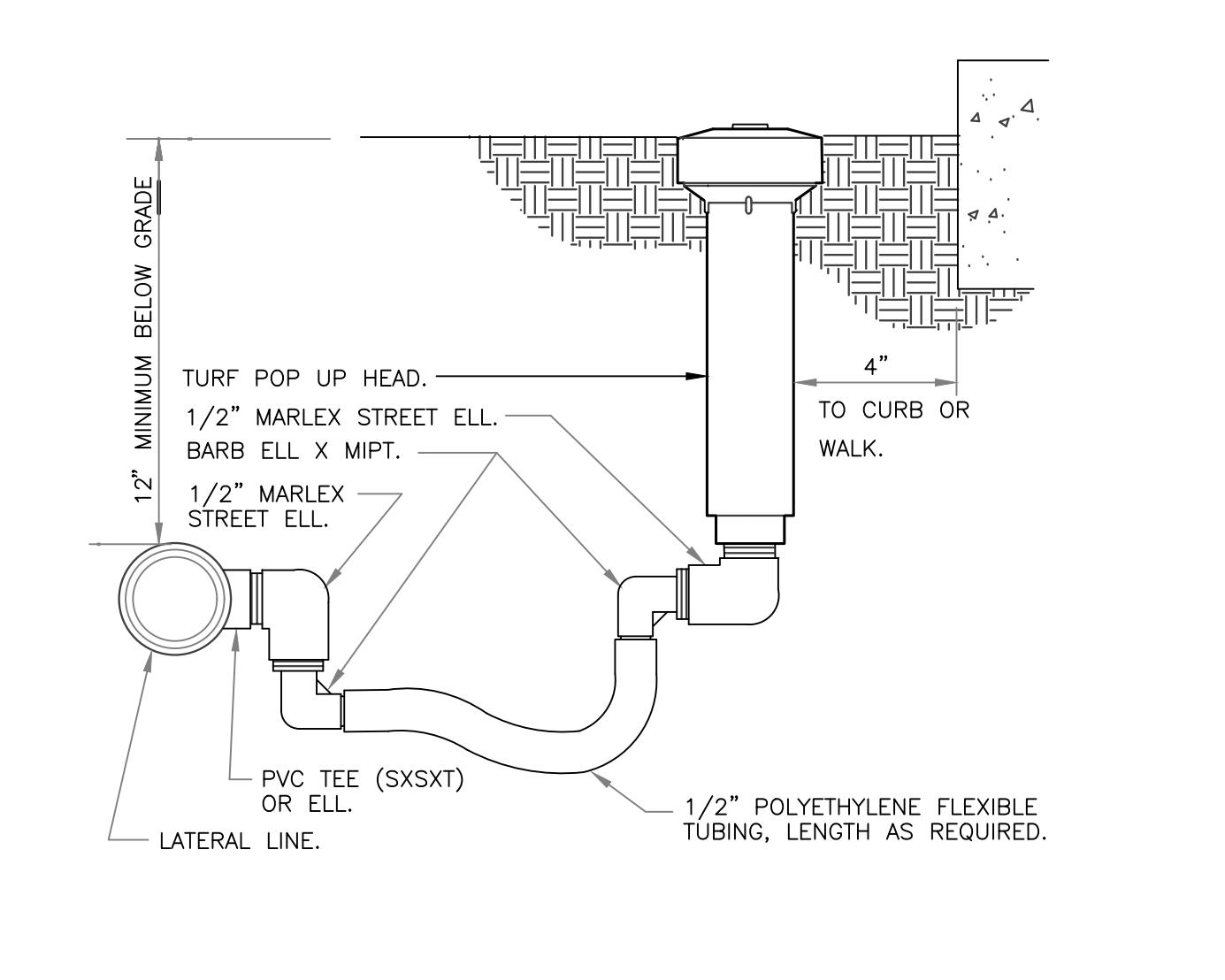
1 X CZ-100-PRF 1" CONTROL ZONE KIT IN SQUARE VALVE BOX OPTION 1
1-25-10
N.T.S.
X CZ-100-PRF-Option 1.dwg



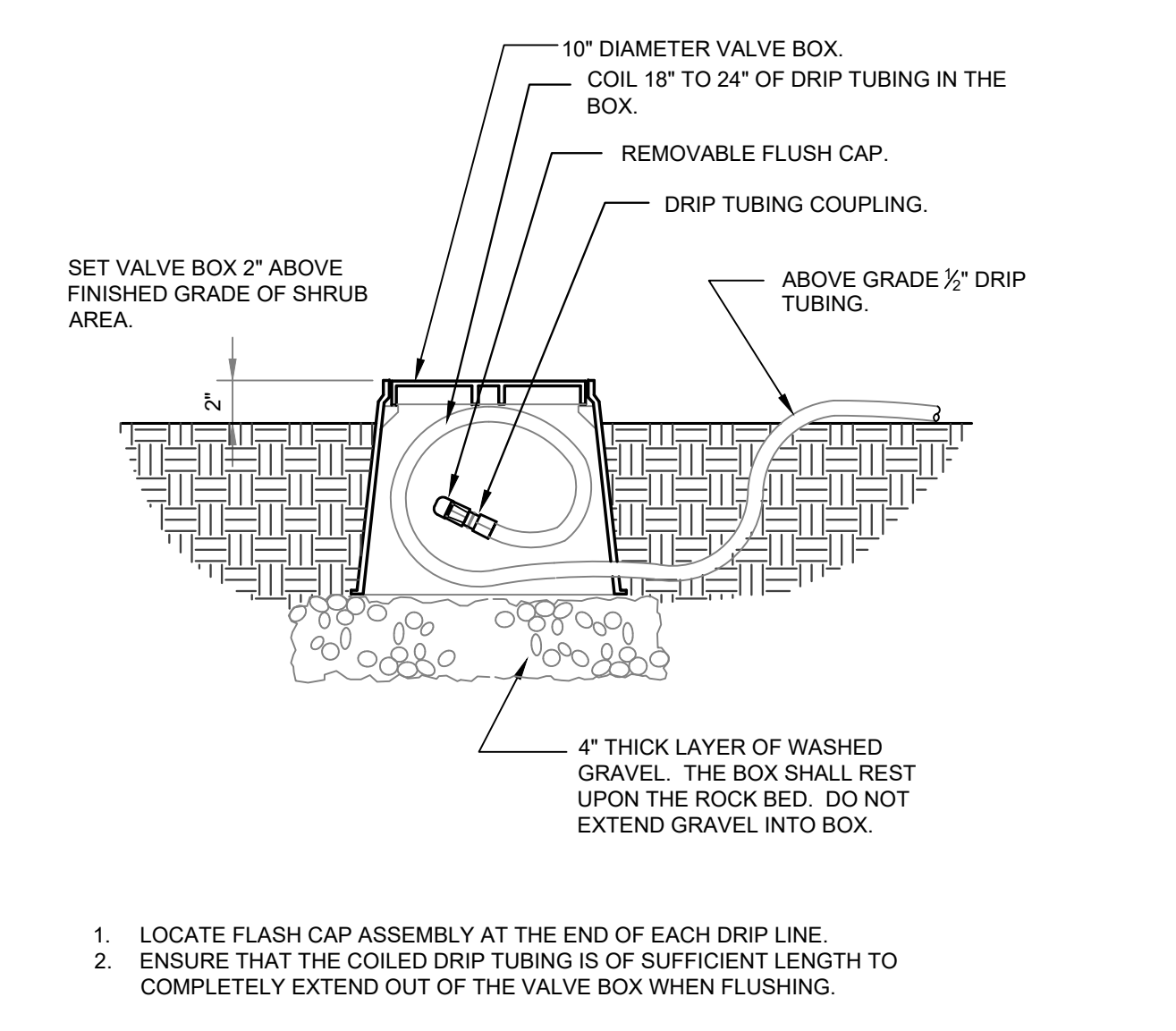
NOTE:
1. SEE SHEET IR-2 AND IR-10 FOR ENLARGED PLANS.
2. PLANS ARE DIAGRAMMATIC DUE TO SCALE, THEREFORE, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY QUANTITIES.



3 ZONE CONTROL
3" = 1'-0"
328413.46-03

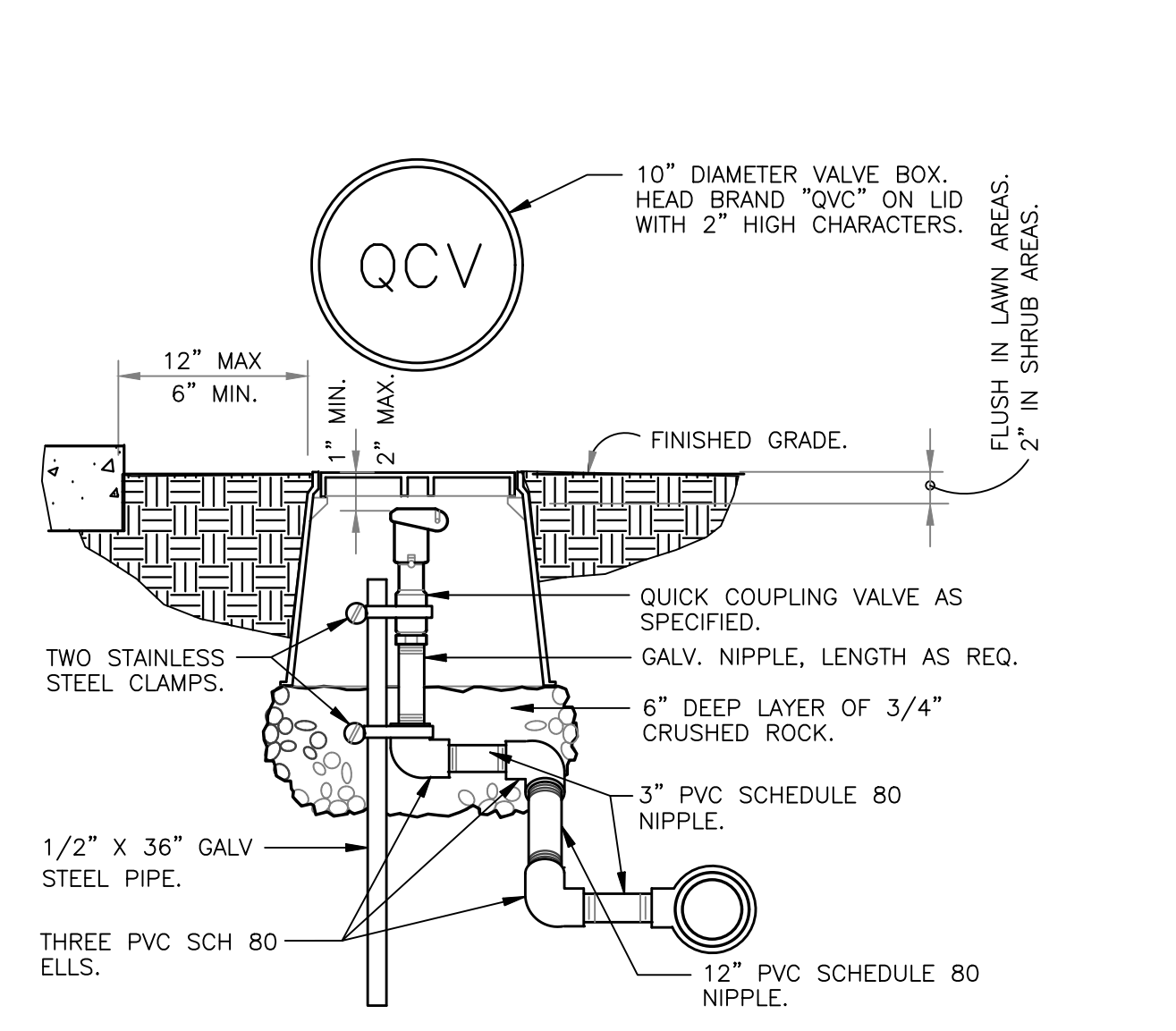


5 TURF SPRAY FLEX ASSEMBLY
3" = 1'-0"
32 8403.13-02

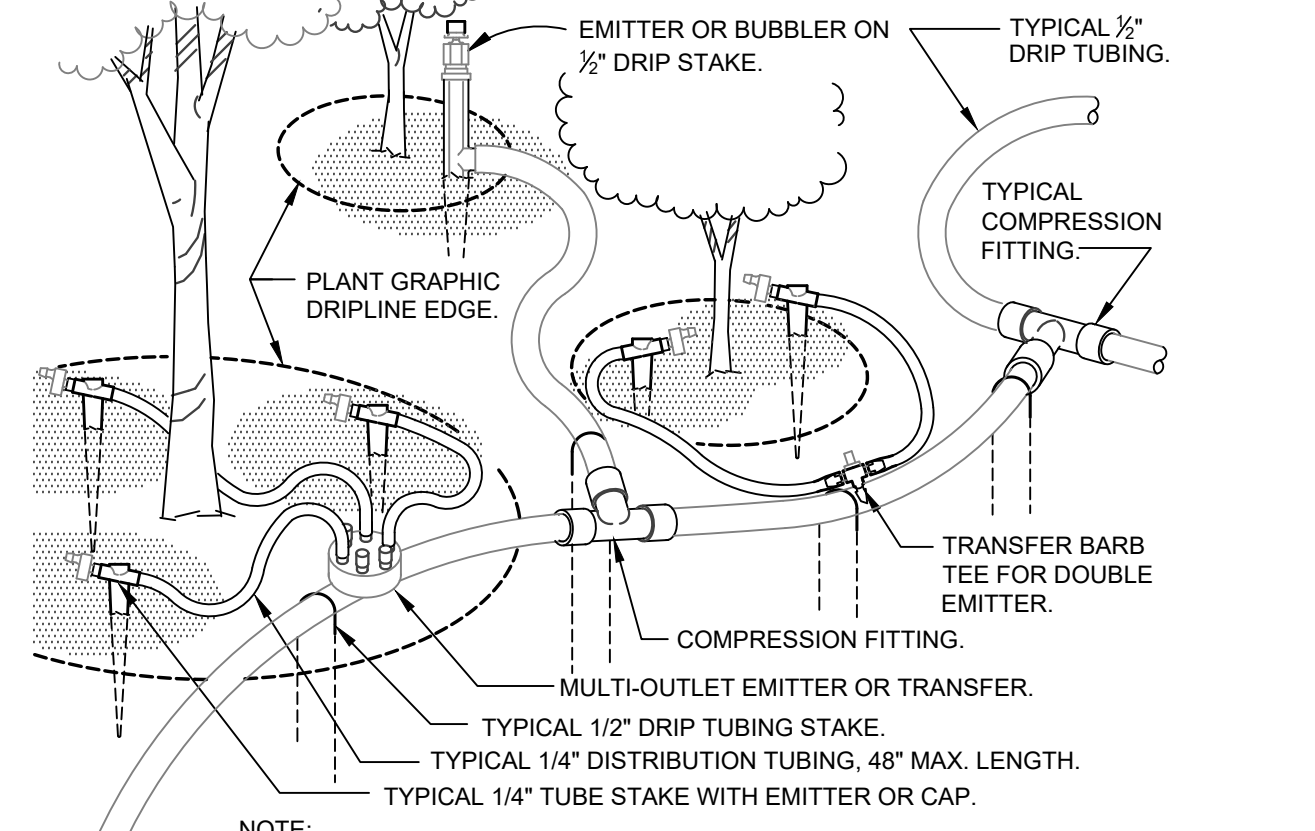


- LOCATE FLUSH CAP ASSEMBLY AT THE END OF EACH DRIP LINE.
- ENSURE THAT THE COILED DRIP TUBING IS OF SUFFICIENT LENGTH TO COMPLETELY EXTEND OUT OF THE VALVE BOX WHEN FLUSHING.

2 DRIP FLUSH CAP ASSEMBLY
1 1/2" = 1'-0"
328413.49-06



4 QUICK COUPLING VALVE IN BOX
1 1/2" = 1'-0"
32 8406.43-02

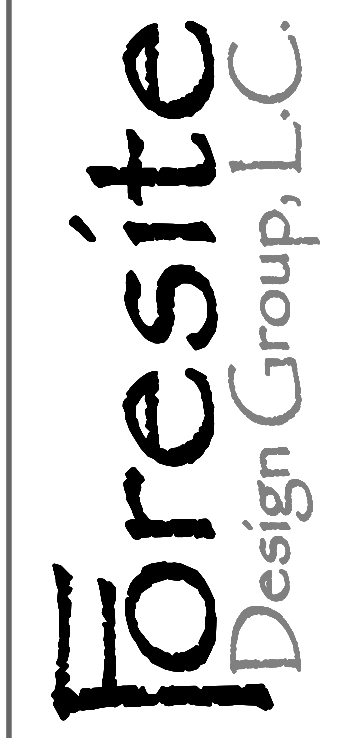


- NOTE:
- PLACE EMITTERS 1/2" BETWEEN THE TRUNK AND OUTER DRIPLINE.
 - EVENLY SPACE EMITTERS AROUND PLANT.
 - STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.

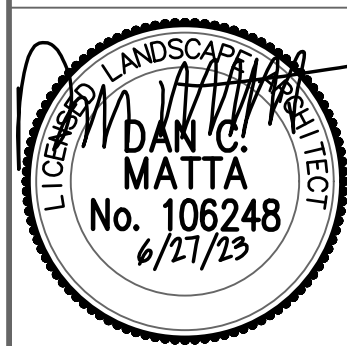
6 TYPICAL DRIP TUBING
1 1/2" = 1'-0"
328413.43-01

NO.	REVISIONS	BY	DATE

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DRIVER: JAMES CHALGRO
PHONE: 801.841.7464
www.foresitedesigngroup.com



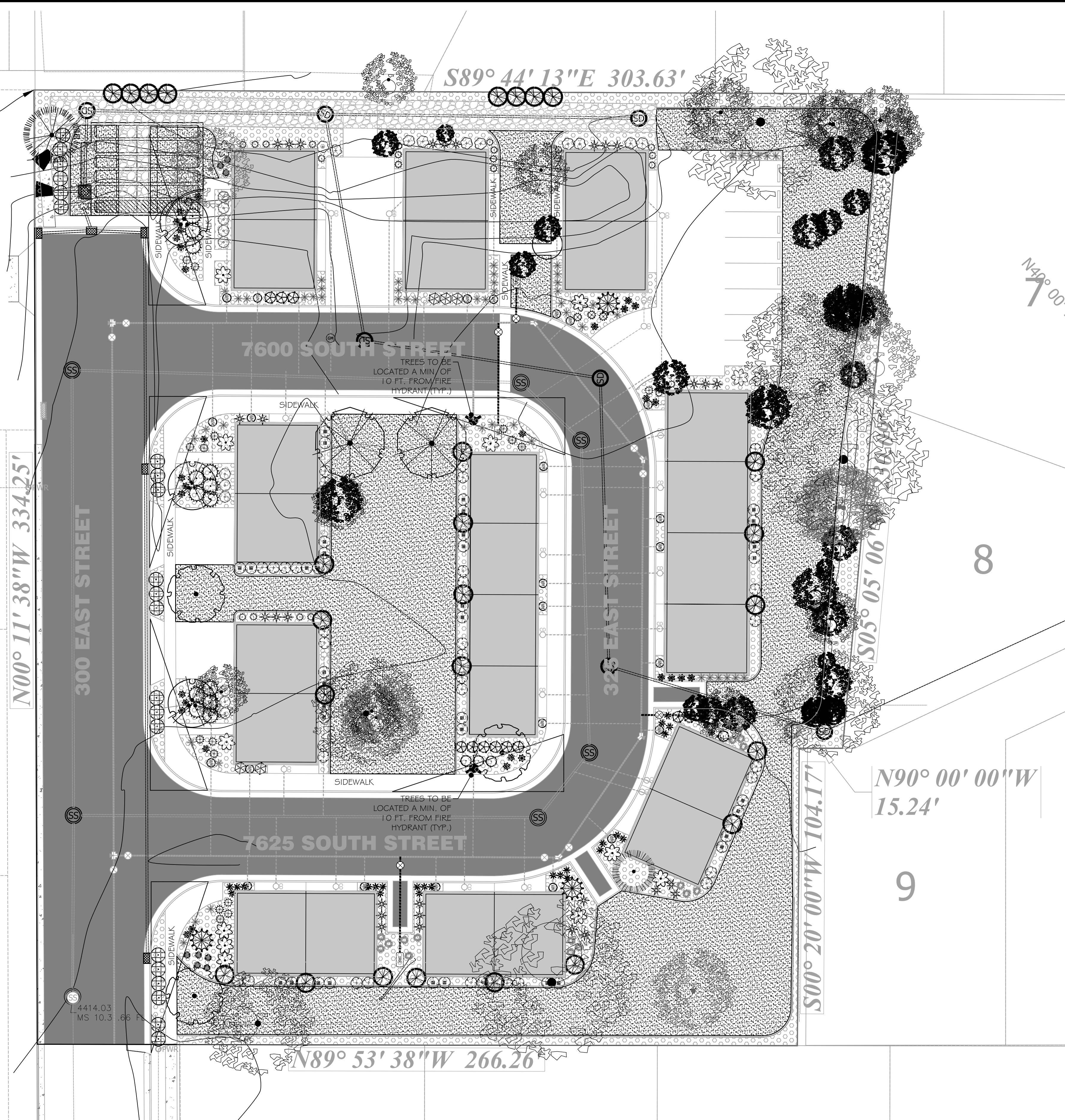
WOODHAVEN ESTATES
IRRIGATION NOTES AND DETAILS
7613 SOUTH 300 EAST SANDY, UTAH 84070



SHEET: IR-2
FILE NAME: SCALE: FDG-282 N.A.

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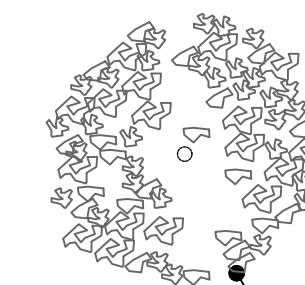
P.O.B.
SW 1/4, SE 1/4,
R.1E., S.L.B.&M.



PLANT SCHEDULE TOTAL PROJECT

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer ginnala "Flame" / Flame Amur Maple Hydro Zone 2 - Multi Trunk	15 gal	1.5'		3
	Acer rubrum "Autumn Blaze" / Autumn Blaze Red Maple Hydro Zone 2	B # B	2"		3
	Gleditsia tinacanthos inermis "Shademaster" TM / Shademaster Locust Hydro Zone 1	B # B	1.5'		2
	Picea pungens / Colorado Spruce Hydro Zone 2	B # B	6" - 8" Height		1
	Picea pungens glauca "Pendula" / Weeping Blue Colorado Spruce Hydro Zone 2	B # B	6" - 8" Height		3
	Pinus flexilis "Vanderwolf's Pyramid" / Vanderwolf's Pyramid Pine Hydro Zone 1	B # B	6" - 8" Height		1
	Pinus nigra "Arnold Sentinel" / Arnold Sentinel Austrian Black Pine Hydro Zone 1	B # B	6" - 8" Height		26
SHRUBS	BOTANICAL / COMMON NAME	CONT			
	Aquilegia x / Columbine Hydro Zone F3	1 gal	26		
	Berberis thunbergii "Crimson Pygmy" / Crimson Pygmy Barberry Hydro Zone 2	5 gal	20		
	Calamagrostis x acutiflora "Avalanche" / Feather Reed Grass Hydro Zone 2	2 gal	29		
	Caryopteris x clandonensis "Dark Knight" / Blue Mist Shrub Hydro Zone 2	5 gal	10		
	Coreopsis grandiflora "Sunray" / Sunray Tickseed	1 gal	24		
	Echinacea purpurea / Purple Coneflower	1 gal	8		
	Euonymus alatus "Compactus" / Compact Burning Bush Hydro Zone 2	5 gal	11		
	Euonymus fortunei "Colorata" / Purple-leaf Winter Creeper Hydro Zone 2 - Evergreen	2 gal	13		
	Hemerocallis x "Stella de Oro" / Stella de Oro Daylily Hydro Zone P3	1 gal	34		
	Juniperus horizontalis "Bar Harbor" / Bar Harbor Creeping Juniper Hydro Zone 1 - Evergreen	5 gal	21		
	Miscanthus sinensis "Gracillimus" / Maiden Grass Hydro Zone 2	5 gal	12		
	Miscanthus sinensis "Purpurescens" / Flame Grass Hydro Zone 2	5 gal	8		
	Pennisetum alopecuroides / Fountain Grass Hydro Zone 2	2 gal	15		
	Pennisetum alopecuroides "Little Bunny" / Little Bunny Fountain Grass Hydro Zone 2	2 gal	57		
	Ribes alpinum "Green Mound" / Green Mound Alpine Currant Hydro Zone 2	5 gal	4		
	Spiraea japonica "Neon Flash" / Neon Flash Spiraea Hydro Zone 3	5 gal	12		
	Spiraea x bumalda "Dart's Red" / Dart's Red Spiraea Hydro Zone 3	5 gal	36		
	Spiraea x bumalda "Golden Princess" / Golden Princess Spiraea Hydro Zone 3	5 gal	38		
	Spiraea x bumalda "Goldmound" / Gold Mound Spiraea Hydro Zone 3	5 gal	5		

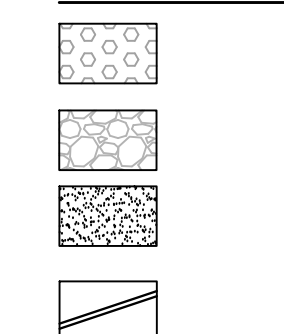
EXISTING TREES



EXISTING TREES OF VARIOUS SIZES AND SPECIES WITHIN THE PROJECT LIMITS. LOCATION BASED ON CIVIL ENGINEERING PLANS AND SITE SURVEY. CONTRACTOR TO PROTECT EXISTING TREE AT DRIP LINE DURING CONSTRUCTION WITH HIGH-VISIBILITY MATERIALS AT A MINIMUM HEIGHT OF FOUR FEET (4). TREE CANOPY ILLUSTRATED IS BASED ON SITE SURVEY. STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL IS PROHIBITED WITHIN THE PROTECTION ZONE 50 AS TO MINIMIZE SOIL COMPACTION. THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE IS PROHIBITED WITHIN THE TREE PROTECTION ZONE.

TREE DRIP LINE (TYP.)

MULCHES / ROCK



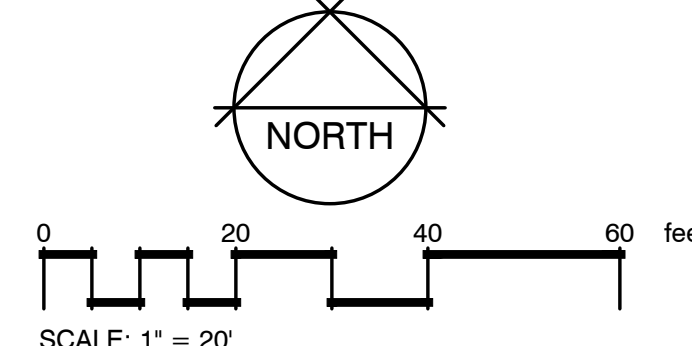
	TOTAL
4" MINIMUM DEPTH OF 1" TO 2-1/2" OF COLORED CRUSHED ROCK (BROWNS, REDS & GRAYS) OVER DEWITT PRO 5 WEED BARRIER	13,389 S.F.
ACCESS TO STORM DRAINAGE (REFER TO CIVIL PLANS)	2,459 S.F.
"CHANSHARE FARMS IMPERIAL BLUE" - WHICH IS A WATER-WISE TURF GRASS - REFER TO NOTES AND DETAILS SHEET	21,849 S.F.
CONCRETE MOW STRIP TO SEPARATE ROCK MULCHES FROM GRASS - REFER TO SHEET L-2	

NOTES:

- SEE SHEET L-2 FOR NOTES AND DETAILS.
- LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY.
- CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED AS NOTED ON PLAN.
- TREE REMOVAL OR TREE PLANTING IN THE PUBLIC RIGHT-OF-WAY REQUIRES APPROVAL FROM SANDY CITY URBAN FORESTRY OR SUBMIT PLANS CONTAINING AN URBAN FORESTER APPROVAL SIGNATURE.
- ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT.
- IRRIGATION SYSTEM IS EQUIPPED WITH A SMART ET BASED CONTROLLER AND RAIN SENSOR AS PART OF THE SPRINKLER SYSTEM.
- PLANS ARE DIAGRAMMATIC DUE TO SCALE, THEREFORE, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY QUANTITIES.
- SPRINKLER AUDITS ARE TO BE CONDUCTED AND REPORTS SUBMITTED TO THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- BACKFLOW PREVENTION DEVICE NEEDS TO BE TESTED AND SUBMITTED TO THE CITY.
- ROCK MULCHES AND BOULDERS TO COMPLEMENT & BLEND WITH ARCHITECTURAL MATERIALS AND COLORS. CONTRACTOR TO SUBMIT SAMPLES TO OWNERS REPRESENTATIVE PRIOR TO DELIVERY.
- CONTRACTOR TO REFER TO THE CIVIL GRADING PLAN AND NOTIFY LANDSCAPE ARCHITECT IF ANY LANDSCAPE AREAS CONSIST OF GRADES STEEPER THAN 2H:1V SLOPE. MAXIMUM SLOPE IN ALL LANDSCAPE AREAS IS 2H:1V (H=HORIZONTAL & V=VERTICAL)
- TREE CALIPER SIZE TO BE MEASURED 18 INCHES ABOVE GRADE PER CITY REQUIREMENT.
- EVERGREEN TREES TO BE 6 FOOT MINIMUM HEIGHT ABOVE GRADE PER CITY REQUIREMENT.
- NO TREES SHALL BE PLANTED IN PUBLIC PARK STRIPS LESS THAN 8 FEET WIDE. CENTERLINE OF TREES SHALL BE PLANTED MINIMUM OF 4 FEET AWAY FROM BACK OF CURB AND EITHER SIDE OF SIDEWALK.
- REFER TO SHEET L-2 FOR ADDITIONAL SANDY CITY LANDSCAPE AND IRRIGATION REQUIREMENTS.

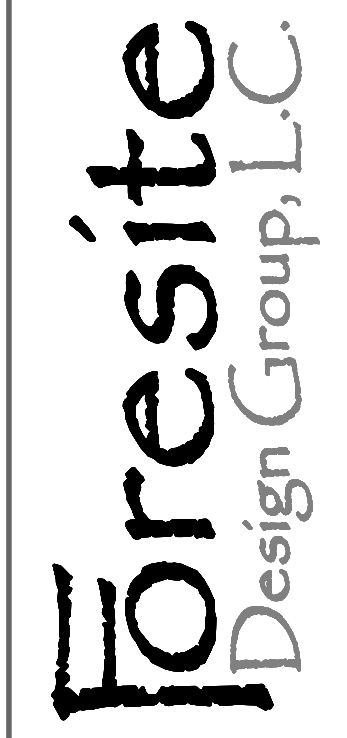
6/27/23
LANDSCAPE AREA & WATER CONSERVING LANDSCAPING CALCULATIONS SUMMARY
ON SITE LANDSCAPE PROVIDED (REFER TO CIVIL PLANS)
38,024 S.F. 48.31% OF LOT AREA
PERCENT OF LANDSCAPE AREA OF LIVE PLANT COVERAGE (INCLUDING RD. R.O.W. & SLOPE)
196.32% WITH TREES CALCULATED
73.24% WITHOUT TREES CALCULATED
TOTAL LANDSCAPE AREA IN WATER-WISE TURF GRASS (INCLUDING ROAD R.O.W.)
21,849 S.F. 57.46% OF LANDSCAPE
PERCENT OF WATER-CONSERVING PLANTS (EXCLUDES TREES & TURF GRASS)
100.00% BASED ON CITY WATER CONSERVING PLANT LIST
PERCENT OF WATER-CONSERVING TREES (SHRUBS & TURF GRASS)
100.00% BASED ON CITY WATER CONSERVING PLANT LIST
TOTAL IRRIGATED LANDSCAPE AREA (INCLUDING ROAD R.O.W.)
27,393 S.F. 72.04% OF LANDSCAPE

PROVIDED OVERALL TREES AND SHRUBS
113.0 TREES &
4.7 TREES / UNIT
383.0 SHRUBS
16.0 SHRUBS / UNIT
31 EVERGREEN TREES PROVIDED= 40.76%
24 HOUSING UNITS OF REQUIRED TREES

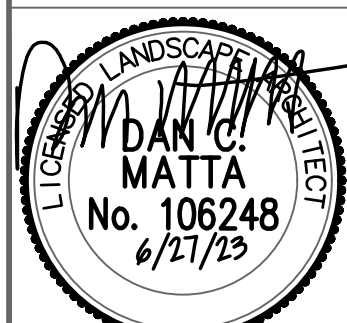


NO.	REVISIONS	BY	DATE
1	PER CITY COMMENTS & SITE PLAN CHANGES	DCM	2/27/23
2	PER SITE PLAN CHANGES	DCM	6/27/23

PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
1000 CHANDLER DRIVE
SANDY, UTAH 84070
PHONE: 801.841.7464
www.foresitedesigngroup.com



WOODHAVEN ESTATES LANDSCAPE PLAN
7613 SOUTH 300 EAST SANDY, UTAH 84070



SHEET:
L-1
FILE NAME: SCALE:
FDG-282 1" = 20'

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PLANTING NOTES:

1. LANDSCAPE BIDS MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN OF ALL LANDSCAPE ELEMENTS. ANY ELEMENT MAY BE ADDED OR DELETED BY THE LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR COMPENSATION WILL BE ADJUSTED ACCORDING TO THE UNIT PRICE BIDS. ANY SUBSTITUTION MUST BE BY LANDSCAPE ARCHITECT APPROVAL. LANDSCAPE ARCHITECT OR OWNER WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTOR REGARDLESS OF BID FIGURES. THE SELECTED CONTRACTOR MUST CONTACT THE OWNER'S CONSTRUCTION REPRESENTATIVE BEFORE BEGINNING CONSTRUCTION TO SCHEDULE A PRE CONSTRUCTION MEETING. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION OF THIS PLAN MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.

2. CODES, LAWS, REGULATIONS, AND PERMITS BY FEDERAL, STATE, COUNTY AND CITY AGENCIES FOR DESIGN CONCEPT, MATERIALS AND WORKMANSHIP MUST BE RESEARCHED AND SATISFIED BY THE CONTRACTOR. REPORT ANY PROBLEMS OR REQUIREMENTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR MUST VERIFY THE REGULATIONS FOR AND SECURE ANY PERMITS BEFORE BEGINNING CONSTRUCTION. THE COST FOR THE PERMIT FEES MAY BE SUBMITTED TO THE OWNER FOR REIMBURSEMENT. CALL BLUE STAKES AND REFER TO DRAINAGE AND CIVIL PLANS BEFORE ANY TRENCHING OR EXCAVATION.

3. CONSTRUCTION SAFETY AND CLEANUP MUST MEET OSHA STANDARDS AT ALL TIMES. ALL CONTRACTORS MUST HAVE ADEQUATE LIABILITY, PERSONNEL INJURY AND PROPERTY DAMAGE INSURANCE. CLEAN UP MUST BE PERFORMED DAILY, AND ALL HARDSCAPE ELEMENTS MUST BE WASHED FREE OF DIRT AND MUD ON FINAL CLEAN UP. CONSTRUCTION MUST OCCUR IN A TIMELY MANNER.

4. LANDSCAPE PLANS AND DETAIL DRAWINGS ARE SCHEMATIC ONLY, DISCREPANCIES MAY EXIST, INCLUDING BUT NOT LIMITED TO BUILDING LOCATION, PROPERTY LINES, ANY DIMENSIONS SPECIFIED OR IMPLIED, THE CONTRACTOR WILL BE REQUIRED TO ADJUST PLANS AS NECESSARY TO RETAIN CONCEPT INTEGRITY. CONTACT LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST.

5. PLANT MATERIAL EXCAVATION. CALL BLUE STAKE AND MAKE REFERENCE TO DRAINAGE AND CIVIL PLANS BEFORE EXCAVATION FOR PLANT MATERIAL. ALL HOLES MUST ALLOW FOR A MINIMUM OF TWELVE (12) INCHES OF SPECIFIED PLANTING MIX BACKFILL MATERIAL ON ALL SIDES OF ROOT BALL FOR SHRUBS, AND 3X BALL DIAMETER FOR TREES.

6. EXCEPT FOR TREES, PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF 1/3 NATIVE SOIL TAKEN FROM EXCAVATED PLANT PIT, 1/3 TOPSOIL, AND 1/3 ORGANIC COMPOSTED MATERIAL. DEEP WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING. ADD BACKFILL MATERIAL TO DEPRESSIONS AS NECESSARY.

7. SOIL AMENDING SHALL INCLUDE COMPOSTED ORGANIC MATERIAL TO BE ADDED AT A RATE OF THREE CUBIC YARDS PER 1,000 SQUARE FEET, TILL INTO THE SUBGRADE SOIL PRIOR TO PLACING TOPSOIL. TILL AMENDMENTS IN TO A DEPTH OF 6". ALL SOD AREAS SHALL HAVE THE SOIL AMENDED.

8. TOP SOIL MUST BE A PREMIUM QUALITY DARK SANDY LOAM, FREE OF ROCKS, CLODS, ROOTS, AND PLANT MATTER. THE TOPSOIL SHALL BE EVENLY SPREAD AND SMOOTH GRADED ON A CAREFULLY PREPARED AMENDED SUBGRADE. TOPSOIL SHALL BE SPREAD TO A DEPTH OF FIVE INCHES (5") IN ALL SOD AND SHRUB AREAS.

9. SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND LAID IMMEDIATELY AFTER CUTTING. SOD MUST BE LAID WITH NO GAPS BETWEEN PIECES ON A CAREFULLY PREPARED TOPSOIL LAYER. THE LAID SOD MUST BE IMMEDIATELY WATERED AFTER INSTALLATION. ANY BURNED AREAS WILL REQUIRE REPLACEMENT. ADJUST SPRINKLER SYSTEM TO ASSURE HEALTHY GREEN SURVIVAL OF THE SOD WITHOUT WATER WASTE. TURF GRASS TO BE "CHANSHARE FARMS IMPERIAL BLUE" (OR EQUIVALENT) WHICH IS A "WATER-WISE TURF". INSTALL AND MAINTAIN PER GROWER'S SPECIFICATIONS.

SANDY CITY IRRIGATION REQUIREMENT NOTES:

- MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-TURF AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH TO RETAIN WATER, INHIBIT WEED GROWTH AND MODERATE SOIL TEMPERATURE. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH. 4" MULCH IN ALL IRRIGATED NON-TURF AREAS. IF ROCK MULCH, MINIMUM IS 3".
- LANDSCAPE WATER METER: A WATER METER AND BACKFLOW PREVENTION ASSEMBLY THAT ARE IN COMPLIANCE WITH STATE CODE SHALL BE INSTALLED FOR LANDSCAPE IRRIGATION SYSTEMS, AND THE LANDSCAPE WATER METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE SEPARATE FROM THE WATER METER AND BACKFLOW PREVENTION ASSEMBLY INSTALLED FOR INDOOR USES. THE SIZE OF THE METER SHALL BE DETERMINED BASED ON IRRIGATION DEMAND.
- PRESSURE REGULATION: A PRESSURE REGULATING VALVE SHALL BE INSTALLED AND MAINTAINED BY THE CONSUMER IF THE STATIC SERVICE PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH (PSI). THE PRESSURE-REGULATING VALVE SHALL BE LOCATED BETWEEN THE LANDSCAPE WATER METER AND THE FIRST POINT OF WATER USE, OR FIRST POINT OF DIVISION IN THE PIPE, AND SHALL BE SET AT THE MANUFACTURER'S RECOMMENDED PRESSURE FOR SPRINKLERS.
- AUTOMATIC CONTROLLER: ALL IRRIGATION SYSTEMS SHALL INCLUDE AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAM AND MULTIPLE REPEAT CYCLE CAPABILITIES AND A FLEXIBLE CALENDAR PROGRAM. ALL CONTROLLERS SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.
- ON SLOPES EXCEEDING 30%, THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP EMITTERS, BUBBLERS, OR SPRINKLERS WITH A MAXIMUM PRECIPITATION RATE OF 0.85 INCHES PER HOUR AND ADJUSTED SPRINKLER CYCLE TO ELIMINATE RUNOFF.
- EACH VALVE SHALL IRRIGATE A LANDSCAPE WITH SIMILAR SITE, SLOPE AND SOIL CONDITIONS AND PLANT MATERIALS WITH SIMILAR WATERING NEEDS. TURF AND NON-TURF AREAS SHALL BE IRRIGATED ON SEPARATE VALVES.
- DRIP EMITTERS OR A BUBBLER SHALL BE PROVIDED FOR EACH TREE WHERE PRACTICABLE. BUBBLERS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE PER DEVICE. BUBBLERS FOR TREES SHALL BE ON SEPARATE VALVE UNLESS SPECIFICALLY EXEMPTED BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT DUE TO THE LIMITED NUMBER OF TREES ON THE PROJECT SITE.
- SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATE WITH EACH CONTROL VALVE CIRCUIT.
- CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENCES WILL CAUSE LOW-HEAD DRAINAGE. PRESSURE COMPENSATING VALVES AND SPRINKLERS SHALL BE REQUIRED WHERE A SIGNIFICANT VARIATION IN WATER PRESSURE WILL OCCUR WITHIN THE IRRIGATION SYSTEM DUE TO ELEVATION DIFFERENCES.
- DRIP IRRIGATION LINES SHALL BE PLACED UNDERGROUND OR OTHERWISE PERMANENTLY COVERED, EXCEPT FOR DRIP EMITTERS AND WHERE APPROVED AS A TEMPORARY INSTALLATION. FILTERS AND END FLUSH VALVES SHALL BE PROVIDED AS NECESSARY.

10. MULCH OVER DEWITT PRO 5 WEED BARRIER WILL BE REQUIRED IN ALL LANDSCAPE BEDS FOR SHRUBS, PERENNIALS, AND ANNUALS. SEE PLANS FOR MULCH TYPES. MULCH SHALL BE EVENLY SPREAD ON A CAREFULLY PREPARED GRADE TO THE MINIMUM NOTED DEPTH. THE TOP OF ALL AREAS OF MULCH SHALL BE AT THE GRADE OF THE ADJACENT CURB, WALK, OR EDGE OF PAVEMENT.

11. FERTILIZER FOR SOD AREAS SHALL BE PELLETIZED, N-P-K AS APPROVED BY LANDSCAPE ARCHITECT FOR SEASONAL ADJUSTMENT. USE 20 LBS PER 5,000 SQUARE FEET OR AS PER MANUFACTURER'S SPECIFICATIONS. SPREAD EVENLY ON A CAREFULLY PREPARED TOPSOIL LAYER JUST PRIOR TO LAYING SOD.

12. TREE STAKING AND GUYING SHALL BE ON AN AS NEEDED BASIS AND ONLY IF THE ROOT BALL IS UNSTABLE. THE CONTRACTOR SHALL DETERMINE STAKING NEEDS DEPENDENT ON THE SITE CONDITIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE GUYING AND STAKING IN A TIMELY MANNER ONCE STAKED TREES HAVE TAKEN ROOT. NO STAKING SHALL REMAIN BEYOND A REASONABLE TIME FOR ROOT PENETRATION AND STABILIZATION.

13. TREE WRAPPING MAY BE USED TO PROTECT YOUNG TREES FROM WINTER DAMAGE. TREE WRAPS SHALL ONLY BE INSTALLED IN THE FALL. IF THE CONTRACTOR INSTALLS WRAPS FOR TREE PROTECTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROMPTLY REMOVE WRAPS THE FOLLOWING SPRING.

14. LANDSCAPE MAINTENANCE MUST BE PERFORMED BY THE LANDSCAPE CONTRACTOR DURING ESTABLISHMENT (30 DAYS AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT). RESPONSIBILITIES INCLUDE WEED CONTROL AND MOWING. NOTIFY OWNER AND CONSTRUCTION REPRESENTATIVE WHEN ESTABLISHMENT PERIOD HAS ENDED TO INSURE ONGOING MAINTENANCE. THE OWNER IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE AND UPKEEP ONCE ESTABLISHMENT PERIOD HAS EXPIRED.

15. ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY ITEMS THAT ARE NOT FIRST CLASS PREMIUM QUALITY WILL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE GUARANTEE PERIOD MAY REQUIRE REPLACEMENT. THE CONTRACTOR MUST SCHEDULE A PRE AND POST GUARANTEE MEETING WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.

16. SUBMITTALS OF ALL LANDSCAPE MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. PROVIDER INFORMATION AND SAMPLES SHALL BE SUBMITTED OF ANY GRAVEL OR WOOD MULCHES. NURSERY STOCK SUBMITTAL SHALL INCLUDE PROVIDER INFORMATION WITH A LIST OF PLANT MATERIALS BEING PROVIDED BY THE NURSERY.

17. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES LISTED ON THE PLANS AND THE AVAILABILITY OF ALL PLANT MATERIALS IN THEIR SPECIFIC SIZES PRIOR TO SUBMITTING A BID. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID IF THE CONTRACTOR DETERMINES A QUANTITY DEFICIENCY OR AVAILABILITY PROBLEM WITH SPECIFIED MATERIAL.

18. SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION CONSTRUCTION SHALL BE THE 2007 APWA "MANUAL OF STANDARD SPECIFICATIONS".

19. ALL LANDSCAPE MATERIAL SHALL BE FULLY IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM (DESIGN BUILD). IRRIGATION DESIGN SHALL BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

20. TREE REMOVAL OR TREE PLANTING IN THE PUBLIC RIGHT-OF-WAY REQUIRES APPROVAL FROM THE SANDY CITY URBAN FORESTER OR SUBMIT PLANS CONTAINING AN URBAN FORESTER APPROVAL.

11. IRRIGATION ZONES WITH OVERHEAD SPRAY OR STREAM SPRINKLERS SHALL BE DESIGNED TO OPERATE BETWEEN 6:00 P.M. AND 10:00 A.M. TO REDUCE WATER LOSS FROM WIND AND EVAPORATION. THIS WOULD EXCLUDE DRIP OR BUBBLER ZONES.

12. PROGRAM VALVES FOR MULTIPLE REPEAT CYCLES WHERE NECESSARY TO REDUCE RUNOFF, PARTICULARLY SLOPES AND SOILS WITH SLOW INFILTRATION RATES.

13. FOLLOWING CONSTRUCTION AND PRIOR TO RELEASE OF THE SECONDARY BOND GUARANTEE POSTED FOR THE PROJECT, A WATER USE EFFICIENCY REVIEW WILL BE CONDUCTED BY A LANDSCAPE IRRIGATION AUDITOR. THE AUDITOR SHALL BE INDEPENDENT OF THE CONTRACTOR, DESIGN FIRM, AND OWNER/DEVELOPER OF THE PROJECT. THE WATER PERFORMANCE AUDIT WILL VERIFY THAT THE IRRIGATION SYSTEM COMPLIES WITH THE MINIMUM STANDARDS REQUIRED BY SANDY CITY ORDINANCE. THE MINIMUM EFFICIENCY REQUIRED FOR THE IRRIGATION SYSTEM IS 60% FOR DISTRIBUTION EFFICIENCY FOR ALL FIXED SPRAY SYSTEMS AND 70% DISTRIBUTION EFFICIENCY FOR ALL ROTOR SYSTEMS. THE AUDITOR SHALL FURNISH A CERTIFICATE TO THE CITY, DESIGNER, INSTALLER AND OWNER/DEVELOPER CERTIFYING COMPLIANCE WITH THE MINIMUM DISTRIBUTION REQUIREMENTS. COMPLIANCE WITH THIS PROVISION IS REQUIRED BEFORE THE CITY WILL RELEASE THE BOND FOR THIS PROJECT.

14. PLANTS WHICH REQUIRE DIFFERENT AMOUNTS OF WATER SHALL BE IRRIGATED BY SEPARATE VALVES. IF ONE VALVE IS USED FOR A GIVEN AREA, ONLY PLANTERS WITH SIMILAR WATER USE SHALL BE USED IN THAT AREA. LAWN AREAS AND PLANTERS SHALL BE IRRIGATED BY SEPARATE VALVES.

15. A SEPARATE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED FOR THE IRRIGATION SYSTEM.

16. A RAIN SENSING OVERRIDING DEVICE SHALL BE UTILIZED SO THAT THE IRRIGATION SYSTEM WILL AUTOMATICALLY TURN OFF IN THE EVENT OF RAIN.

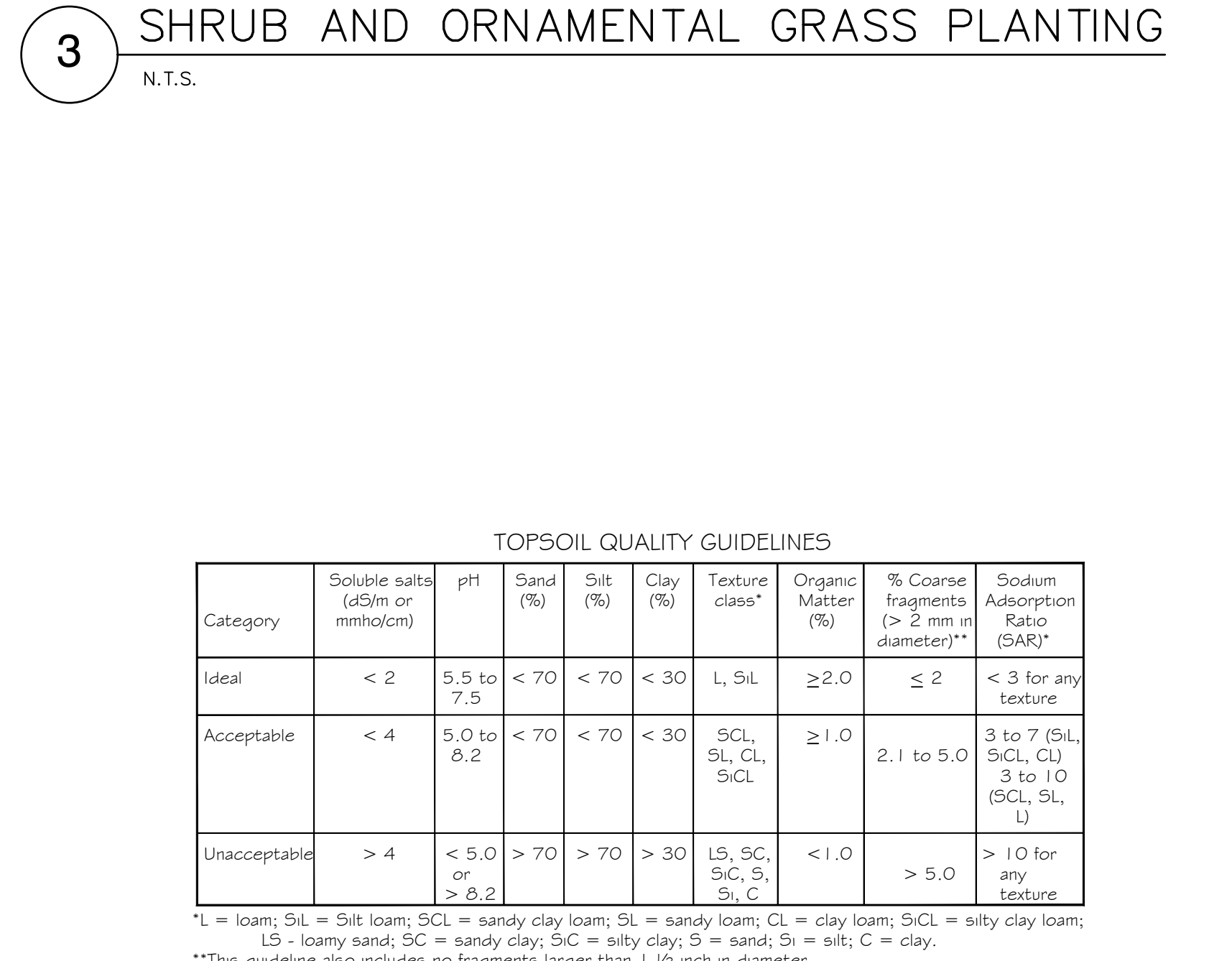
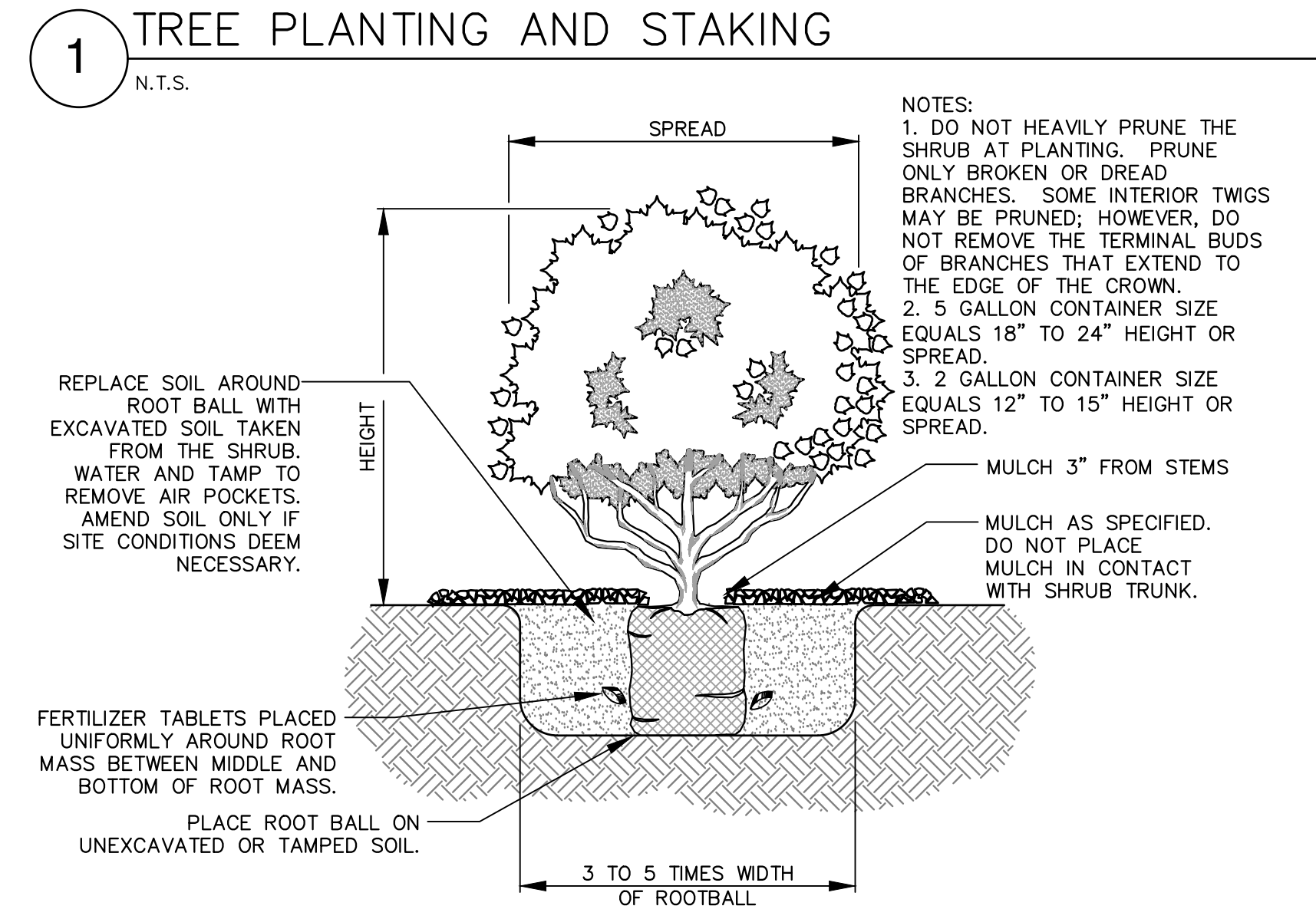
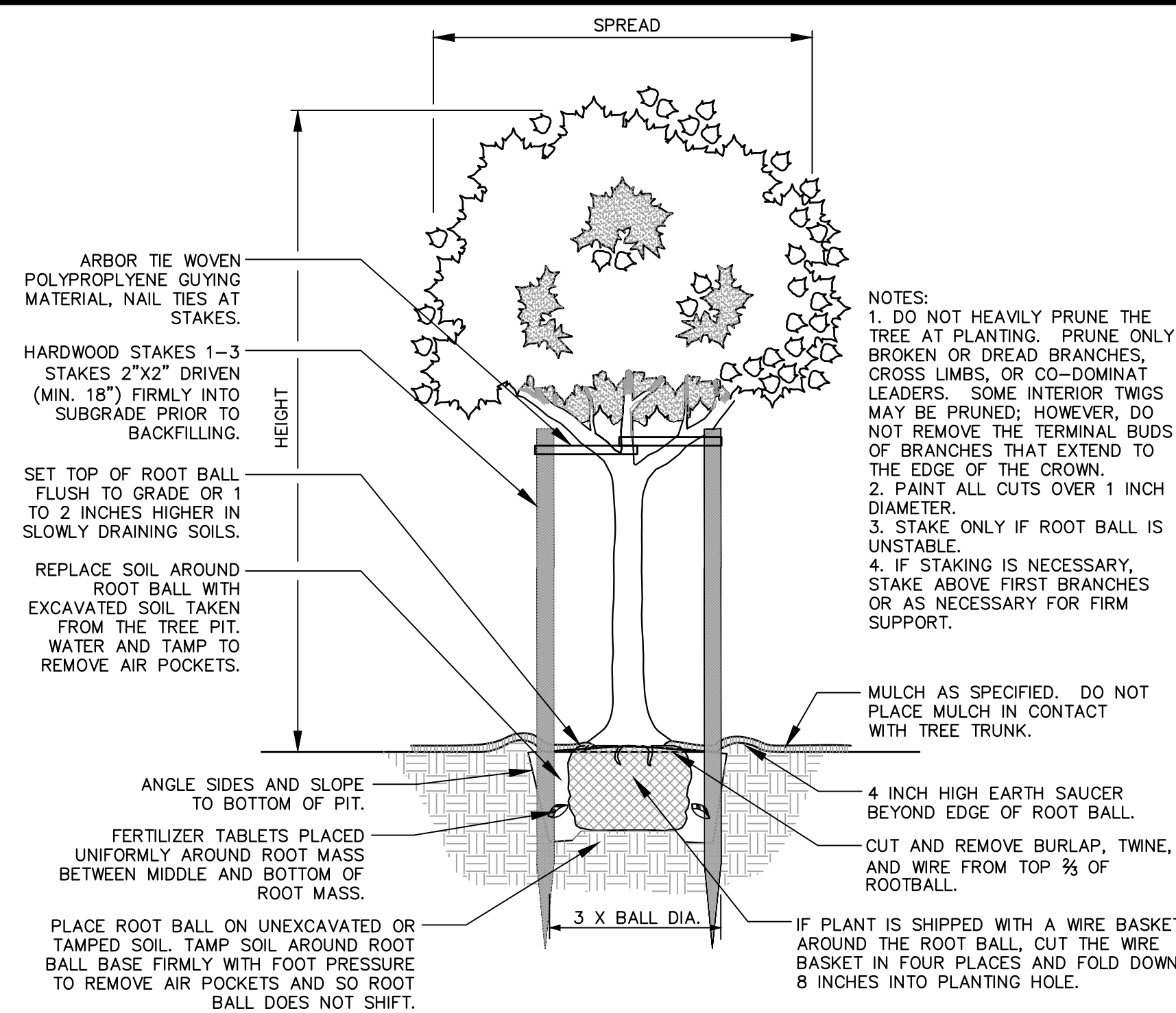
17. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVERSPRAY AND WATER RUN-OFF ONTO ADJACENT-PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS OR STRUCTURES.

18. AN AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLER HEADS SHALL BE REQUIRED FOR ALL NEW LANDSCAPES. LOW FLOW SPRINKLER HEADS SHALL BE USED WHEREVER POSSIBLE.

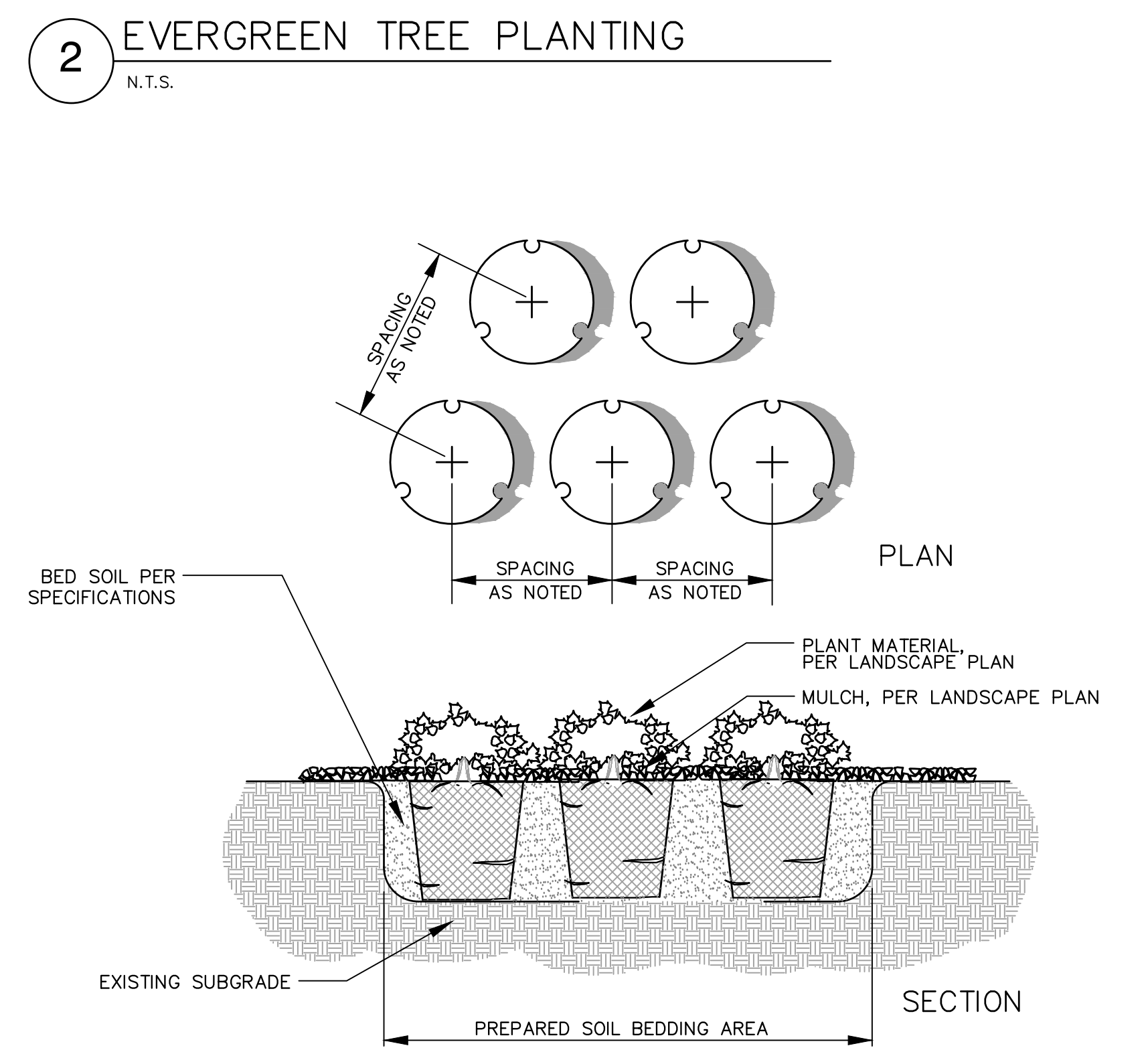
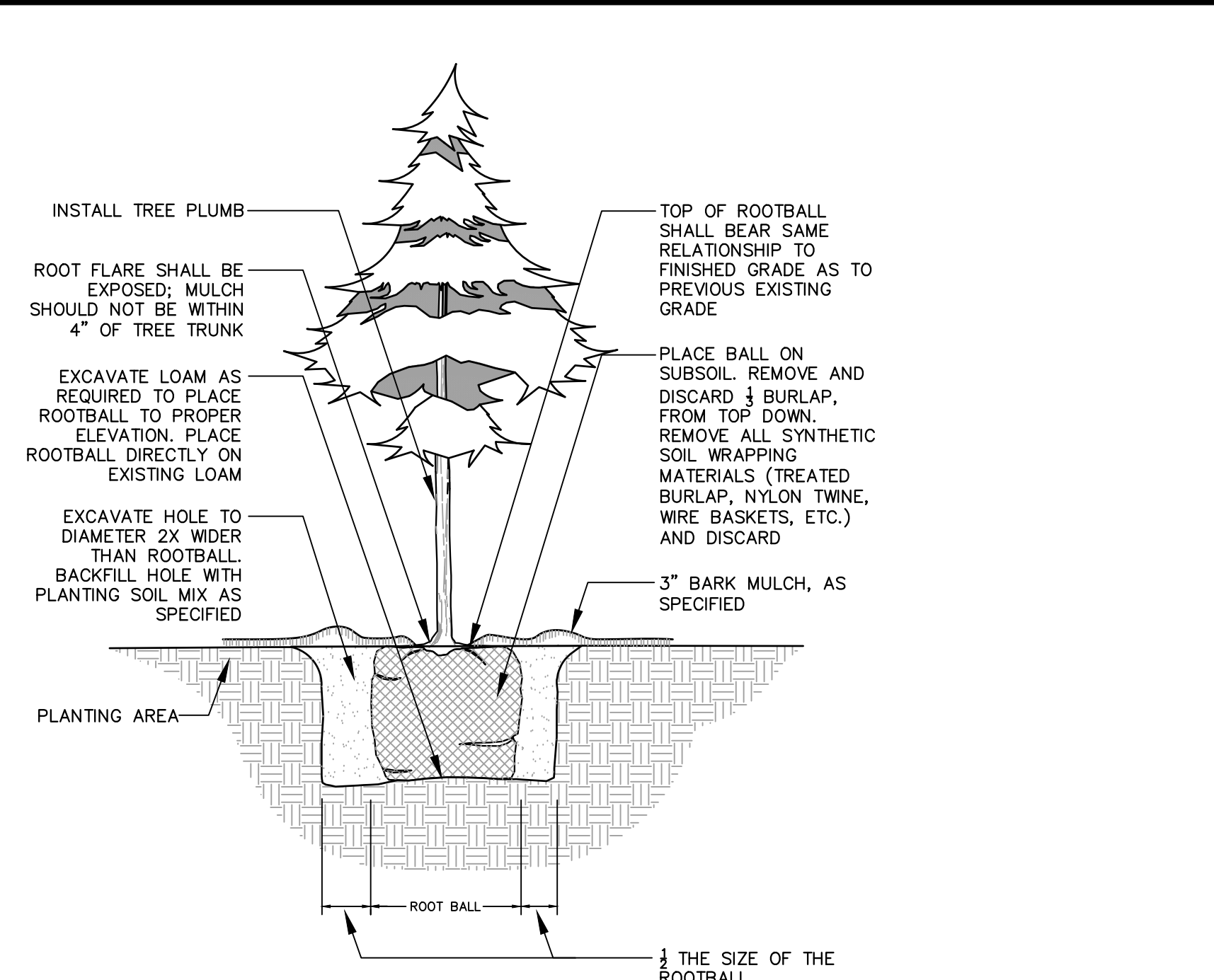
19. NO IRRIGATION OF WALKWAYS OR DRIVE.

20. WATER AUDIT IS REQUIRED PRIOR TO BOND BEING RELEASED. SUGGEST THE AUDIT BE DONE WITHIN 60 DAYS OF INSTALLING IRRIGATION AND LANDSCAPE.

SANDY CITY LANDSCAPE REQUIREMENT NOTES:
1. NO TREES SHALL BE PLANTED IN PUBLIC PARKS STRIPS LESS THAN 8 FEET WIDE. CENTERLINE OF TREES SHALL BE PLANTED MINIMUM OF 4 FEET AWAY FROM BACK OF CURB AND EITHER SIDE OF SIDEWALK.
2. 2H:1V MAXIMUM SLOPE IN LANDSCAPED AREAS.



Source: Utah State University, "Topsoil Quality Guidelines for Landscaping", December 2010.



- NOTES:**
- CONTROL JOINTS SHALL BE PLACED AT 5' ON CENTER.
 - EXPANSION JOINTS SHALL BE PLACED AT 20' ON CENTER, AND AT ALL HARD SURFACE ABUTMENTS.
 - MOWSTRIP SHALL BE INSTALLED TO SEPARATE ALL DIFFERING MULCH TYPES AND ALL SOD FROM MULCH AREAS.

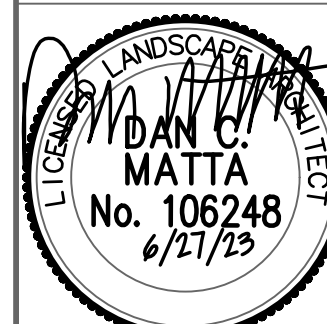


NO.	REVISIONS	BY	DATE
1	PER CITY COMMENTS & SEE PLAN CHANGES	DCM	2/23/23
2	PER SITE PLAN CHANGES	DCM	6/27/23

PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
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PHONE: 801.641.7464
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WOODHAVEN ESTATES
LANDSCAPE NOTES AND DETAILS
7613 SOUTH 300 EAST SANDY, UTAH 84070



SHEET:
L-2
FILE NAME: SCALE:
FDG-282 N.A.



ARCHITECTURAL NOTES:
 1. All work shall conform to the 2006 International Building Code and the 2006 International Residential Code, unless otherwise specified.
 2. The contractor shall be responsible for obtaining all necessary permits and for paying all associated fees.
 3. The contractor shall be responsible for protecting all existing utilities and structures on the site.
 4. The contractor shall be responsible for maintaining access to all adjacent properties at all times.
 5. The contractor shall be responsible for obtaining all necessary approvals from the local health department and other regulatory agencies.
 6. The contractor shall be responsible for obtaining all necessary approvals from the local fire department and other regulatory agencies.
 7. The contractor shall be responsible for obtaining all necessary approvals from the local police department and other regulatory agencies.
 8. The contractor shall be responsible for obtaining all necessary approvals from the local utility companies and other regulatory agencies.
 9. The contractor shall be responsible for obtaining all necessary approvals from the local environmental agencies and other regulatory agencies.
 10. The contractor shall be responsible for obtaining all necessary approvals from the local transportation agencies and other regulatory agencies.

GENERAL NOTES:
 1. The contractor shall be responsible for obtaining all necessary approvals from the local health department and other regulatory agencies.
 2. The contractor shall be responsible for obtaining all necessary approvals from the local fire department and other regulatory agencies.
 3. The contractor shall be responsible for obtaining all necessary approvals from the local police department and other regulatory agencies.
 4. The contractor shall be responsible for obtaining all necessary approvals from the local utility companies and other regulatory agencies.
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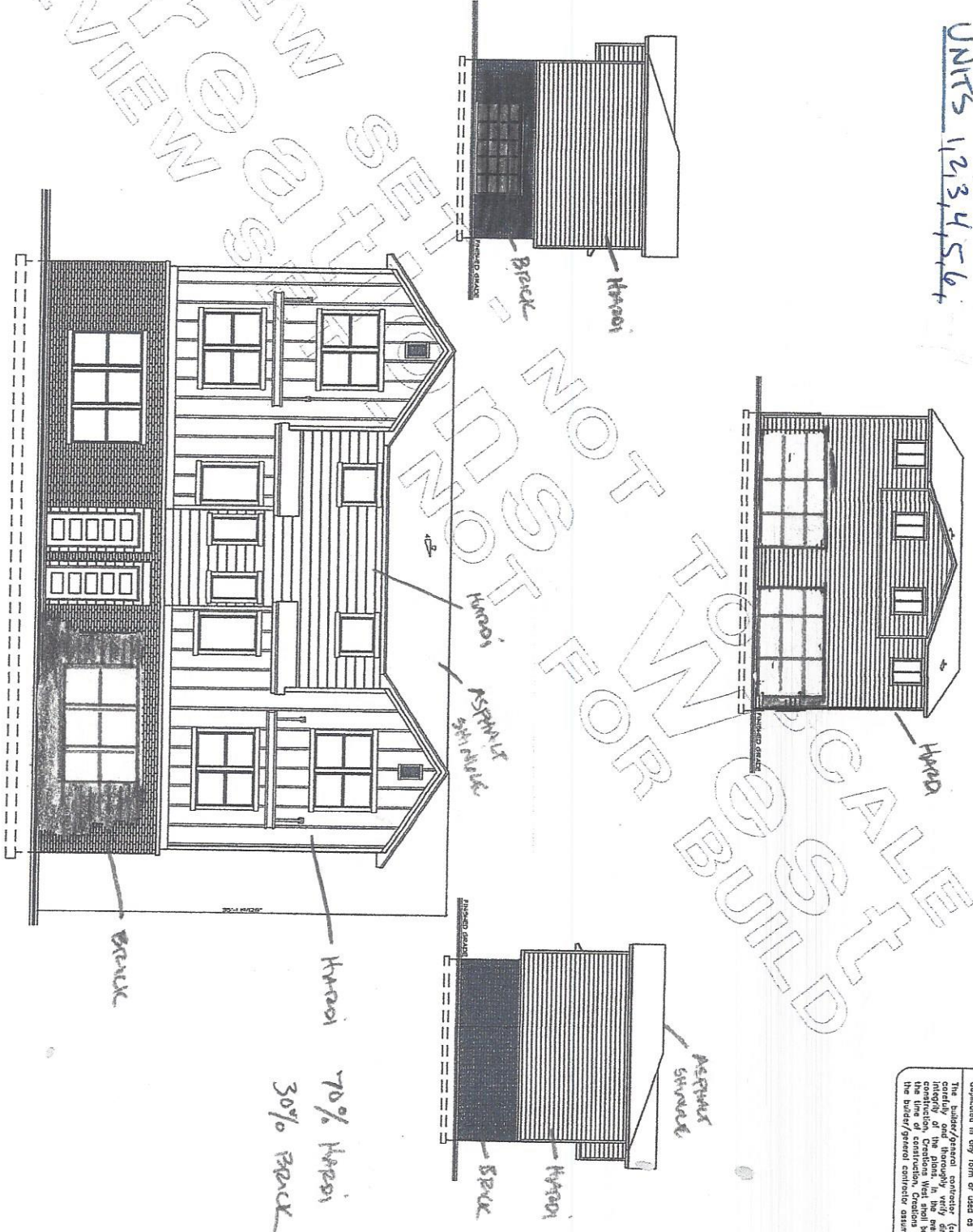
FINISHES:
 1. All interior walls shall be finished with 1/2" gypsum board and joint compound, sanded and primed.
 2. All exterior walls shall be finished with 1/2" gypsum board and joint compound, sanded and primed, and then finished with a quality exterior paint.
 3. All floors shall be finished with a quality carpet or laminate flooring.
 4. All ceilings shall be finished with a quality acoustic ceiling tile.
 5. All roofs shall be finished with a quality asphalt shingles.

FOUNDATION:
 1. The foundation shall be finished with a quality concrete and finished with a quality exterior paint.
 2. The foundation shall be finished with a quality concrete and finished with a quality exterior paint.

ROOFING:
 1. The roof shall be finished with a quality asphalt shingles.
 2. The roof shall be finished with a quality asphalt shingles.

MECHANICAL:
 1. The contractor shall be responsible for obtaining all necessary approvals from the local health department and other regulatory agencies.
 2. The contractor shall be responsible for obtaining all necessary approvals from the local fire department and other regulatory agencies.
 3. The contractor shall be responsible for obtaining all necessary approvals from the local police department and other regulatory agencies.
 4. The contractor shall be responsible for obtaining all necessary approvals from the local utility companies and other regulatory agencies.
 5. The contractor shall be responsible for obtaining all necessary approvals from the local environmental agencies and other regulatory agencies.
 6. The contractor shall be responsible for obtaining all necessary approvals from the local transportation agencies and other regulatory agencies.

UNITS 1,2,3,4,5,6



FRONT ELEVATION
 SCALE 1/4" = 1'-0"

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 The holder/general contractor (construction professional) must
 integrity of the plans. In the event of any error or omission in
 construction Creations West shall be contacted for clarification. Prior to
 the holder/general contractor assumes full responsibility.

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 Clearfield, Utah 84015 801.525.6700
 801.525.6700
 plans@creationswest.com

PLANNED FOR:
FRY DEVELOPMENT
 7015 S 300 E
 SANDY, UTAH

PLAN NUMBER
 UNT 15-16

ARTS, MATERIALS, METHODS.
 The contractor shall provide the materials and methods to be used in the construction of the project. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for the quality of the work and the safety of the workers.

GENERAL NOTES.
 The contractor shall be responsible for the quality of the work and the safety of the workers. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for the quality of the work and the safety of the workers.

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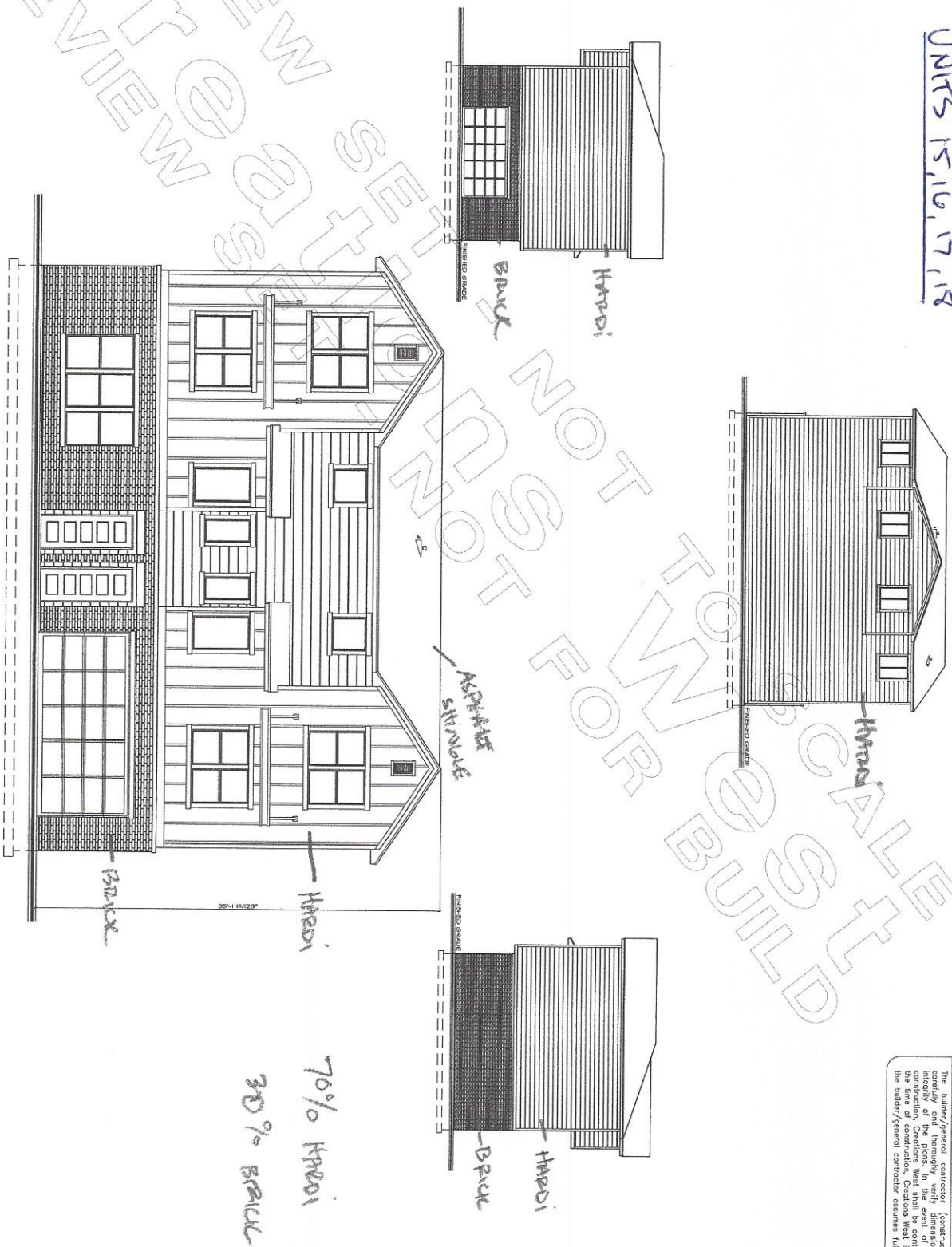
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WALLS.
 The contractor shall be responsible for the quality of the work and the safety of the workers. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for the quality of the work and the safety of the workers.

FLOORING.
 The contractor shall be responsible for the quality of the work and the safety of the workers. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for the quality of the work and the safety of the workers.

UNITS 15, 16, 17, 18



FRONT ELEVATION
 SCALE 1/8" = 1'-0"

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PLANNED FOR:
FRY DEVELOPMENT
 7613 S 300 E
 SANDY, UTAH

1424 Legend Hills Dr. Suite # 120 Clearfield, Utah 84015 801.525.6700
 South Jordan Utah 84091 801.525.6700
 Armon Idaho 83406 208.525.3535
 plans@creationswest.com

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PLAN NUMBER
 UNIT 15-16