

#### **BENCHMARK**

CENTER QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4364.56'

# SANDY STATION TOWNHOMES

# **220 WEST HARRISON STREET** SANDY, UTAH

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# FOR REVIEW NOT FOR CONSTRUCTION

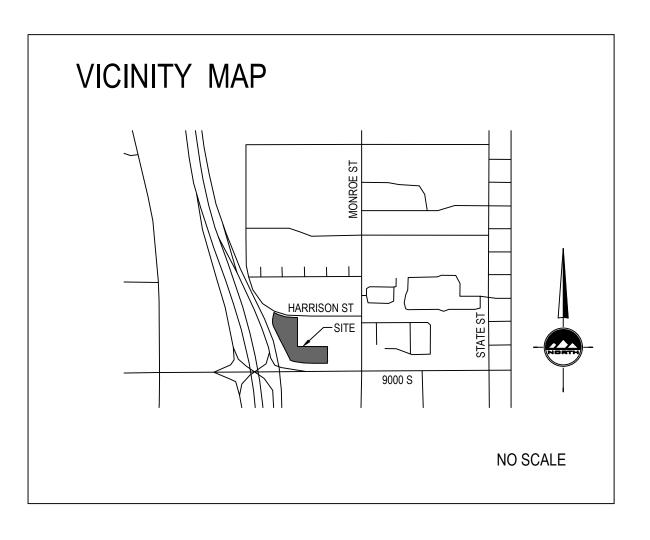
DATE PRINTED September 3, 2025

# NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

# **KEY MAP** NO SCALE



# NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

# **UTILITY DISCLAIMER**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

# GENERAL NOTES

1. ALL WORK SHALL CONFORM TO SANDY CITY STANDARDS & SPECIFICATIONS.

THE STANDARD IN ENGINEERING

45 W 10000 S, Suite 500 Sandy, UT 84070 Phone: 801.255.0529

LAYTON Phone: 801.547.1100

**TOOELE** 

Phone: 435.843.3590 **CEDAR CITY** Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

D.R. HORTON 12351 S. GATEWAY PARK PLACE, STE D-100 DRAPER, UT 84020

DAVE MARTIN PHONE: 385-214-7665

**ON TOWNHOMES** 

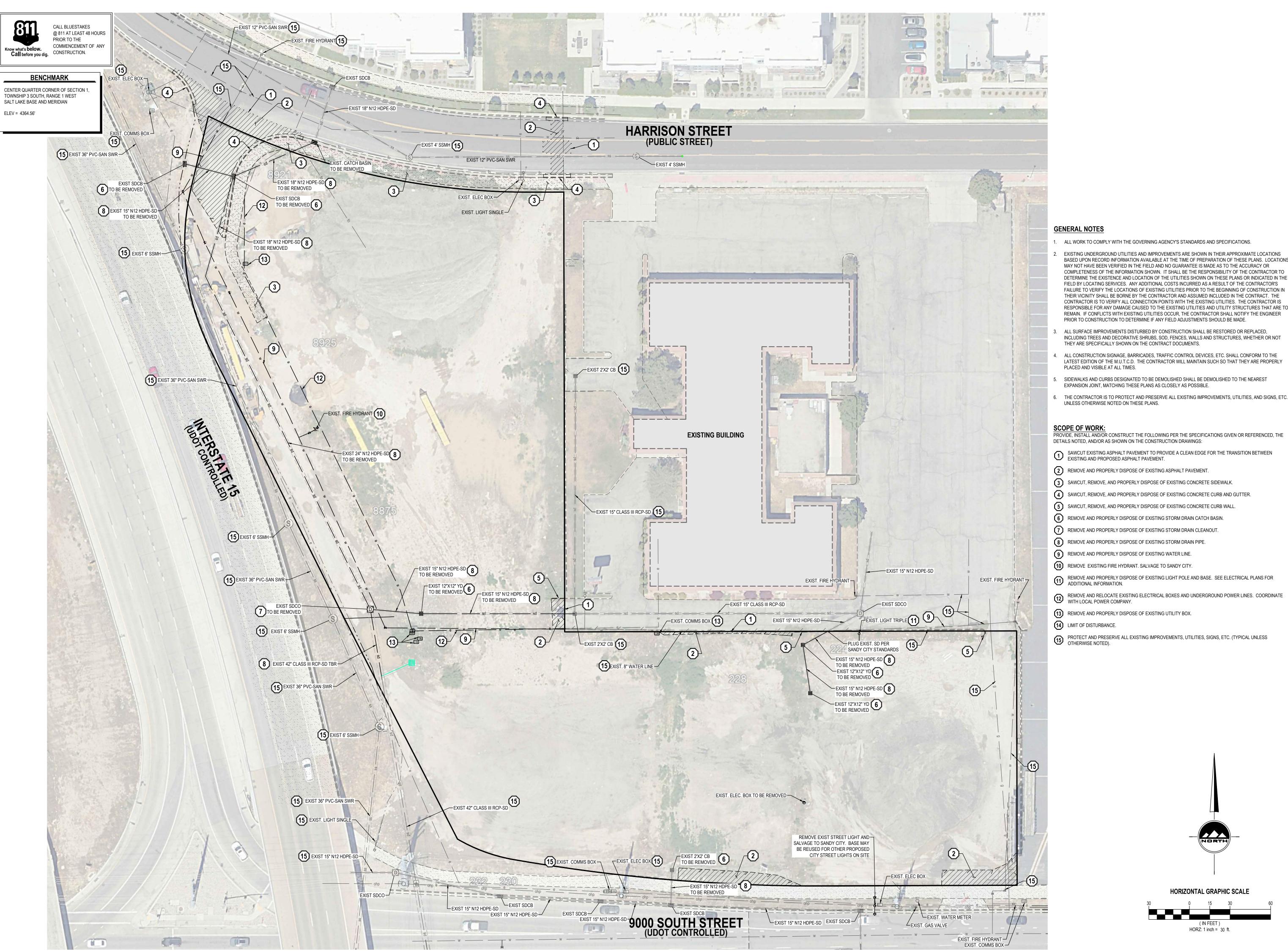
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SANDY

**ARRISON STREET** ІОУ, ОТАН

13496A

2025-09-03





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**TOWNHOMES ARRISON STREET** 

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**220 WEST H** 

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ANDY

8 REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN PIPE.

REMOVE AND PROPERLY DISPOSE OF EXISTING WATER LINE.

10 REMOVE EXISTING FIRE HYDRANT. SALVAGE TO SANDY CITY.

REMOVE AND PROPERLY DISPOSE OF EXISTING LIGHT POLE AND BASE. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.

REMOVE AND RELOCATE EXISTING ELECTRICAL BOXES AND UNDERGROUND POWER LINES. COORDINATE WITH LOCAL POWER COMPANY.

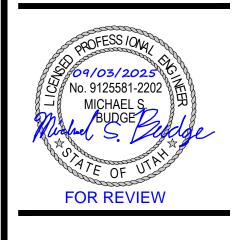
REMOVE AND PROPERLY DISPOSE OF EXISTING UTILITY BOX.

14 LIMIT OF DISTURBANCE.

PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).

HORIZONTAL GRAPHIC SCALE

HORZ: 1 inch = 30 ft.



**DEMOLITION PLAN** 

13496A PROJECT MANAGER

2025-09-03

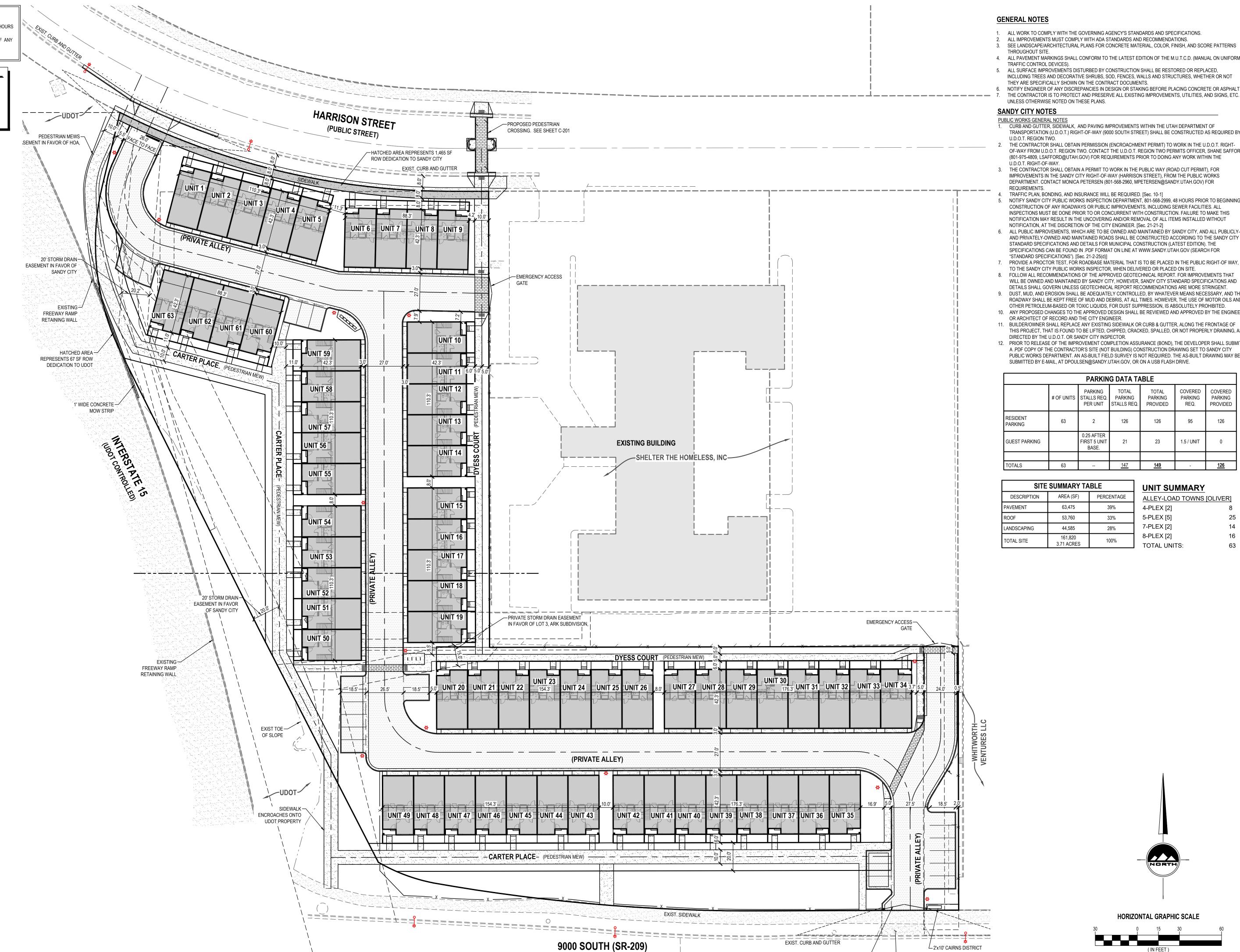
C-100

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY

#### **BENCHMARK**

CENTER QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4364.56'



(UDOT CONTROLLED)

#### **GENERAL NOTES**

- 1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS. 3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
- 4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
- 5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED. INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT
- THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS. 6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT UNLESS OTHERWISE NOTED ON THESE PLANS.

#### **SANDY CITY NOTES**

PUBLIC WORKS GENERAL NOTES

U.D.O.T. RIGHT-OF-WAY.

CURB AND GUTTER, SIDEWALK, AND PAVING IMPROVEMENTS WITHIN THE UTAH DEPARTMENT OF TRANSPORTATION (U.D.O.T.) RIGHT-OF-WAY (9000 SOUTH STREET) SHALL BE CONSTRUCTED AS REQUIRED BY

- U.D.O.T. REGION TWO. THE CONTRACTOR SHALL OBTAIN PERMISSION (ENCROACHMENT PERMIT) TO WORK IN THE U.D.O.T. RIGHT-OF-WAY FROM U.D.O.T. REGION TWO. CONTACT THE U.D.O.T. REGION TWO PERMITS OFFICER, SHANE SAFFORD (801-975-4809, LSAFFORD@UTAH.GOV) FOR REQUIREMENTS PRIOR TO DOING ANY WORK WITHIN THE
- THE CONTRACTOR SHALL OBTAIN A PERMIT TO WORK IN THE PUBLIC WAY (ROAD CUT PERMIT), FOR IMPROVEMENTS IN THE SANDY CITY RIGHT-OF-WAY (HARRISON STREET), FROM THE PUBLIC WORKS DEPARTMENT. CONTACT MONICA PETERSEN (801-568-2960, MPETERSEN@SANDY.UTAH.GOV) FOR REQUIREMENTS.
- TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED. [Sec. 10-1] NOTIFY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801-568-2999, 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEMENTS, INCLUDING SEWER FACILITIES. ALL INSPECTIONS MUST BE DONE PRIOR TO OR CONCURRENT WITH CONSTRUCTION. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE UNCOVERING AND/OR REMOVAL OF ALL ITEMS INSTALLED WITHOUT
- NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER. [Sec. 21-21-2] ALL PUBLIC IMPROVEMENTS, WHICH ARE TO BE OWNED AND MAINTAINED BY SANDY CITY, AND ALL PUBLICLY-AND PRIVATELY-OWNED AND MAINTAINED ROADS SHALL BE CONSTRUCTED ACCORDING TO THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION (LATEST EDITION). THE SPECIFICATIONS CAN BE FOUND IN .PDF FORMAT ON LINE AT WWW.SANDY.UTAH.GOV (SEARCH FOR "STANDARD SPECIFICATIONS"), [Sec. 21-2-25(d)]
- PROVIDE A PROCTOR TEST, FOR ROADBASE MATERIAL THAT IS TO BE PLACED IN THE PUBLIC RIGHT-OF WAY, TO THE SANDY CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACED ON SITE.
- FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT. FOR IMPROVEMENTS THAT WILL BE OWNED AND MAINTAINED BY SANDY CITY, HOWEVER, SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.
- DUST, MUD, AND EROSION SHALL BE ADEQUATELY CONTROLLED, BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES. HOWEVER, THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
- 10. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER. 11. 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 U.D.O.T. OR SANDY CITY INSPECTOR. 12. PRIOR TO RELEASE OF THE IMPROVEMENT COMPLETION ASSURANCE (BOND), THE DEVELOPER SHALL SUBMIT A .PDF COPY OF THE CONTRACTOR'S SITE (NOT BUILDING) CONSTRUCTION DRAWING SET TO SANDY CITY PUBLIC WORKS DEPARTMENT. AN AS-BUILT FIELD SURVEY IS NOT REQUIRED. THE AS-BUILT DRAWING MAY BE SUBMITTED BY E-MAIL, AT DPOULSEN@SANDY.UTAH.GOV, OR ON A USB FLASH DRIVE.

		PARKIN	G DATA TA	ABLE		
	# OF UNITS	PARKING STALLS REQ. PER UNIT	TOTAL PARKING STALLS REQ.	TOTAL PARKING PROVIDED	COVERED PARKING REQ.	COVERED PARKING PROVIDED
RESIDENT PARKING	63	2	126	126	95	126
GUEST PARKING		0.25 AFTER FIRST 5 UNIT BASE.	21	23	1.5 / UNIT	0
TOTALS	63		<u>147</u>	<u>149</u>	-	<u>126</u>

SITE	SUMMARY TA	BLE
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	63,475	39%
ROOF	53,760	33%
LANDSCAPING	44,585	28%
TOTAL SITE	161,820	100%
	3.71 ACRES	

HORIZONTAL GRAPHIC SCALE

HORZ: 1 inch = 30 ft.

MONUMENT SIGN (TO BE

DESIGNED BY OTHERS)

20' WIDE EMERGENCY FIRE ACCESS WITH SWING GATE. -



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DRAPER, UT 84020 CONTACT: DAVE MARTIN

PHONE: 385-214-7665

**TOWNHOMES** SANDY

STREE

**ARRISON** 

**□**,



**OVERALL SITE PLAN** 

2025-09-03 13496A



CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY

#### **BENCHMARK**

TOE OF SLOPE -

EXISTING -

FREEWAY RAMP

RETAINING WALL

CENTER QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4364.56'

- 1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS

- 6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT. 7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC.

#### **SANDY CITY NOTES**

UNIT

EXIST. CURB AND GUTTER

EXIST. CURB AND GUTTER

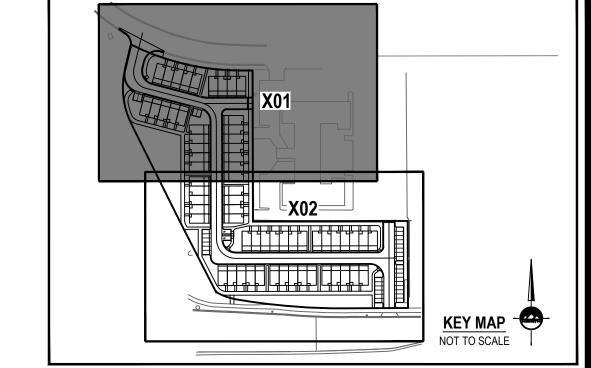
UNIT 12

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CROSSING.

**SEE DRAWING C-202** 

- TRANSPORTATION (U.D.O.T.) RIGHT-OF-WAY (9000 SOUTH STREET) SHALL BE CONSTRUCTED AS REQUIRED BY
- 2. THE CONTRACTOR SHALL OBTAIN PERMISSION (ENCROACHMENT PERMIT) TO WORK IN THE U.D.O.T. RIGHT-OF-WAY FROM U.D.O.T. REGION TWO. CONTACT THE U.D.O.T. REGION TWO PERMITS OFFICER, SHANE SAFFORD (801-975-4809, LSAFFORD@UTAH.GOV) FOR REQUIREMENTS PRIOR TO DOING ANY WORK WITHIN THE
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- 7. PROVIDE A PROCTOR TEST, FOR ROADBASE MATERIAL THAT IS TO BE PLACED IN THE PUBLIC RIGHT-OF WAY,
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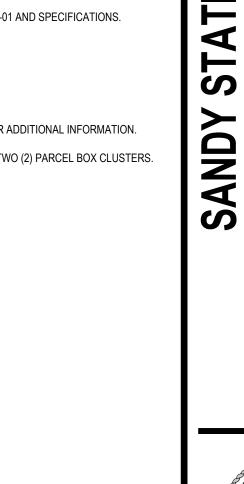
#### **SCOPE OF WORK:**

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS ("SPECIFICATIONS" REFERES TO SANDY CITY STANDARD SPECIFICATIONS):

- 1) ASPHALT PAVEMENT PER CROSS SECTIONS ON DETAILS SHEET C-600.
- 4" THICK CONCRETE SIDEWALK PER SANDY CITY STD DWG SW-03 AND SPECIFICATIONS. WIDTH PER PLAN.
- (3) 24" STANDARD HIGH BACK CURB AND GUTTER PER SANDY CITY STD DWG CG-01 AND SPECIFICATIONS.
- (4) TRANSITION BETWEEN 30" CURB AND GUTTER AND 24" CURB AND GUTTER.
- (5) 24" COLLECTION MOUNTABLE CURB AND GUTTER PER DETAIL 12/C-600
- (6) RIBBON CURB (6"X12" CURB WALL PER SANDY CITY STD DWG CG-01 WITH 0" CURB FACE)
- 7 TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
- (8) 4'-0" CONCRETE WATERWAY PER STANDARD DETAIL CG-03 AND SPECIFICATIONS
- (9) STANDARD PEDESTRIAN ACCESS RAMP PER SANDY CITY STD DTL SW-01. SEE SHEET C-601
- (10) 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
- 59-WATT SANDY CITY CAIRNS DISTRICT STANDARD RESIDENTIAL STREET LIGHT PER SANDY CITY STD DTL SL-01 ON SHEET C-603. SEE PHOTOMETRIC PLANS FOR ADDITIONAL INFORMATION.
- P-TYPE CURB PER APWA STANDARD PLAN NO. 205.
- 6'-0" TALL WHITE VINYL PRIVACY FENCE.
- 20' X 60' OR 20' X 20' CLEAR-VIEW TRIANGLE. NO OBSTACLES (INCLUDING VEGETATION) OVER THREE FEET HIGH, AS MEASURED FROM TOP BACK OF CURB, ARE ALLOWED WITHIN THE TRIANGLE.
- "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS.
- 16 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
- (17) CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 9/C-600.
- FLARED DRIVEWAY APPROACH PER SANDY CITY STANDARD DETAIL DA-01/DA-02 AND SPECIFICATIONS. SEE SHEET C-603. \_\_\_\_\_\_\_

  - (19) STAMPED CONCRETE CROSSWALK PER THE CAIRNS DESIGN STANDARDS.
  - PEDESTRIAN REFUGE ISLAND PER M.U.T.C.D. STANDARD SPECIFICATIONS.

  - 20' WIDE EMERGENCY FIRE ACCESS WITH SWING GATE. GATE SHALL BE LOCKED WITH KNOX BOX. INSTALL SIGN ON GATE READING: "EMERGENCY VEHICLE ACCESS ONLY". GATE DESIGN SHALL BE SUBMITTED TO UDOT FOR APPROVAL PRIOR TO CONSTRUCTION. GATE MUST NOT BE ABLE TO LIFT OFF HINGES.
  - (22) 24" STANDARD OUTFALL CURB AND GUTTER PER SANDY CITY STD DWG CG-01 AND SPECIFICATIONS.
  - 23) 2'x10' CAIRNS DISTRICT MONUMENT SIGN (TO BE DESIGNED BY OTHERS).
  - BICYCLE PARKING PER DETAIL 7/C-600.
  - (25) GATE WITH "FUTURE ROAD CONNECTION" SIGN.
  - PRIVATE CAIRNS DISTRICT STD LIGHT POLE. SEE PHOTOMETRIC PLANS FOR ADDITIONAL INFORMATION.
  - USPS GANG BOX/MAILBOX/PARCEL BOX. FIVE (5) MAILBOX CLUSTERS AND TWO (2) PARCEL BOX CLUSTERS. PER USPS STANDARDS.





HORZ: 1 inch = 20 ft.



2025-09-03 13496A DESIGNED BY

C-201

SITE PLAN

**FOR REVIEW** 

THE STANDARD IN ENGINEERING

45 W 10000 S, Suite 500

Sandy, UT 84070

LAYTON

**TOOELE** 

**CEDAR CITY** 

RICHFIELD

D.R. HORTON

CONTACT:

**OWNHOME** 

STREE

**ARRISON** 

**220 WEST H** 

**D**,

DAVE MARTIN

DRAPER, UT 84020

PHONE: 385-214-7665

Phone: 801.255.0529

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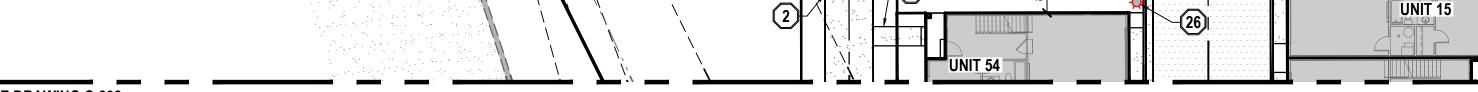
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WWW.ENSIGNENG.COM

12351 S. GATEWAY PARK PLACE, STE D-100

**SEE DRAWING C-202** 



— 20.0' STORM DRAIN **\EASEMENT IN FAVOR** OF SANDY CITY

CARTER PLACE (PEDESTRIAN STREET)

₩INSTALL 1' WIDE \ CONÇRETE MOW CURB

EXISTING FREEWAY RAMP -RETAINING WALL

UNIT 4

# **GENERAL NOTES**

2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

THROUGHOUT SITE. 4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM

TRAFFIC CONTROL DEVICES). 5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED.

INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

# UNLESS OTHERWISE NOTED ON THESE PLANS.

CURB AND GUTTER, SIDEWALK, AND PAVING IMPROVEMENTS WITHIN THE UTAH DEPARTMENT OF

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NOTIFICATION MAY RESULT IN THE UNCOVERING AND/OR REMOVAL OF ALL ITEMS INSTALLED WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER. [Sec. 21-21-2] 6. ALL PUBLIC IMPROVEMENTS, WHICH ARE TO BE OWNED AND MAINTAINED BY SANDY CITY, AND ALL PUBLICLY-

- SPECIFICATIONS CAN BE FOUND IN .PDF FORMAT ON LINE AT WWW.SANDY.UTAH.GOV (SEARCH FOR "STANDARD SPECIFICATIONS"). [Sec. 21-2-25(d)]
- TO THE SANDY CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACED ON SITE.
- OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
- DIRECTED BY THE U.D.O.T. OR SANDY CITY INSPECTOR.
- SUBMITTED BY E-MAIL, AT DPOULSEN@SANDY.UTAH.GOV, OR ON A USB FLASH DRIVE.

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**EXISTING BUILDING** 

SHELTER THE HOMELESS, INC



CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY Call before you dig.

#### BENCHMARK

CENTER QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

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- U.D.O.T. REGION TWO. 2. THE CONTRACTOR SHALL OBTAIN PERMISSION (ENCROACHMENT PERMIT) TO WORK IN THE U.D.O.T. RIGHT-OF-WAY FROM U.D.O.T. REGION TWO. CONTACT THE U.D.O.T. REGION TWO PERMITS OFFICER, SHANE SAFFORD (801-975-4809, LSAFFORD@UTAH.GOV) FOR REQUIREMENTS PRIOR TO DOING ANY WORK WITHIN THE
- U.D.O.T. RIGHT-OF-WAY. 3. THE CONTRACTOR SHALL OBTAIN A PERMIT TO WORK IN THE PUBLIC WAY (ROAD CUT PERMIT), FOR IMPROVEMENTS IN THE SANDY CITY RIGHT-OF-WAY (HARRISON STREET), FROM THE PUBLIC WORKS DEPARTMENT. CONTACT MONICA PETERSEN (801-568-2960, MPETERSEN@SANDY.UTAH.GOV) FOR
- REQUIREMENTS 4. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED. [Sec. 10-1]
- NOTIFY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801-568-2999, 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEMENTS, INCLUDING SEWER FACILITIES. ALL INSPECTIONS MUST BE DONE PRIOR TO OR CONCURRENT WITH CONSTRUCTION. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE UNCOVERING AND/OR REMOVAL OF ALL ITEMS INSTALLED WITHOUT

- 7. PROVIDE A PROCTOR TEST, FOR ROADBASE MATERIAL THAT IS TO BE PLACED IN THE PUBLIC RIGHT-OF WAY, TO THE SANDY CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACED ON SITE.
  - FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT. FOR IMPROVEMENTS THAT WILL BE OWNED AND MAINTAINED BY SANDY CITY, HOWEVER, SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT. DUST, MUD, AND EROSION SHALL BE ADEQUATELY CONTROLLED, BY WHATEVER MEANS NECESSARY, AND THE

ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS. AT ALL TIMES. HOWEVER. THE USE OF MOTOR OILS AND

10. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER. 11. BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER, ALONG THE FRONTAGE OF

OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.

- THIS PROJECT, THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING, AS DIRECTED BY THE U.D.O.T. OR SANDY CITY INSPECTOR.
- 7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. 12. PRIOR TO RELEASE OF THE IMPROVEMENT COMPLETION ASSURANCE (BOND), THE DEVELOPER SHALL SUBMIT A .PDF COPY OF THE CONTRACTOR'S SITE (NOT BUILDING) CONSTRUCTION DRAWING SET TO SANDY CITY PUBLIC WORKS DEPARTMENT. AN AS-BUILT FIELD SURVEY IS NOT REQUIRED. THE AS-BUILT DRAWING MAY BE SUBMITTED BY E-MAIL, AT DPOULSEN@SANDY.UTAH.GOV, OR ON A USB FLASH DRIVE.

#### **SCOPE OF WORK:**

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS ("SPECIFICATIONS" REFERES TO SANDY CITY STANDARD SPECIFICATIONS):

- (1) ASPHALT PAVEMENT PER CROSS SECTIONS ON DETAILS SHEET C-600.
- 4" THICK CONCRETE SIDEWALK PER SANDY CITY STD DWG SW-03 AND SPECIFICATIONS. WIDTH PER PLAN.
- (3) 24" STANDARD HIGH BACK CURB AND GUTTER PER SANDY CITY STD DWG CG-01 AND SPECIFICATIONS.
- (4) TRANSITION BETWEEN 30" CURB AND GUTTER AND 24" CURB AND GUTTER.

12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.

(17) CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 9/C-600.

19) STAMPED CONCRETE CROSSWALK PER THE CAIRNS DESIGN STANDARDS.

PEDESTRIAN REFUGE ISLAND PER M.U.T.C.D. STANDARD SPECIFICATIONS.

P-TYPE CURB PER APWA STANDARD PLAN NO. 205.

"STOP" SIGN PER M.U.T.C.D. STANDARD PLANS.

(13) 6'-0" TALL WHITE VINYL PRIVACY FENCE.

4'-0" CONCRETE WATERWAY PER STANDARD DETAIL CG-03 AND SPECIFICATIONS

4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.

9 STANDARD PEDESTRIAN ACCESS RAMP PER SANDY CITY STD DTL SW-01 . SEE SHEET C-601

SL-01 ON SHEET C-603. SEE PHOTOMETRIC PLANS FOR ADDITIONAL INFORMATION.

HIGH, AS MEASURED FROM TOP BACK OF CURB, ARE ALLOWED WITHIN THE TRIANGLE.

59-WATT SANDY CITY CAIRNS DISTRICT STANDARD RESIDENTIAL STREET LIGHT PER SANDY CITY STD DTL

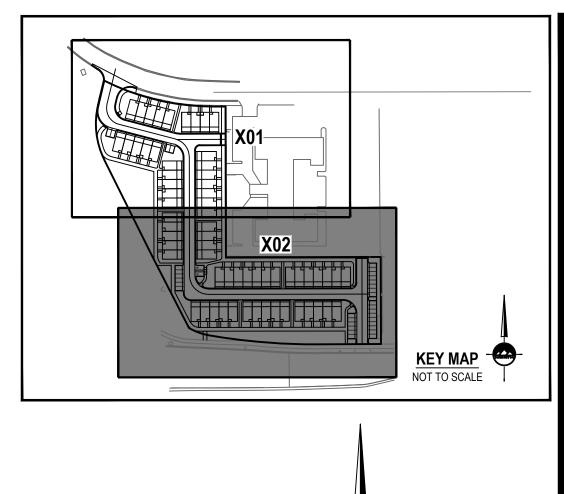
20' X 60' OR 20' X 20' CLEAR-VIEW TRIANGLE. NO OBSTACLES (INCLUDING VEGETATION) OVER THREE FEET HIGH. AS MEASURED FROM TOP BACK OF CURB. ARE ALL ON TO WITH THE PROPERTY OF TH

20' WIDE EMERGENCY FIRE ACCESS WITH SWING GATE. GATE SHALL BE LOCKED WITH KNOX BOX. INSTALL SIGN ON GATE READING: "EMERGENCY VEHICLE ACCESS ONLY". GATE DESIGN SHALL BE SUBMITTED TO

POWER POLE

FLARED DRIVEWAY APPROACH PER SANDY CITY STANDARD DETAIL DA-01/DA-02 AND SPECIFICATIONS. SEE SHEET C-603.

UDOT FOR APPROVAL PRIOR TO CONSTRUCTION. GATE MUST NOT BE ABLE TO LIFT OFF HINGES.





THE STANDARD IN ENGINEERING

45 W 10000 S, Suite 500

Sandy, UT 84070

LAYTON

**TOOELE** 

**CEDAR CITY** 

RICHFIELD

Phone: 801.255.0529

Phone: 801.547.1100

Phone: 435.843.3590

Phone: 435.865.1453

Phone: 435.896.2983

TOWNHOME

SANDY

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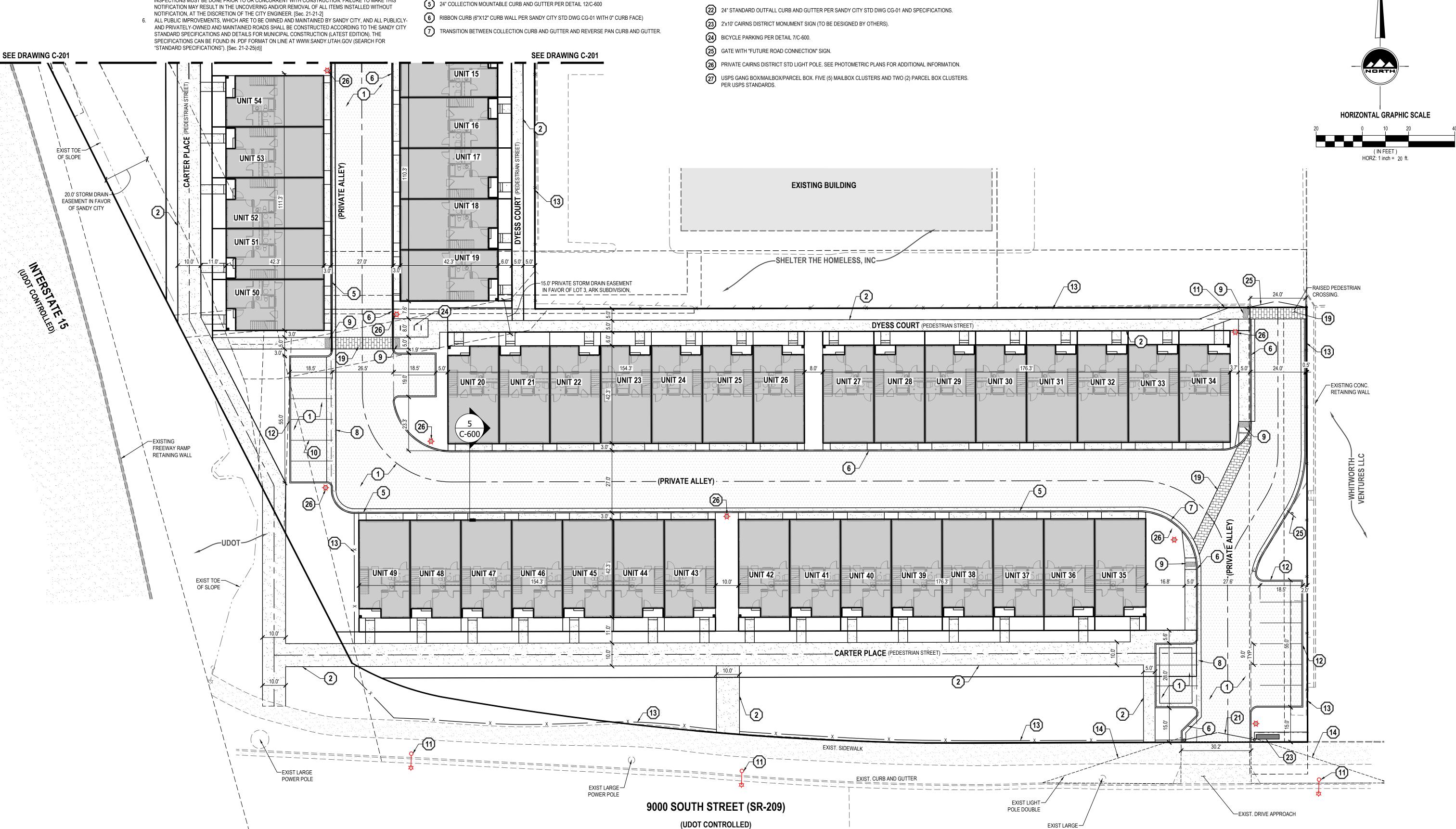
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**FOR REVIEW** 

SITE PLAN

2025-09-03



#### **GENERAL NOTES**

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT
  - OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- 5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 43XX.XX ON LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR
- 8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER SANDY CITY STANDARD PLANS AND SPECIFICATIONS.
- 10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
- 11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE
- 12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- 14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

#### **SANDY CITY NOTE**

- NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
- A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
- 3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY
- 4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, AND STRUCTURES (INLET BOXES, COMBO BOXES, AND JUNCTION BOXES). SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
- 5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
- 6. NON-SHRINK GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN
- 7. CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE AND GROUT AT
- CONNECTION OF PIPE TO BOX TO A SMOOTH FINISH. ADDITIONALLY, ALL JAGGED OR SHARP EDGES AT PIPE CONNECTIONS ARE TO BE REMOVED AND GROUTED SMOOTH. GROUT BETWEEN GRADE RINGS. FOR EACH INLET BOX THAT IS LOCATED NEXT TO A CURB, THE
- CURB AND GUTTER CONTRACTOR IS RESPONSIBLE TO REMOVE ALL PROTRUDING, JAGGED OR SHARP CONCRETE EDGES AND TO GROUT BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX. GROUT TO CREATE A SMOOTH, BEVELED TRANSITION AT ALL EDGES IN CLEAN OUT AND INLET BOXES. GROUT AROUND ALL EDGES OF THE RESTRICTIVE ORIFICE PLATE. REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE
- SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD. 10. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL INLET BOXES, COMBO BOXES, JUNCTION
- BOXES, AND PIPE. THE BOXES AND PIPES ARE TO BE MAINTAINED IN A CLEAN CONDITION UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- 11. CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
- 12. WHERE A SUMP IS REQUIRED, THE SANDY CITY PUBLIC UTILITIES INSPECTOR SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE AN OPPORTUNITY TO CHECK THE VOLUME OF GRAVEL AND GRAVEL GRADATION.
- 13. SIGNS MUST BE POSTED NEAR EACH INLET BOX LOCATED IN A DRINKING WATER RECHARGE ZONE, WITH THE FOLLOWING WORDS "WARNING THIS IS A DRINKING WATER AQUIFER RECHARGE AREA.
- DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED." 14. ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12-INCH (MIN.) COMPACTED STABILIZATION MATERIAL.
- 15. A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
- 16. A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON SITE DURING INSTALLATION OF OIL/WATER SEPARATOR, MECHANICAL TREATMENT DEVICES, MEDIA FILTERS, AND UNDERGROUND DETENTION/RETENTION SYSTEMS. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE A LETTER STATING THAT THE SYSTEM WAS INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IF IT IS UNKNOWN WHETHER A REPRESENTATIVE IS REQUIRED TO BE PRESENT
- DURING INSTALLATION, CONTACT THE SANDY CITY PUBLIC UTILITIES INSPECTOR. 17. A STAMPED "LETTER OF CONFORMANCE" FROM THE DESIGN ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 90% BOND RELEASE STATING THAT STORM WATER FLOW CONTROL ELEMENTS AND STORM WATER TREATMENT FACILITIES (E.G. DETENTION, RETENTION, LID BEST MANAGEMENT PRACTICES, OIL-WATER SEPARATORS,
- SUMPS, ETC.) WERE CONSTRUCTED ACCORDING TO THE APPROVED PLANS. PUBLIC WORKS GRADING PLAN NOTES: ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF NAVD 88. PROVIDE SLOPE AWAY FROM BUILDINGS THAT COMPLIES WITH THE REQUIREMENTS OF THE INTERNATIONAL
- BUILDING CODE (2% MINIMUM/12% MAXIMUM ON HARD SURFACES; 5% MINIMUM/2:1 MAXIMUM IN LANDSCAPE AREAS—FOR A MINIMUM OF 10 FEET IN ANY CASE). 2H:1V MAXIMUM SLOPE IN LANDSCAPED AREAS.
- A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT DURING CONSTRUCTION, AND APPROVE AFTER CONSTRUCTION, ANY RETAINING WALLS THAT ARE 4.0 FEET HIGH OR HIGHER, FROM TOP OF WALL TO BOTTOM OF FOOTING. SAID ENGINEER SHALL SUBMIT A LETTER, STAMPED, WITH THE STAMP SIGNED AND DATED, AND INDICATING THAT THE WALL WAS INSTALLED ACCORDING TO THE APPROVED DESIGN, TO THE SANDY CITY ENGINEER, PRIOR TO RELEASE OF THE GUARANTEE FOR IMPROVEMENTS.

# SCOPE OF WORK:

- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- (1) CATCH BASIN PER SANDY CITY DETAIL SD-02 AND SPECIFICATIONS. SEE SHEET C-601.
- (2) COMBINATION INLET/CLEANOUT BOX PER SANDY CITY DETAIL SD-04 AND SPECIFICATIONS. SEE SHEET C-601. MANHOLE COVERS SHALL BE CAIRNS BRANDED AND HAVE AN ADDITIONAL IDENTIFYING MARKER INDICATING STORM WATER PER DETAIL 12/C-600.
- (3) CLEANOUT BOX PER SANDY CITY DETAIL SD-05 AND SPECIFICATIONS. SIZE PER PLAN. SEE SHEET C-603. MANHOLE COVERS SHALL BE CAIRNS BRANDED AND HAVE AN ADDITIONAL IDENTIFYING MARKER INDICATING STORM WATER PER DETAIL 12/C-600.
- (4) 12"x12" YARD DRAIN. SLOPE FINISH GRADE TO GRATE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- (5) INSTALL BASIN CONTROL STRUCTURE WITH OVERFLOW WEIR PER DETAIL 10/C-600 AND ORIFICE PLATE PER DETAIL 11/C-600 INSTALLED ON OUTLET PIPE OF STORM DRAIN BOX. ORIFICE DIA.= 3.6" ORIFICE CREST ELEVATION = 4364.00'
- (6) UNDERGROUND DETENTION GALLERY STORMTECH MC-3500 CHAMBERS OR APPROVED EQUAL PER MANUFACTURER'S DRAWINGS AND SPECIFICATIONS. (69 CHAMBERS WITH 12 END CAPS AND UNDERDRAIN). INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEE DETAILS FOR CHAMBERS ON SHEET C-602. TOP GRAVEL = 4368.50
  - TOP CHAMBERS = 4367.50 BTM CHAMBERS = 4363.75 BTM GRAVEL = 4363.00 GROUNDWATER ELEV = 4358.6 10-YR 3-HR DETENTION STORAGE REQUIRED = 13,255 C.F. 10-YR 3-HR DETENTION STORAGE PROVIDED = 13,386 C.F. 80TH PERCENTILE RETENTION WQV REQUIRED= 1,043 C.F. 80TH PERCENTILE RETENTION WQV PROVIDED= 1,455 C.F. @ ELEV 4363.84

(LOWER 10" OF SYSTEM TO RETAIN THE WQV)

OVERFLOW WEIR CREST ELEVATION = 4368.50

THE STANDARD IN ENGINEERING

45 W 10000 S, Suite 500 Sandy, UT 84070

Phone: 801.255.0529 LAYTON

Phone: 801.547.1100 **TOOELE** Phone: 435.843.3590

**CEDAR CITY** Phone: 435.865.1453

RICHFIELD Phone: 435.896.2983

WWW.ENSIGNENG.COM

D.R. HORTON

12351 S. GATEWAY PARK PLACE, STE D-100 DRAPER, UT 84020 CONTACT:

DAVE MARTIN PHONE: 385-214-7665

**OWNHOME** 

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S

ANDY

STREE **ARRISON** WEST



OVERALL GRADING AND DRAINAGE PLAN

> PROJECT NUMBER 2025-09-03 13496A PROJECT MANAGER DESIGNED BY

7) 100 YEAR FLOW PATH  $\Longrightarrow$ 

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY

TOG=4368.56

-EXIST 18" N12 HDPE-SD

∼INSTALL SD COMBO #311 **〔2**〕

TOG=4369.01

UNIT 3

TOF=4371.96

FL(IN-N)=4365.80

FL(OUT-W)=4365.80

39.19 L.F. @ 0.82% SLOPE

UNIT 4

-INSTALL 18" HP STORM-SD

UNIT 60

TOF=4371.96

UNIT 5

TOF=4372 81

**UNIT 58** 

TOF=4372.81

TOF=4372.81

TOF=4372.81

TOF=4372.81

71.58 L.F. @ 0.50% SLOPE

INSTALL 5' SDCO #348 3

−INSTALL SDCB-DOUBLE #339 🕻 1 🕽

UNIT 1

FF=4372.15

FF=4372.65

CARTER PLACE (PEDESTRIAN STREET)

TOF=4372.46

UNIT 61 FF=4372.65

TOF=4372.46

BC -INSTALL 24" CLASS III RCP-SD

UNIT 2

59.91 L.F. @ 0.50% SLOPE

# BENCHMARK

CENTER QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

EXISTING-/

3 INSTALL 5' SDCO #398-

RIM=4371.14

INSTALL 24" CLASS III RCP-SD

174.92 L.F. @ 0.64% SLOPE

4 INSTALL 12"X12" YD #415 —

RIM=4370.39

3 INSTALL BASIN CONTROL-

STRUCTURE W/ORIFICE PLATE

FL(BIDIRECTIONAL-NW)=4363.00

AND OVERFLOW WEIR #352

WEIR CREST ELEV=4368.5

RIM=4370.85

FL(IN-E)=4363.00. FL(OUT-SW)=4363.84

**4** INSTALL 12"X12" YD #416-

RIM=4370.46 CONNECT DIRECTLY

INSTALL 15" CLASS III RCP-SD-37.69 L.F. @ 0.50% SLOPE

TO CHAMBER SYSTEM

CONNECT DIRECTLY

TO CHAMBER SYSTEM

FL(IN-N)=4364.77

FL(OUT-S)=4364.77

FREEWAY RAMP

RETAINING WALL

ELEV = 4364.56'

# **SCOPE OF WORK:**

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

(1) CATCH BASIN PER SANDY CITY DETAIL SD-02 AND SPECIFICATIONS. SEE SHEET C-601.

(2) COMBINATION INLET/CLEANOUT BOX PER SANDY CITY DETAIL SD-04 AND SPECIFICATIONS. SEE SHEET C-601. MANHOLE COVERS SHALL BE CAIRNS BRANDED AND HAVE AN ADDITIONAL IDENTIFYING MARKER INDICATING STORM WATER PER DETAIL 12/C-600.

(3) CLEANOUT BOX PER SANDY CITY DETAIL SD-05 AND SPECIFICATIONS. SIZE PER PLAN. SEE SHEET C-603. MANHOLE COVERS SHALL BE CAIRNS BRANDED AND HAVE AN ADDITIONAL IDENTIFYING MARKER INDICATING STORM WATER PER DETAIL 12/C-600.

(4) 12"x12" YARD DRAIN. SLOPE FINISH GRADE TO GRATE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

(5) INSTALL BASIN CONTROL STRUCTURE WITH OVERFLOW WEIR PER DETAIL 10/C-600 AND ORIFICE PLATE PER DETAIL 11/C-600 INSTALLED ON OUTLET PIPE OF STORM DRAIN BOX.

ORIFICE CREST ELEVATION = 4364.00' OVERFLOW WEIR CREST ELEVATION = 4368.50

(LOWER 10" OF SYSTEM TO RETAIN THE WQV)

(6) UNDERGROUND DETENTION GALLERY - STORMTECH MC-3500 CHAMBERS OR APPROVED EQUAL PER MANUFACTURER'S DRAWINGS AND SPECIFICATIONS. (69 CHAMBERS WITH 12 END CAPS AND UNDERDRAIN). INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEE DETAILS FOR CHAMBERS ON SHEET C-602. TOP GRAVEL = 4368.50 TOP CHAMBERS = 4367.50 BTM CHAMBERS = 4363.75

BTM GRAVEL = 4363.00 GROUNDWATER ELEV = 4358.6 10-YR 3-HR DETENTION STORAGE REQUIRED = 13,255 C.F. 10-YR 3-HR DETENTION STORAGE PROVIDED = 13,386 C.F. 80TH PERCENTILE RETENTION WQV REQUIRED= 1,043 C.F. 80TH PERCENTILE RETENTION WQV PROVIDED= 1,455 C.F. @ ELEV 4363.84

7) 100 YEAR FLOW PATH  $\Longrightarrow$ 

**HARRISON STREET** 

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-SHELTER THE HOMELESS, IN

**EXISTING BUILDING** 

(PUBLIC STREET)

\_\_\_\_\_\_

INSTALL SDCB #407 (1)

INSTALL 12" HP STORM-SD

| INSTALL 4' SDCO #408 (3)

-EXIST 2'X2' CB #324

FL(OUT-S)=4368.13

EXIST 15" CLASS III RCP-SD 175.78 L.F. @ 0.48% SLOPE

**SEE DRAWING C-302** 

TOG=4370.02

**HORIZONTAL GRAPHIC SCALE** 

HORZ: 1 inch = 20 ft.

UNIT 7

GF=4371.60

INSTALL 12" HP STORM-SD

—INSTALL 5' SDCO #350 (3)

FF=4372.45

UNIT 9

TOF=4373.36

UNIT 11

FF=4373.55

TOF=4373.36

**UNIT 12** 

FF=4373.55

TOF=4373.36

**UNIT 13** 

TOF=4373.36

**UNIT 15** 

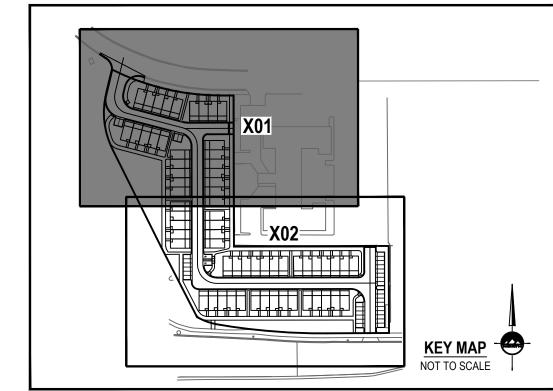
TOF=4372 7

INSTALL SDCB #432 UNIT 14
RIM=4371.13 FF=4373.55
FL(IN-E)=4363.36 TOF=4373.36

FL(OUT-W)=4363.36

─INSTALL 18" HP STORM-SD

12.00 L.F. @ 0.50% SLOPE



#### **GENERAL NOTES**

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.

5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 43XX.XX ON

6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.

8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THI FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER SANDY CITY STANDARD PLANS AND SPECIFICATIONS.

11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE

AGENCY'S STANDARDS AND SPECIFICATIONS.

OR STORM DRAIN STRUCTURES OR PIPES.

UNLESS OTHERWISE NOTED ON THESE PLANS.

#### SANDY CITY NOTES

PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.

SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY

4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL

DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.

6. NON-SHRINK GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN

7. CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE AND GROUT AT AT PIPE CONNECTIONS ARE TO BE REMOVED AND GROUTED SMOOTH

CURB AND GUTTER CONTRACTOR IS RESPONSIBLE TO REMOVE ALL PROTRUDING, JAGGED OR SHARP CONCRETE EDGES AND TO GROUT BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX. GROUT TO CREATE A SMOOTH, BEVELED TRANSITION AT ALL EDGES IN CLEAN OUT AND INLET BOXES. GROUT AROUND ALL EDGES OF THE RESTRICTIVE ORIFICE PLATE.

SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD.

BOXES, AND PIPE. THE BOXES AND PIPES ARE TO BE MAINTAINED IN A CLEAN CONDITION UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.

12. WHERE A SUMP IS REQUIRED, THE SANDY CITY PUBLIC UTILITIES INSPECTOR SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE AN OPPORTUNITY TO CHECK THE VOLUME OF

GRAVEL AND GRAVEL GRADATION. 13. SIGNS MUST BE POSTED NEAR EACH INLET BOX LOCATED IN A DRINKING WATER RECHARGE ZONE, WITH THE FOLLOWING WORDS "WARNING THIS IS A DRINKING WATER AQUIFER RECHARGE AREA.

15. A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.

OF OIL/WATER SEPARATOR, MECHANICAL TREATMENT DEVICES, MEDIA FILTERS, AND UNDERGROUND DETENTION/RETENTION SYSTEMS. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE A LETTER STATING THAT THE SYSTEM WAS INSTALLED PER MANUFACTURER'S

17. A STAMPED "LETTER OF CONFORMANCE" FROM THE DESIGN ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 90% BOND RELEASE, DETENTION, RETENTION, LID BEST MANAGEMENT PRACTICES, OIL-WATER SEPARATORS,

SUMPS, ETC.) WERE CONSTRUCTED ACCORDING TO THE APPROVED PLANS.

ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF NAVD 88.

3. 2H:1V MAXIMUM SLOPE IN LANDSCAPED AREAS. 4. A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT DURING CONSTRUCTION, AND APPROVE AFTER CONSTRUCTION, ANY RETAINING WALLS THAT ARE 4.0 FEET HIGH OR HIGHER, FROM TOP OF WALL TO BOTTOM OF FOOTING. SAID ENGINEER SHALL SUBMIT A LETTER, STAMPED, WITH THE STAMP SIGNED AND DATED, AND INDICATING THAT THE WALL WAS INSTALLED ACCORDING TO THE APPROVED DESIGN, TO THE



ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.

10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.

MINIMUM 1% SLOPE. 12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING

13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT,

14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC

NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.

2. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE 3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD

PIPE, AND STRUCTURES (INLET BOXES, COMBO BOXES, AND JUNCTION BOXES), SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.

5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION

FACILITIES.

CONNECTION OF PIPE TO BOX TO A SMOOTH FINISH. ADDITIONALLY, ALL JAGGED OR SHARP EDGES 8. GROUT BETWEEN GRADE RINGS, FOR EACH INLET BOX THAT IS LOCATED NEXT TO A CURB. THE

REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE

10. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL INLET BOXES, COMBO BOXES, JUNCTION

11. CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.

DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."

14. ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12-INCH (MIN.) COMPACTED STABILIZATION MATERIAL.

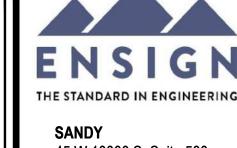
16. A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON SITE DURING INSTALLATION

SPECIFICATIONS. IF IT IS UNKNOWN WHETHER A REPRESENTATIVE IS REQUIRED TO BE PRESENT DURING INSTALLATION, CONTACT THE SANDY CITY PUBLIC UTILITIES INSPECTOR. STATING THAT STORM WATER FLOW CONTROL ELEMENTS AND STORM WATER TREATMENT FACILITIES (E.G.

PUBLIC WORKS GRADING PLAN NOTES:

PROVIDE SLOPE AWAY FROM BUILDINGS THAT COMPLIES WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (2% MINIMUM/12% MAXIMUM ON HARD SURFACES; 5% MINIMUM/2:1 MAXIMUM IN LANDSCAPE AREAS—FOR A MINIMUM OF 10 FEET IN ANY CASE).

SANDY CITY ENGINEER, PRIOR TO RELEASE OF THE GUARANTEE FOR IMPROVEMENTS.



45 W 10000 S, Suite 500 Sandy, UT 84070 Phone: 801.255.0529

LAYTON Phone: 801.547.1100

**TOOELE** Phone: 435.843.3590 **CEDAR CITY** Phone: 435.865.1453

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D.R. HORTON 12351 S. GATEWAY PARK PLACE, STE D-100 DRAPER, UT 84020

CONTACT: DAVE MARTIN PHONE: 385-214-7665

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STREE **ARRISON** 7 **220 WEST** 



**GRADING AND DRAINAGE** PLAN

> PROJECT NUMBER 2025-09-03 13496A PROJECT MANAGER

**SEE DRAWING C-302** 

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

#### BENCHMARK

CENTER QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4364.56'

#### **GENERAL NOTES**

ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY

INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 43XX.XX ON

RIM=4371.57

FL(IN-N)=4362.14

6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR

ADDITIONAL INFORMATION. 7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.

8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.

ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE

THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

OR STORM DRAIN STRUCTURES OR PIPES. 14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

#### **SANDY CITY NOTES**

STORMWATER NOTES

NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.

A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY

SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, AND STRUCTURES (INLET BOXES, COMBO BOXES, AND JUNCTION BOXES). SUBMITTALS

#### 7. CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE AND GROUT AT CONNECTION OF PIPE TO BOX TO A SMOOTH FINISH. ADDITIONALLY, ALL JAGGED OR SHARP EDGES

SCOPE OF WORK: PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

(1) CATCH BASIN PER SANDY CITY DETAIL SD-02 AND SPECIFICATIONS. SEE SHEET C-601.

GROUT TO CREATE A SMOOTH, BEVELED TRANSITION AT ALL EDGES IN CLEAN OUT AND INLET BOXES. GROUT (2) COMBINATION INLET/CLEANOUT BOX PER SANDY CITY DETAIL SD-04 AND SPECIFICATIONS. SEE SHEET C-601. MANHOLE COVERS SHALL BE CAIRNS BRANDED AND HAVE AN ADDITIONAL IDENTIFYING MARKER INDICATING STORM WATER PER DETAIL 12/C-600.

> (3) CLEANOUT BOX PER SANDY CITY DETAIL SD-05 AND SPECIFICATIONS. SIZE PER PLAN. SEE SHEET C-603. MANHOLE COVERS SHALL BE CAIRNS BRANDED AND HAVE AN ADDITIONAL IDENTIFYING MARKER INDICATING

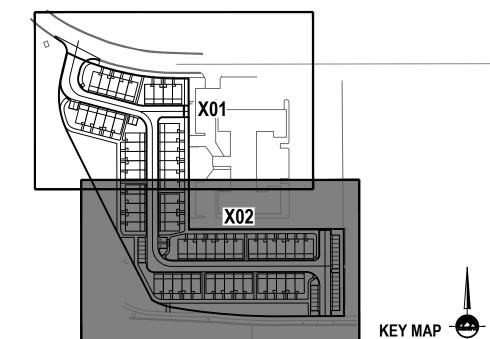
(4) 12"x12" YARD DRAIN. SLOPE FINISH GRADE TO GRATE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

15 INSTALL BASIN CONTROL STRUCTURE WITH OVERFLOW WEIR PER DETAIL 10/C-600 AND

ORIFICE PLATE PER DETAIL 11/C-600 INSTALLED ON OUTLET PIPE OF STORM DRAIN BOX. ORIFICE DIA.= 3.6"

ORIFICE CREST ELEVATION = 4364.00' OVERFLOW WEIR CREST ELEVATION = 4368.50

(6) UNDERGROUND DETENTION GALLERY - STORMTECH MC-3500 CHAMBERS OR APPROVED EQUAL PER INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEE DETAILS FOR CHAMBERS ON SHEET C-602.



LAYTON

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12351 S. GATEWAY PARK PLACE, STE D-100

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SANDY

STREE **ARRISON** 7 SAN 220 WEST |

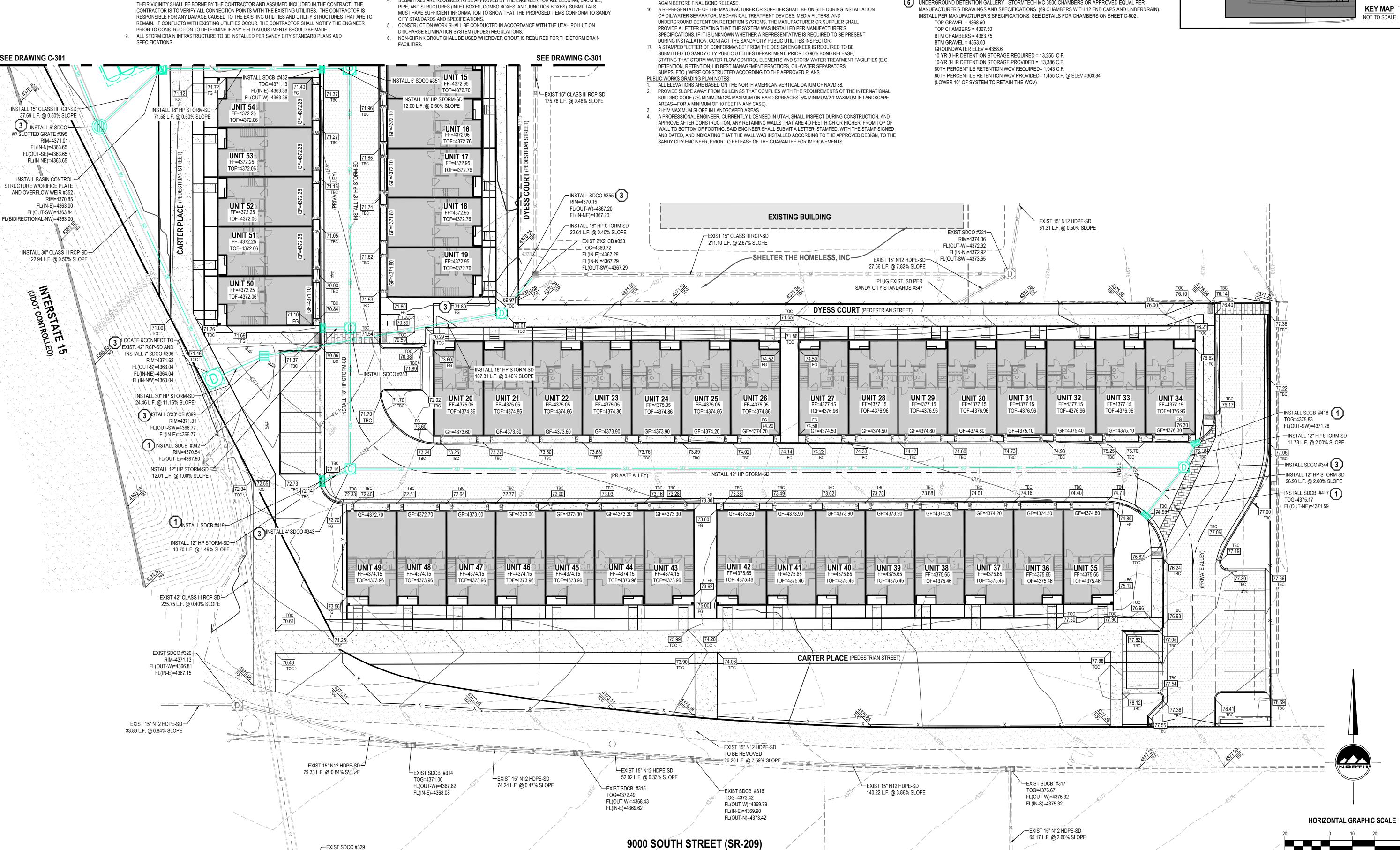
**FOR REVIEW** 

**GRADING AND DRAINAGE** PLAN

2025-09-03 13496A PROJECT MANAGER DESIGNED BY

C-302

HORZ: 1 inch = 20 ft.



(UDOT CONTROLLED)

AT PIPE CONNECTIONS ARE TO BE REMOVED AND GROUTED SMOOTH

SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD.

AROUND ALL EDGES OF THE RESTRICTIVE ORIFICE PLATE.

UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.

ADHESIVES TO ALLOW ACCESS.

GRAVEL AND GRAVEL GRADATION.

STABILIZATION MATERIAL

GROUT BETWEEN GRADE RINGS. FOR EACH INLET BOX THAT IS LOCATED NEXT TO A CURB, THE

REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE

SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL INLET BOXES, COMBO BOXES, JUNCTION

CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER

SIGNS MUST BE POSTED NEAR EACH INLET BOX LOCATED IN A DRINKING WATER RECHARGE

DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."

14. ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12-INCH (MIN.) COMPACTED

15. A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND

CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE AN OPPORTUNITY TO CHECK THE VOLUME OF

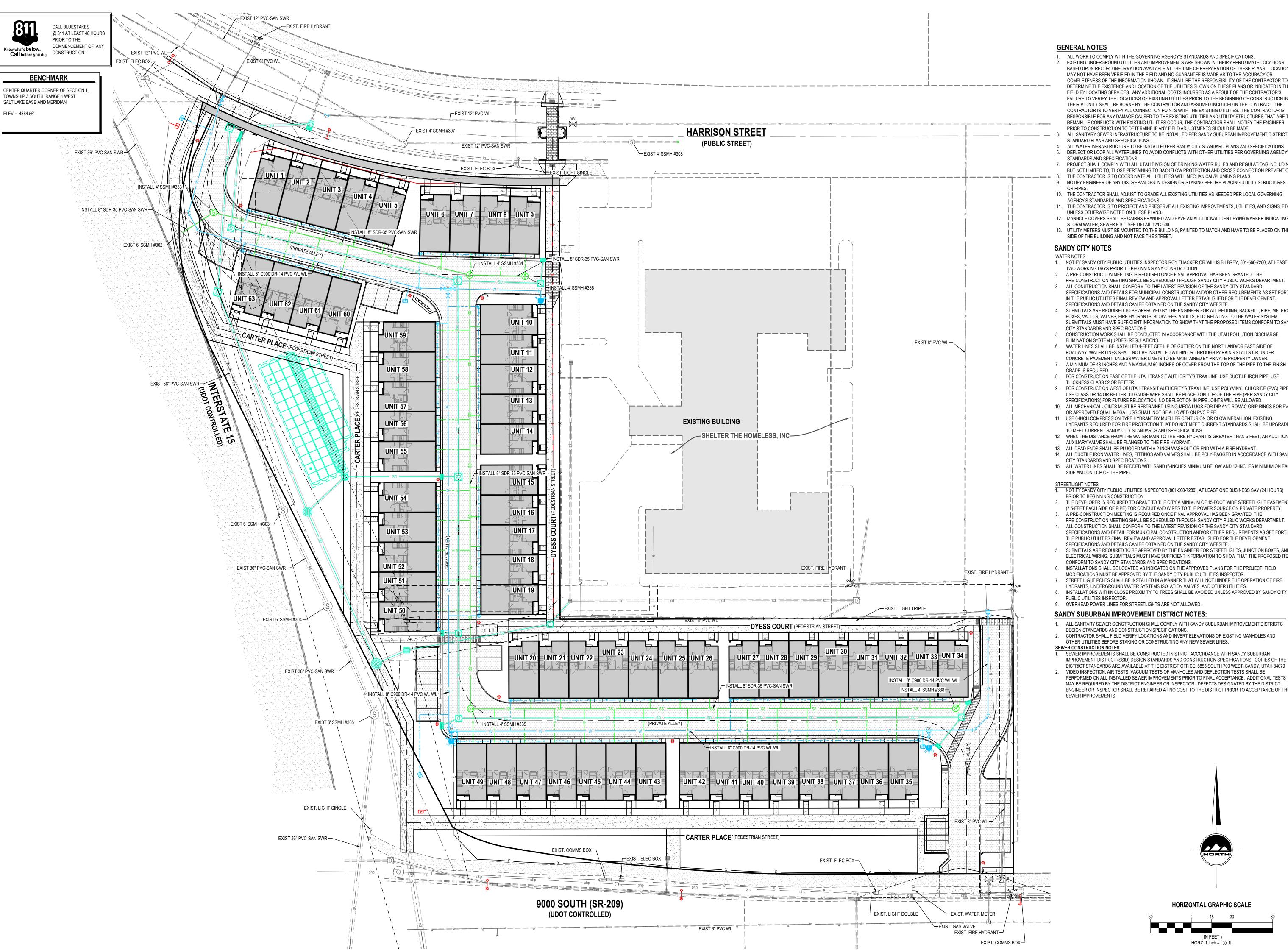
ZONE, WITH THE FOLLOWING WORDS "WARNING THIS IS A DRINKING WATER AQUIFER RECHARGE AREA.

WHERE A SUMP IS REQUIRED, THE SANDY CITY PUBLIC UTILITIES INSPECTOR SHALL BE

BOXES, AND PIPE. THE BOXES AND PIPES ARE TO BE MAINTAINED IN A CLEAN CONDITION

CURB AND GUTTER CONTRACTOR IS RESPONSIBLE TO REMOVE ALL PROTRUDING, JAGGED OR SHARP

CONCRETE EDGES AND TO GROUT BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.



1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION I CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER SANDY SUBURBAN IMPROVEMENT DISTRICT

STANDARD PLANS AND SPECIFICATIONS. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER SANDY CITY STANDARD PLANS AND SPECIFICATIONS.

DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION

THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES

AGENCY'S STANDARDS AND SPECIFICATIONS. 11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC

UNLESS OTHERWISE NOTED ON THESE PLANS.

12. MANHOLE COVERS SHALL BE CAIRNS BRANDED AND HAVE AN ADDITIONAL IDENTIFYING MARKER INDICATING STORM WATER, SEWER ETC. SEE DETAIL 12/C-600.

13. UTILITY METERS MUST BE MOUNTED TO THE BUILDING, PAINTED TO MATCH AND HAVE TO BE PLACED ON THE SIDE OF THE BUILDING AND NOT FACE THE STREET.

#### SANDY CITY NOTES

NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR ROY THACKER OR WILLIS BILBREY. 801-568-7280. AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING ANY CONSTRUCTION.

A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT. 3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH

IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE. 4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, METERS, BOXES, VAULTS, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, ETC. RELATING TO THE WATER SYSTEM. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY

CITY STANDARDS AND SPECIFICATIONS. 5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE

ELIMINATION SYSTEM (UPDES) REGULATIONS. 6. WATER LINES SHALL BE INSTALLED 4-FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF

ROADWAY. WATER LINES SHALL NOT BE INSTALLED WITHIN OR THROUGH PARKING STALLS OR UNDER CONCRETE PAVEMENT, UNLESS WATER LINE IS TO BE MAINTAINED BY PRIVATE PROPERTY OWNER. 7. A MINIMUM OF 48-INCHES AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH

8. FOR CONSTRUCTION EAST OF THE UTAH TRANSIT AUTHORITY'S TRAX LINE, USE DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER.

9. FOR CONSTRUCTION WEST OF UTAH TRANSIT AUTHORITY'S TRAX LINE, USE POLYVINYL CHLORIDE (PVC) PIPE, USE CLASS DR-14 OR BETTER. 10 GAUGE WIRE SHALL BE PLACED ON TOP OF THE PIPE (PER SANDY CITY SPECIFICATIONS) FOR FUTURE RELOCATION. NO DEFLECTION IN PIPE JOINTS WILL BE ALLOWED.

 ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS FOR DIP AND ROMAC GRIP RINGS FOR PVC OR APPROVED EQUAL. MEGA LUGS SHALL NOT BE ALLOWED ON PVC PIPE.

11. USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS.

12. WHEN THE DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 6-FEET, AN ADDITIONAL AUXILIARY VALVE SHALL BE FLANGED TO THE FIRE HYDRANT.

13. ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT. 14. ALL DUCTILE IRON WATER LINES, FITTINGS AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY

**HNMO** CITY STANDARDS AND SPECIFICATIONS.

15. ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM BELOW AND 12-INCHES MINIMUM ON EACH SIDE AND ON TOP OF THE PIPE).

# NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS SAY (24 HOURS)

THE DEVELOPER IS REQUIRED TO GRANT TO THE CITY A MINIMUM OF 15-FOOT WIDE STREETLIGHT EASEMEN **—** 

(7.5-FEET EACH SIDE OF PIPE) FOR CONDUIT AND WIRES TO THE POWER SOURCE ON PRIVATE PROPERTY. 3. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE

PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT. 4. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAIL FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH II

THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE. 5. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR STREETLIGHTS, JUNCTION BOXES, AND

ELECTRICAL WIRING. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS. 6. INSTALLATIONS SHALL BE LOCATED AS INDICATED ON THE APPROVED PLANS FOR THE PROJECT. FIELD

MODIFICATIONS MUST BE APPROVED BY THE SANDY CITY PUBLIC UTILITIES INSPECTOR. STREET LIGHT POLES SHALL BE INSTALLED IN A MANNER THAT WILL NOT HINDER THE OPERATION OF FIRE HYDRANTS, UNDERGROUND WATER SYSTEMS ISOLATION VALVES, AND OTHER UTILITIES.

PUBLIC UTILITIES INSPECTOR. 9. OVERHEAD POWER LINES FOR STREETLIGHTS ARE NOT ALLOWED.

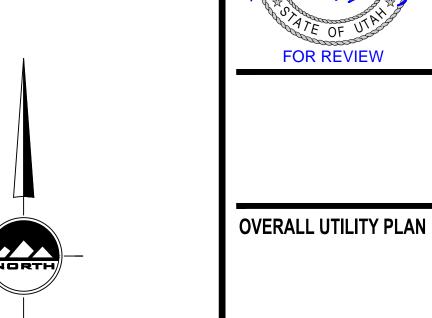
# **SANDY SUBURBAN IMPROVEMENT DISTRICT NOTES:**

1. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH SANDY SUBURBAN IMPROVEMENT DISTRICT'S

DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS. 2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.

SEWER CONSTRUCTION NOTES SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH SANDY SUBURBAN IMPROVEMENT DISTRICT (SSID) DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS. COPIES OF THE

DISTRICT STANDARDS ARE AVAILABLE AT THE DISTRICT OFFICE, 8855 SOUTH 700 WEST, SANDY, UTAH 84070 VIDEO INSPECTION, AIR TESTS, VACUUM TESTS OF MANHOLES AND DEFLECTION TESTS SHALL BE PERFORMED ON ALL INSTALLED SEWER IMPROVEMENTS PRIOR TO FINAL ACCEPTANCE. ADDITIONAL TESTS MAY BE REQUIRED BY THE DISTRICT ENGINEER OR INSPECTOR. DEFECTS DESIGNATED BY THE DISTRICT ENGINEER OR INSPECTOR SHALL BE REPAIRED AT NO COST TO THE DISTRICT PRIOR TO ACCEPTANCE OF THE



HORIZONTAL GRAPHIC SCALE

HORZ: 1 inch = 30 ft.

2025-09-03 13496A PROJECT MANAGER

THE STANDARD IN ENGINEERING

45 W 10000 S, Suite 500 Sandy, UT 84070 Phone: 801.255.0529 LAYTON Phone: 801.547.1100 **TOOELE** Phone: 435.843.3590 **CEDAR CITY** Phone: 435.865.1453 RICHFIELD Phone: 435.896.2983 WWW.ENSIGNENG.COM D.R. HORTON 12351 S. GATEWAY PARK PLACE, STE D-100 DRAPER, UT 84020 CONTACT: DAVE MARTIN PHONE: 385-214-7665

> STREE **ARRISON □**, **220 WEST**

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# **BENCHMARK**

CENTER QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

EXIST. COMMS BOX —

2 INSTALL 4' SSMH #333

RIM=4370.44

FL(OUT-SW)=4359.54

FL(IN-E)=4359.74

3 INSTALL 8" SDR-35 PVC-SAN SWR

30.67 L.F. @ 13.02% SLOPE

EXIST 6' SSMH #302-

FL(OUT-NW)=4353.21

FL(IN-S)=4353.49

FL(IN-NE)=4355.54

RIM=4369.53

LOOP WL BELOW STORM-

EXIST 36" PVC-SAN SWR -217.00 L.F. @ 0.40% SLOPE

DRAIN W/ DUCTILE IRON FLANGE

LOOPS PER SANDY CITY STANDARDS.

-EXIST 36" PVC-SAN SWR

242.52 L.F. @ 0.29% SLOPE

ELEV = 4364.56'

SCOPE OF WORK THE FOLLOWING HAVE BEEN PROVIDED, INSTALLED, AND/OR CONSTRUCTED PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

4" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING. INSTALLATION AND TRENCHING PER SANDY SUBURBAN IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS @ 2.0% MIN SLOPE.

SANITARY SEWER MANHOLE PER SANDY SUBURBAN IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.

CONNECT TO EXISTING SEWER MANHOLE PER SANDY SUBURBAN IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.

2" METER W/ 2" TYPE K RIGID COPPER PIPE FROM MAIN TO METER, PER SANDY CITY DETAIL WTR-10, POLY PIPE AFTER METER.

1 1/2" METER W/ 1 1/2" TYPE K RIGID COPPER PIPE FROM MAIN TO METER, PER SANDY CITY DETAIL WTR-10, POLY PIPE AFTER METER.

6 1" SDR-9 BLUE C.T.S. POLY PIPE (TO EACH UNIT).

UNIT 3

UNIT 61

CARTER PLACE (PEDESTRIAN STREET

EXIST 12" PVC-SAN SWR

EXIST. 8" WATER LINE-

307.89 L.F. @ 1.17% SLOPE

8" C900 DR-14 PVC (OR BETTER) WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER SANDY CITY STANDARDS AND SPECIFICATIONS.

(PUBLIC STREET)

UNIT 5

-INSTALL 8" SDR-35 PVC-SAN SWR

194.37 L.F. @ 0.59% SLOPE

\_\_EXIST 4' SSMH #307

FL(IN-E)=4356.56

FL(OUT-NW)=4356.47 \_\_

RIM=4369.19

8 FIRE HYDRANT W/ 6" GATE VALVE, ASSEMBLY COMPLETE PER SANDY CITY DETAIL WTR-01.

(9) INSTALL 8" 11.25° BEND WITH THRUST BLOCKING PER SANDY CITY STANDARDS.

10 INSTALL 8" 45° BEND WITH THRUST BLOCKING PER SANDY CITY STANDARDS.

11) INSTALL 8" TEE WITH THRUST BLOCKING PER SANDY CITY STANDARDS.

INSTALL 2" TEMPORARY BLOW OFF AT DEAD END WITH TRAFFIC PROTECTION PER SANDY CITY STANDARD. PLUG, CAP, AND MARK FOR FUTURE USE.

(13) CONNECT TO EXISTING WATER LINE PER SANDY CITY STANDARDS.

PRIVATE CAIRNS DISTRICT STD LIGHT POLE. SEE PHOTOMETRIC PLANS FOR ADDITIONAL INFORMATION.

59-WATT SANDY CITY CAIRNS DISTRICT STANDARD RESIDENTIAL STREET LIGHT PER SANDY CITY STD DTL SL-01. SEE SHEET C-603.

IRRIGATION POINT OF CONNECTION: INSTALL 1-1/2" IRRIGATION METER AND BACK FLOW PREVENTER PER SANDY CITY STANDARD DETAIL MC-01 AND SPECIFICATIONS. SEE SHEET C-601 SANDY CITY STANDARD DETAIL MC-01 AND SPECIFICATIONS. SEE SHEET C-601.

UNDERGROUND ELECTRICAL CONDUIT. SEE ELECTRIC PLANS FOR INFORMATION AND COORDINATE WITH ROCKY MOUNTAIN POWER.

ELECTRICAL EQUIPMENT. SEE ELECTRIC PLANS FOR INFORMATION AND COORDINATE WITH ROCKY MOUNTAIN POWER.

-INSTALL 4' SSMH #334 **2** 

**SEE DRAWING C-402** 

RIM=4371.57

FL(OUT-W)=4360.89

FL(IN-S)=4361.09

-FL(IN-E)=4361.09

₹ INSTALL 8" SDR-35 PVC-SAN SWR

INSTALL 4' SSMH #336

RIM=4371.36

FF=4373.5

FF=4373.55

-INSTALL 8" SDR-35 PVC-SAN SWF 319.74 L.F. @ 0.60% SLOPE

FF=4372.95

FL(OUT-W)=4363.26

19 INSTALL 8" 90° BEND WITH THRUST BLOCKING PER SANDY CITY STANDARDS.

EXIST 12" PVC-SAN SWR —

UNIT

167.64 L.F. @ 1.30% SLOPE

(20) INSTALL 8" GATE VALVE WITH THRUST BLOCKING PER SANDY CITY STANDARDS.

**GENERAL NOTES** 

-EXIST 4' SSMH #308

FI (OUT-W)=4358.74

L----

**EXISTING BUILDING** 

SHELTER THE HOMELESS, II

RIM=4363.60

ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER

PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER SANDY SUBURBAN IMPROVEMENT DISTRICT STANDARD PLANS AND SPECIFICATIONS.

4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER SANDY CITY STANDARD PLANS AND SPECIFICATIONS. 6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S

7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.

9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES

10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. 11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC.

UNLESS OTHERWISE NOTED ON THESE PLANS. 12. MANHOLE COVERS SHALL BE CAIRNS BRANDED AND HAVE AN ADDITIONAL IDENTIFYING MARKER INDICATING STORM WATER, SEWER ETC. SEE DETAIL 12/C-600.

13. UTILITY METERS MUST BE MOUNTED TO THE BUILDING, PAINTED TO MATCH AND HAVE TO BE PLACED ON THE SIDE OF THE BUILDING AND NOT FACE THE STREET.

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NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR ROY THACKER OR WILLIS BILBREY, 801-568-7280, AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING ANY CONSTRUCTION.

A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.

SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.

BOXES, VAULTS, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, ETC. RELATING TO THE WATER SYSTEM. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.

CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE

WATER LINES SHALL BE INSTALLED 4-FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY, WATER LINES SHALL NOT BE INSTALLED WITHIN OR THROUGH PARKING STALLS OR UNDER CONCRETE PAVEMENT, UNLESS WATER LINE IS TO BE MAINTAINED BY PRIVATE PROPERTY OWNER.

GRADE IS REQUIRED.

THICKNESS CLASS 52 OR BETTER.

USE CLASS DR-14 OR BETTER. 10 GAUGE WIRE SHALL BE PLACED ON TOP OF THE PIPE (PER SANDY CITY SPECIFICATIONS) FOR FUTURE RELOCATION. NO DEFLECTION IN PIPE JOINTS WILL BE ALLOWED.

OR APPROVED EQUAL. MEGA LUGS SHALL NOT BE ALLOWED ON PVC PIPE

HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED

AUXILIARY VALVE SHALL BE FLANGED TO THE FIRE HYDRANT.

13. ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT. 14. ALL DUCTILE IRON WATER LINES, FITTINGS AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY

15. ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM BELOW AND 12-INCHES MINIMUM ON EACH

NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS SAY (24 HOURS)

THE DEVELOPER IS REQUIRED TO GRANT TO THE CITY A MINIMUM OF 15-FOOT WIDE STREETLIGHT EASEMENT (7.5-FEET EACH SIDE OF PIPE) FOR CONDUIT AND WIRES TO THE POWER SOURCE ON PRIVATE PROPERTY.

A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD

SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR STREETLIGHTS, JUNCTION BOXES, AND

STREET LIGHT POLES SHALL BE INSTALLED IN A MANNER THAT WILL NOT HINDER THE OPERATION OF FIRE

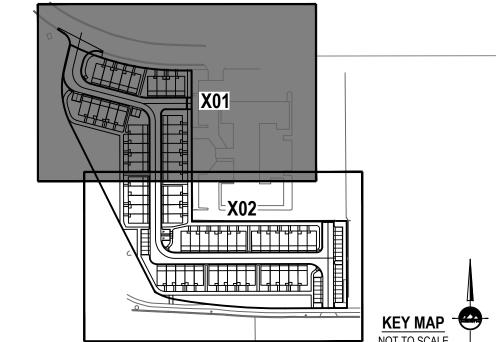
# SANDY SUBURBAN IMPROVEMENT DISTRICT NOTES

ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH SANDY SUBURBAN IMPROVEMENT DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.

OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.

SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH SANDY SUBURBAN IMPROVEMENT DISTRICT (SSID) DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS. COPIES OF THE

VIDEO INSPECTION, AIR TESTS, VACUUM TESTS OF MANHOLES AND DEFLECTION TESTS SHALL BE PERFORMED ON ALL INSTALLED SEWER IMPROVEMENTS PRIOR TO FINAL ACCEPTANCE. ADDITIONAL TESTS MAY BE REQUIRED BY THE DISTRICT ENGINEER OR INSPECTOR. DEFECTS DESIGNATED BY THE DISTRICT ENGINEER OR INSPECTOR SHALL BE REPAIRED AT NO COST TO THE DISTRICT PRIOR TO ACCEPTANCE OF THE



# **SANDY CITY NOTES**

ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD

SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, METERS,

ELIMINATION SYSTEM (UPDES) REGULATIONS.

A MINIMUM OF 48-INCHES AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH

FOR CONSTRUCTION EAST OF THE UTAH TRANSIT AUTHORITY'S TRAX LINE, USE DUCTILE IRON PIPE, USE

FOR CONSTRUCTION WEST OF UTAH TRANSIT AUTHORITY'S TRAX LINE, USE POLYVINYL CHLORIDE (PVC) PIPE,

10. ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS FOR DIP AND ROMAC GRIP RINGS FOR PVC

USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING

TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS. 12. WHEN THE DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 6-FEET, AN ADDITIONAL

CITY STANDARDS AND SPECIFICATIONS.

SIDE AND ON TOP OF THE PIPE).

PRIOR TO BEGINNING CONSTRUCTION.

SPECIFICATIONS AND DETAIL FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT.

ELECTRICAL WIRING. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS

INSTALLATIONS SHALL BE LOCATED AS INDICATED ON THE APPROVED PLANS FOR THE PROJECT. FIELD MODIFICATIONS MUST BE APPROVED BY THE SANDY CITY PUBLIC UTILITIES INSPECTOR.

HYDRANTS, UNDERGROUND WATER SYSTEMS ISOLATION VALVES, AND OTHER UTILITIES. INSTALLATIONS WITHIN CLOSE PROXIMITY TO TREES SHALL BE AVOIDED UNLESS APPROVED BY SANDY CITY PUBLIC UTILITIES INSPECTOR.

OVERHEAD POWER LINES FOR STREETLIGHTS ARE NOT ALLOWED.



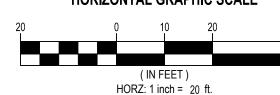
CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND

DISTRICT STANDARDS ARE AVAILABLE AT THE DISTRICT OFFICE, 8855 SOUTH 700 WEST, SANDY, UTAH 84070

SEWER IMPROVEMENTS.



HORIZONTAL GRAPHIC SCALE





THE STANDARD IN ENGINEERING

45 W 10000 S, Suite 500

Sandy, UT 84070

LAYTON

**TOOELE** 

**CEDAR CITY** 

RICHFIELD

D.R. HORTON

CONTACT:

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**HNMO** 

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ANDY

STRE

**220 WEST** 

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DAVE MARTIN

DRAPER, UT 84020

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Phone: 435.896.2983

WWW.ENSIGNENG.COM

12351 S. GATEWAY PARK PLACE, STE D-100

**UTILITY PLAN** 

2025-09-03 13496A DESIGNED BY

**SEE DRAWING C-402** 



#### **BENCHMARK**

CENTER QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4364.56'

# **GENERAL NOTES**

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR ROY THACKER OR WILLIS BILBREY, 801-568-7280, AT LEAST EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS TWO WORKING DAYS PRIOR TO BEGINNING ANY CONSTRUCTION. BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT. COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. FAILURE TO VERIEY THE LOCATIONS OF EXISTING LITH THES PRIOR TO THE REGINNING OF CONSTRUCTION IN SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, METERS, CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS BOXES, VAULTS, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, ETC. RELATING TO THE WATER SYSTEM. RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO

WATER LINES SHALL BE INSTALLED 4-FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF

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A MINIMUM OF 48-INCHES AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH

CONCRETE PAVEMENT, UNLESS WATER LINE IS TO BE MAINTAINED BY PRIVATE PROPERTY OWNER.

SANDY CITY NOTES

- SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER CITY STANDARDS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE 3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER SANDY SUBURBAN IMPROVEMENT DISTRICT ELIMINATION SYSTEM (UPDES) REGULATIONS. STANDARD PLANS AND SPECIFICATIONS
- 4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER SANDY CITY STANDARD PLANS AND SPECIFICATIONS. 6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S
- 7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.

6. INSTALLATIONS SHALL BE LOCATED AS INDICATED ON THE APPROVED PLANS FOR THE PROJECT. FIELD MODIFICATIONS MUST BE APPROVED BY THE SANDY CITY PUBLIC UTILITIES INSPECTOR.

HYDRANTS, UNDERGROUND WATER SYSTEMS ISOLATION VALVES, AND OTHER UTILITIES.

PUBLIC UTILITIES INSPECTOR.

9. OVERHEAD POWER LINES FOR STREETLIGHTS ARE NOT ALLOWED.

DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.

OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.

SANDY SUBURBAN IMPROVEMENT DISTRICT NOTES:

STREET LIGHT POLES SHALL BE INSTALLED IN A MANNER THAT WILL NOT HINDER THE OPERATION OF FIRE

8. INSTALLATIONS WITHIN CLOSE PROXIMITY TO TREES SHALL BE AVOIDED UNLESS APPROVED BY SANDY CITY

ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH SANDY SUBURBAN IMPROVEMENT DISTRICT'S

IMPROVEMENT DISTRICT (SSID) DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS. COPIES OF THE

DISTRICT STANDARDS ARE AVAILABLE AT THE DISTRICT OFFICE, 8855 SOUTH 700 WEST, SANDY, UTAH 84070

PERFORMED ON ALL INSTALLED SEWER IMPROVEMENTS PRIOR TO FINAL ACCEPTANCE. ADDITIONAL TESTS

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND

SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH SANDY SUBURBAN

VIDEO INSPECTION, AIR TESTS, VACUUM TESTS OF MANHOLES AND DEFLECTION TESTS SHALL BE

45 W 10000 S, Suite 500 Sandy, UT 84070 Phone: 801.255.0529

THE STANDARD IN ENGINEERING

- LAYTON Phone: 801.547.1100
- Phone: 435.843.3590 **CEDAR CITY** Phone: 435.865.1453

**TOOELE** 

RICHFIELD Phone: 435.896.2983

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CONTACT: DAVE MARTIN

PHONE: 385-214-7665

TOWNHOME STAT SANDY

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**220 WEST H** 

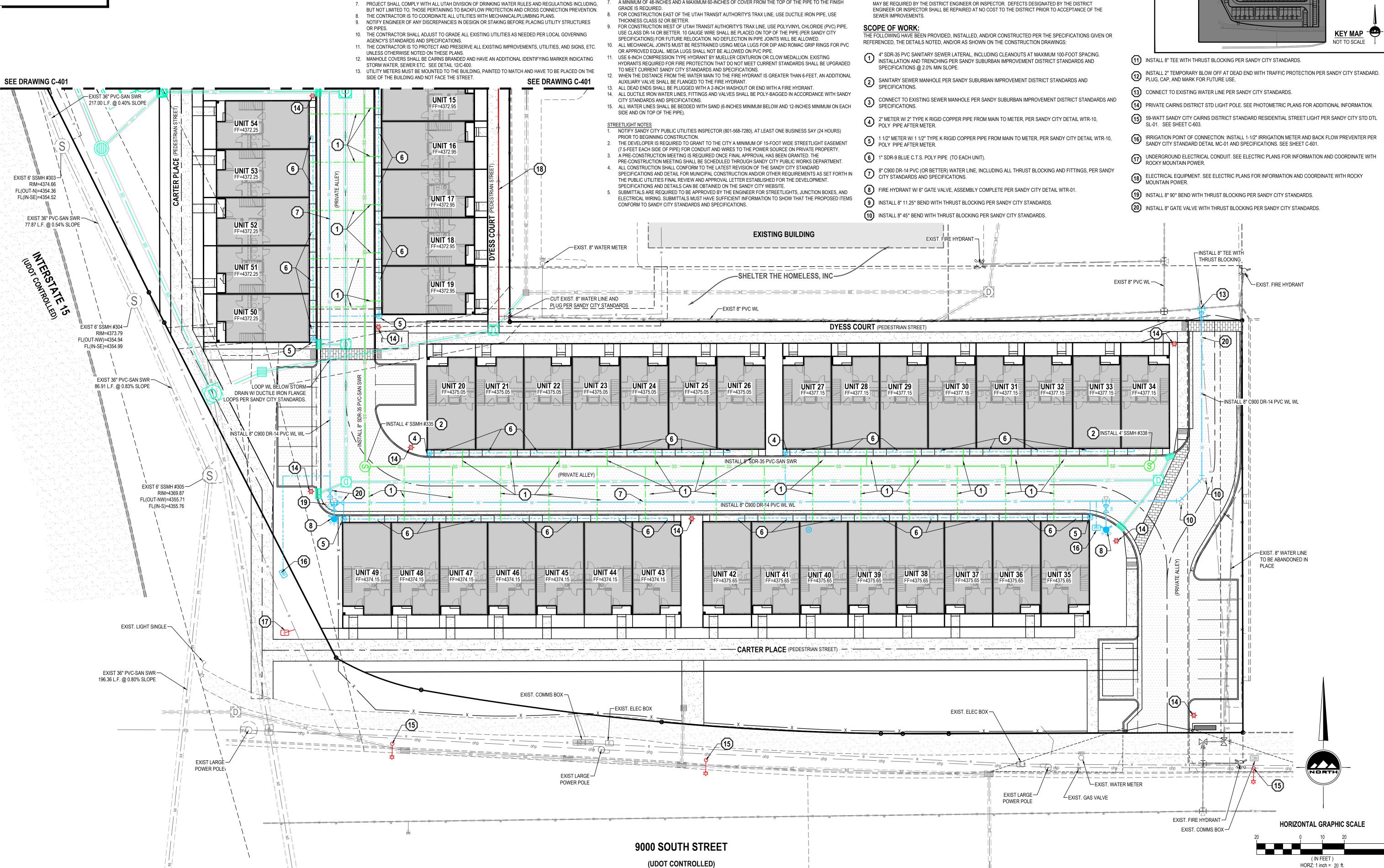
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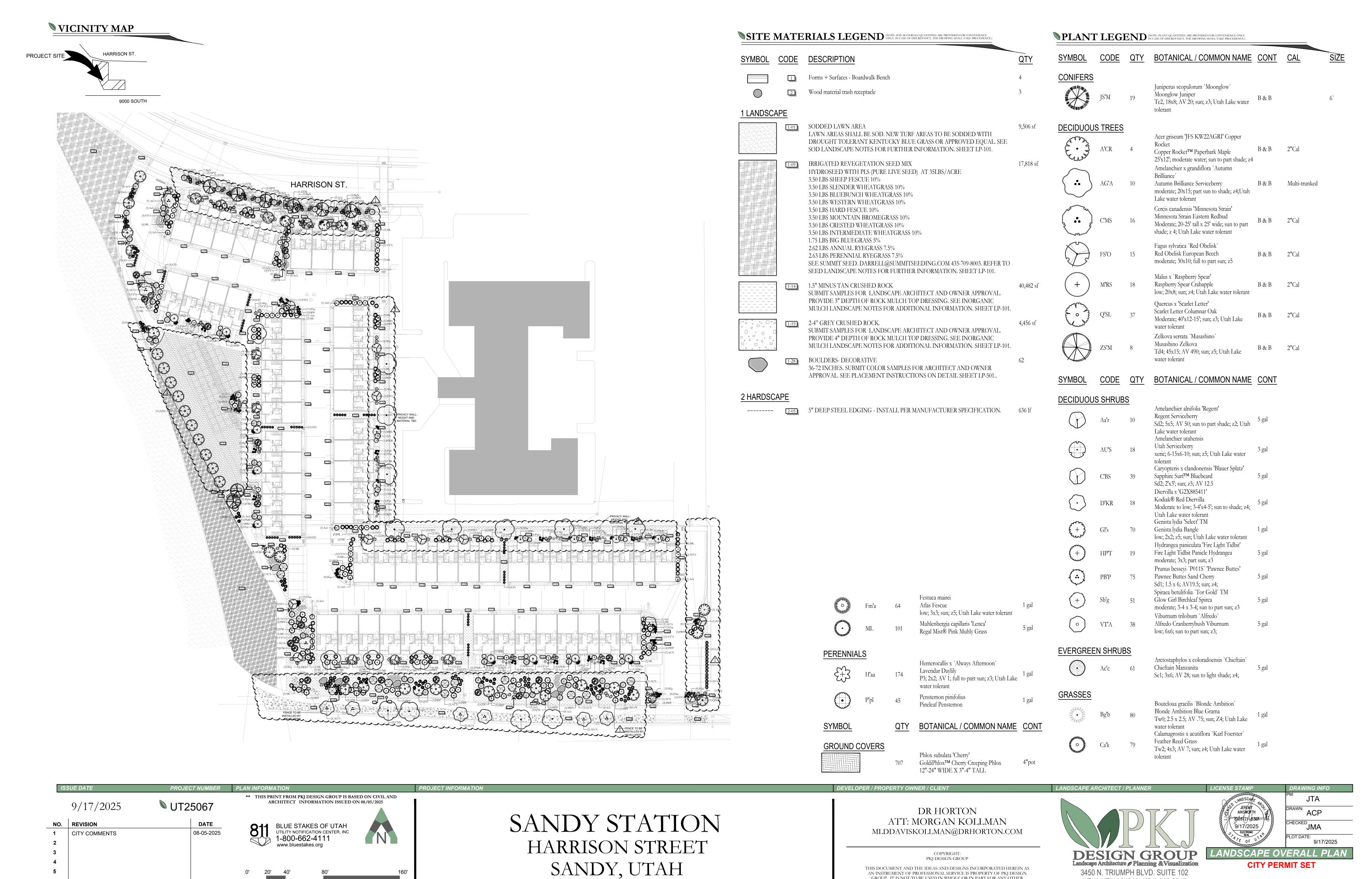
**FOR REVIEW** 

**UTILITY PLAN** 

2025-09-03 13496A PROJECT MANAGER DESIGNED BY

C-402





GRAPHIC SCALE: 1" = 40'

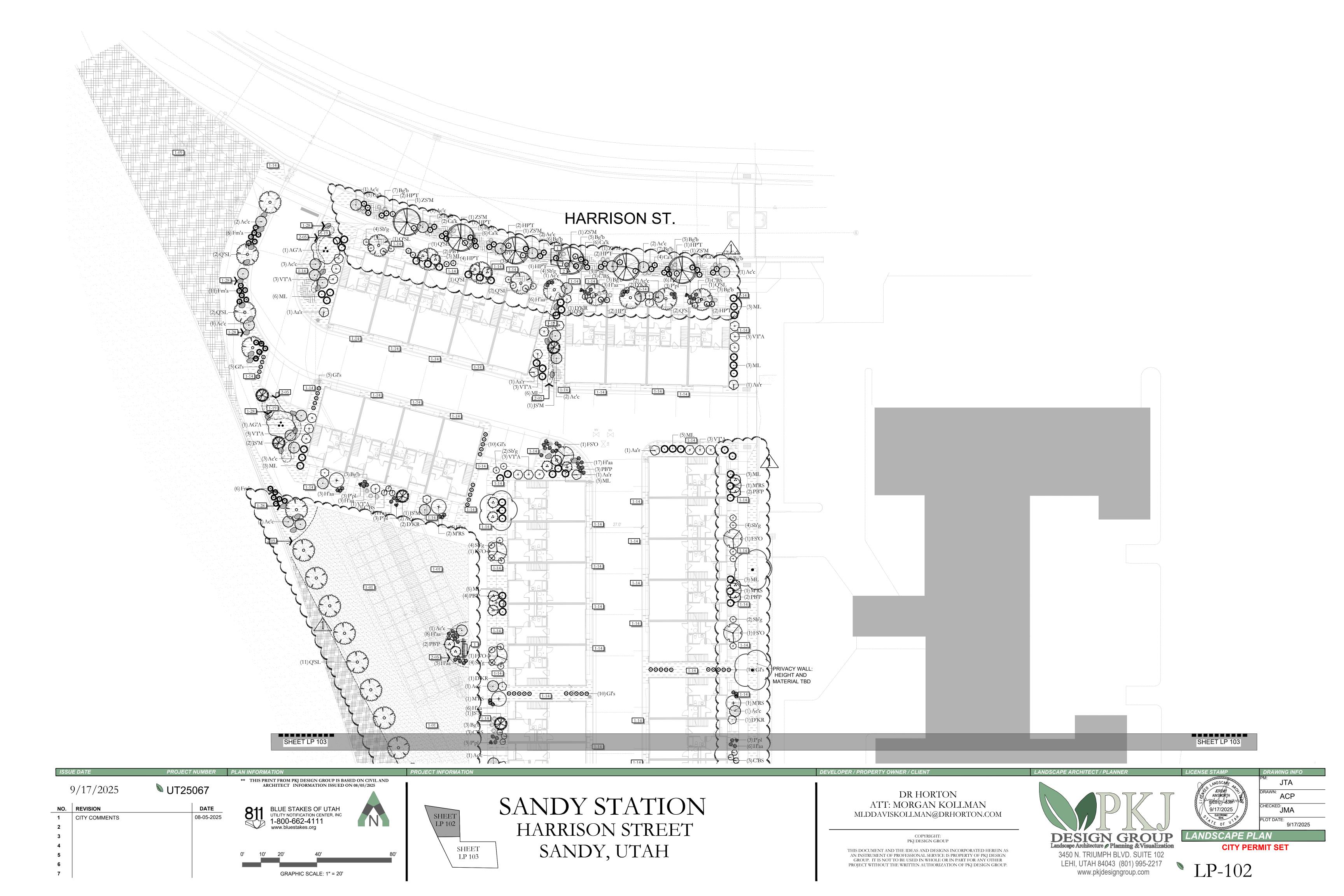
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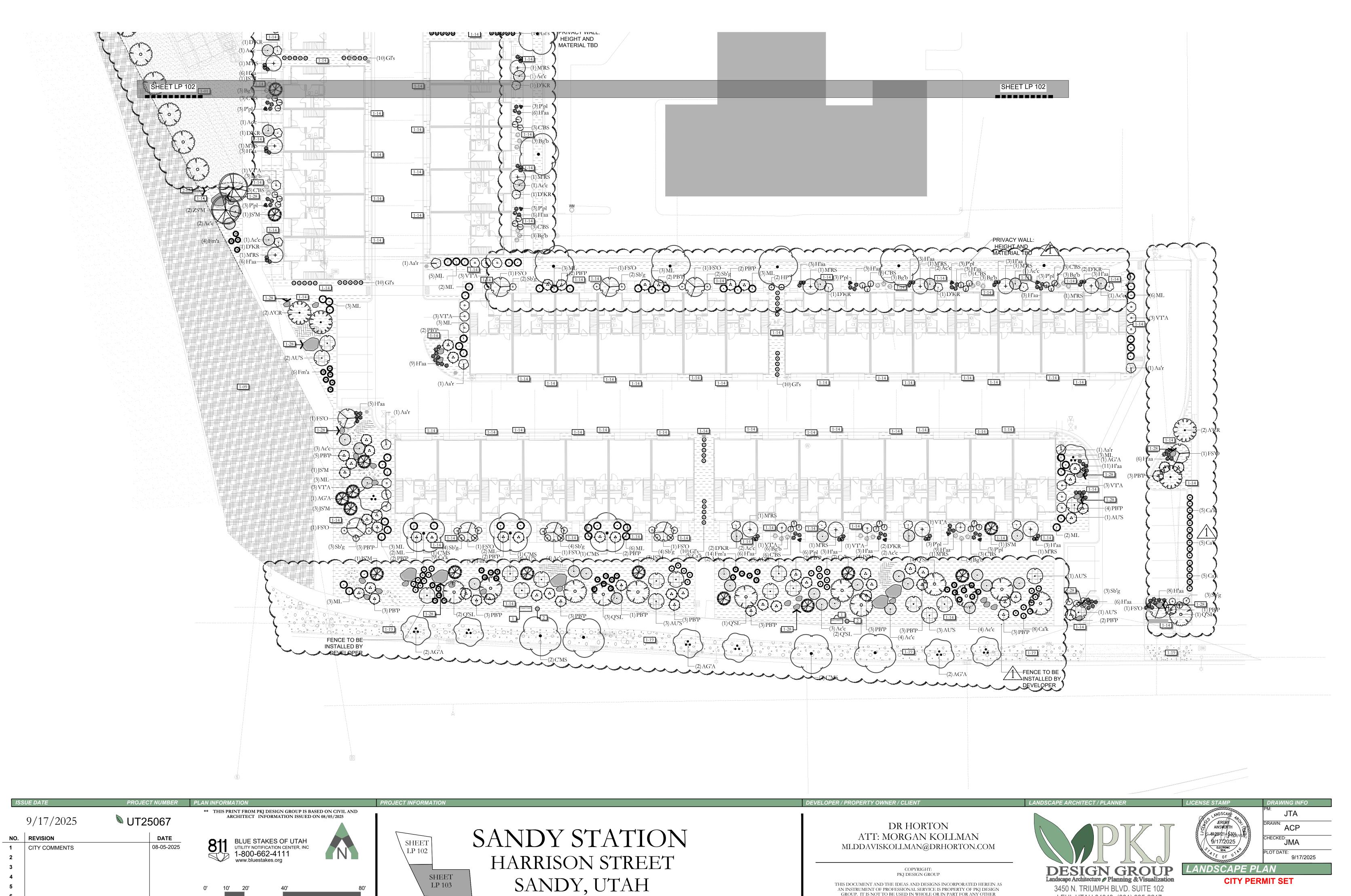
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GRAPHIC SCALE: 1" = 20'

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B WOOD MATERIAL TRASH RECEPTACLE

NOT TO SCALE

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SANDY STATION HARRISON STREET SANDY, UTAH

DR HORTON ATT: MORGAN KOLLMAN MLDDAVISKOLLMAN@DRHORTON.COM

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SEAL LANDSCAPE DETAILS

**CITY PERMIT SET** 

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