

811

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.  
Know what's below.  
Call before you dig.

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.

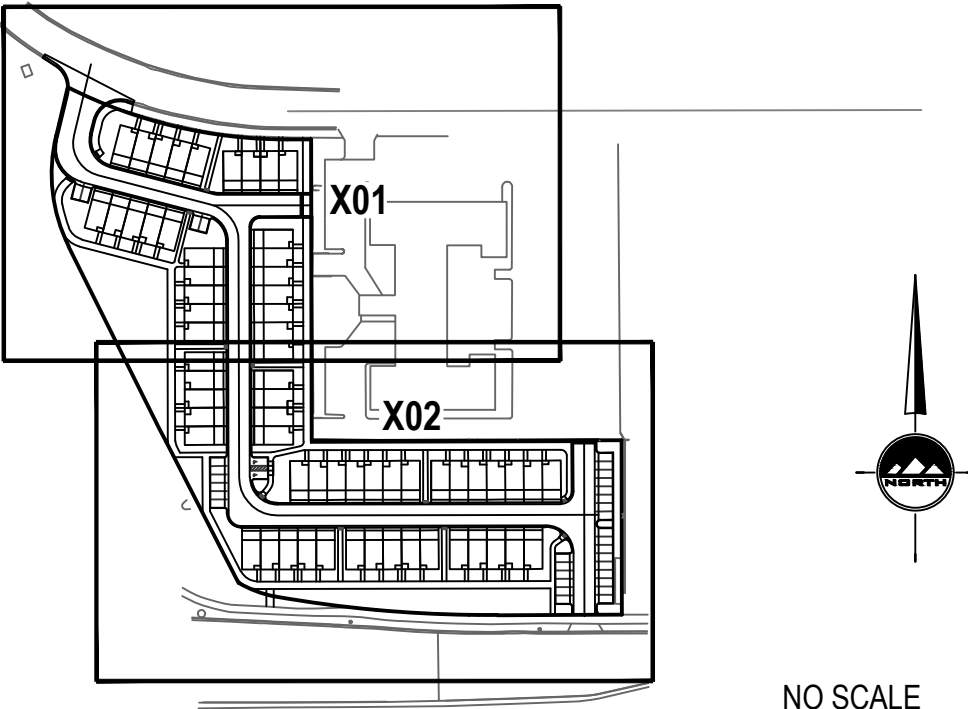
### NOTICE TO DEVELOPER/ CONTRACTOR

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.

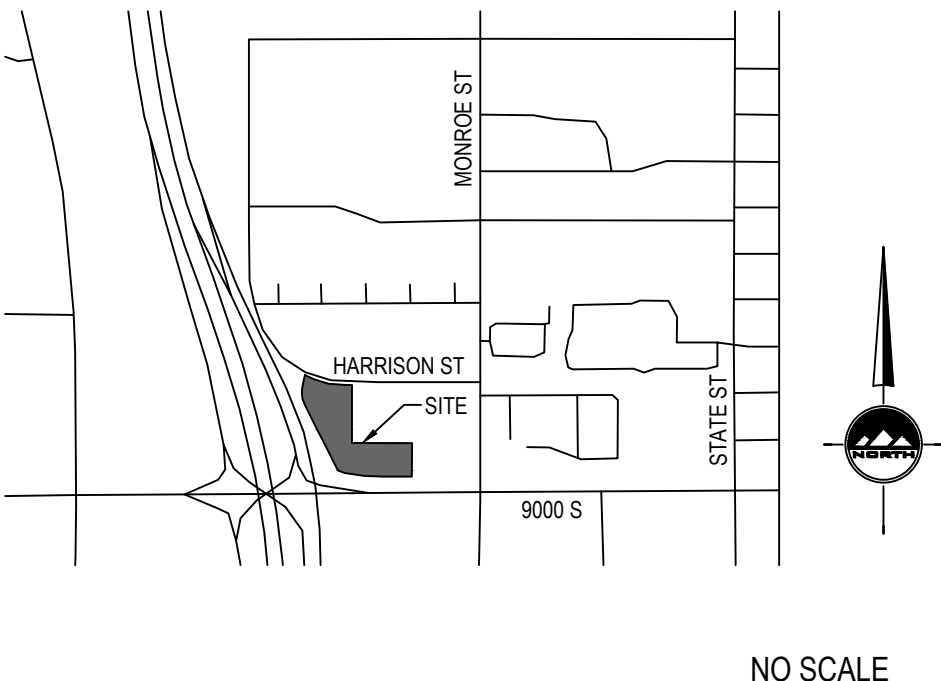
### UTILITY DISCLAIMER

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.

### KEY MAP



### VICINITY MAP



### GENERAL NOTES

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

EN SIGN

THE STANDARD IN ENGINEERING

SANDY

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

FOR:  
D.R. HORTON  
12361 S. GATEWAY PARK PLACE, STE D-100  
DRAPER, UT 84020

CONTACT:  
DAVE MARTIN  
PHONE: 385-214-7665

SANDY STATION TOWNHOMES

220 WEST HARRISON STREET  
SANDY, UTAH



|                          |                          |
|--------------------------|--------------------------|
| PROJECT NUMBER<br>13496A | PRINT DATE<br>2025-09-03 |
| PROJECT MANAGER<br>R.E.  | DESIGNED BY<br>M.B.      |

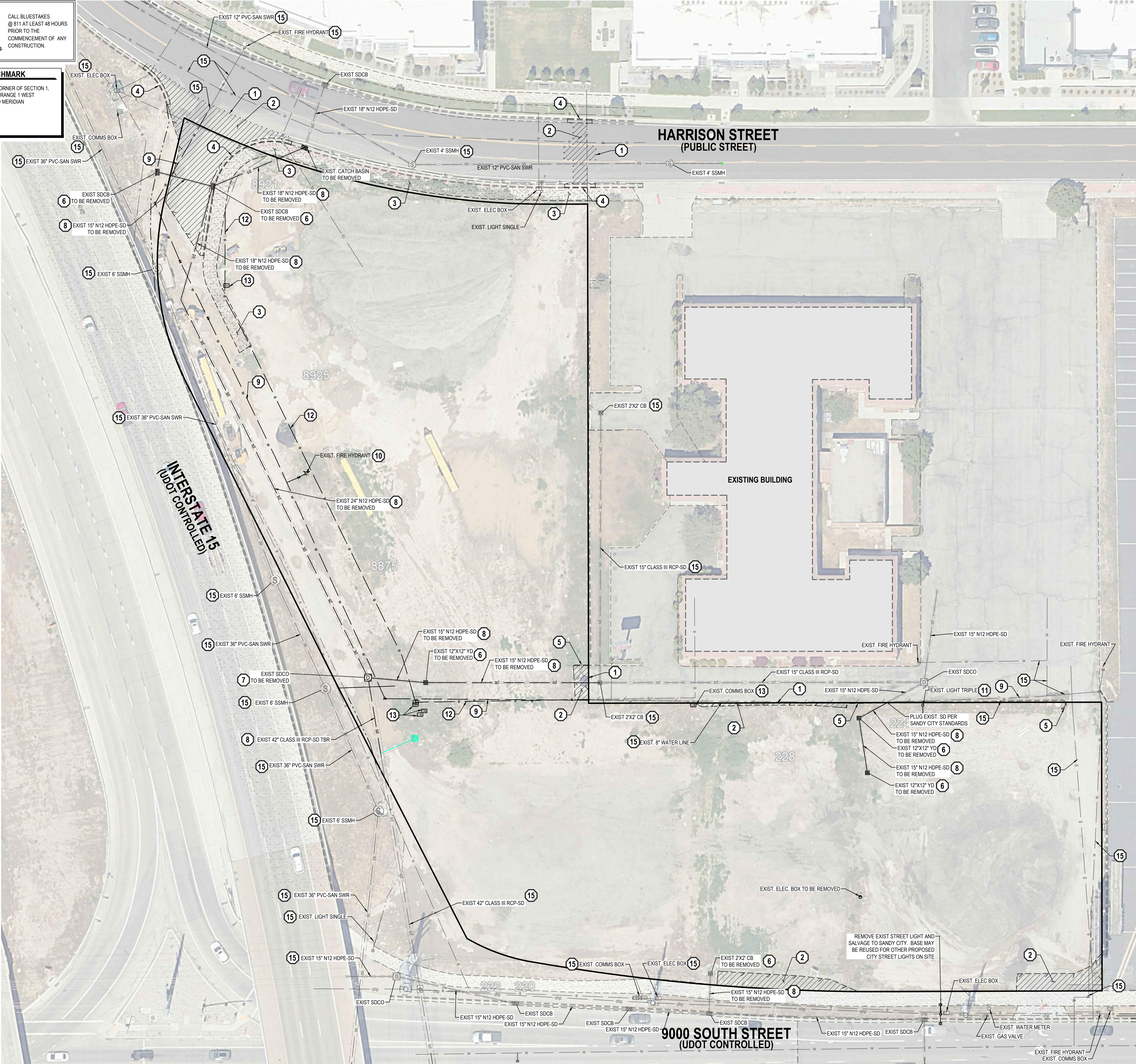
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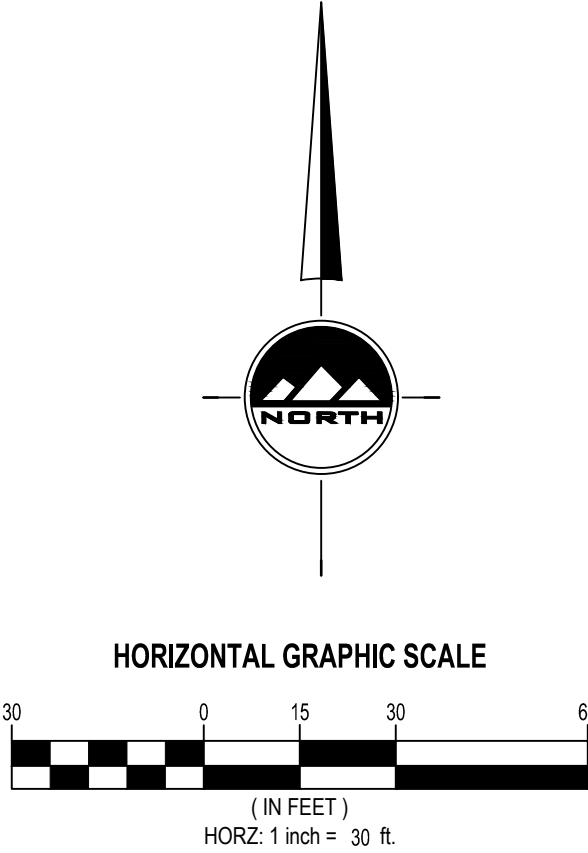
GENERAL NOTES

- 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 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.
- 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.
- ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
- SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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.

- SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
- REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
- SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
- SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
- SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB WALL.
- REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN CATCH BASIN.
- REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN CLEANOUT.
- REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN PIPE.
- REMOVE AND PROPERLY DISPOSE OF EXISTING WATER LINE.
- 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.
- LIMIT OF DISTURBANCE.
- PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).



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LICENSED PROFESSIONAL ENGINEER

09/03/2025

No. 9125581-2202

MICHAEL S. BRIDGE

STATE OF UTAH

FOR REVIEW

DEMOLITION PLAN

PROJECT NUMBER  
13496A

PRINT DATE  
2025-09-03

PROJECT MANAGER  
R.E.

DESIGNED BY  
M.B.

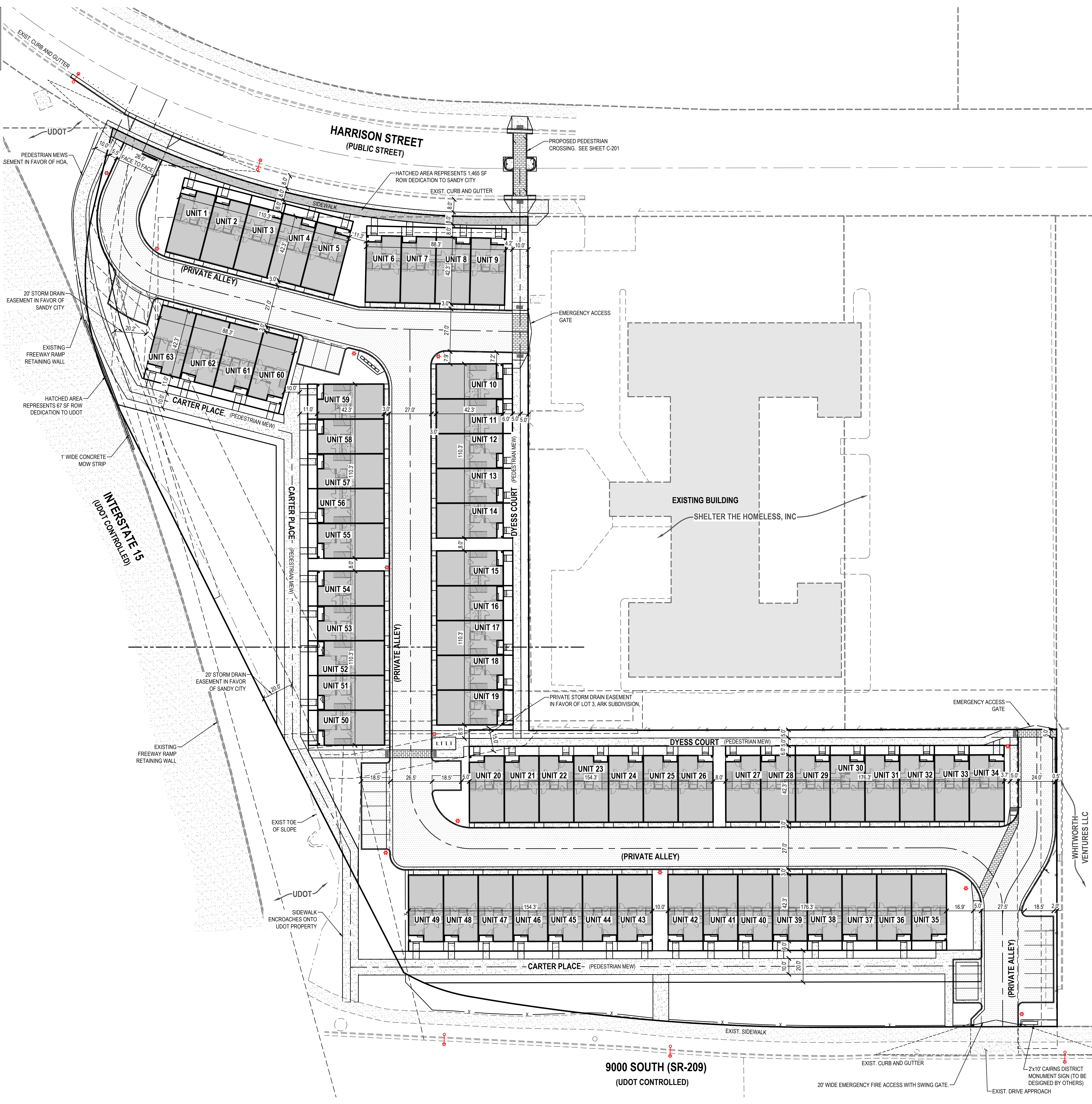
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- GENERAL NOTES

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.

7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- SANDY CITY NOTES

PUBLIC WORKS GENERAL NOTES

1. CURB AND GUTTER, SIDEWALK, AND PAVING IMPROVEMENTS WITHIN THE UTAH DEPARTMENT OF TRANSPORTATION (U.D.O.T.) RIGHT-OF-WAY (8000 SOUTH STREET) SHALL BE CONSTRUCTED AS REQUIRED BY 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]

5. 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]

6. 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)]

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.

8. 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.

9. 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.

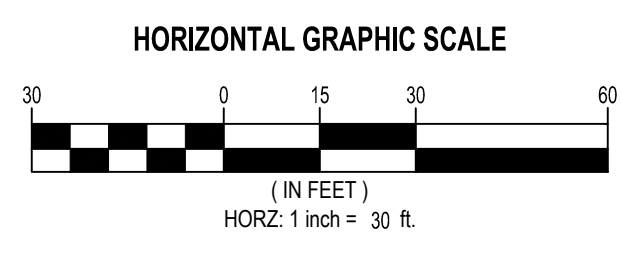
10. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.

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 EMAIL, AT DPOLUSEN@SANDY.UTAH.GOV, OR ON A USB FLASH DRIVE.

| PARKING DATA TABLE |            |                               |                           |                        |                      |                          |
|--------------------|------------|-------------------------------|---------------------------|------------------------|----------------------|--------------------------|
|                    | # 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         | --                            | 147                       | 149                    | -                    | 126                      |

| SITE SUMMARY TABLE |            |            | UNIT SUMMARY              |    |
|--------------------|------------|------------|---------------------------|----|
| DESCRIPTION        | AREA (SF)  | PERCENTAGE | ALLEY-LOAD TOWNS [OLIVER] |    |
| PAVEMENT           | 63,475     | 39%        | 4-PLEX [2]                | 8  |
| ROOF               | 53,760     | 33%        | 5-PLEX [5]                | 25 |
| LANDSCAPING        | 44,585     | 28%        | 7-PLEX [2]                | 14 |
| TOTAL SITE         | 161,820    | 100%       | 8-PLEX [2]                | 16 |
|                    | 3.71 ACRES |            | TOTAL UNITS:              | 63 |



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SANDY

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Sandy, UT 84070

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DRAPER, UT 84020

CONTACT:

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OVERALL SITE PLAN

PROJECT NUMBER  
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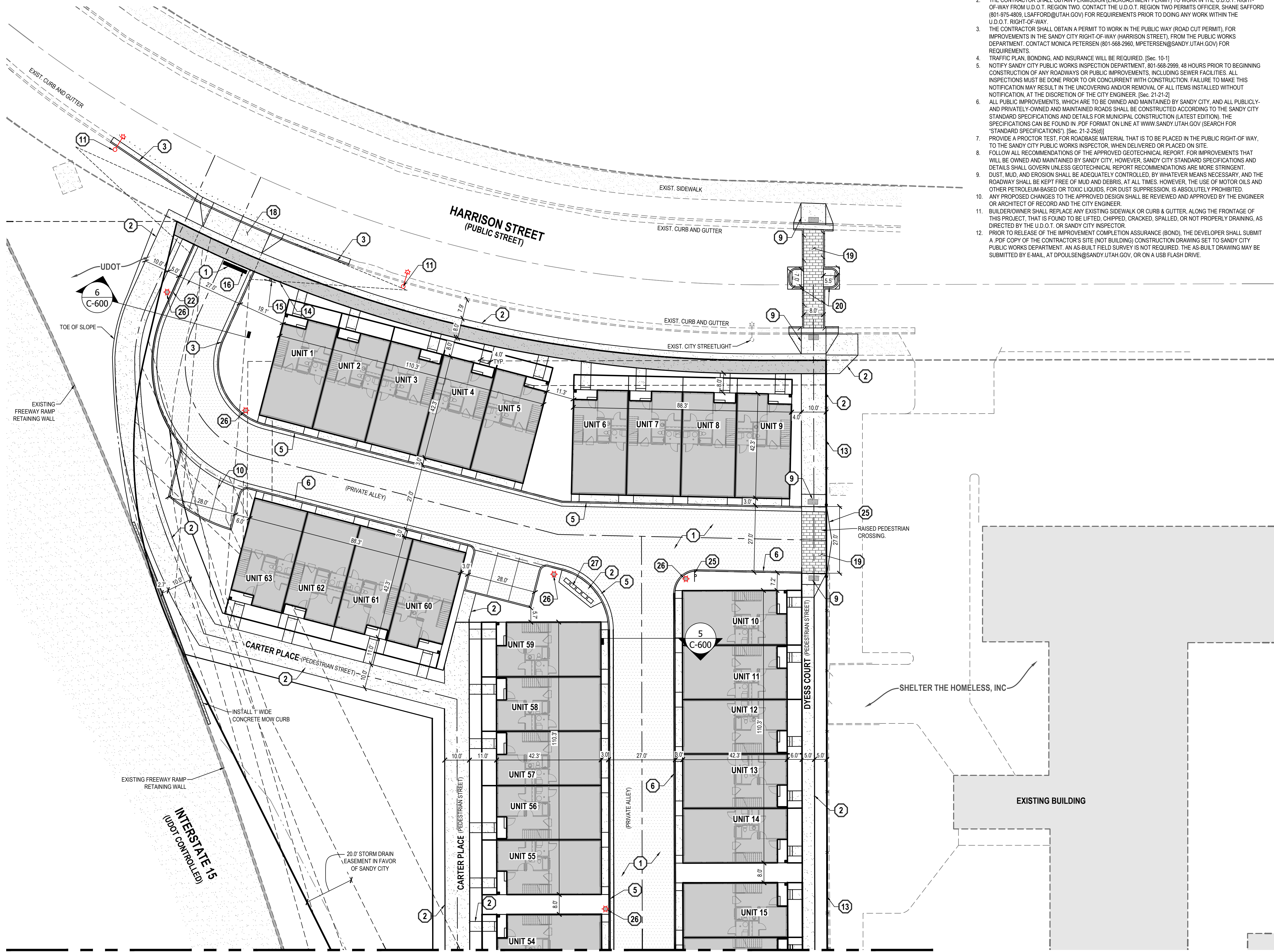
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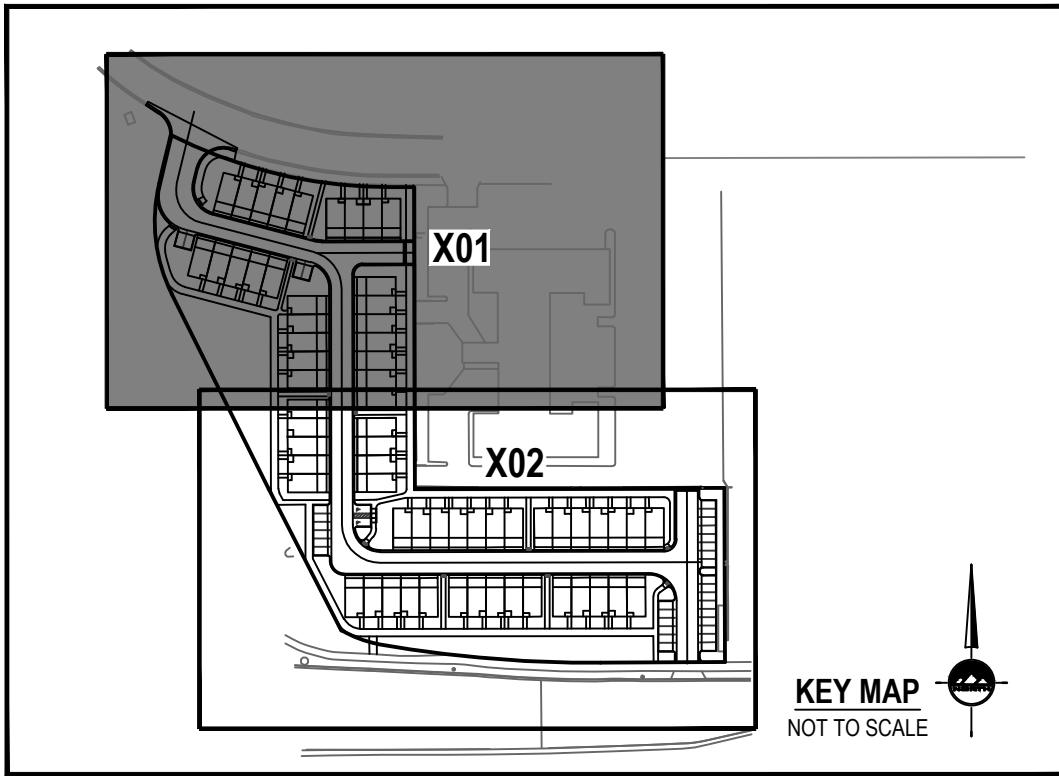
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6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC., UNLESS OTHERWISE NOTED ON THESE PLANS.

SANDY CITY NOTES

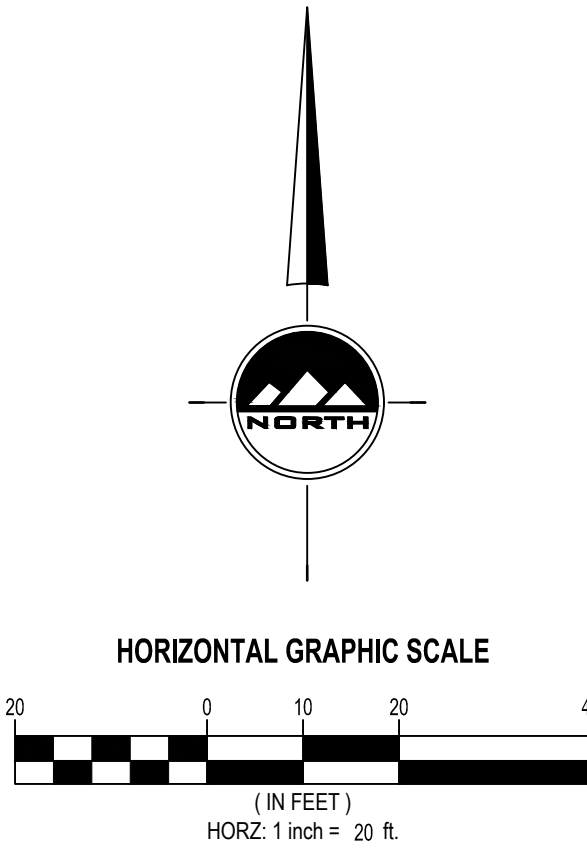
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1. CURB AND GUTTER, SIDEWALK, AND PAVING IMPROVEMENTS WITHIN THE UTAH DEPARTMENT OF TRANSPORTATION (U.D.O.T.) RIGHT-OF-WAY (9000 SOUTH STREET) SHALL BE CONSTRUCTED AS REQUIRED BY U.D.O.T. REGION TWO.
  2. THE CONTRACTOR SHALL OBTAIN PERMISSION (ENCROACHMENT 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.
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  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.
  8. 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.
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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" REFERS TO SANDY CITY STANDARD SPECIFICATIONS):

1. ASPHALT PAVEMENT PER CROSS SECTIONS ON DETAILS SHEET C-600.
2. 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.
11. 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.
12. P-TYPE CURB PER APWA STANDARD PLAN NO. 205.
13. 6'-0" TALL WHITE VINYL PRIVACY FENCE.
14. 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.
15. "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.
18. 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.
20. PEDESTRIAN REFUGE ISLAND PER M.U.T.C.D. STANDARD SPECIFICATIONS.
21. 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. 2x10' CAIRNS DISTRICT MONUMENT SIGN (TO BE DESIGNED BY OTHERS).
24. BICYCLE PARKING PER DETAIL 7/C-600.
25. GATE WITH "FUTURE ROAD CONNECTION" SIGN.
26. PRIVATE CAIRNS DISTRICT STD LIGHT POLE. SEE PHOTOMETRIC PLANS FOR ADDITIONAL INFORMATION.
27. USPS GANG BOX/MAILBOX/PARCEL BOX. FIVE (5) MAILBOX CLUSTERS AND TWO (2) PARCEL BOX CLUSTERS. PER USPS STANDARDS.



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SANDY, UTAH

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WWW.ENSIGNENG.COM

FOR:

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

CONTACT:

DAVE MARTIN  
PHONE: 385-214-7665

09/03/2025

69103/2025

No. 9125581-2202

MICHAEL S. BRIDGE

STATE OF UTAH

FOR REVIEW

SITE PLAN

|                          |                          |
|--------------------------|--------------------------|
| PROJECT NUMBER<br>13496A | PRINT DATE<br>2025-09-03 |
| PROJECT MANAGER<br>R.E.  | DESIGNED BY<br>M.B.      |

C-201

811

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.  
Know what's below.  
Call before you dig.

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.
- SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
- 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.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SANDY CITY NOTES

PUBLIC WORKS GENERAL NOTES

- 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, [SAFFORD@UTAH.GOV]) FOR REQUIREMENTS PRIOR TO DOING ANY WORK WITHIN THE U.D.O.T. RIGHT-OF-WAY.
- 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. 10-11]
- NOTIFY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801-568-2969, 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. 21-2-23(d)]

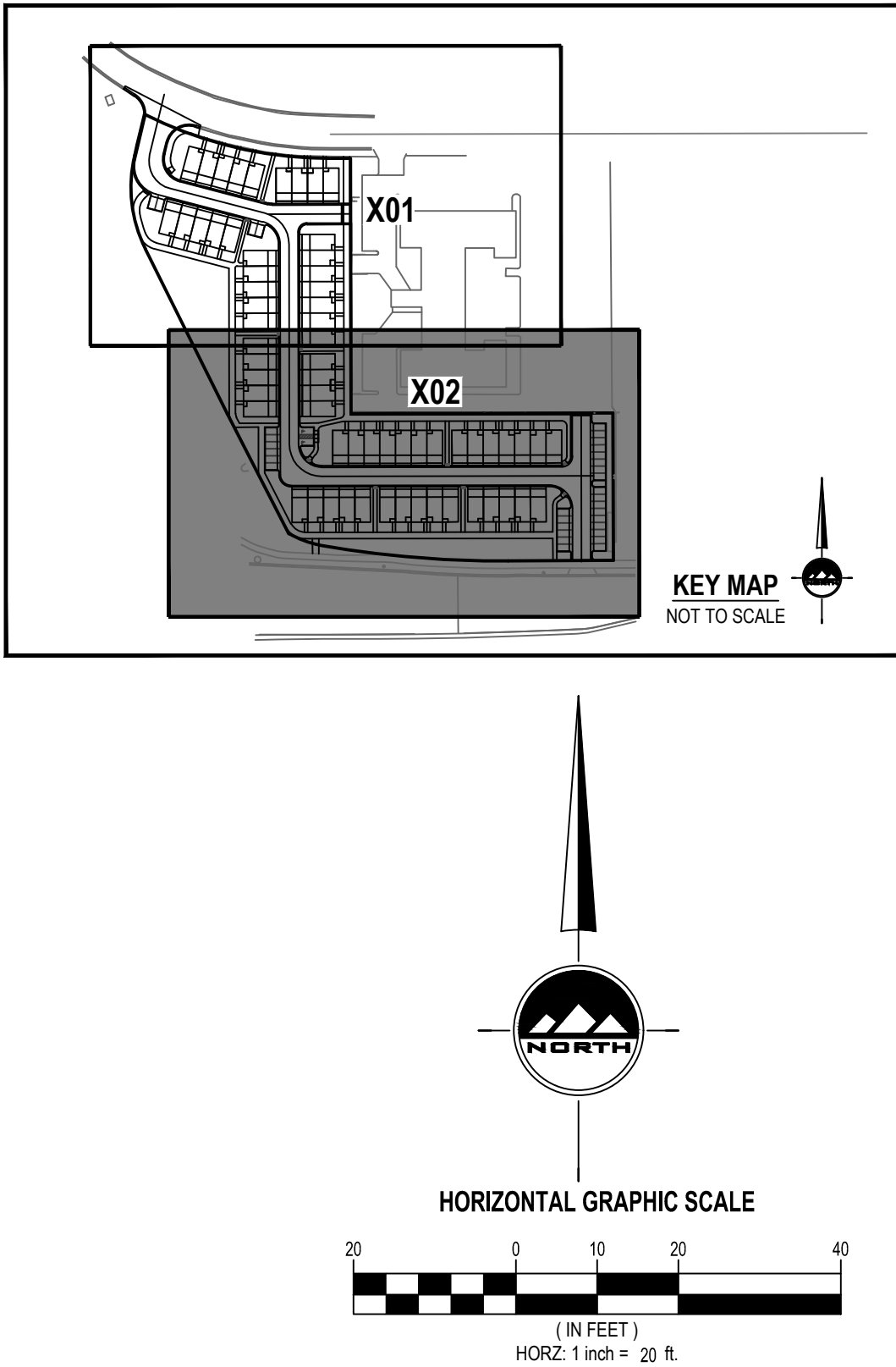
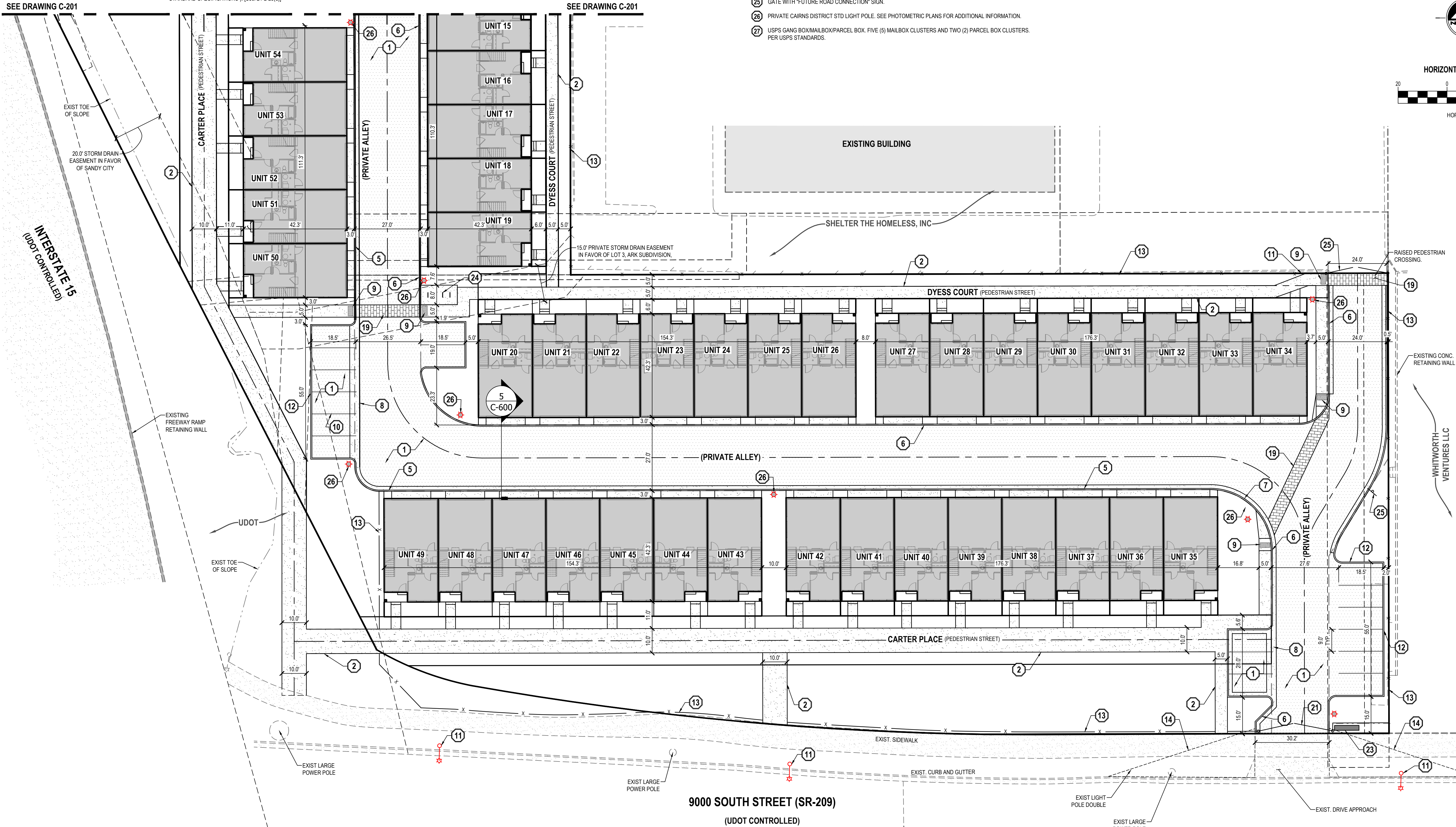
- PROVIDE A PROCTOR TEST, FOR ROADBASE MATERIAL THAT IS TO BE PLACED IN THE PUBLIC RIGHT-OF-WAY, TO THE SANDY CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACED ON SITE.
- FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT. FOR IMPROVEMENTS THAT WILL BE OWNED AND MAINTAINED BY SANDY CITY, HOWEVER, SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.
- DUST, MUD, AND EROSION SHALL BE ADEQUATELY CONTROLLED, BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES. HOWEVER, THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
- ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
- BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER, ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING, AS DIRECTED BY THE U.D.O.T. OR SANDY CITY INSPECTOR.
- PRIOR TO RELEASE OF THE IMPROVEMENT COMPLETION ASSURANCE (BOND), THE DEVELOPER SHALL SUBMIT A .PDF COPY OF THE CONTRACTOR'S SITE (NOT BUILDING) CONSTRUCTION DRAWING SET TO SANDY CITY PUBLIC WORKS DEPARTMENT. AN AS-BUILT FIELD SURVEY IS NOT REQUIRED. THE AS-BUILT DRAWING MAY BE SUBMITTED BY E-MAIL AT [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" REFERS TO SANDY CITY STANDARD SPECIFICATIONS):

- 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.
- 24" STANDARD HIGH BACK CURB AND GUTTER PER SANDY CITY STD DWG CG-01 AND SPECIFICATIONS.
- TRANSITION BETWEEN 30" CURB AND GUTTER AND 24" CURB AND GUTTER.
- 24" COLLECTION MOUNTABLE CURB AND GUTTER PER DETAIL 12/C-600
- RIBBON CURB (6"x12" CURB WALL PER SANDY CITY STD DWG CG-01 WITH 0" CURB FACE)
- TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.

- 4'-0" CONCRETE WATERWAY PER STANDARD DETAIL CG-03 AND SPECIFICATIONS
- STANDARD PEDESTRIAN ACCESS RAMP PER SANDY CITY STD DTL SW-01. SEE SHEET C-601
- 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.
- ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
- 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.
- 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
- 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.
- 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.
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SANDY

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Sandy, UT 84070  
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SANDY STATION TOWNHOMES

220 WEST HARRISON STREET  
SANDY, UTAH

LICENSED PROFESSIONAL ENGINEER

09/03/2025

No. 9125581-2202

MICHAEL S. BRIDGE

STATE OF UTAH

FOR REVIEW

SITE PLAN

PROJECT NUMBER  
13496A

PRINT DATE  
2025-09-03

PROJECT MANAGER  
R.E.

DESIGNED BY  
M.B.

C-202

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BENCHMARK

CENTER QUARTER CORNER OF SECTION 1,  
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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.
  - THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
  - ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XXX.XX REPRESENTS AN ELEVATION OF 43XX.XX ON THESE PLANS.
  - 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.
  - SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
  - 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 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 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.
  - 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 MINIMUM 1% SLOPE.
  - THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
  - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
  - 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/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
  - SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, AND STRUCTURES (INLET BOXES, COMBO BOXES, JUNCTION BOXES). SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
  - CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
  - NON-SHRINK GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN FACILITIES.
  - 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.
  - 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.
  - CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
  - 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.
  - 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."
  - ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12-INCH (MIN.) COMPACTED STABILIZATION MATERIAL.
  - A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
  - 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.
  - 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/2% MAXIMUM ON HARD SURFACES; 5% MINIMUM/2% 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.
- CATCH BASIN PER SANDY CITY DETAIL SD-02 AND SPECIFICATIONS. SEE SHEET C-601.
  - 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.
  - 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.
  - 12"x12" YARD DRAIN. SLOPE FINISH GRADE TO GRATE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
  - 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
  - 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 PROVIDED = 1,043 C.F.  
(LOWER 10' OF SYSTEM TO RETAIN THE WQV)
- 100 YEAR FLOW PATH

EN SIGN

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220 WEST HARRISON STREET  
SANDY, UTAH

PROFESSIONAL ENGINEER

09/03/2025

No. 9125581-2202

MICHAEL S. BRIDGE

STATE OF UTAH

FOR REVIEW

OVERALL GRADING AND DRAINAGE PLAN

PROJECT NUMBER  
13496A

PRINT DATE  
2025-09-03

PROJECT MANAGER  
R.E.

DESIGNED BY  
M.B.

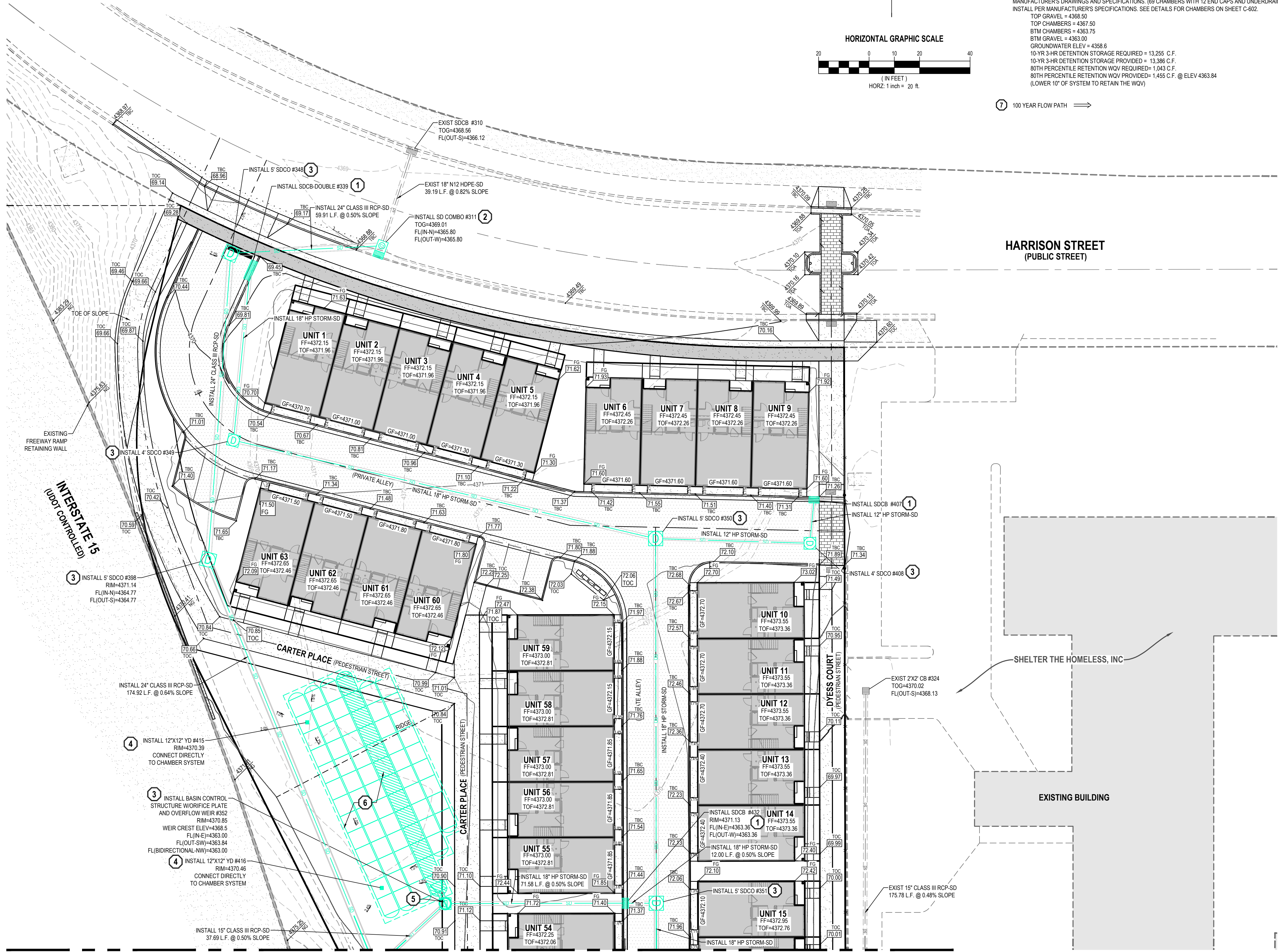
C-300

811

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.  
Know what's below.  
Call before you dig.

BENCHMARK

CENTER QUARTER CORNER OF SECTION 1,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
ELEV = 4364.56

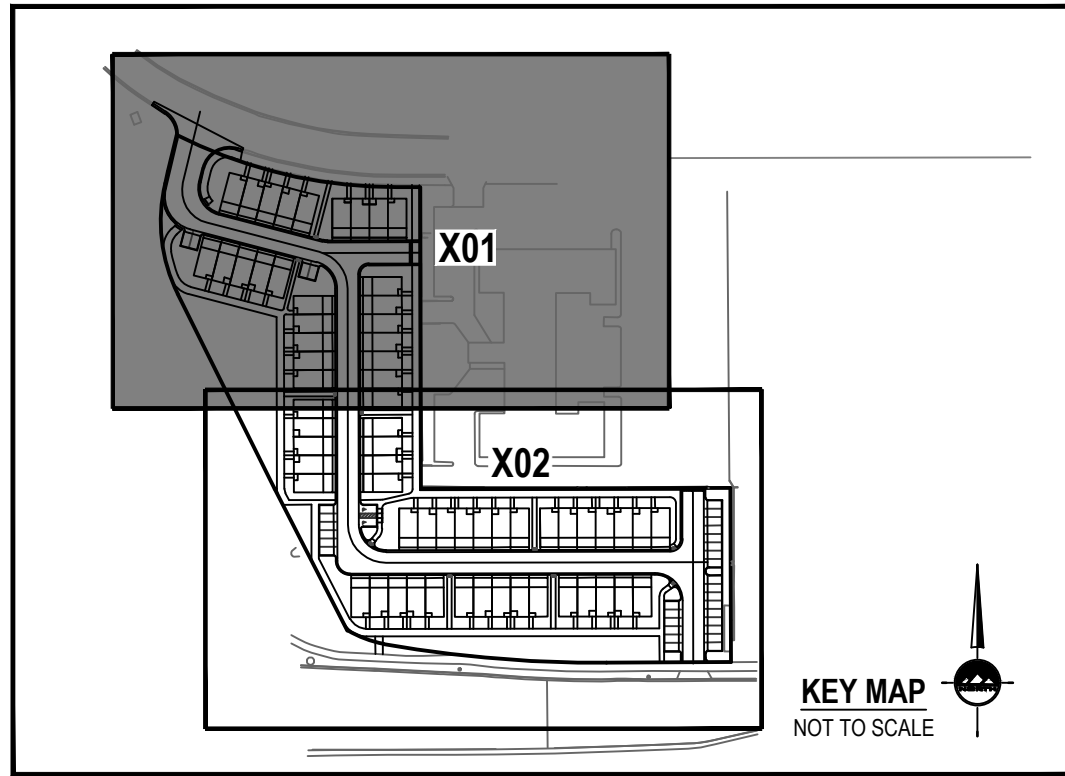


SEE DRAWING C-302

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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.
- CATCH BASIN PER SANDY CITY DETAIL SD-02 AND SPECIFICATIONS. SEE SHEET C-601.
  - 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.
  - 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.
  - 12"x12" YARD DRAIN. SLOPE FINISH GRADE TO GRATE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
  - 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
  - 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 = 4363.00  
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)
- ⑦ 100 YEAR FLOW PATH →

- 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.
  - ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 43XX.XX ON THESE PLANS.
  - 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.
  - SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
  - 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 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.
  - 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 MINIMUM 1% SLOPE.
  - THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
  - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
  - 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 WEBSITE.
  - SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, AND STRUCTURES (INLET BOXES, COMBO BOXES, AND JUNCTION BOXES). SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
  - CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
  - NON-SHRINK GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN FACILITIES.
  - 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.
  - 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.
  - CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
  - 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.
  - SIGNS MUST BE POSTED NEAR EACH INLET BOX LOCATED IN A DRINKING WATER RECHARGE AREA, 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."
  - ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12-INCH (MIN) COMPACTED STABILIZATION MATERIAL.
  - A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
  - 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.
  - 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/21% 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.



EN SIGN

THE STANDARD IN ENGINEERING

SANDY

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

FOR:

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

CONTACT:

DAVE MARTIN  
PHONE: 385-214-7665

**SANDY STATION TOWNHOMES**  
**220 WEST HARRISON STREET**  
**SANDY, UTAH**

LICENSED PROFESSIONAL ENGINEER  
09/03/2025  
No. 9125581-2202  
MICHAEL S. BRIDGES  
STATE OF UTAH  
FOR REVIEW

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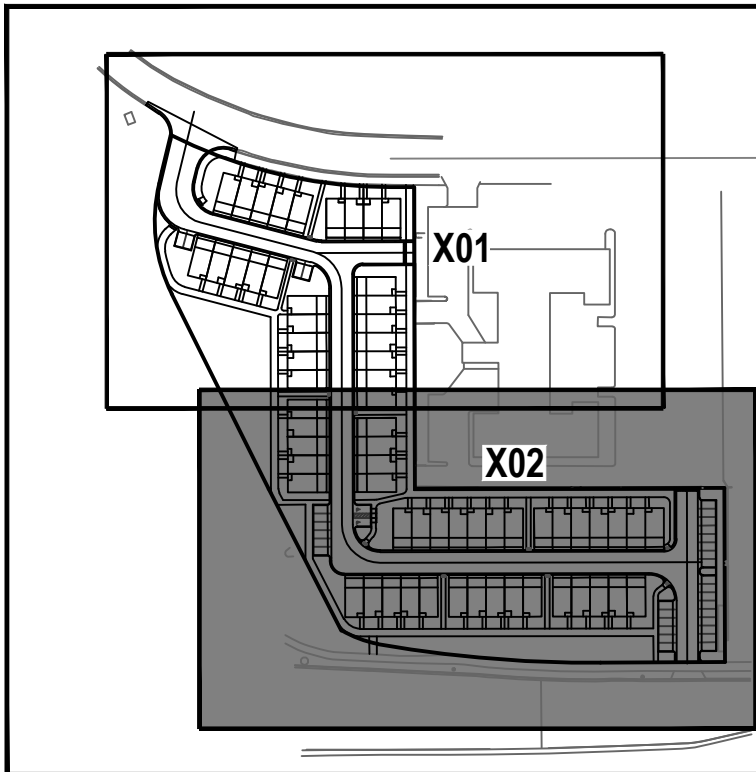
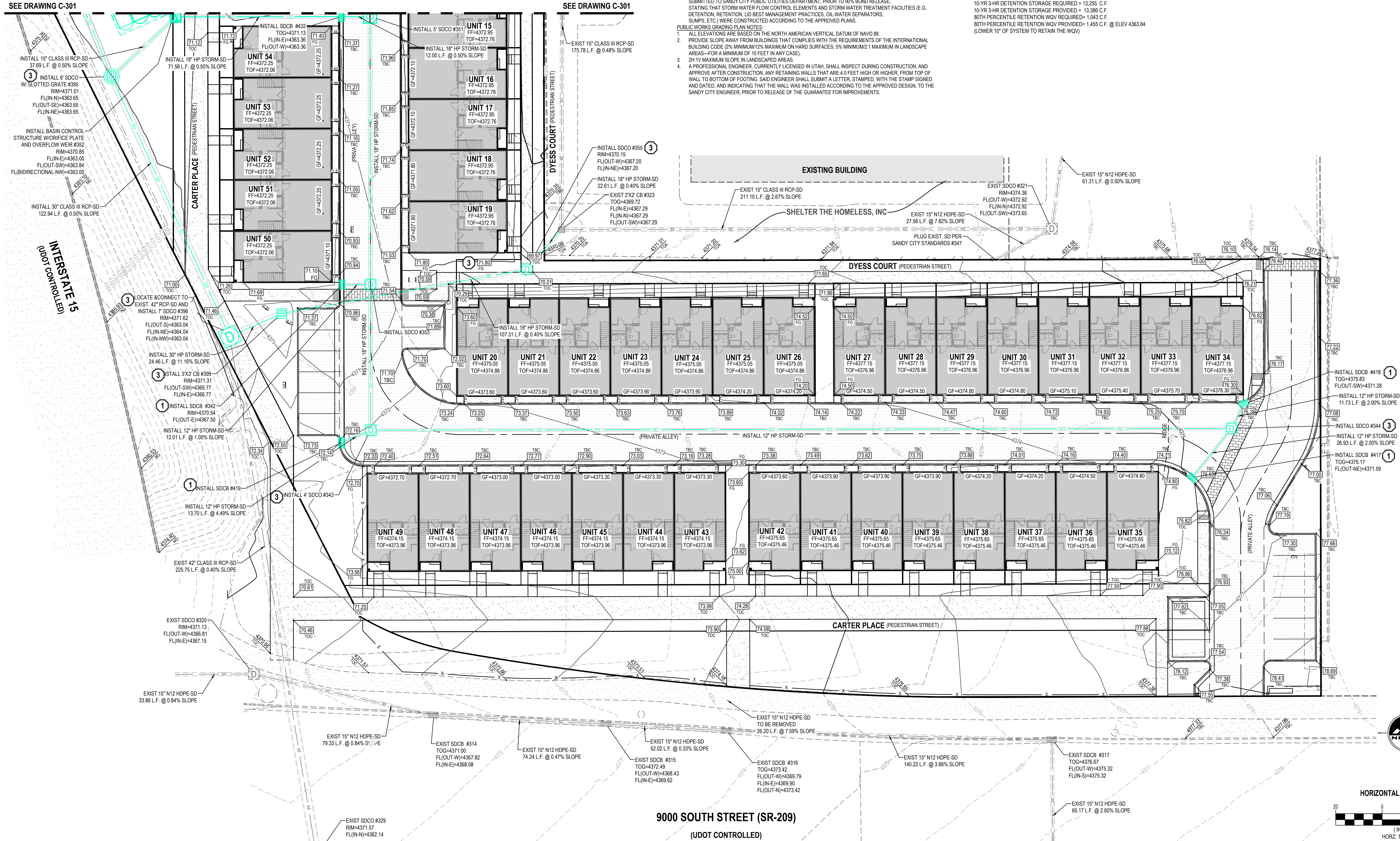
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SCOPE OF WORK:

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KEY MAP  
NOT TO SCALE

SANDY STATION TOWNHOMES

220 WEST HARRISON STREET  
SANDY, UTAH

ENSIGN

THE STANDARD IN ENGINEERING

SANDY

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

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

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DRAPER, UT 84020

CONTACT:  
DAVE MARTIN  
PHONE: 385-214-7665

PROFESSIONAL ENGINEER

04/03/2025

No. 9125581-2202

MICHAEL S. BRIDGE

STATE OF UTAH

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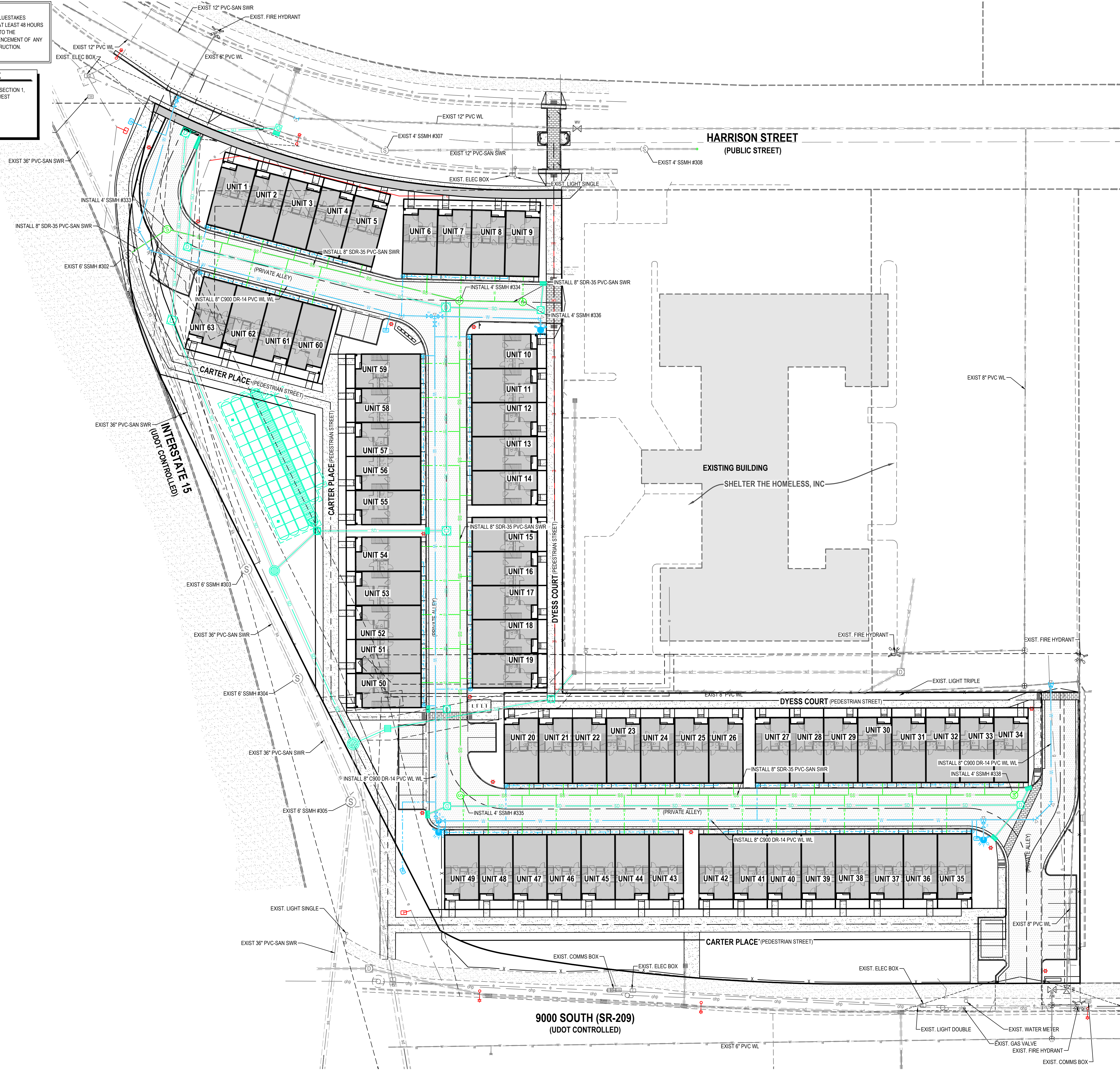
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SALT LAKE BASE AND MERIDIAN  
ELEV = 4364.56



- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

2. 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 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.

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

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.

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

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 CARNS 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**
- WATER NOTES

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

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

3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.

4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, METERS, BOXES, VAULTS, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, ETC. RELATING TO THE WATER SYSTEM. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.

5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.

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

7. A MINIMUM OF 48-INCHES AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.

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.

10. 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 GENTURION OR GLOW 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 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).

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

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

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5. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR STREETLIGHTS, JUNCTION BOXES, AND ELECTRICAL WIRING. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.

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

7. STREET LIGHT POLES SHALL BE INSTALLED IN A MANNER THAT WILL NOT HINDER THE OPERATION OF FIRE HYDRANTS, UNDERGROUND WATER SYSTEMS ISOLATION VALVES, AND OTHER UTILITIES.

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

9. OVERHEAD POWER LINES FOR STREETLIGHTS ARE NOT ALLOWED.

- 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**
1. 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, 8665 SOUTH 700 WEST, SANDY, UTAH 84070

2. VIDEO INSPECTION, AIR TESTS, VACUUMS AND DEFLECTION 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 SEWER IMPROVEMENTS.

THE STANDARD IN ENGINEERING

SANDY

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.ENSGNENG.COM

FOR:

D.R. HORTON

12361 S. GATEWAY PARK PLACE, STE D-100

DRAPER, UT 84020

CONTACT:

DAVE MARTIN

PHONE: 385-214-7665

SANDY STATION TOWNHOMES

220 WEST HARRISON STREET

SANDY, UTAH

FOR REVIEW

OVERALL UTILITY PLAN

PROJECT NUMBER  
13496A

PRINT DATE  
2025-09-03

PROJECT MANAGER  
R.E.

DESIGNED BY  
M.B.

C-400

811

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.  
Know what's below.  
Call before you dig.

BENCHMARK

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

- 1 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.
- 2 SANITARY SEWER MANHOLE PER SANDY SUBURBAN IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
- 3 CONNECT TO EXISTING SEWER MANHOLE PER SANDY SUBURBAN IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
- 4 2" METER W/ 2" TYPE K RIGID COPPER PIPE FROM MAIN TO METER, PER SANDY CITY DETAIL WTR-10, POLY PIPE AFTER METER.
- 5 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).
- 7 8" C900 DR-14 PVC (OR BETTER) WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER SANDY CITY STANDARDS AND SPECIFICATIONS.
- 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.
- 12 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.
- 14 PRIVATE CAIRNS DISTRICT STD LIGHT POLE. SEE PHOTOMETRIC PLANS FOR ADDITIONAL INFORMATION.
- 15 59-WATT SANDY CITY CAIRNS DISTRICT STANDARD RESIDENTIAL STREET LIGHT PER SANDY CITY STD DTL SL-01. SEE SHEET C-603.
- 16 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.
- 17 UNDERGROUND ELECTRICAL CONDUIT. SEE ELECTRIC PLANS FOR INFORMATION AND COORDINATE WITH ROCKY MOUNTAIN POWER.
- 18 ELECTRICAL EQUIPMENT. SEE ELECTRIC PLANS FOR INFORMATION AND COORDINATE WITH ROCKY MOUNTAIN POWER.
- 19 INSTALL 8" 90" BEND WITH THRUST BLOCKING PER SANDY CITY STANDARDS.
- 20 INSTALL 8" GATE VALVE WITH THRUST BLOCKING PER SANDY CITY STANDARDS.

GENERAL NOTES

- 1 ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 2 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 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.
- 3 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. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 5 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.
- 6 NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
- 7 THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 8 THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- 9 MANHOLE COVERS SHALL BE CAIRNS BRANDED AND HAVE AN ADDITIONAL IDENTIFYING MARKER INDICATING STORM WATER, SEWER ETC. SEE DETAIL 12/C-600.
- 10 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

WATER NOTES

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STREETLIGHT NOTES

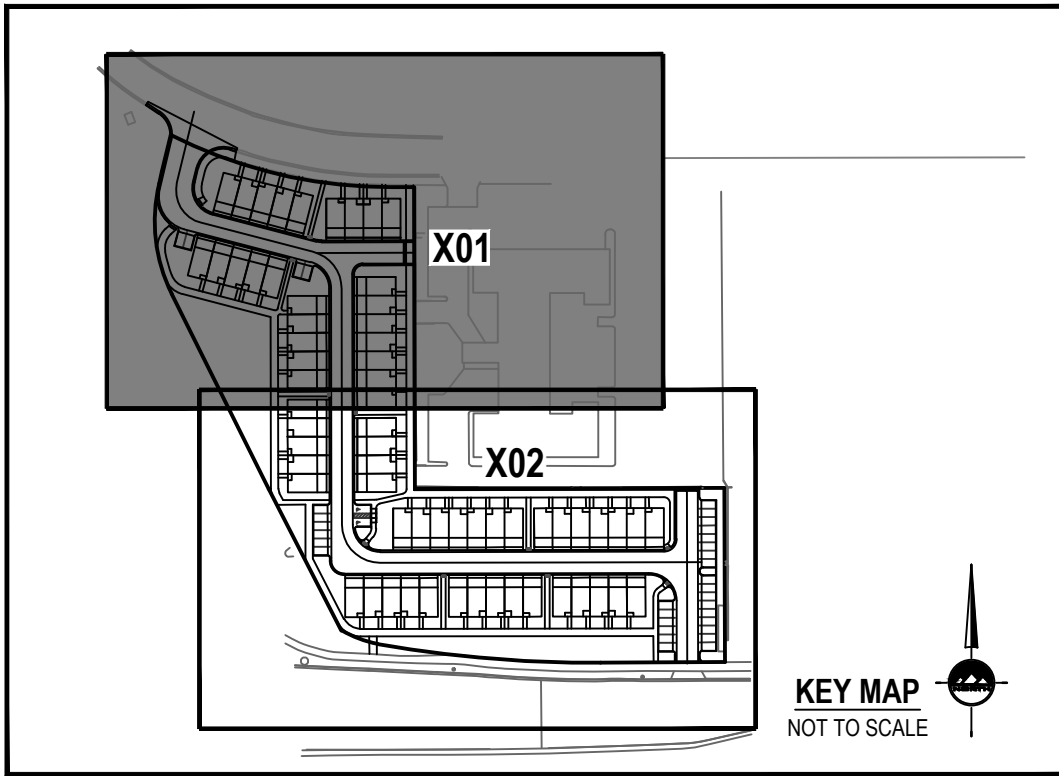
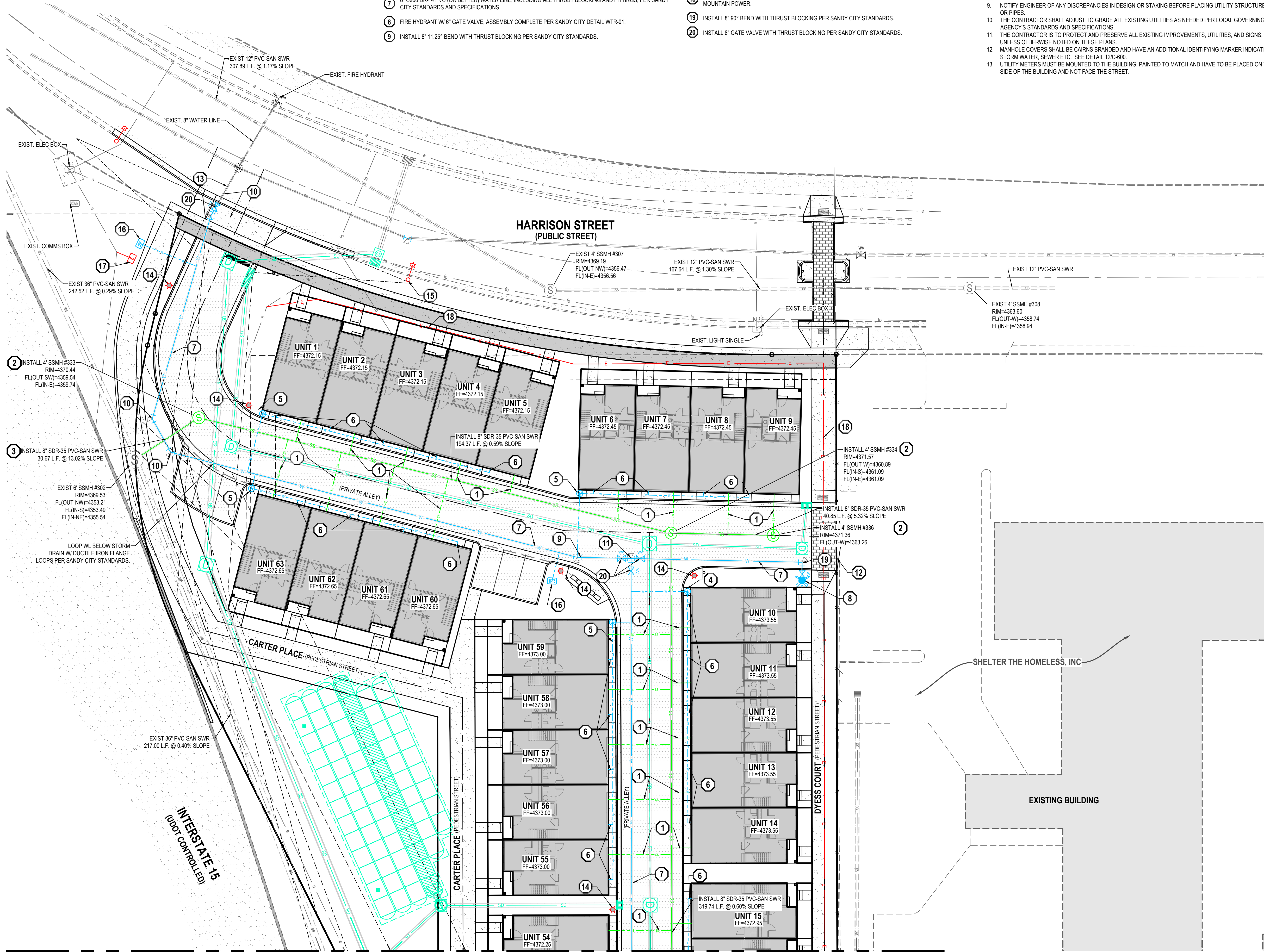
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EN SIGN

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CONTACT:  
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PHONE: 385-214-7665

SANDY STATION TOWNHOMES  
220 WEST HARRISON STREET  
SANDY, UTAH

PROFESSIONAL ENGINEER  
09/03/2025  
No. 9125581-2202  
MICHAEL S. BRIDGE  
STATE OF UTAH  
FOR REVIEW

UTILITY PLAN

PROJECT NUMBER  
13496A  
DESIGNED BY  
R.E.  
PRINT DATE  
2025-09-03  
DESIGNED BY  
M.B.

C-401

811

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- FOR CONSTRUCTION EAST OF THE UTAH TRANSIT AUTHORITY'S TRAX LINE, USE DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER.
- FOR CONSTRUCTION WEST OF UTAH TRANSIT AUTHORITY'S TRAX LINE, USE POLYVINYL CHLORIDE (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 PIPE. APPROVED EQUAL. MEGA LUGS SHALL NOT BE ALLOWED ON PVC PIPE.
- USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS.
- WHEN THE DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 6-FEET, AN ADDITIONAL AUXILIARY VALVE SHALL BE FLANGED TO THE FIRE HYDRANT.
- ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT.
- ALL DUCTILE IRON WATER LINES, FITTINGS AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
- ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM BELOW AND 12-INCHES MINIMUM ON EACH SIDE AND ON TOP OF THE PIPE).

STREETLIGHT NOTES

- NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
- THE DEVELOPER IS REQUIRED TO GRANT TO THE CITY A MINIMUM OF 15-FOOT WIDE STREETLIGHT EASEMENT (7.5-FEET EACH SIDE OF PIPE) FOR CONDUIT AND WIRES TO THE POWER SOURCE ON PRIVATE PROPERTY.
- A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAIL FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
- SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR STREETLIGHTS, JUNCTION BOXES, AND ELECTRICAL WIRING. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.

- INSTALLATIONS SHALL BE LOCATED AS INDICATED ON THE APPROVED PLANS FOR THE PROJECT. FIELD MODIFICATIONS MUST BE APPROVED BY THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
- STREET LIGHT POLES SHALL BE INSTALLED IN A MANNER THAT WILL NOT HINDER THE OPERATION OF FIRE HYDRANTS, UNDERGROUND WATER 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.

SANDY SUBURBAN IMPROVEMENT DISTRICT NOTES:

- ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH SANDY SUBURBAN IMPROVEMENT DISTRICTS DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- 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 SEWER IMPROVEMENTS.

SCOPE OF WORK:

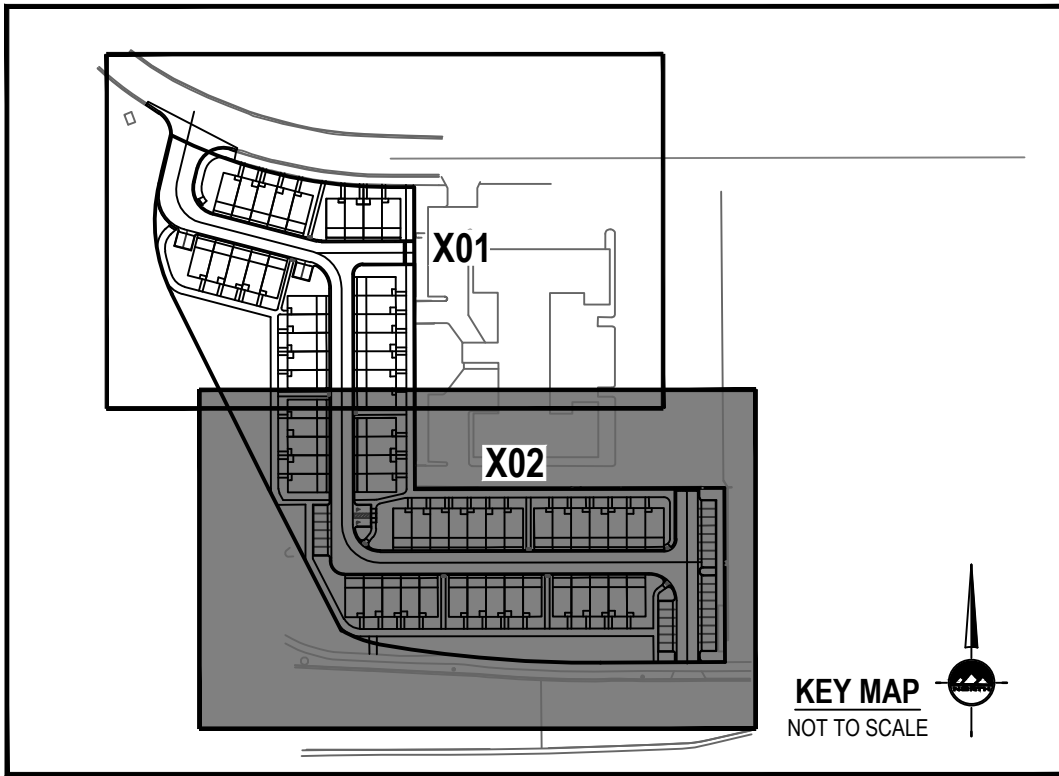
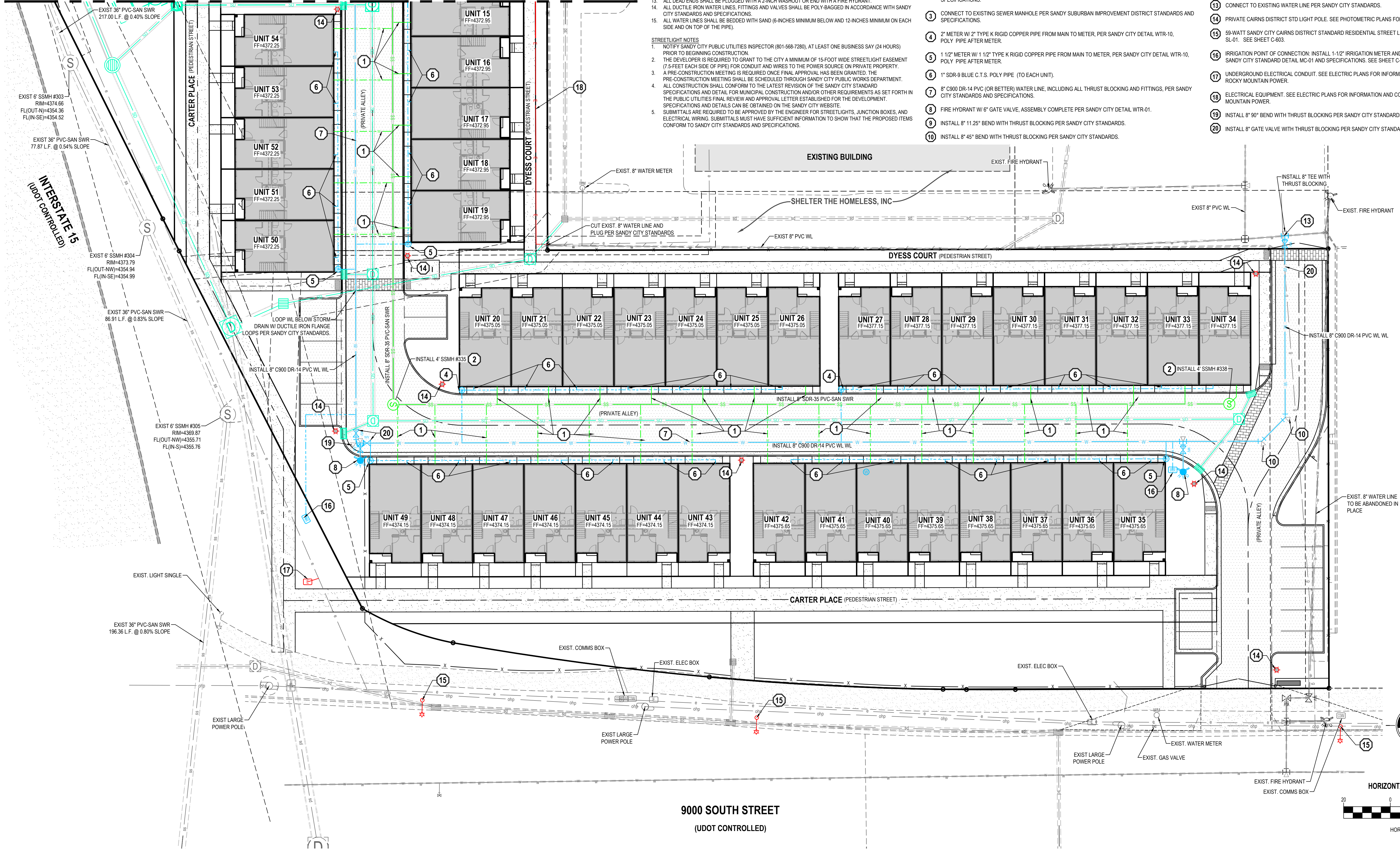
THE FOLLOWING HAVE BEEN PROVIDED, INSTALLED, AND/OR CONSTRUCTED PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

- 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.
- 1" SDR-9 BLUE C.T.S. POLY PIPE (TO EACH UNIT).
- 8" C900 DR-14 PVC (OR BETTER) WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER SANDY CITY STANDARDS AND SPECIFICATIONS.
- FIRE HYDRANT W/ 6" GATE VALVE, ASSEMBLY COMPLETE PER SANDY CITY DETAIL WTR-01.
- INSTALL 8" 11.25" BEND WITH THRUST BLOCKING PER SANDY CITY STANDARDS.
- INSTALL 8" 45" BEND WITH THRUST BLOCKING PER SANDY CITY STANDARDS.

- 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.
- 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.
- 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 8" 90" BEND WITH THRUST BLOCKING PER SANDY CITY STANDARDS.
- INSTALL 8" GATE VALVE WITH THRUST BLOCKING PER SANDY CITY STANDARDS.

SEE DRAWING C-401

SEE DRAWING C-401



EN SIGN

THE STANDARD IN ENGINEERING

SANDY

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

FOR:

D.R. HORTON  
12361 S. GATEWAY PARK PLACE, STE D-100  
DRAPER, UT 84020

CONTACT:

DAVE MARTIN  
PHONE: 385-214-7665

SANDY STATION TOWNHOMES

220 WEST HARRISON STREET  
SANDY, UTAH

09/03/2025

No. 9125581-2202

MICHAEL S. BRIDGE

STATE OF UTAH

FOR REVIEW

UTILITY PLAN

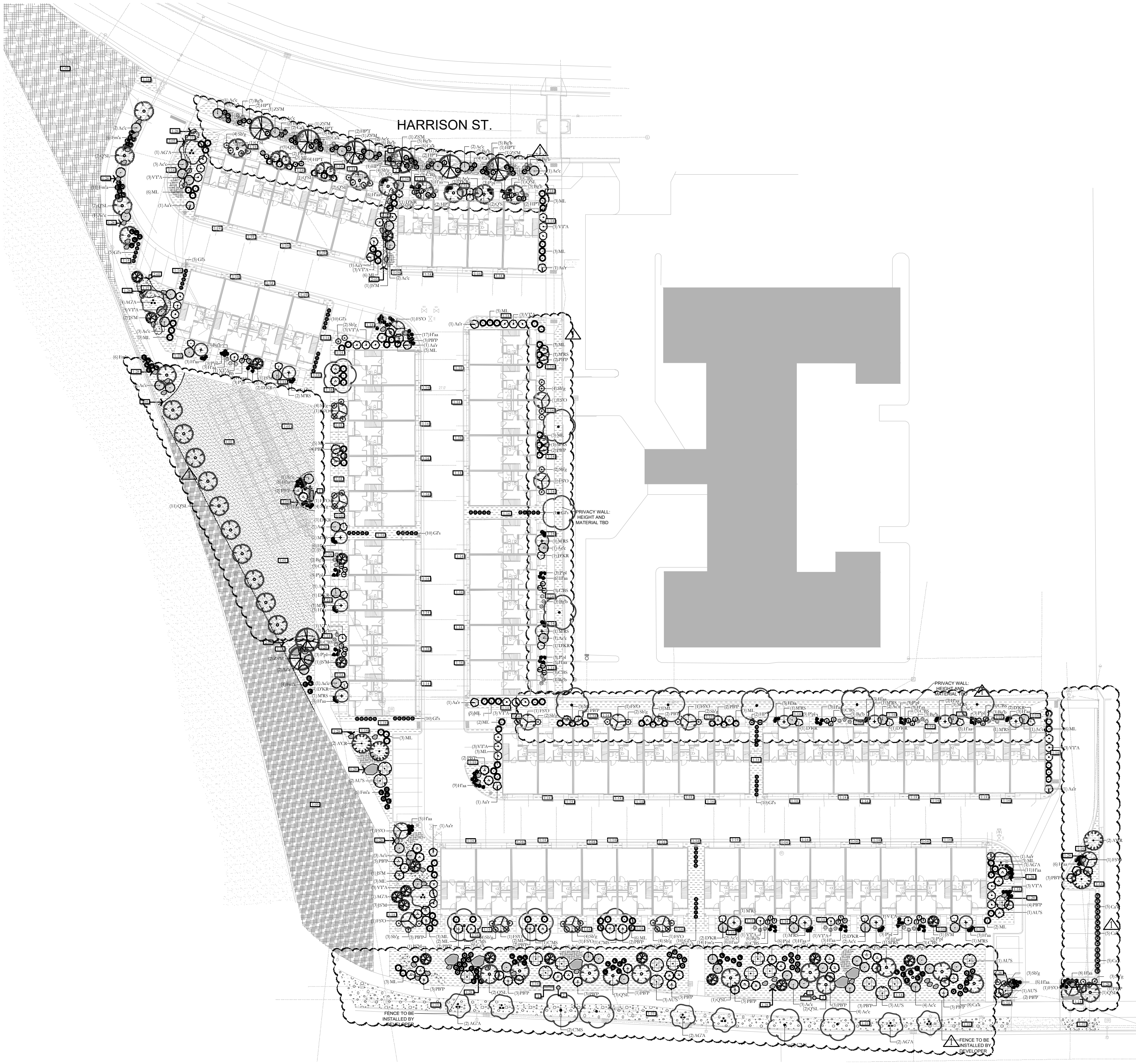
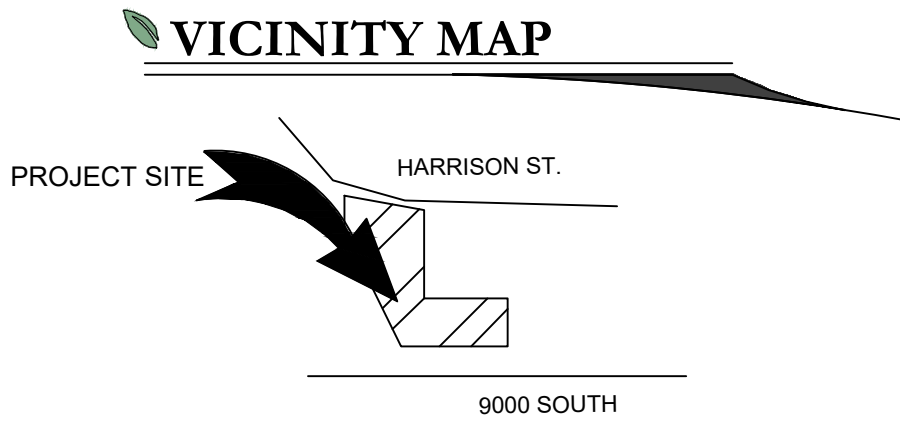
PROJECT NUMBER  
13496A

PRINT DATE  
2025-09-03

PROJECT MANAGER  
R.E.

DESIGNED BY  
M.B.

C-402



SITE MATERIALS LEGEND

| SYMBOL | CODE | DESCRIPTION                        | QTY |
|--------|------|------------------------------------|-----|
|        | 1    | Forms + Surfaces - Boardwalk Bench | 4   |
|        | 2    | Wood material trash receptacle     | 3   |

1 LANDSCAPE

|  |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |
|--|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|  | 1-01 | SODDED LAWN AREA<br>LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUE GRASS OR APPROVED EQUAL. SEE SOD LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101.                                                                                                                                                                                                                                                                                                                                                                                                       | 9,506 sf  |
|  | 1-09 | IRRIGATED REVEGETATION SEED MIX<br>HYDROSEED WITH PLS (PURE LIVE SEED) AT 35LBS/ACRE<br>3.50 LBS SHEEP FESCUE 10%<br>3.50 LBS SLENDER WHEATGRASS 10%<br>3.50 LBS BLUEBUNCH WHEATGRASS 10%<br>3.50 LBS WESTERN WHEATGRASS 10%<br>3.50 LBS HARD FESCUE 10%<br>3.50 LBS MOUNTAIN BROMEGRASS 10%<br>3.50 LBS CRESTED WHEATGRASS 10%<br>3.50 LBS INTERMEDIATE WHEATGRASS 10%<br>1.75 LBS BIG BLUEGRASS 5%<br>2.62 LBS ANNUAL RYEGRASS 7.5%<br>2.63 LBS PERENNIAL RYEGRASS 7.5%<br>SEE SUMMIT SEED. DARRELL@SUMMITSEEDING.COM 435-709-8003. REFER TO SEED LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101. | 17,818 sf |
|  | 1-14 | 1.5\"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 40,482 sf |
|  | 1-19 | 2.4\"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 4,456 sf  |
|  | 1-20 | BOULDERS- DECORATIVE<br>36-72 INCHES. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501..                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 62        |

2 HARDSCAPE

|  |      |       |        |
|--|------|-------|--------|
|  | 2-05 | 5\"/> | 636 lf |
|--|------|-------|--------|

|  |      |     |                                                                               |       |
|--|------|-----|-------------------------------------------------------------------------------|-------|
|  | Fm'a | 64  | Festuca mairei<br>Atlas Fescue<br>low; 3x3; sun; z5; Utah Lake water tolerant | 1 gal |
|  | ML   | 101 | Muhlenbergia capillaris 'Lena'<br>Regal Mist® Pink Muhly Grass                | 5 gal |

PERENNIALS

|  |      |     |                                                                                                                        |       |
|--|------|-----|------------------------------------------------------------------------------------------------------------------------|-------|
|  | H'a  | 174 | Hemerocallis x 'Always Afternoon'<br>Lavender Daylily<br>P3; 2x2; AV 1; full to part sun; z3; Utah Lake water tolerant | 1 gal |
|  | P'pl | 45  | Penstemon pinifolius<br>Pineleaf Penstemon                                                                             | 1 gal |

SYMBOL

|  |     |                                                                        |       |
|--|-----|------------------------------------------------------------------------|-------|
|  | 707 | Phlox subulata 'Cherry'<br>GoldiPhlox™ Cherry Creeping Phlox<br>12\"/> | 4\"/> |
|--|-----|------------------------------------------------------------------------|-------|

PLANT LEGEND

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME                                                                                    | CONT  | CAL | SIZE |
|--------|------|-----|------------------------------------------------------------------------------------------------------------|-------|-----|------|
|        | JS'M | 19  | Juniperus scopulorum 'Moonglow'<br>Moonglow Juniper<br>Tc2; 18x8; AV 20; sun; z3; Utah Lake water tolerant | B & B |     | 6'   |

DECIDUOUS TREES

|  |      |    |                                                                                                                                                               |       |               |
|--|------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------|
|  | A'CR | 4  | Acer griseum 'JFS KW22/AGRI' Copper Rocket<br>Copper Rocket™ Paperbark Maple<br>25'x12'; moderate water; sun to part shade; z4                                | B & B | 2\"/>         |
|  | AG'A | 10 | Amelanchier x grandiflora 'Autumn Brilliance'<br>Autumn Brilliance Serviceberry<br>moderate; 20x15; part sun to shade; z4; Utah Lake water tolerant           | B & B | Multi-trunked |
|  | C'MS | 16 | Cercis canadensis 'Minnesota Strain'<br>Minnesota Strain Eastern Redbud<br>Moderate; 20-25' tall x 25' wide; sun to part shade; z 4; Utah Lake water tolerant | B & B | 2\"/>         |
|  | FS'O | 15 | Fagus sylvatica 'Red Obelisk'<br>Red Obelisk European Beech<br>moderate; 30x10; full to part sun; z5                                                          | B & B | 2\"/>         |
|  | M'RS | 18 | Malus x 'Raspberry Spear'<br>Raspberry Spear Crabapple<br>low; 20x8; sun; z4; Utah Lake water tolerant                                                        | B & B | 2\"/>         |
|  | Q'SL | 37 | Quercus x 'Scarlet Letter'<br>Scarlet Letter Columnar Oak<br>Moderate; 40'x12-15'; sun; z3; Utah Lake water tolerant                                          | B & B | 2\"/>         |
|  | ZS'M | 8  | Zelkova serrata 'Musashino'<br>Musashino Zelkova<br>Td4; 45x15; AV 490; sun; z5; Utah Lake water tolerant                                                     | B & B | 2\"/>         |

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|--------|------|-----|-------------------------|------|
|--------|------|-----|-------------------------|------|

DECIDUOUS SHRUBS

|  |       |    |                                                                                                                           |       |
|--|-------|----|---------------------------------------------------------------------------------------------------------------------------|-------|
|  | Aa'r  | 10 | Amelanchier alnifolia 'Regent'<br>Regent Serviceberry<br>Sd2; 5x5; AV 50; sun to part shade; z2; Utah Lake water tolerant | 5 gal |
|  | AU'S  | 18 | Amelanchier utahensis<br>Utah Serviceberry<br>xeric; 6-15x6-10; sun; z5; Utah Lake water tolerant                         | 3 gal |
|  | C'BS  | 39 | Caryopteris x clandonensis 'Blauer Splatz'<br>Sapphire Surf™ Bluebeard<br>Sd2; 2'x3'; sun; z5; AV 12.5                    | 5 gal |
|  | D'KR  | 18 | Kodiak® Red Diervilla<br>Moderate to low; 3-4'x4-5'; sun to shade; z4; Utah Lake water tolerant                           | 5 gal |
|  | GI's  | 70 | Genista lydia 'Select'™<br>Genista lydia Bangle<br>low; 2x2; z5; sun; Utah Lake water tolerant                            | 1 gal |
|  | HI'PT | 19 | Hydrangea paniculata 'Fire Light'™<br>Fire Light Tidbit Panicle Hydrangea<br>moderate; 3x3; part sun; z3                  | 5 gal |
|  | PB'P  | 75 | Prunus besseyi 'P011S' 'Pawnee Buttes'<br>Pawnee Buttes Sand Cherry<br>Sd1; 1.5 x 6; AV19.5; sun; z4;                     | 5 gal |
|  | Sb'g  | 51 | Spiraea betulifolia 'Tor Gold'™<br>Glow Girl Birchleaf Spirea<br>moderate; 3-4 x 3-4; sun to part sun; z3                 | 5 gal |
|  | VT'A  | 38 | Viburnum trilobum 'Alfredo'<br>Alfredo Cranberrybush Viburnum<br>low; 6x6; sun to part sun; z3;                           | 5 gal |

EVERGREEN SHRUBS

|  |      |    |                                                                                                               |       |
|--|------|----|---------------------------------------------------------------------------------------------------------------|-------|
|  | Ac'c | 61 | Arctostaphylos x coloradoensis 'Chieftain'<br>Chieftain Manzanita<br>Sc1; 3x6; AV 28; sun to light shade; z4; | 5 gal |
|--|------|----|---------------------------------------------------------------------------------------------------------------|-------|

GRASSES

|  |      |    |                                                                                                                                 |       |
|--|------|----|---------------------------------------------------------------------------------------------------------------------------------|-------|
|  | Bg'b | 80 | Bouteloua gracilis 'Blonde Ambition'<br>Blonde Ambition Blue Grama<br>Tw1; 2.5 x 2.5; AV .75; sun; Z4; Utah Lake water tolerant | 1 gal |
|  | Ca'k | 79 | Calamagrostis x acutiflora 'Karl Foerster'<br>Feather Reed Grass<br>Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant           | 1 gal |

| ISSUE DATE | PROJECT NUMBER | PLAN INFORMATION                                                                                     | PROJECT INFORMATION |
|------------|----------------|------------------------------------------------------------------------------------------------------|---------------------|
| 9/17/2025  | UT25067        | ** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 08/05/2025 |                     |

| NO. | REVISION      | DATE       |
|-----|---------------|------------|
| 1   | CITY COMMENTS | 08-05-2025 |
| 2   |               |            |
| 3   |               |            |
| 4   |               |            |
| 5   |               |            |
| 6   |               |            |
| 7   |               |            |

811 BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.  
1-800-662-4111  
www.bluestakes.org

GRAPHIC SCALE: 1" = 40'

SANDY STATION  
HARRISON STREET  
SANDY, UTAH

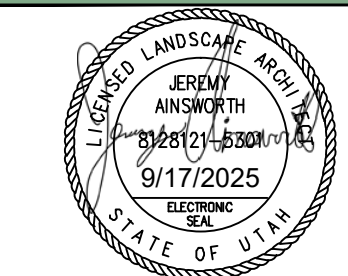
DR HORTON  
ATT: MORGAN KOLLMAN  
MLDDAVISKOLLMAN@DRHORTON.COM

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LEHI, UTAH 84043 (801) 995-2217  
www.pkjdesigngroup.com



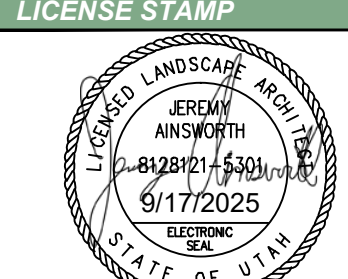
LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-100





| ISSUE DATE |               | PROJECT NUMBER | PLAN INFORMATION                                                                                     | PROJECT INFORMATION | DEVELOPER / PROPERTY OWNER / CLIENT                              | LANDSCAPE ARCHITECT / PLANNER | LICENSE STAMP                                                                         | DRAWING INFO                                                  |
|------------|---------------|----------------|------------------------------------------------------------------------------------------------------|---------------------|------------------------------------------------------------------|-------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------|
| 9/17/2025  |               | UT25067        | ** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 08/05/2025 |                     | DR HORTON<br>ATT: MORGAN KOLLMAN<br>MLDDAVISKOLLMAN@DRHORTON.COM |                               |  | PM: JTA<br>DRAWN: ACP<br>CHECKED: JMA<br>PLOT DATE: 9/17/2025 |
| NO.        | REVISION      | DATE           |                                                                                                      |                     |                                                                  |                               |                                                                                       |                                                               |
| 1          | CITY COMMENTS | 08-05-2025     |                                                                                                      |                     |                                                                  |                               |                                                                                       |                                                               |
| 2          |               |                |                                                                                                      |                     |                                                                  |                               |                                                                                       |                                                               |
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| 7          |               |                |                                                                                                      |                     |                                                                  |                               |                                                                                       |                                                               |

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UTILITY NOTIFICATION CENTER, INC.  
1-800-662-4111  
www.bluestakes.org

GRAPHIC SCALE: 1" = 20'

SHEET LP 102  
SHEET LP 103

# SANDY STATION HARRISON STREET SANDY, UTAH

DR HORTON  
ATT: MORGAN KOLLMAN  
MLDDAVISKOLLMAN@DRHORTON.COM

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LANDSCAPE PLAN  
CITY PERMIT SET

LP-103



A FORMS + SURFACE BENCH  
NOT TO SCALE



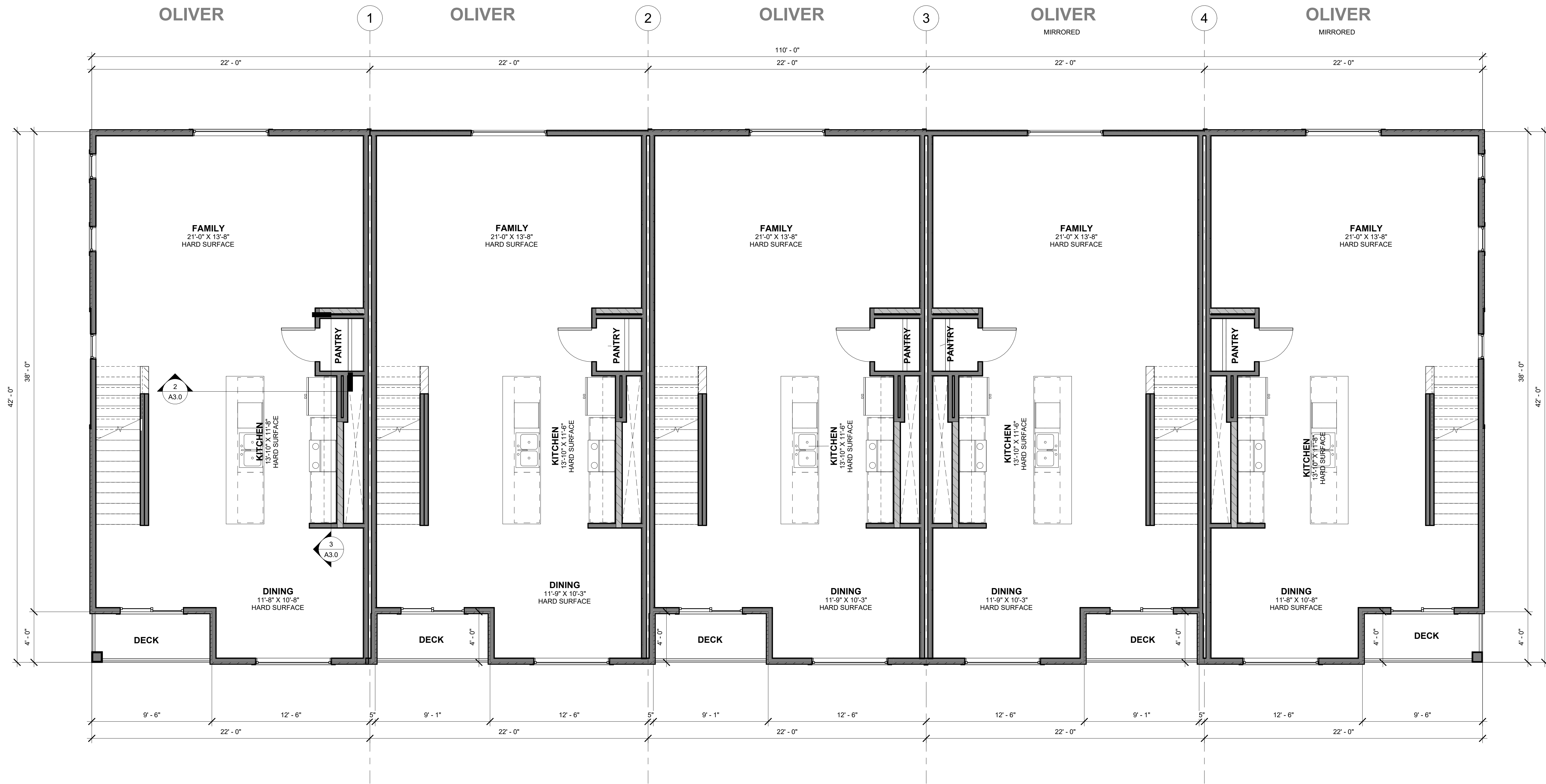
B WOOD MATERIAL TRASH RECEPTACLE  
NOT TO SCALE

| ISSUE DATE      |  | PROJECT NUMBER | PLAN INFORMATION                                                                                                                                                                                                                                                            | PROJECT INFORMATION                             | DEVELOPER / PROPERTY OWNER / CLIENT                              | LANDSCAPE ARCHITECT / PLANNER                                            | LICENSE STAMP                                                                                          | DRAWING INFO                                                  |
|-----------------|--|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|------------------------------------------------------------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| 9/17/2025       |  | UT25067        | <div><div><div>811</div><div>BLUE STAKES OF UTAH<br/>UTILITY NOTIFICATION CENTER, INC<br/>1-800-662-4111<br/>www.bluestakes.org</div></div><div><div>** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 08/05/2025</div></div></div> | SANDY STATION<br>HARRISON STREET<br>SANDY, UTAH | DR HORTON<br>ATT: MORGAN KOLLMAN<br>MLDDAVisKOLLMAN@DRHORTON.COM | PKJ<br>DESIGN GROUP<br>Landscape Architecture & Planning & Visualization | <div><div><div>LANDSCAPE ARCHITECT<br/>JESSIE ANSLEY<br/>9/17/2025<br/>STATE OF UTAH</div></div></div> | PM: JTA<br>DRAWN: ACP<br>CHECKED: JMA<br>PLOT DATE: 9/17/2025 |
| NO. REVISION    |  | DATE           | LANDSCAPE DETAILS<br>CITY PERMIT SET                                                                                                                                                                                                                                        |                                                 |                                                                  |                                                                          |                                                                                                        |                                                               |
| 1 CITY COMMENTS |  | 08-05-2025     | LP-502                                                                                                                                                                                                                                                                      |                                                 |                                                                  |                                                                          |                                                                                                        |                                                               |
| 2               |  |                |                                                                                                                                                                                                                                                                             |                                                 |                                                                  |                                                                          |                                                                                                        |                                                               |
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| 7               |  |                |                                                                                                                                                                                                                                                                             |                                                 |                                                                  |                                                                          |                                                                                                        |                                                               |









① OVERALL SECOND FLOOR PLAN  
1/4" = 1'-0"

SEE UNIT PLANS

20' A.L. TOWNHOME (O) 3-STORY 5-PLEX (GYP)  
OVERALL SECOND FLOOR PLAN

A0.2

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*America's Builder*

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① OVERALL THIRD FLOOR PLAN  
1/4" = 1'-0"

SEE UNIT PLANS

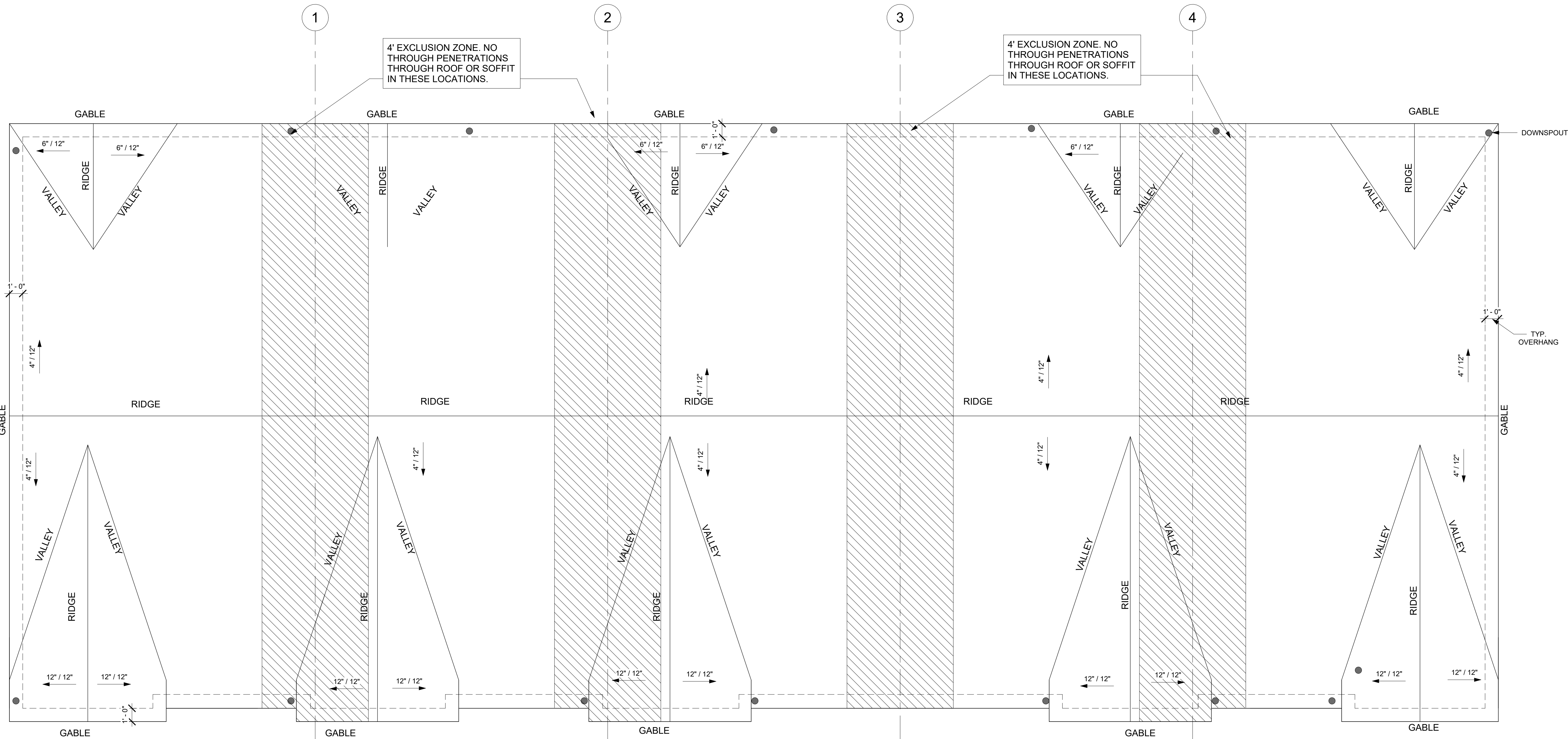
20' A.L. TOWNHOME (O) 3-STORY 5-PLEX (GYP)  
OVERALL THIRD FLOOR PLAN

**D.R. HORTON**  
*America's Builder*

13351 S. GATEWAY PARK PLACE, SUITE 100, DALLAS, TX 75244  
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1 ROOF PLAN  
1/4" = 1'-0"

| OLIVER ATTIC VENTILATION CALCULATIONS:              |
|-----------------------------------------------------|
| ATTIC AREA: 816 sf X 1/300 = 2.72 sf NFA REQ'D      |
| 2.72 SF NFA X 144 si = 391.68 si                    |
| 391.68 si / 2 = 195.84 si FOR EACH (RIDGE & SOFFIT) |
| SOFFIT VENT PROVIDED:                               |
| (2"x12"x 9 Spaces) = 216 si                         |
| GABLE END VENT PROVIDED:                            |
| (12"x18" VENTS) = 216 si. (1) PROVIDED = 216 si.    |
| TURTLE VENT PROVIDED:                               |
| (10"x10" VENT) = 100 si. (3) PROVIDED = 300 si.     |