

Subject Property



SUB07082022-006359
Subdivision
Approx. 1775 E. 11400 S.

PRODUCED BY CRAIG EVANS
COMMUNITY DEVELOPMENT DEPARTMENT

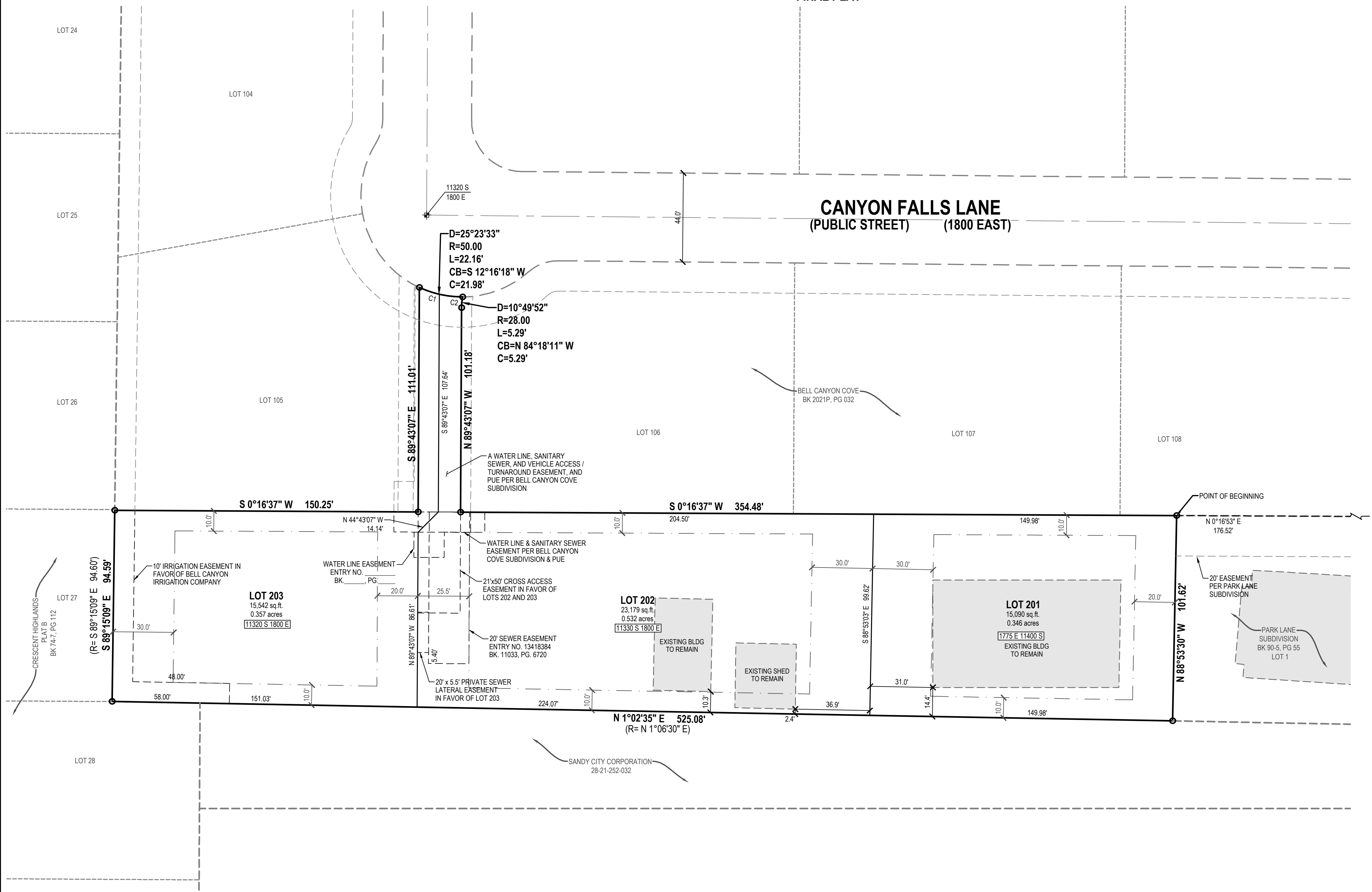
 **PUBLIC NOTICE**
Proposal for this Property:
Park Lane Amended Subdivision - Create
two new lots (single-family homes) with access
from Canyon Falls Lane.
Applicant: Laine Fluekiger - 801-571-5541
Project Name: Park Lane Amended
This item will be discussed at a Public Hearing / Meeting with the Sandy City
Planning Commission 9/1/22 at 6:15 PM. This meeting will
be conducted: at the City Council Chambers, 10000 S. Centennial Pkwy.
 via Zoom (see sandyutah.legistar.com for details).
Any person interested in this matter may obtain complete application information
by going to sandyutah.legistar.com or calling 801-568-7256

Sandy PUBLIC NOTICE
Proposal for this Property:
Create two new lots (single family home) with
access from Canyon Falls Lane.
Applicant: Laine Fluekiger - 801-571-5541
Project Name: Park Lane Amended Subdivision
This item will be discussed at a Public Hearing (Meeting) with the Sandy City
Planning Commission on 9/1/22 at 6:15 PM. This meeting will
be conducted at the City Council Chambers, 10000 S. Centennial Pkwy.
via Zoom (see sandyutahlegistar.com for details).
Any person interested in this matter may obtain complete application information
by going to sandyutahlegistar.com or calling 801-568-7256

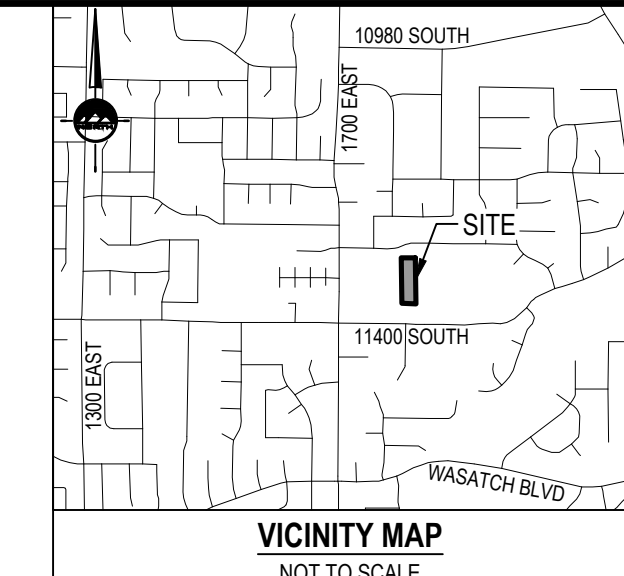
PARK LANE AMENDED SUBIVISION

AMENDING LOT 2 OF PARK LANE SUBDIVISION AND PARCEL A OF BELL CANYON COVE SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

FINAL PLAT



EAST QUARTER CORNER SECTION 21 T3S, R1E, SLB&M (FOUND 2.5" ROUND TOP BRASS CAP)



LEGEND

- SECTION CORNER
- ENSIGN ENG. LAND SURV.
- BOUNDARY LINE
- ADJACENT PARCEL LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- SETBACK LINE

SANDY CITY GENERAL PLAT NOTES

1. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
2. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
3. CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB-20-20-20) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT. THE CONDITIONS OF APPROVAL IMPOSED BY THE SANDY CITY PLANNING COMMISSION, THE SANDY CITY STANDARD SPECIFICATION FOR SANDY BUILDING CODE, AND THE SANDY CITY LAND DEVELOPMENT CODE REQUIREMENTS MAY BE IMPOSED AS REQUIRED BY THE APPLICABLE SANDY CITY ORDINANCES AT THE TIME OF ADDITIONAL DEVELOPMENT APPLICATIONS AND APPROVALS RELATED TO THE SUBJECT PROPERTY.

PLAT NOTES

1. EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN STORM WATER ON SITE (EXCEPT FOR THE PORTION OF DRIVEWAY THAT DRAINS DIRECTLY TO THE STREET), BASED ON THE 10 YEAR 24 HOUR STORM AND ROUTE THE ACCESS WATER TO THE ROAD UP TO 100 YEAR 24 HOUR STORM. THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	50.00'	10.57'	12°06'55"	S18°54'37"W	10.55'
C2	50.00'	11.59'	13°16'38"	S6°12'51"W	11.56'

SURVEYOR'S CERTIFICATE
I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. **286882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that by authority of the owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land being all of Lot 2 of Park Lane Subdivision, recorded May 29, 1990 as Entry No. 4521718 in Book 90-5 at Page 55 in the Office of the Salt Lake County Recorder, also being all of two entire tracts described in that certain Warranty Deed, recorded February 7, 2019 as Entry No. 12930625 in Book 10751 at Page 1359 and in that certain Warranty Deed, recorded April 3, 2019 as Entry No. 12961598 in Book 10756 at Page 6133 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Northeast Quarter of Section 22, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point located at the Northeast corner of Lot 1 of said Park Lane Subdivision, said point being South 89°43'07" East 804.08 feet along the Quarter Section line and North 00°16'53" East 176.52 feet from the Center of Section 22, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 88°53'30" West 101.62 feet along the northerly boundary line of said Lot 1;

thence North 01°02'35" East 525.08 feet to a point on the South Boundary Line of Crescent Highlands Plat B, recorded July 16, 1974 as Entry No. 2636430 in Book 747 at Page 112 in the Office of the Salt Lake County Recorder;

thence South 89°15'09" East 94.59 feet along said southerly boundary line of Crescent Highlands Plat B to the Northwest Corner of Lot 105 of Bell Canyon Cove Subdivision, recorded January 28, 2021 as Entry No. 13547757 in Book 2021P at Page 032 in the Office of the Salt Lake County Recorder;

thence along the westerly and southerly boundary lines of said Lot 105 of Bell Canyon Cove Subdivision the following two (2) courses:

(1) South 00°16'37" West 150.25 feet;

(2) South 89°43'07" East 111.01 feet to the Westerly Right-of-Way Line of Canyon Falls Lane;

thence Southwesterly 22.16 feet along the arc of a 50.00 foot radius curve to the left (center bears South 65°01'55" East and the chord bears South 12°16'10" West 21.98 feet with a central angle of 25°23'33") along said Westerly Right-of-Way Line to the northerly boundary line of Lot 106 of Bell Canyon Cove Subdivision;

thence along said northerly boundary line of Lot 106 of Bell Canyon Cove Subdivision the following two (2) courses:

(1) Northwesterly 5.29 feet along the arc of a 28.00 foot radius curve to the left (center bears South 11°06'45" West and the chord bears North 84°18'11" West 5.29 feet with a central angle of 10°49'52");

(2) North 89°43'07" West 101.18 feet to the westerly boundary line of Bell Canyon Cove Subdivision;

thence South 00°16'37" West 354.48 feet along said westerly boundary line to the point of beginning.

Contains 53,811 Square Feet or 1.235 Acres and 2 Lots



DATE: _____ PATRICK M. HARRIS
P.L.S. 286882

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-803(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
2.1. A RECORDED EASEMENT OR RIGHT OF WAY
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:
Quarter Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

DEVELOPER
LAINE & CINDI FLUEKIGER
1775 E 11400 S
SANDY, UTAH 84092
801.571.5544

RECORD OF SURVEY
ROS NO.: **S-2820-08-0675**
COUNTY SURVEYOR REVIEWER DATE

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT, 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOLEMI
Phone: 435.843.3090
CEDAR CITY
Phone: 435.850.1433
RICHFIELD
Phone: 435.898.2563

SHEET 1 OF 1
PROJECT NUMBER: 8974
MANAGER: DAJ
DRAWN BY: S.JL
CHECKED BY: PMH
DATE: 6/29/22

EASEMENT APPROVAL	
CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
DOMINION ENERGY UTAH	DATE
COMCAST	DATE

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.
SALT LAKE COUNTY HEALTH DEPARTMENT REPRESENTATIVE

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

CITY PARKS & RECREATION APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____
BY THE SANDY CITY PARKS & RECREATION DEPARTMENT.
SANDY CITY PARKS & RECREATION DEPARTMENT DIRECTOR

SANDY SUBURBAN IMPROVEMENT DISTRICT APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____
BY THE SANDY SUBURBAN IMPROVEMENT DISTRICT.
SANDY SUBURBAN IMPROVEMENT DISTRICT, MANAGER

CITY ENGINEER APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____
BY THE SANDY CITY ENGINEER.
SANDY CITY ENGINEER

PUBLIC UTILITIES DEPARTMENT APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____
BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT
SANDY CITY PUBLIC UTILITIES DEPARTMENT, ENGINEERING MANAGER

SANDY CITY MAYOR APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____
BY THE SANDY CITY MAYOR.
MAYOR ATTEST CLERK

CITY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____
BY THE SANDY CITY ATTORNEY
SANDY CITY ATTORNEY

PARK LANE AMENDED SUBIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

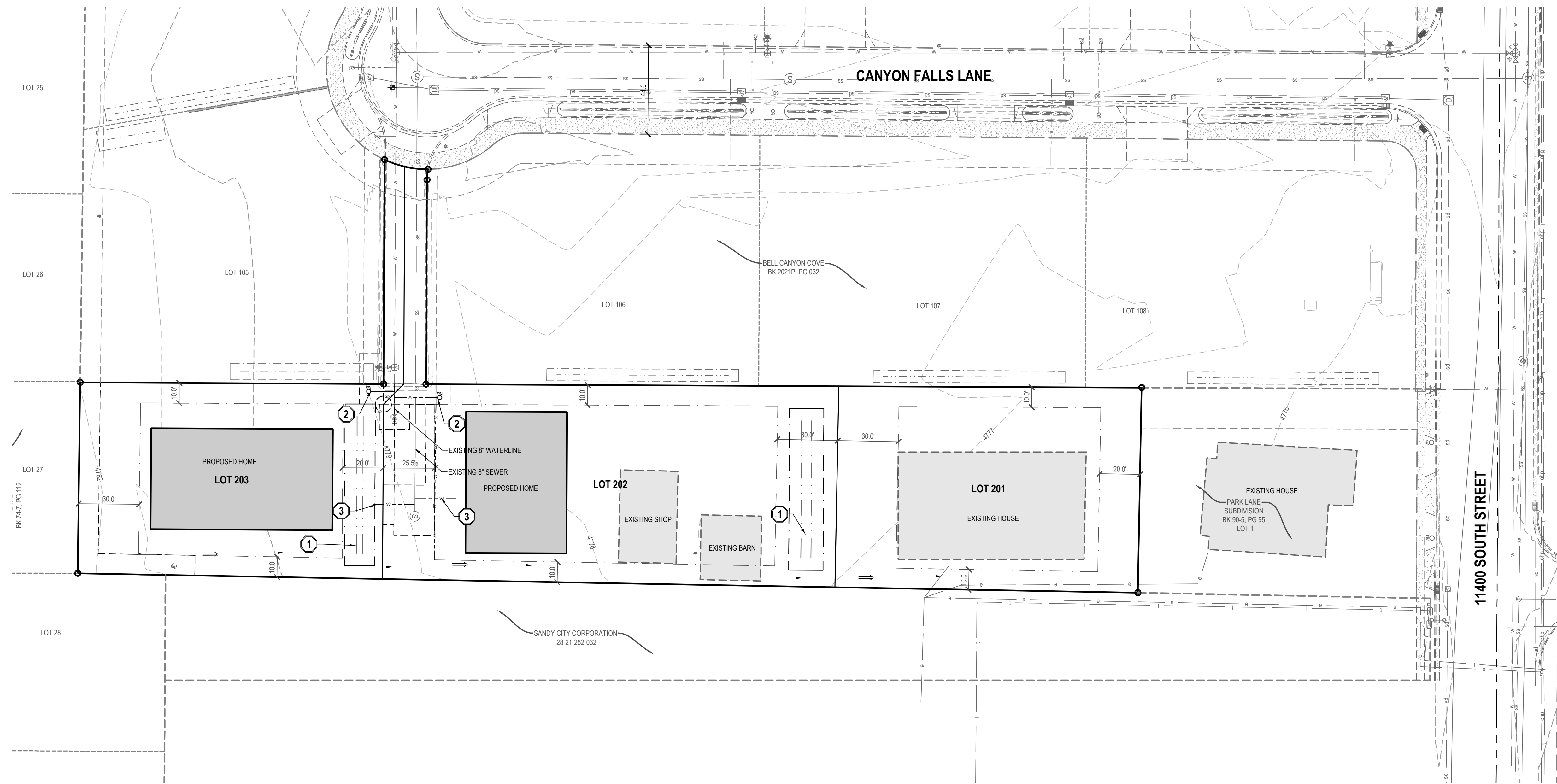
RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES _____ DEPUTY SALT LAKE COUNTY RECORDER

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

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

BENCHMARK

CENTER OF SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV = 4777.04'



WATER 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 CONSULTING 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.
- CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
- 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.
- A MINIMUM OF 48-INCHES AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.
- FOR DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER.
- FOR 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 ON PVC PIPES.
- ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS OR APPROVED EQUAL.
- 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).

UTILITY 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 SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER SANDY CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL WATER INFRASTRUCTURE TO BE INSTALLED PER SANDY CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
- THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

GRADING AND DRAINAGE 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 48XXXX 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 GOVERNING AGENCY OR APWA 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 DOWNSPOUTS/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 ROY THACKER OR WILLIS BILBREY AND UPDES INSPECTOR RAY HERRERA, 801-568-7280, AT LEAST FIVE WORKING DAYS PRIOR TO BEGINNING ANY CONSTRUCTION.
 - ALL MATERIALS AND WORK DONE IN 700 EAST (UDOT) STREET SHALL CONFORM TO UDOT STANDARDS AND REQUIREMENTS.
 - CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH SWPPP AND/OR NOI REQUIREMENTS. INSPECTIONS SHALL BE COMPLETED PER THE REQUIREMENTS OF THE SWPPP AND/OR NOI ALL INSPECTIONS SHALL BE DOCUMENTED AND MADE AVAILABLE VIA THE ONLINE SWPPP MANAGEMENT SYSTEM. REGULAR REVIEW OF THE ONLINE SWPPP MANAGEMENT SYSTEM AND INSPECTIONS WILL BE COMPLETED BY THE PUBLIC UTILITIES DEPARTMENT TO CONFIRM THAT CONSTRUCTION WORK IS BEING PERFORMED IN ACCORDANCE WITH SWPPP, NOI, AND OCP REQUIREMENTS. REVIEW AND INSPECTION REPORTS COMPLETED BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT WILL BE PROVIDED TO THE CONTRACTOR WHICH ARE TO BE POSTED TO THE ONLINE SWPPP MANAGEMENT SYSTEM. ALL IDENTIFIED VIOLATIONS ARE TO BE ADDRESSED AND DOCUMENTED ON THE ONLINE SWPPP MANAGEMENT SYSTEM.
 - A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THIS IS WHERE THE DEVELOPER/OWNER AND THE CONTRACTOR MEET WITH THE CITY'S INSPECTORS TO REVIEW THE APPROVED PLANS. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH THE PLANNING DEPARTMENT.
 - ALL MATERIALS AND WORK DONE ON FLOOD CONTROL FACILITIES SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION. SPECIFICATIONS AND DETAILS CAN BE OBTAINED AT [HTTP://SANDY.UTAH.GOV/GOVERNMENT/PUBLICWORKS/STANDARD-SPECIFICATIONS.HTML](http://sandy.utah.gov/government/publicworks/standard-specifications.html) OR FROM SANDY CITY PUBLIC UTILITIES DEPARTMENT (568-2999).
 - NON-SHRINKING GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM WATER FACILITIES. CUT PIPES OF 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 PROPOSED TO BE 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 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, CLEAN OUT BOXES, AND PIPE. THE BOXES AND PIPES ARE TO BE MAINTAINED IN A CLEANED CONDITION UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
 - CLEAN OFF ALL MANHOLE LIDS AND INLET GRATINGS OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
 - WHERE A SURF IS REQUIRED, THE DRAINAGE INSPECTOR ROY THACKER, 801-568-7284 OR WILLIS BILBREY, 568-7292, SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE AN OPPORTUNITY TO CHECK THE VOLUME OF GRAVEL, AS WELL AS THE GRAVEL GRADATION.
 - SIGNS ARE TO BE POSTED NEAR EACH INLET BOX 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 PRECAST INLET, COMBO AND JUNCTION BOXES SHALL BE SET ON 12" (MIN) COMPACTED 1" MINUS GRAVEL. SUBMITTALS ARE REQUIRED FOR ALL SAND BEDDING, SAND BACKFILL, PIPE, PRECAST CLEAN OUT BOXES AND PRECAST CATCH BASINS FOR ALL FACILITIES. THEY SHOULD BE SUBMITTED AT LEAST FIVE WORKING DAYS BEFORE CONSTRUCTION. SUBMITTALS SHOULD HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY SPECIFICATIONS.
 - PIPES SHALL BE VIDEO CAMERA TO SEE IF THEY NEED TO BE FIXED OR REPLACED BEFORE THE 80% OR 90% BOND RELEASE AND BEFORE FINAL BOND RELEASE.

SCOPE OF WORK:

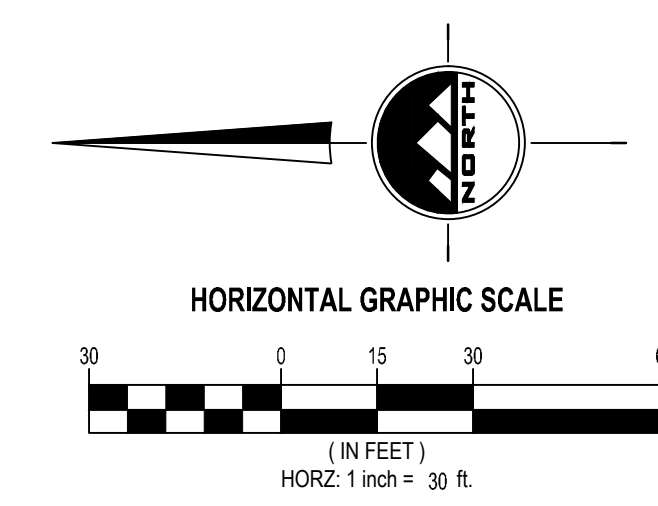
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- PROPOSED FUTURE LOT RETAINING SWALE. ACTUAL SIZE TO BE DETERMINED WITH HOME GRADING PLAN FOR LOT AT TIME OF BUILDING PERMIT
- 1" WATER METER AND LATERAL PER SANDY CITY DETAILS.
- 4" SEWER SERVICE LATERAL

RETENTION SWALE VOLUMES	
LOT	VOLUME
202	888
203	716

- FINISH GRADE SLOPE
- ⇒ 100-YEAR FLOW PATH

NOTE: LOT 201 IS AN EXISTING HOME WITH LANDSCAPING.



ENSGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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

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FOR:
LAINE & CINDY FLUEKIGER
1775 EAST 11400 SOUTH
SANDY CITY, UTAH 84092

CONTACT:
LAINE FLUEKIGER
PHONE: 801.571.5544

PARK LANE AMENDED SUBDIVISION

1775 EAST 11400 SOUTH

SANDY CITY, UTAH 84092



SITE, UTILITY, AND GRADING DRAINAGE PLAN

PROJECT NUMBER: 8974B PRINT DATE: 7/13/22

DRAWN BY: DAJ CHECKED BY: DAJ

PROJECT MANAGER: DAJ

C-100

NOTICE

(Single-family homes) with
as Lane.
- 801-571-5541
Amended Subdivision
Hearing (Meeting with the Sandy City
at 6:15 PM. This meeting will
Chambers, 10000 S. Centennial Pkwy.
ndyutah.legistar.com for details).
may obtain complete application information
om or calling 801-568-7256







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