

VANDYKE/QUICK SANDY SUBDIVISION

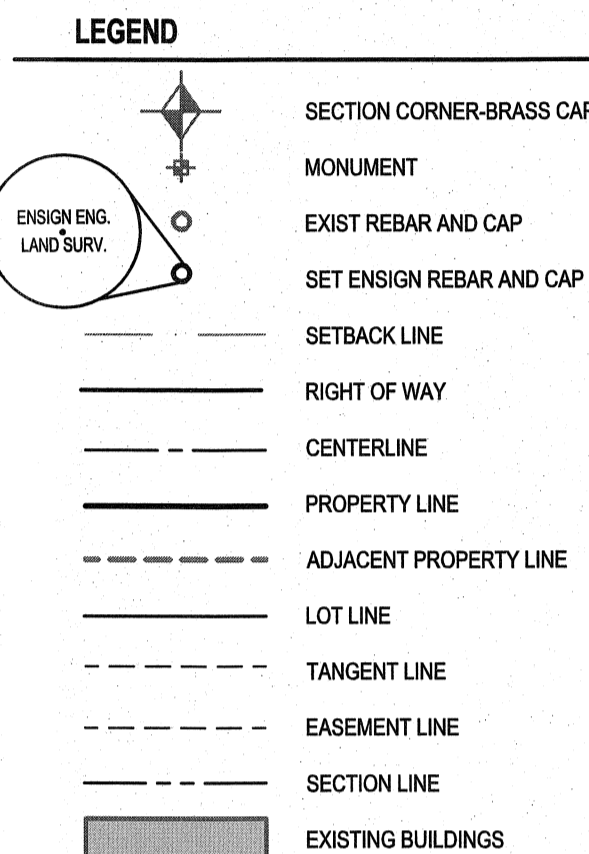
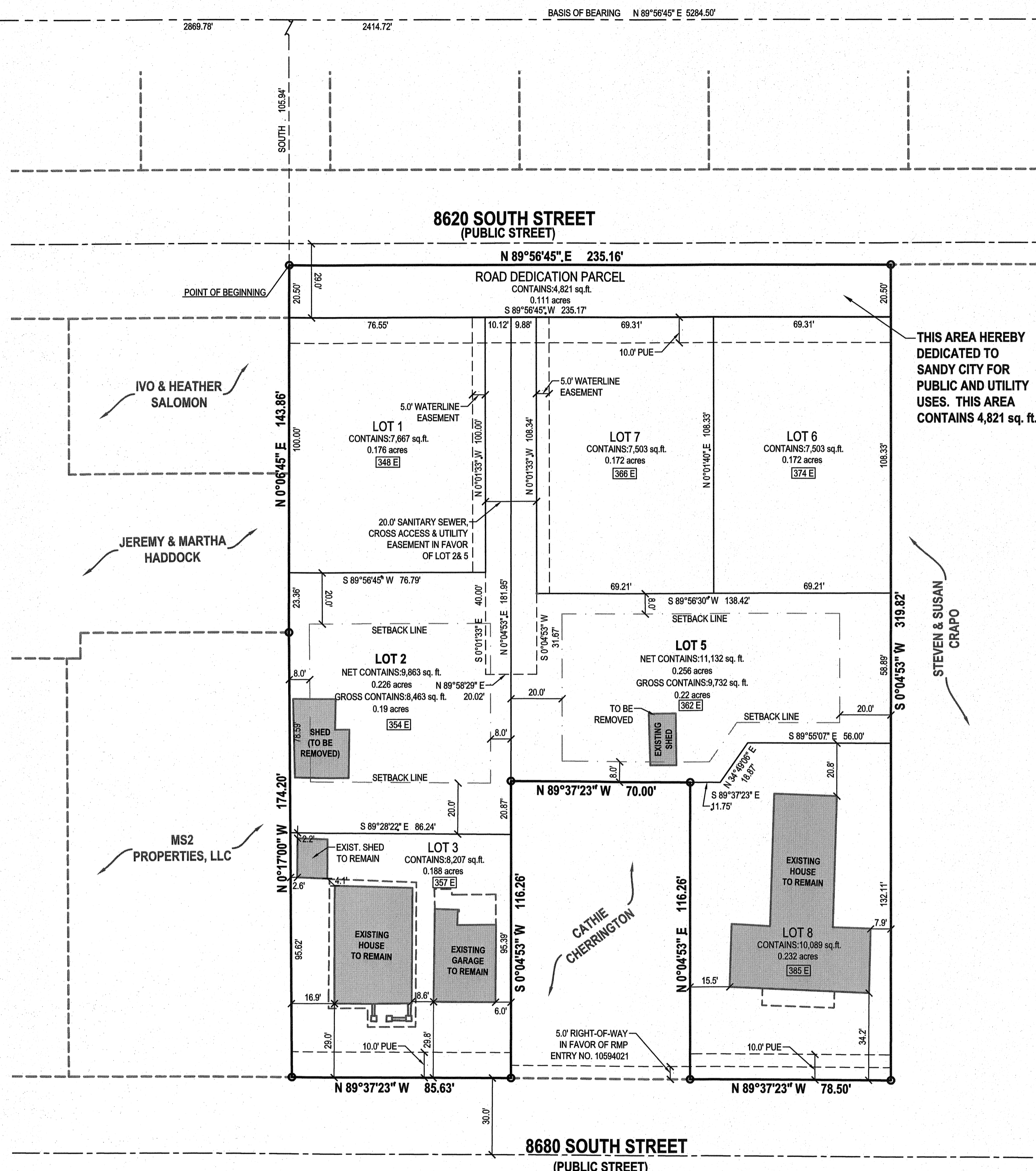
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

VICINITY MAP
(NOT TO SCALE)



NORTHWEST CORNER
SECTION 6
TOWNSHIP 3 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
8600 SOUTH STREET &
STATE STREET
(FOUND 2.5" BRASS CAP)

NORTHEAST CORNER
SECTION 6
TOWNSHIP 3 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
8600 SOUTH STREET &
700 EAST STREET
(FOUND 2.5" BRASS CAP)



THIS AREA HEREBY
DEDICATED TO
SANDY CITY FOR
PUBLIC AND UTILITY
USES. THIS AREA
CONTAINS 4,821 sq. ft.

SURVEYOR'S CERTIFICATE

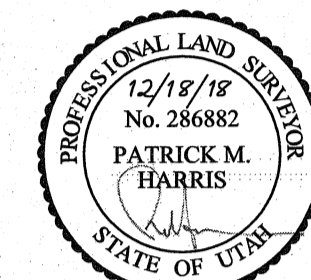
PATRICK M HARRIS, do hereby certify that I am a Licensed Land Surveyor and that I hold Certificate No. 28682 as prescribed under laws of the State of Utah. I further certify that, by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as VANDYKE/QUICK SANDY SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage, width, and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point South 89°56'45" West 2,414.71 feet and South 105.94 feet from the Northeast Corner of Section 6, Township 3 South, Range 1 East, Salt Lake Base & Meridian, running:

thence North 89°56'45" East 235.16 feet;
thence South 00°04'53" West 319.82 feet to the North line of 8660 South Street;
thence North 89°37'23" West 78.50 feet along the North line of said 8680 South Street;
thence North 00°04'53" East 116.26 feet;
thence North 89°37'23" West 70.00 feet;
thence South 00°04'53" West 116.26 feet to the North line of 8660 South Street;
thence North 89°37'23" West 85.63 feet along the North line of said 8680 South Street;
thence North 00°17'00" West 174.20 feet;
thence North 00°06'45" East 143.86 feet to the point of beginning.

Contains 66,787 sq. ft. or 1.53 acres. 7 Lots



12/18/18
Date

PATRICK M. HARRIS
P.L.S. 28682

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided into lots, streets and easements, hereafter to be known as the

VANDYKE/QUICK SANDY SUBDIVISION

do hereby dedicate, for perpetual use of the public, all parcels of land shown on this plat as intended for Public and Utility uses. Use also hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D. 20____

By: _____
By: _____

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Salt Lake
On the _____ day of _____, A.D. 20____

personally appeared before me, the undersigned Notary public, in and for said County of _____, in said State of Utah, who, after being duly sworn, acknowledged to me that He/She/They _____ in number, signed the Owner's Dedication freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____ RESIDING IN _____ COUNTY.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Salt Lake
On the _____ day of _____, A.D. 20____

personally appeared before me, the undersigned Notary Public, in and for said County of _____, in the State of Utah, who, after being duly sworn, acknowledged to me that He/She is the _____ of _____ and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned, and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____ RESIDING IN _____ COUNTY.

SANDY CITY GENERAL PLAT NOTES & NOTICE TO PURCHASERS

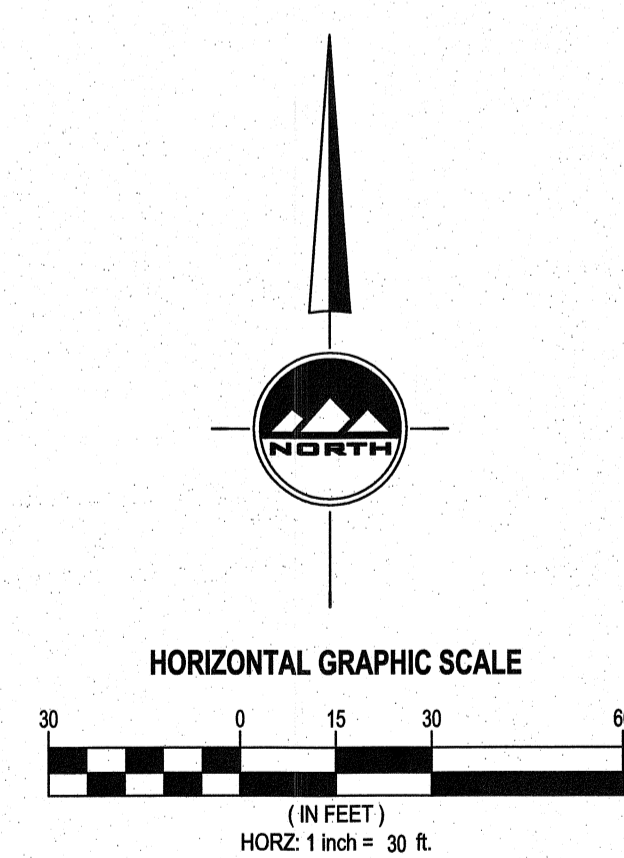
- REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
- BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
- CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
- ALL ROADWAYS THAT ARE NOT PRIVATE ROADS ARE DEDICATED TO SANDY CITY AS RIGHT-OF-WAY ("R.O.W.") FOR PUBLIC USE.

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-49-18-5478) 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

- SHALLOW SEWER DEPTHS: CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

DEVELOPER
ANTHONY VANDYKE
7390 SOUTH CREEK RD, SUITE 201
SANDY, UT 84093
888-316-6456



ROCKY MOUNTAIN POWER NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

DOMINION ENERGY NOTE:
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING 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 AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-4532.

EASEMENT APPROVAL		SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL	
CENTURYLINK	DATE	APPROVED THIS _____ DAY OF _____, 20____	BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.
ROCKY MOUNTAIN POWER	DATE		
DOMINION ENERGY	DATE		
COMCAST	DATE		

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

LAYTON
Phone: 801.561.1100
TOMBLE
Phone: 435.843.3300
CEDAR CITY
Phone: 435.860.4433
RICHFIELD
Phone: 435.930.0137
COLORADO SPRINGS
Phone: 719.479.0119

SHEET 1 OF 1	SURVEY RECORDING DATA
PROJECT NUMBER: 7107A	DATE: _____
MANAGER:	DRAWING NO. _____
DRAWN BY: S. IRELAND	CHECKED BY: P. HARRIS
DATE: 12/18/18	

PLANNING COMMISSION APPROVAL	CITY PARKS & RECREATION APPROVAL	SANDY SUBURBAN IMPROVEMENT DISTRICT	CITY ENGINEER APPROVAL	PUBLIC UTILITIES DEPARTMENT APPROVAL	SANDY CITY MAYOR APPROVAL	APPROVAL AS TO FORM
APPROVED THIS _____ DAY OF _____, 20____ BY THE SANDY CITY PLANNING COMMISSION.	APPROVED THIS _____ DAY OF _____, 20____ BY THE SANDY CITY PARKS & RECREATION DEPARTMENT.	APPROVED THIS _____ DAY OF _____, 20____ BY THE SANDY SUBURBAN IMPROVEMENT DISTRICT.	APPROVED THIS _____ DAY OF _____, 20____ BY THE SANDY CITY ENGINEER.	APPROVED THIS _____ DAY OF _____, 20____ BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT.	APPROVED THIS _____ DAY OF _____, 20____ BY THE SANDY CITY MAYOR.	APPROVED THIS _____ DAY OF _____, 20____ BY THE SANDY CITY ATTORNEY.
CHAIR, SANDY CITY PLANNING COMMISSION	SANDY CITY PARKS & RECREATION DEPARTMENT	SANDY SUBURBAN IMPROVEMENT DISTRICT, MANAGE	SANDY CITY ENGINEER	SANDY CITY PUBLIC UTILITIES DEPARTMENT, ENGINEERING MANAGER	MAYOR	SANDY CITY ATTORNEY

VANDYKE/QUICK SANDY SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
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: _____

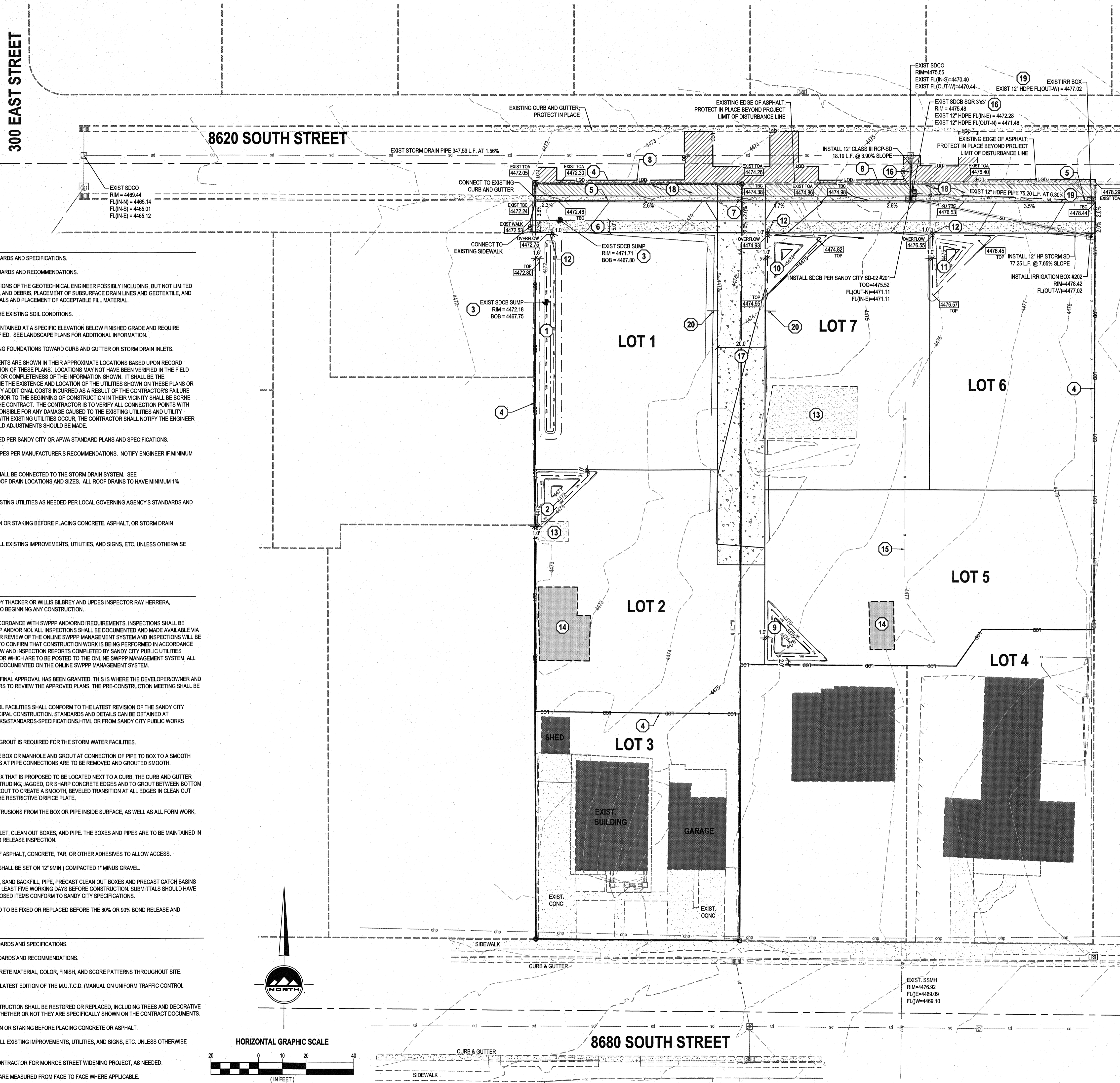
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

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.

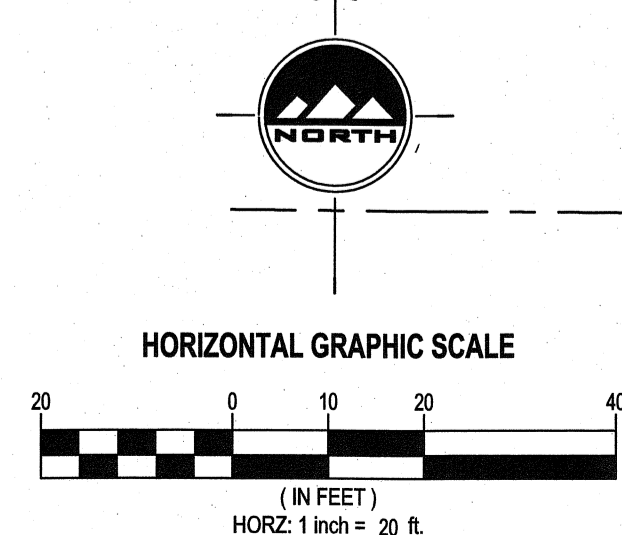
BENCHMARK
NORTHEAST QUARTER CORNER
SECTION 8
T3S, R1E, S18M
ELEVATION = 4507.17



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE SANDY CITY 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.
 - 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 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 MECHANICAL/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 STORM WATER 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.
 - 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 USCP REQUIREMENTS. REVIEW AND INSPECTION REPORTS COMPLETED BY 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. STANDARDS AND DETAILS CAN BE OBTAINED AT [HTTP://SANDY.UTAH.GOV/GOVERNMENT/PUBLIC-WORKS/STANDARDS-SPECIFICATIONS.HTML](http://sandy.utah.gov/government/public-works/standards-specifications.html) OR FROM SANDY CITY PUBLIC WORKS DEPARTMENT (568-2999).
 - NON SHRINKING GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM WATER 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 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 LIT 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, 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 GRATES OF ASPHALT, CONCRETE, TAR, OR OTHER ADHESIVES TO ALLOW ACCESS.
 - 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.

- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE SANDY CITY 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.
 - CONTRACTOR TO COORDINATE WITH SANDY CITY CONTRACTOR FOR MONROE STREET WIDENING PROJECT, AS NEEDED.
 - ALL PARKING STALLS AND DRIVE LANE DIMENSIONS ARE MEASURED FROM FACE TO FACE WHERE APPLICABLE.



- 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:
- SOD LINED RETENTION BASIN DESIGN FOR THE 10 YEAR, 3 HOUR DESIGN STORM
TOP OF BASIN = 4472.80
OVERFLOW ELEVATION = 4472.75
10 YEAR HIGH WATER ELEVATION = 4471.75
BOTTOM OF BASIN = 4471.25
VOLUME REQUIRED = 0 CF (SEE STORM DRAIN NARRATIVE FOR EXPLANATION)
VOLUME PROVIDED AT THE 10 YEAR HWL = 47 CF
 - LOT ONE SHALL BE GRADED SO THAT ADEQUATE OVERFLOW CAPACITY IS PROVIDED FOR THE 100 YEAR, 72 HOUR STORM EVENT AND THAT DURING A 100 YEAR, 72 HOUR STORM EVENT, RUNOFF FLOWS WILL BE SAFELY CONVEYED NORTH TO THE STREET AT THE OVERFLOW ELEVATION (4472.75) AND WILL NOT FLOOD THE RESIDENCE.
 - SOD LINED RETENTION BASIN DESIGN FOR THE 100 YEAR, 72 HOUR DESIGN STORM
TOP OF BASIN = 4473
100 YEAR HIGH WATER ELEVATION = 4472.5
BOTTOM OF BASIN = 4471
VOLUME REQUIRED = 110 CF
VOLUME PROVIDED AT THE 100 YEAR HWL = 126 CF
 - EXISTING SUMP STRUCTURE TO BE REMOVED
 - LIMIT OF DISTURBANCE
 - 30" STANDARD CURB AND GUTTER PER SANDY CITY STANDARD DETAIL CG-01.
 - SIDEWALK PER SANDY CITY STANDARD DETAIL SH-03.
 - RESIDENTIAL DRIVE APPROACH PER SANDY CITY STANDARD DETAIL DA-01.
 - REMOVE AND DISPOSE OF EXISTING CHAIN LINK FENCE.
 - SOD LINED RETENTION BASIN DESIGN FOR THE 100 YEAR, 72 HOUR DESIGN STORM
TOP OF BASIN = 4476
100 YEAR HIGH WATER ELEVATION = 4475.5
BOTTOM OF BASIN = 4474
VOLUME REQUIRED = 110 CF
VOLUME PROVIDED AT 100 YEAR HWL = 126 CF
 - SOD LINED RETENTION BASIN DESIGN FOR THE 100 YEAR, 3 HOUR DESIGN STORM
TOP OF BASIN = VARIES ABOVE OVERFLOW ELEVATION (SEE PLAN C-100)
OVERFLOW ELEVATION = 4474.95
10 YEAR HIGH WATER ELEVATION = 4473.95
BOTTOM OF BASIN = 4472.95
VOLUME REQUIRED = 29 CF
VOLUME PROVIDED AT 10 YEAR HWL = 31 CF
 - LOT SEVEN SHALL BE GRADED SO THAT ADEQUATE OVERFLOW CAPACITY IS PROVIDED FOR THE 100 YEAR, 72 HOUR STORM EVENT AND THAT DURING A 100 YEAR, 72 HOUR STORM EVENT, RUNOFF FLOWS WILL BE SAFELY CONVEYED NORTH TO THE STREET AT THE OVERFLOW ELEVATION (4474.95) AND WILL NOT FLOOD THE RESIDENCE.
 - SOD LINED RETENTION BASIN DESIGN FOR THE 100 YEAR, 3 HOUR DESIGN STORM
TOP OF BASIN = VARIES ABOVE OVERFLOW ELEVATION (SEE PLAN C-100)
OVERFLOW ELEVATION = 4476.55
10 YEAR HIGH WATER ELEVATION = 4475.55
BOTTOM OF BASIN = 4474.55
VOLUME REQUIRED = 24 CF
VOLUME PROVIDED AT 10 YEAR HWL = 33 CF
 - LOT SIX SHALL BE GRADED SO THAT ADEQUATE OVERFLOW CAPACITY IS PROVIDED FOR THE 100 YEAR, 72 HOUR STORM EVENT AND THAT DURING A 100 YEAR, 72 HOUR STORM EVENT, RUNOFF FLOWS WILL BE SAFELY CONVEYED NORTH TO THE STREET AT THE OVERFLOW ELEVATION (4476.55) AND WILL NOT FLOOD THE RESIDENCE.
 - CONTRACTOR TO GRADE RETENTION BASIN SO THAT THE 100 YEAR STORM SAFELY FLOWS INTO THE STREET.
 - EXISTING CONCRETE PAD TO BE REMOVED AND DISPOSED OF PER SANDY CITY STDS.
 - EXISTING STRUCTURE TO BE REMOVED AND DISPOSED OF PER SANDY CITY STDS.
 - EXISTING FENCE TO BE REMOVED AND DISPOSED OF PER SANDY CITY STDS.
 - EXISTING SDCB AND PIPE TO BE REMOVED
 - NEW 20' WIDE PRIVATE ASPHALT DRIVEWAY. SECTION TO BE 3" ASPHALT OVER 8" ROAD BASE MINIMUM.
 - NEW ASPHALT TO COMPLY WITH THE SANDY CITY MINIMUM PAVEMENT SECTION FOUND IN SPECIFICATION 02503, SECTION 3.05.B: 3" AC-10 (8" AGGREGATE) OVER 8" OF UNTREATED BASE COURSE. INSTALLATION TO COMPLY WITH SANDY CITY SPECIFICATIONS.
 - EXISTING IRRIGATION TAILWATER COLLECTION STRUCTURE AND DOWNSTREAM PIPE TO BE REMOVED AND DISPOSED OF. EXISTING IRRIGATION TAILWATER COLLECTION STRUCTURE TO BE REUSED AS IRRIGATION BOX #202 IF POSSIBLE.
 - "NO PARKING" SIGN PER M.U.T.C.D. STANDARDS.

ENSIGN
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

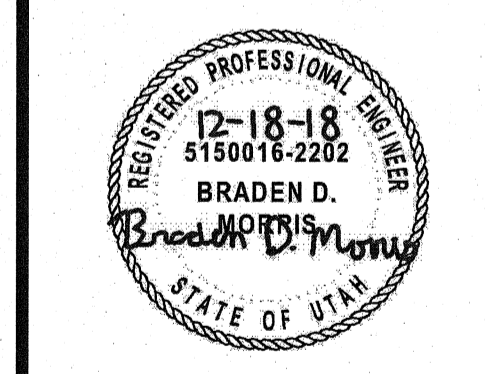
WWW.ENSIGNENG.COM

FOR:
ANTHONY VANDYKE
7300 SOUTH CREEK ROAD, SUITE 201
SANDY, UT 84093

CONTACT:
ANTHONY VANDYKE
PHONE: 888-316-6456

VANDYKE SANDY SUBDIVISION

357 EAST 8680 SOUTH
SANDY, UTAH



NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			

GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 7107 PRINT DATE: 12/18/18

DRAWN BY: C HAMER CHECKED BY: B MORRIS

PROJECT MANAGER: P HARRIS

C-100