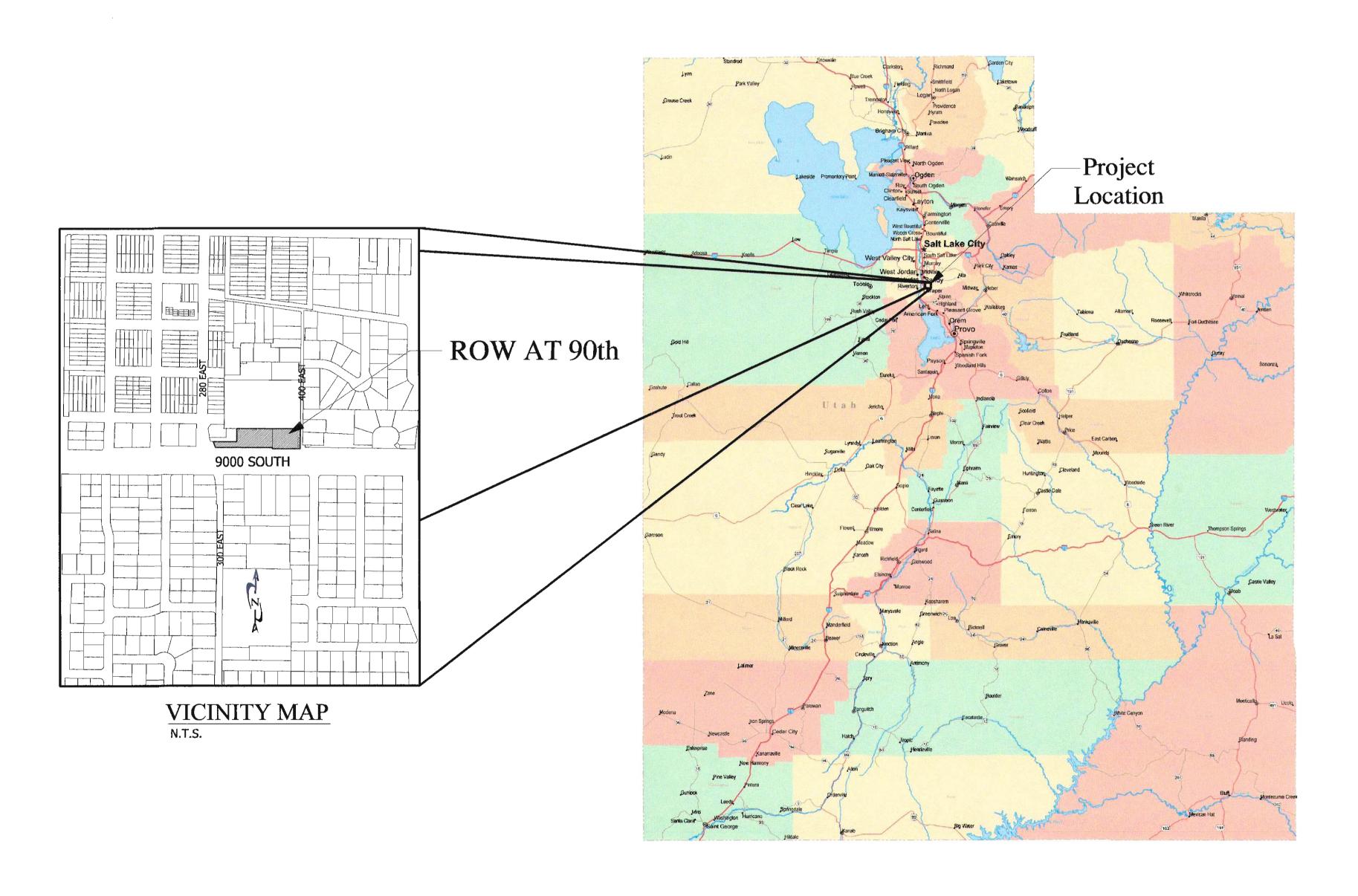
# ROW AT 90<sup>th</sup>

# CONSTRUCTION DRAWINGS

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



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# PROTERRA GROUP GROUP 554 Reunion Ave. Suite 10A, South Jordan U Phone: (801) 253-0248 Fax: (801) 253-61.

CV1

JOB NO. GAR02.

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COMMUNITY DEVELOPMENT
10000 CENTENNIAL PARKWAY
SANDY, UTAH 84070
(801) 568-7250 TEL
(801) 568-7278 FAX



#### **GENERAL NOTES**

- 1. ALL SIX (6), EIGHT (8), & TEN (10) INCH WATER VALVES SHALL BE GATE VALVES (GV) AND TWELVE (12) INCH AND LARGER VALVES SHALL BE BUTTERFLY VALVES (BFV).
- 2. (REMOVED)
- 3. ALL STORM DRAIN MANHOLES SHALL BE 4' DIAMETER UNLESS NOTED ON PLAN & PROFILE SHEETS FOR SIZE.
- 4. ALL SEWER LINE SHALL BE SDR-3S PVC SEWER.
- 5. OUTSIDE OF THE SEWER MANHOLES SHALL BE COMPLETELY COATED WITH A TAR SEALANT, INCLUDING ANY HONEYCOMB
- 5. DOUBLE CHECK VALVES ARE NOT APPROVED FOR THE SPRINKLER IRRIGATION SYSTEM, USE REDUCED PRESSURE PRINCIPLE ASSEMBLY.
- 6. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
- 7. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES.
- 8. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO OWNER.
- 9. ALL BASEMENT FLOOR ELEVATION SHALL BE SET WITH RESPECT TO SEWER PIPE ELEVATIONS.
- 10. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LAWS, RULES, REGULATIONS, ORDINANCES, OSHA REQUIREMENTS, STANDARDS AND SPECIFICATIONS WHETHER OR NOT ANY SPECIFIC REFERENCE IS MADE TO SUCH IN THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE PROPERLY LICENSED IN THE STATE OF UTAH TO PERFORM ALL OF THE WORK DESCRIBED IN THESE CONTRACT DOCUMENTS. SUCH LICENSING SHALL REMAIN IN EFFECT CONTINUOUSLY THROUGHOUT THE ENTIRETY OF THIS PROJECT INCLUDING FROM TIME OF BID SUBMISSION THROUGH PROJECT COMPLETION AND WARRANTY PERIOD. THE CONTRACTOR SHALL CARRY APPROPRIATE INSURANCE, AND PERFORMANCE AND PAYMENT BONDS THROUGHOUT THE PROJECT AND UNTIL EXPIRATION OF THE WARRANTY PERIOD.
- 11. THE CONTRACTORS SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL ASPECTS OF THIS CONTRACT, CAREFULLY REVIEW ALL OF THE NOTES AND SPECIFICATIONS. PERFORM A SITE VISIT TO SATISFY THEMSELVES AS TO THE SITE CONDITIONS, ATTEND ALL PRECONSTRUCTION AND CONSTRUCTION MEETINGS, AND SATISFY THEMSELVES AS TO THE TRUE MEANING AND INTENTION OF THIS CONTRACT. THE CONTRACTOR SHALL COMPLY WITH ALL OF THE REQUIREMENTS OF THIS CONTRACT. THE CONTRACTOR SHALL BE COMPETENT AND EXPERIENCED TO PERFORM ALL WORK REQUIRED BY THIS CONTRACT. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
- 12. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ENGINEER AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEYS FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSES IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THE LOSS OF USE RESULTING THEREFROM; AND IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. IN ANY AND ALL CLAIMS AGAINST THE OWNER OR THE ENGINEER OR ANY OF THEIR AGENTS OR EMPLOYEES BY ANY EMPLOYEE OF THE CONTRACTOR, AND SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE. SAID INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR OR ANY SUBCONTRACTOR UNDER WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.
- 13. THE CONTRACTOR WARRANTS AND GUARANTEES TO THE OWNER AND ENGINEER THAT ALL MATERIAL AND EQUIPMENT USED IN THE PERFORMANCE OF THIS CONTRACT SHALL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK SHALL BE OF GOOD QUALITY AND FREE FROM FAULTS OR DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. IF REQUIRED BY THE ENGINEER, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT. ALL MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE INSTRUCTIONS OF THE APPLICABLE MANUFACTURER, FABRICATOR OR PROCESSOR, EXCEPT AS OTHERWISE PROVIDED IN THE CONTRACT
- 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, LICENSES AND FEES REQUIRED FOR THE PERFORMANCE AND COMPLETION OF THIS CONTRACT AND SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF SAID PERMITS AND LICENSES. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SIGNAGE. BARRICADING AND TRAFFIC CONTROL IN CONFORMANCE TO UTAH DEPARTMENT OF TRANSPORTATION TRAFFIC CONTROL STANDARDS AND TO THE MOST RECENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, LABOR, TRANSPORTATION, CONSTRUCTION EQUIPMENT AND MACHINERY, TOOLS, APPLIANCES, FUEL, POWER, LIGHT, HEAT, TELEPHONE, WATER, SANITARY FACILITIES, AND ALL OTHER FACILITIES AND INCIDENTALS NECESSARY FOR THE EXECUTION, TESTING, INITIAL OPERATION AND COMPLETION OF THE
- 15. THE CONTRACTOR SHALL AT ALL TIMES BE RESPONSIBLE FOR PROVIDING DUST, MUD, AND EROSION CONTROL, AND PROPER DRAINAGE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY HANDLE AND DISPOSE OF ALL CONSTRUCTION WATER. THE CONTRACTOR SHALL LIMIT TRAVEL ON THE PROJECT SITE TO ROADWAYS ONLY, EXCEPT WHERE CONSTRUCTION SPECIFICALLY REQUIRES TRAVEL ELSEWHERE. ANY DAMAGE CAUSED BY SUCH UNAUTHORIZED TRAVEL SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER OF THE PROPERTY PARCEL, THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIAL RUBBISH AND OTHER DEBRIS RESULTING FROM THE WORK. EQUIPMENT AND CONSTRUCTION MATERIALS, ETC., SHALL BE STORED ONSITE ONLY AT THE SATISFACTION OF THE OWNER OF THE PROPERTY PARCEL WHEREON THEY ARE STORED. AT THE COMPLETION OF THE WORK, ALL WASTE MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE PREMISES AS WELL AS ALL TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, AND SURPLUS MATERIALS. THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION THOSE PORTIONS OF THE SITE NOT DESIGNATED FOR ALTERATION BY THE CONTRACT DOCUMENTS.
- 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING ALL REQUIRED TESTING AND INSPECTIONS A MINIMUM OF 48 HOURS IN ADVANCE. IN THE EVENT THAT TESTING AND INSPECTION SERVICES ARE FURNISHED BY THE OWNER, SUCH SERVICES SHALL BE PAID FOR BY THE OWNER; HOWEVER, ANY RETESTING/REINSPECTION THAT IS REQUIRED AS A RESULT OF INSUFFICIENT OR DEFECTIVE WORK SHALL BE CONDUCTED AT THE CONTRACTOR'S EXPENSE. NEITHER OBSERVATIONS BY THE ENGINEER NOR INSPECTIONS, TESTS OR APPROVALS BY PERSONS OTHER THAN THE CONTRACTOR SHALL RELIEVE THE CONTRACTOR FROM HIS OBLIGATIONS TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- 17. PROTERRA GROUP ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. ANY EXISTING UTILITIES OR OTHER IMPROVEMENTS SHOWN ON THE PLANS HAS BEEN DERIVED FROM FIELD INVESTIGATIONS AND/OR AVAILABLE RECORD INFORMATION. THE CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES PRIOR TO CONSTRUCTING ANY NEW UTILITY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE CONDITIONS THROUGHOUT THE PROJECT, INCLUDING SUBSURFACE CONDITIONS AND UTILITY LOCATION. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS, WHETHER OR NOT SUCH FACILITIES ARE SHOWN IN THESE PLANS. ALL IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE EXPEDITIOUSLY REPAIRED OR RECONSTRUCTED TO THE ENGINEER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE WITHOUT ADDITIONAL COMPENSATION. NO EXCAVATION OF ANY NATURE SHALL BE PERFORMED WITHOUT FIRST CONTACTING "BLUE STAKES" AT LEAST 48 HOURS PRIOR TO SUCH EXCAVATION.
- 18. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ASSURE SOUND EXCAVATION AND GRADING PRACTICES. FOR ALL EXCAVATIONS EXCEEDING A DEPTH OF 4 FEET, THE CONTRACTOR SHALL PROVIDE APPROPRIATE SHORING, BRACING, SLOPING OR OTHER APPROPRIATE PROVISIONS AS SPECIFIED BY OSHA THAT ARE NECESSARY TO PROTECT THE SAFETY OF THOSE AT THE SITE. ALL OPEN TRENCHES MUST BE PROPERLY COVERED AT THE END OF WORK EACH DAY, HARD HATS SHALL BE WORN BY ALL PERSONS AT THE SITE. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE CONDITIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION REPORT, IF ANY; THE CONTRACTOR IS CAUTIONED THAT ANY GEOTECHNICAL SOILS INVESTIGATIONS WERE CONDUCTED FOR DESIGN PURPOSES ONLY, AND THAT ANY DATA CONTAINED IN SUCH REPORT ARE APPLICABLE ONLY TO THE SPECIFIC SUBSURFACE CONDITIONS IDENTIFIED AT THE TIME, LOCATION AND INDICATED DEPTH THAT SUCH DATA WERE COLLECTED AND THAT THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY WITH RESPECT TO SUBSURFACE CONDITIONS AT THE SITE. THE CONTRACTOR SHALL MAINTAIN GROUNDWATER AT A DEPTH OF NO LESS THAN 6-INCHES BELOW THE BOTTOM OF ANY FACILITY UNDER CONSTRUCTION AS PART OF THIS CONTRACT INCLUDING. BUT NOT LIMITED TO, PIPELINES, VAULTS AND MANHOLES. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY AND PROPERLY DISPOSED OF OFFSITE SOLELY AT THE CONTRACTOR'S EXPENSE.

#### LINE TYPES

	BOUNDARY LINE			
	LOT LINE	PROPOGED POWER POLE	d d	DDODOCED CEDELET LICHE
	SECTION LINE	PROPOSED POWER POLE	PROPOSED SIGN	PROPOSED STREET LIGHT
	RIGHT OF WAY			
	CENTER LINE			.4.
	PROPOSED WATER MAIN (SIZED AS INDICATED)	<> EXISTING POWER POLE	다 EXISTING SIGN	-\(\triangle\)- EXISTING STREET LIGHT
12 SD 12 SD	PROPOSED STORM DRAIN (SIZED AS INDICATED)			
8 SS 8 SS	PROPOSED SANITARY SEWER (SIZED AS INDICATED)			
6 IRR 6 IRR	PROPOSED IRRIGATION (SIZED AS INDICATED)	<b>©</b>	$\odot$	<b>w</b>
	PROPOSED COMMUNICATION/TELEPHONE LINE	PROPOSED SEWER SERVICE LATERAL	PROPOSED IRRIGATION SERVICE LATERAL	PROPOSED WATER SERVICE LATERAL
G	PROPOSED GAS LINE	SERVICE DATERAL	IRRIGATION SERVICE DATERAL	WATER SERVICE LATERAL
BE	PROPOSED BURIED ELECTRICAL			Parameter
xxxxx	PROPOSED WIRE/BARBED FENCE	$\bowtie$	H	0
	PROPOSED VINYL/WOOD FENCE	EXISTING WATER VALVE	PROPOSED WATER VALVE-GATE	PROPOSED COMBINATION BOX
	EASEMENT			
	OVERHEAD POWER LINE			
	OPEN DITCH, CANAL FLOW LINE	⊗ EXISTING	PROPOSED	EXISTING COMBINATION B
	PROPERTY SET BACKS	WATER VALVE-BUTTERFLY	WATER VALVE-BUTTERFLY	Edding complexion E
	PROPOSED EDGE OF ASPHALT / CURB & GUTTER			
	EXISTING RAILROAD TRACKS			
	EXISTING EDGE OF PAVEMENT	PROPOSED MANHOLE	EXISTING MANHOLE	PROPOSED CATCH BASIN
Ex 8 WEx 8 W	EXISTING WATER MAIN (SIZED AS INDICATED)			
Ex 18 SD Ex 18 SO	EXISTING STORM DRAIN (SIZED AS INDICATED)			
Ex 8 SS	EXISTING SANITARY SEWER (SIZED AS INDICATED)		Q	
—————————————————————————————————————	EXISTING IRRIGATION (SIZED AS INDICATED)	PROPOSED AIR VAC	PROPOSED FIRE HYDRANT ASSEMBLY	EXISTING CATCH BASIN
bt	EXISTING COMMUNICATION/TELEPHONE LINE			
g g	EXISTING GAS LINE			
be be	EXISTING BURIED ELECTRICAL		Ü	W
	EXISTING WIRE/BARBED FENCE	ROAD DRAINAGE ARROW	EXISTING FIRE HYDRANT ASSEMBLY	PROPOSED WATER METER
	EXISTING VINYL/WOOD FENCE			
	EXISTING EASEMENT		المست. المست.	
be	EXISTING OVERHEAD POWER LINE	PROPOSED	⊏;` <b>EXISTING</b>	W EXISTING
	EXISTING OPEN DITCH, CANAL FLOW LINE	SEWER FLOW ARROW	SEWER FLOW ARROW	WATER METER
		<b>•</b>	$\langle \hat{\mathbf{x}} \rangle$	$\stackrel{\textstyle  ext{ }}{igotimes}$
ABBREVIATIONS ABBREVIAT	<u>IONS</u>	MONUMENT	SEWER MANHOLE NUMBER	STORM DRAIN
	REVERSE CURVATURE	MONOPLINI	SEARCH PROPRIET	MANHOLE NUMBER

- A.D. ALGEBRAIC DIFFERENCE
- CB CATCH BASIN COMM COMMUNICATION
- CR CURB RETURN D.I. DUCTILE IRON
- ELEC ELECTRICAL ELEV ELEVATION
- EX EXISTING
- FL FLOW LINE ft **foo**t
- G.B. GRADE BREAK
- G.V. GATE VALVE
- HORIZ HORIZONTAL IRR IRRIGATION
- K RATE OF VERTICAL CURVATURE L LINE
- LF LINEAR FOOT
- LN LINEAL
- LT LEFT MAX MAXIMUM
- MH MANHOLE
- MIN MINIMUM

- PCC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- P.O.B. POINT OF BEGINNING

#### M.O. MID ORDINATE PI POINT OF INTERSECTION PC POINT OF CURVATURE

- PVC POINT OF TANGENCY PVI POINT OF VERTICAL CURVATURE
- PVT POINT OF VERTICAL INTERSECTION RD POINT OF VERTICAL TANGENCY
- ROW ROAD
- RR RIGHT-OF-WAY
- RT RAILROAD s right SD SLOPE
- SS STORM DRAIN STA SANITARY SEWER MANHOLE
- TBC STATION
- TYP TOP BACK OF CURB
- VERT TYPICAL

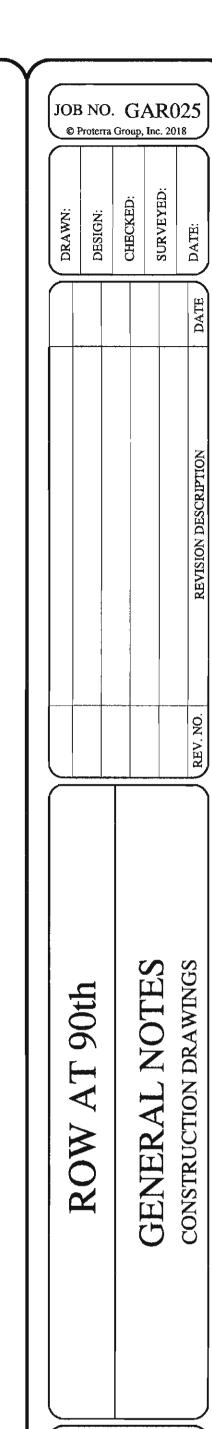
- W VERTICAL Ø WATER DIAMETER

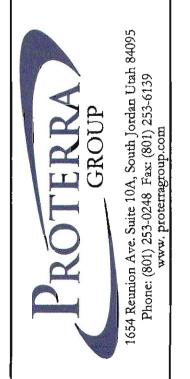
#### SANDY CITY NOTES

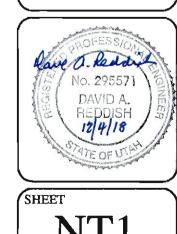
1. FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT. SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN, HOWEVER, UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT. INSTALL SURVEY RIVETS, OFFSET FROM EACH LOT'S PROPERTY CORNERS, IN CURB OR SIDEWALK.

**SYMBOLS** 

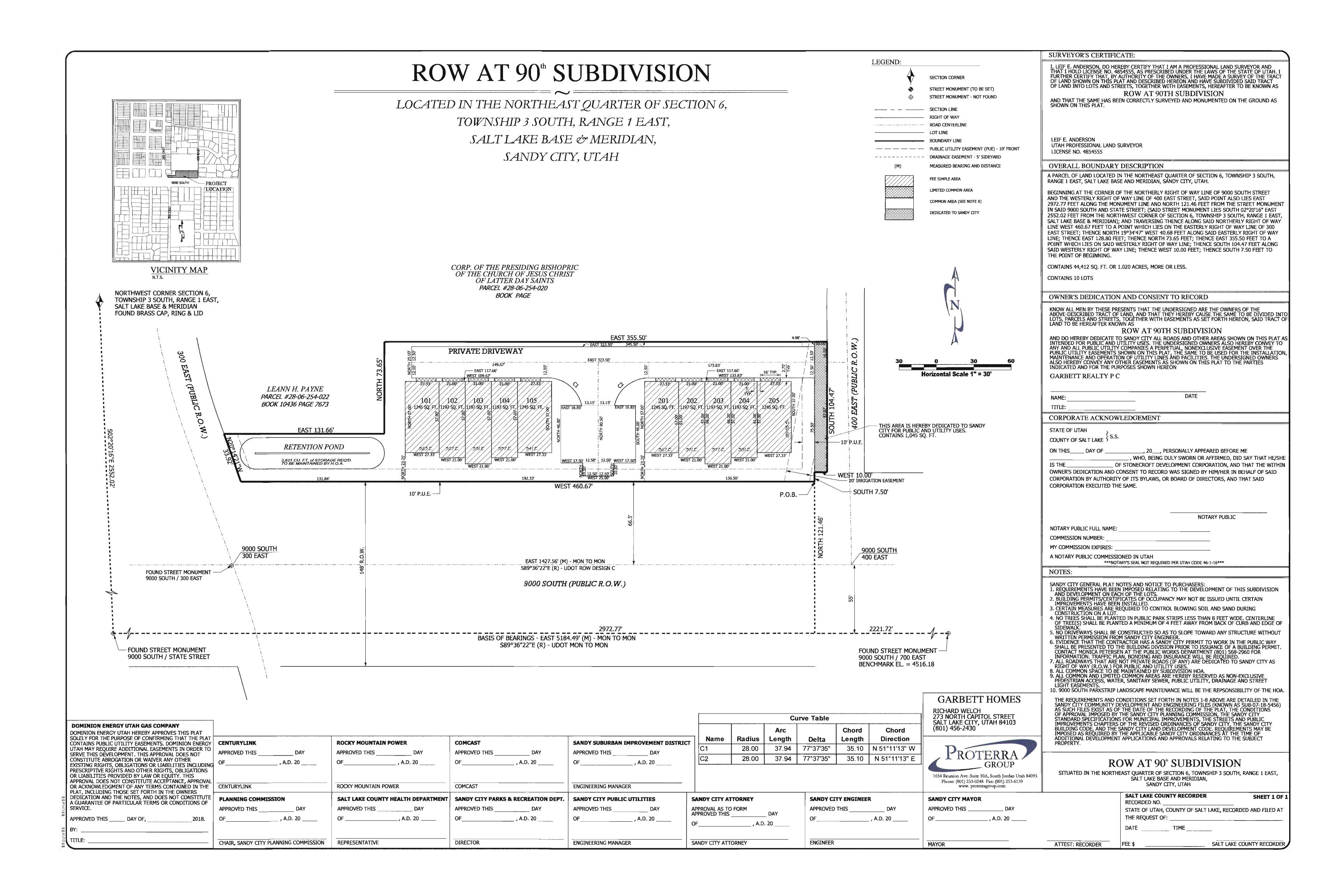
- 3. PROVIDE A PROCTOR TEST, FOR ROAD BASE MATERIAL THAT IS TO BE PLACED IN THE PUBLIC RIGHT-OF-WAY, TO THE SANDY CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACED ON SITE. 4. INSTALL SURVEY MONUMENTS ACCORDING TO THE RECORDED PLAT PER SALT LAKE COUNTY SPECIFICATIONS. 5. BUILDER/OWNER SHALL SECURE AN EXCAVATION PERMIT FROM SANDY CITY PUBLIC WORKS DEPARTMENT PRIOR TO
- DOING ANY WORK IN THE SANDY CITY RIGHT OF WAY. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED. 6. 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 CONSTRUCTION DONE WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER.
- 7. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS 8. BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER ALONG THE FRONTAGE OF THIS
- PROJECT, THAT IS FOUND TO BE DEFECTIVE, AS DIRECTED BY THE SANDY CITY INSPECTOR. 9. IT IS UNLAWFUL ANY PERSON TO INSTALL SURVEY MONUMENTS HAVING A SPATIAL RELATIONSHIP WITH ANY SECTION OR QUARTER SECTION CORNER WITHOUT HAVING FIRST OBTAINED FROM THE SALT LAKE COUNTY SURVEYOR'S OFFICE A PERMIT FOR SUCH INSTALLATION (UT CODE ANN, SECTION 17-23-17), ALL SURVEY MONUMENTS INSTALLED SHALL BE IN ACCORDANCE WITH THE PERMIT ISSUED AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE SALT LAKE COUNTY SURVEYOR'S OFFICE. STANDARD PRECAST MONUMENTS
- WILL BE FURNISHED BY THE COUNTY SURVEYOR'S OFFICE. PROVIDE ESTIMATE OF QUANTITIES OF EXCAVATION AND FILL, AS WELL AS LOCATIONS OF BORROW SITES, SURPLUS DISPOSAL SITES, AND HAUL ROUTES, TO THE SANDY CITY PUBLIC WORKS INSPECTOR. 11. ALL PUBLIC IMPROVEMENTS IN THE STATE RIGHT-OF-WAY SHALL BE CONSTRUCTED AS REQUIRED BY UTAH DEPARTMENT OF TRANSPORTATION REGION TWO.
- 12. 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.
- 13. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.

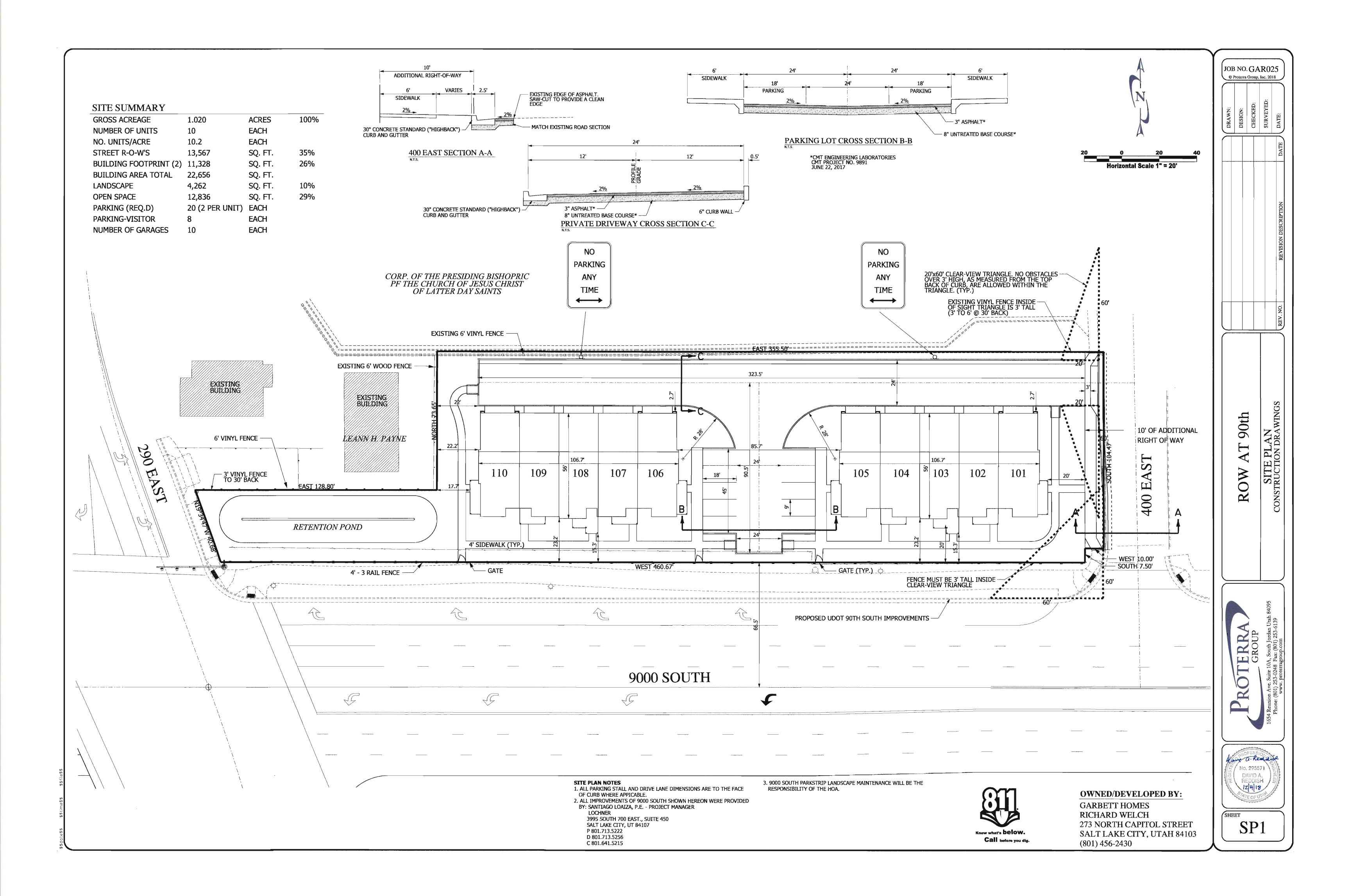


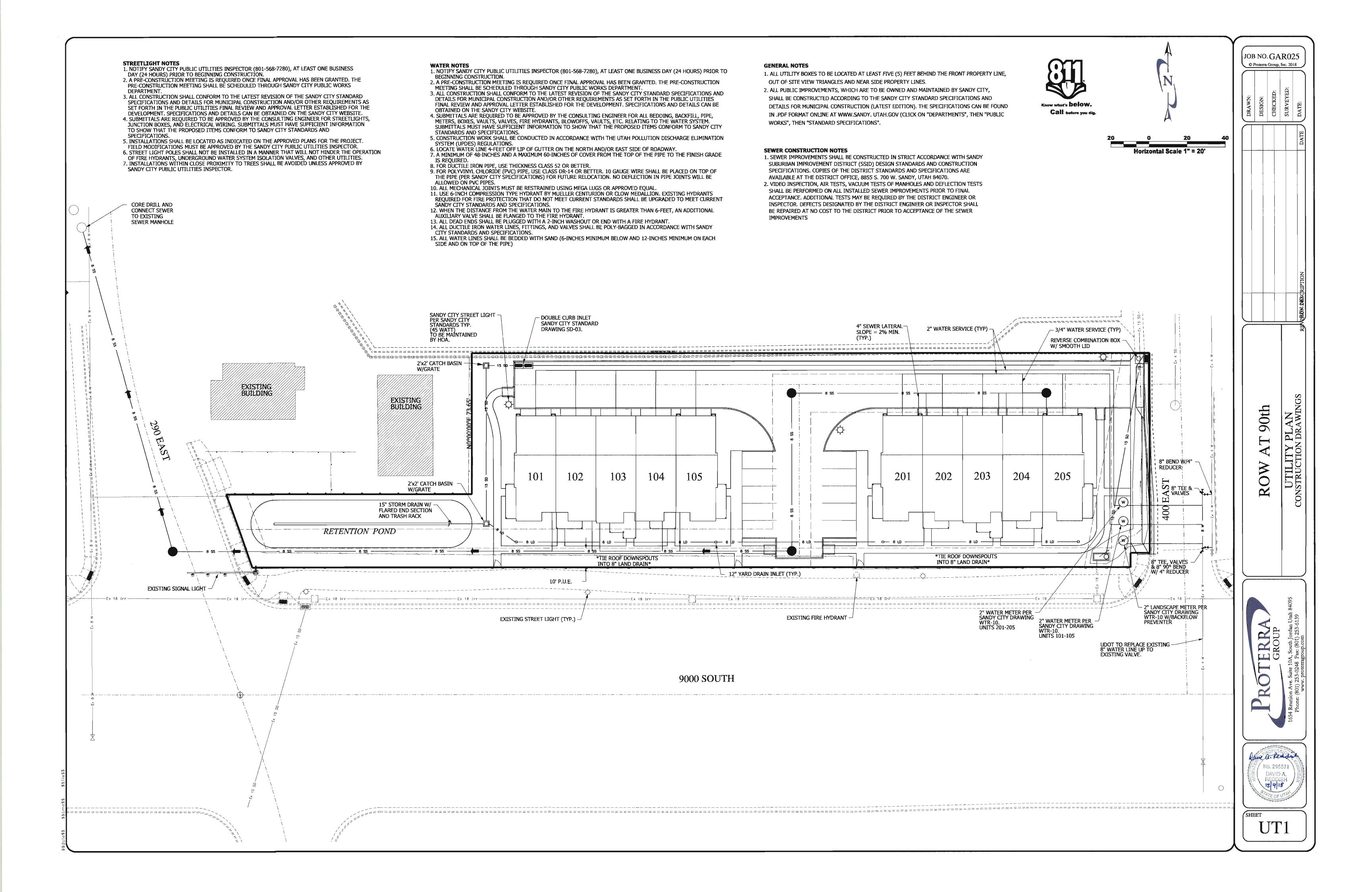


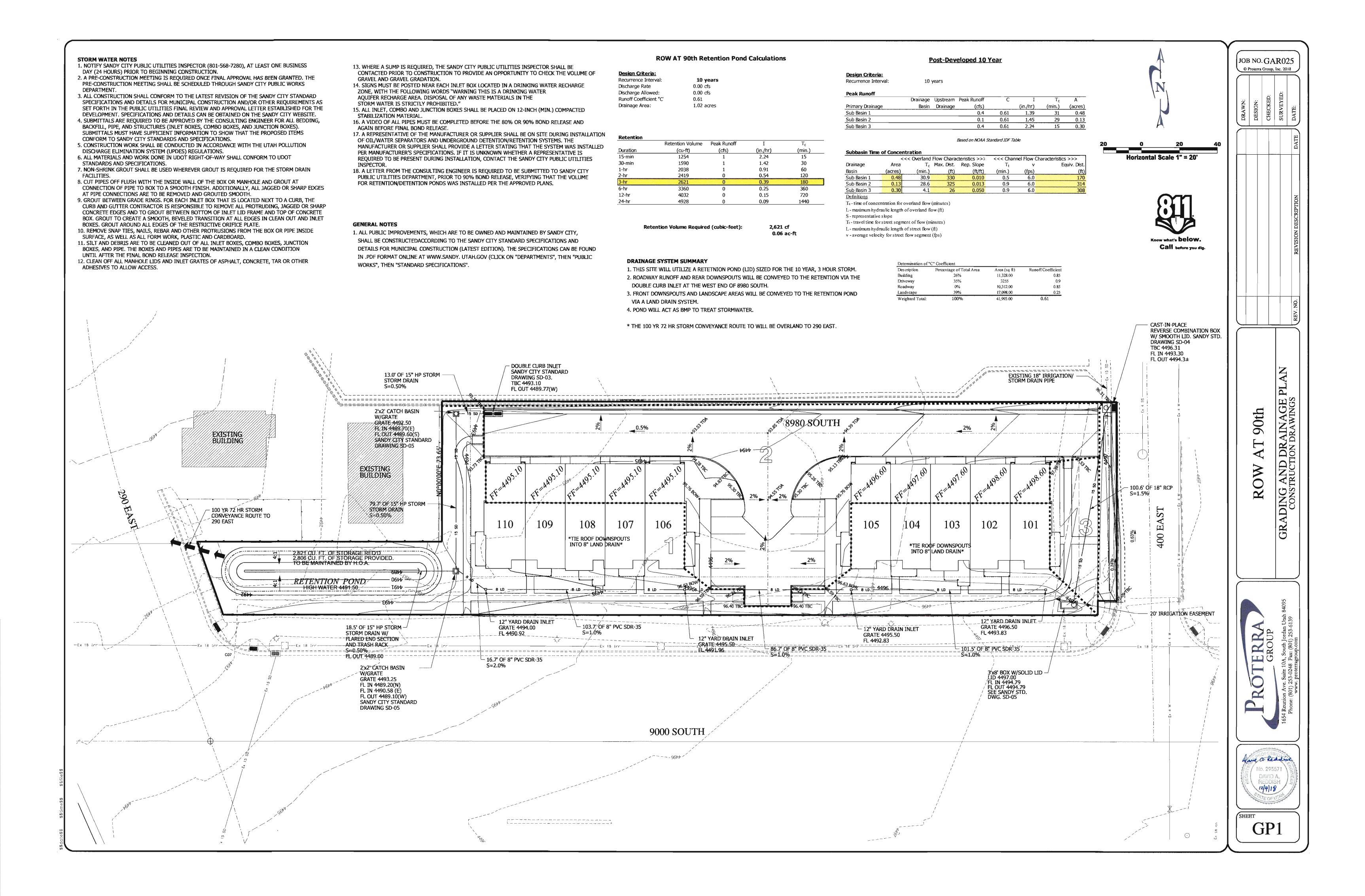


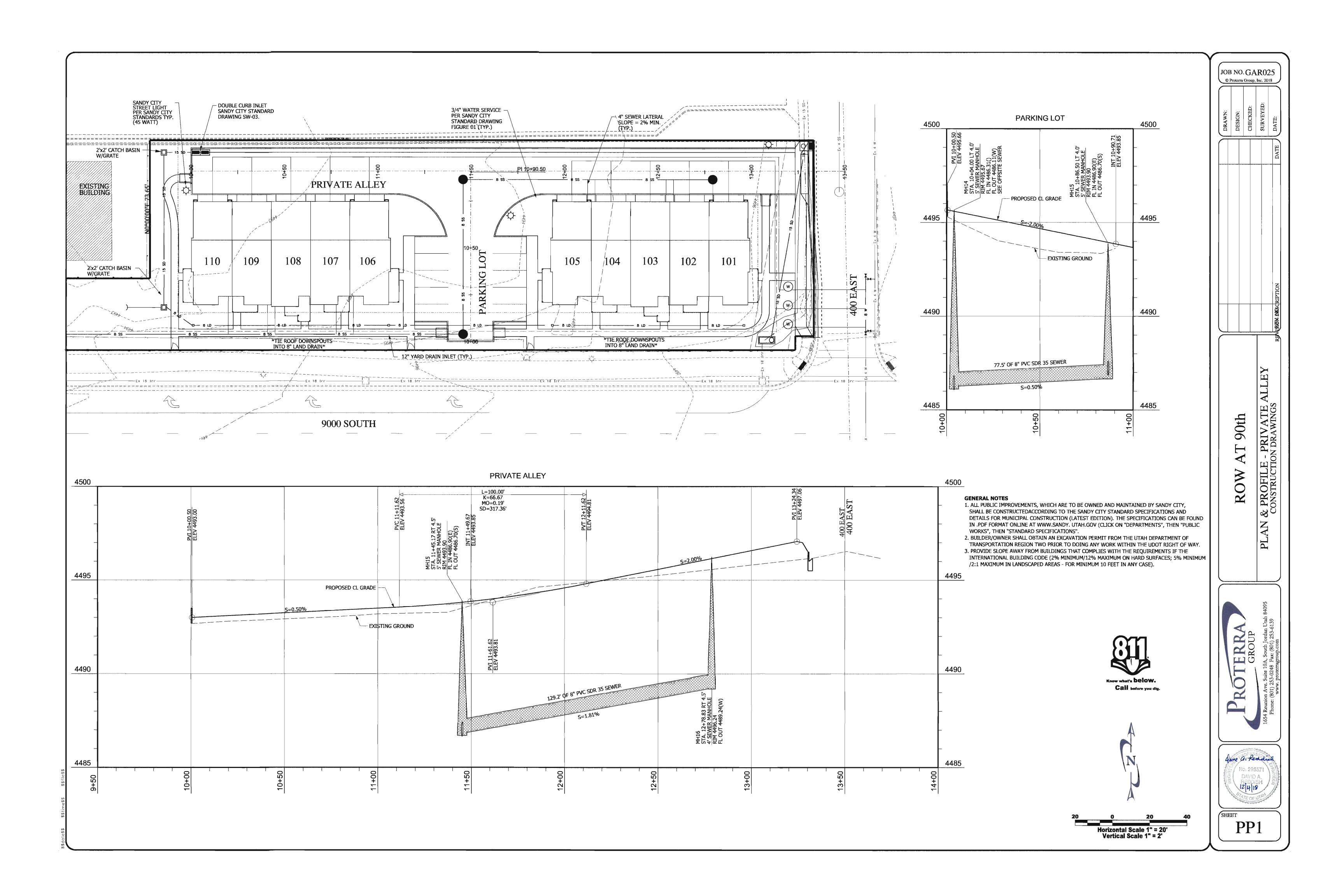


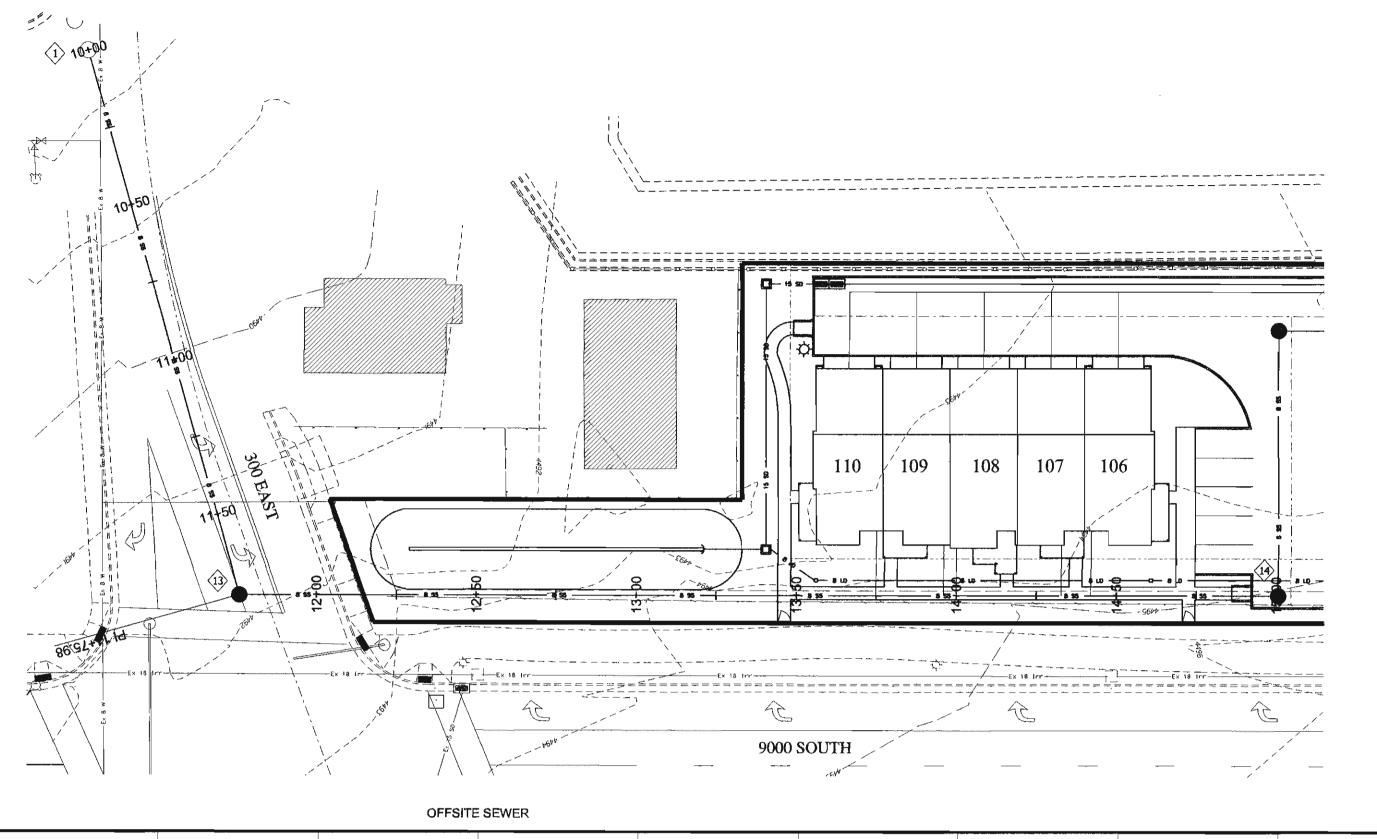


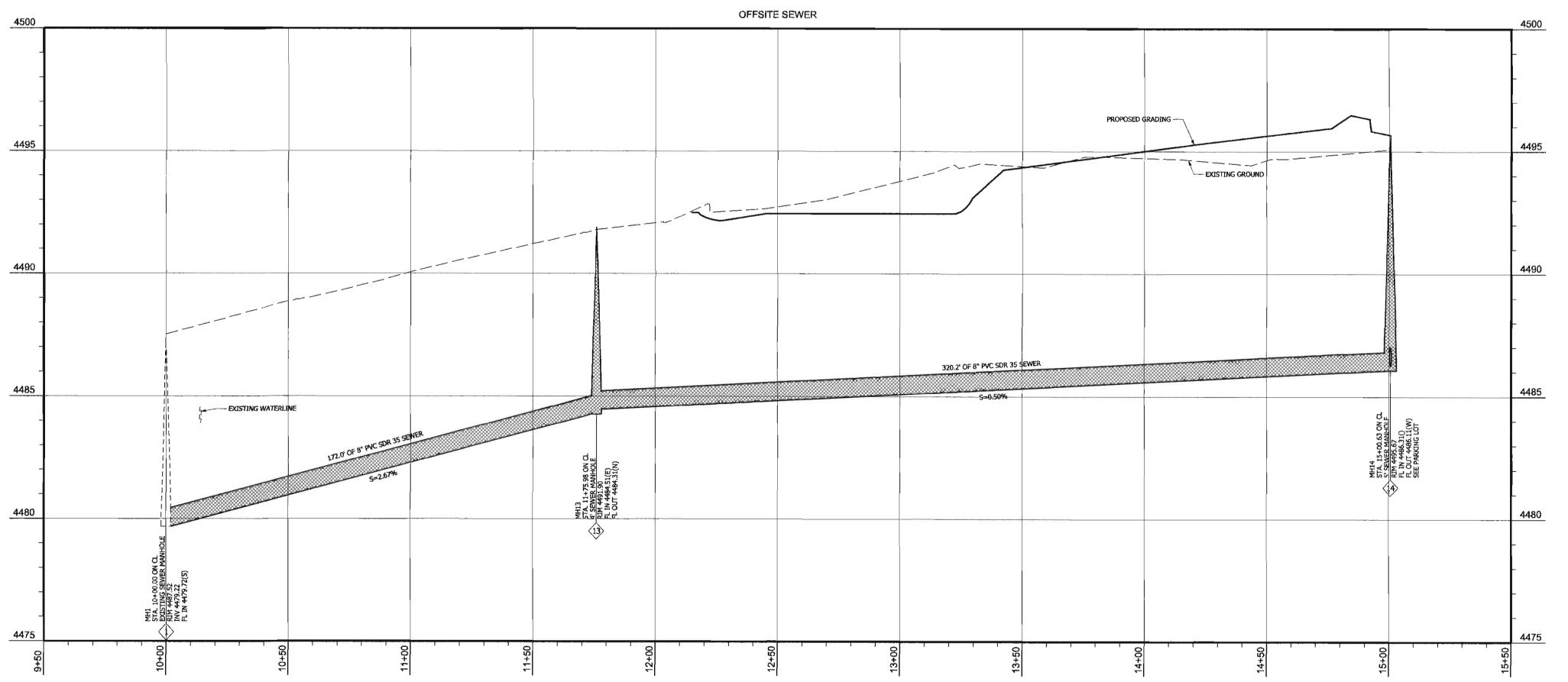












GENERAL NOTES
1. ALL PUBLIC IMPROVEMENTS, WHICH ARE TO BE OWNED AND MAINTAINED BY SANDY CITY, SHALL BE CONSTRUCTED ACCORDING TO THE SANDY CITY STANDARD SPECIFICATIONS AND

DETAILS FOR MUNICIPAL CONSTRUCTION (LATEST EDITION). THE SPECIFICATIONS CAN BE FOUND IN .PDF FORMAT ONLINE AT WWW.SANDY. UTAH.GOV (CLICK ON "DEPARTMENTS", THEN "PUBLIC WORKS", THEN "STANDARD SPECIFICATIONS".

2. BUILDER/OWNER SHALL OBTAIN AN EXCAVATION PERMIT FROM THE UTAH DEPARTMENT OF TRANSPORTATION REGION TWO PRIOR TO DOING ANY WORK WITHIN THE UDOT RIGHT OF WAY. 3. PROVIDE SLOPE AWAY FROM BUILDINGS THAT COMPLIES WITH THE REQUIREMENTS IF THE INTERNATIONAL BUILDING CODE (2% MINIMUM/12% MAXIMUM ON HARD SURFACES; 5% MINIMUM /2:1 MAXIMUM IN LANDSCAPED AREAS - FOR MINIMUM 10 FEET IN ANY CASE).



Call before you dig.





JOB NO. GAR025



CONSTRUCTION SEQUENCE

1. PRELIMINARY SOILS EXCAVATION
2. CONSTRUCTION OF UNDERGROUND UTILITIES
3. CURB AND GUTTER

5. FINAL GRADING AND HOME CONSTRUCTION ESTIMATED START DATE: SPRING 2019

1. ALL PROPERTY LIES WITHIN FLOOD ZONE X.

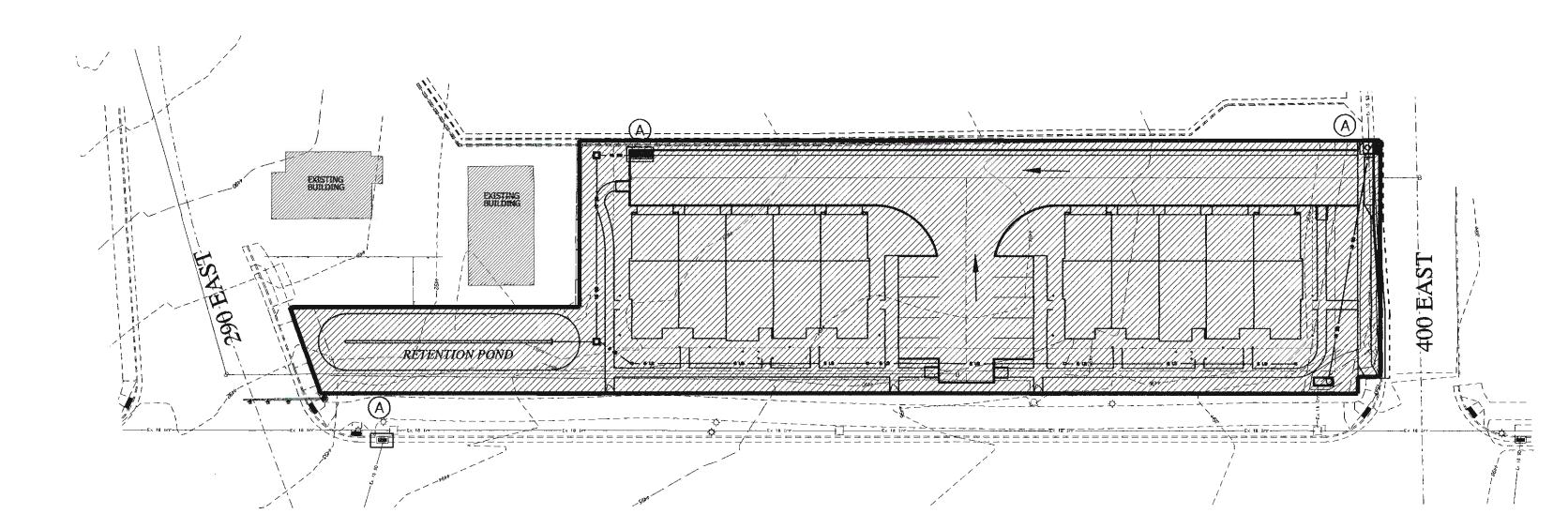
Legend DROP-INLET BARRIER

GRADING LIMITS

STREET FLOW

SILT FENCE





ROW AT 90TH

ROW AT 90TH

#### GENERAL EROSION, REVEGETATION AND SEDIMENT NOTES

- 1. CONTRACTOR SHALL NOTIFY SANDY CITY BUILDING & DEVELOPMENT SERVICES FIVE DAYS PRIOR TO COMMENCING CONSTRUCTION SO THAT A PRECONSTRUCTION MEETING CAN BE SCHEDULED.
- 2. ALL CONSTRUCTION SHALL CONFORM TO SANDY CITY BUILDING & DEVELOPMENT SERVICES LAND DISTURBANCE ORDINANCE AND LAND DISTURBANCE DESIGN & CONSTRUCTION STANDARDS AS ADOPTED AND AMENDED.
- 3. THE CONTRACTOR SHALL CONTACT BLUE STAKES (801) 208-2101 FOR MARKING OF EXISTING UTILITIES PRIOR TO PERFORMING ANY EXCAVATION, CALL FOR UNDERGROUND LOCATING TWO WORKING DAYS

#### GENERAL STORM WATER PROTECTION NOTES

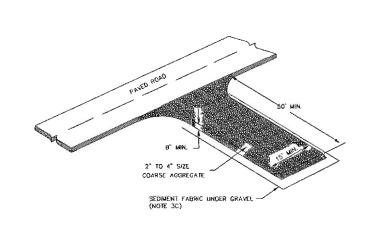
- 1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.
- 2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES MAY REQUIRE ADDITIONAL CONTROL DEVISES UPON INSPECTION OF PROPOSED FACILITIES.
- 3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE EXISTING STREETS CLEAN AND FREE FROM DEBRIS DEPOSITED BY TRAFFIC TO OR FROM THE
- 4. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF.
- 5. ALL AREAS DISTURBED DURING MASS GRADING, EXCLUDING PROPOSED ROADWAYS AND AREAS UNDER CONSTRUCTION, SHALL BE SEEDED WITH NATIVE VEGETATION OR LANDSCAPED TO MINIMIZE EROSION UPON PROJECT COMPLETION.
- 6. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF
- HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE. 7. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES
- SHALL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED. 8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM
- 9. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF SILT FENCING AND SITE WATERING SHALL BE DONE TO CONTROL DUST WHENEVER NECESSARY. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS ABSOLUTELY
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
- 11. ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS SHALL BE DONE IMMEDIATELY UPON DISCOVERY.
- 12. DURING WET WEATHER CARE SHALL BE TAKEN TO ENSURE PROPERTY DOWNHILL WILL NOT BE FLOODED AND ROADS ARE KEPT CLEAN. EXTRA INSPECTION OF EROSION CONTROL MEASURES SHALL BE MADE AND REPAIRS WILL IMMEDIATELY BE PERFORMED.

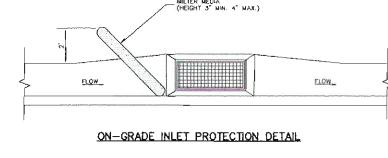
#### GRADING AND SEDIMENT CONTROL

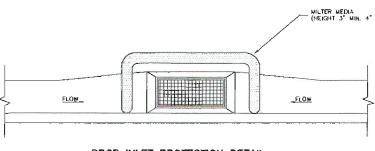
- 1. CONTRACTOR SHOULD PERFORM EARTHWORK IN ACCORDANCE WITH THE SALT LAKE COUNTY BUILDING & DEVELOPMENT SERVICES LAND DISTURBANCE ORDINANCE, THE CITY'S STANDARD SPECIFICATIONS, CITY OF SANDY LAND DISTURBANCE DESIGN AND CONSTRUCTION STANDARDS, EROSION, SEDIMENT, REVEGATION REQUIREMENTS, AND THE DUST CONTROL PLAN AS REQUIRED BY THE STATE OF UTAH, DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF AIR QUALITY.
- 2. THE CONTRACTOR WILL PERFORM EARTHWORK IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS OUTLINED IN THE LAND DISTURBANCE DESIGN AND CONSTRUCTION STANDARDS AND THE RECOMMENDED EARTHWORK SPECIFICATIONS FOUND IN THE REPORT OF GEOTECHNICAL ENGINEER, AND THE \_ AND ANY ASSOCIATED ANDENDA OR UPDATES. IN THE EVENT THERE IS A CONFLICT BETWEEN THE DOCUMENTS MENTIONED HEREIN AND TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES EROSION AND SEDIMENT CONTROL REQUIREMENTS OR THE DUST CONTROL PLAN AS REQUIRED BY THE STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF AIR
- 3. THE SEQUENCE OF CONSTRUCTION IS TO BE FOLLOWED. 4. SEDIMENTATION BMPS SHOWN ON THE EROSION CONTROL AND SEDIMENT CONTROL PLANS TO BE INSTALLED WITHIN THE SAME WORKING DAY THE LAND DISTURBANCE OCCURS.
- 5. DUST CONTROL BMPS ARE TO BE ON SITE AND IMPLEMENTED 24 HOURS A DAY 7 DAYS A WEEK AS SOON AS LAND DISTURBANCE OCCURS. DUST
- CONTROL AS REQUIRED BY THE STATE OF UTAH AIR QUALITY PLAN. 6. ALL AREAS TO BE REVEGETATED ARE TO RECEIVE REVEGETATION BMPS WITHIN 21 DAYS OF DISTURBANCE.

QUALITY, CITY OF TOOELE COUNTY'S REQUIREMENTS AND THE STATE REQUIREMENTS WILL CONTROL.

- 7. IF THE EXISTING GRADE IS DIFFERENT FROM WHAT IS SHOWN ON THIS GRADING PLAN, STOP WORK AND CONTACT TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES. WORK IS TO REMAIN STOPPED UNTIL THE ENGINEERING DIRECTOR PROVIDES A WRITTEN NOTICE TO RESUME WORK.
- 8. THE PROJECT OWNER IS RESPONSIBLE FOR MAINTAINING THE STREETS, STORM DRAINS, AND CHANNELS, DITCHES AND SWALES FREE FROM DEBRIS, SOIL. MUD, OR OTHER MATERIAL THAT WOULD CAUSE A PUBLIC SAFETY CONCERN, VIOLATE THE CITY'S UPDES PERMIT, STATE OR FEDERAL LAWS, OR
- PREVENT THE FACILITY FROM OPERATING. 9. ALL CONCRETE TRUCKS ARE TO USE THE DESIGNATED WASHOUT AREA(S). FAILURE TO COMPLY WILL RESULT IN A WORK STOP AND THE OFFENDER COULD BE GUILTY OF A CLASS C MISDEMEANOR.
- 10. L.O.D. BARRIERS ARE TO BE IN PLACE AND MAINTAINED UNTIL WRITTEN NOTIFICATION IS RECEIVED FROM THE ENGINEERING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR MAINTAINING L.O.D. BARRIERS.
- 11. IF DISTURBANCE OCCURS OUTSIDE THE L.O.D. WORK WILL STOP AND REMAIN STOPPED UNTIL THE WRITTEN RESPONSE IS RECEIVED FROM THE CITY.
- 12. THE OWNER IS TO BE RESPONSIBLE FOR ADDITIONAL GRADING INFORMATION AS REQUIRED THROUGHOUT THE REMAINDER OF THE PROJECT. 13. THIS PLAN IS TO REMAIN ON SITE DURING ALL CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE SUBMITED TO SALT LAKE COUNTY BUILDING &





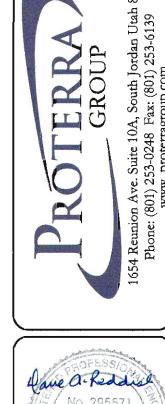


DROP INLET PROTECTION DETAIL

126

Inlet protection - gravel sock

124 Orawing 1 of 3



90th

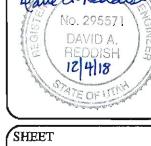
ROW

WATER ]

STORM

JOB NO. GAR025

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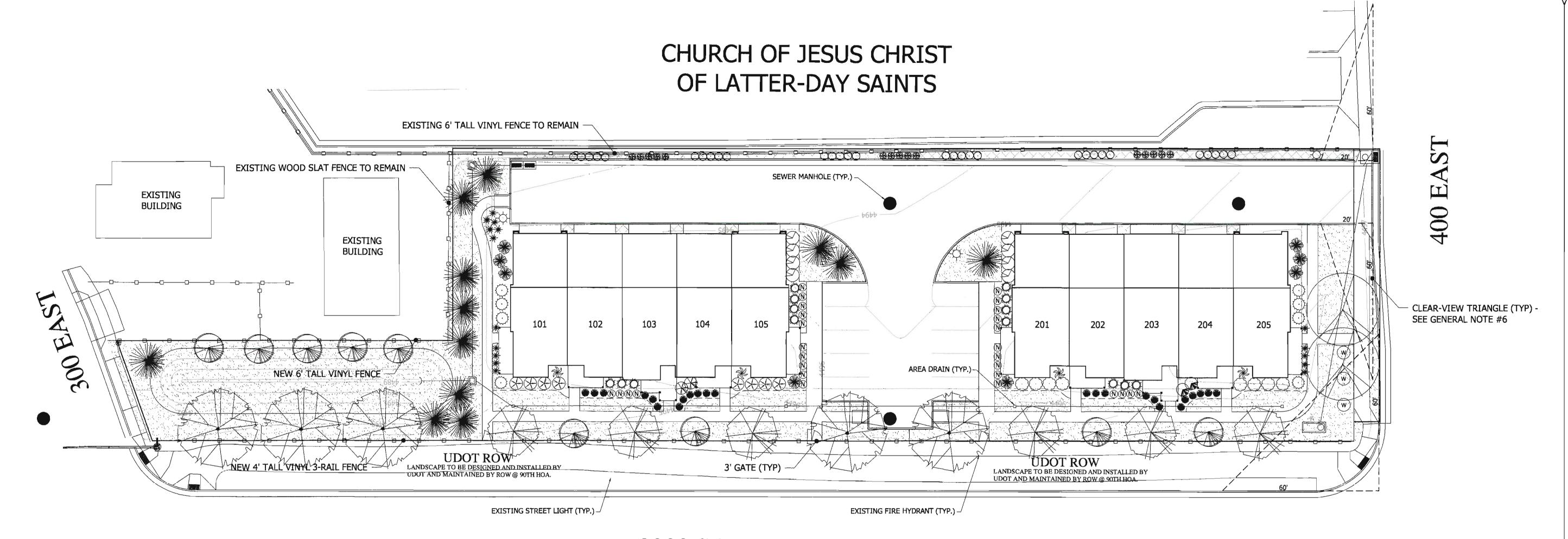


SW1

February 2006

Stabilized roadway entrance

September 2006



## 9000 **SOUTH**

#### PLANTING LEGEND

	SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
And the second		12	WEEPING WHITE SPRUCE	Picea glauca 'Pendula'	6' Tall min.	
3	3	5	COMMON HACKBERRY	Celtis occidentalis	2" Caliper	
		2	emerald queen maple	Acer platanoides 'Emerald Queen'	2" Caliper	
		6	CANADA RED CHOKECHERRY	Prunus virginiana 'Canada Red'	1 <mark>)</mark> " Caliper	
<del>-  </del>		9	RED BARRON CRAB APPLE	Malus 'Red Barron'	1½" Caliper	
	$\odot$	8	MEIDILAND SERIES ROSE - WHITE	Rosa 'Meidiland White'	5 Gallon	
	$\bigotimes$	8	MEIDILAND SERIES ROSE - RED	Rosa 'Meidiland Fire'	5 Gallon	
	*	4	UPRIGHT SERVICEBERRY	Amelanchier alnifolia 'Obelisk'	5 Gallon	
	$\bigotimes$	8	FORSYTHIA	Forsythia x 'Northern Gold'	5 Gailon	
	$\bigcirc$	8	OLD GOLD JUNIPER	Juniperus chinensis 'Old Gold'	5 Gallon	
		2	DWARF BURNING BUSH	Euonymus alatus 'Compacta'	5 Gallon	
	$\odot$	2	DWARF KOREAN LILAC	Syringa meyerî 'Palibin'	5 Gallon	
	O	14	MUGO PINE	Pinus mugo 'Mughus'	5 Gallon	
		8	PURPLE SAND CHERRY	Prunus x cistena	5 Gallon	

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	NOTE
N	28	CATMINT	Nepeta 'Little Trudy'	1 Gallon	
*	24	KARL FOERSTER FEATHER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	1 Gallon	
*	16	STELLA D' ORO DAYLILY	Hemerocallis 'Stella D' Oro'	1 Gallon	
$\odot$	30	GOLDEN ROCKET BARBERRY	Berberis thunbergii 'Golden Rocket' PP18626	1 Gallon	
*	15	HELMOND PILLAR BARBERRY	Berberis thunbergii 'Helmond Pillar'	1 Gallon	
	12,025 SF	TURF-GRASS	Use "Blue Ribbon Seed Ble Tolerant Sod/Seed" from ( Sod/Seed" from Blograss S	Chanshare Farms, "	Bioblue
*:	2,652 SF	SHREDDED BARK MULCH	4" min depth dark brown s to be placed in all shrub be		ħ
	1,035 SF	ROCK MULCH	Staker Parsons All Seasons approved equal. 3" min de		

## GENERAL NOTES

- ALL QUANTITIES ARE SHOWN AS AN AID ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR ALL ACTUAL
  QUANTITY CALCULATIONS.
- 2. PLANT COMMON NAMES ARE SHOWN AS AN AID ONLY. USE BOTANICAL NAME WHEN PURCHASING ALL PLANT MATERIAL.
- 3. ALL LANDSCAPE ELEMENTS MUST BE INSTALLED PER SANDY CITY REQUIREMENTS.
- 4. NO TREES SHALL BE PLANTED IN PUBLIC PARK STRIPS LESS THAN 8 FEET WIDE. CENTERLINE OF TREES SHALL BE PLANTED MINIMUM OF 4 FEET WAY FROM BACK OF CURB AND EITHER SIDE OF SIDEWALK.
- 5. 2H:1V MAXIMUM SLOPE IN LANDSCAPED AREAS.
- 6. CLEAR-VIEW TRIANGLE NO OBSTACLES OVER 3' HIGH, AS MEASURED FROM TOP BACK OF CURB, ARE ALLOWED WITHIN TRIANGLE TYP.

#### IRRIGATION/LANDSCAPE NOTES

- 1. Mulch: After completion of all planting, all irrigated non-turf areas shall be covered with a minimum layer of four (4) inches of mulch to retain water, inhibit weed growth and moderate soil temperature. Non-porous material shall not be placed under the mulch. 4-inch mulch in all irrigated non-turf areas. If rock mulch, minimum is 3- inch.

  2. Landscape Water Meter: A water meter and backflow prevention assembly that are in compliance with state code shall be
- Installed for landscape Irrigation systems, and the landscape water meter and backflow prevention assembly shall be separate from the water meter and backflow prevention assembly installed for indoor uses. The size of the meter shall be determined based on irrigation demand.

  3. Pressure Regulation: A pressure regulating valve shall be installed and maintained by the consumer if the static service
- pressure exceeds 80 pounds per square inch (psi). The pressure-regulating valve shall be located between the landscape water meter and the first point of water use, or first point of division in the pipe, and shall be set at the manufacturer's recommended pressure for sprinklers.
- 4. Automatic controller: All irrigation systems shall include an electric automatic controller with multiple program and multiple repeat cycle capabilities and a flexible calendar program. All controllers shall be equipped with an automatic Rain Shutoff Device.
- 5. On slopes exceeding 30%, the irrigation system shall consist of Drip Emitters, Bubblers, or sprinklers with a maximum Precipitation Rate of 0.85 inches per hour and adjusted sprinkler cycle to eliminate Runoff.6. Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering
- needs. Turf and non-turf areas shall be irrigated on separate valves.

  7. Drip Emitters or a Bubbler shall be provided for each tree where practicable. Bubblers shall not exceed 1.5 gallons per minute per device. Bubblers for trees shall be on separate valve unless specifically exempted by Sandy City Public Utilities due to the limited number of trees on the project site.
- 8. Sprinklers shall have matched Precipitation Rate with each control valve circuit.
  9. Check valves shall be required where elevation differences will cause low-head drainage. Pressure compensating valves and sprinklers shall be required where a significant variation in water pressure will occur within the irrigation system due to elevation differences.
- 10. Drip irrigation lines shall be placed underground or otherwise permanently covered, except for Drip emitters and where approved as a temporary installation. Filters and end flush valves shall be provided as necessary.

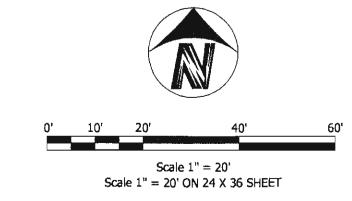
  11. Irrigation zones with overhead spray or stream sprinklers shall be designed to operate between 6:00 p.m. and 10:00 a.m. to reduce water loss from wind and evaporation. This would exclude drip or bubbler zones.
- 12. Program valves for multiple repeat cycles where necessary to reduce runoff, particularly slopes and soils with slow infiltration rates.

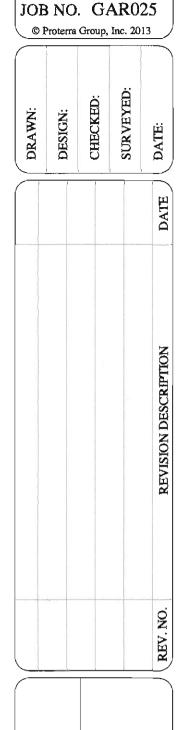
  13. Following construction and prior to release of the secondary bond guarantee posted for the project, a Water Use
- Efficiency Review will be conducted by a Landscape Irrigation Auditor. The auditor shall be independent of the Contractor, Consulting Engineer, and Developer/Project Owner. The water performance audit will verify that the irrigation system compiles with the minimum standards required by Sandy City ordinance. The minimum efficiency required for the Irrigation system is 60% for distribution efficiency for all fixed spray systems and 70% distribution efficiency for all rotor systems. The auditor shall furnish a certificate to the City, designer, installer and Developer/Project Owner certifying compliance with the minimum distribution requirements. Compliance with this provision is required before the City will release the bond for this
- project.

  14. Plants which require different amounts of water shall be irrigated by separate valves. If one valve is used for a given area, only planters with similar water use shall be used in that area. Lawn areas and planters shall be irrigated by separate valves.

  15. A separate backflow prevention device shall be installed for the Irrigation system.
- 16. A rain sensing overriding device shall be utilized so that the irrigation system will automatically turn off in the event of rain.
- 17. The irrigation system shall be designed to prevent overspray and water run-off onto adjacent-property, non-irrigated areas, walks, roadways or structures.
  18. An automatic irrigation system using pop-up sprinkler heads shall be required for all new landscapes. Low flow sprinkler heads shall be used wherever possible.
- 19. No irrigation of walkways or drive.

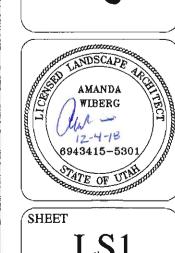
  20. Water audit is required prior to bond being released. Suggest the audit be done within 60 days of installing irrigation and landscape.

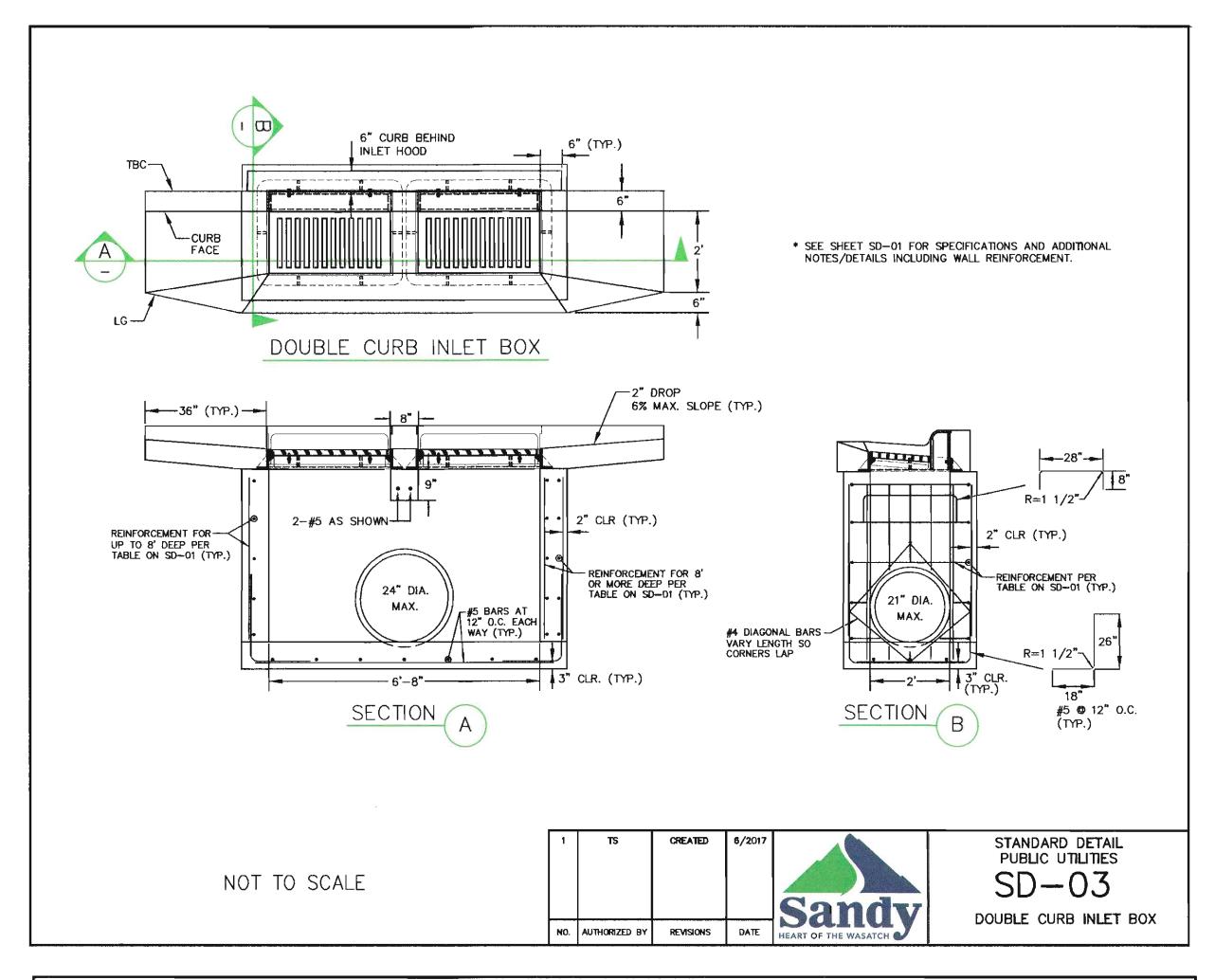


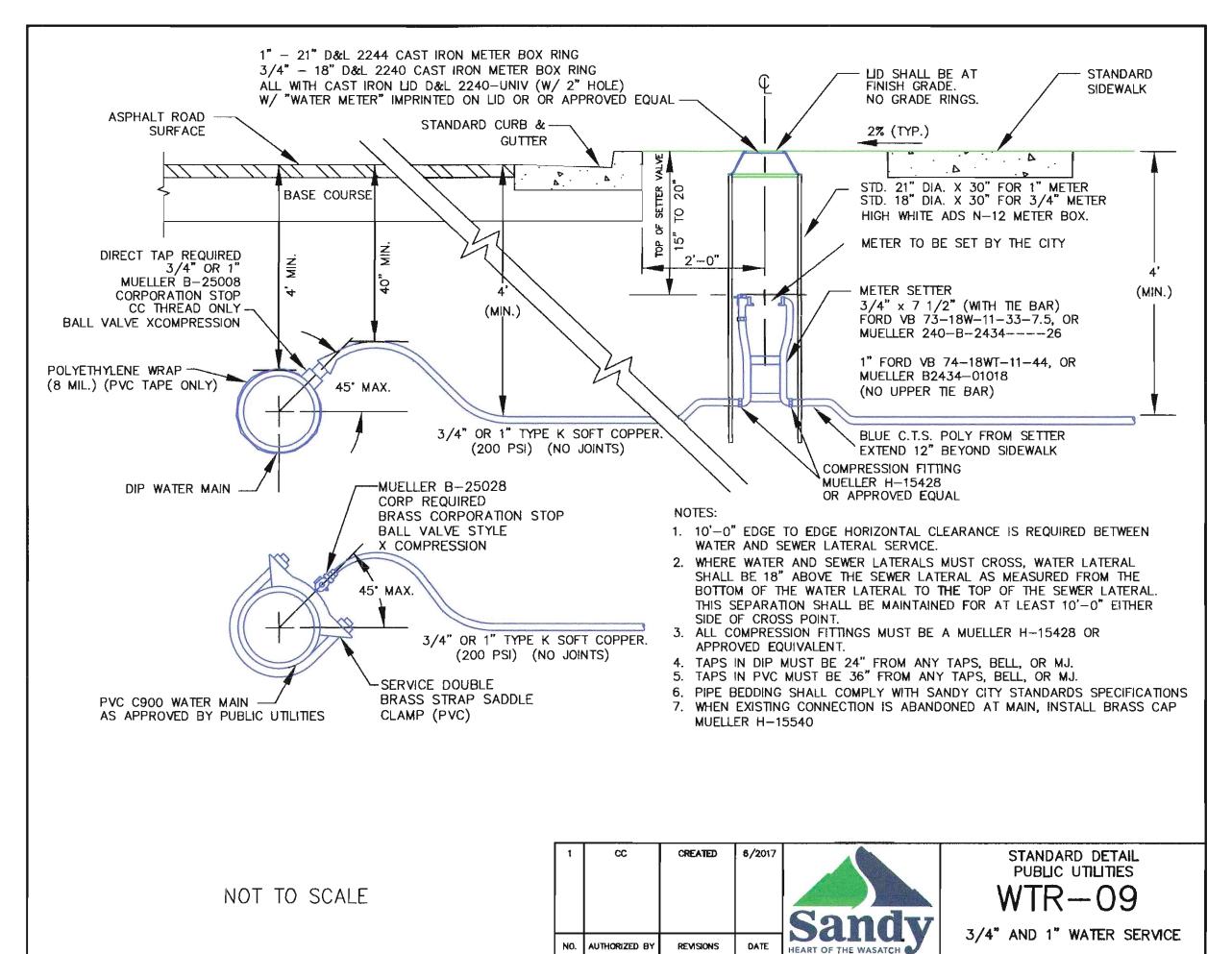


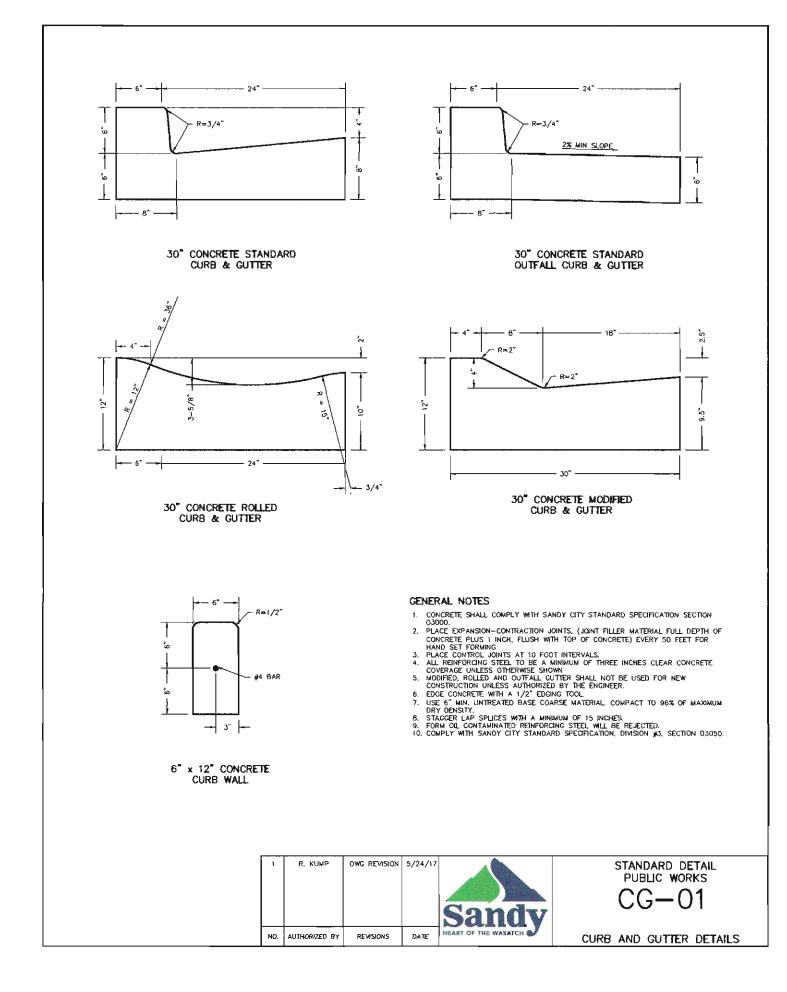
ROW @ 90TH SOUTH
LANDSCAPE PLAN

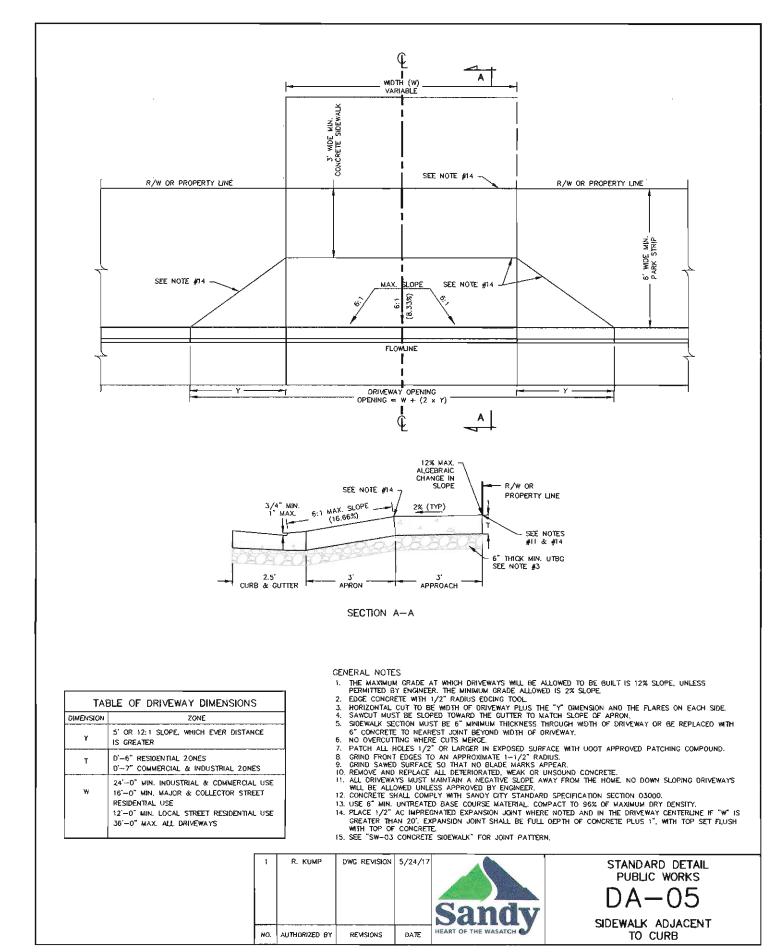
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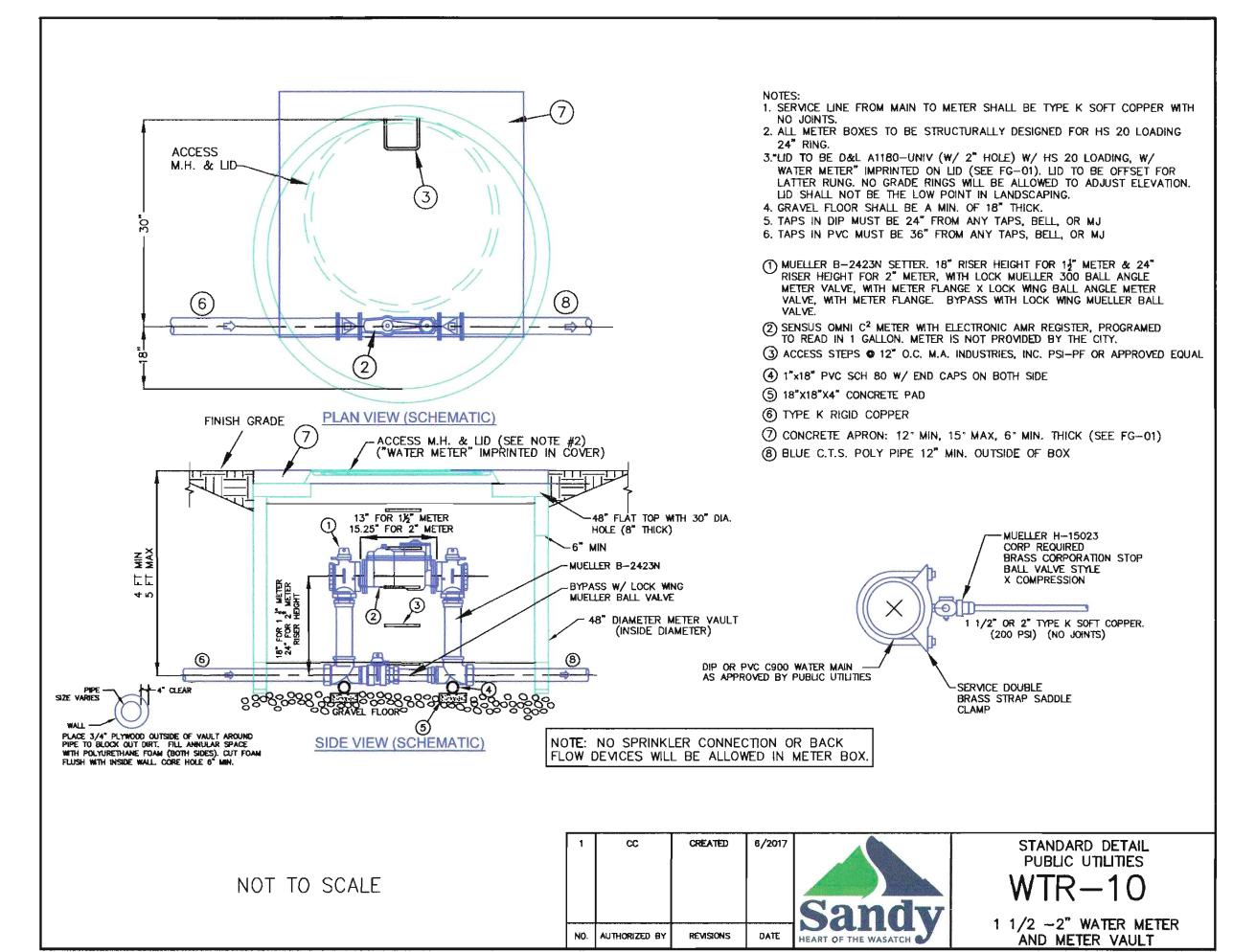


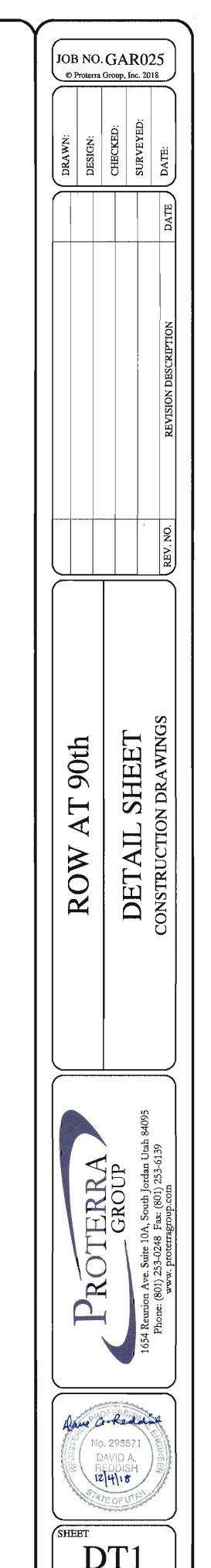










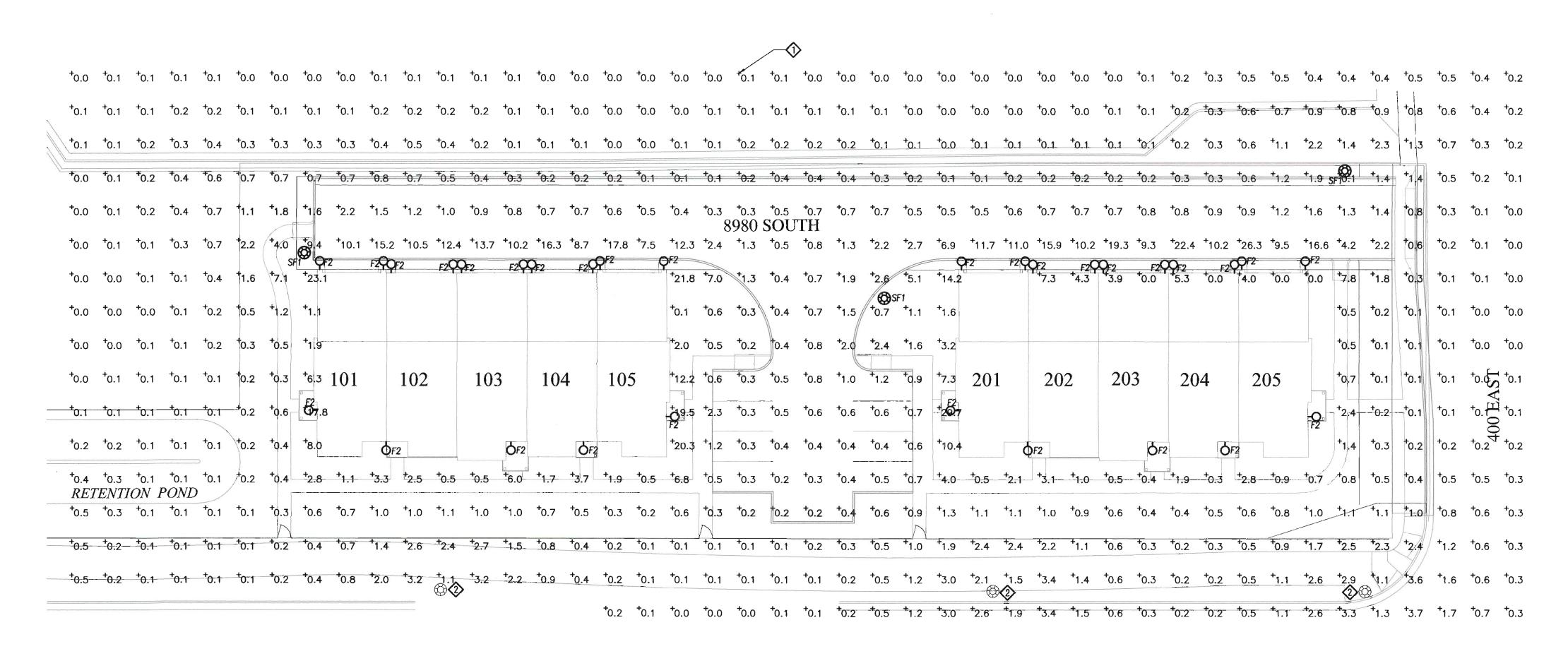




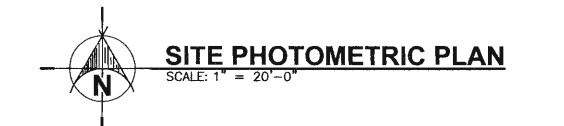
1 ALL VALUES ARE GIVEN IN FOOT CANDLES.

**EXISTING STREET LIGHT FIXTURES SHOWN FOR REFERENCE** 

	SITE LIGHTING FIXTURE SCHEDULE											
FIXT	T FIXTURE						LAMPS		POLE		DEMARKS	
#	MANUFACTURER	CATALOG #	VOLTS	#/POLE	WATTS	MOUNTING	TYPE	QTY/FIXT.	MANUFACTURER	HEIGHT	CATALOG #	REMARKS
SF1	HOLOPHANE	PUCL2 P20 40K AS CMC L3 B	120	1	103	POST	-	-	HOLOPHANE	18	TAPERED ALUMINUM POLE 0.125" WALL 1.5 MIL SEMI-GLOSS BLACK	PER SANDY CITY SPECIFICATION
F2	ACUITY	247CL 20LEDE70 XXX 4K R2	120	-	46	WALL	-	-	-	-	-	



9000 SOUTH



REVISIONS:

400 E 9

SITE PHOTOMETRIC

09/28/2018

J18201.00