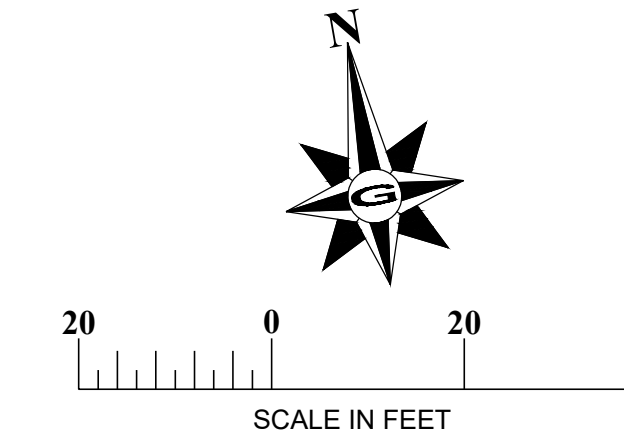
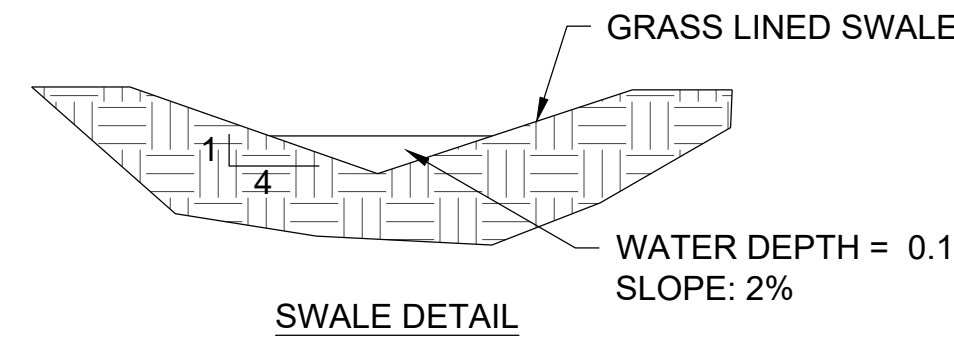


WATER NOTES

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR ROY THACKER, WILLIS BILBREY, OR MICKEY TAYLOR, 801-568-7280, AT LEAST FIVE WORKING DAYS PRIOR TO BEGINNING ANY CONSTRUCTION.
2. 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 FINAL APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED AT [HTTP://SANDY.UTAH.GOV/GOVERNMENT/PUBLIC-WORKS/STANDARD-SPECIFICATIONS.HTML](http://sandy.utah.gov/government/public-works/standard-specifications.html) OR FROM SANDY CITY PUBLIC WORKS DEPARTMENT (568-2999).
3. A MINIMUM OF 48" (MAXIMUM OF 60") OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.
4. WATER LINES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION.
5. ALL WATERLINES SHALL BE BEDDED IN SAND 6" UNDER, 12" AROUND.

NOTES

1. DUST, MUD AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.
2. THE OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE HILLSIDE AREA OF THE LOT. EROSION SHALL BE CONTROLLED BY PLANTING OR OTHER MEANS NECESSARY.
3. OBTAIN PERMIT FROM THE SANDY CITY BUILDING DIVISION PRIOR TO CONSTRUCTION OF ANY RETAINING WALLS THAT ARE DESIGNED TO BE 4.0 FEET HIGH OR HIGHER (FROM BOTTOM OF WALL FOOTING TO TOP OF WALL). SUBMITTAL OF DESIGN CALCULATIONS AND DETAILS, STAMPED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN UTAH, FOR REVIEW AND APPROVAL, MAY BE REQUIRED.
4. RETAINING WALLS SHALL BE A MAXIMUM OF 5 FT HIGH FROM FINISH GRADE AT BOTTOM OF WALL TO TOP OF WALL WITH A MINIMUM 5 FT. BETWEEN TIERS FROM BACK OF LOWER WALL TO TOP OF WALL TO FACE OF UPPER WALL.
5. A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT DURING CONSTRUCTION, AND APPROVE AFTER CONSTRUCTION. ANY RETAINING WALLS THAT ARE 4 FT. HIGH OR HIGHER, FROM TOP OF WALL TO BOTTOM OF FOOTING, SAID ENGINEER SHALL SUBMIT A LETTER, STAMPED, WITH THE STAMP SIGNED AND DATED, INDICATING THAT THE WALL WAS INSTALLED ACCORDING TO THE APPROVED DESIGN, TO THE SANDY CITY BUILDING DIVISION.



VEGETATION PLAN

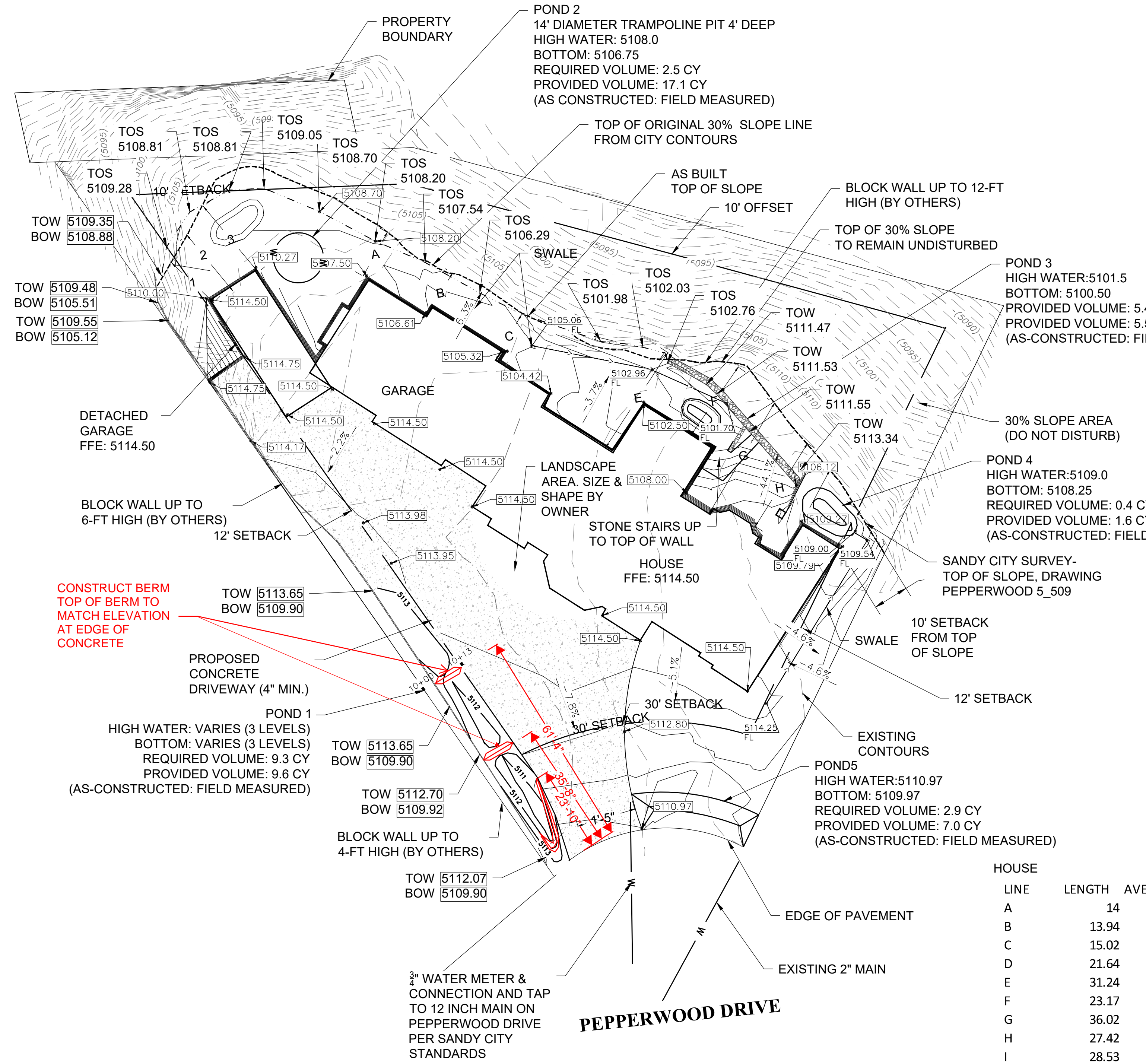
1. INSTALL EROSION CONTROL BLANKET ON ALL DISTURBED AREAS - BIONET SC150BN COCONUT FIBER (30%), STRAW (70%) MATTE OR EQUAL.
2. APPLY 10 LBS. NATIVE SEED - WILDFLOWER BLEND FROM EPHRAIM SEED OR GRANITE SEED CO.
3. VEGETATION AND REVEGETATION
 - a. ALL AREAS ON DEVELOPMENT SITES CLEARED OF NATURAL VEGETATION IN THE COURSE OF CONSTRUCTION OF OFF-SITE IMPROVEMENTS SHALL BE REPLACED WITH VEGETATION WHICH HAS GOOD EROSION CONTROL CHARACTERISTICS.
 - c. NEW PLANTINGS SHALL BE PROTECTED WITH A MULCH MATERIAL AND FERTILIZED IN CONJUNCTION WITH THE PLANTING AND WATERING SCHEDULE DESCRIBED IN PARAGRAPH E BELOW.
 - d. THE USE OF PERSONS OR FIRMS HAVING EXPERTISE IN THE PRACTICE OF REVEGETATION (E.G., LICENSED LANDSCAPE ARCHITECTS OR CERTIFIED NURSERYMEN) SHALL SUPERVISE THE PLANTING AND INSTALLATION OF REVEGETATION COVER.
 - e. AFTER THE COMPLETION OF OFF-SITE IMPROVEMENTS, VEGETATION SHOULD BE PLANTED IN ALL DISTURBED AREAS DURING THE FOLLOWING TIME PERIODS ONLY:
 - (1) MARCH 15 THROUGH MAY 15; AND SEPTEMBER 15 THROUGH OCTOBER 31.
 - (2) IF IRRIGATED, PLANTING MAY BE DONE DURING SUMMER MONTHS.
 - g. TOPSOIL REMOVED DURING SITE CONSTRUCTION SHALL BE RESERVED FOR LATER USE ON AREAS REQUIRING VEGETATION OR LANDSCAPING SUCH AS CUT AND FILL SLOPES.
 - h. ALL DISTURBED SOIL SURFACES SHALL BE STABILIZED OR COVERED PRIOR TO NOVEMBER 1ST. IF THE PLANNED IMPERVIOUS SURFACES (E.G., ROADS, DRIVEWAYS, ETC.) CANNOT BE ESTABLISHED PRIOR TO NOVEMBER 1ST, A TEMPORARY TREATMENT ADEQUATE TO PREVENT EROSION SHALL BE INSTALLED ON THOSE SURFACES.
 - i. THE PROPERTY OWNER AND/OR DEVELOPER SHALL BE FULLY RESPONSIBLE FOR ANY DISTURCTION OR DAMAGE OF NATIVE OR APPLIED VEGETATION IDENTIFIED AS NECESSARY FOR SOIL RETENTION AND SHALL BE RESPONSIBLE TO REPLACE SUCH DESTROYED VEGETATION. THEY SHALL CARRY THE RESPONSIBILITY BOTH FOR EMPLOYEES AND SUBCONTRACTORS FROM THE FIRST DAY OF CONSTRUCTION UNTIL THE FINAL ACCEPTANCE OF IMPROVEMENTS. THE PROPERTY OWNER AND DEVELOPER SHALL REPLACE ALL DESTROYED VEGETATION WITH VARIETIES OF VEGETATION APPROVED BY THE DIRECTOR.

STORM WATER NOTES

1. 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/PUBLIC-WORKS/STANDARD-SPECIFICATIONS.HTML](http://sandy.utah.gov/government/public-works/standard-specifications.html) OR FROM SANDY CITY PUBLIC WORKS DEPARTMENT (568-2999)
2. 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-3 HOUR STORM. THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC. ROUTE THE 100 YEAR-24 HOUR STORM TO THE ROAD. WHERE THE ROUTING OF THE 100 YEAR-24 HOUR STORM IS NOT POSSIBLE, RETENTION FOR THE 100 YEAR 24 HOUR STORM IS REQUIRED.
3. A WRITTEN LETTER FROM ENGINEER/SURVEYOR VERIFYING THAT THE VOLUME FOR RETENTION AND DETENTION PONDS/SYSTEMS WAS INSTALLED PER PLAN SHALL BE SUBMITTED TO PUBLIC UTILITIES ENGINEER PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED.

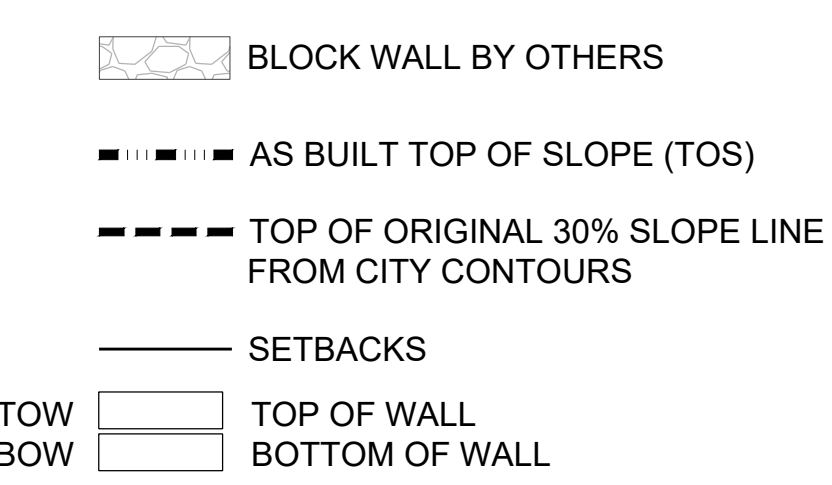
SITE NOTES:

1. PROJECT TO HAVE EXTERIOR, DRIVEWAY, LANDSCAPING AND SANDY CITY CERTIFICATE OF OCCUPANCY WITHIN 12 MONTHS OF COMMENCEMENT OF CONSTRUCTION.
2. PARKING FOR THE CONSTRUCTION TRADES TO BE ON THE PROJECT SIDE OF THE ROAD. CONTRACTOR IS RESPONSIBLE FOR SUBCONTRACTOR/DELIVERIES NOT BLOCKING ACCESS TO ADJACENT PROPERTIES.
3. CONTRACTOR AND OWNER ARE RESPONSIBLE FOR KEEPING DELIVERED MATERIALS, SUB-CONTRACTORS AND BLOWING GARBAGE FROM ADJACENT LOTS.



HOUSE		
LINE	LENGTH	AVERAGE
A	14	
B	13.94	
C	15.02	
D	21.64	
E	31.24	
F	23.17	
G	36.02	
H	27.42	
I	28.53	
J	12.05	
		22.303

GARAGE		
LINE	LENGTH	AVERAGE
1	16.4	
2	20.1	
3	24.42	
		20.30667



AS-CONSTRUCTED PLAN

CONSULTING ENGINEERS AND SURVEYORS
GILSON
 ENGINEERS

PROFESSIONAL STRUCTURAL ENGINEER
 11292021
 No. 362118
 Bradley S. Gilson
 REGISTERED IN UTAH

REVISIONS

DATE	BY	COMMENTS
FEBRUARY 2017	AS	AS BUILT FRONT ROCK WALL

DATE: FEBRUARY 2017
 DRAWING NAME: GRADING & DRAINAGE PLAN
 DESIGNED/DRAWN BY: BG/JJR
 CHECKED: APPROVED

1" SCALE MEASURES 1" ON FULL SIZE SHEET
 ADJUST FOR HALF SIZE SHEET

GRADING & DRAINAGE PLAN
 VICTORY RANCH
 LOT 77
 KAMAS, UTAH

REVISION: **ASBUILT**
 PROJ. # **REY.012**
C.101