

GENERAL SITE LAYOUT NOTES:

- REFER TO ARCHITECTURAL SITE PLAN FOR DETAIL OF DUMPSTER ENCLOSURE.
- 2. REFER TO ELECTRICAL PLANS FOR TRANSFORMER LOCATIONS AND LIGHTING.
- 3. REFER TO LANDSCAPE PLANS FOR LAYOUT OF PLANTINGS. 4. VERIFY THE GRID DISTANCES SHOWN FOR BUILDING LOCATIONS WITH ARCH PLANS.
- 5. ALL PAVEMENT REPAIR TO MEET REQUIREMENT STANDARD DETAILS ON C100. 6. TRANSITION CURB FROM STANDARD CURB HEIGHT TO CURB TERMINATION OVER 6' MINIMUM AT ALL LOCATIONS.
- 7. SIDEWALK THICKNESS TO BE 6" (MINIMUM) AT ALL DRIVEWAYS AND 4" (MINIMUM) ELSEWHERE. 8. REPAIR/CONSTRUCT DRIVE APPROACHES PER CITY STANDARDS. 9. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK.
- 10. WIDENING OF 9000 SOUTH ST. TO CURRENTLY IN DESIGN BY UDOT. IT IS NOT KNOWN IF THE ROAD WIDENING WILL BE COMPLETED PRIOR TO WORK ON THE PROJECT. IF 9000 SOUTH WIDENING IS NOT COMPLETED PRIOR TO WORK, DEMOLITION AND CONSTRUCTION TO EXISTING ROADWAY IS REQUIRED.
- 11. ALL PARKING STALL AND DRIVE LANE DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE. 12. FOR RETAINING WALLS THAT WILL BE 4.0 FEET HIGH OR HIGHER (FROM BOTTOM OF WALL FOOTING TO TOP OF WALL), SUBMIT
- DESIGN CALCULATIONS AND DETAILS, STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN UTAH, FOR REVIEW AND APPROVAL, TO RYAN KUMP, SANDY CITY ENGINEER (801-568-2962). 13. OBTAIN A PERMIT FROM THE SANDY CITY BUILDING DIVISION (801-568-7251) PRIOR TO CONSTRUCTING ANDY RETAINING WALL THAT
- WILL BE 4.0 FEET HIGH OR HIGHER (FROM BOTTOM OF WALL FOOTING TO TOP OF WALL). 14. A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT DURING CONSTRUCTION, AND APPROVE AFTER CONSTRUCTION, ANY RETAINING WALLS THAT ARE 4.0 FEET HIGH OR HIGHER, FROM TOP OF WALL TO BOTTOM OF FOOTING. SAID ENGINEER SHALL SUBMIT A LETTER, STAMPED, WITH THE STAMP SIGNED AND DATED AND INDICATING THAT THE WALL WAS
- 15. ALL IMPROVEMENTS WITHIN THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) RIGHT-OF-WAY SHALL BE CONSTRUCTED AS

INSTALLED ACCORDING TO THE APPROVED DESIGN, TO THE SANDY CITY ENGINEER, PRIOR TO RELEASE OF THE GUARANTEE FOR

- REQUIRED BY UDOT REGION TWO. 16. BUILDER/OWNER SHALL OBTAIN 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.
- 17. NOTIFY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801-568-2999, 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEMENTS, INCLUDING SEWER FACILITIES. ALL INSPECTIONS MUST BE DONE PRIOR TO OR CONCURRENT WITH CONSTRUCTION. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE UNCOVERING AND/OR REMOVAL OF ALL ITEMS INSTALLED WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER.
- 18. ALL PUBLIC IMPROVEMENTS, WHICH ARE TO BE OWNED AND MAINTAINED BY SANDY CITY, AND ALL PUBLICLY- AND PRIVATELY-OWNED AND MAINTAINED ROADS SHALL BE CONSTRUCTED ACCORDING TO THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION (LATEST EDITION). THE SPECIFICATIONS CAN BE FOUND IN .PDF FORMAT ON LINE AT WWW.SANDY.UTAH.GOV (SEARCH FOR "STANDARD SPECIFICATIONS").
- 19. PROVIDE A PROCTOR TEST, FOR ROADBASE MATERIAL THAT IS TO BE PLACED IN THE PUBLIC RIGHT-OF-WAY, TO THE SAND CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACED ON SITE.
- 20. FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT. SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN, HOWEVER, UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.
- 21. BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER, ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING, AS DIRECTED BY THE SANDY CITY INSPECTOR. 22. DUST, MUD, AND EROSION SHALL BE ADEQUATELY CONTROLLED, BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE
- KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES. HOWEVER, THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED. 23. PROVIDE SLOPE AWAY FROM BUILDINGS THAT COMPLIES WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (2%
- MINIMUM/12% MAXIMUM ON HARD SURFACES; 5% MINIMUM/2:1 MAXIMUM IN LANDSCAPE AREAS—FOR A MINIMUM OF 10 FEET IN ANY

OF CURB, ARE ALLOWED WITHIN THE TRIANGLE.

- 24. 2H:1V MAXIMUM SLOPE IN LANDSCAPED AREAS. 25. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
- 26. PRIOR TO RELEASE OF THE GUARANTEE FOR IMPROVEMENTS (BOND), AND ACCORDING TO THE "CITY ENGINEER REQUIREMENTS" LETTER FOR THIS PROJECT, THE DEVELOPER SHALL SUBMIT A .PDF COPY OF THE CONTRACTOR'S SITE (NOT BUILDING) CONSTRUCTION DRAWING SET TO SANDY CITY PUBLIC WORKS DEPARTMENT. AN AS-BUILT FIELD SURVEY IS NOT REQUIRED. THE AS-BUILT DRAWING MAY BE SUBMITTED BY E-MAIL AT DPOULSEN@SANDY.UTAH.GOV, OR ON A USB FLASH DRIVE, OR THE HARD-COPY ORIGINAL MAY BE SUBMITTED TO SANDY CITY (DAVE POULSEN, 801-568-6058), WHERE THE SET WILL BE SCANNED AND RETURNED TO THE OWNER.
- 27. PROVIDE AN ESTIMATE OF THE 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. 28. 20'X60' CLEAR-VIEW TRIANGE. NO OBSTACLES (INCLUDING VEGITATION) OVER THREE FEET HIGH, AS MEASURED FROM TOP BACK

TBC Line Table

TBC Line Table					
L#	L	Bearing			
L8	24.50	N0° 09' 26.60"E			
L9	1.00	N89° 50' 33.40"W			
L15	15.50	N0° 09' 26.60"E			
L16	72.85	N89° 50' 33.40"W			
L19	9.15	N89° 51' 49.13"W			
L23	9.15	S89° 50' 33.40"E			
L26	72.85	S89° 50' 33.40"E			
L28	18.64	S89° 50' 42.03"E			
L30	9.15	N0° 09' 26.60"E			

L	Bearing	L#	L	Bearing
.50	N0° 09' 26.60"E	L53	25.00	N0° 09' 26.60"E
.00	N89° 50' 33.40"W	L54	1.00	N89° 50' 33.40"W
.50	N0° 09' 26.60"E	L56	15.50	N0° 09' 26.60"E
2.85	N89° 50' 33.40"W	L61	44.00	N0° 09' 26.60"E
.15	N89° 51' 49.13"W	L64	30.00	N0° 09' 26.60"E
.15	S89° 50' 33.40"E	L66	25.00	N0° 09' 26.60"E
2.85	S89° 50' 33.40"E	L67	31.00	S0° 09' 26.60"W
.64	S89° 50' 42.03"E	L69	76.04	N89° 44' 24.40"W
.15	N0° 09' 26.60"E	L70	76.08	S89° 44' 24.40"E
5.00	N0° 09' 26.60"E	L71	9.15	S89° 50' 33.40"E
.50	S89° 50' 33.40"E	L72	31.00	N0° 09' 26.60"E
.35	N0° 09' 26.60"E	L73	9.15	N89° 51' 49.14"W
.50	N89° 50' 33.40"W	L77	7.15	N89° 50' 33.40"W
.50	S89° 50' 33.40"E	L78	15.00	S0° 09' 26.60"W
.59	N0° 09' 26.60"E	L79	31.82	N0° 15' 48.01"E
.00	N89° 50' 33.40"W	L82	73.00	N89° 50' 33.40"W
.00	S0° 09' 26.60"W	L83	15.50	N0° 41' 47.20"E
0.00	N0° 21' 58.60"E	L84	41.28	S44° 50' 33.40"E
.00	S0° 09' 26.60"W	L85	278.28	S89° 50' 33.40"E

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C9	31.42	20.00	089*59'51"	N45° 09' 22"E	28.28
C10	6.28	4.00	090°00'00"	N44° 50′ 33″W	5.66
C11	7.07	4.50	090°00'00"	N45° 09' 27"E	6.36
C12	7.01	4.65	08619'16"	N44° 50' 33"W	6.36
C13	7.10	4.43	091°54'53"	N45° 09' 27"E	6.36
C14	14.00	25.85	031°01'16"	N19° 57' 35"W	13.83
C17	6.28	4.00	089*58'44"	S45° 08' 49"W	5.66
C18	6.29	4.00	090°03'07"	N44° 50' 16"W	5.66
C19	6.28	4.00	090'00'00"	S44* 50' 33"E	5.66
C20	7.03	4.26	094*33'15"	N44° 12' 50"E	6.26
C21	7.07	4.50	090°00'00"	N44° 50' 33"W	6.36
C22	6.28	4.00	090°00'00"	S44° 50' 33"E	5.66
C23	6.28	4.00	090'00'00"	N45° 09' 27"E	5.66
C24	8.10	4.64	100°00'50"	N50° 33' 12"W	7.11
C25	8.10	4.64	100°00'50"	N50° 52' 05"E	7.11
C26	7.08	4.48	090°27'20"	N44° 50′ 33″W	6.36
C30	47.17	30.00	090*04'47"	S44* 42' 01"E	42.46
C31	120.40	317.00	021°45'44"	N79° 22' 43"E	119.68
C32	132.27	349.00	021°42'56"	S79° 21' 19"W	131.48
C33	92.73	310.00	017*08'18"	S81° 38' 39"W	92.38
C34	21.37	25.00	048*58'21"	S48° 35' 19"W	20.72
C35	19.97	25.00	045*45'44"	N80° 01' 23"W	19.44
C36	81.79	356.00	013*09'51"	N83° 40' 40"E	81.61
C37	46.95	30.00	089*40'25"	S45° 25' 23"W	42.31
C39	6.30	3.98	090*42'58"	N44° 51' 11"W	5.66
C40	6.28	4.00	089*56'53"	S45° 09' 44"W	5.65
C41	6.25	3.76	095*08'00"	N44° 05' 37"E	5.55
C42	7.85	5.00	090*00'00"	S45° 09' 27"W	7.07
C43	6.83	4.89	080°02'44"	N50° 21' 11"W	6.29
C44	12.38	12.50	056°45'38"	N73° 13' 22"W	11.88
C45	19.24	24.50	045*00'00"	S67* 20' 33"E	18.75
C46	46.95	30.00	089*40'23"	N45° 25' 24"E	42.31

TBC Curve Table

C# L R \ \Delta \ Chord Bearing \ Chord L

703 east 1700 south salt lake city, ut 84105 ajcarchitects.com

SCALE 1"=20'

ARCHITECT / CONSULTANT

PROJECT DESCRIPTION

SANDY FIRE STATION

SANDY, UTAH

SHEET NAME: SITE PLAN

REVISIONS

MARK DATE DESCRIPTION

2021.02.06 DRAWN BY: CHECKED BY: MC

SHEET NUMBER:

PROJECT#: **2023-27**

PARKING STALL COUNT TOTAL STALLS: STALLS: HC STALLS:

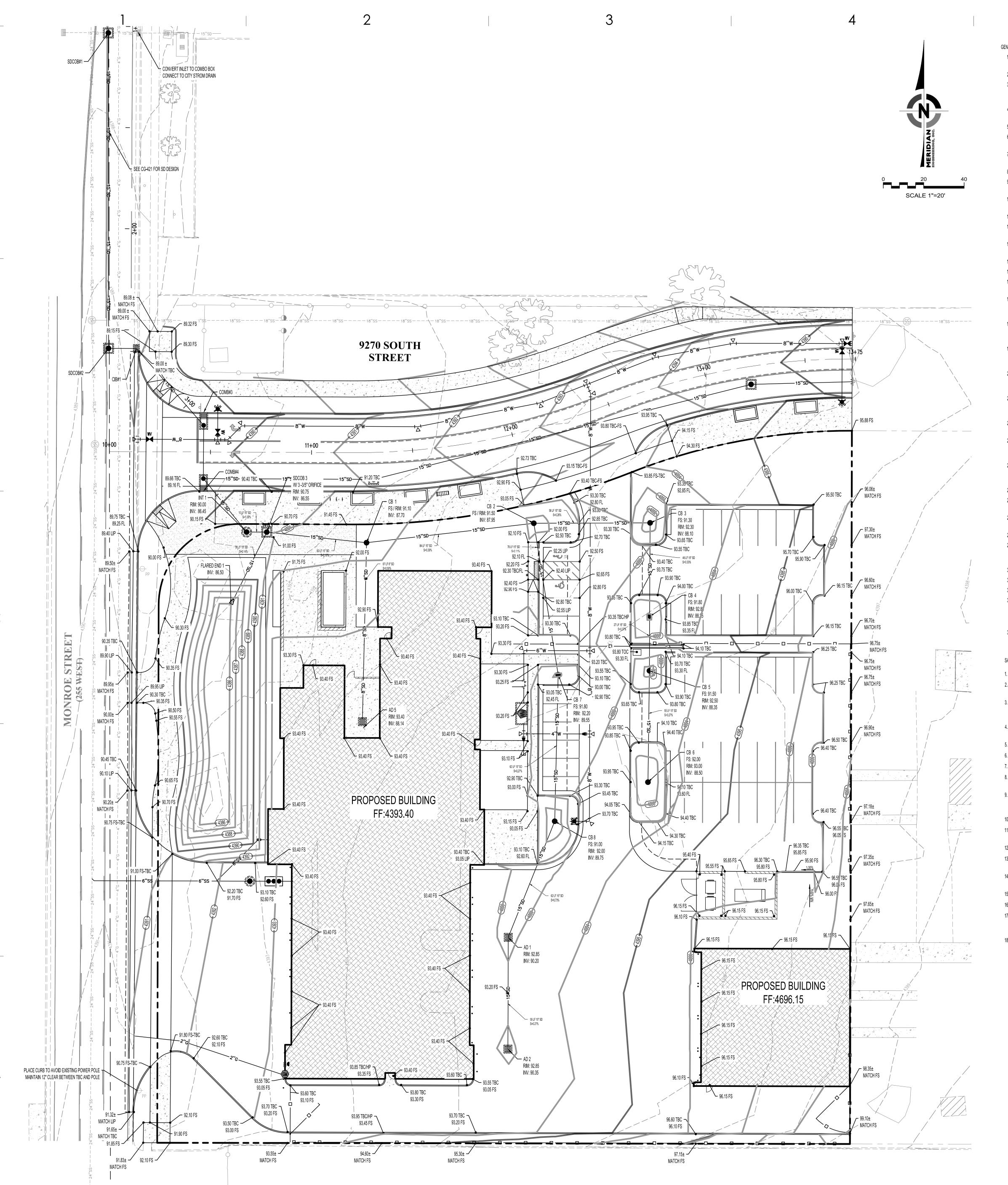
ASPHALT PAVEMENT

SEE DETAIL A ON SHEET PER DETAIL DA-04 ON

PER DETAIL B ON SHEET

NEW BUILDING

7



GENERAL GRADING NOTES:

- 1. REFER TO SHEET ARCHITECTURAL SITE PLAN DETAILS FOR RAISED PLANTERS, HANDICAP RAMPS, SIDEWALK DETAILS, FLUSH CURB, DIMENSIONS OF PLAYGROUND, PARKING LOT STRIPING AND SITE FENCING WITH MOW STRIP.
- 2. CONTOURS OF THE SITE ARE BASED ON A SURVEY BY MERIDIAN ENGINEERING, INC. REFER TO SHEET C200 FOR PROJECT BENCH MARK AND BASIS OF BEARING.
- 3. ALL WORK IN 9720 SOUTH STREET & 255 WEST STREET SHALL BE IN ACCORDANCE WITH APWA AND SANDY CITY STANDARD PLANS AND SPECIFICATIONS. NEW CURB AND GUTTER, PAVEMENT REPAIRS, AND THE NEW DRIVEWAYS SHALL COMPLY WITH THESE APWA AND CITY STANDARDS. TRAFFIC CONTROL FOR THE PROJECT SHALL ALSO BE APPROVED BY THE CITY WHERE THE SITE ACCESSES TO PUBLIC STREETS. COORDINATE WITH CITY FOR PAVEMENT CONSTRUCTION IN RIGHT OF WAY TO THE REQUIRED PAVEMENT THICKNESS FOR ALL STREET REPAIRS.
- 4. PROVIDE APPROVED SILT PROTECTION FOR ALL NEW AND EXISTING CATCH BASINS UNTIL LANDSCAPING IS WELL ESTABLISHED AND PARKING IS COMPLETE. THE PIPING SYSTEM SHALL BE CLEANED OUT BEFORE FINAL APPROVAL. USE MIRAFI "DANDY BAG" OR ANOTHER APPROVED EQUIVALENT FOR EXISTING INLET PROTECTION. REFER TO SHEET C500 AND C510.
- 5. DIMENSIONS OR COORDINATES ARE TO THE CENTER OF CATCH BASINS FOR AREA INLETS AND AT THE CENTER OF THE CATCH BASIN AT TBC FOR INLETS IN CURB AND GUTTER.
- 6. HANDICAP PARKING AREA SHALL NOT EXCEED 2% IN ANY DIRECTION. THE PERPENDICULAR CROSS SLOPE TO PARKING STALL IN OTHER AREAS OF THE PARKING LOT SHALL NOT EXCEED 4% IN SLOPE AND SLOPE SHALL NOT EXCEED 6% IN ANY DIRECTION FOR DRIVEWAYS.
- 7. ALL WALKWAYS SHALL NOT EXCEED 5% SLOPE. THE PERPENDICULAR CROSS SLOPE TO NOT EXCEED 2% MAX. SLOPE FOR WALKWAYS 2% MAX. FROM BUILDING OR STAIR RISERS FOR 5' MINIMUM. ALSO SLOPE 2% MAX FOR 5' AT THE END OF THE 1:12 SLOPE OF ALL H.C. RAMPS.
- 8. REFER TO ARCHITECTURAL SITE LAYOUT PLAN.
- 9. PIPING LENGTHS ARE APPROXIMATE LENGTHS AND ARE ROUNDED TO THE NEAREST FOOT. LENGTHS ARE FROM CENTER TO CENTER OF INLETS OR CLEANOUTS. PIPE SLOPES ARE ALSO APPROXIMATE. USE INVERTS AT EACH BOX FOR CONTROL OF PIPE INSTALLATION.
- 10. "TBC" IS TOP BACK OF CURB ELEVATIONS. "FS" IS FINISH SURFACE ELEVATIONS. "TOC" IS TOP OF CONCRETE ELEVATIONS. "TOW" IS TOP OF WALL ELEVATIONS. "BOT" IS FINISH SURFACE AT BOTTOM OF WALL ELEVATIONS. "FL" IS FLOW LINE.
- 11. TRANSITION FACE OF CURB TO BE FLUSH TO ADJACENT FINISHED SURFACE WHERE INDICATED BY "TBC/FS" TO FULL HEIGHT OVER 5' (MIN).
- 12. PLACE CONCRETE COLLAR AROUND ALL NEW CATCH BASINS OR CLEANOUTS (NOT IN CURB AND GUTTER). COLLAR TO BE 1' MINIMUM WIDTH AND SHALL BE 8" MINIMUM THICKNESS. PLACE 2 #4 BARS AROUND OPENING. SEE DETAIL ON SHEET C100.
- 13. ALL LANDSCAPE AREAS SHALL HAVE 4" MINIMUM OF TOPSOIL OR AS REQUIRED BY LANDSCAPE PLANS. LANDSCAPE AREAS TO BE GRADED TO DRAIN AND MOUND WHERE INDICATED ON LANDSCAPE
- 14. REFER TO SHEET C100 AND C210 FOR REQUIRED PAVEMENT SECTIONS.
- 15. ALL STORM WATER TO BE DETAINED ONSITE USING 0.20 CFS/ACRERELEASE RATE FOR THE 100-YEAR STORM EVENT. THE 80TH PERCENTILE STORM IS TO BE RETAINED AND INFILTRATED ON SITE.

 16. IF MORE THAN 3 FEET OF GRADING FILL WILL BE PLACED ABOVE THE EXISTING SURFACE (TO RAISE SITE GRADES). THE OWNERS GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED SO THAT THEY MAY
- ASSESS POTENTIAL SETTLEMENT AND MAKE ADDITIONAL RECOMMENDATIONS IF NEEDED.

 17. DO NOT DRIVE HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE. SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER SUBGRADE WILL BE REPAIRED BY THE
- CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. REPAIRS TO BE COMPLETED AS OUTLINED IN THE SPEC SECTION WITH UP TO 2' OF IMPORTED STRUCTURAL GRANULAR FILL TO STABILIZE SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE.

 18. SITE SOILS MAY NOT SUPPORT CONSTRUCTION TRAFFIC DURING WET PERIODS OF THE YEAR. CONTRACTOR WILL BE RESPONSIBLE TO PLACE GRANULAR FILL AND/OR COBBLE MATERIALS AS
- NECESSARY TO MAINTAIN ACCESS TO THE SITE OR BUILDING THROUGHOUT THE CONSTRUCTION SITE AT ALL TIMES. EXCESS MATERIAL SHALL BE REMOVED AS REQUIRED TO COMPLETE THE SITE TO THE GRADES SHOWN ON GRADING PLANS. ALSO REFER TO GEOTECHNICAL INVESTIGATION SHEETS FOR SITE SOIL PREPARATION REQUIREMENTS.

 19. PROVIDE TEMPORARY STORM DRAIN PUMPING, PONDING, BERMING, PIPING AND INLETS OR OTHER MEASURES TO RETAIN CONSTRUCTION STORM DRAIN RUNOFF ON SITE DURING CONSTRUCTION UNTIL
- THE NEW SYSTEM IS OPERATIONAL. ALL CONSTRUCTION SITE RUNOFF TO HAVE HEAVY SEDIMENT REMOVED PRIOR TO RELEASING TO EXISTING SITE DRAIN SYSTEM. PROTECT ADJACENT BUILDING FROM CONSTRUCTION RUNOFF AT ALL TIMES.

 20. THERE SHOULD BE NO STANDING WATER ONSITE. ALL STORM WATER SHALL DRAIN TO AN INLET OR AREA DRAIN. CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IF ANY LOW SPOTS THAT DO
- NOT DRAIN ARE ENCOUNTERED. A WATER TEST WILL BE PERFORMED BY THE CONTRACTOR WITH THE ENGINEER OF RECORD IN ATTENDANCE OR A SURVEY OF THE NEW IMPROVEMENTS PROVIDED TO THE ENGINEER AT COMPLETION OF THE PROJECT TO VERIFY THAT ALL STORM DRAIN WATER DRAINS AS DESIGNED.

 21. ALL "MATCH" LOCATIONS INDICATE THAT THE CONTRACTOR IS TO MATCH THE EXISTING GRADE. AN APPROXIMATE ESTIMATE IS PROVIDED BY THE ENGINEER BASED ON AN INTERPOLATION OF NEAREST
- SPOT ELEVATIONS PROVIDED BY THE SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE ELEVATIONS. IF THE ELEVATION PROVIDED BY THE ENGINEER VARIES GREATLY FROM THE ACTUAL ELEVATION FOUND BY THE CONTRACTOR THE CONTRACTOR IS TO NOTIFY THE ENGINEER SO THAT THE ENGINEER CAN PROVIDE FURTHER DIRECTION.
- 22. GRADE UNIFORMLY BETWEEN SPOT ELEVATIONS AND CONTOURS UNLESS NOTED OTHERWISE. IF ANY QUESTIONS ARISE ABOUT THE PROPOSED GRADING SHOWN ON PLANS CONTACT THE ENGINEER
 OF RECORD BEFORE FIELD GRADING.
- 23. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL STUDY REFERENCED IN PLAN SET.

 CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS BEING PERFORMED, VERIFYING THAT ALL

 FILLED AREAS AND SUBGRADE AREAS WITHIN HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOIL REPORT.
- 24. CONTRACTOR IS TO BE AWARE OF WHAT WAS ALREADY INSTALLED OR UNDER CONSTRUCTION IN PACKAGE 1 AND TO FACILITATE ANY COORDINATION BETWEEN THE BINDING AND CONSTRUCTION OF THE TWO PACKAGES. ITEMS PREVIOUSLY COMPLETED IN PACKAGE 1 ARE TO BE PROTECTED IN PLACE DURING CONSTRUCTION OF PACKAGE 2. THIS INCLUDED ALL MASS EXCAVATION AND ROUGH GRADING.
- 25. PRE-TREATMENT BOX TO BE 3 CHAMBER OIL WATER SEPARATORS WITH BAFFLED WALLS. USE DURA-CRETE 1500-GALLON UNIT OR APPROVED EQUIVALENT.
- 26. NO STORM WATER TO ENTER THE RETENTION BASIN UNTIL THE PIPING SYSTEM AND PRE-TREATMENT INLET HAS BEEN INSTALLED. CONTRACTOR TO CLEAN ENTIRE SYSTEM BEFORE IT IS ATTACHED TO THE DETENTION BASIN.
- 27. NOTIFY ENGINEER OF RECORD IF THERE ARE ANY CONFLICTS WITH UTILITY LINES OR IF ASSUMED INVERTS VARY, FOR FURTHER COORDINATION. SEWER AND WATERLINES TO HAVE 18" SEPARATION WITH WATER OVER SEWER. ALL OTHER UTILITIES TO HAVE 12" SEPARATION MIN. IF 12" SEPARATION CANNOT BE ACHIEVED UTILITIES TO HAVE FLOWABLE FILL BETWEEN THE UTILITY LINES 5' EACH WAY.
- 28. CONTRACTOR IS RESPONSIBLE TO INFORM THE ENGINEER OF RECORD IF THE GRADES SHOWN ON THE SURVEY DO NOT MEET THE ACTUAL GRADES IN THE FIELD.
- 29. ALL STRUCTURE LIDS WITHIN THE PROJECT LIMITS WILL NEED TO HAVE THEIR GRADE ADJUSTED. WATER VALVES, SEWER MANHOLES, STORM DRAIN INLETS OR CLEANOUT BOXES, AND OTHER SURFACE UTILITY ACCESSORIES SHALL BE RAISED AND SLOPED TO ACCURATE FINISH SURFACE BY A CONCRETE GRADE COLLAR IN PAVEMENT. COLLAR SHALL BE 12" WIDE AROUND THE UTILITY APPARATUSES AND 8" MINIMUM THICKNESS. PLACE 2 #4 REBAR HOOPS IN COLLAR. CONCRETE COLLARS TO BE USED ONLY IN ASPHALT/CONCRETE/AND GRASS PAVER AREAS.
- 30. REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR ALL INFORMATION ABOUT EXISTING AND PROPOSED TREES.
- 31. REMOVE AND REPLACE ANY DAMAGED CURB, GUTTER, OR SIDEWALK ALONG FRONTAGE BEFORE FINAL INSPECTION.
- 32. ALL GUTTERS TO SLOPE 0.5% MINIMUM TOWARDS CURB INLET BOX. CONTRACTOR TO NOTIFY ENGINEER OF RECORD IF THE PROPOSED GRADE DOES NOT MEET 0.5% SLOPE IN GUTTER.
- 33. SITE WALLS (EXCEPT STAIR CHEEK WALLS OR SEAT WALLS) TO HAVE A 3" PERFORATED DRAIN (PVC OR HDPE WRAPPED IN DRAINAGE FABRIC) AS SHOWN ON PLANS AND ON THE RETAINING WALL DETAILS ON THE STRUCTURAL PLANS. CONNECT TO SITE DRAINAGE STRUCTURES AS SHOWN WITH 4" PVC SOLID PIPE (SDR 35) FROM THE CONNECTION AT THE PERFORATED FOOTING DRAIN TO THE STORM DRAIN STRUCTURE. SLEEVE DRAIN PIPE THROUGH SITE WALLS AS REQUIRED TO CONNECT TO DRAINAGE SYSTEM. WHERE FOOTINGS STEP DOWN BELOW NORMAL DEPTH FOR UTILITY CROSSING, PERFORATED DRAIN PIPE DOES NOT STEP DOWN TO AVOID ANY LOW POINTS IN THE WALL DRAIN PIPING.
- 34. SPOT ELEVATION PREFIX OF 43 OR 44 HAS BEEN DROPPED FROM THE ELEVATIONS IE: ELEVATION 00.00 = 4400.00 AND 96.50 = 4396.50.

SANDY CITY STANDARD STORM WATER NOTES

- NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
- 2. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT. SANDY CITY CORPORATION PROD. 12/18 GC-B 25
- 3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WERS IT.
- THE SANDY CITY WEBSITE.

 4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, AND STRUCTURES (INLET BOXES, COMBO BOXES, AND JUNCTION BOXES). SUBMITTALS
- MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
- 5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
- 6. ALL MATERIALS AND WORK DONE IN UDOT RIGHT-OF-WAY SHALL CONFORM TO UDOT STANDARDS AND SPECIFICATIONS (DELETE IF NOT APPLICABLE).
- NON-SHRINK GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN FACILITIES.
 CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE AND GROUT AT CONNECTION OF PIPE TO BOX TO A SMOOTH FINISH. ADDITIONALLY, ALL JAGGED OR SHARP EDGES AT
- PIPE CONNECTIONS ARE TO BE REMOVED AND GROUTED SMOOTH.
- 9. GROUT BETWEEN GRADE RINGS. FOR EACH INLET BOX THAT IS LOCATED NEXT TO A CURB, THE CURB AND GUTTER CONTRACTOR IS RESPONSIBLE TO REMOVE ALL PROTRUDING, JAGGED OR SHARP CONCRETE EDGES AND TO GROUT BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX. GROUT TO CREATE A SMOOTH, BEVELED TRANSITION AT ALL EDGES IN CLEAN OUT AND INLET BOXES. GROUT AROUND ALL EDGES OF THE RESTRICTIVE ORIFICE PLATE.
- 10. REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD.
- 11. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL INLET BOXES, COMBO BOXES, JUNCTION BOXES, AND PIPE. THE BOXES AND PIPES ARE TO BE MAINTAINED IN A CLEAN CONDITION UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- 12. CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
- 13. WHERE A SUMP IS REQUIRED, THE SANDY CITY PUBLIC UTILITIES INSPECTOR SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE AN OPPORTUNITY TO CHECK THE VOLUME OF GRAVEL AND GRAVEL GRADATION.
- 14. SIGNS MUST BE POSTED NEAR EACH INLET BOX LOCATED IN A DRINKING WATER RECHARGE ZONE, WITH THE FOLLOWING WORDS "WARNING THIS IS A DRINKING WATER AQUIFER RECHARGE AREA. DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."
- 15. ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12-INCH (MIN.) COMPACTED STABILIZATION MATERIAL.
- 16. A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE. SANDY CITY CORPORATION PROD. 12/18 GC-B 26
- 17. A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON SITE DURING INSTALLATION OF OIL/WATER SEPARATOR, MECHANICAL TREATMENT DEVICES, MEDIA FILTERS, AND UNDERGROUND DETENTION/RETENTION SYSTEMS. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE A LETTER STATING THAT THE SYSTEM WAS INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IF IT IS UNKNOWN WHETHER A REPRESENTATIVE IS REQUIRED TO BE PRESENT DURING INSTALLATION, CONTACT THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
- 18. A STAMPED "LETTER OF CONFORMANCE FROM THE DESIGN ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 90% BOND RELEASE, STATING THAT STORM WATER FLOW CONTROL ELEMENTS AND STORM WATER TREATMENT FACILITIES (E.G. DETENTION, RETENTION, LID BEST MANAGEMENT PRACTICES, OIL-WATER SEPARATORS, SUMPS, ETC.) WERE CONSTRUCTED ACCORDING TO THE APPROVED PLANS.

THE CONTRACTOR TO SCHEDULE THE ENGINEER OF RECORD IN WRITING 3 DAYS MINIMUM BEFORE PLACEMENT OF CONCRETE CURBING, FLATWORK, OR ASPHALT PAVING. ALL AREAS MUST BE FORMED AND HAVE COMPACTED BASE COURSE IN PLACE FOR THE ENGINEER TO COMPLETE A RANDOM SPOT GRADE CHECK BEFORE ASPHALT AND CONCRETE CONSTRUCTION. THE RANDOM GRADE CHECKS ARE FOR GENERAL CONFORMANCE TO SLOPES AND GRADING SHOWN ON PLANS USING A SMART LEVEL. RANDOM CHECKS DO NOT ALLEVIATE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE GRADING IS IN CONFORMANCE WITH PLANS AND SPECIFICATIONS AND SATISFY PERFORMANCE OF HIS WORK. WITHIN 2 DAYS OF THE RANDOM SPOT CHECK, RESULTS OF THE SPOT CHECKS AND AREAS OF NON COMPLIANCE WILL BE PROVIDED TO THE CONTRACTOR AND ARCHITECT.

GRADING LEGEND

75

MAJOR CONTOUR

72

MINOR CONTOUR



703 east 1700 south salt lake city, ut 84105 ajcarchitects.com

ARCHITECT / CONSULTANT

NOT FOR CONSTRUCTION

PROJECT DESCRIPTION

SANDY FIRE STATION

SANDY, UTAH

SHEET NAME:

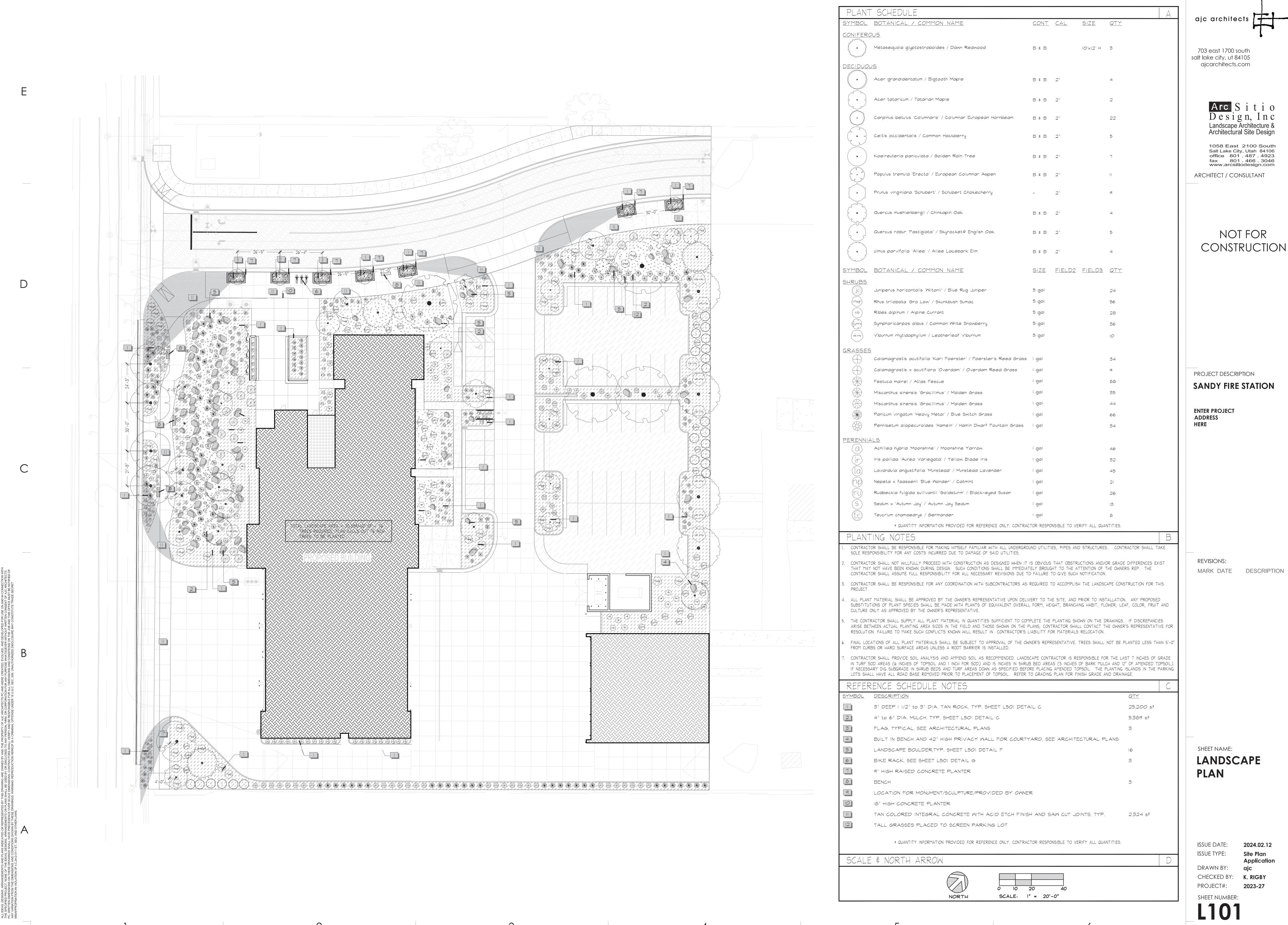
GRADING PLAN

REVISIONS

MARK DATE DESCRIPTION

ISSUE DATE: 2021.02.06
ISSUE TYPE: 100% DD
DRAWN BY: FP
CHECKED BY: MC
PROJECT#: 2023-27

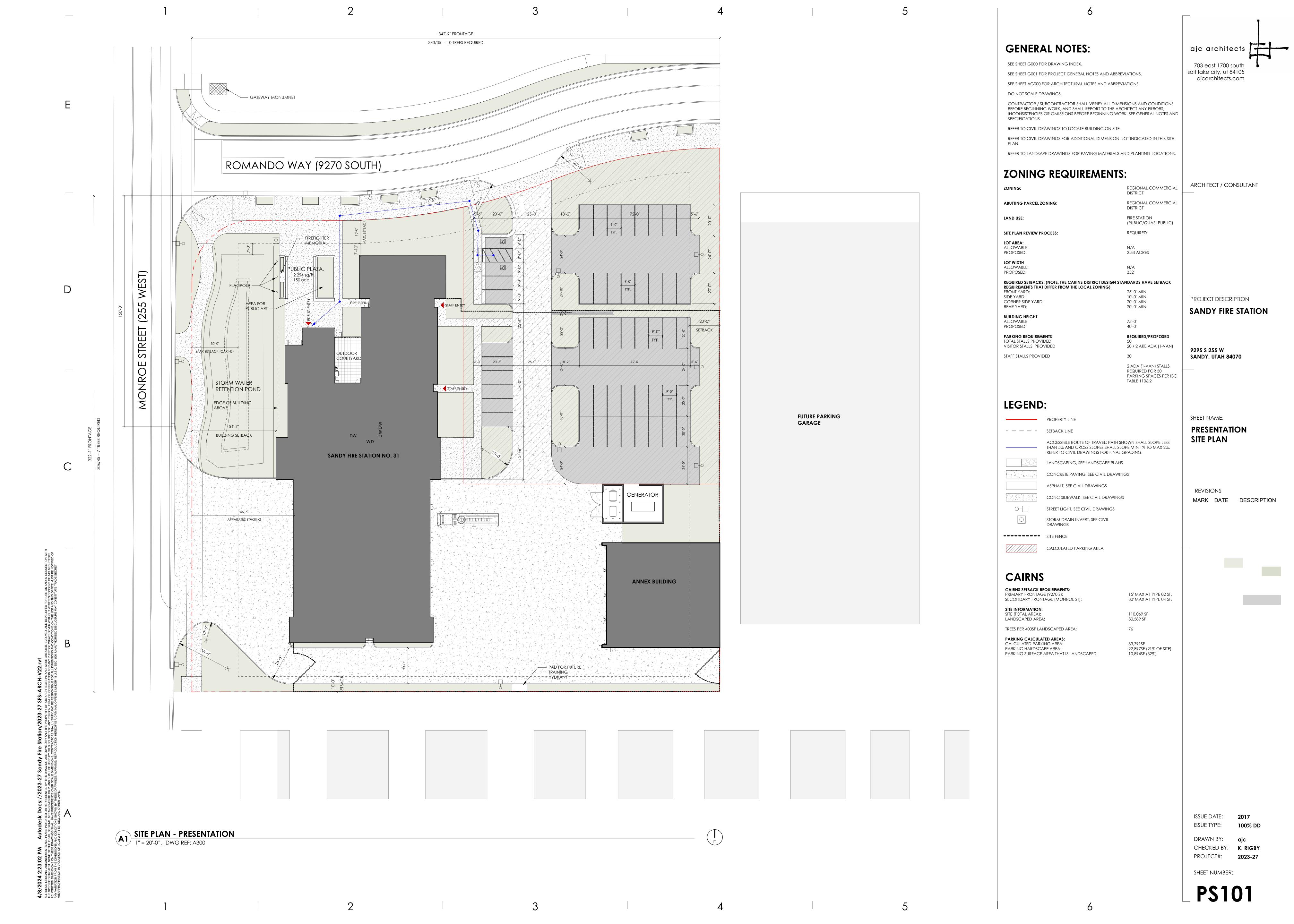
SHEET NUMBER:



Landscape Architecture &

fax 801 . 466 . 3046 www.arcsitiodesign.com

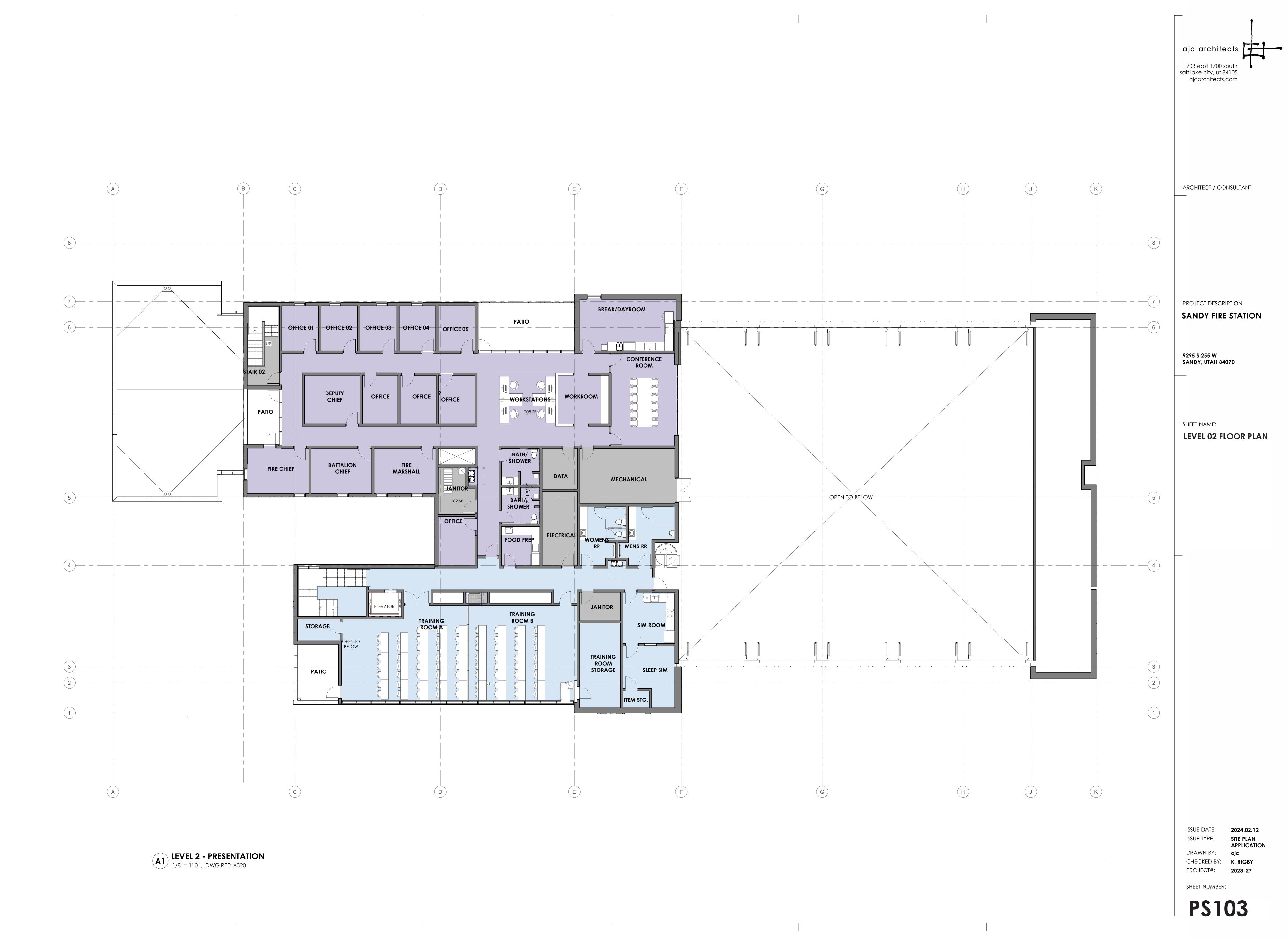
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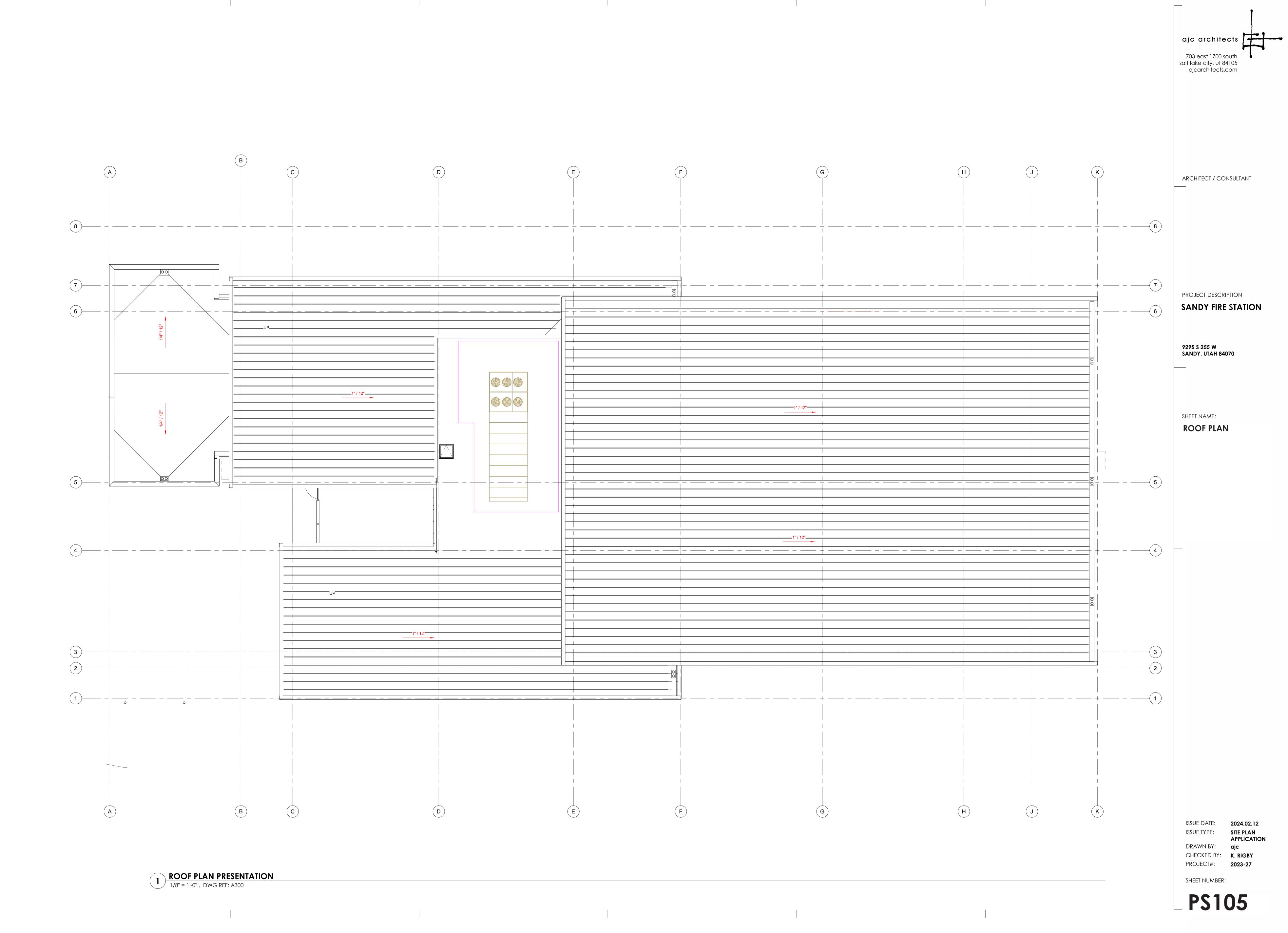


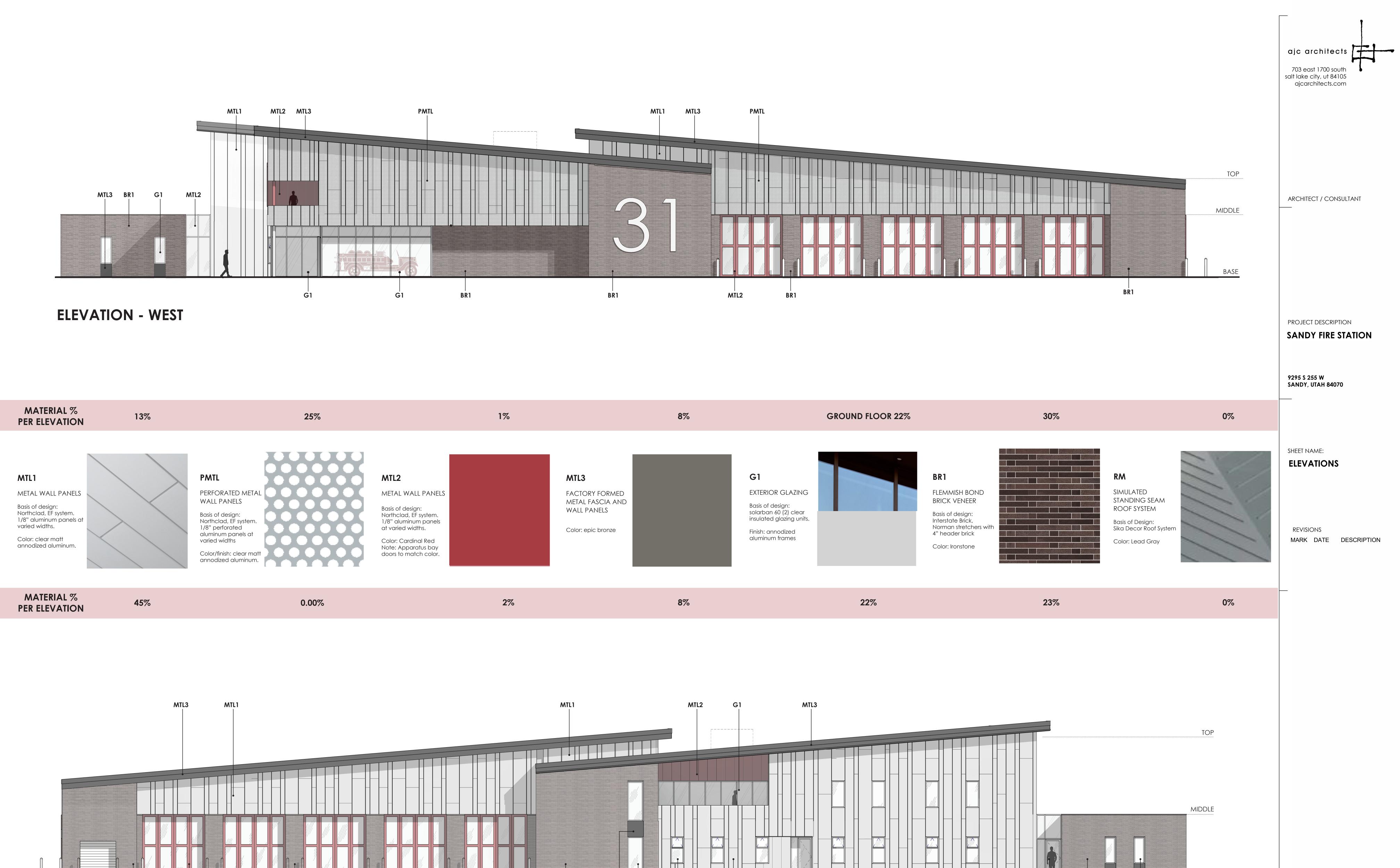


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LEVEL 01 FLOOR PLAN







MTL3 G1

BR1

MTL1

MTL2

ELEVATION - EAST

BR1

SHEET NUMBER:

P\$200

ISSUE DATE:

DRAWN BY:

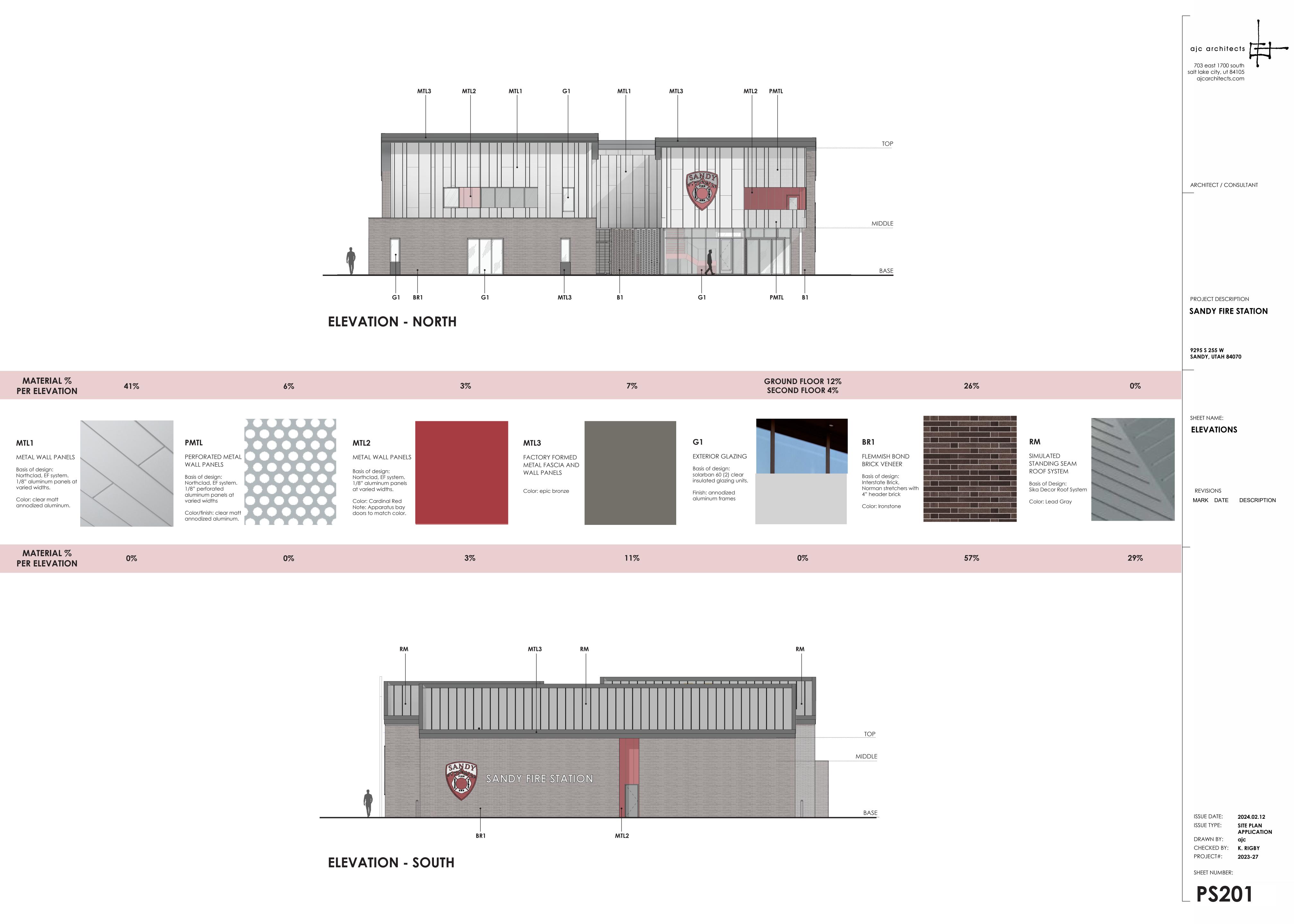
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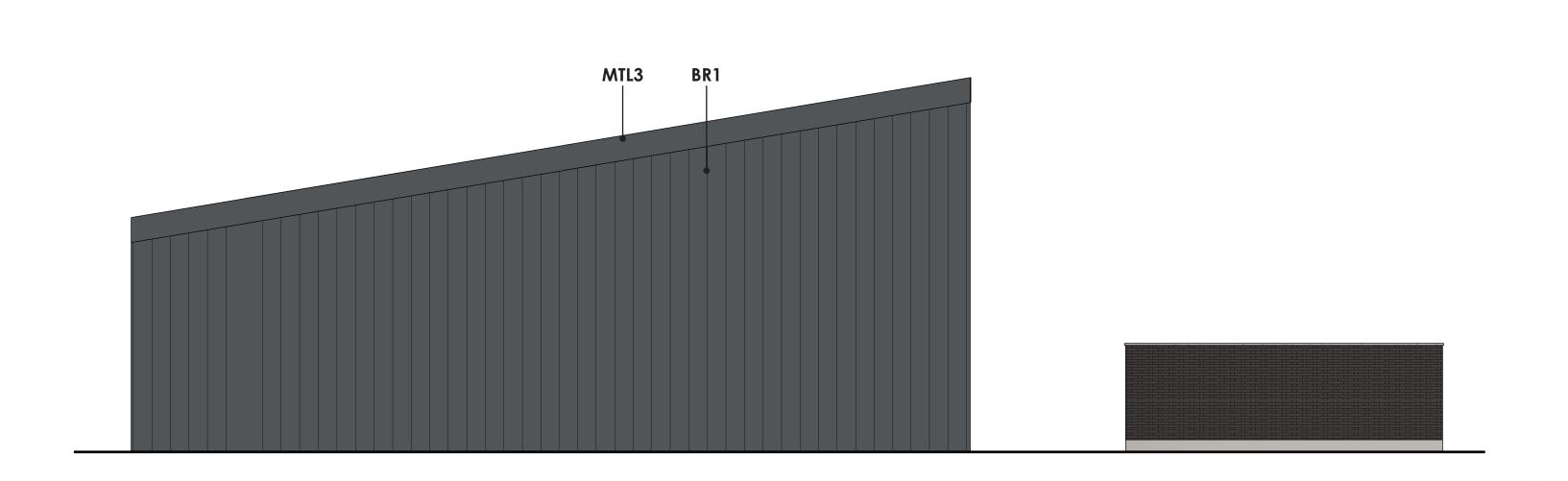
PROJECT#: **2023-27**

BR1 MTL3 G1

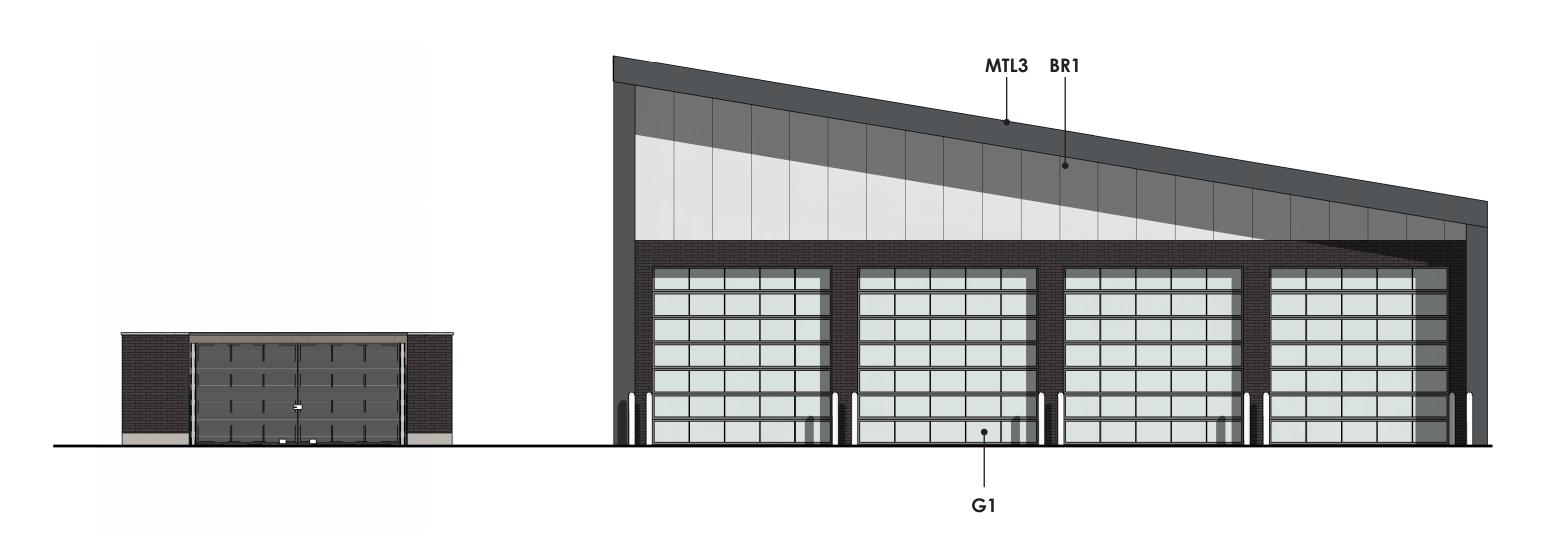
2024.02.12

SITE PLAN
APPLICATION

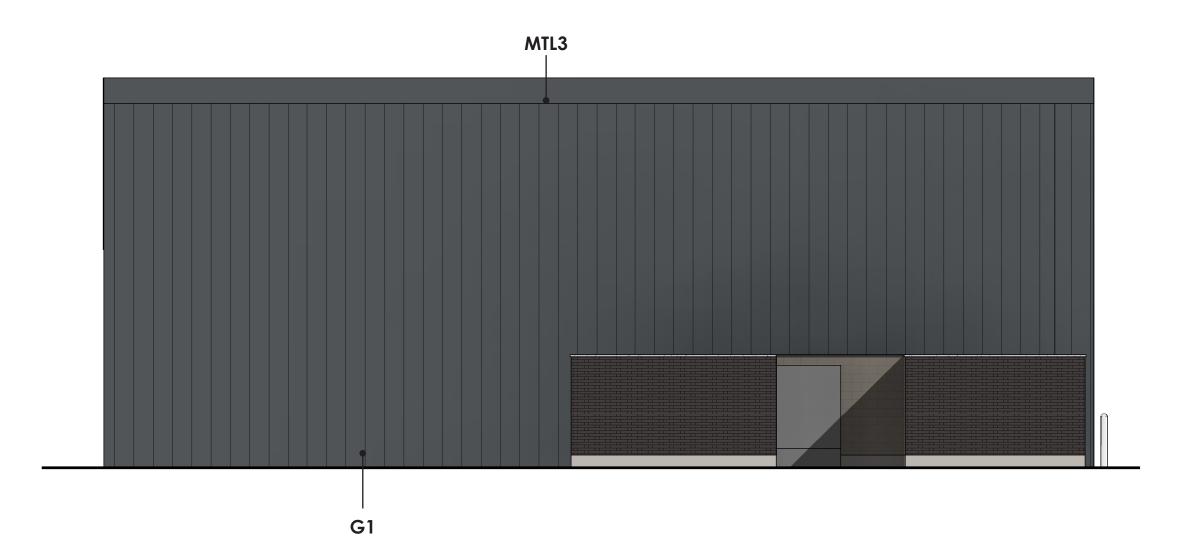




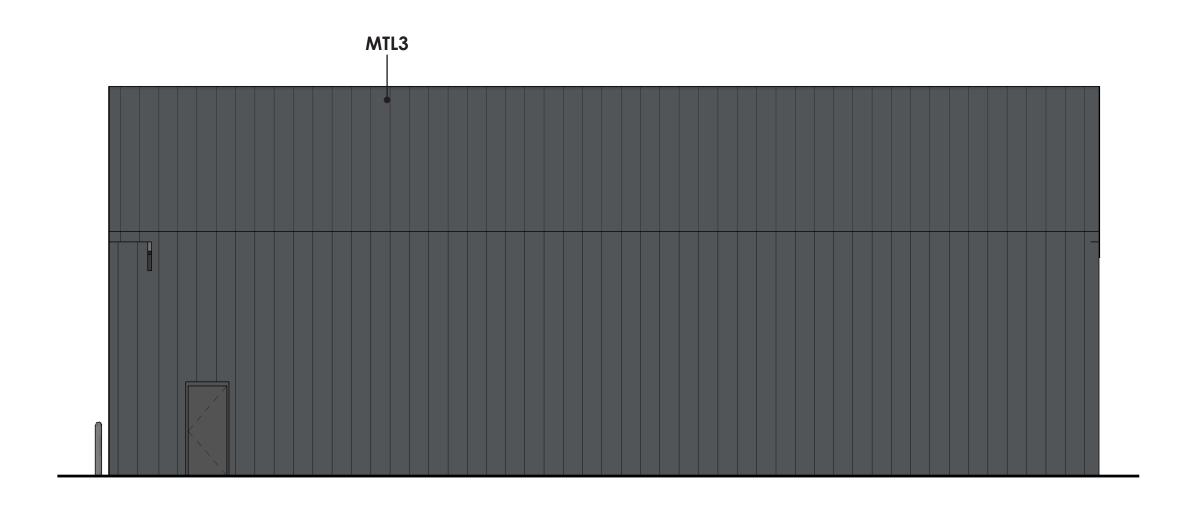
ELEVATION - EAST



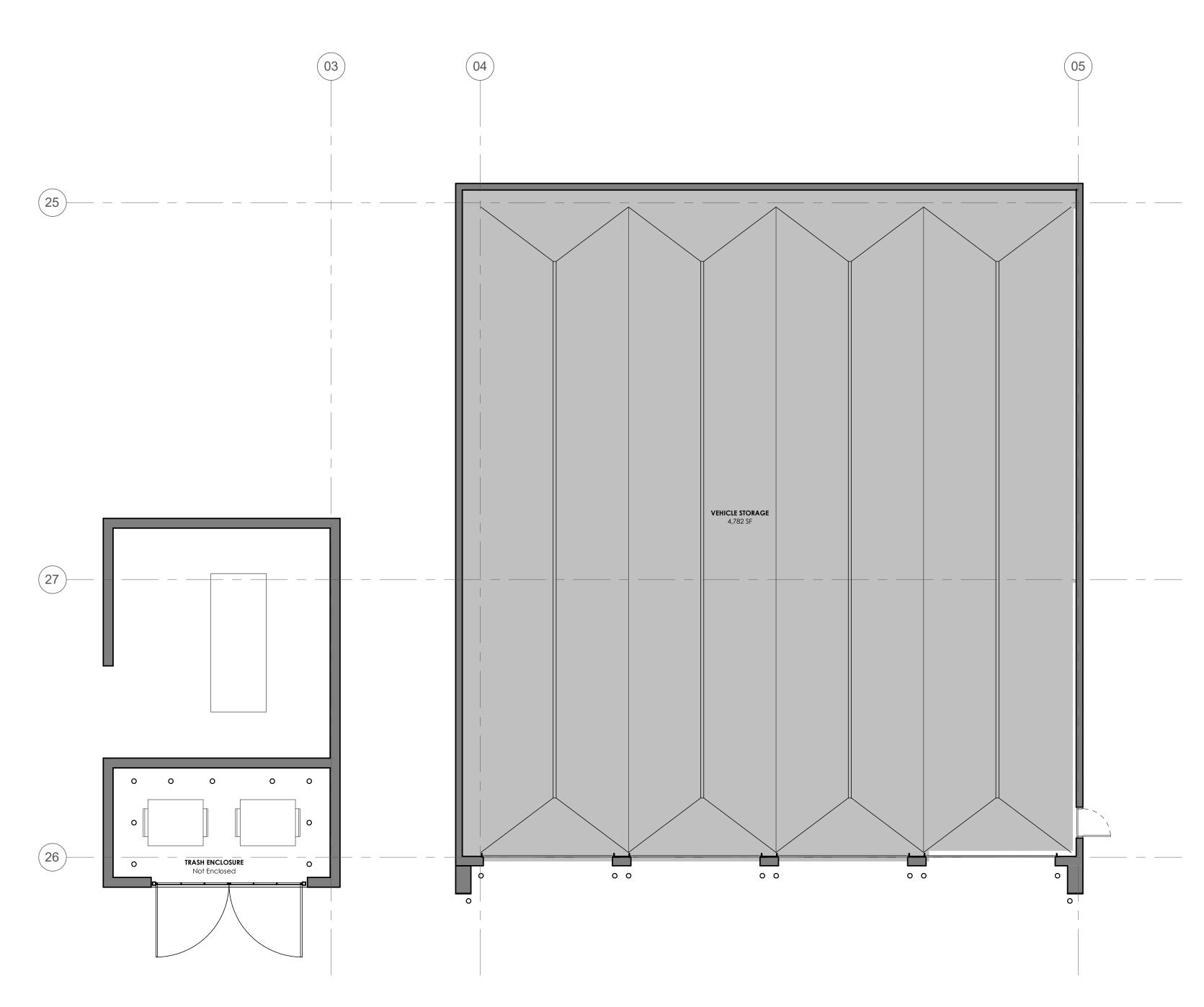
ELEVATION - WEST



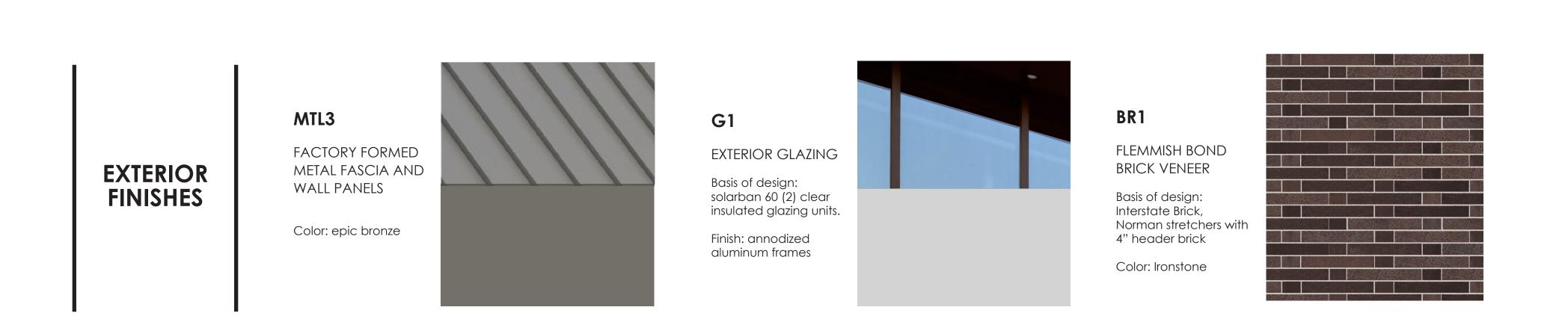
ELEVATION - NORTH



ELEVATION - SOUTH



ANNEX BUILDING - FLOOR PLAN



EAST ELEVATION 13.78% 0.00% 86.22% WEST ELEVATION 13.78% 45.20% 41.02% NORTH ELEVATION 95.85% 4.15% 0.00%	MATERIAL % PER ELEVATION				
WEST ELEVATION 13.78% 45.20% 41.02% NORTH ELEVATION 95.85% 4.15% 0.00%					
NORTH ELEVATION 95.85% 4.15% 0.00%	EAST ELEVATION	13.78%	0.00%	86.22%	
NORTH ELEVATION 95.85% 4.15% 0.00%					
	WEST ELEVATION	13.78%	45.20%	41.02%	
SOUTH FLEVATION 100.00% 0.00%	NORTH ELEVATION	95.85%	4.15%	0.00%	IS
SOUTH FLEVATION 100.00%					IS
300111 LLL VAIION 0.00%	SOUTH ELEVATION	100.00%	0.00%	0.00%	C P

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ARCHITECT / CONSULTANT

PROJECT DESCRIPTION

SANDY FIRE STATION

9295 S 255 W SANDY, UTAH 84070

SHEET NAME:

PRESENTATION PLAN -ANNEX - ELEVATIONS

REVISIONS

MARK DATE DESCRIPTION

ISSUE DATE:

02/08/24 SITE PLAN APPLICATION DRAWN BY: **Author** PROJECT#: 2023-27

SHEET NUMBER:



PERSPECTIVE - FRONT (WEST) ELEVATION



ARCHITECT / CONSULTANT

PROJECT DESCRIPTION

SANDY FIRE STATION

9295 S 255 W SANDY, UTAH 84070

SHEET NAME:

RENDERING WEST ELEVATION

2024.02.12

2023-27

ISSUE DATE:
ISSUE TYPE:

DRAWN BY:
CHECKED BY:

SHEET NUMBER:





PROJECT DESCRIPTION

SANDY FIRE STATION

9295 \$ 255 W SANDY, UTAH 84070

SHEET NAME:

RENDERING -NORTHWEST CORNER

PERSPECTIVE - NW CORNER

ISSUE DATE:

DRAWN BY:
CHECKED BY:
PROJECT#:

SHEET NUMBER:

PS701

2024.02.12





PROJECT DESCRIPTION

SANDY FIRE STATION

9295 S 255 W SANDY, UTAH 84070

SHEET NAME:

RENDERING ENTRY PLAZA

ISSUE TYPE:

DRAWN BY: Author
CHECKED BY: Checker
PROJECT#: 2023-27

2024.02.12

SHEET NUMBER:

PERSPECTIVE - ENTRY/PLAZA



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PROJECT DESCRIPTION

SANDY FIRE STATION

9295 S 255 W SANDY, UTAH 84070

SHEET NAME:

RENDERING -SOUTHWEST CORNER

2024.02.12 SITE PLAN APPLICATION DRAWN BY: PROJECT#: **2023-27**

SHEET NUMBER:

PROJECT DESCRIPTION

SANDY FIRE STATION

9295 S 255 W SANDY, UTAH 84070

SHEET NAME:

RENDERING -

AERIAL, SOUTHEST CORNER, NORTHEAST CORNER,



PERSPECTIVE - BACK OF APP. BAY



PERSPECTIVE - I-15



PERSPECTIVE - AERIAL



PERSPECTIVE - BACK/PARKING

ISSUE DATE: ISSUE TYPE:

DRAWN BY:
CHECKED BY:
PROJECT#:

PROJECT#: 2023-2
SHEET NUMBER:

2024.02.12