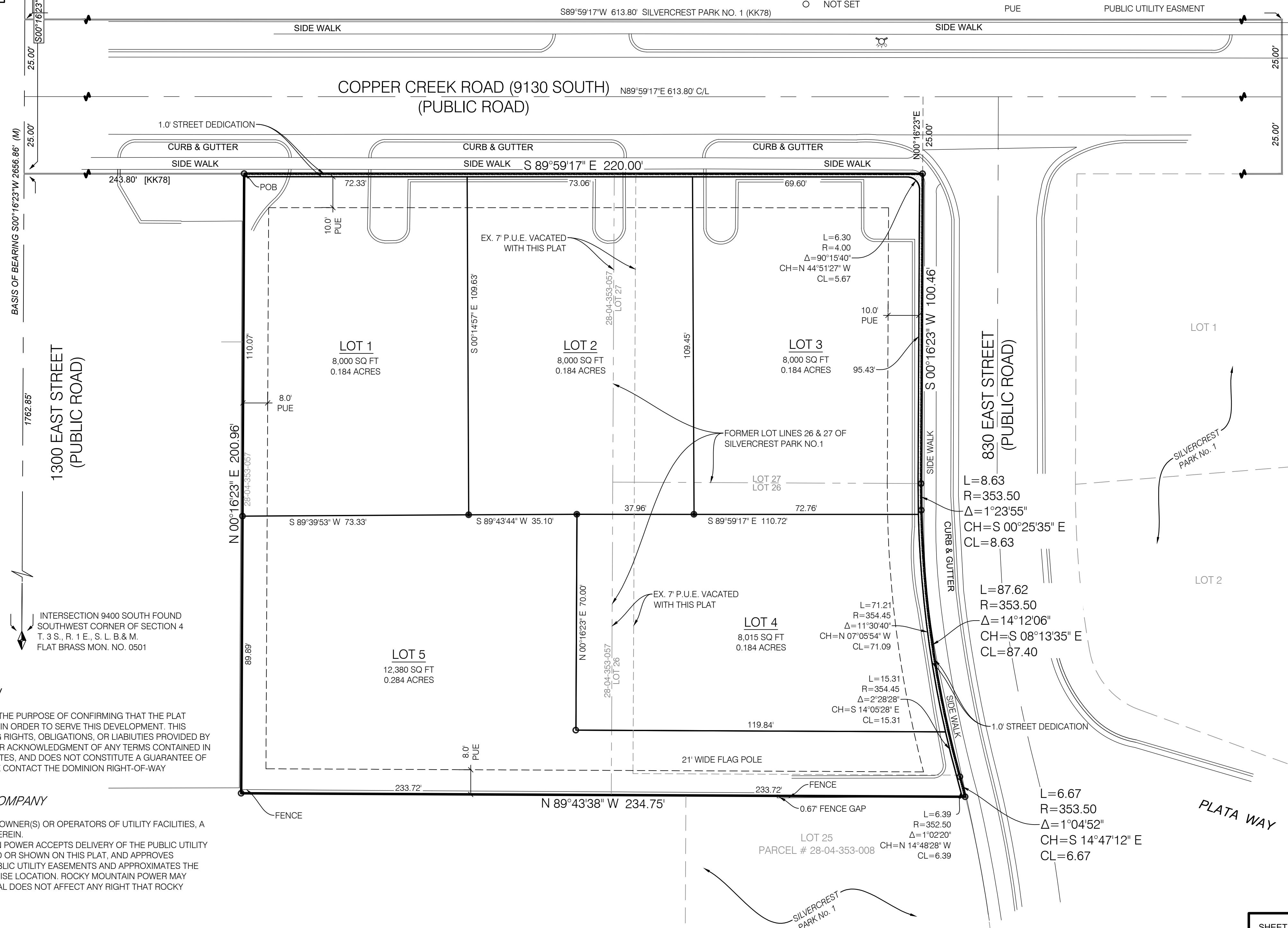


# SEQUOIA COVE

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,  
SANDY CITY, SALT LAKE COUNTY, STATE OF UTAH

## PRELIMINARY PLAT



**SURVEYORS CERTIFICATE**  
I, DALE K. BENNETT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 103381, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT, BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS "SEQUOIA COVE", AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND, AS SHOWN ON THIS PLAT.

NAME \_\_\_\_\_ DATE OF PLAT \_\_\_\_\_

### LEGAL DESCRIPTION FOR NEW SUB DIVISION

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 28-04-353-057, 89.41 FEET SOUTH 0°16'23" WEST AND 243.80 FEET SOUTH 89°59'17" EAST FROM THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING ALSO BEING THE NORTHWEST CORNER OF LOT 1, CANALESSI SUBDIVISION, THENCE SOUTH 89°59'17" EAST 463.80 FEET ALONG THE SOUTH RIGHT OF WAY AT COPPER CREEK ROAD, 9130 SOUTH STREET TO THE SOUTHWEST CORNER SAID RIGHT OF WAY AT T-INTERSECTION AT 1380 EAST STREET, BEING THE NORTHEAST CORNER OF LOT 3, SAID CANALESSI SUBDIVISION; THENCE THE NEXT THREE COURSES FOLLOWING THE WEST ROW-LINE ALONG SAID 1380 EAST STREET, GOING SOUTH 0°16'23" WEST 100.46 FEET TO A POINT OF A 353.50 FOOT REVERS CURVE TO THE RIGHT, THENCE 6.67 FEET (C) ALONG THE ARC OF CURVE CONCAVE TO THE WEST, CHORD BEARS SOUTH 7°31'37" EAST 95.59 FEET TO A POINT OF A 353.50 FOOT REVERS CURVE TO THE RIGHT, THENCE 6.67 FEET (C) ALONG THE ARC OF CURVE CONCAVE TO THE WEST, CHORD BEARS SOUTH 41°12' EAST 6.67 FEET TO THE SOUTHEAST CORNER OF LOT 5, SAID CANALESSI SUBDIVISION; THENCE NORTH 89°43'38" W 234.75 FEET; THENCE N0°01'62" E 200.96 FEET TO THE POINT OF BEGINNING.

TOTAL ACREAGE: 1.029 TOTAL LOTS: 5

### SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE PARCEL I.D. NO. 28-04-353-057 INTO 5 PARCELS, FROM THE CONSISTING 2 PARCELS 1 AND 2, WHERE PARCEL 1 CONSISTING OF LOT 26 AND LOT 27, SILVERCREST PARK NO. 1 (KK78) AND, BOTH PARCELS 1 AND 2 BEING DESCRIBED IN WARRANTY DEED, ENTRY: 14347558, BOOK: 11550, PAGE: 1, AND ON RECORD S2021-11-0739 AT THE SALT LAKE COUNTY SURVEYORS OFFICE.

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE ABOVE-DESCRIBED PARCEL(S) OF LAND AND DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS OR UNITS, PARCELS, AND STREETS, TOGETHER WITH COMMON AREAS AND EASEMENTS, AS SET FORTH, TO BE HEREAFTER KNOWN AS:

### "SEQUOIA COVE"

AND DO HEREBY DEDICATE TO SANDY CITY, FOR PERPETUAL USE, ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND UTILITY USES. THE UNDERSIGNED OWNERS ALSO HEREBY DEDICATE TO THE OWNERS OF THE LOTS OR UNITS, FOR PERPETUAL USE, ALL PRIVATELY-OWNED ROADS, STREETS, LANES, ALLEYS, AND DRIVEWAYS AS VEHICULAR AND PEDESTRIAN ACCESS EASEMENTS FOR THE PERPETUAL USE OF THE LOT OWNERS AND THEIR GUESTS AND INVITÉS, AND AS NON-EXCLUSIVE WATER, SANITARY SEWER, STORM SEWER, PUBLIC UTILITY, STREETLIGHT, AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES, OR FOR OTHER TYPICAL PURPOSES INDICATED BY THOSE EASEMENTS; THE UNDERSIGNED OWNERS ALSO HEREBY DEDICATE ALL COMMON AND LIMITED COMMON AREAS AS NON-EXCLUSIVE PEDESTRIAN ACCESS EASEMENTS FOR THE USE OF NE LOT OR UNIT OWNERS AND THEIR INVITÉS, AND AS NON-EXCLUSIVE WATER, SANITARY SEWER, STORM SEWER, PUBLIC UTILITY, STREETLIGHT, AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES, OR FOR OTHER TYPICAL PURPOSES INDICATED BY THOSE EASEMENTS; THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES, THE UNDERSIGNED OWNERS ALSO DO HEREBY CONVEY ANY OTHER EASEMENTS, AS SHOWN ON THIS PLAT, TO NE PARCELS LOCATED BY THOSE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE FACILITIES, OR FOR OTHER TYPICAL PURPOSES, INDICATED BY THOSE EASEMENTS, AS SHOWN HEREON.

IN WITNESS WHEREOF I/WE HAVE HEREUNTO SET MY/OUR HAND(S)  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025.

SIGNED: \_\_\_\_\_

### CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
COUNTY OF SALT LAKE }

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025 PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM/HER IN BEHALF OF THE SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.

COMMISSION NUMBER \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

NAME: NOTARY PUBLIC COMMISSIONED IN UTAH

Sheet No. 1 of 1

## SEQUOIA COVE

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,  
SANDY CITY, SALT LAKE COUNTY, STATE OF UTAH

SAL LAKE COUNTY RECORDER  
RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
RECORDED AS ENTRY NUMBER \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE \$ \_\_\_\_\_ SALT LAKE COUNTY RECORDER \_\_\_\_\_

EASEMENT APPROVAL	
Dominion Energy Utah Representative	Date _____
Rocky Mountain Power Representative	Date _____
Century Link Representative	Date _____
Comcast Representative	Date _____

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

COTTONWOOD IMPROVEMENT DISTRICT	
APPROVED THIS _____ DAY OF _____, A.D. 20_____ REPRESENTATIVE _____	REPRESENTATIVE _____

SALT LAKE HEALTH DEPARTMENT	
APPROVED THIS _____ DAY OF _____, A.D. 20_____ REPRESENTATIVE _____	REPRESENTATIVE _____

SALT LAKE COUNTY SURVEYOR COUNTY SURVEYOR	
APPROVED THIS _____ DAY OF _____, A.D. 20_____ COUNTY SURVEYOR REVIEWER _____	COUNTY SURVEYOR REVIEWER _____



BENCHMARK  
ENGINEERING &  
LAND SURVEYING  
9138 SOUTH STATE STREET SUITE #100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com

SANDY CITY PUBLIC UTILITIES	
APPROVED THIS _____ DAY OF _____, A.D. 20_____ BY THE SANDY CITY PUBLIC UTILITIES	APPROVED THIS _____ DAY OF _____, A.D. 20_____ BY THE SANDY CITY PLANNING COMMISSION
ENGINEERING MANAGER _____	ENGINEERING MANAGER _____

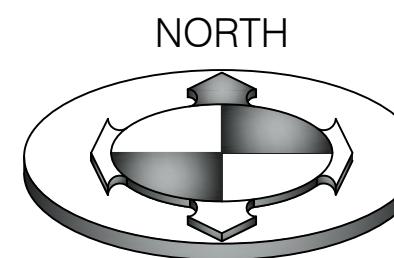
SANDY CITY PLANNING COMMISSION	
APPROVED THIS _____ DAY OF _____, A.D. 20_____ BY THE SANDY CITY PLANNING COMMISSION	SANDY CITY ENGINEER _____
ENGINEERING MANAGER _____	ENGINEERING MANAGER _____

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

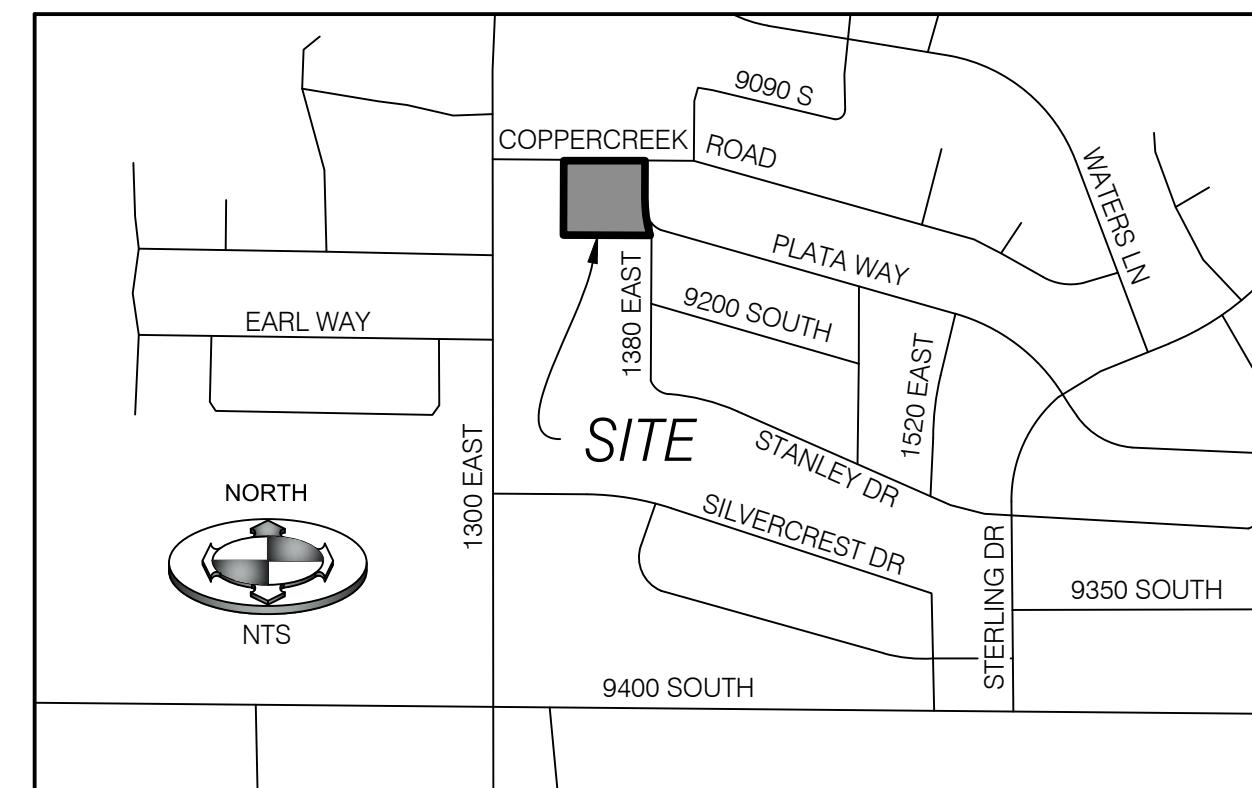
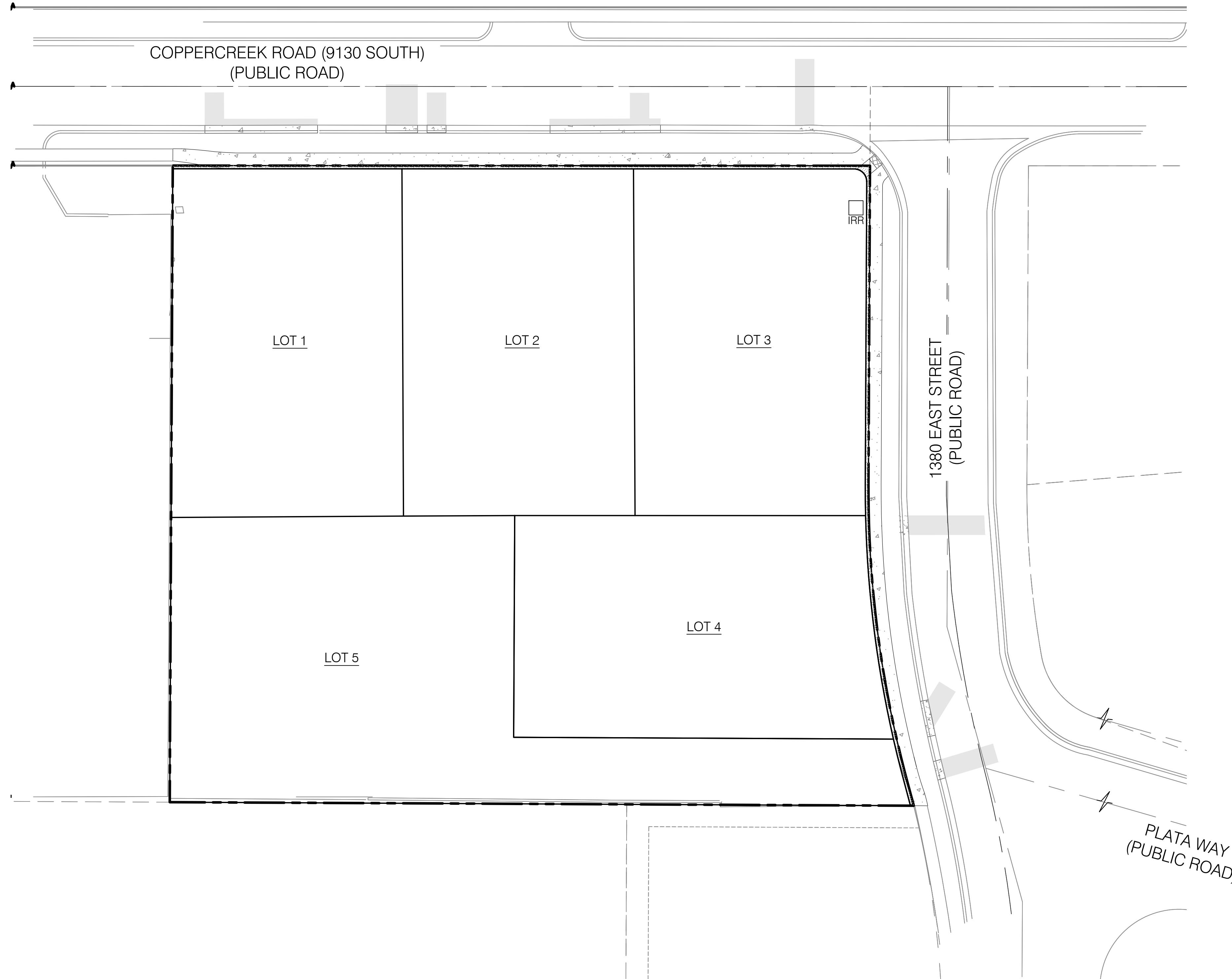
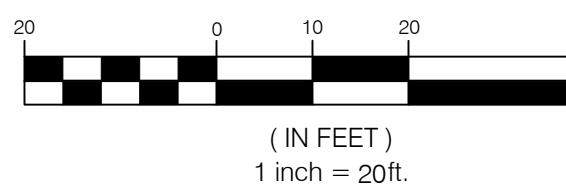
SANDY CITY MAYOR	
PRESENTED TO THE SANDY CITY MAYOR THIS _____ DAY OF _____, A.D. 2025, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.	SANDY CITY ATTORNEY _____
SANDY CITY ATTORNEY _____	ATTEST: SANDY CITY RECORDER _____

# SEQUOIA COVE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 04,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
SANDY CITY, SALT LAKE COUNTY, UTAH



## GRAPHIC SCALE



# VICINITY MAP

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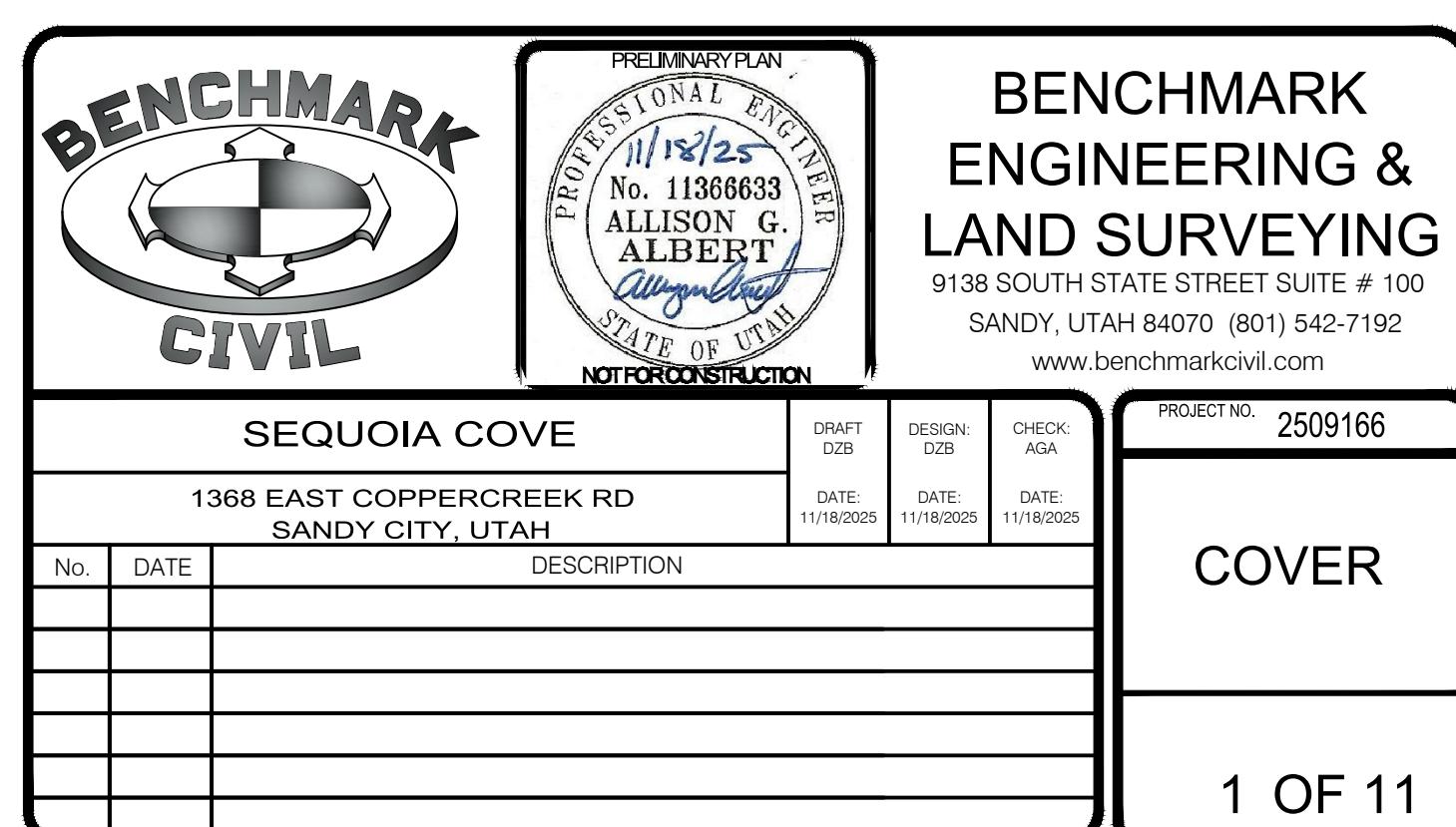
N.T.S

SEQUOIA DEVELOPMENT, INC.  
KEVIN LUBLOW  
801-944-4469  
kevin@sequoiadevelopment.com

## DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CGN.02	SANDY CITY GENERAL NOTES
CDP.01	DEMO PLAN
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES

# PRELIMINARY CIVIL PLANS NOT FOR CONSTRUCTION





# SANDY CITY PUBLIC UTILITIES GENERAL NOTES

## GENERAL NOTES:

1. INSTALL SURVEY RIVETS, OFFSET FROM EACH LOTS PROPERTY CORNERS, IN CURB OR SIDEWALK.
2. 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.
3. 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 INSPECTION 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.
4. ALL PUBLIC IMPROVEMENTS IN THE STATE RIGHT OF WAY SHALL BE CONSTRUCTED AS REQUIRED BY UTAH DEPARTMENT OF TRANSPORTATION REGION TWO.
5. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD AND THE CITY ENGINEER.
6. UTILITY BOXES ARE TO BE PLACED AT LEAST 5' BEHIND THE ROW AND NEAR SIDE PROPERTY LINES.
7. INSTALL SURVEY MONUMENTS ACCORDING TO THE RECORDED PLAT PER SALT LAKE COUNTY SPECIFICATIONS.

- EROSION CONTROL NOTES:
1. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
  2. 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.

## STORM WATER NOTES:

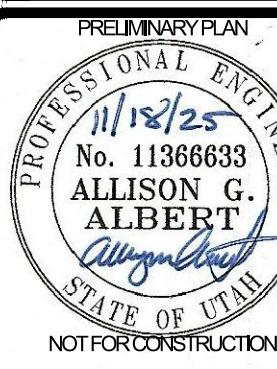
1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
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 WEBSITE.
4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE CONSULTING 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.
7. NON-SHRINK GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN FACILITIES.
8. 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.) COMPAKTED STABILIZATION MATERIAL.
16. A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
17. A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON-SITE DURING INSTALLATION OF OIL/WATER SEPARATORS 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 LETTER FROM THE CONSULTANT ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 90% BOND RELEASE, VERIFYING THAT THE VOLUME FOR RETENTION/DETENTION PONDS WAS INSTALLED PER THE APPROVED PLANS.

## WATER NOTES:

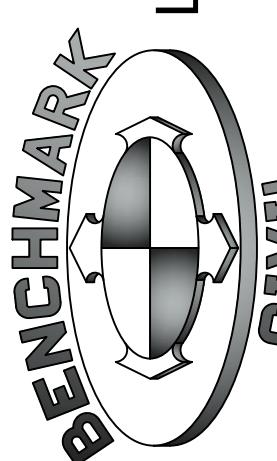
1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
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 WEBSITE.
4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE CONSULTING ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, METERS, BOXES, VAULTS, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, ETC. RELATING TO THE WATER SYSTEM. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
6. LOCATE WATER LINE 4 FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY.
7. A MINIMUM OF 48-INCHES AND A MAXIMUM OF 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.
8. FOR DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER
9. FOR POLYVINYL CHLORIDE (PVC) PIPE, USE CLASS DR-14 OR BETTER. 10 GAUGE WIRE SHALL BE PLACED ON TOP OF THE PIPE (PER SANDY CITY SPECIFICATIONS) FOR FUTURE RELOCATION. NO DEFLECTION IN PIPE JOINTS WILL BE ALLOWED ON PVC PIPES.
10. ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS OR APPROVED EQUAL.
11. USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS
12. WHEN THE DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 6 FEET AN ADDITIONAL AUXILIARY VALVE SHALL BE FLANGED TO THE FIRE HYDRANT.
13. ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT.
14. ALL DUCTILE IRON WATER LINES, FITTING, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
15. ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM BELOW AND 12-INCHES MINIMUM ON EACH SIDE AND ON TOP OF THE PIPE).
16. WATER METERS SHALL NOT BE INSTALLED IN DRIVEWAY.

SEQUOIA COVE  
1368 EAST COPPERCREEK RD  
SANDY CITY, UTAH

PROJECT NO. 2509166  
SANDY  
GENERAL  
NOTES  
CGN.02  
3 OF 11

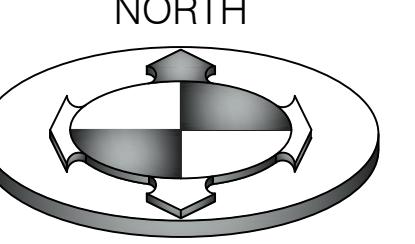


PRELIMINARY PLAN  
11/18/25  
No. 11366633  
ALLISON G.  
ALBERT  
STATE OF UTAH  
NOT FOR CONSTRUCTION

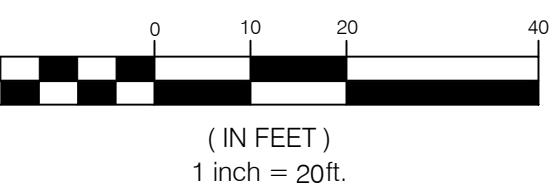


9138 SOUTH STATE STREET SUITE #100  
SANDY, UTAH 84070 (801) 442-7132  
www.benchmarkcivil.com

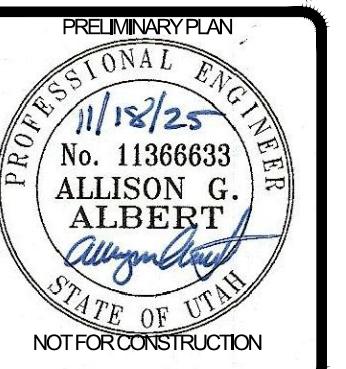
SCALE MEASURES INCHES ON FULL SIZE SHEETS  
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



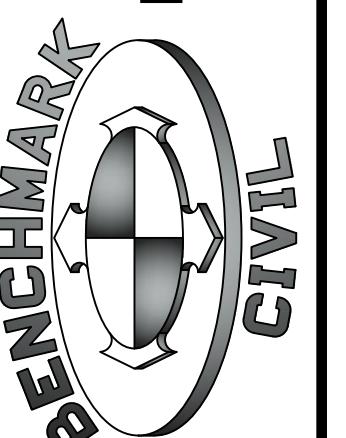
## GRAPHIC SCALE



E:  
CUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO  
EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD  
VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN  
SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS  
THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE  
INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 70.  
NOTES 66, 70, 82, & 83 ON CGN.01 FOR FURTHER DETAIL.



# BENCHMARK ENGINEERING & SURVEYING 9138 SOUTH STATE STREET SUITE #100 SANDY, UTAH 84070 (801) 542-7192 [www.benchmarkcivil.com](http://www.benchmarkcivil.com)



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SEQUOIA COVE  
368 EAST COPPERCREEK  
SANDY CITY, UTAH



PROJECT NO. 2509166

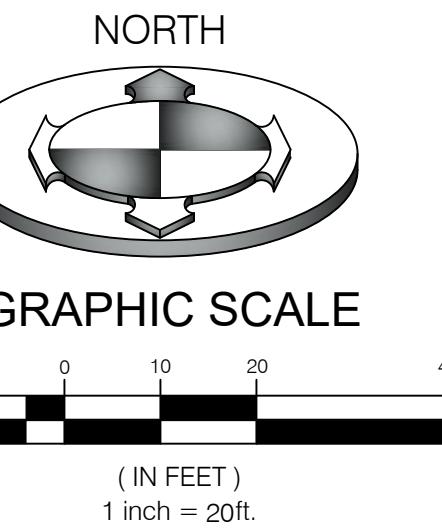
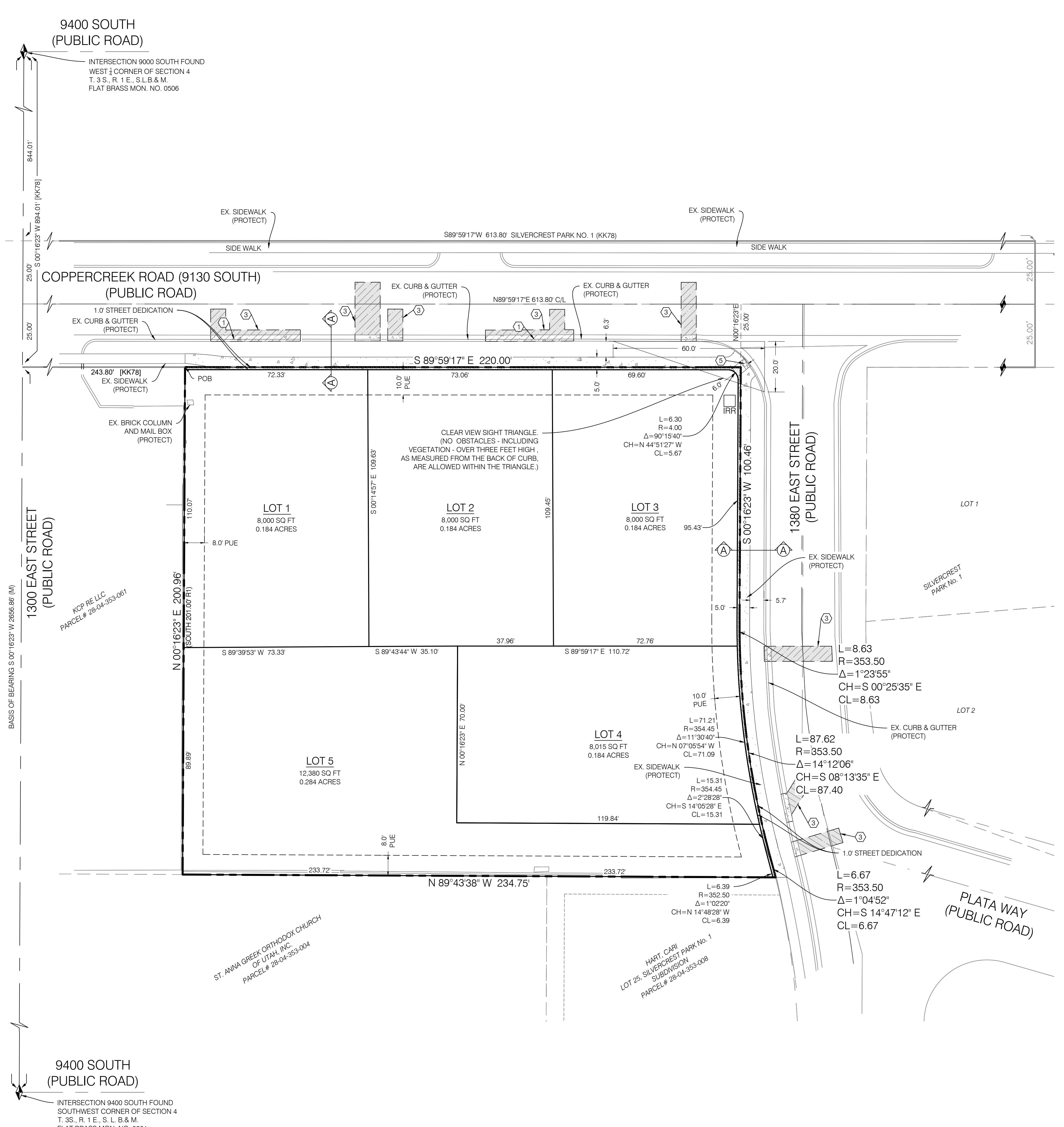
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DEMO

PLAN

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CDP.01  
4 OF 11



CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPITON	DETAIL
①	CONCRETE 30" STANDARD CURB AND GUTTER PER SANDY CITY #CG-01	1/CDT.01
②	SIDEWALK PER SANDY CITY #SW-03	3/CDT.01
③	SAWCUT PER SANDY CITY SPECS & STD #RC-02	5/CDT.01
④	FLARED DRIVE APPROACH PER SANDY CITY #DA-01 & #DA-02	2/CDT.01
⑤	ADA CORNER RAMP PER SANDY CITY #SW-02	4/CDT.01

NOTE:  
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO  
EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD  
VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN  
SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS  
THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE  
INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 70.  
SFF NOTES 66, 70, 82 & 83 ON CGN.01 FOR FURTHER DETAIL

NOTE:  
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT  
ACCORDANCE WITH SANDY CITY STANDARDS AND  
SPECIFICATIONS

NOTE:  
REMOVE EXISTING CURB CUT/ DRIVE APPROACH AND  
REPLACE WITH 30" CONCRETE STANDARD ("HIGH-BACK") CURB  
AND GUTTER, PER SANDY CITY STANDARD DETAIL CG-01.

NOTE: **④**  
NEW DRIVE APPROACHES TO BE DESIGNED AND INSTALLED  
AT THE TIME OF THE BUILDING PERMIT APPLICATION.

PUBLIC WORKS GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL OBTAIN A PERMIT TO WORK IN THE PUBLIC WAY (ROAD CUT PERMIT) FROM THE PUBLIC WORKS DEPARTMENT. CONTACT MONICA PETERSEN (801-568-2960, MPETERSEN@SANDY.UTAH.GOV) FOR REQUIREMENTS. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED. [Sec. 10-1]
2. 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. [Sec. 21-21-2]
3. 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](http://WWW.SANDY.UTAH.GOV) (SEARCH FOR "STANDARD SPECIFICATIONS"). [Sec. 21-2-25(d)]

SPECIFICATIONS"). [Sec. 21-2-25(d)]

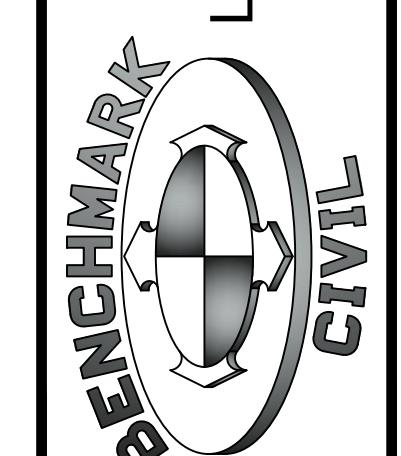
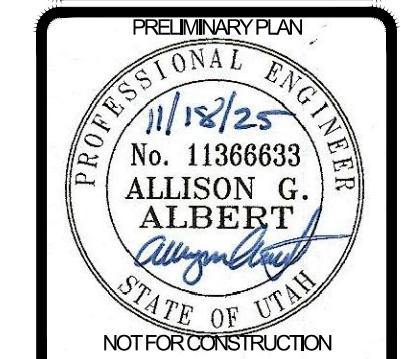
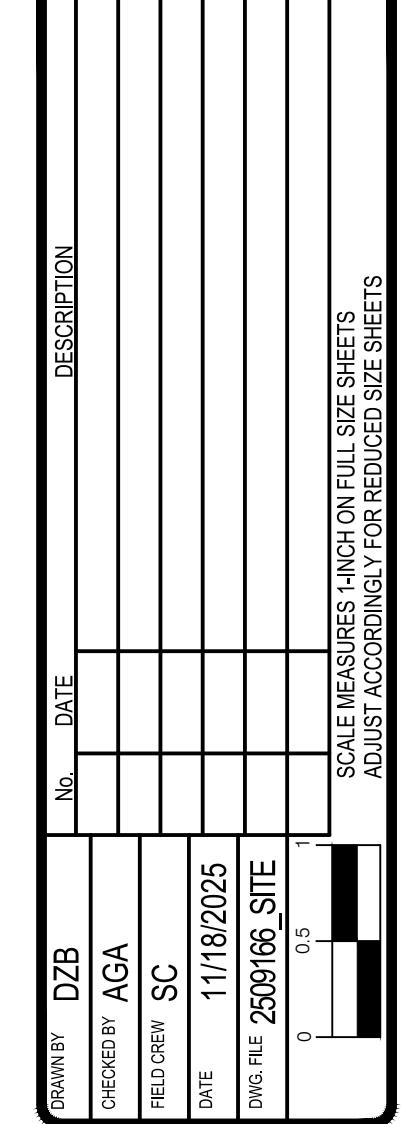
4. PROVIDE A PROCTOR TEST, FOR ROADBASE MATERIAL THAT IS TO BE PLACED IN THE PUBLIC RIGHT-OF WAY, TO THE SANDY CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACED ON SITE.
5. FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT. FOR IMPROVEMENTS THAT WILL BE OWNED AND MAINTAINED BY SANDY CITY, HOWEVER, SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.
6. 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

OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.

7. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.

8. 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.

9. PRIOR TO RELEASE OF THE IMPROVEMENT COMPLETION ASSURANCE (BOND), 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](mailto:DPOULSEN@SANDY.UTAH.GOV), OR ON A USB FLASH DRIVE.



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# SEQUOIA COVE

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## 68 EAST COPPERCREEK SANDY CITY, UTAH

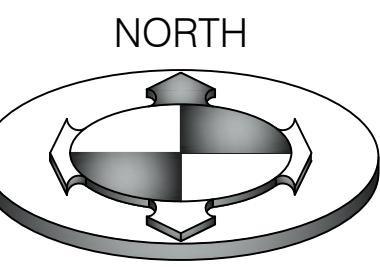


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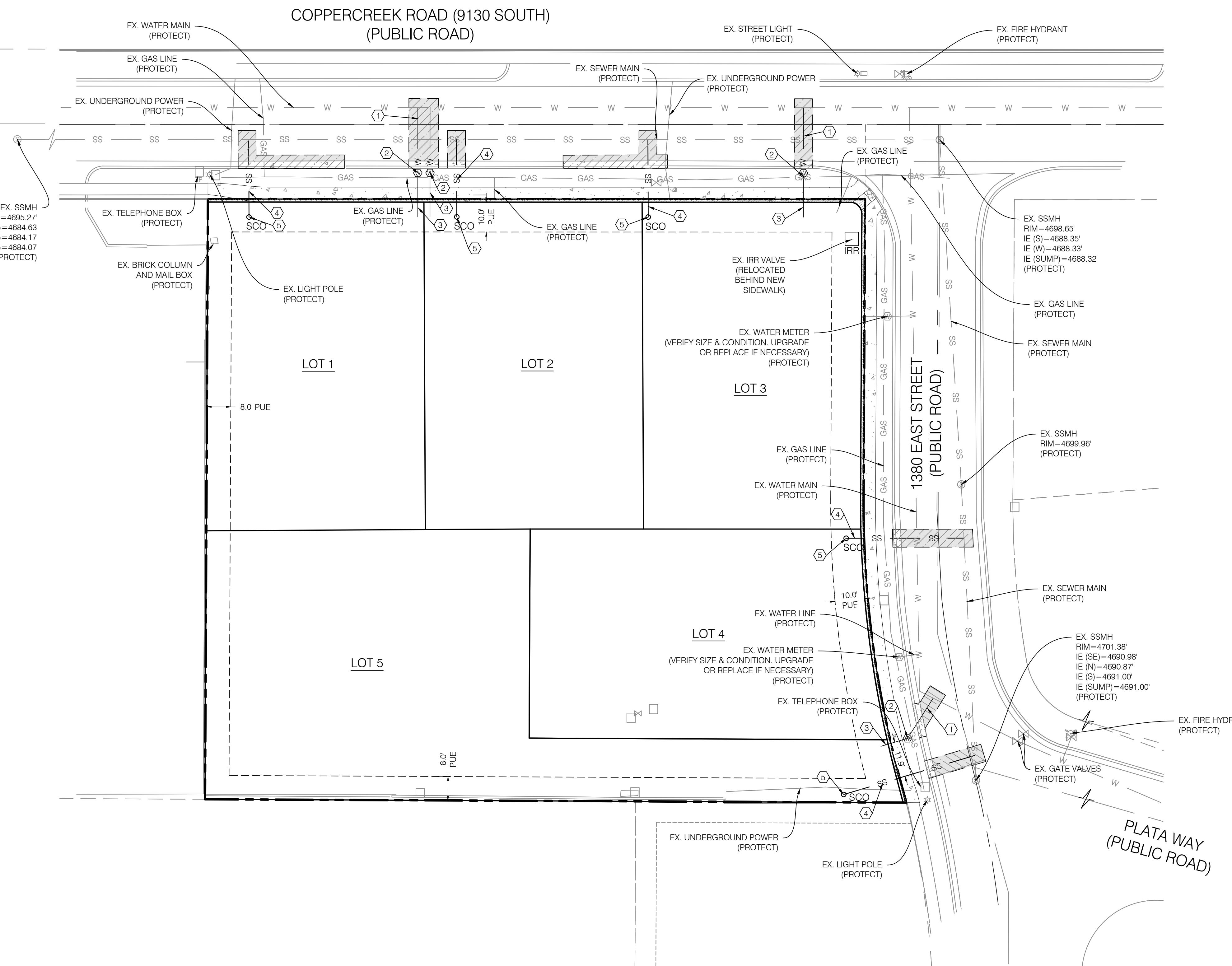
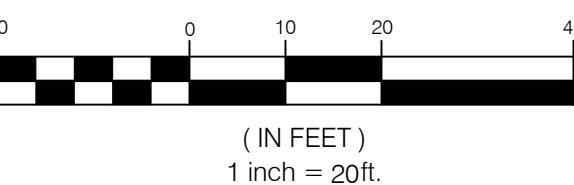
**SITE**

**PLAN**

**CSP.01**  
**5 OF 11**



GRAPHIC SCALE



CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPITON	DETAIL
①	3/4" TYPE K COPPER WATER SERVICE LINE	6/CDT.01
②	3/4" WATER METER & VAULT PER SCPU #WTR-09	
③	3/4" POLY WATER SERVICE LINE	
④	4" PVC SDR-35 SEWER LATERAL PER CID #D8	2/CDT.02
⑤	SEWER CLEAN OUT PER CID #D4A	1/CDT.02

**NOTE:**  
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

**EXISTING UTILITIES NOTE:**  
EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES IN FIELD, POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. NOTIFY ENGINEER IF DISCREPANCIES OR CONFLICTS EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.

**NOTE:**  
WATER METERS SHALL NOT BE INSTALLED IN DRIVEWAYS.

**NOTE:**  
UTILITY BOXES ARE TO BE PLACED AT LEAST 5' BEHIND THE ROW AND NEAR SIDE PROPERTY LINES.

#### WATER NOTES:

1. 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.
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 WEBSITE.
4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE CONSULTING ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, METERS, BOXES, VAULTS, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, ETC. RELATING TO THE WATER SYSTEM. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
6. LOCATE WATER LINE 4-FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY.
7. A MINIMUM OF 48-INCHES AND A MAXIMUM OF 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.
8. FOR DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER
9. FOR POLYVINYL CHLORIDE (PVC) PIPE, USE CLASS DR-14 OR BETTER. 10 GAUGE WIRE SHALL BE PLACED ON TOP OF THE PIPE (PER SANDY CITY SPECIFICATIONS) FOR FUTURE RELOCATION. NO DEFLECTION IN PIPE JOINTS WILL BE ALLOWED ON PVC PIPES
10. ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS OR APPROVED EQUAL
11. USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS
12. WHEN THE DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 6-FEET AN ADDITIONAL AUXILIARY VALVE SHALL BE FLANGED TO THE FIRE HYDRANT.
13. ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT.
14. ALL DUCTILE IRON WATER LINES, FITTING, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
15. ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM AND 12-INCHES MINIMUM ON EACH SIDE AND ON TOP OF THE PIPE)
16. WATER METERS SHALL NOT BE INSTALLED IN DRIVEWAYS

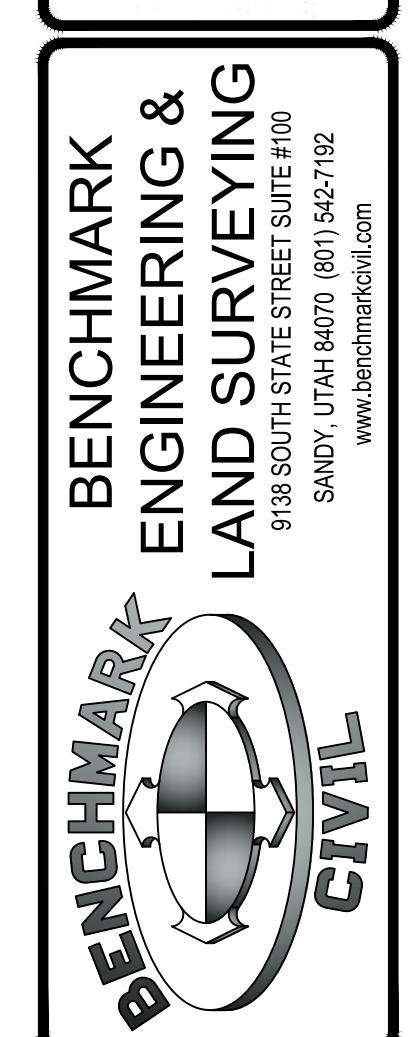
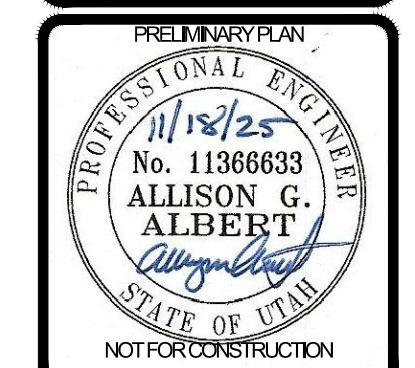
**SEQUOIA COVE**  
1368 EAST COPPERCREEK RD  
SANDY CITY, UTAH

PROJECT NO. 250916

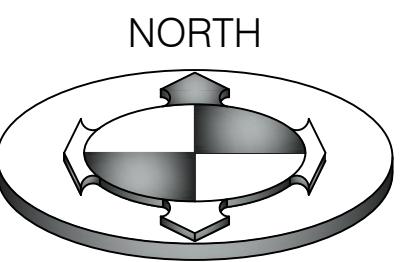


UTILITY  
PLAN

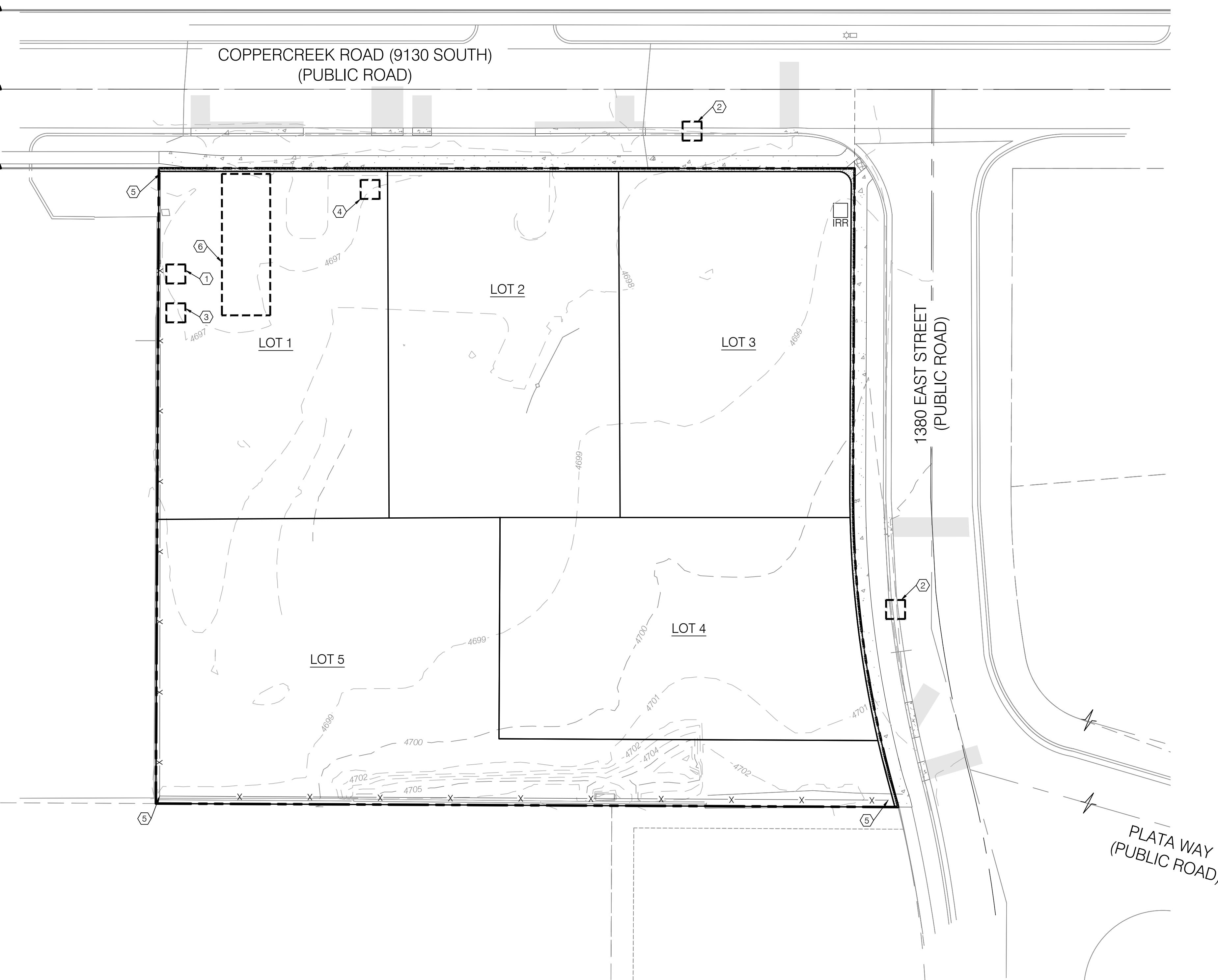
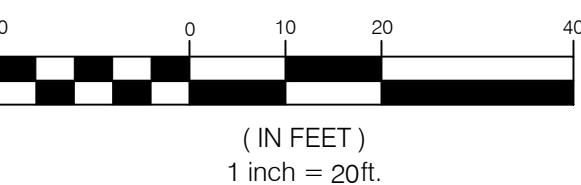
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## GRAPHIC SCALE



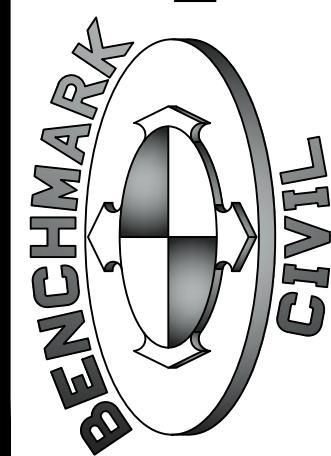
## SWPPP KEY NOTES REFERENCE

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

NO	DESCRIPTION	DETAIL
①	CONCRETE WASTE MANAGEMENT	1/CEP.02
②	INLET PROTECTION WATTLE	2/CEP.02
③	MATERIALS STORAGE	3/CEP.02
④	PORTABLE TOILETS	4/CEP.02
⑤	SILT FENCE	6/CEP.02
⑥	TEMPORARY CONSTRUCTION ENTRANCE	7/CEP.02

NOTE:  
CONTRACTOR SHALL INSTALL EROSION CONTROLS (SILT FENCES, STRAW BALES, ETC) AS REQUIRED BY REGULATORY AGENCIES. SAID CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. STRAW BALES SHOWN ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.

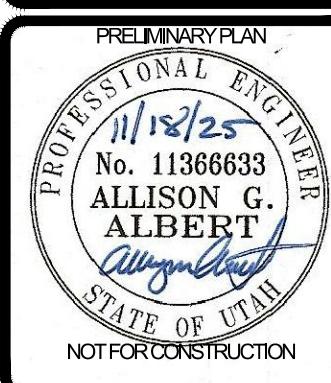
BENCHMARK  
ENGINEERING &  
LAND SURVEYING  
9138 SOUTH STATE STREET, SUITE #100  
SANDY, UTAH 84070 (801) 542-7132  
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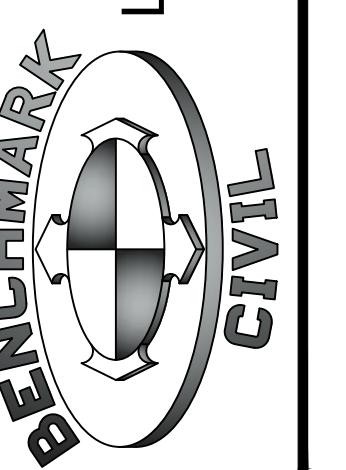
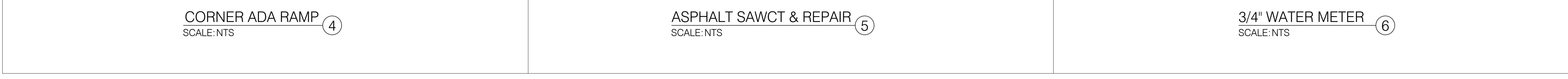
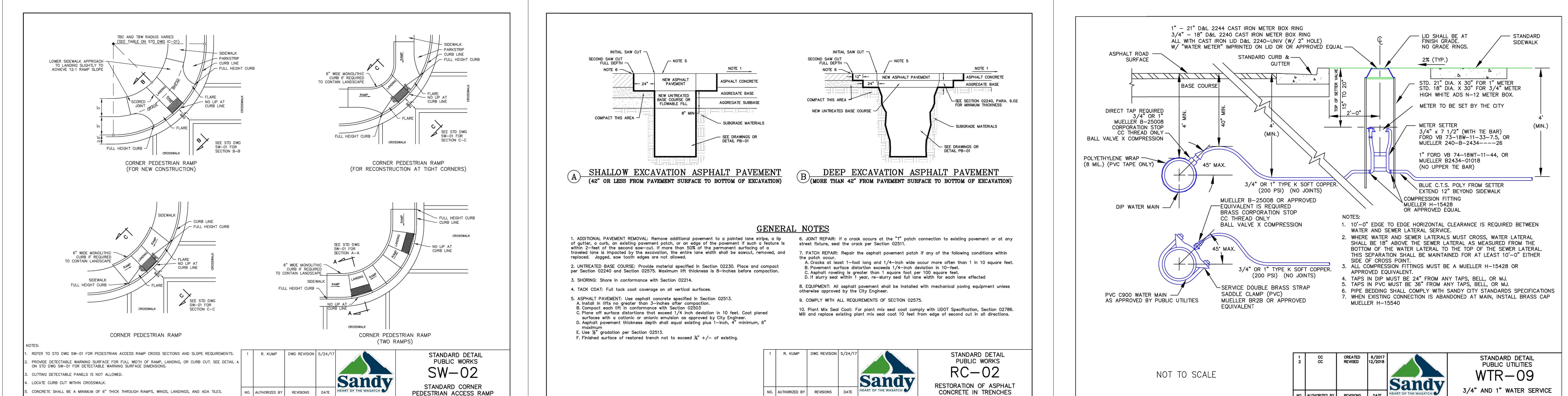
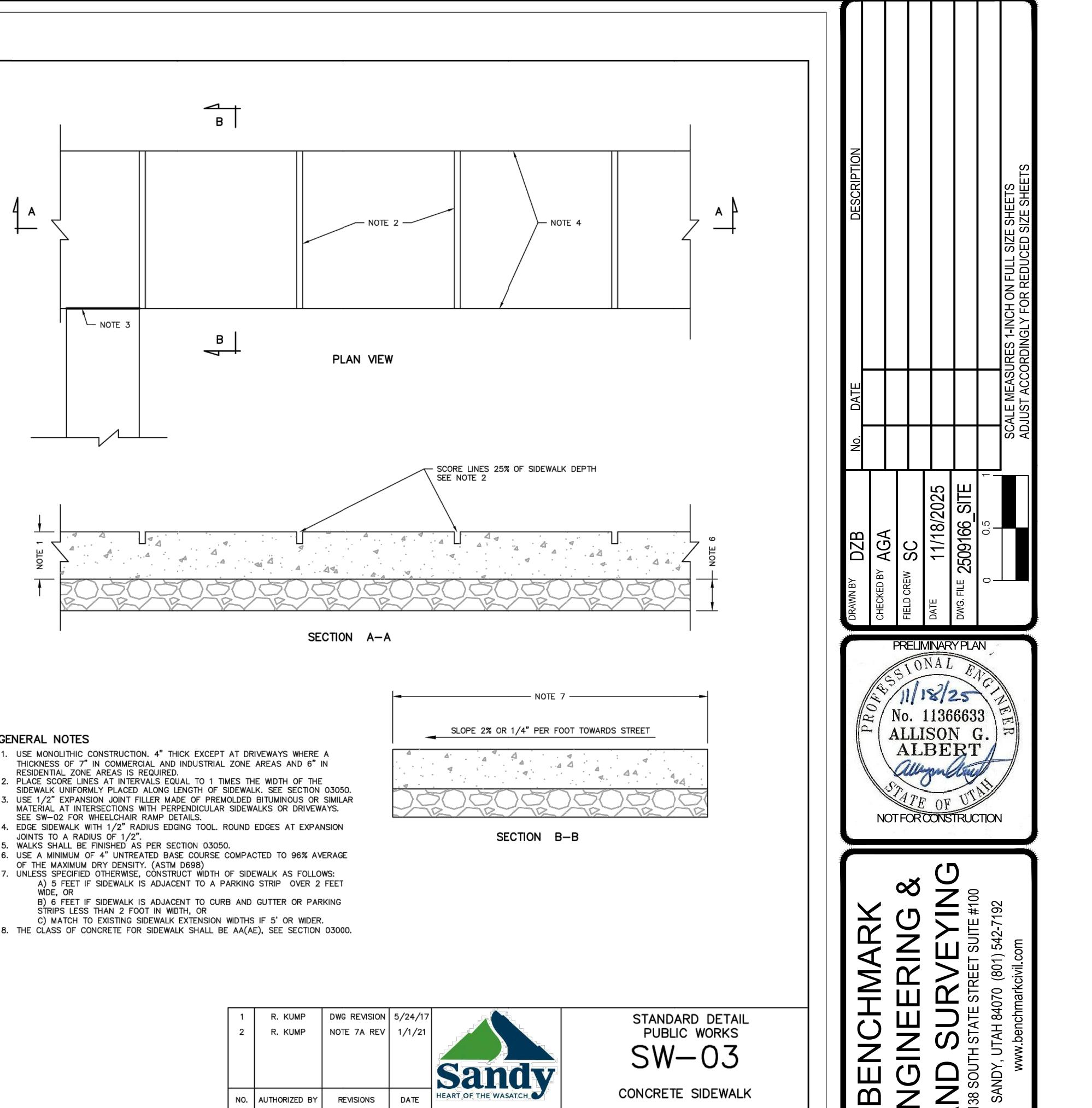
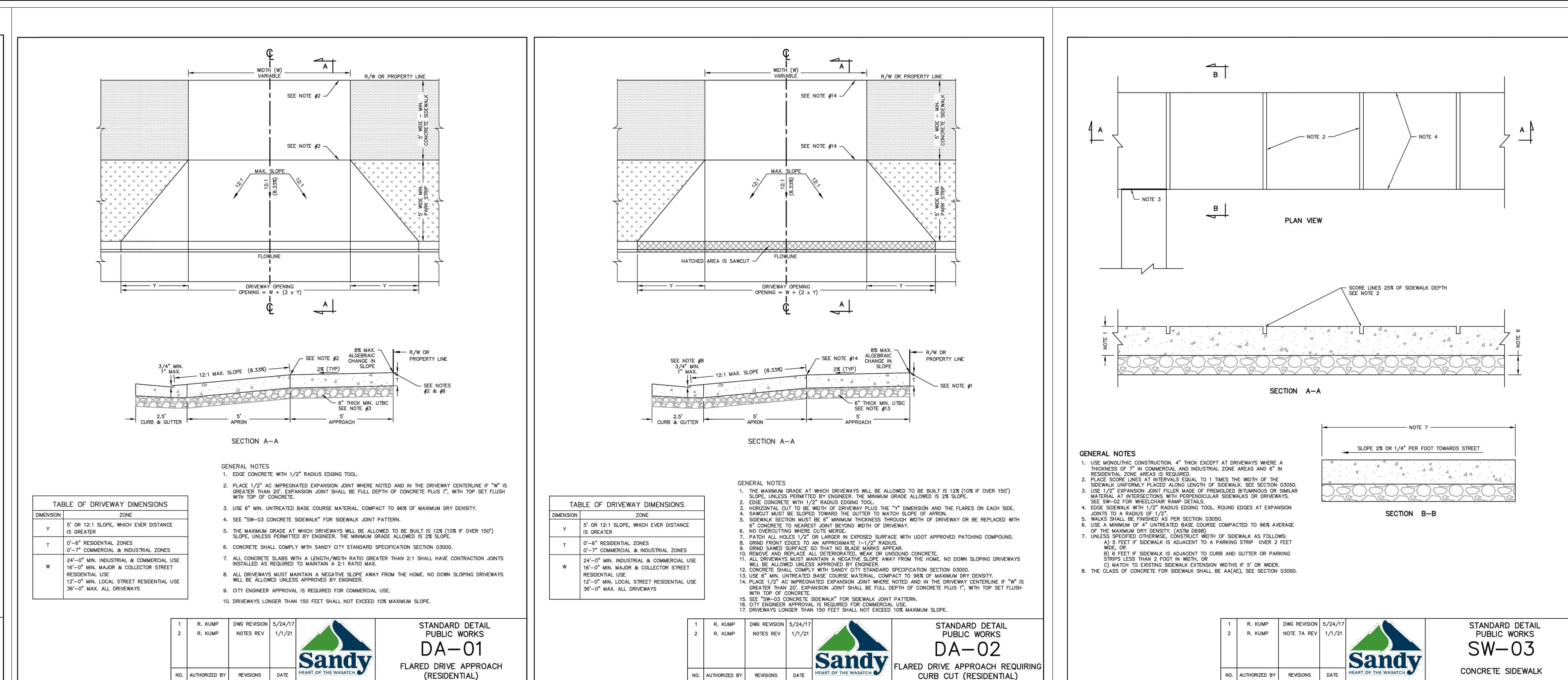
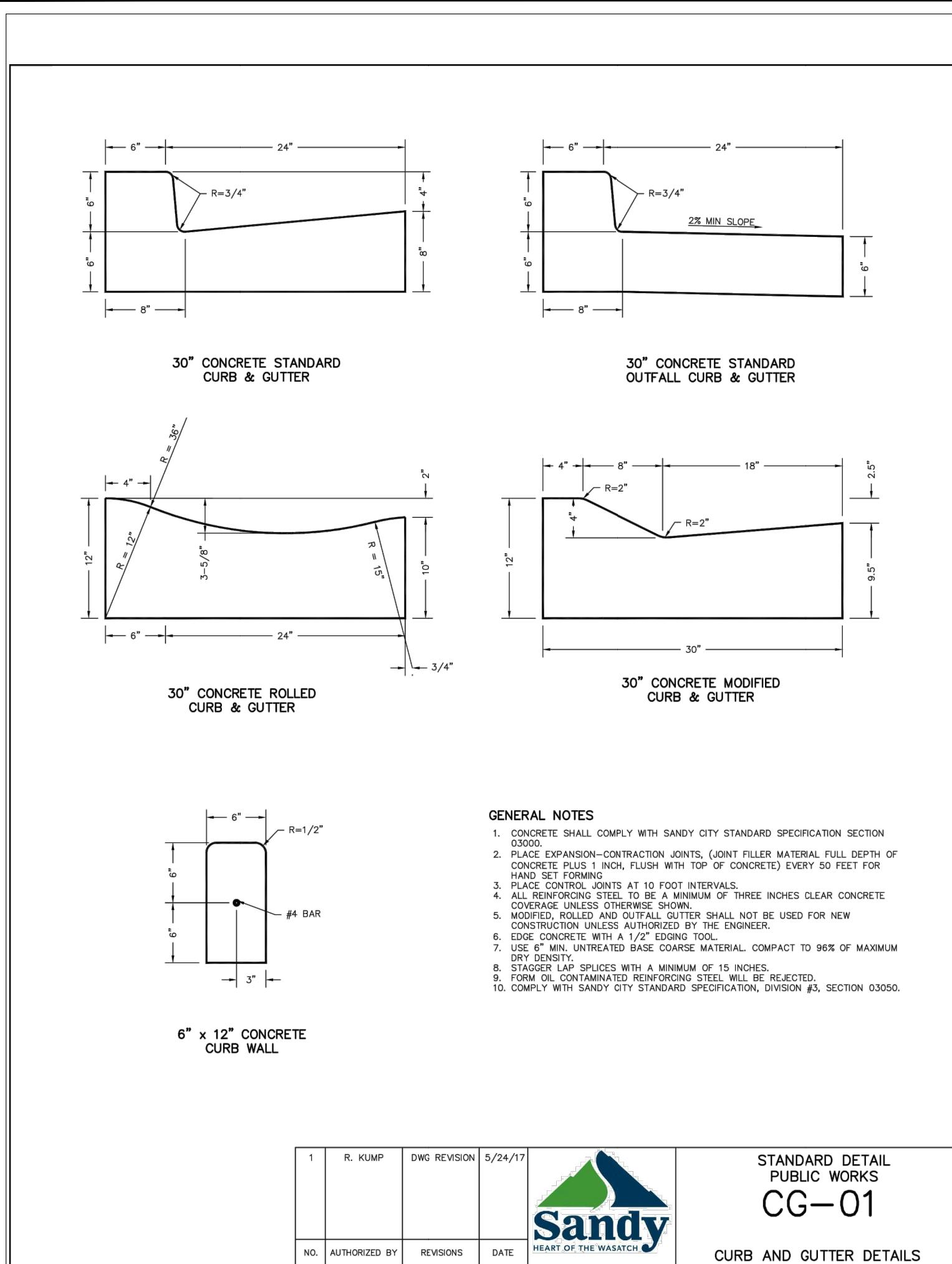
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8 OF 11

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DATE	11/18/2025		
DWG FILE	2509166 SITE		
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SCALE MEASURES IN INCHES ON FULL SIZE SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS			



PROJECT NO. 2509166





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**DETAIL SHEET**  
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