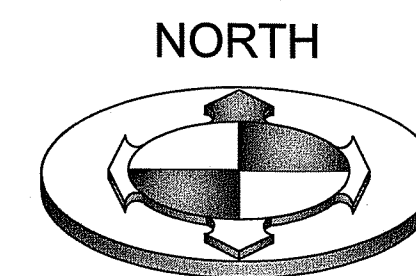


Diagram illustrating the components of a concrete stairway:

- CONC STEPS BEYOND
- CONC LANDING
- CONC STAIR
- CONC LANDING
- CONC STAIRS RESTING ON CUT GRADE
- CONC STAIRS
- CONC DRIVE

(C) EXTERIOR CONCRETE STAIR SECTION
NOT TO SCALE



CONSTRUCTION KEY NOTES REFERENCE		
NO.	DESCRIPTION	DETAIL
①	CONCRETE WITH GRANULAR BASE	3/CDT.01
②	SEWER CLEANOUT PER C.I.D STDs	4/CDT.01
③	4" PVC SDR-35 SEWER LATERAL PER C.I.D. STDs	5/CDT.01
④	3/4" WATER METER PER SANDY CITY STANDARDS FIGURE 01	2/CDT.01
⑤	3/4" COPPER WATER LINE	
⑥	6" DUCTILE IRON CLASS 52 WATER LINE	
⑦	THRUST BLOCK PER SANDY CITY STANDARDS FIGURE 07A	
⑧	6" GATE VALVE PER SANDY CITY STANDARDS FIGURE 02	
⑨	FIRE HYDRANT PER SANDY CITY STANDARDS FIGURE 02	1/CDT.01

NOTE:
ALL RETAINING WALLS AND ROCK-PROTECTED SLOPES SHALL BE DESIGNED
AND DETAILS PROVIDED BY STRUCTURAL OR GEOTECHNICAL ENGINEER.
BENCHMARK ENGINEERING IS NOT RESPONSIBLE FOR ANY RETAINING WALL
OR ROCK-PROTECTED SLOPE DESIGN.

NOTE:
A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF UTAH,
SHALL INSPECT ANY RETAINING WALLS THAT ARE HIGHER THAN 3.9 FEET
(FROM BOTTOM OF FOOTING TO TOP OF WALL), ONCE CONSTRUCTED.
PROVIDE A LETTER OF APPROVAL, STAMPED, SIGNED, AND DATED BY SAID
PROFESSIONAL ENGINEER, TO THE CITY ENGINEER PRIOR TO RELEASE OF THE
GUARANTEE.

AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	2,309	5.2
HARDSCAPE	5,456	12.4
LANDSCAPE	36,413	82.4
TOTAL	44,178	100

CONSTRUCTION NOTES:

1. BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER ALONG FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE DEFECTIVE, AS DIRECTED BY THE SANDY CITY INSPECTOR.
2. 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").
3. 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.
4. FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT. SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN. HOWEVER, UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.
5. 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.
6. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
7. THE SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, INCLUDING 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 AL CONSTRUCTION DONE WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER.
8. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
9. 2H:1V MAXIMUM SLOPE IN LANDSCAPED AREAS.
10. FOR ANY RETAINING WALL OF FOUR FEET HIGH OR HIGHER, AS MEASURED FROM TOP OF WALL TO BOTTOM OF FOOTING - A RETAINING WALL, UNDER STAMPED, WITH THE STAMP SIGNED AND DATED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF UTAH, AND INCLUDING PLANS, DETAILS, AND CALCULATIONS, SHALL BE SUBMITTED TO THE SANDY CITY ENGINEER (RYAN KUMP, 601-568-2962, RKUMP@SANDY.UTAH.GOV) FOR REVIEW AND APPROVAL. PRIOR TO OBTAINING A RETAINING WALL PERMIT, WHICH PERMIT SHALL BE OBTAINED FROM THE SANDY CITY BUILDING DIVISION (SHAY WHITEMAN, 601-568-7251) PRIOR TO COMMENCING CONSTRUCTION OF THE WALL.
11. A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT, DURING CONSTRUCTION, AND APPROVE AFTER CONSTRUCTION, ANY RETAINING WALLS THAT ARE FOUR FEET HIGH OR HIGHER, AS MEASURED FROM TOP OF WALL TO BOTTOM OF FOOTING. SAND ENGINEER SHALL PROVIDE A LETTER (INDICATING THAT THE RETAINING WALL WAS PROPERLY INSTALLED, ACCORDING TO THE APPROVED DESIGN, STAMPED, SIGNED AND DATED) BY SAND PROFESSIONAL ENGINEER, TO THE CITY ENGINEER, PRIOR TO RELEASE OF THE GUARANTEE FOR IMPROVEMENTS.

WATER NOTES:

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR ROY THACKER OR WILLIS BILBREY, 801-568-7280, AT LEAST TWO 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 www.sandy.gov/development/pd/public-works/standards-specifications.html OR FROM SANDY CITY PUBLIC WORKS DEPARTMENT (801-568-2999).
3. LOCATE WATER LINE 4" OFF PUT OF GUTTER ON THE NORTH AND EAST SIDE OF THE ROADWAY.
4. A MINIMUM OF 48" OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.
5. USE THICKNESS CLASS 52 OR BETTER DUCTILE IRON PIPE.
6. ALL EXISTING HYDRANTS SHALL BE REMOVED AND NEW HYDRANT OR LOW MEDALLION EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS.
7. ALL DEAD ENDS TO BE PLUGGED WITH A 2" WASHOUT OR END WITH A FIRE HYDRANT.
8. ALL WATER LINES SHALL BE POLY-BOLDED IN ACCORDANCE WITH SANDY CITY SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION.
9. ALL WATERLINES SHALL BE REDDED IN SANDY 6" UNDER, 12" AROUND.

**PUBLIC WORKS REVIEW
ENGINEERING AND TRAFFIC**

☐ Revise and resubmit
☒ Approved

Name: Edward J. Lonkin
Phone: 801-548-6058
Date: 8-24-17

SANDY CITY SITE PLAN APPROVAL

Zone: R-140 Bldg. Size: 2309
Min. Front: 20
Min. Side: 15
Min. Side/Corner: 20
Min. Back: 30
BM 6-18-11
Approved By: _____ Date: _____

— CANTILEVERS, BAY WINDOWS, BOX WINDOWS AND WINDOW SEATS MUST BE SHOWN ON THE SITE PLAN. THESE ITEMS ARE INCLUDED AS PART OF THE FOOTPRINT OF THE STRUCTURE AND MUST MEET MINIMUM SETBACK REQUIREMENTS IF THEY ARE NOT SHOWN ON THE SITE PLAN THEY ARE NOT APPROVED.

NOTE:
INSTALL SURVEY RIVETS, OFFSET FROM EACH LOT'S
PROPERTY CORNERS, IN CURB OR SIDEWALK.

NOTE:
OBTAIN WRITTEN PERMISSION FROM ADJOINING NEIGHBOR
PRIOR TO PERFORMING ANY WORK OR ENCROACHING ON
NEIGHBORING PROPERTY.

NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE
INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE
IDENTIFIED.

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 AND
NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON
THE PLANS FOR A REDESIGN.



**CALL BEFORE YOU DIG.
IT'S FREE & IT'S THE LAW**

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER

1-800-662-4111
www.bluestakes.org



BENCHMARK ENGINEERING & LAND SURVEYING

3381 EAST 9980 SOUTH
SANDY, UTAH

SITE & UTIL. PLAN

CSP.01
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