



## NOTICE OF PUBLIC HEARING

- **SUBJECT:** Subdivision Preliminary Plat 2026-013
- **PROJECT SUMMARY:** Sagewood Village Phase 15 Subdivision.
- **PARCEL(S):** 05-036-0-0104

- **Unincorporated:** Stansbury Park

**Planner:** Mili Pioquinto

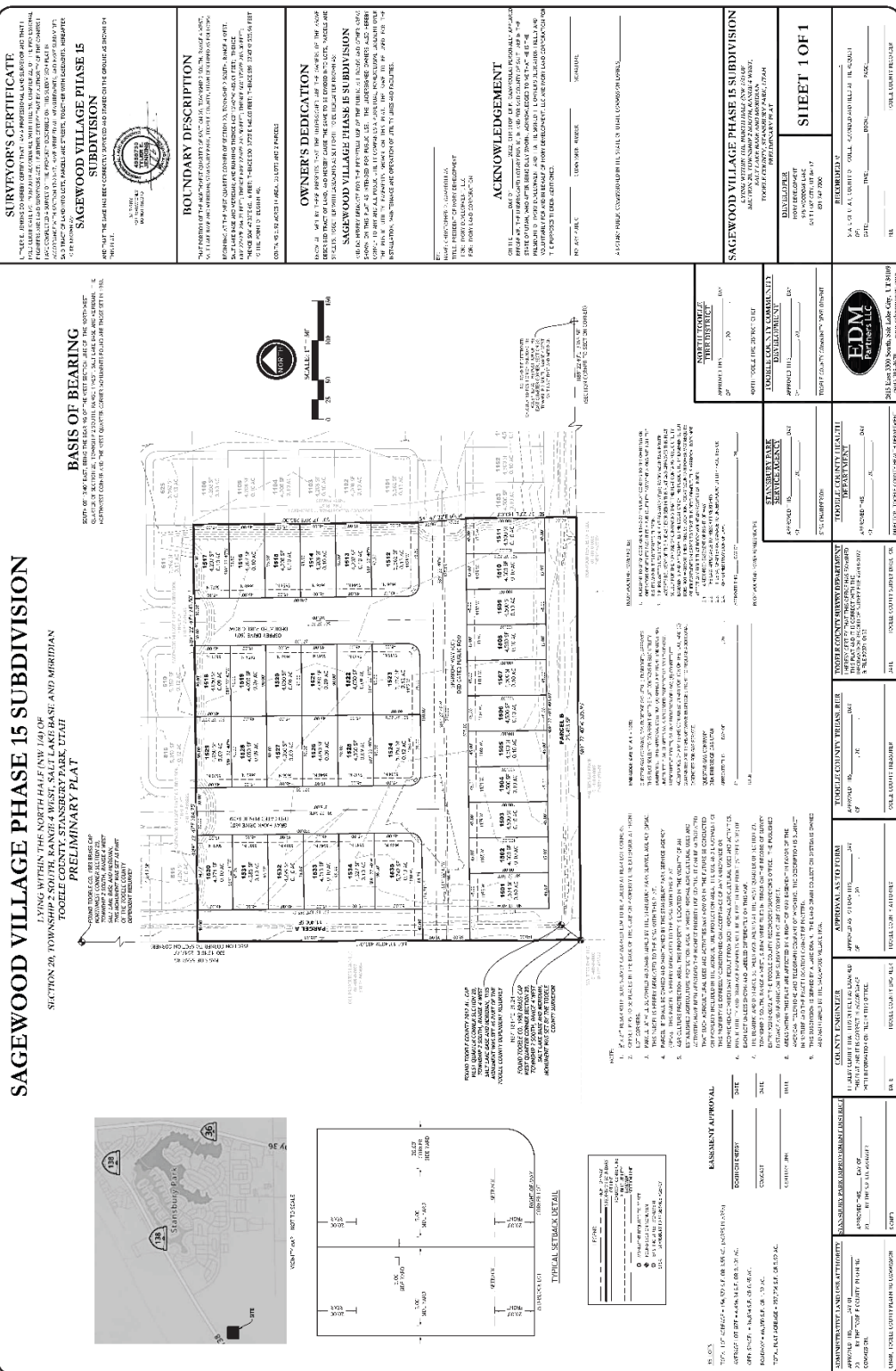
On **October 7, 2026** the Tooele County Planning Commission will hold a public hearing regarding the request described above. The meeting will be held at 7:00 p.m. at the Tooele County Administration Building (Council Chamber, Third Floor), 47 S. Main Street, Tooele, UT 84074. Also via zoom located on the Tooele County Website: <https://tooeleco.gov/> under "Agendas and Meetings."

You have the right to attend and speak at the public hearing. Please be advised that, in rendering its decision, the Planning Commission can only rely on evidence, not opinion or conjecture. Written comments may also be submitted; however, such comments must be received no later than twenty-four (24) hours prior to the scheduled meeting date to allow for proper distribution to the Planning Commission and the applicant.

For questions or additional information, please contact the Community Development Office at 435-843-3160.

**The future meeting regarding this application will also be posted at the Tooele County Building, posted on the Tooele County Website and Utah Public Notice Website.**









**Tooele County Planning  
Commission  
Agenda Item Summary**

**Department Making Request:**

Community Development

**Meeting Date:**

**October 7, 2026**

**Item Title:**

SUB 2026-013: Sagewood Village Phase 15 Subdivision.

**Summary:**

Ivory Development is seeking preliminary plat approval for Sagewood Village Phase 15 Subdivision; Located in Stansbury Park.



## Planning and Zoning

47 S. Main Street • Room 208 • Tooele, UT 84074

Phone: (435) 843-3160 • Fax: (435) 843-3252

<https://tooeleco.gov/government/county-departments/community-development/>

SUB 2026-013

# Subdivision Summary and Recommendation

**Public Body:** Tooele County Planning Commission

**Meeting Date:** October 7, 2026

**Parcel ID(s):** 05-036-0-0104

**Current Zone:** R-1-10

**Approximate Site Location:** Located South of Pole Canyon Road on the edge of Erda City Municipality Boundary Line.

**Request:** Preliminary plat approval for Sagewood Village Phase 15 Subdivision.

**Unincorporated:** Stansbury Park

**Planner(s):** Mili Pioquinto

**Planning Staff Recommendation:** To be announced at planning commission meeting.

**Applicant Name:** Skylar Tolbert and Ethan Brown.

## PROJECT DESCRIPTION

Skylar Tolbert and Ethan Brown, on behalf of Ivory Development, are requesting a preliminary plat approval for phase 15; approximately 5.2 acres (35 lots and 2 parcels). The 2 parcels will be deeded to Stansbury Park Service Agency as open space.

## SITE & VICINITY DESCRIPTION (see attached map)

The subject property (5.2 acres) is located on the west boundary edge of Stansbury Park development area. The property sits along the municipality boundary line of Erda City, and can be accessed off of Village Blvd. Immediate surrounding zones include R-1-10 (Residential Single Family 10,000 sq.ft. minimum), R-M-7 (Residential Multi-family 7,000 sq.ft minimum), RR-1 (Rural Residential 1-acre minimum).

## LAND USE CONSIDERATIONS (CS Zone)

| Requirement                | Existing Zone (R-1-10)                                      | Development Agreement                                                                                                                                     |
|----------------------------|-------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Minimum Lot Size           | 10,000 sq. ft.                                              | Development agreement specifies maximum density for the total Sagewood Development. Phase 15 allows for lot sizes ranging from 4,050 sq.ft. - 0.10 acres. |
| Minimum Lot Width          | 80 feet                                                     | Minimum lot width is 45 feet; created through development agreement.                                                                                      |
| Minimum Frontage           | 45 feet – On a public street or an approved private street. | All lots comply with R-1-10 minimum frontage.                                                                                                             |
| Minimum Front Yard Setback | 20 feet                                                     | All lots comply with R-1-10 minimum front yard setback.                                                                                                   |

|                                                                  |                                                                                                                                                                      |                                                                                               |
|------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| Minimum Rear Yard Setback                                        | Main Building: 20 Feet<br>Accessory Buildings: 3 Feet; provided they do not encroach on any easement.                                                                | All lots comply with R-1-10 minimum rear yard setback.                                        |
| Minimum Side Yard Setback                                        | Main Building: 8 Feet<br>Accessory Buildings: 3 Feet; provided they do not encroach on any easement.                                                                 | Minimum lot side set back is 5 feet; created through development agreement.                   |
| Maximum Building Height                                          | 35 feet                                                                                                                                                              | To comply with R-1-10 building height.                                                        |
| Maximum Building Coverage                                        | Forty Five Percent (45%)                                                                                                                                             | To comply with R-1-10 building coverage percentage.                                           |
| Required Improvements                                            | Street Grading, Street Base, Curb, Gutter and Sidewalk, On-site Surface Drainage Facilities, Culinary Water Facilities, Wastewater Disposal, and Street Monuments.** | -                                                                                             |
| On corner lots, two front yards and two side yards are required. |                                                                                                                                                                      | Corner lots to have 20 foot setback on front and side; created through development agreement. |
| **Ord. 2015-21, 4/21/15; Ord. 2005-30, 11/22/05                  |                                                                                                                                                                      | -                                                                                             |

|                                                                           |     |
|---------------------------------------------------------------------------|-----|
| Compatibility with existing buildings in terms of size, scale and height. | N/A |
| Compliance with the General Plan.                                         | Yes |

## GENERAL PLAN CONSIDERATIONS

According to the Tooele County General Plan (2022 Update), the subject property is located within an area designated for both Medium to High Density Residential land uses. The subdivision is consistent with the Tooele County General Plan (2022 Update) and complies with the Development Agreement of Boyer-Plumb Stansbury LLC, Stansbury Place. Contract #18-10-13.

## ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has found not issues of concern.

## NEIGHBORHOOD RESPONSE

Any comments that are received from the general public or the surrounding neighbors after this staff report is submitted will be forwarded to the Tooele County Planning Commission for review and will be summarized on October 7, 2026.

## PLANNING STAFF ANALYSIS

The applicant has submitted all required documentation, and all reviewing agencies have reviewed and approved the preliminary plat. Planning Staff has no additional concerns at this time.

Following Planning Commission approval, the next step for the project will be to submit a Major Subdivision Final Plat application.

## **PLANNING STAFF RECOMMENDATION**

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Planning Staff recommends that the Tooele County Planning Commission review the information contained in this staff report, along with all supporting documentation, prior to making a decision.

## **MODEL MOTIONS**

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### Sample Motion for Non-Approval

- "I move we table the Subdivision Preliminary Plat Approval Request by Ivory Development, application number 2026-013, based on the findings and subject to the considerations listed by the Planning Staff."

### Sample Motion for Approval

- "I move we approve the Subdivision Preliminary Plat Approval Request by Ivory Development, application number 2026-013, based on the findings and subject to the conditions listed by the Planning Staff."

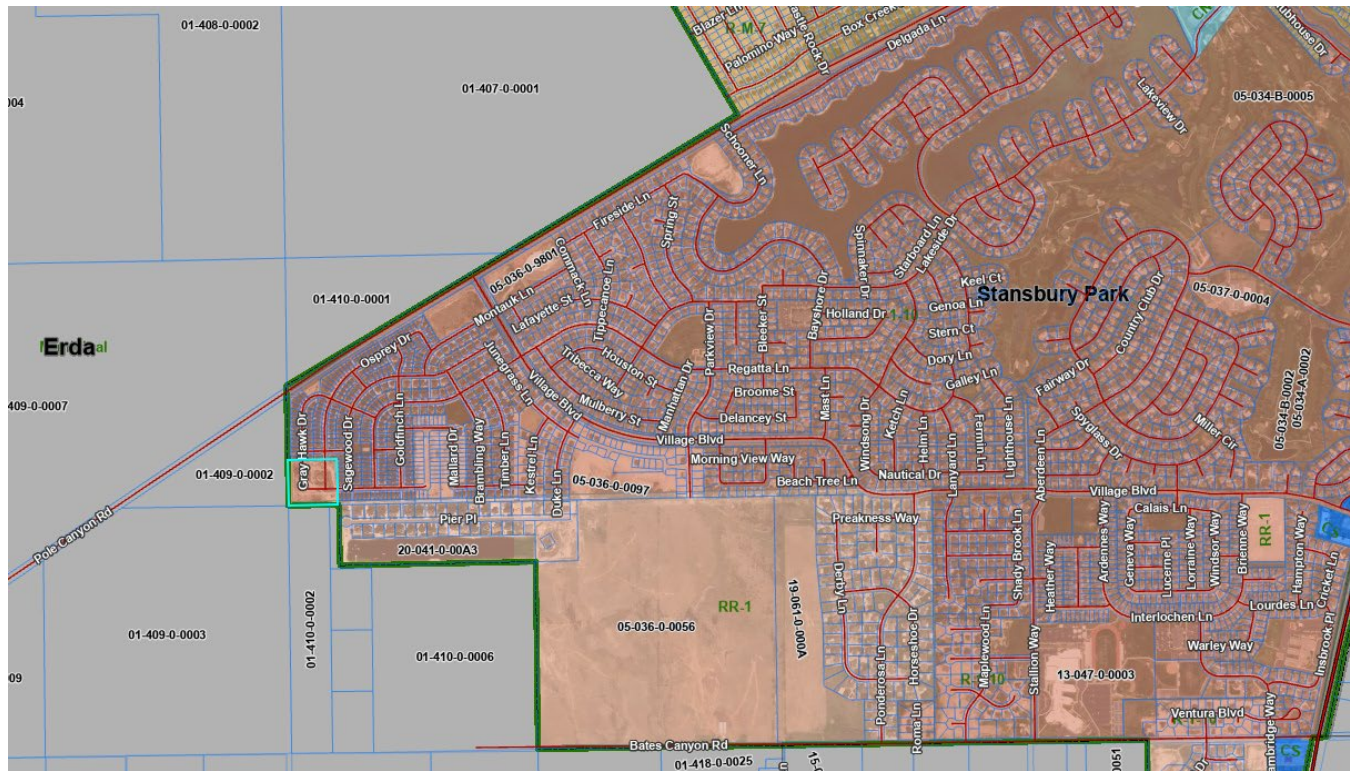
### Sample Motion for Denial

"I move we deny the Subdivision Preliminary Plat Approval Request by Ivory Development, application number 2026-013, based on the findings and subject to the conditions listed by the Planning Staff."



**SUB 2026-013: Preliminary plat approval for Sagewood Village Phase 15 Subdivision.**

Located west of SR-36, south of Pole Canyon Road and bordering the Erda City municipality boundary line. (Parcel 05-036-0-0104).





IVORY DEVELOPMENT



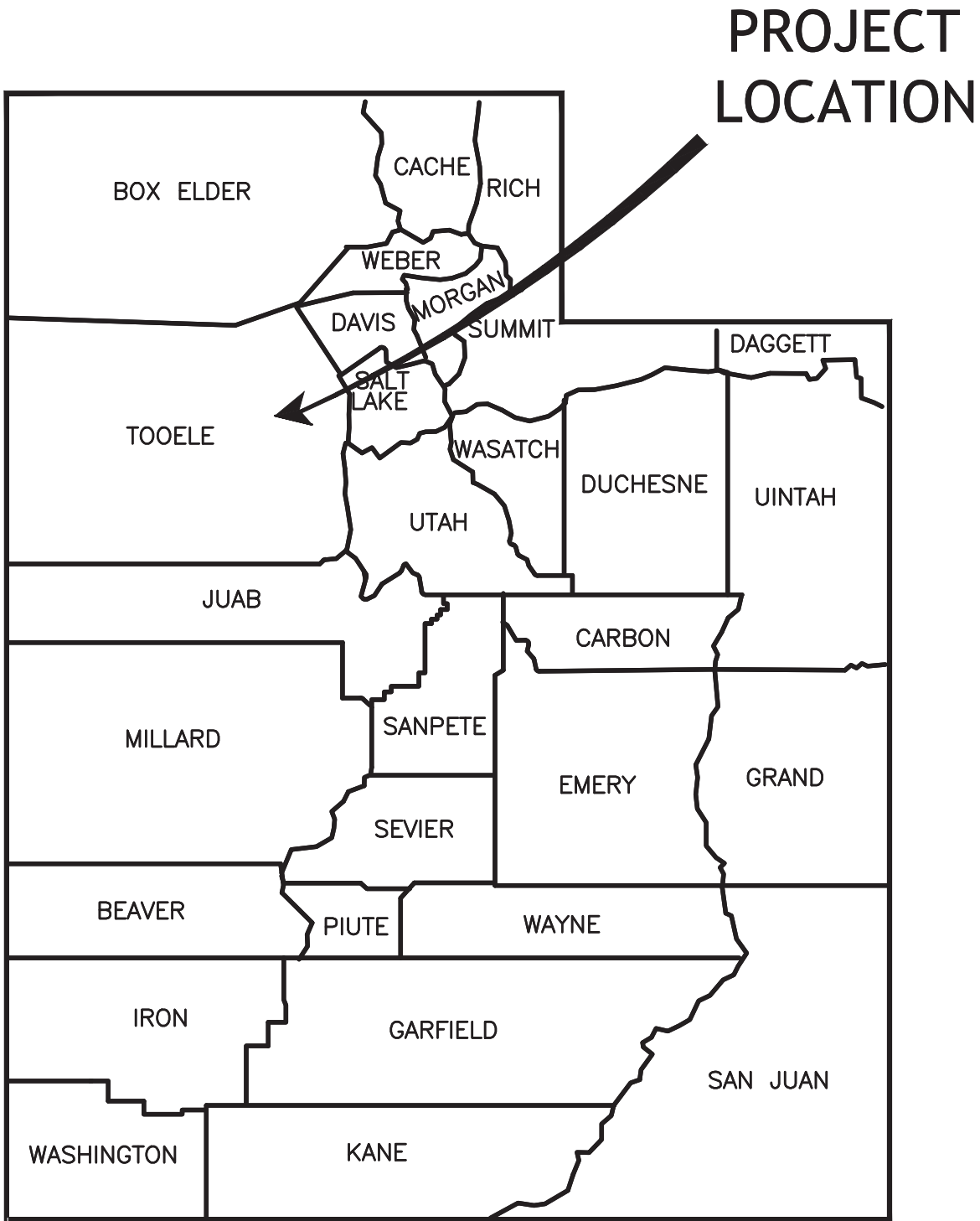
2815 East 3300 South, Salt Lake City, UT 84109  
(801) 305-4670    www.edmpartners.com

DEVELOPER:  
Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000



- NOTES:
1. This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.
  2. All drinking water improvements shall conform with the standards and specifications of Stansbury Park Improvement District.
  3. All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
  4. All improvements in the public right of way shall conform with the standards and specifications of Tooele County.
  5. All private improvements shall conform to APWA standards and specifications.
  6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
  7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGECE, Dated August 17, 2016 (Project # 1160512).

LOCATION MAP



SUBDIVISION PLANS FOR

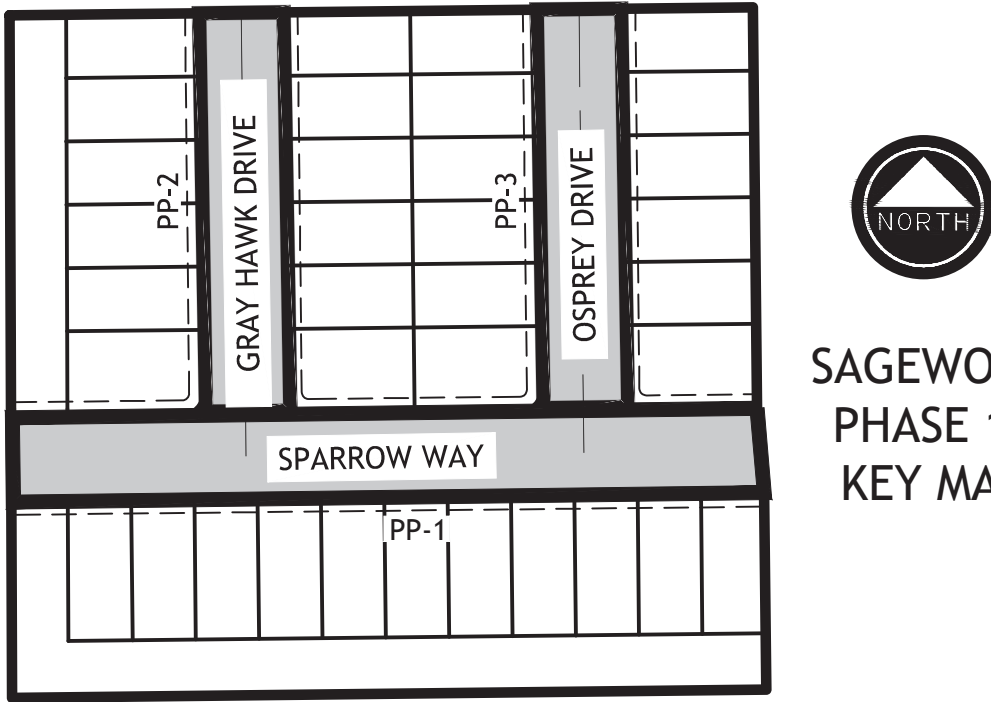
SAGEWOOD VILLAGE - PHASE 15

STANSBURY PARK, UTAH

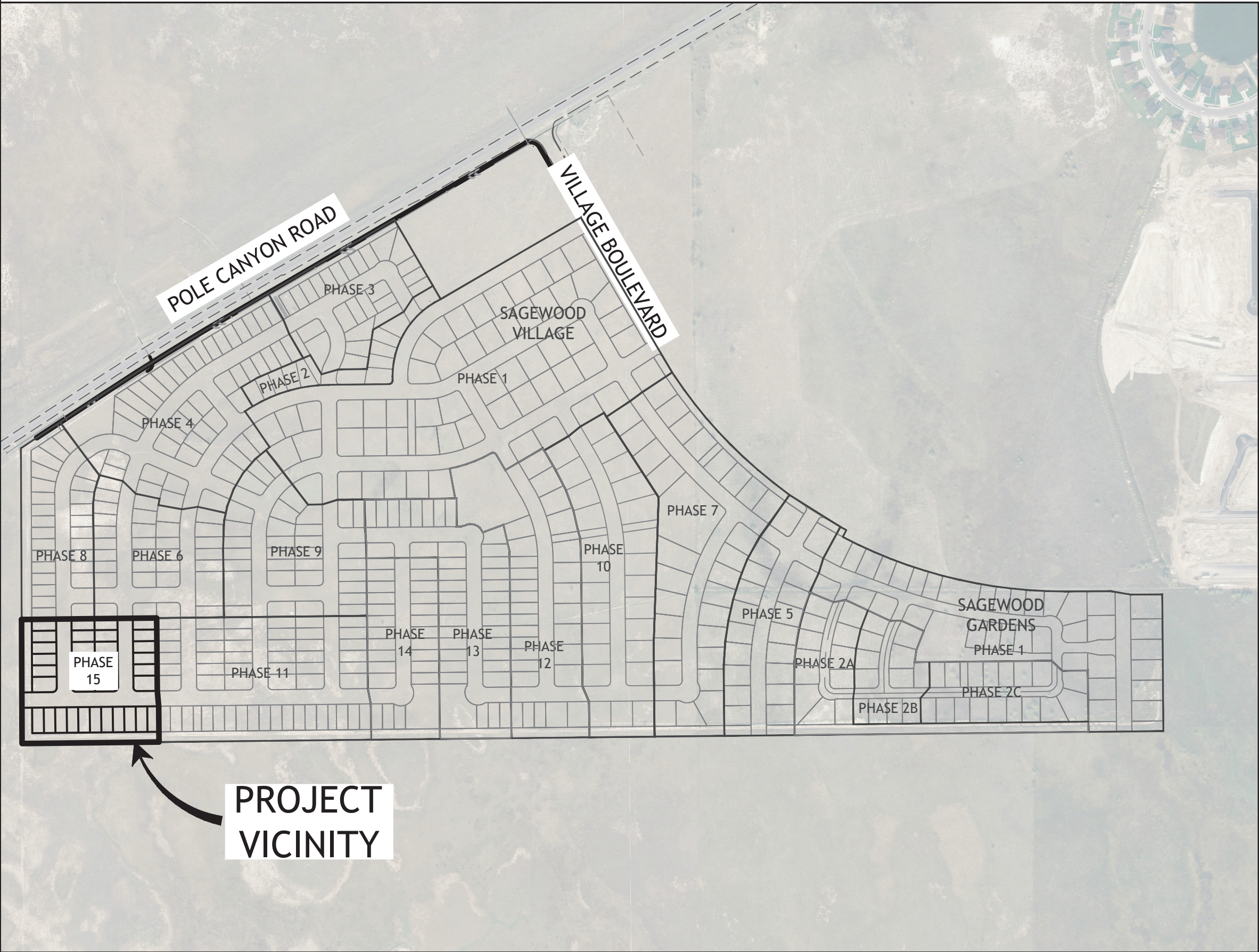
AUGUST 2026

INDEX OF DRAWINGS

| #    | DESCRIPTION                                                           |
|------|-----------------------------------------------------------------------|
| T-1  | TITLE SHEET AND INDEX OF DRAWINGS                                     |
| -    | SAGEWOOD VILLAGE PHASE 15 SUBDIVISION PRELIMINARY PLAT - SHEET 1 OF 1 |
| G-0  | SURVEY CONTROL                                                        |
| G-1  | NOTES                                                                 |
| G-2  | PEDESTRIAN CIRCULATION PLAN                                           |
| G-3  | ROAD CONNECTIVITY PLAN                                                |
| C-1  | SITE PLAN                                                             |
| C-2  | UTILITY PLAN                                                          |
| C-3  | DRAINAGE PLAN                                                         |
| C-4  | GRADING PLAN                                                          |
| C-4A | TRAIL GRADING PLAN                                                    |
| C-4B | TRAIL GRADING SECTIONS                                                |
| C-4C | TRAIL GRADING SECTIONS                                                |
| PP-1 | SPARROW WAY PLAN & PROFILE                                            |
| PP-2 | GRAY HAWK DRIVE PLAN & PROFILE                                        |
| PP-3 | OSPREY DRIVE PLAN & PROFILE                                           |
| DT-1 | DETAILS                                                               |
| DT-2 | DETAILS                                                               |
| DT-3 | DETAILS                                                               |
| DT-4 | DETAILS                                                               |
| DT-5 | DETAILS                                                               |



PROJECT VICINITY MAP  
SCALE 1" = 400'



LEGEND

|     |     |                          |
|-----|-----|--------------------------|
| SS  | SS  | SDR 35 SANITARY SEWER    |
| --- | --- | EXISTING SANITARY SEWER  |
| SS  |     | SANITARY SEWER MANHOLE   |
| W   | W   | 8" PVC C-900 WATER LINE  |
| --- | --- | EXISTING WATER LINE      |
| W   | W   | WATER VALVE, TEE & BEND  |
| W   | W   | FIRE HYDRANT             |
| W   | W   | EXISTING FIRE HYDRANT    |
| IR  | IR  | 8" PVC C-900 IRRIG. LINE |
| --- | --- | EXISTING SEC. WATER LINE |
| IR  | IR  | IRRIG. VALVE, TEE & BEND |
| SL  |     | PROPOSED STREET LIGHT    |
| --- | --- | RCP CL III STORM DRAIN   |
| --- | --- | EXISTING STORM DRAIN     |
| SD  | SD  | SD COMBOBOX, CB & CO     |
| --- | --- | EXISTING MAJOR CONTOUR   |
| --- | --- | EXISTING MINOR CONTOUR   |
| --- | --- | PROPOSED MAJOR CONTOUR   |
| --- | --- | PROPOSED MINOR CONTOUR   |
| UD  | UD  | PROPOSED UNDER DRAIN     |
| --- | --- | EXISTING UNDER DRAIN     |
| UD  |     | UNDER DRAIN CLEANOUT     |

GEOTECHNICAL STUDY

A SITE SPECIFIC GEOTECHNICAL STUDY HAS BEEN PREPARED FOR THIS PROJECT BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS. THE REPORT IS DATED AUGUST 17, 2016, AND WAS PREPARED BY JAY R. McQUIVEY, P.E. IT IS IDENTIFIED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS PROJECT NUMBER 1160512. THE REQUIREMENTS OUTLINED IN THIS STUDY SHALL BE FOLLOWED ON THIS PROJECT.

| APPROVAL SIGNATURES                          |      |
|----------------------------------------------|------|
| STANSBURY PARK IMPROVEMENT DISTRICT MANAGER  | DATE |
| STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER | DATE |
| TOOELE COUNTY ENGINEER                       | DATE |
| STANSBURY PARK SERVICE AGENCY                | DATE |



Sagewood Village  
Phase 15  
Title Sheet and Index of Drawings

|              |         |
|--------------|---------|
| PROJECT:     | 1650    |
| DRAWN BY:    | BAG     |
| REVIEWED BY: | PMD     |
| REVISIONS:   |         |
| No. DATE     | REMARKS |

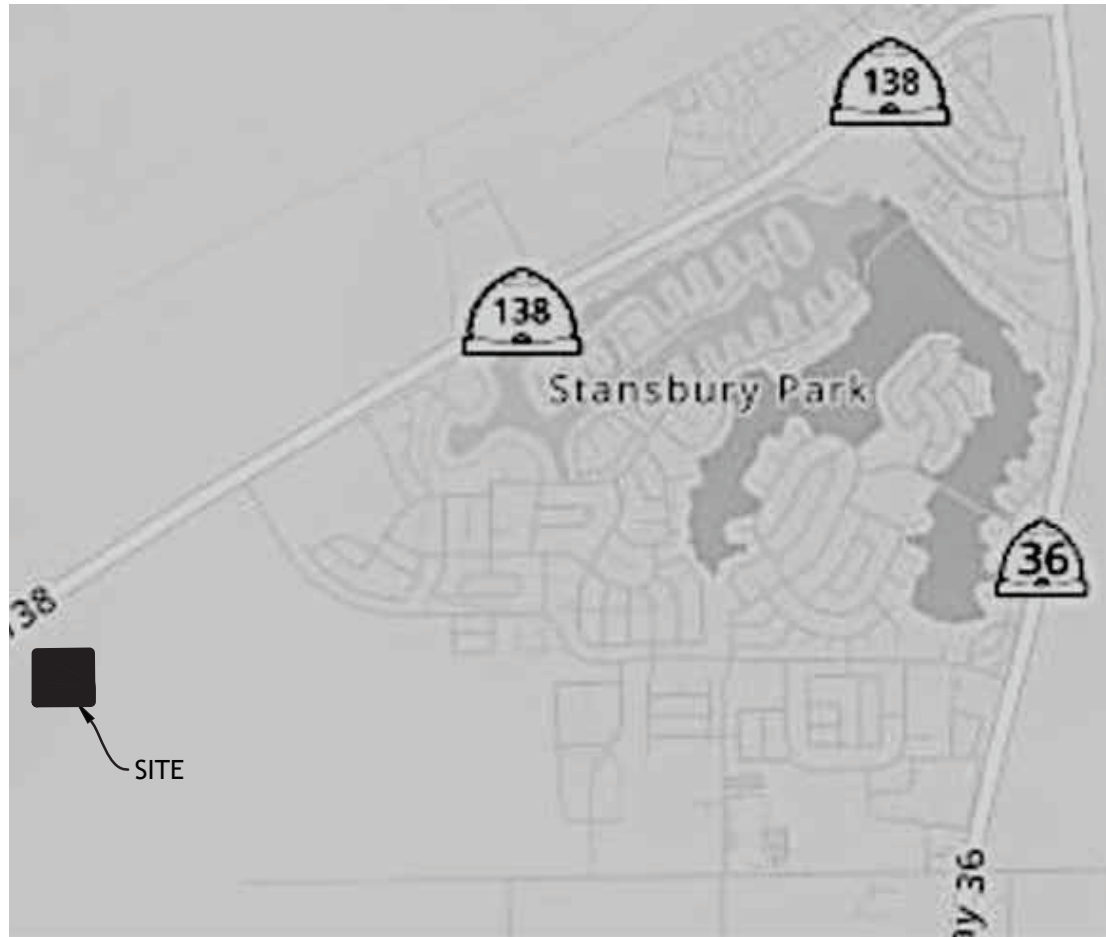
DATE: August 13, 2026

SHEET NUMBER:  
T-1

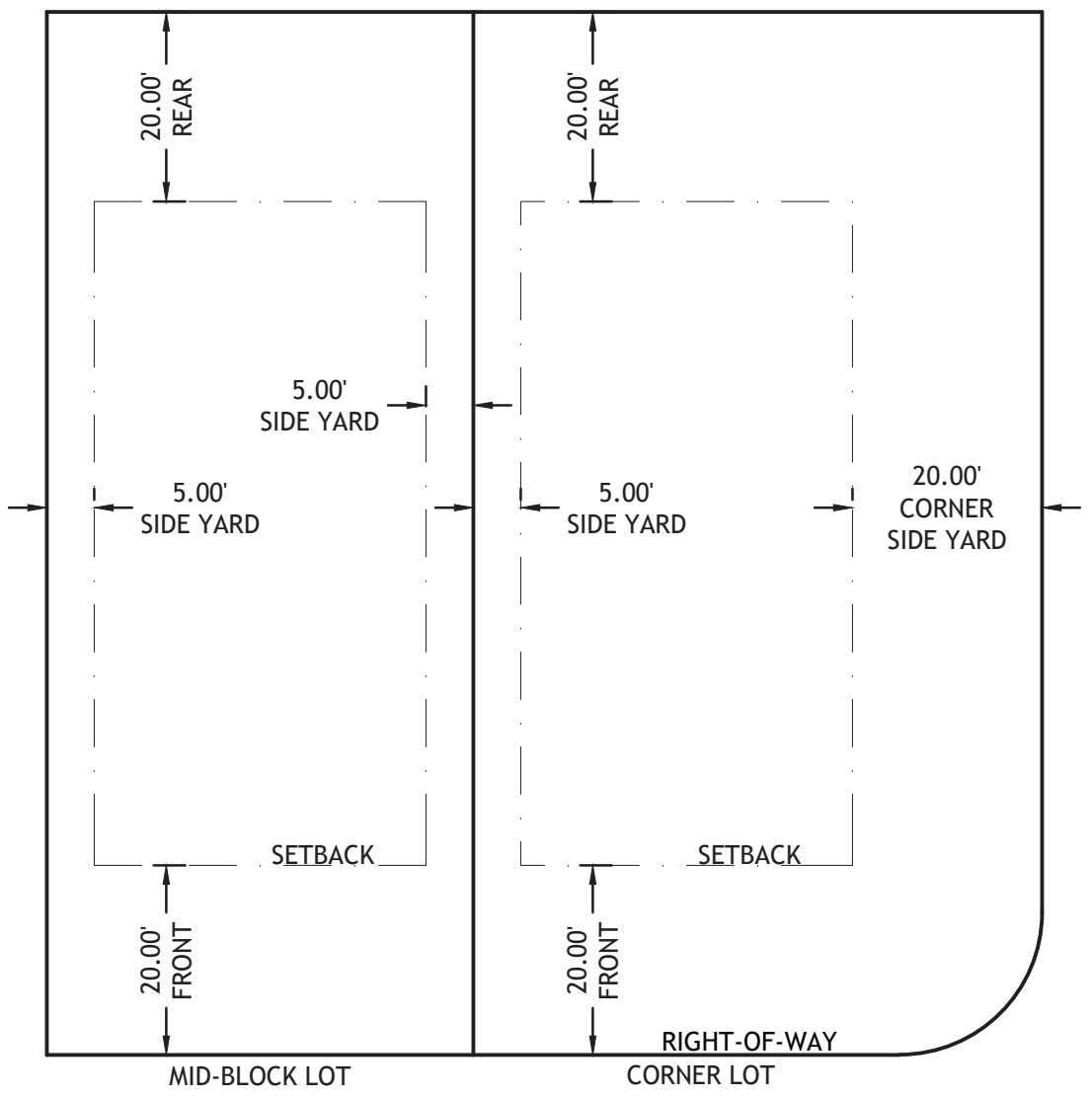


# SAGEWOOD VILLAGE PHASE 15 SUBDIVISION

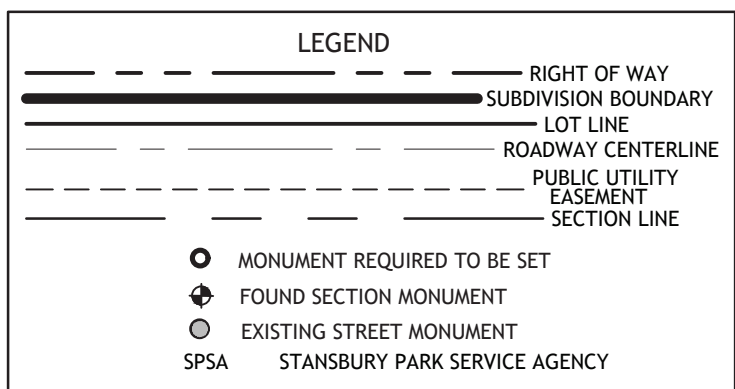
LYING WITHIN THE NORTH HALF (NW 1/4) OF  
SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN  
TOOELE COUNTY, STANSBURY PARK, UTAH  
PRELIMINARY PLAT



VICINITY MAP - NOT TO SCALE



TYPICAL SETBACK DETAIL



BASIS OF BEARING  
S00° 13' 40" E 285.01'

(SECTION CORNER TO SECTION CORNER)

FOUND TOOELE CO. 1983 BRASS CAP  
NORTHWEST CORNER SECTION 20,  
TOWNSHIP 2 SOUTH, RANGE 4 WEST  
SALT LAKE BASE AND MERIDIAN,  
THIS MONUMENT WAS SET AS PART  
OF THE TOOELE COUNTY  
DEPENDENT RESURVEY

GBL PROPERTIES LAND LLC  
01-409-0-0002  
ENTRY #474964

FOUND TOOELE COUNTY 2012 AL. CAP  
WEST QUARTER CORNER SECTION 20,  
TOWNSHIP 2 SOUTH, RANGE 4 WEST  
SALT LAKE BASE AND MERIDIAN, THIS  
MONUMENT WAS SET AS PART OF THE  
TOOELE COUNTY DEPENDENT RESURVEY

N37° 18' 14" E 31.24'  
FOUND TOOELE CO. 1983 BRASS CAP  
WEST QUARTER CORNER SECTION 20,  
TOWNSHIP 2 SOUTH, RANGE 4 WEST  
SALT LAKE BASE AND MERIDIAN,  
MONUMENT WAS SET BY THE TOOELE  
COUNTY SURVEYOR

WALTERS RANCH LC  
01-409-0-0003  
ENTRY #79932

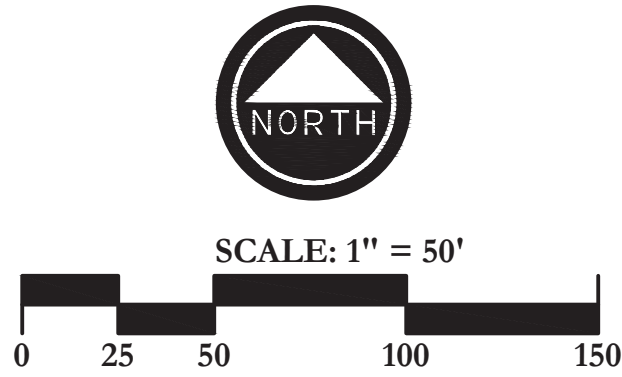
WALTERS RAY FRANK  
01-410-0-0002  
ENTRY #71458

IRONWOOD REAL ESTATE LLC  
01-410-0-0008  
ENTRY #627574

RAILROAD TIE DESTROYED  
CALCULATED POSITION OF RAILROAD TIE  
ACCEPTED AS THE POSITION OF THE  
EAST QUARTER CORNER, SECTION 20,  
TOWNSHIP 2 SOUTH, RANGE 4 WEST  
SALT LAKE BASE AND MERIDIAN

N89° 22' 40" E 3365.58'  
(SECTION CORNER TO SECTION CORNER)

BASIS OF BEARING  
SOUTH 00° 13' 40" EAST, BEING THE BEARING OF THE WEST SECTION LINE OF THE NORTHWEST  
QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. THE  
NORTHWEST CORNER AND THE WEST QUARTER CORNER MONUMENTS FOUND ARE THOSE SET IN 1983.



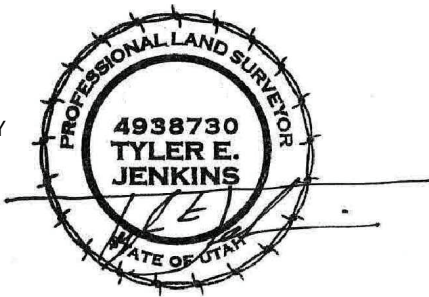
## SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I  
HOLD CERTIFICATE NO. 4938730 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 TRACT OF LAND INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER  
TO BE KNOWN AS:

## SAGEWOOD VILLAGE PHASE 15 SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON  
THIS PLAT.

8/17/2026  
FOR REVIEW ONLY  
DO NOT RECORD



## BOUNDARY DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST,  
SALT LAKE BASE AND MERIDIAN; STANSBURY PARK, TOOELE COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST,  
SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00° 13' 40" W 485.01 FEET; THENCE  
N89° 22' 42" E 284.75 FEET; THENCE N89° 22' 40" E 243.50 FEET; THENCE S00° 37' 20" E 285.00 FEET;  
THENCE S04° 47' 32" E 60.16 FEET; THENCE S00° 37' 20" E 140.00 FEET; THENCE S89° 22' 40" W 535.96 FEET  
TO THE POINT OF BEGINNING.

CONTAINS 5.92 ACRES IN AREA, 35 LOTS AND 2 PARCELS

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE  
DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND  
STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

## SAGEWOOD VILLAGE PHASE 15 SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS  
SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY  
CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NONEXCLUSIVE 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.

BY:

NAME: CHRISTOPHER P. GAMVROULAS  
TITLE: PRESIDENT OF IVORY DEVELOPMENT  
FOR: IVORY DEVELOPMENT, LLC  
FOR: IVORY LAND CORPORATION

## ACKNOWLEDGEMENT

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, CHRISTOPHER P. GAMVROULAS PERSONALLY APPEARED  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE  
STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE  
PRESIDENT OF IVORY DEVELOPMENT AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND  
VOLUNTARILY FOR AND IN BEHALF OF IVORY DEVELOPMENT, LLC AND IVORY LAND CORPORATION FOR  
THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC COMMISSION NUMBER SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES \_\_\_\_\_

35 LOTS

TOTAL LOT ACREAGE = 154,572 S.F. OR 3.55 AC. (ACRES IN AREA)

AVERAGE LOT SIZE = 4,416.34 S.F. OR 0.101 AC.

OPEN SPACE: = 36,834 S.F. OR 0.85 AC.

ROADWAY = 66,350 S.F. OR 1.52 AC.

TOTAL PLAT ACREAGE = 257,756 S.F. OR 5.92 AC.

## EASEMENT APPROVAL

DOMINION ENERGY DATE

COMCAST DATE

CENTURY LINK DATE

## COUNTY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED  
THIS PLAT AND IT IS CORRECT IN ACCORDANCE  
WITH INFORMATION ON FILE IN THIS OFFICE.

DATE TOOELE COUNTY ENGINEER

## APPROVAL AS TO FORM

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_.

TOOELE COUNTY ATTORNEY

## TOOELE COUNTY TREASURER

APPROVED THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_.

TOOELE COUNTY TREASURER

## TOOELE COUNTY SURVEY DEPARTMENT

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED  
THIS PLAT AND IT IS CORRECT WITH THE  
INFORMATION RECORD OF SURVEY FILE #2018-0072  
& FILE #2021-0133

DATE TOOELE COUNTY SURVEY DIRECTOR

## TOOELE COUNTY HEALTH DEPARTMENT

APPROVED THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR, TOOELE COUNTY HEALTH DEPARTMENT

## NORTH TOOELE FIRE DISTRICT

APPROVED THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_.

NORTH TOOELE FIRE DISTRICT CHIEF

## TOOELE COUNTY COMMUNITY DEVELOPMENT

APPROVED THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_.

TOOELE COUNTY COMMUNITY DEVELOPMENT

## STANSBURY PARK SERVICE AGENCY

APPROVED THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_.

SPSA CHAIRPERSON



2815 East 3300 South, Salt Lake City, UT 84109  
(801) 305-4670 www.edmpartners.com

## RECORDED #

STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST  
OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

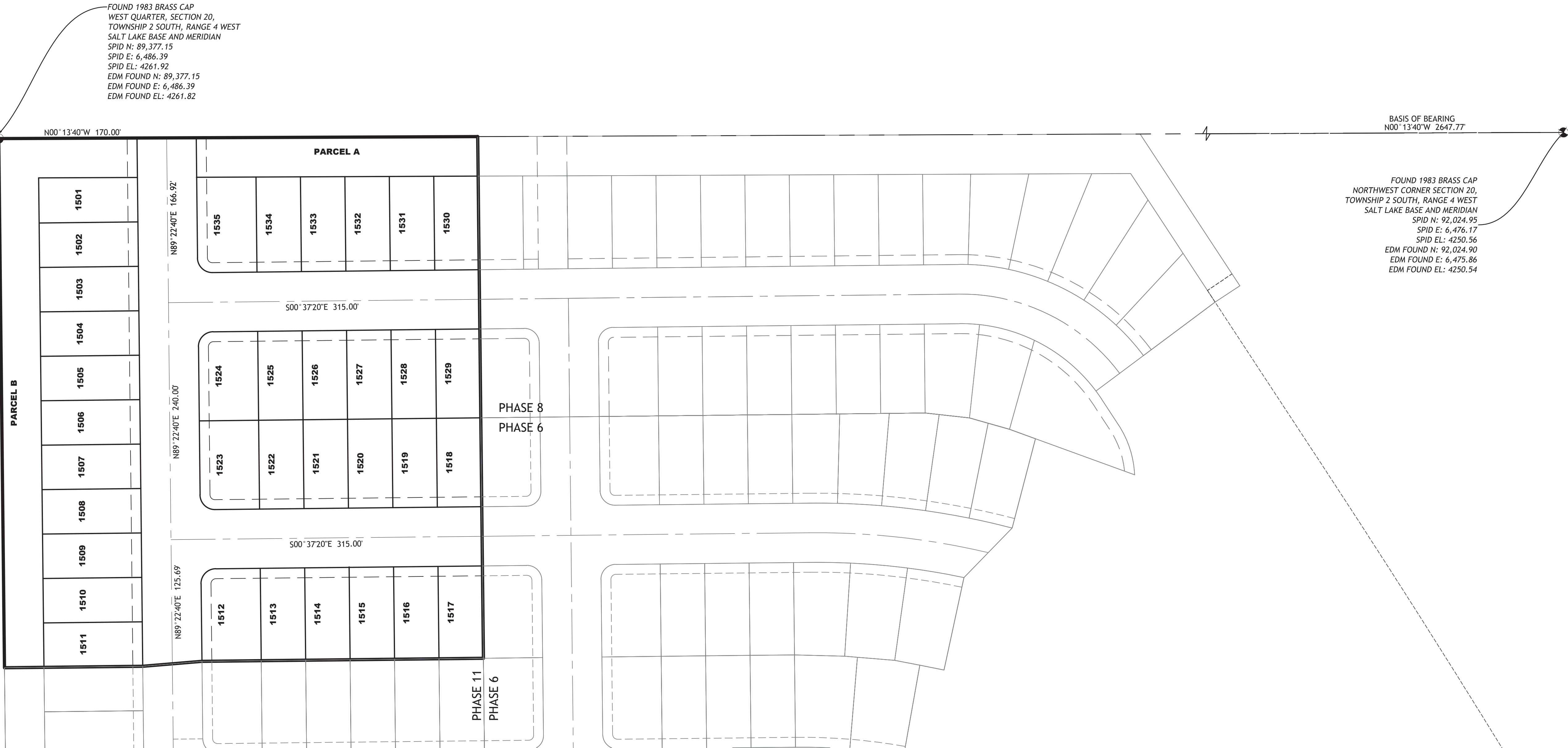
FEE

TOOELE COUNTY RECORDER

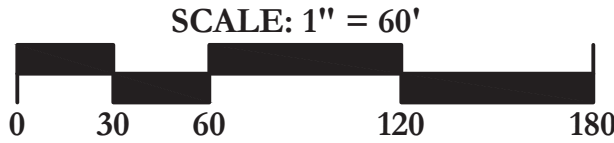
SHEET 1 OF 1



C:\Users\ddm05\EDM Partners\Dropbox\Projects\Sagewood Village\Drawings\SF15\1502\_G-0.dwg



2815 East 3300 South, Salt Lake City, UT 84109  
(801) 305-4670 www.edmpartners.com



DEVELOPER:

Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000



NOTES:

1. This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.
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3. All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
4. All improvements in the public right of way shall conform with the standards and specifications of Tooele County.
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6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGECC, Dated August 17, 2016 (Project # 1160512).

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT  
MANAGER

DATE

STANSBURY PARK IMPROVEMENT DISTRICT  
ENGINEER

DATE

BENCHMARK = W 1/4 S 20, R 4 W, T 2 S  
N = 89,377.15, E = 6,486.39, EL = 4261.82



Sagewood Village

Phase 15

Survey Control

PROJECT: 1650  
DRAWN BY: BAG  
REVIEWED BY: PMD  
REVISIONS:  
No. DATE REMARKS

DATE: August 13, 2026

SHEET NUMBER:

G-0



C:\Users\adrian\Documents\Projects\Sagewood Village\Drawings\SP15\1503\_G-1.dwg

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        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| <div><div>STANSBURY PARK IMPROVEMENT DISTRICT UTILITY INSTALLATION REQUIREMENTS</div><div>SPID is in no way responsible for omissions or errors on the construction plans. SPID reserves the right to include and/or require additional improvements or adjustments to the approved plans during inspections and construction, if omissions or errors are discovered and/or to add or furnish construction improvements pertinent to the functionality, reasonable use of, or longevity of the system. SPID will notify the Developer in writing within 24 hours (excluding weekends and holidays) of any such required additions, modifications, or changes discovered. All construction and improvements remain the ownership and responsibility of the Developer until final written acceptance by SPID.</div><div>The Contractor shall conform to the latest publication of APWA Standard Specifications and Standard Plans in its entirety, unless superseded by these Utility Installation Requirements, SPID Development Requirements (most current Revision), the Construction Plans, and Stansbury Park Improvement District Standard Drawings (most current Revision).</div><div>SEWER</div><div><div><div>1. If ground water is present, pumps with well points along the trench shall be required to minimize water intrusion at a level below the working area at all times.</div><div>2. Place acceptable bedding material 6" below pipe and a minimum of 12" above top of pipe.</div><div>3. All manhole section joints and boots shall be sealed on the outside with a flexible joint sealant that is recommended by the manufacturer and poly-wrapped. The manhole exterior surface shall be cleaned and inspected prior to installation, and shall have an exterior asphalt-based coating (or District approved "water proofing" equivalent). This requirement will be determined by SPID onsite, prior to actual installation.</div><div>4. Grouting of pipe penetration is required to a professional finish on the inside of manhole inlet and outlet pipe. Inside stacked section joints do not require grouting. As lids are adjusted to finish grade, and the concrete collar is poured, make sure there is nothing protruding inside the manhole and if grouting is required, it shall have a professional look with a nice smooth finish.</div><div>5. The flow of ground water is prohibited into a live or newly constructed line during construction. The contractor shall be required to install a plug when connecting into an existing live sewer line and is only to be removed with approval and in the presence of SPID.</div><div>6. Check and tighten jam nut, which is used to seal concrete and rubber boot of manhole before inserting pipe.</div></div></div></div> | <div><div>7. Air testing and televising are due prior to asphalt paving. Televising record is required to be delivered to SPID with manhole numbers (provided by SPID), direction of flow and footages recorded for a total length of pipe between manhole sections, including lateral location footages.</div><div>8. Wye connections to main line are required at 10:00 and 2:00 positions.</div><div>9. When connecting laterals to existing sewer main lines, use a nose-on connection. Inverts of new laterals must be made a 10:00 and 2:00 positions.<div><div>a. For nose-on connections to an existing 10-inch main or larger, the connection shall be made using an Inserta-Tee fitting. Connections shall be core-drilled. Rubber sleeves - ASTM F477, Bands - 301 SS, Screws - 305 SS, Housing 301 SS, and Gaskets - ASTM F477.</div><div>b. For nose-on connections to an existing 6-inch or 8-inch PVC main, the connection shall be made by using an Inserta-Tee according to the requirements of 9(a).</div><div>c. For nose-on connections to an existing 6 or 8-inch concrete or vitrified clay main, connection shall be made using an Inserta-Tee fitting.</div><div>d. For nose-on connections to any other type of pipe, SPID shall approve before installation.</div></div></div><div><div>Install ¼-inch rock, 6 inches below the sewer lateral on undisturbed grade (i.e., using a flat-blade bucket), or compact grade at bottom of utility trench prior to backfill and pipe installation. Loose or non-compacted subgrade at bottom of trench is prohibited. Install ¾-inch rock 1.0 foot minimum above the top of the lateral.</div><div>10. Any manhole barrel, cone, chimney, or other component that is damaged upon delivery, storage, or installation shall be rejected and replaced before acceptance.</div><div>11. Concrete collars are to be inspected and approved by SPID and Tooele County. Concrete collars around the ring at finish grade require an arrow to denote flow direction. SPID personnel must be present during process.</div><div>12. At the end of the one-year warranty period the sewer line will require cleaning and televising prior to final acceptance by the District. Per Development Agreement between SPID and Developer.</div><div>13. Wire tracer is required on all laterals, secured to the top of the pipe every 10' commencing at the wye connection and continuing to the cleanout. Anti corrosion gel caps are required on the ends of all buried wire, including any wire splicing.</div><div>14. For sewer lines less than 15 inches in diameter, install 4-foot diameter manholes. For sewer lines 15 inches in diameter and greater, and for any diameter greater than 15 feet in depth, install 5-foot diameter manholes. Large diameter pipes (30 inches in diameter or greater) shall have appropriated manhole diameters as designed by the engineer and approved by the District. All three-way and four-way manholes shall be 5-foot diameter or greater regardless of line size.</div><div>15. Cleanout lids require a metal detectable lid including a concrete collar.</div><div>16. Flat frame and cover manhole lids are not allowed on sewer manholes.</div></div></div> | <div><div>17. All sanitary sewer construction shall comply with SPID sewer design standards, construction specifications, and standard drawings.</div><div>18. Sewer pipeline shall be ASTM D 3034, SDR 35 with bell-and-spigot ends with gasketed joints.</div><div>19. Extreme care should be taken when placing upstream and downstream pipe into sewer manhole trough, assure that both pipe and cement trough flow lines are matched. If flow is restricted in either direction due to the placement of the pipe, a full length of pipe at a minimum, shall be uncovered and raised or lowered to match flow lines.</div><div>20. Grade risers shall not exceed a distance of more than 12-inches. If 13 inches or more are required to adjust lids to finished grade, an additional manhole section is required. Plastic riser forms shall be used as manufactured by "Whirlygig", or as approved by SPID. Brick, block, concrete, wood, metal shims, and all other materials are prohibited for adjustment of frame and cover to final grade.</div><div>21. Pipe zone material is required for the entire length to the termination point of all sewer laterals.</div><div>22. ROMAC Industries Stainless Steel, Light Weight Repair Clamp, or approved equivalent stainless steel coupler, is required for all sewer mainline repairs.</div><div>23. Contractor Furnished Sewer CCTV Report Required.<div><div>Prior to televising, all sewer lines must be cleaned using hydro jetting systems, resulting in all debris being removed. Introduce a small stream of water into the line which is to be televised. Contractor shall coordinate and schedule the work, providing clear direction prior to the company's arrival on site. Contractor shall provide SPID 24 hours minimum notice, and SPID shall be present prior to commencing any installation and televising. CCTV personnel shall be NASSCO PACP certified. The contractor shall provide a CCTV Report, which shall include the following minimum information.<ul style="list-style-type: none"><li>a. System Name: Stansbury Park Improvement District</li><li>b. Project Name</li><li>c. Paper log and Video log, including manhole numbers matching the approved construction plans, lateral distances, quadrant location, and any defects or abnormalities. Refer to SPID Standard Drawing 209: Example CCTV Report. This is provided as an example of the pipe every required paper log for all CCTV Inspections. Together, the paper log and the video log, both constitute the required CCTV Report.</li></ul></div></div><div>A USB drive containing the Report shall be delivered by the contractor to SPID for review. All non-conforming and defective work shall be repaired or corrected by the contractor and approved by SPID before any asphalt is placed.</div></div></div> | <div><div><b>WATER</b></div><div><div>1. All culinary water construction shall comply with SPID culinary water design standards and construction specifications.</div><div>2. Install water system appurtenances and thrust blocking according to SPID standards and such that maximum static pressure is 125 psi and such that maximum soil bearing pressure does not exceed 1,500 psf.</div><div>3. No. 14 gauge wire tracer (insulated copper) is required on all water system pipes and appurtenances. Gel caps will be used at termination points or splices. Wire on main line and laterals wires are not required to connect.</div><div>4. Unless noted otherwise, all water lines 4 inches through and including 12 inches shall be PVC AWWA C-900, DR-18 (Pressure Class 235). Water lines 14 inches through 48 inches shall be PVC AWWA C-905, DR-18 (Pressure Class 235) unless otherwise noted. Residential service lines shall be ¾" iron pipe size poly service lines and shall not exceed 40" below finished asphalt grade, except as otherwise noted because of other utility conflicts.</div><div>5. Tees, bends, reducers, and end caps shall be Ductile Iron, Class 250 AWWA C110.</div><div>6. Valves 4 inches to 10 inches shall be resilient wedge gate valves, cast iron body, bronze mounted, non-rising stems with "O" ring seals conforming to AWWA C504, opening counterclockwise. Valves 12 inches to 48 inches shall be cast iron body butterfly valves, bronze mounted conforming to AWWA C504, and shall be high performance DEX Double Eccentric Butterfly Valves manufactured specifically by AV-TEK.</div><div>7. Water valve boxes shall be straight vertically and centered over valve nut. <del>NO EXCEPTIONS!</del> Valve boxes shall be installed with a level vertically and horizontally, and checked with a level. Broken valve box sections are prohibited. If boxes require replacement the integrity of wire tracer shall not be compromised.</div><div>8. Splice connections on water service laterals between main line and setter are prohibited.</div><div>9. Tees, bends, valves, and all other fittings shall be installed with a minimum of 3 feet of pipe separation. Fittings installed with less than 3 feet of pipe separation will be rejected.</div><div>10. Wire tracer is required on all main line and lateral lines. Anti corrosion gel caps are required on all buried wire, including splices, and at any termination point. Wire is to be secured in the center/top of the pipe every 10'. Wire tracer is to be secured to the outside of all valve boxes and terminate inside the valve box near the top through a small hole or a horizontal penetration cut into the valve box, allow no less than 2-feet of excess wire when lid is removed. Wire tracer shall also be extended from inside the meter box and up to the building either inside the building, or to a termination point at the surface wall of the foundation.</div><div>11. Contact the District for chlorine test prior to flushing. All new water main or appurtenances shall be installed, tested, flushed, and disinfected in</div></div></div> | <div><div>accordance with AWWA standard C651-05. Evidence of satisfactory disinfection shall be provided to the Utah Division of Drinking Water on all new distribution system construction. The use of culinary water for culinary purposes shall not commence until the bacteriological tests indicate the water is free from contamination.</div><div>12. FIRE HYDRANTS SHALL BE LEVEL both VERTICALLY AND HORIZONTALLY Prior to placement of curb, gutter and sidewalk. FINISH GRADE OF SURROUNDING SURFACE ELEVATION SHALL NOT EXTEND ABOVE THE BURY LINE ON THE HYDRANT BARRELL. Contractor shall exercise care to ensure that the 6" hydrant lateral line feeding the hydrant is installed level.</div><div>13. Joint restraints are required on all fire hydrant assemblies from main to hydrant including all bend fittings on water main. All bend fittings include concrete thrust blocks.</div><div>14. Longitudinal bending of pipes and deflections at the joints should be avoided and are unacceptable as a means of eliminating bend fittings both in design and construction. Pipes shall be installed "straight" with proper horizontal and vertical bend fittings. Fine adjustments in and out of bend fittings are permitted provided that the joint is properly installed (not exceeding the maximum reference line) in a non-stressed condition, which is deemed to be 1-degree maximum deflection at the joint. Bending of pipe is not permitted. Pipe shall not be installed in bell beyond the mark on the spigot end of the pipe.</div><div>15. On all new and extensive distribution system construction, evidence of satisfactory disinfection shall be provided to the Utah division of drinking water. The District will collect a minimum of two bacteria samples separated by a 24-hour period for each set of samples. The developer will be billed at the labs rate per sample plus personnel time to deliver samples as per Development Agreement between SPID and Developer (Plan review and inspection fees). The use of water for culinary purposes shall not commence until the bacteriologic tests indicate the water to be free from contamination.</div><div>16. All types of installed pipes shall be pressure and leak tested in accordance with AWWA Standard C 600-99. Hydrostatic main line testing is required at 1.5 times the static pressure of the location with a minimum testing pressure of 200 psi for the duration of two (2) hours. District must be present to witness test and the satisfactory test results are required prior to placement of asphalt and then again after meter setters have been installed, and preferably after all street improvements have been completed including street monuments.</div><div>17. EXTREME CARE should be taken when installing water meter boxes, yoke and laterals. They shall be placed on firm and a level surface prior to installing meter box, yoke and lateral lines inside the box. The meter boxes shall be clean and the gravel or ground level shall be level to the outer edge of the inside of the box and not extend above the bottom of the yoke and lateral lines. The meter box shall be leveled vertically and horizontally.</div></div> |
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LEGEND

EXISTING SIDEWALK

FUTURE SIDEWALK

PHASE 15 SIDEWALK

CROSSWALK

TRAIL

EDM Partners

2815 East 3300 South, Salt Lake City, UT 84109  
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 150'

0 75 150 300 450

DEVELOPER:  
Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000

IVORY HOMES

NOTES:  
1. This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.  
2. All drinking water improvements shall conform with the standards and specifications of Stansbury Park Improvement District.  
3. All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.  
4. All improvements in the public right of way shall conform with the standards and specifications of Tooele County.  
5. All private improvements shall conform to APWA standards and specifications.  
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.  
7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGEC, Dated August 17, 2016 (Project # 1160512).

| APPROVAL SIGNATURES                          |      |
|----------------------------------------------|------|
| STANSBURY PARK IMPROVEMENT DISTRICT MANAGER  | DATE |
| STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER | DATE |

PROFESSIONAL ENGINEER

PETER M. DUBEROW

08/17/2026

STATE OF UTAH

Sagewood Village

Phase 15

Pedestrian Circulation Plan

PROJECT: 1650

DRAWN BY: BAG

REVIEWED BY: PMD

REVISIONS:

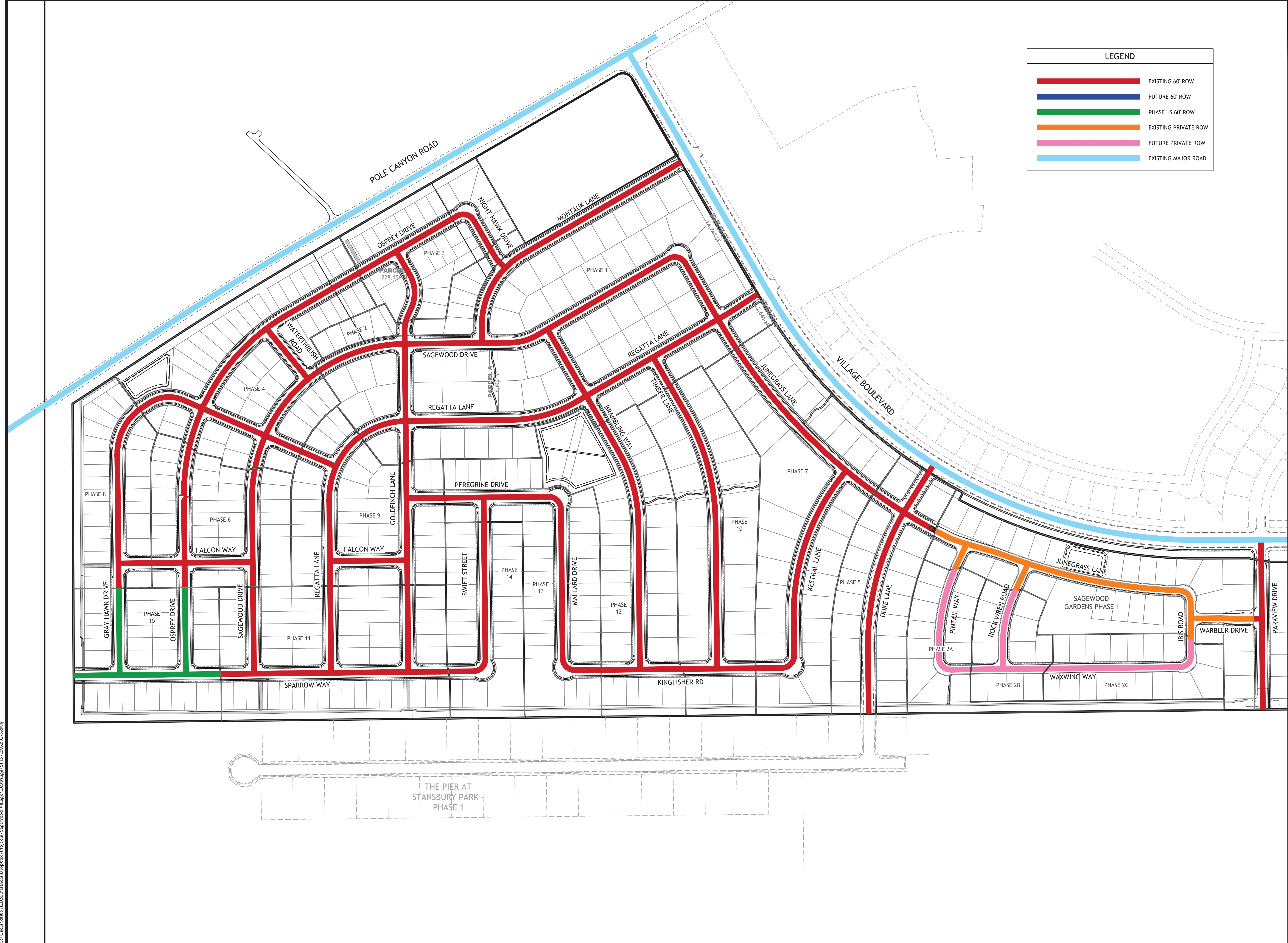
| No. | DATE | REMARKS |
|-----|------|---------|
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|     |      |         |
|     |      |         |
|     |      |         |

DATE: August 13, 2026

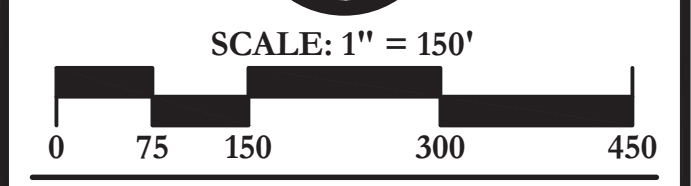
SHEET NUMBER: G-2



C:\Users\edms\Documents\Projects\Sagewood Village\Drawings\SP15\150315 G-3.dwg



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(801) 305-4670 www.edmpartners.com

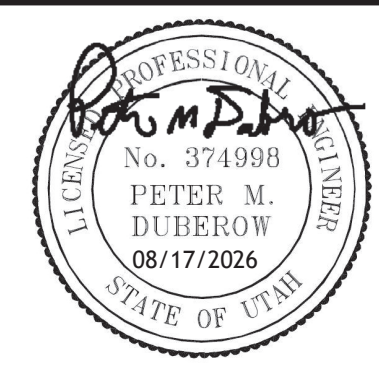


**DEVELOPER:**  
Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000



- NOTES:**
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  3. All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
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  7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGECC, Dated August 17, 2016 (Project # 1160512).

| APPROVAL SIGNATURES                          |      |
|----------------------------------------------|------|
| STANSBURY PARK IMPROVEMENT DISTRICT MANAGER  | DATE |
| STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER | DATE |



## Sagewood Village

### Phase 15

#### Road Connectivity Plan

|              |         |
|--------------|---------|
| PROJECT:     | 1650    |
| DRAWN BY:    | BAG     |
| REVIEWED BY: | PMD     |
| REVISIONS:   |         |
| No. DATE     | REMARKS |
|              |         |
|              |         |
|              |         |
|              |         |
|              |         |

DATE: August 13, 2026

SHEET NUMBER:  
**G-3**





2815 East 3300 South, Salt Lake City, UT 84109  
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SCALE: 1" = 60'



DEVELOPER:

Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000



NOTES:

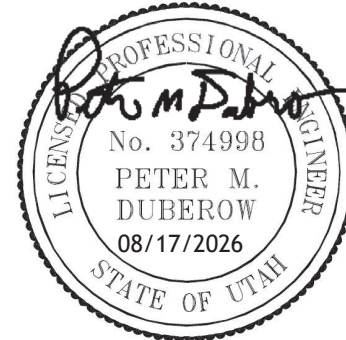
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- All private improvements shall conform to APWA standards and specifications.
- Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
- Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGECE, Dated August 17, 2016 (Project # 1160512).

PROJECT STATISTICS (SAGEWOOD VILLAGE PHASE 15):

SINGLE FAMILY LOTS = 35  
OPEN SPACE PARCELS= 2

APPROVAL SIGNATURES

|                                                 |      |
|-------------------------------------------------|------|
| STANSBURY PARK IMPROVEMENT DISTRICT<br>MANAGER  | DATE |
| STANSBURY PARK IMPROVEMENT DISTRICT<br>ENGINEER | DATE |



Sagewood Village

Phase 15

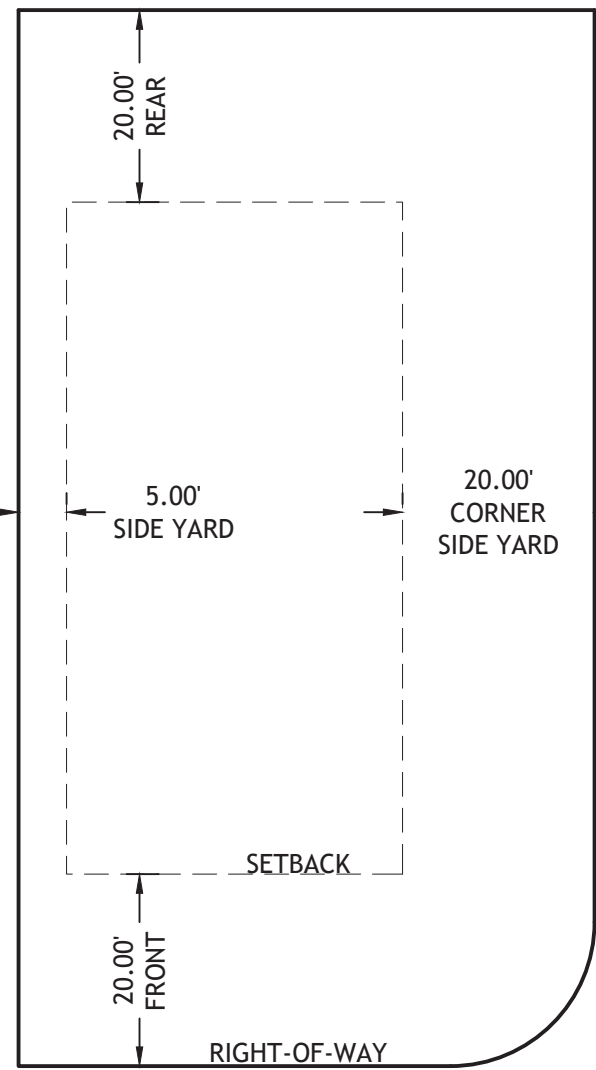
Site Plan

|              |         |
|--------------|---------|
| PROJECT:     | 1650    |
| DRAWN BY:    | BAG     |
| REVIEWED BY: | PMD     |
| REVISIONS:   |         |
| No. DATE     | REMARKS |

DATE: August 13, 2026

SHEET NUMBER:

C-1



TYPICAL SETBACK DETAIL

STREET SIGN LEGEND:

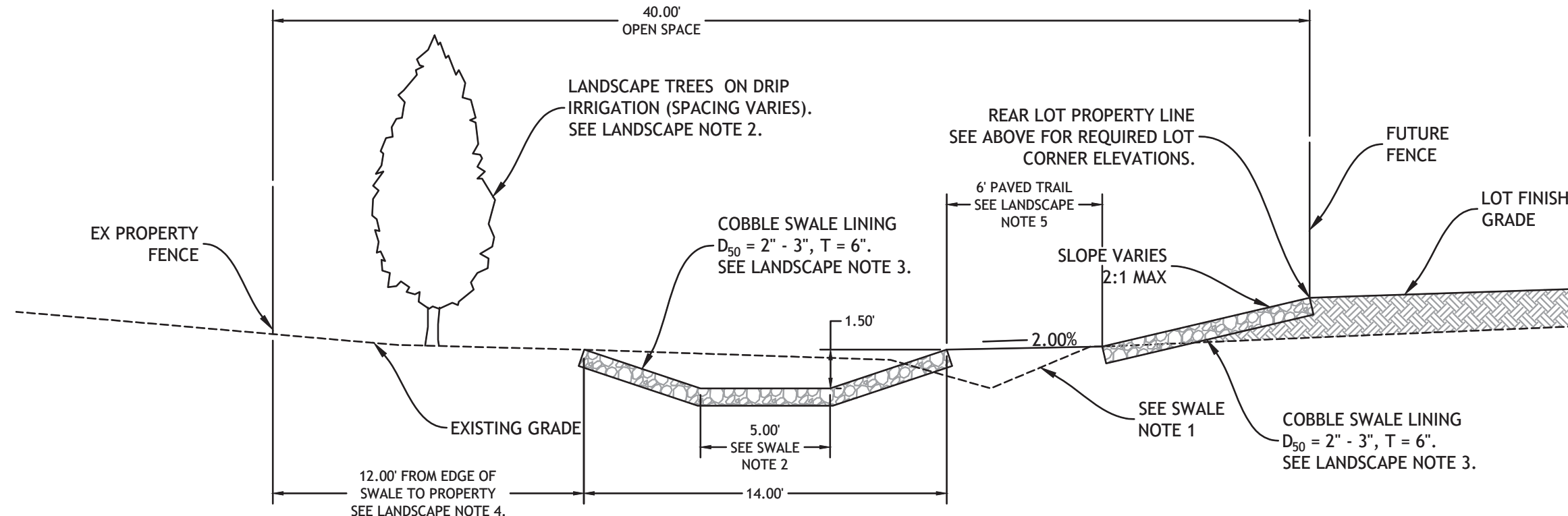
- PER MUTCD R2-1, SPEED LIMIT / 25 (NOT USED THIS PHASE)
- PER MUTCD R1-1, STOP
- PER TOOELE COUNTY / STANSBURY PARK, STREET NAME SIGN
- PER MUTCD R1-5, CROSSWALK WITH DOWN ARROW PER MUTCD W16-7
- PER MUTCD, (2) TYPE III BARRICADE WITH OM3 REFLECTORS

| SAGEWOOD VILLAGE PHASING TABLE                                       |                        |          |
|----------------------------------------------------------------------|------------------------|----------|
| PHASE #                                                              | # OF UNITS             | STATUS   |
| 1                                                                    | 58                     | RECORDED |
| 2                                                                    | 12                     | RECORDED |
| 3                                                                    | 25                     | RECORDED |
| 4                                                                    | 44                     | RECORDED |
| 5                                                                    | 19                     | RECORDED |
| 6                                                                    | 31                     | RECORDED |
| 7                                                                    | 29                     | RECORDED |
| 8                                                                    | 26                     | RECORDED |
| 9                                                                    | 32                     | RECORDED |
| 10                                                                   | 26                     | RECORDED |
| 11                                                                   | 53                     | RECORDED |
| 12                                                                   | 29                     | RECORDED |
| 13                                                                   | 38                     | RECORDED |
| 14                                                                   | 25                     | RECORDED |
| 15                                                                   | 35                     | DESIGN   |
| G-1                                                                  | 35                     | RECORDED |
| G-2A                                                                 | 12                     | DESIGN   |
| G-2B                                                                 | 12                     | FUTURE   |
| G-2C                                                                 | 17                     | FUTURE   |
| TOTAL                                                                | 492 (RECORDED TO DATE) |          |
| CONSULT EXISTING DEVELOPMENT AGREEMENT TO DETERMINE REMAINING UNITS. |                        |          |

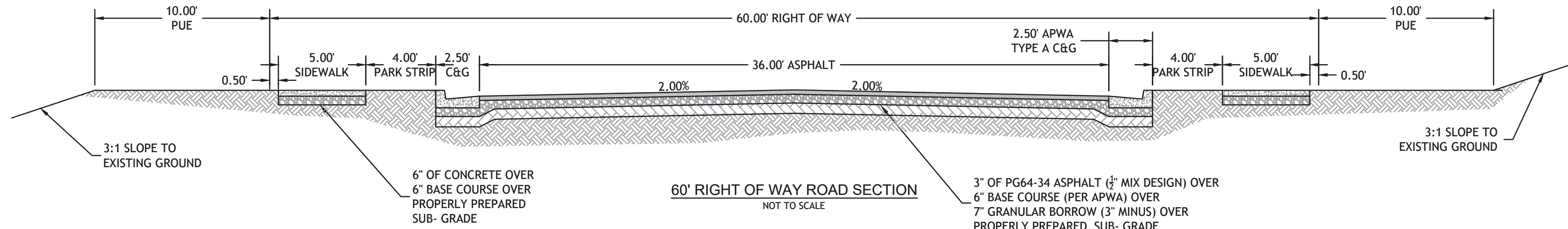
SEE SHEET C-4A FOR EXISTING TRAIL INFORMATION

PARCEL B TO BE DEDICATED TO SPSA.

EXISTING TRAIL



SECTION A - A - TYPICAL SECTION (EXISTING)  
NOT TO SCALE



SWALE DESIGN NOTES:

- THE EXISTING DRAINAGE SWALE VARIES IN DEPTH FROM 6" TO 18" WITH ~3.5:1 SIDE SLOPES. THE AVERAGE DEPTH ALONG THE NORTH AND WEST SIDES IS 1.1 FT. THE CAPACITY OF THE SWALE IS 6.4 CFS.
- PER THE UPDATED DRAIANGE CALCULATIONS SUBMITTED WITH THE PHASE 1 REDESIGN (DATED 8/7/2018), 20.3 ACRES OF SAGEWOOD DEVELOPMENT WILL DRAIN TO THE EXISTING SWALE.
  - 8.2 ACRES WILL DRAIN TO THE PHASE 8 OUTFALL FROM PHASES 6, 8, AND FUTURE. THIS WILL CONTRIBUTE 3.9 (10YR) OR 7.8 CFS (100YR).
  - FUTURE PHASES WILL DELIVER RUNOFF FROM 12.1 ACRES AT OTHER LOCATIONS UPSTREAM. THIS WILL CONTRIBUTE AN ADDITIONAL 5.8 (10YR) OR 11.5 CFS (100YR) TO THE STREAM SYSTEM.
- TO ACCOodate THE ADDITIONAL FLOW, THE SWALE HAS BEEN ENLARGED AND REGRADED PER THE DIMENSIONS SHOWN ON SECTIONS A AND B. TRAIL/SWALE ADJACENT TO SAGEWOOD GARDENS 2A TO BE GRADED WITH 2A CONSTRUCTION.
- $Q_{MAX\&MIN. S} = 32.5$  CFS.  $Q_{REQUIRED} \sim 100$  YR = 25.7 CFS (6.4 CFS EXISTING + 7.8 CFS PH8 + 11.5 CFS). MIN SLOPE IS 0.15%. FROM PHASES 5, 7, 10-15, & SG 2A

LANDSCAPE NOTES:

- LANDSCAPE AND IRRIGATION DESIGN FOR PARCELS A AND B IS NOT A PART OF THIS PLAN SET AND WAS CONSTRUCTED PRIOR. THE REMAINING NOTES ARE PROVIDED TO ENSURE PROPER DOCUMENTATION OF THE LANDSCAPE AND IRRIGATION IS PROVIDED TO SPSA BY IVORY DEVELOPMENT
- OPEN SPACE TREES HAVE BEEN INSTALLED. IVORY TO PROVIDE DOCUMENTATION OF SPECIES AND SPACING TO SPSA. ADDITIONALLY, IVORY TO PROVIDE ASBULTS OF DRIP IRRIGATION SYSTEM TO SPSA. COBBLE LINING HAS BEEN PROVIDED FOR THE SWALE AND FOR THE AREA BETWEEN THE TRAIL AND THE SAGEWOOD LOTS. IVORY TO PROVIDE DOCUMENTATION OF MATERIALS USED TO SPSA.
- THE OPEN SPACE AREA BETWEEN THE TRAIL AND THE SAGEWOOD VILLAGE PROJECT BOUNDARY HAS BEEN SEEDED WITH NATIVE GRASSES AND IS NOT IRRIGATED.
- THE SAGEWOOD PERIMETER TRAIL TO BE PAVED. TRAIL PAVING IS NOT PART OF SAGEWOOD 15 DESIGN OR CONSTRUCTION.





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(801) 305-4670 www.edmpartners.com



SCALE: 1" = 40'



DEVELOPER:

Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000

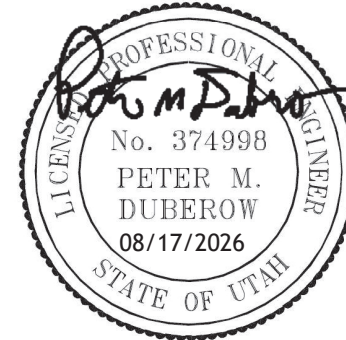


NOTES:

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3. All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
4. All improvements in the public right of way shall conform with the standards and specifications of Tooele County.
5. All private improvements shall conform to APWA standards and specifications.
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7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGE, Dated August 17, 2016 (Project # 1160512).

APPROVAL SIGNATURES

|                                                 |      |
|-------------------------------------------------|------|
| STANSBURY PARK IMPROVEMENT DISTRICT<br>MANAGER  | DATE |
| STANSBURY PARK IMPROVEMENT DISTRICT<br>ENGINEER | DATE |



Sagewood Village

Phase 15

Utility Plan

|              |         |
|--------------|---------|
| PROJECT:     | 1650    |
| DRAWN BY:    | BAG     |
| REVIEWED BY: | PMD     |
| REVISIONS:   |         |
| No. DATE     | REMARKS |

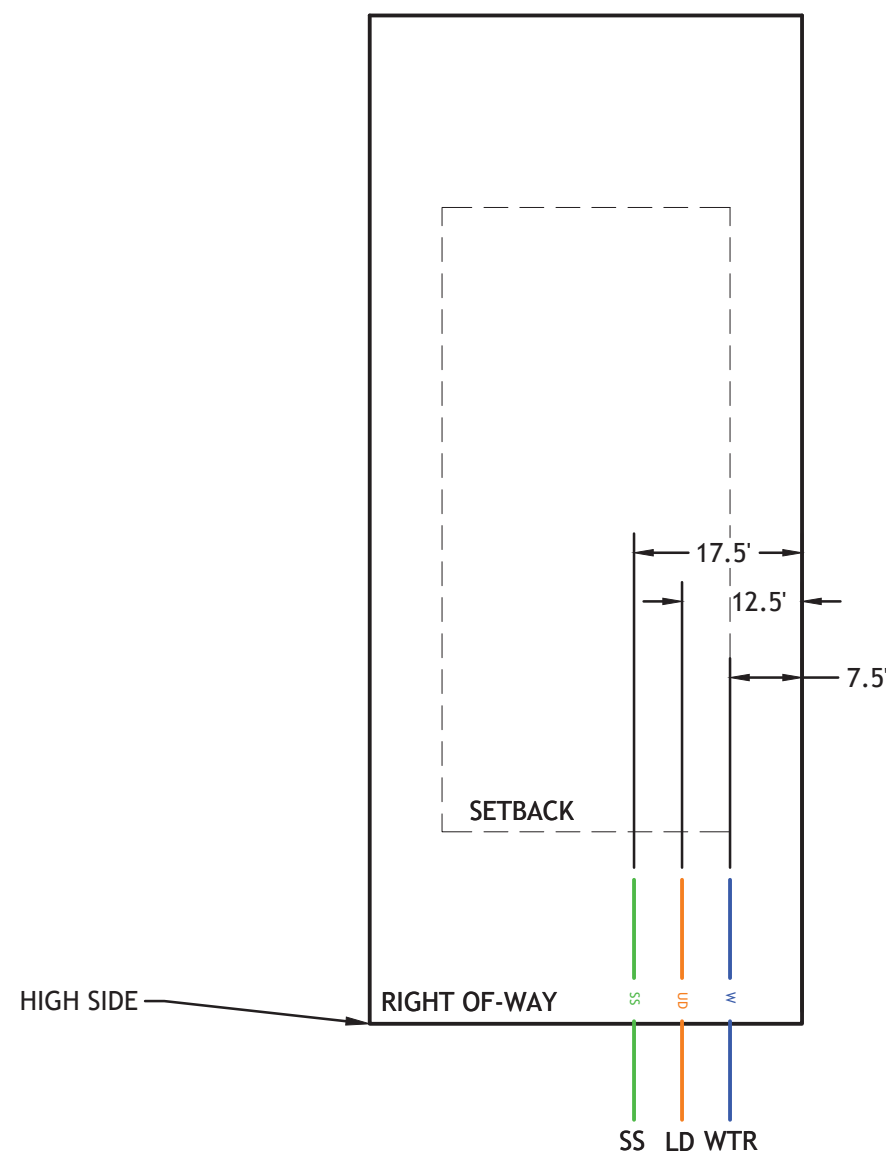
DATE: August 13, 2026

SHEET NUMBER:

C-2

NOTES:

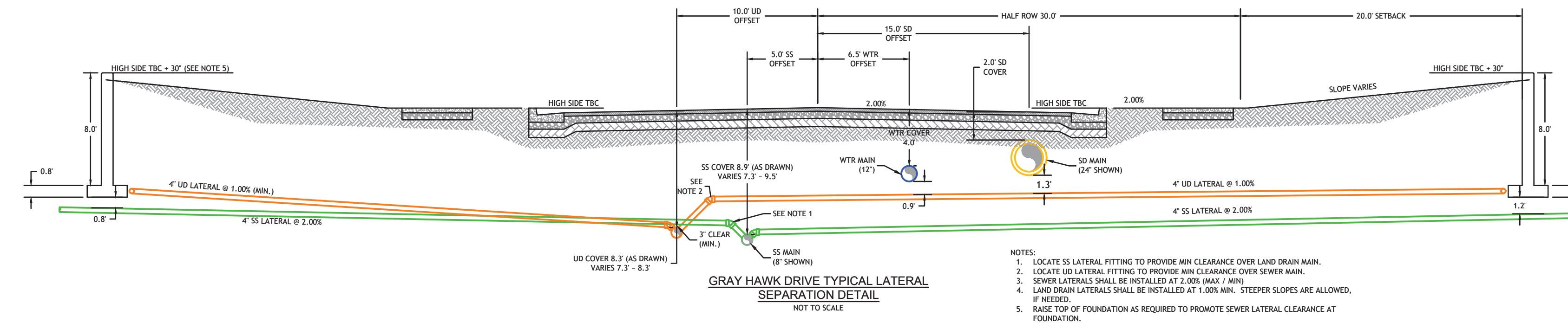
1. "Near flat" sewers - Any 10"Ø or greater sewer line shall be surveyed during construction, prior to backfill, to confirm grade. Surveys shall be completed via total station or line level loop. Elevations are to be recorded at each manhole. A certification letter shall be signed and stamped by the project surveyor in accordance with SPID requirements. Sewer lines with slopes less than the allowed minimum slope shall be corrected and re-certified.
2. As-builts required - As-built survey is required on this project. Contractor shall coordinate collection of as-built information with project surveyor.
3. This overall drawing shows general information. Please refer to Plan and Profile sheets for additional information (i.e fittings, valves, thrust blocks and joint restraints).
4. Open Space laterals to be the following:
  - 4.1. Parcel A = 1.5"Ø



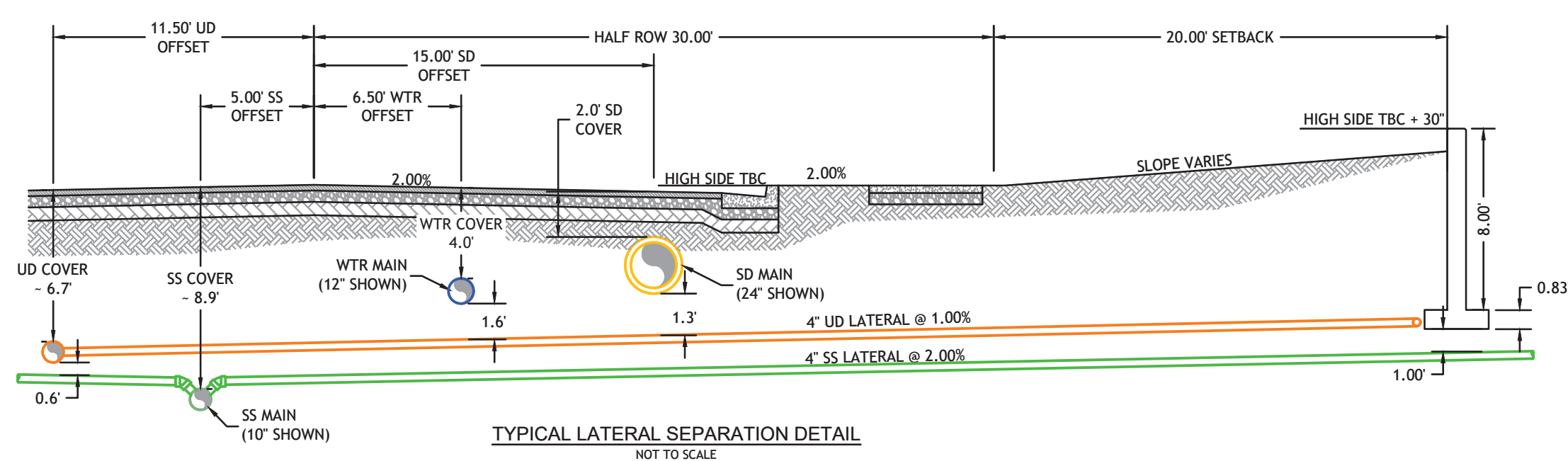
TYPICAL LATERAL DETAIL (COTTAGE LOT)

NOTE:

1. CORNER LOTS LATERAL LOCATIONS MAY VARY.
2. MAINTAIN 10' BETWEEN SEWER AND WATER LATERALS UNLESS CONFLICTS EXIST.



- NOTES:
1. LOCATE SS LATERAL FITTING TO PROVIDE MIN CLEARANCE OVER LAND DRAIN MAIN.
  2. LOCATE UD LATERAL FITTING TO PROVIDE MIN CLEARANCE OVER SEWER MAIN.
  3. SEWER LATERALS SHALL BE INSTALLED AT 2.00% (MAX 7' MIN).
  4. LAND DRAIN LATERALS SHALL BE INSTALLED AT 1.00% MIN. STEEPER SLOPES ARE ALLOWED, IF NEEDED.
  5. RAISE TOP OF FOUNDATION AS REQUIRED TO PROMOTE SEWER LATERAL CLEARANCE AT FOUNDATION.

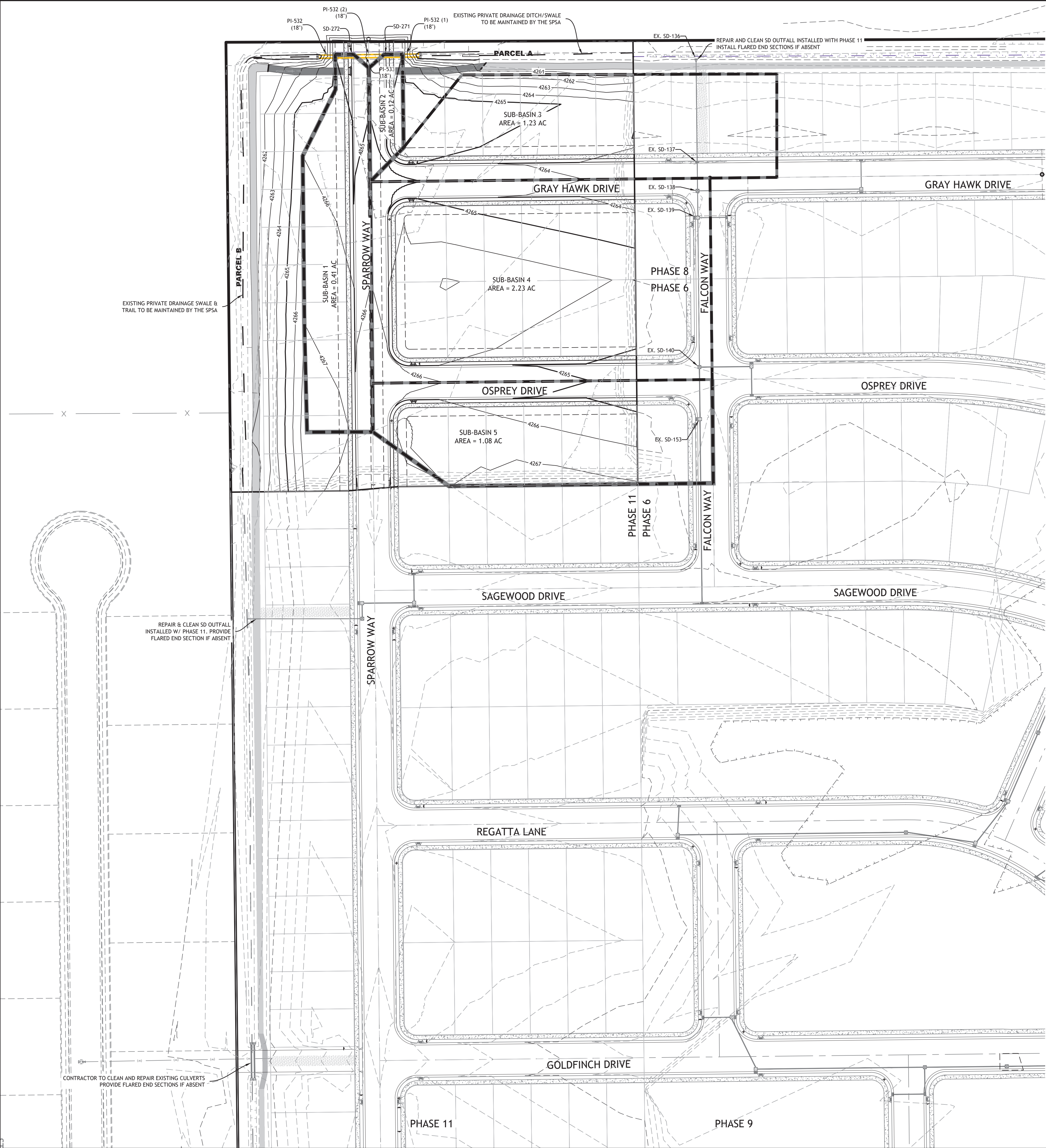


TYPICAL LATERAL SEPARATION DETAIL

NOT TO SCALE



C:\Users\eddm\Documents\Projects\Sagewood Village\Drawings\SP15\1506.GP\_C-3.dwg

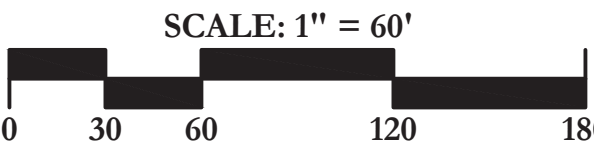


DRAINAGE PLAN NOTES:

- ROADWAY FINISH GRADING SHOWN ON THIS SHEET AND LABELED ON THE PP DRAWINGS DENOTE GRADES TO BE CONSTRUCTED WITH INFRASTRUCTURE. SEE SHEET C-4 FOR FINISH GRADING POST HOME CONSTRUCTION.
- ALL STORM DRAIN PIPES SHALL BE RCP OR ADS HP STORM UNLESS OTHERWISE NOTED ON THE PP SHEETS.
- DRAINAGE NARRATIVE:
  - DRAINAGE PATTERN: STORM WATER IS CONVEYED IN EXISTING AND PROPOSED DRAINAGE PIPES TO THE EXISTING DRAINAGE SYSTEM.
  - PIPE SIZING: PIPES HAVE BEEN SIZED PER THE RATIONAL METHOD TO CARRY THE 10-YR STORM. SEE SD OUTFALL ANALYSIS, THIS SHEET. THE 10-YR INTENSITY HAS BEEN INTERPOLATED BETWEEN THE 10-YR 30 MIN AND 10-YR 60 MIN STORM BASED ON THE TC = 37.6 MIN.
  - FOR MORE INFORMATION REFER TO THE SAGEWOOD VILLAGE STORM WATER MASTER PLAN AND PHASE 15 DRAINAGE CALCULATIONS.



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DEVELOPER:

Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000

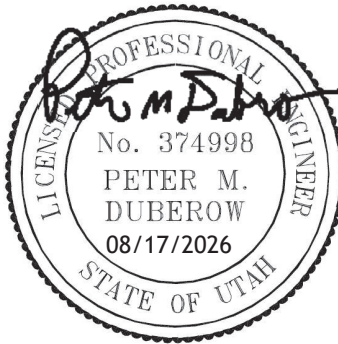


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- Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGECC, Dated August 17, 2016 (Project # 1160512).

APPROVAL SIGNATURES

|                                                 |      |
|-------------------------------------------------|------|
| STANSBURY PARK IMPROVEMENT DISTRICT<br>MANAGER  | DATE |
| STANSBURY PARK IMPROVEMENT DISTRICT<br>ENGINEER | DATE |



Sagewood Village  
Phase 15  
Drainage Plan

|              |         |
|--------------|---------|
| PROJECT:     | 1650    |
| DRAWN BY:    | BAG     |
| REVIEWED BY: | PMD     |
| REVISIONS:   |         |
| No. DATE     | REMARKS |

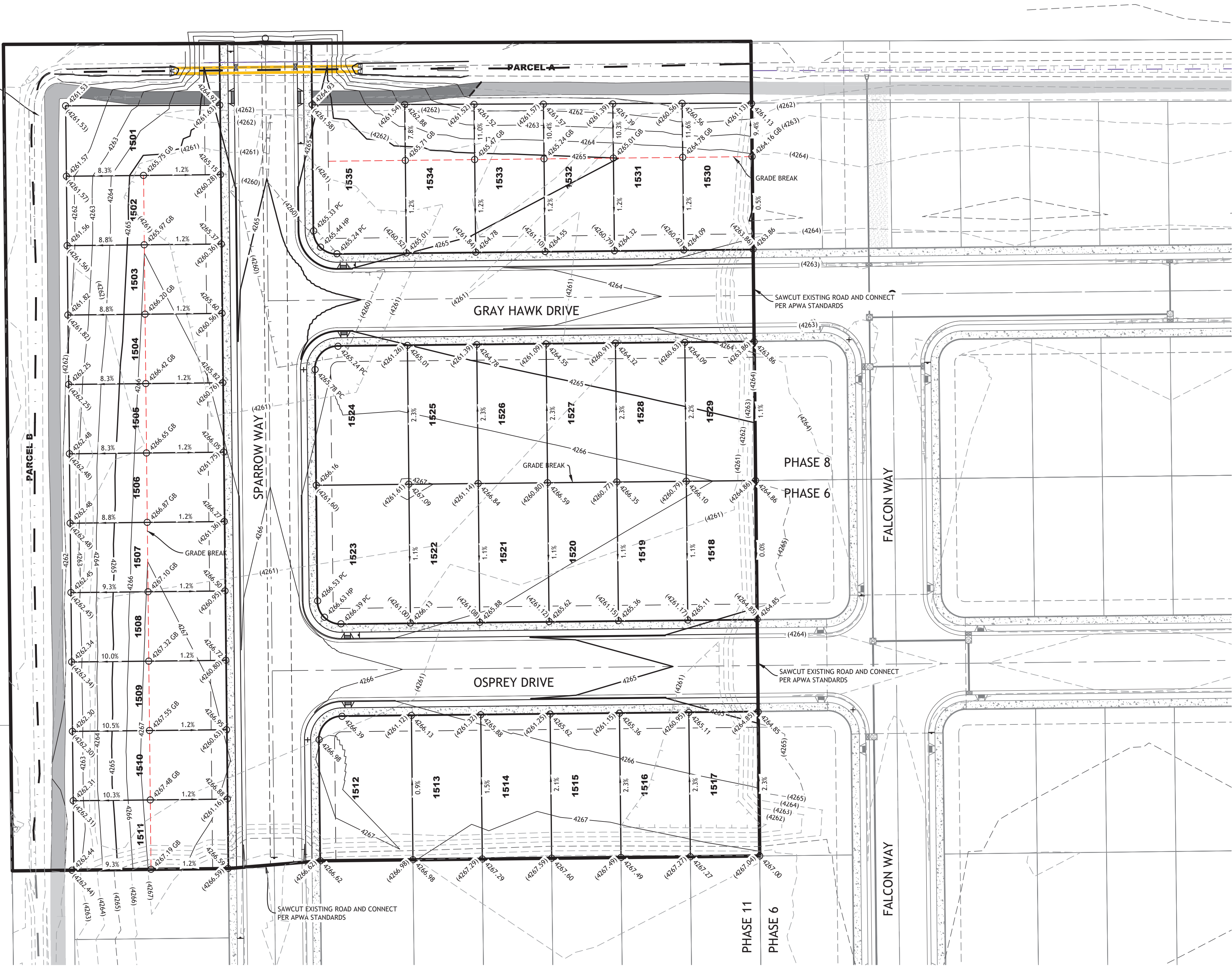
DATE: August 13, 2026

SHEET NUMBER:

C-3



SEE SHEET C-4A FOR  
EXISTING TRAIL  
INFORMATION



- o 4263.55 FINISH GRADE LABEL  
- (4261.22) EXISTING GRADE LABEL  
FG MAJOR CONTOUR  
FG MINOR CONTOUR  
EG MAJOR CONTOUR  
EG MINOR CONTOUR  
EG EXISTING GRADE  
EOT EDGE OF TRAIL  
FG FINISH GRADE  
FL FLOW LINE  
PC PROPERTY CORNER  
GB GRADE BREAK



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SCALE: 1" = 40'



#### DEVELOPER:

Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000



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#### APPROVAL SIGNATURES

|                                                 |      |
|-------------------------------------------------|------|
| STANSBURY PARK IMPROVEMENT DISTRICT<br>MANAGER  | DATE |
| STANSBURY PARK IMPROVEMENT DISTRICT<br>ENGINEER | DATE |



## SageWood Village Phase 15 Grading Plan

|              |         |
|--------------|---------|
| PROJECT:     | 1650    |
| DRAWN BY:    | BAG     |
| REVIEWED BY: | PMD     |
| REVISIONS:   |         |
| No. DATE     | REMARKS |

DATE: August 13, 2026

SHEET NUMBER:

C-4





2815 East 3300 South, Salt Lake City, UT 84109  
(801) 305-4670 www.edmpartners.com



SCALE: 1" = 20'



DEVELOPER:

Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000

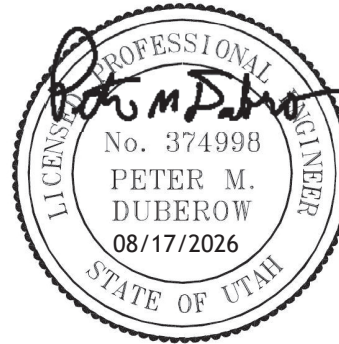


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APPROVAL SIGNATURES

|                                                 |      |
|-------------------------------------------------|------|
| STANSBURY PARK IMPROVEMENT DISTRICT<br>MANAGER  | DATE |
| STANSBURY PARK IMPROVEMENT DISTRICT<br>ENGINEER | DATE |



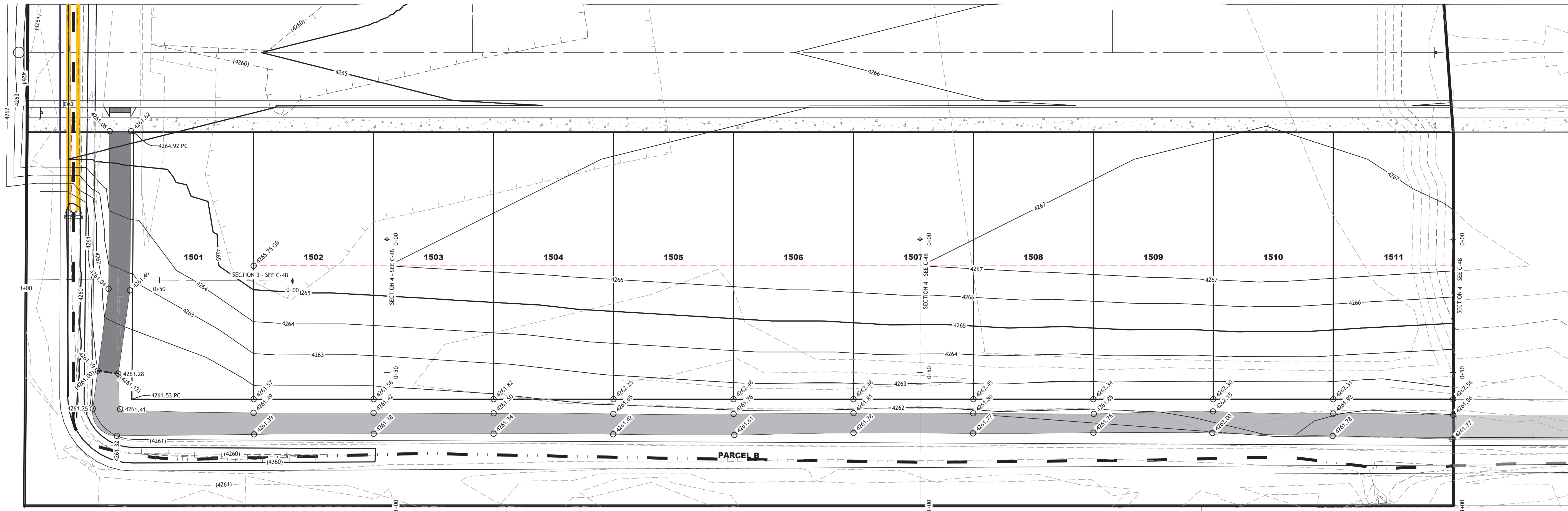
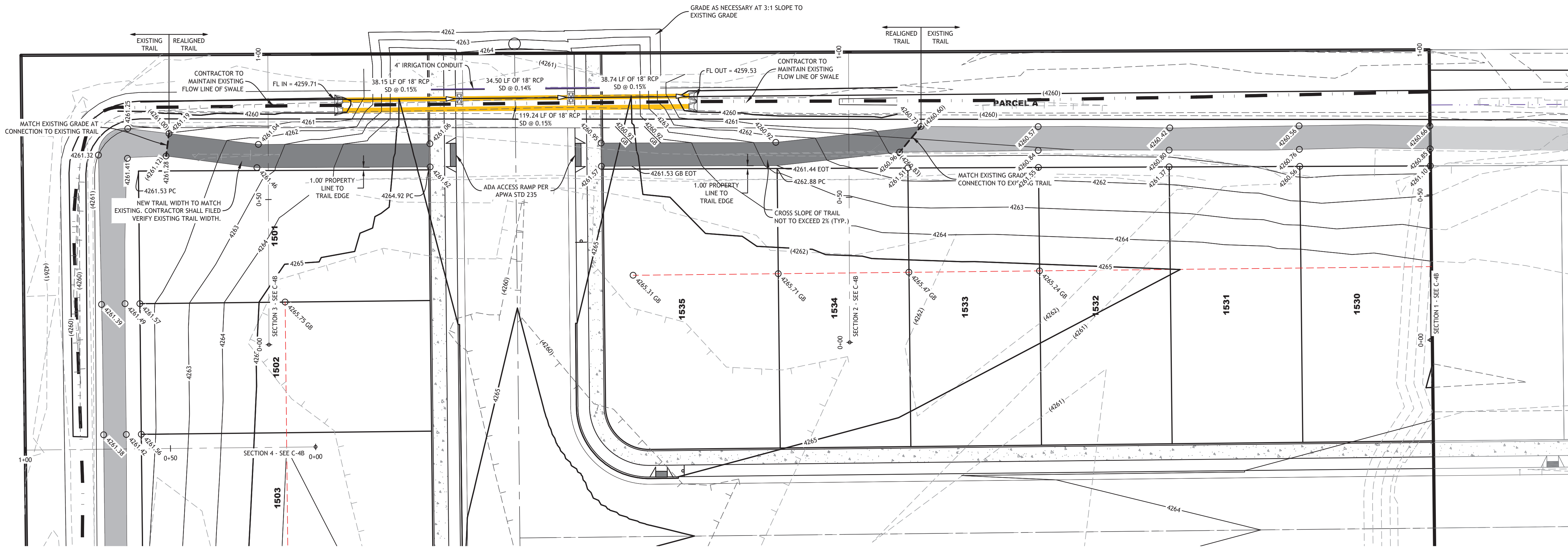
Sagewood Village  
Phase 15  
Trail Grading Plan

|              |         |
|--------------|---------|
| PROJECT:     | 1650    |
| DRAWN BY:    | BAG     |
| REVIEWED BY: | PMD     |
| REVISIONS:   |         |
| No. DATE     | REMARKS |

DATE: August 13, 2026

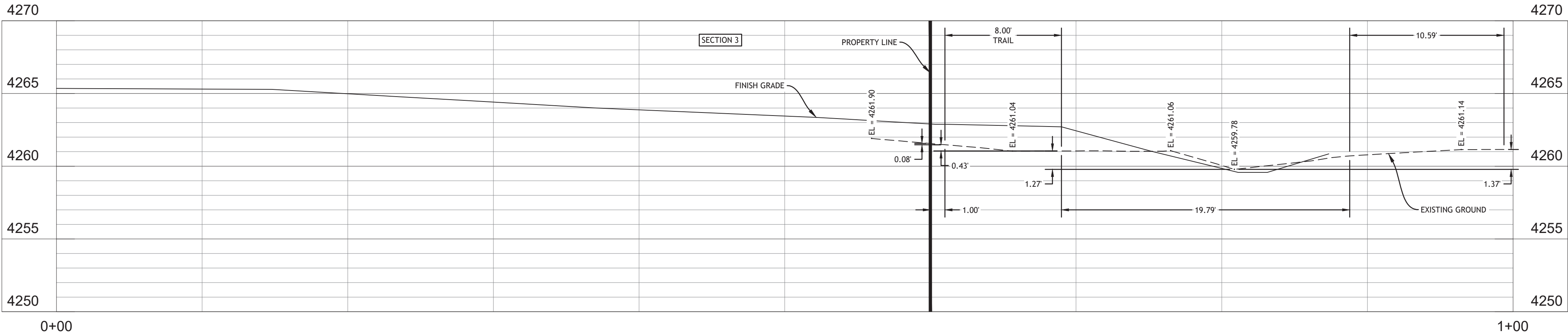
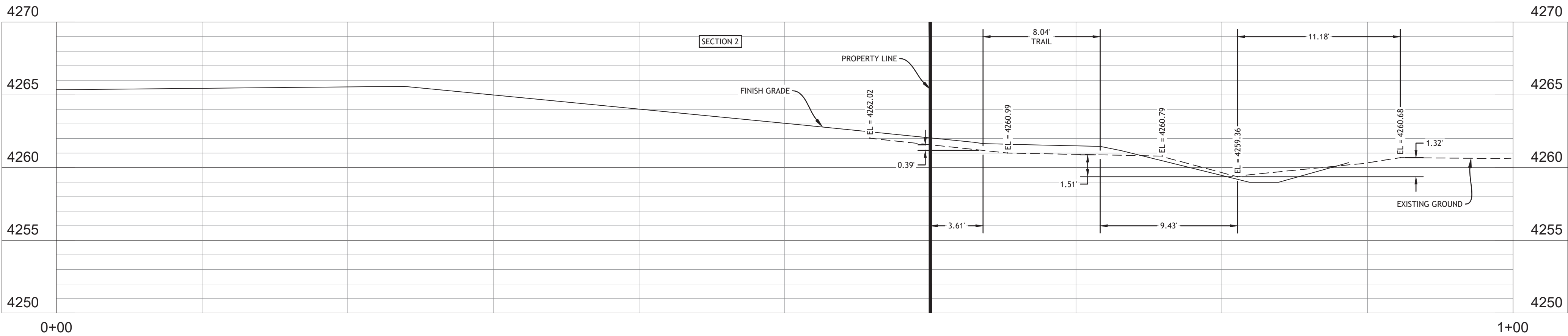
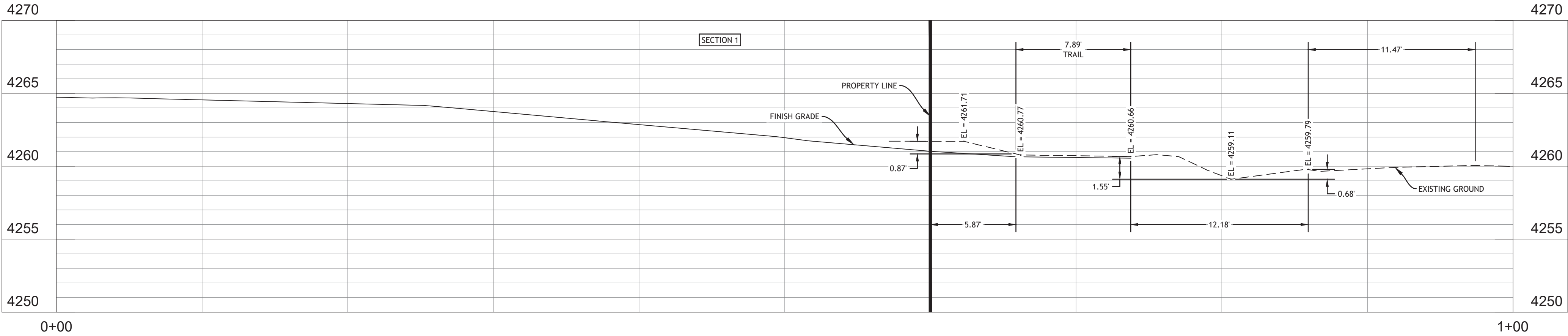
SHEET NUMBER:

C-4A





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SCALE: 1" = 5'



DEVELOPER:

Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000



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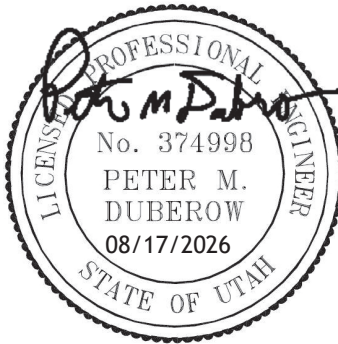
APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT  
MANAGER

DATE

STANSBURY PARK IMPROVEMENT DISTRICT  
ENGINEER

DATE



Sagewood Village

Phase 15

Trail Grading Sections

PROJECT: 1650  
DRAWN BY: BAG  
REVIEWED BY: PMD  
REVISIONS:  
No. DATE REMARKS

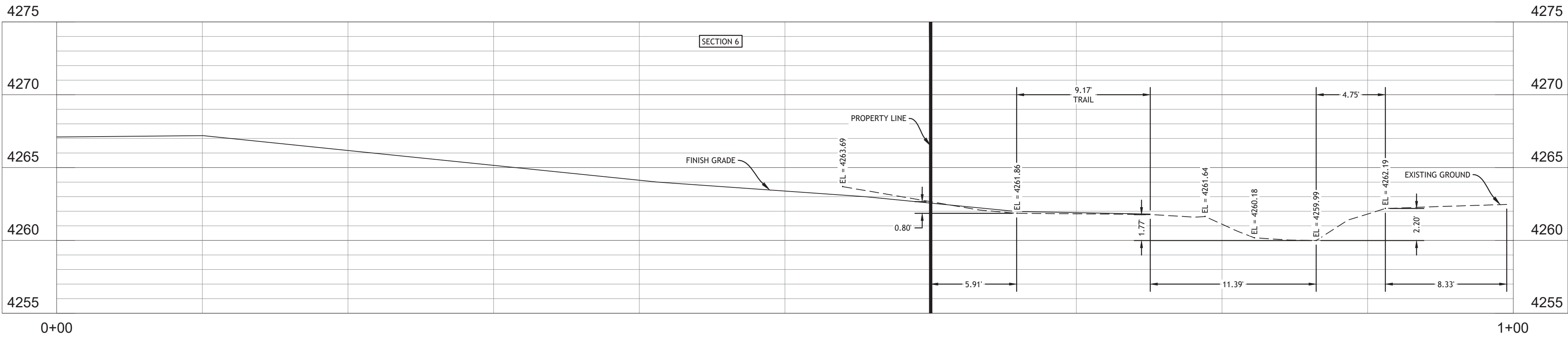
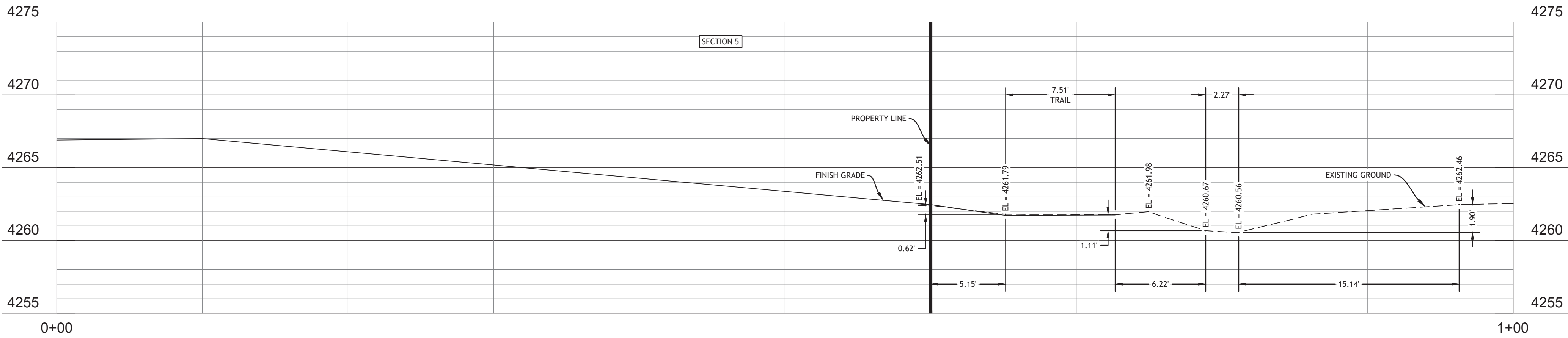
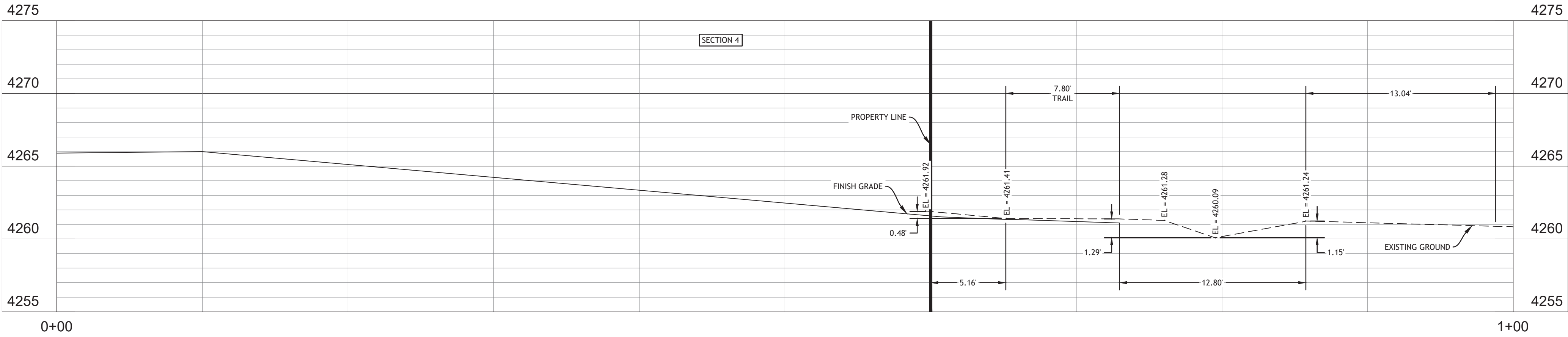
DATE: August 13, 2026

SHEET NUMBER:

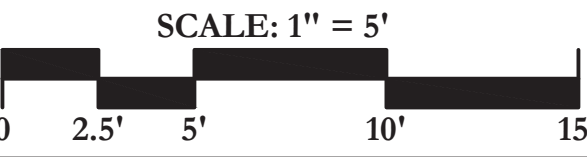
C-4B



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DEVELOPER:

Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000



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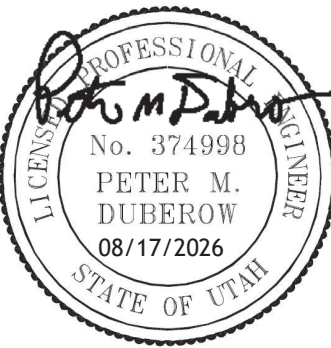
APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT  
MANAGER

DATE

STANSBURY PARK IMPROVEMENT DISTRICT  
ENGINEER

DATE



Sagewood Village

Phase 15

Trail Grading Sections

PROJECT: 1650

DRAWN BY: BAG

REVIEWED BY: PMD

REVISIONS:

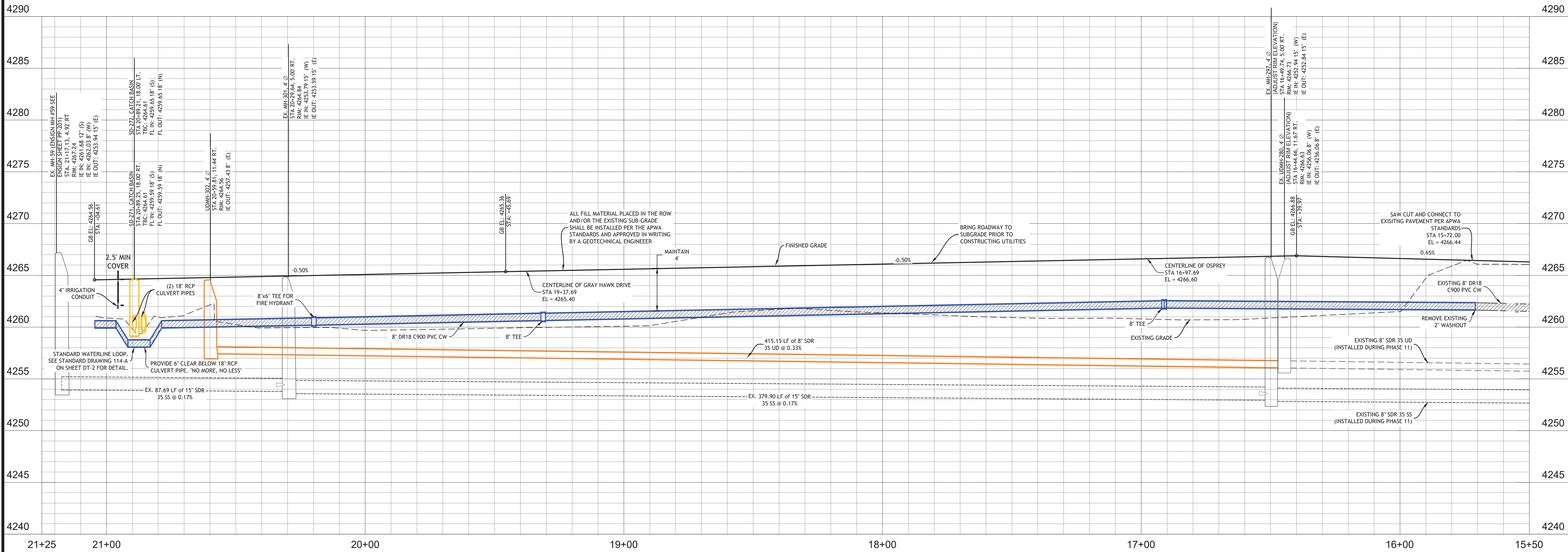
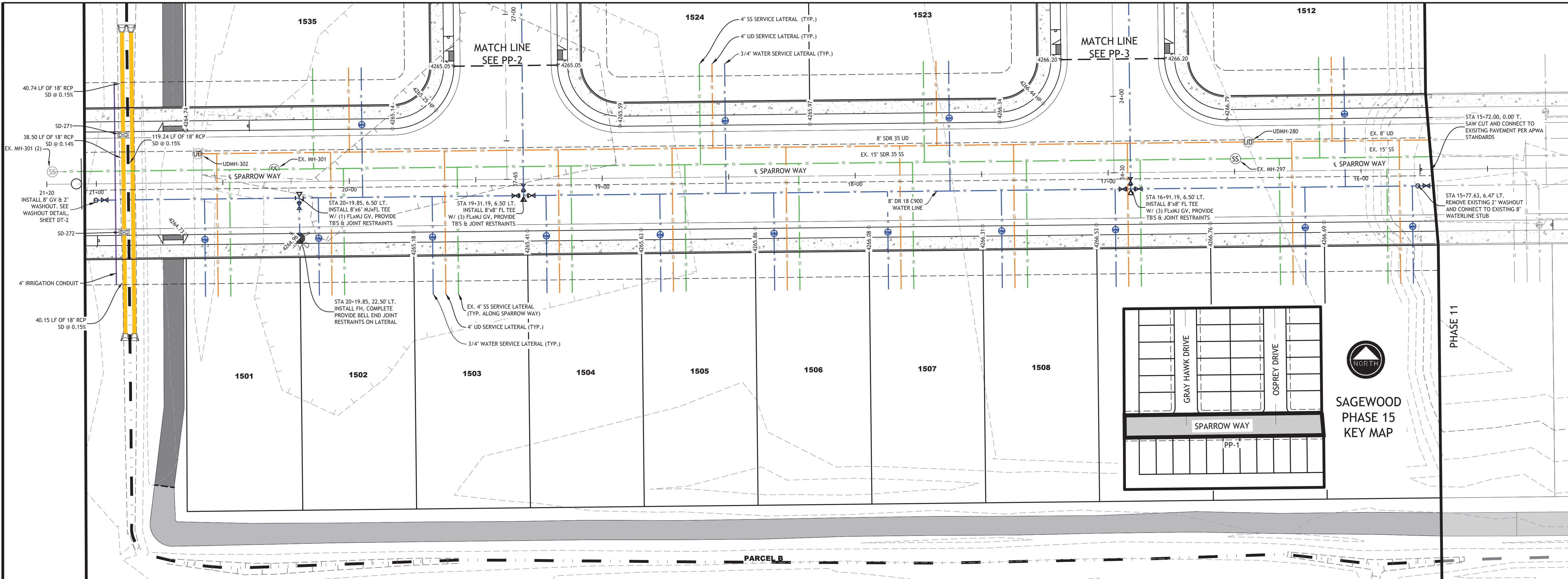
No. DATE REMARKS

DATE: August 13, 2026

SHEET NUMBER:

C-4C





EDM Partners

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NORTH

SCALE: 1" = 20'

DEVELOPER:  
Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000

IVORY HOMES

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APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT  
MANAGER

DATE

STANSBURY PARK IMPROVEMENT DISTRICT  
ENGINEER

DATE

VERTICAL SCALE: 1" = 5'

0 2.5' 5' 10' 15'

PETER M. DUBEROW

08/17/2026

STATE OF UTAH

Sagewood Village

Phase 15

Sparrow Way

Plan and Profile

PROJECT: 1650

DRAWN BY: BAG

REVIEWED BY: PMD

REVISIONS:

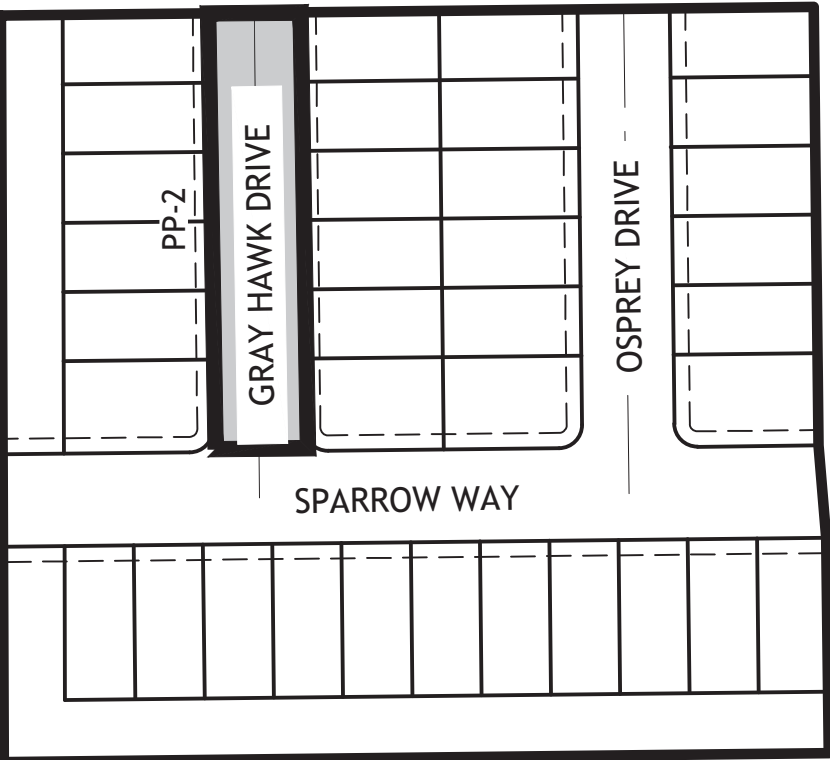
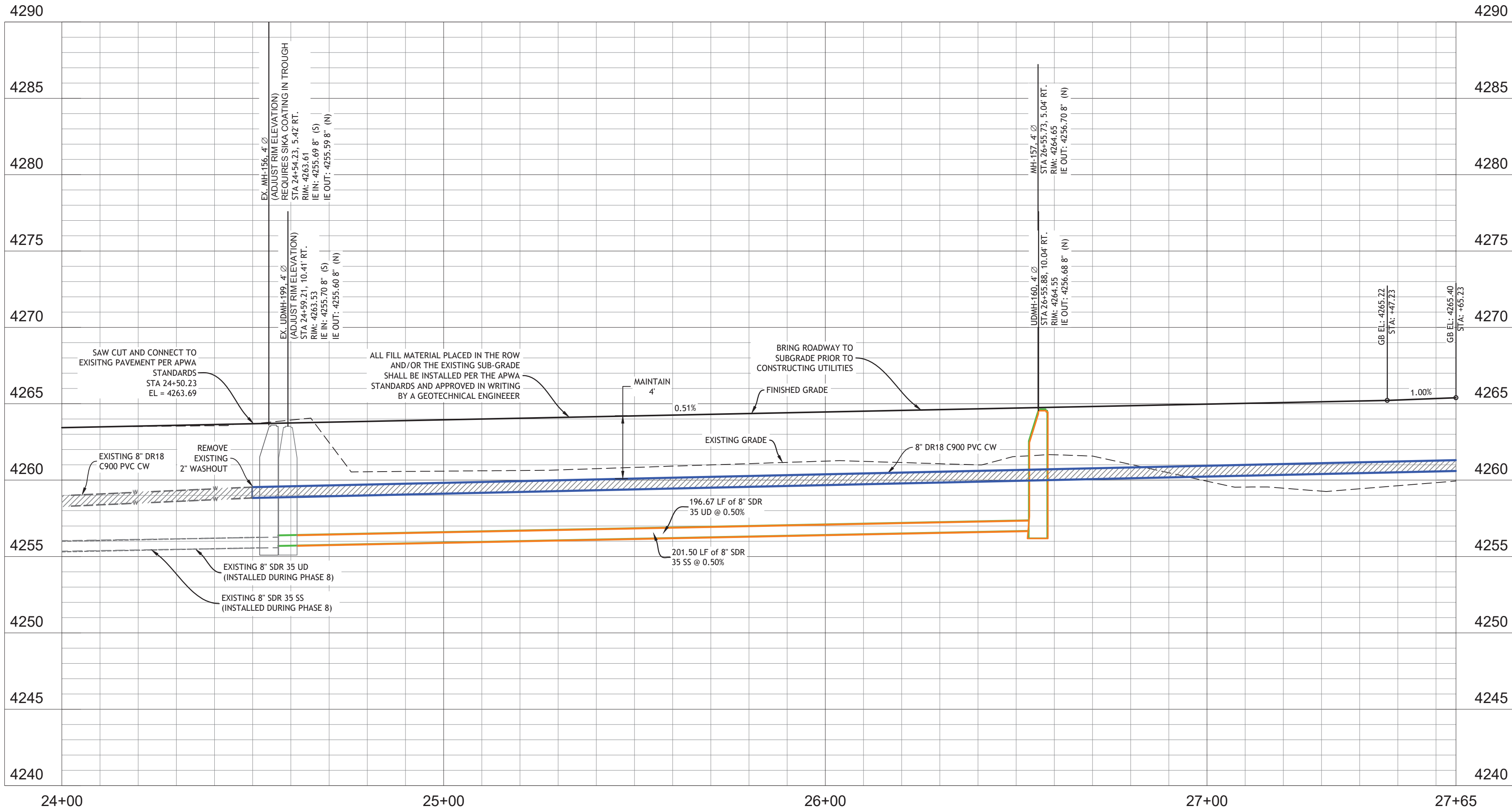
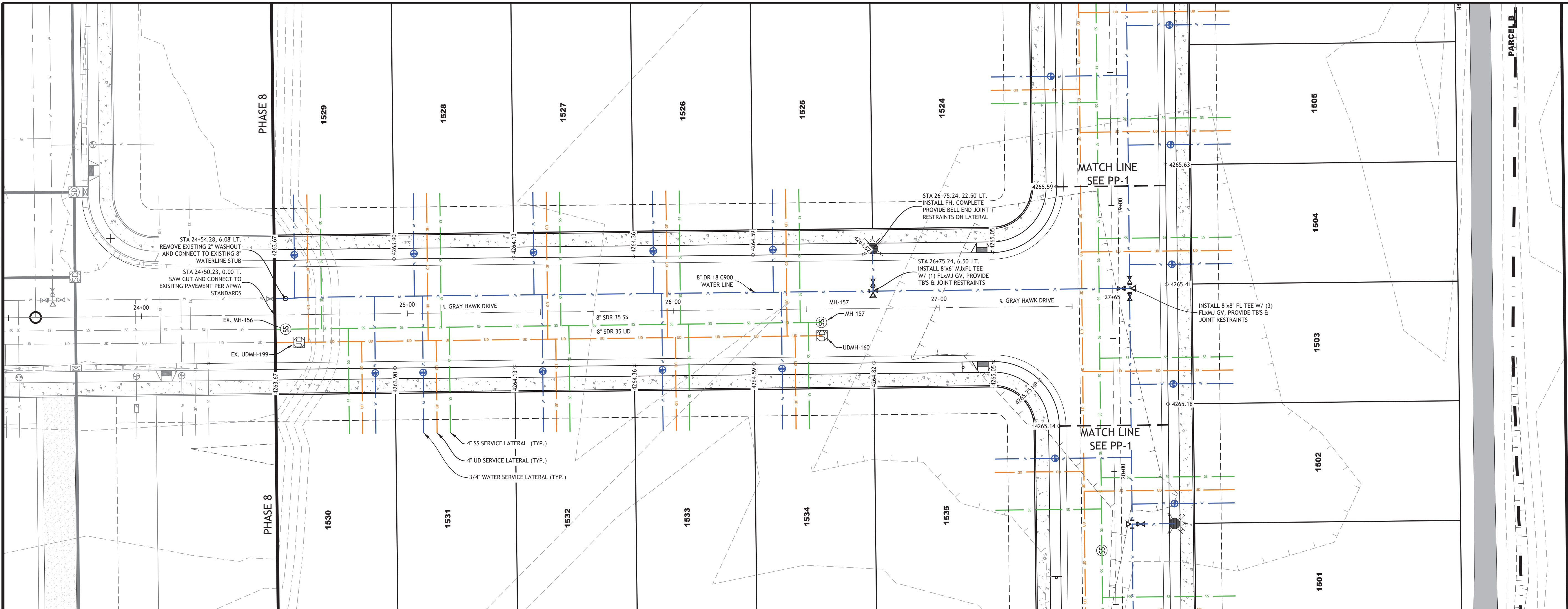
| No. | DATE | REMARKS |
|-----|------|---------|
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|     |      |         |
|     |      |         |
|     |      |         |
|     |      |         |

DATE: August 13, 2026

SHEET NUMBER: PP-1



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SAGEWOOD  
PHASE 15  
KEY MAP



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(801) 305-4670 www.edmpartners.com



SCALE: 1" = 20'



DEVELOPER:

Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000



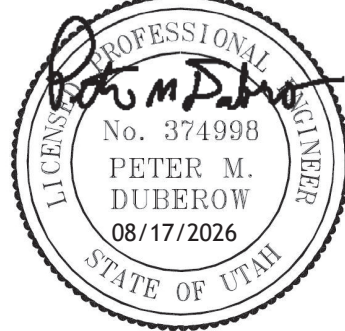
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APPROVAL SIGNATURES

|                                                 |      |
|-------------------------------------------------|------|
| STANSBURY PARK IMPROVEMENT DISTRICT<br>MANAGER  | DATE |
| STANSBURY PARK IMPROVEMENT DISTRICT<br>ENGINEER | DATE |

VERTICAL SCALE: 1" = 5'



Sagewood Village

Phase 15

Gray Hawk Drive  
Plan and Profile

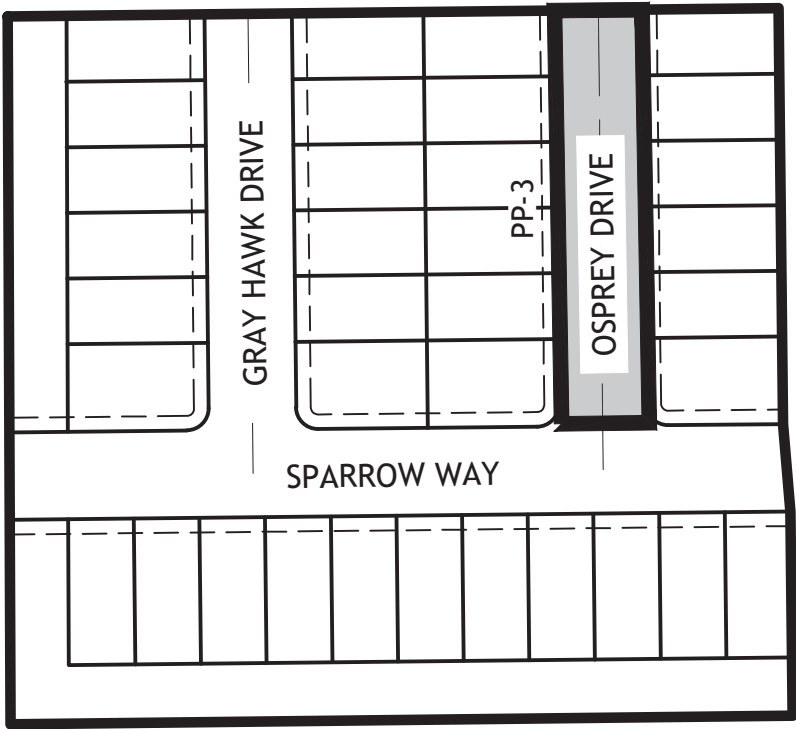
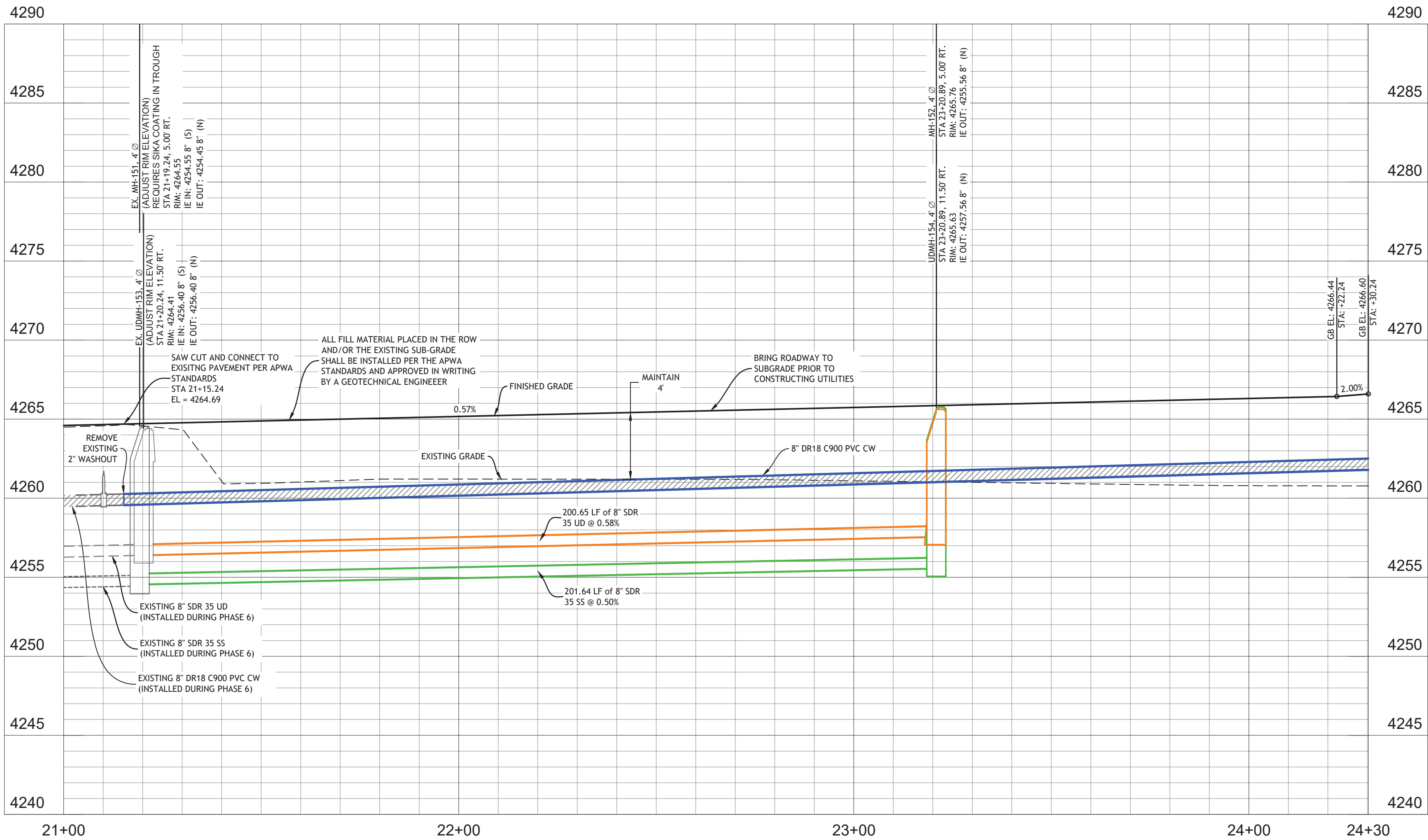
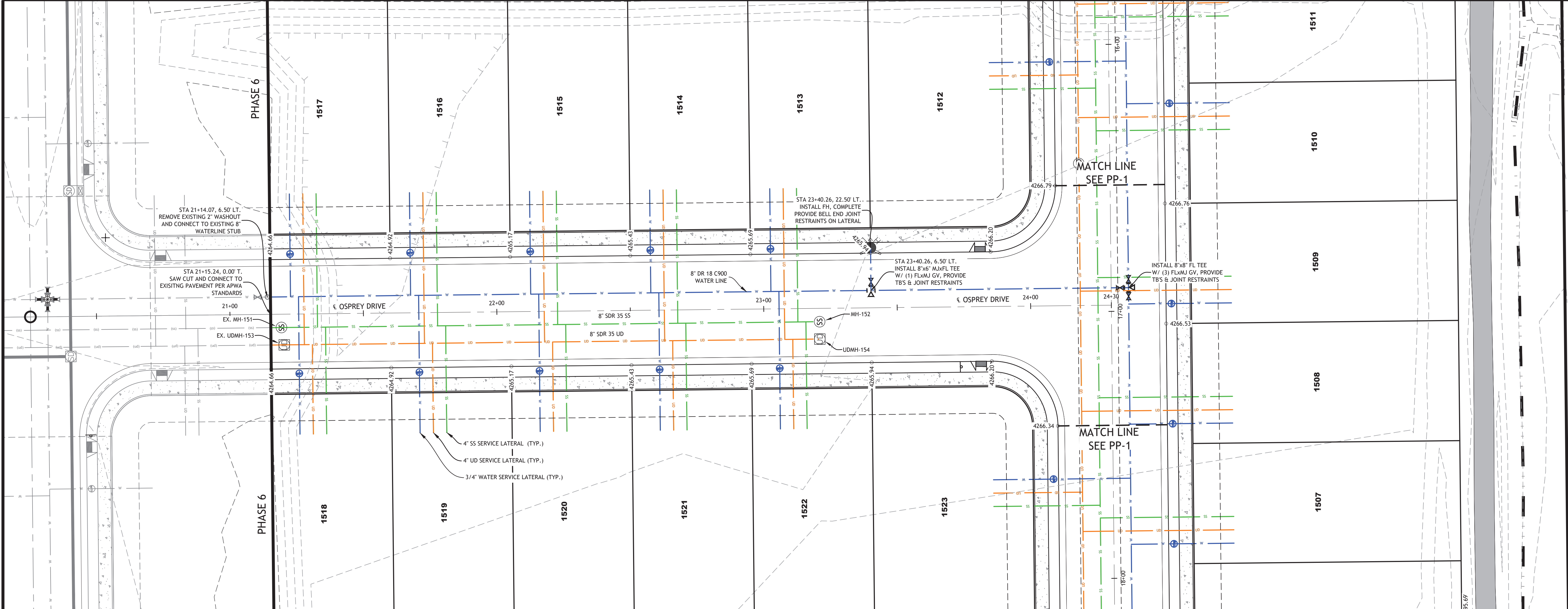
|              |         |
|--------------|---------|
| PROJECT:     | 1650    |
| DRAWN BY:    | BAG     |
| REVIEWED BY: | PMD     |
| REVISIONS:   |         |
| No. DATE     | REMARKS |

DATE: August 13, 2026

SHEET NUMBER:

PP-2





SAGEWOOD  
PHASE 15  
KEY MAP



2815 East 3300 South, Salt Lake City, UT 84109  
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SCALE: 1" = 20'



DEVELOPER:

Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000

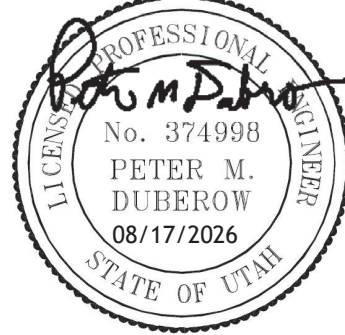


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APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT  
MANAGER  
DATE  
STANSBURY PARK IMPROVEMENT DISTRICT  
ENGINEER  
DATE



Sagewood Village  
Phase 15  
Osprey Drive  
Plan and Profile

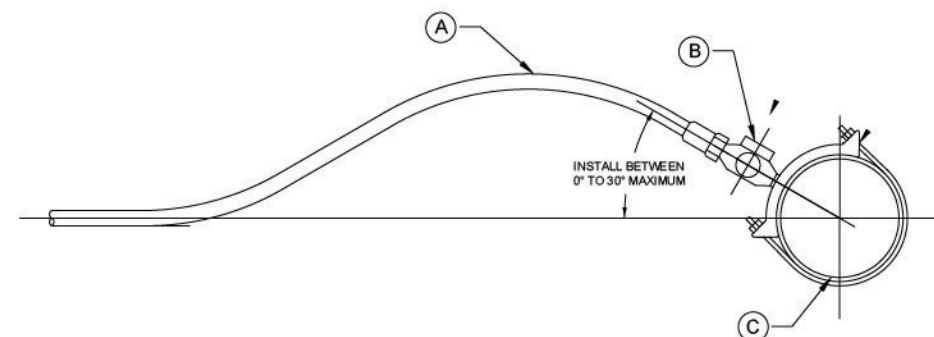
PROJECT: 1650  
DRAWN BY: BAG  
REVIEWED BY: PMD  
REVISIONS:  
No. DATE REMARKS

DATE: August 13, 2026

SHEET NUMBER:  
PP-3



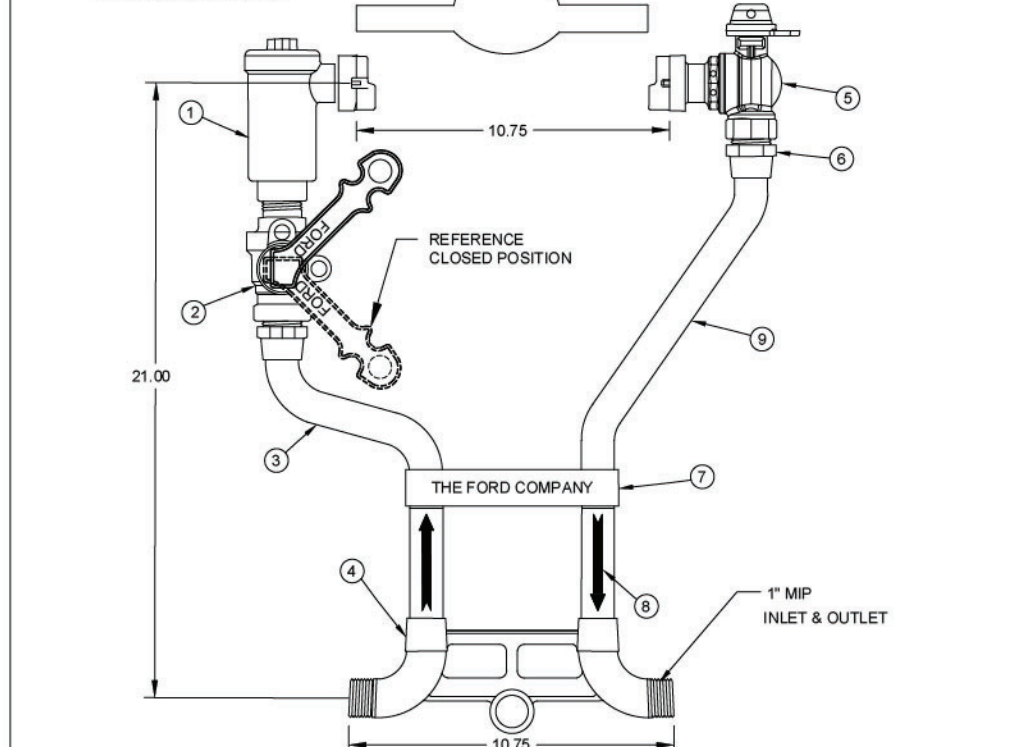
| LEGEND: | ITEM                                                                                                                                                                                                                           | DESCRIPTION |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| ①       | COPPER PIPE (TYPE K-80FT), OR AWWA C901 HDPE PIPE, IRON PIPE SIZE (IPS), PE4710, SDR 7, CHLORINE CLASSIFICATION (CC) 3, (IF POLY PIPE IS USED, PLACE #2 GAGE TRACE WIRE ABOVE PIPE, IF COPPER PIPE IS USED, BEE PIPE IN SAND.) |             |
| ②       | BALL TYPE CORPORATION STOP, 1000 PSI/10-15 WPT THREADS OR APPROVED EQ.                                                                                                                                                         |             |
| ③       | SERVICE SADDLE CLAMP DOUBLE STOP BRASS                                                                                                                                                                                         |             |



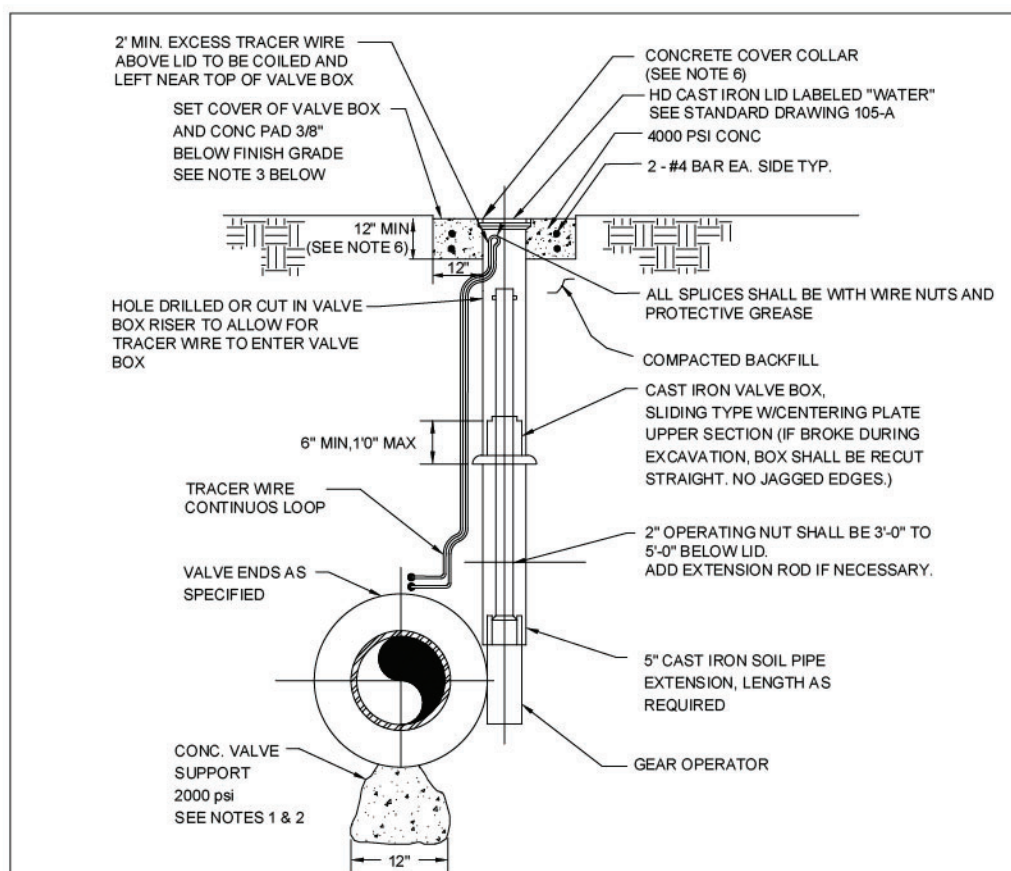
- NOTES:
1. ALL WORK MUST BE INSPECTED BY IMPROVEMENT DISTRICT PERSONNEL OR ENGINEER
  2. MINIMUM DISTANCE BETWEEN TAPS 24" WITH A MINIMUM 5' STAGGER.
  3. NO TAPS WITHIN 24" FROM THE END OF PIPE.
  4. ALL SERVICE TAPS ARE TO BE DONE WITH A TAPPING MACHINE APPROVED BY THE DISTRICT OR ENGINEER.
  5. SERVICE SADDLE CLAMP REQUIRED ON ALL TAPS OF PVC PIPE.
  6. TRACER WIRE REQUIRED.

|                                            |                                         |  |
|--------------------------------------------|-----------------------------------------|--|
| STANDARD DRAWING<br>101<br>REV: 05-14-2026 | STANDARD WATERLINE LOOP<br>NOT TO SCALE |  |
| STANBURY PARK IMPROVEMENT DISTRICT         |                                         |  |

| ITEM | DESCRIPTION                | QTY | MATERIAL                  | CATALOG NUMBER<br>(ADD "NL" FOR NO LEAD) |
|------|----------------------------|-----|---------------------------|------------------------------------------|
| 1    | ANGLE DUAL CART CHK VLV    | 1   | CAST RED OR NO LEAD BRASS | HHC413-444-5N-REV                        |
| 2    | BALL VALVE                 | 1   | CAST RED OR NO LEAD BRASS | BBS-444W                                 |
| 3    | 1 1/2" OD COPPER PIPE      | 1   | COPPER                    |                                          |
| 4    | BAR                        | 1   | CAST RED OR NO LEAD BRASS | BBS-444W-3N                              |
| 5    | ANGLE BALL VALVE           | 1   | CAST RED OR NO LEAD BRASS | CBS-444                                  |
| 6    | SOLDER BUSHING             | 2   | CAST RED OR NO LEAD BRASS | CBS-444                                  |
| 7    | TIE BAR                    | 1   | CAST RED BRASS            | CST-3                                    |
| 8    | FLOW DIRECTION ARROW LABEL | 2   | CAST RED BRASS            | DAL                                      |
| 9    | 1 1/2" OD COPPER TIE       | 1   | COPPER                    |                                          |

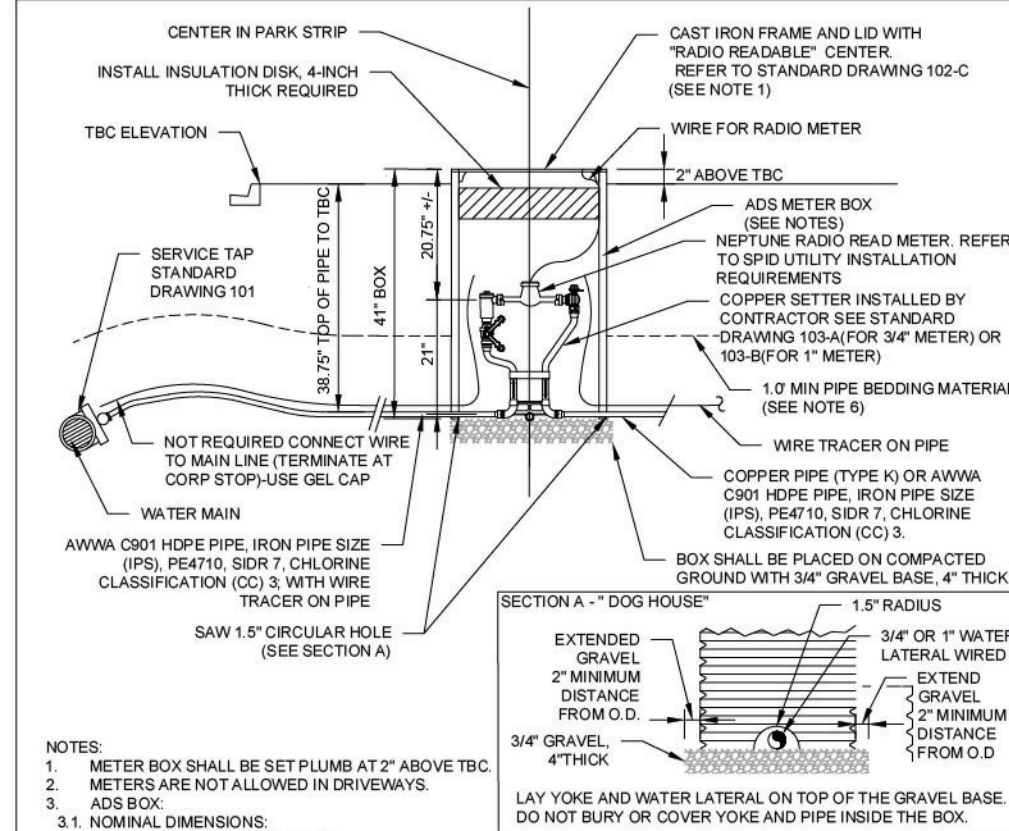


|                                              |                                        |  |
|----------------------------------------------|----------------------------------------|--|
| STANDARD DRAWING<br>103-B<br>REV: 05-14-2026 | 1" COPPER METER SETTER<br>NOT TO SCALE |  |
| STANBURY PARK IMPROVEMENT DISTRICT           |                                        |  |



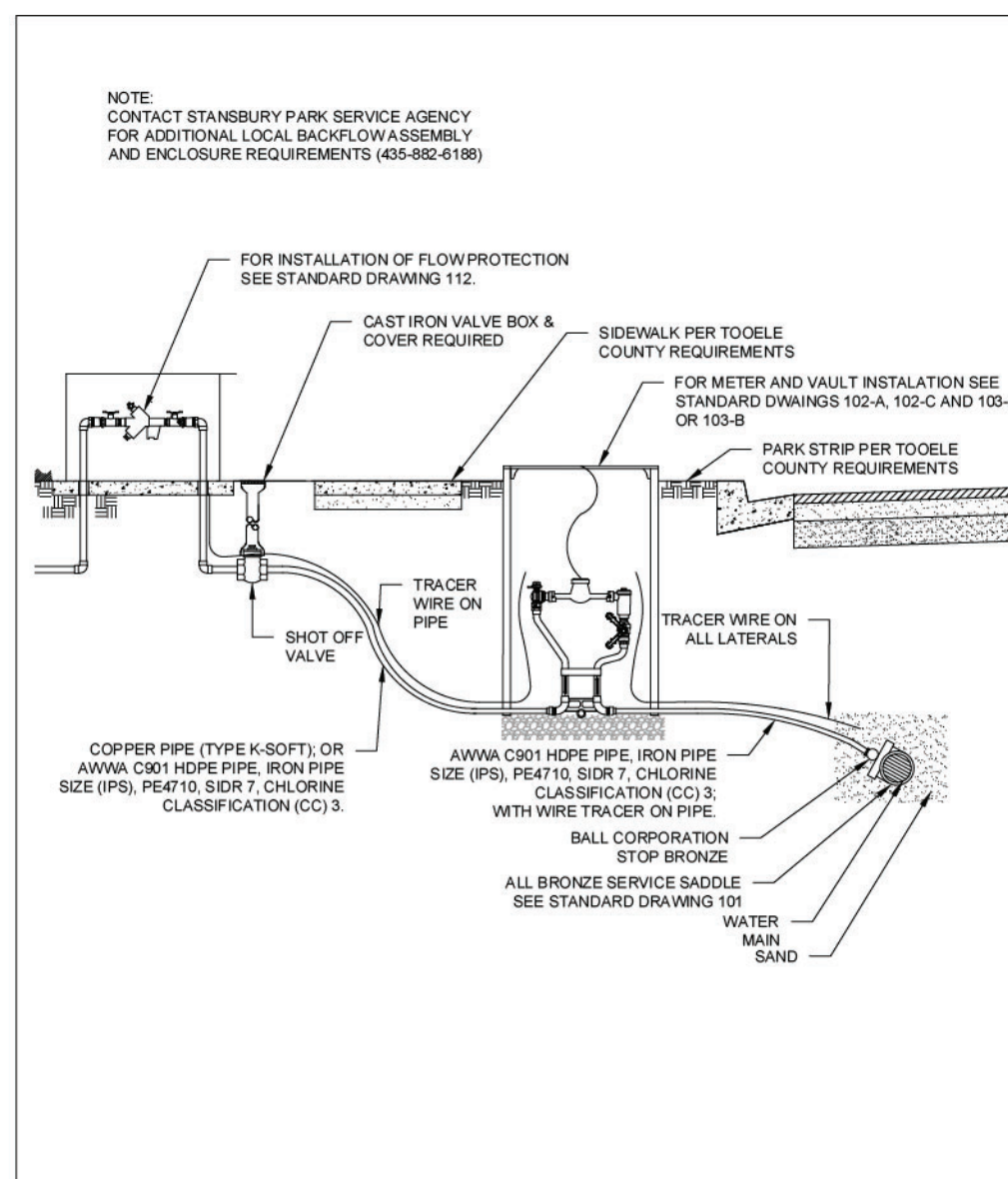
- NOTES:
1. BUTTERFLY VALVES SHALL BE UTILIZED ON 12" AND LARGER WATER MAINS.
  2. PROVIDE CONCRETE VALVE SUPPORT FOR PVC PIPE ONLY.
  3. CONCRETE SHALL BE PLACED ACCORDING TO APWA MANUAL OF STANDARDS AND SPECIFICATIONS.
  4. COAT ALL BOLTS BELOW GROUND THOROUGHLY WITH POLYURETHANE GREASE & WAP 4000 POLYURETHANE.
  5. ALL BUTTERFLY VALVES FOR STANDARD PRESSURE APPLICATIONS SHALL BE TIGHT-CLOSING RUBBER BEAR.
  6. BUTTERFLY VALVES SHALL MEET THE REQUIREMENTS OF AWWA C504 FOR CLASS 800 VALVES AND BE RATED FOR A WORKING PRESSURE OF 150 PSI. HIGH PRESSURE BUTTERFLY VALVES SHALL BE RATED FOR WORKING PRESSURE AS SPECIFIED IN THE PROJECT DRAWINGS.
  7. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES.
  8. CONCRETE COLLARS SHALL HAVE AN IDENTIFYING MARK SHOWING THE DIRECTION OF FLOW OR THE PIPE ORIENTATION FOR WATER LINES. MARK ALL LINES EXCEPT FOR 8".

|                                            |                                        |  |
|--------------------------------------------|----------------------------------------|--|
| STANDARD DRAWING<br>106<br>REV: 05-14-2026 | BURIED BUTTERFLY VALVE<br>NOT TO SCALE |  |
| STANBURY PARK IMPROVEMENT DISTRICT         |                                        |  |

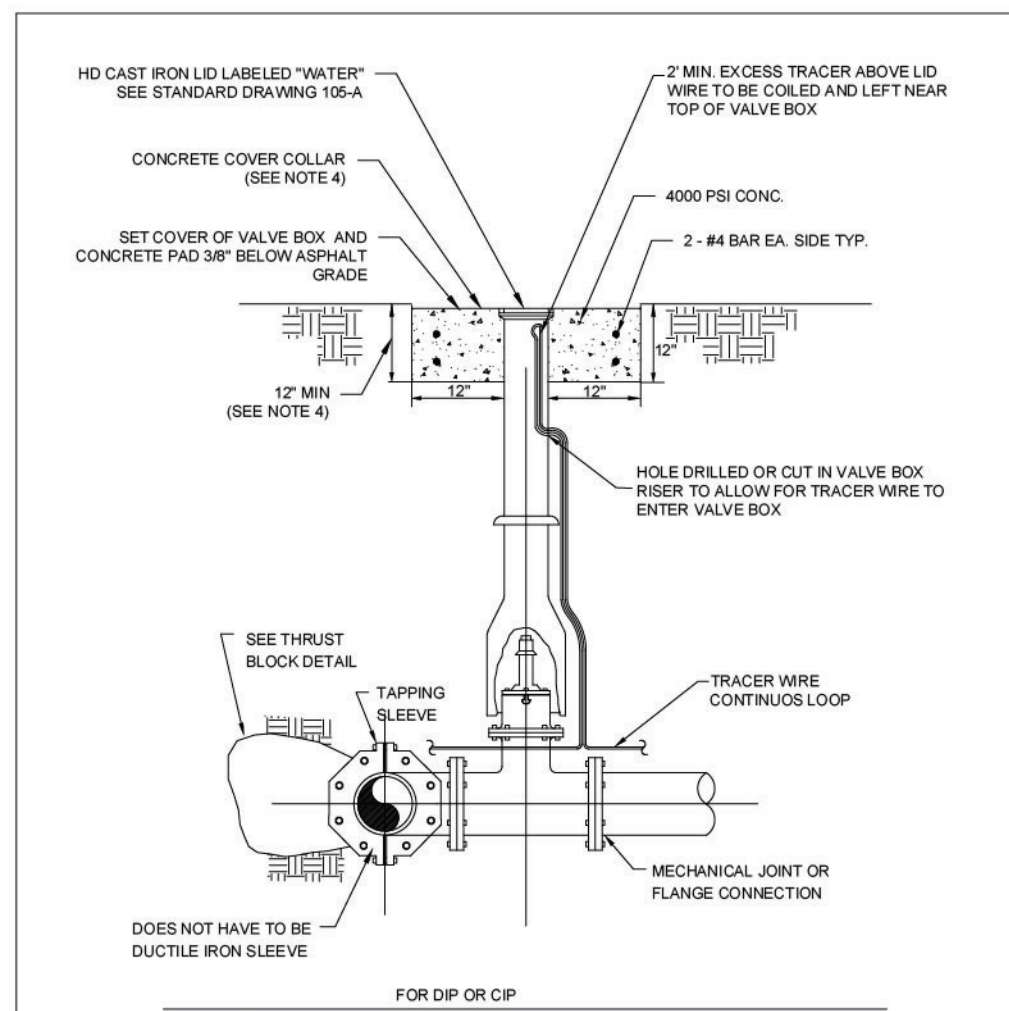


- NOTES:
1. METER BOX SHALL BE SET PLUMB AT 2" ABOVE TBC.
  2. METERS ARE NOT ALLOWED IN DRIVEWAYS.
  3. ADD BOX.
  4. MINIMUM DIMENSIONS:  
LD = 21" O.D. ± 25"  
DEPTH = 41"
  5. REQUIREMENTS:  
METER BOXES SHALL HAVE A SMOOTH INTERIOR AND ANNUAL EXTERIOR CORRUGATIONS. BASED ON ASTM D 2415 AT 5% DEFLECTION THE PIPE STIFFNESS FOR 2-INCH (50MM) METER BOX SHALL BE 34 PSI (238 N/MM<sup>2</sup>). METER BOXES SHALL BE NOTCHED AT 0 AND 180 DEGREES AT THE BASE TO ACCOMMODATE INLET AND OUTLET PIPES.
  6. MATERIAL PROPERTIES:  
METER BOXES SHALL BE HIGH DENSITY POLYETHYLENE CONFORMING WITH MINIMUM REQUIREMENTS OF CELL CLASSIFICATION 4044R AS DEFINED AND DESCRIBED IN THE LATEST VERSION OF ASTM C488.
  7. CAST IRON COVER CONFORMS TO ASTM A48 CLASS 38, MANUFACTURED BY DAL FOUNDRY (888-768-8124) CATALOG No. B-5020.
  8. PRIOR TO PLACING METER BOX, ENSURE TOP OF THE WATER SERVICE LATERAL AND BOTTOM OF TRENCH IS NO DEEPER THAN 36" R-GRADE IS TOO LOW, RAISE BY PLACING 3/4-INCH GRAVEL AND LOOSE DIRT. THE BOTTOM OF THE TRENCH AND THE METER BOX AND PIPE SHALL BE VISIBLE FROM THE INSIDE OF THE BOX AND SHALL BE PLACED ON THE GRAVEL BASED. DO NOT COVER OR BURY VOLT OR FIRE IN THE METER BOX. THE BOTTOM OF THE METER BOX AND THE BOTTOM OF THE TRENCH AND PIPE SHALL BE PLACED AT THE SAME LEVEL. THE COVER ACCORDING TO THE LATERAL SHALL NOT EXCEED 15 INCHES IN DIAMETER. USE A CIRCULAR HOLE SAW FOR DOGHOUSE PENETRATION.
  9. 1/2 MIN PIPE BEDDING MATERIAL, REQUIRED ABOVE TOP OF LATERAL, FROM THE MAIN LINE TO THE POINT OF TERMINATION, MINIMUM 10 FEET FROM THE SIDEWALK AND BEHIND ALL OTHER UTILITIES.

|                                              |                                                                  |  |
|----------------------------------------------|------------------------------------------------------------------|--|
| STANDARD DRAWING<br>102-A<br>REV: 05-14-2026 | WATER SERVICE CONNECTION<br>FOR 3/4" - 1" METERS<br>NOT TO SCALE |  |
| STANBURY PARK IMPROVEMENT DISTRICT           |                                                                  |  |

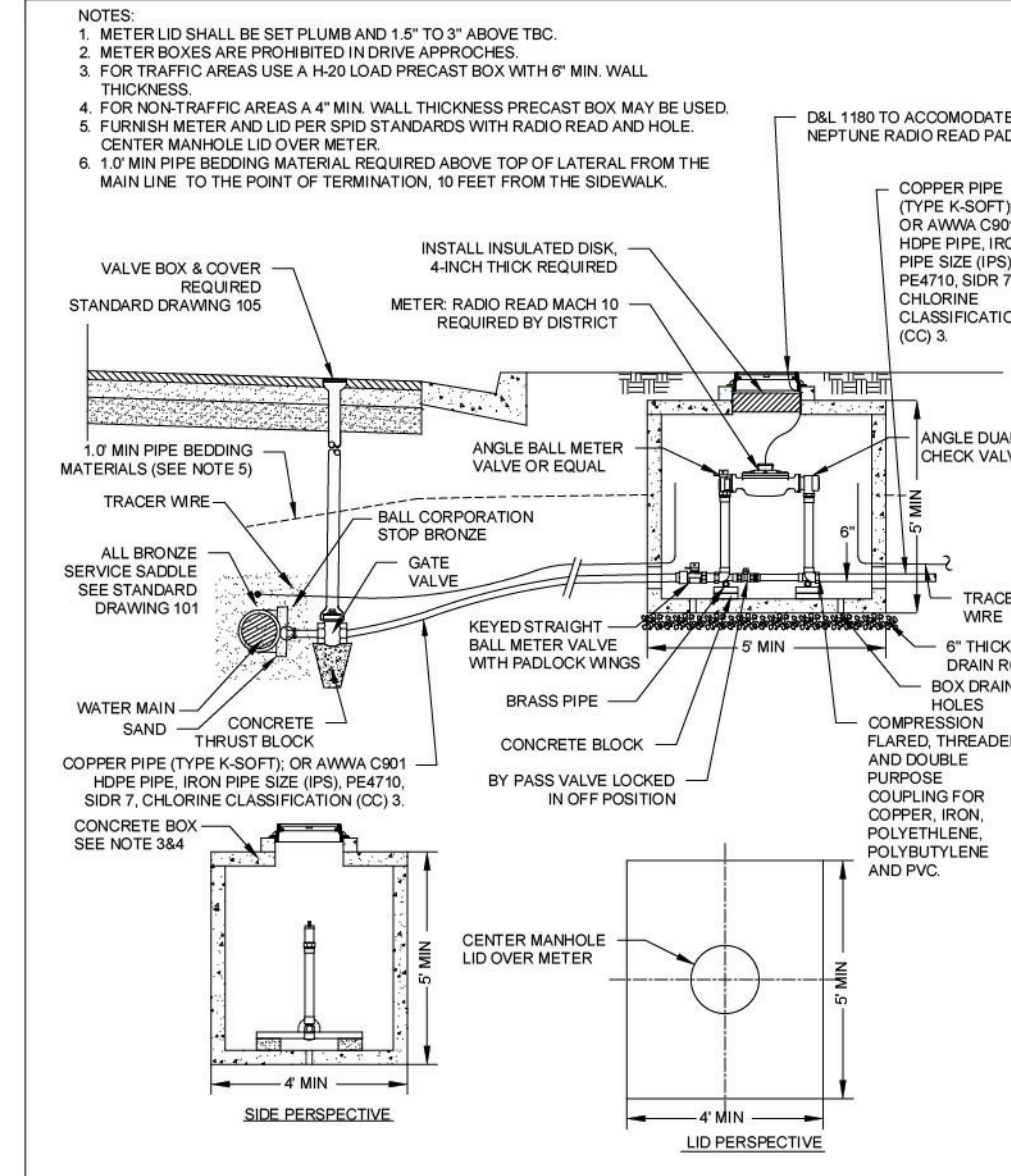


|                                              |                                                                                                     |  |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------|--|
| STANDARD DRAWING<br>104-A<br>REV: 05-14-2026 | 3/4" - 1" IRRIGATION SERVICE CONNECTION WITH<br>REDUCED PRESSURE PRINCIPLE ASSEMBLY<br>NOT TO SCALE |  |
| STANBURY PARK IMPROVEMENT DISTRICT           |                                                                                                     |  |

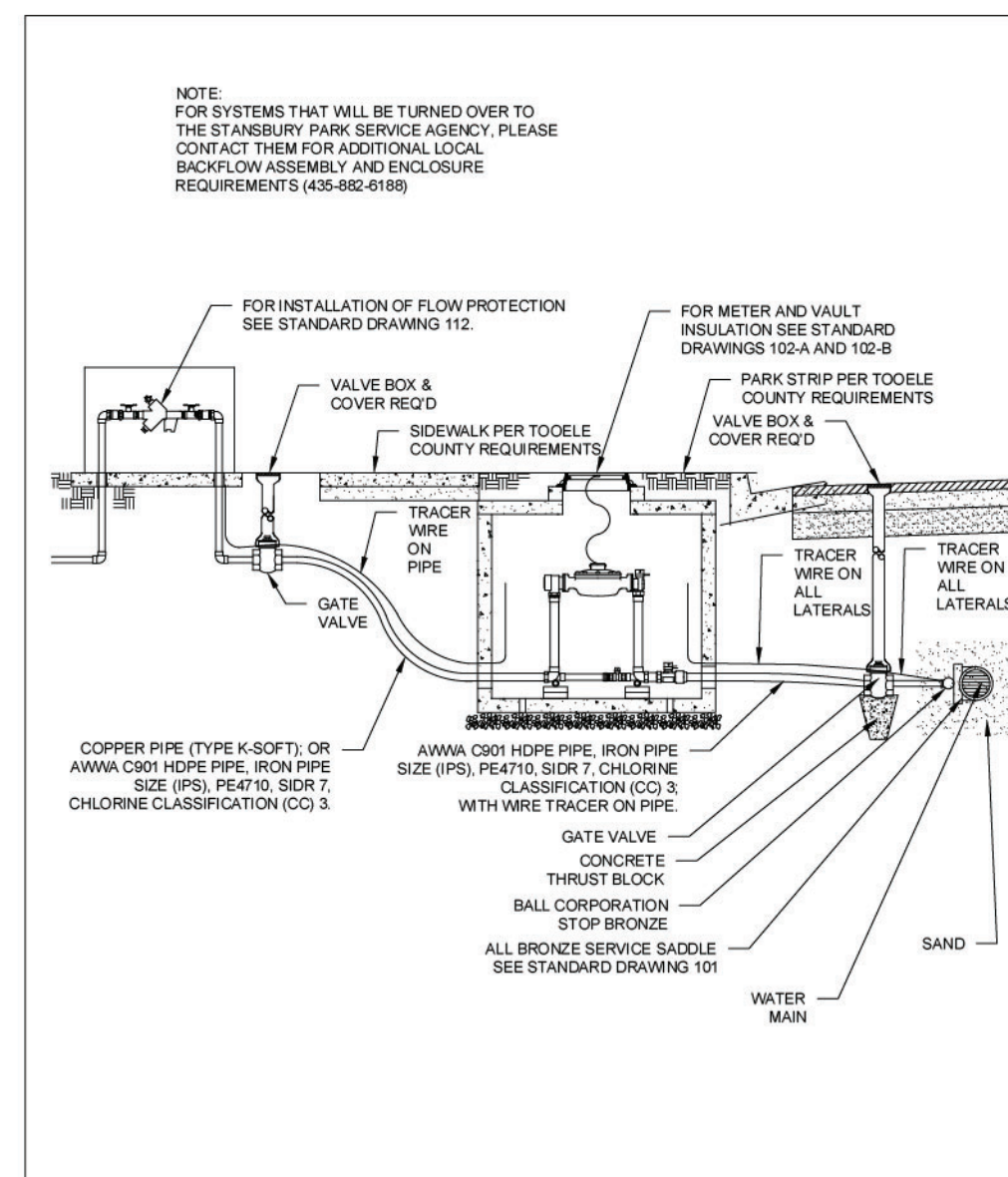


- NOTES:
1. ALL BURIED BOLTS SHALL BE COATED WITH CHEVRON POLY FM GREASE.
  2. ALL BURIED IRON SHALL BE WRAPPED WITH ONE LAYER OF 10 MIL POLYETHYLENE SHEETING LAPPED IN PLACE. SEE SPECIFICATIONS.
  3. ALL TAPPING SLEEVES MUST BE 24" MIN FROM THE NEAREST JOINT OR SERVICE.
  4. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES.
  5. INSCRIPTIONS ON COLLARS REQUIRED. SEE STANDARD DRAWING 404.

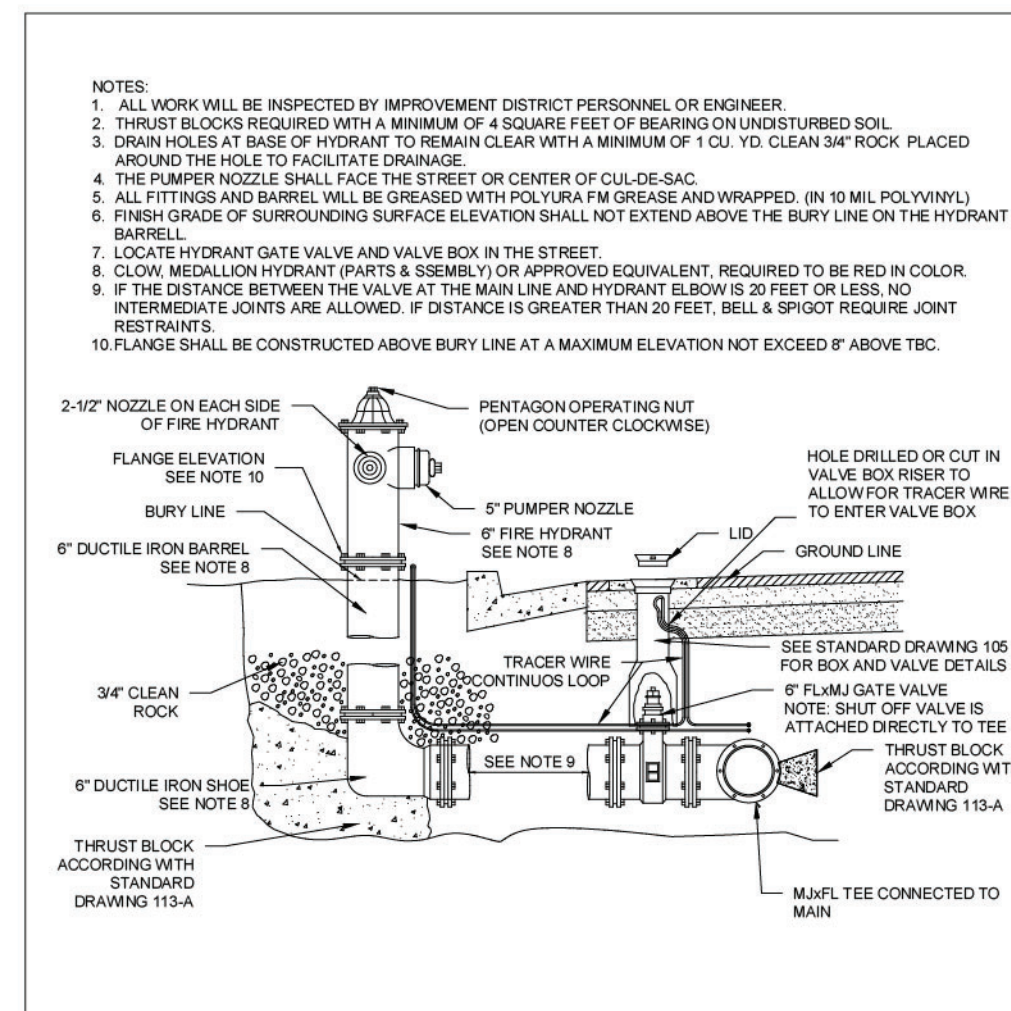
|                                            |                                             |  |
|--------------------------------------------|---------------------------------------------|--|
| STANDARD DRAWING<br>108<br>REV: 05-14-2026 | TAPPING SLEEVE & GATE VALVE<br>NOT TO SCALE |  |
| STANBURY PARK IMPROVEMENT DISTRICT         |                                             |  |



|                                              |                                                                    |  |
|----------------------------------------------|--------------------------------------------------------------------|--|
| STANDARD DRAWING<br>102-B<br>REV: 05-14-2026 | WATER SERVICE CONNECTION<br>FOR 1 1/2" - 2" METERS<br>NOT TO SCALE |  |
| STANBURY PARK IMPROVEMENT DISTRICT           |                                                                    |  |



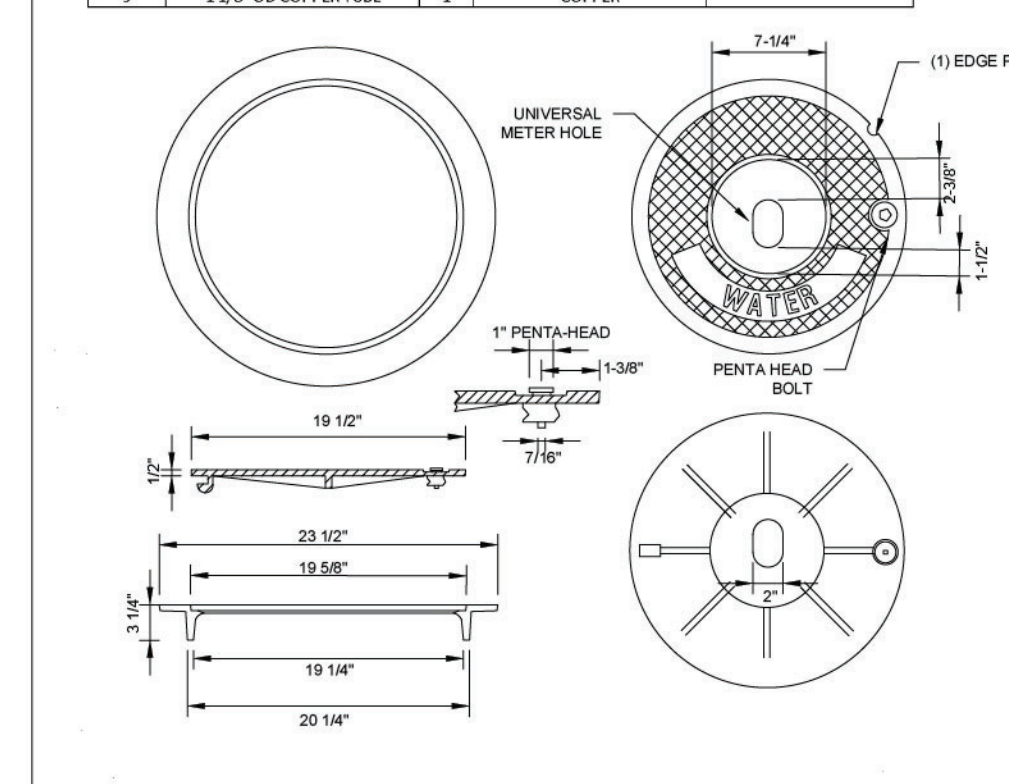
|                                              |                                                                                              |  |
|----------------------------------------------|----------------------------------------------------------------------------------------------|--|
| STANDARD DRAWING<br>104-B<br>REV: 05-14-2026 | 2" IRRIGATION SERVICE CONNECTION WITH<br>REDUCED PRESSURE PRINCIPLE ASSEMBLY<br>NOT TO SCALE |  |
| STANBURY PARK IMPROVEMENT DISTRICT           |                                                                                              |  |



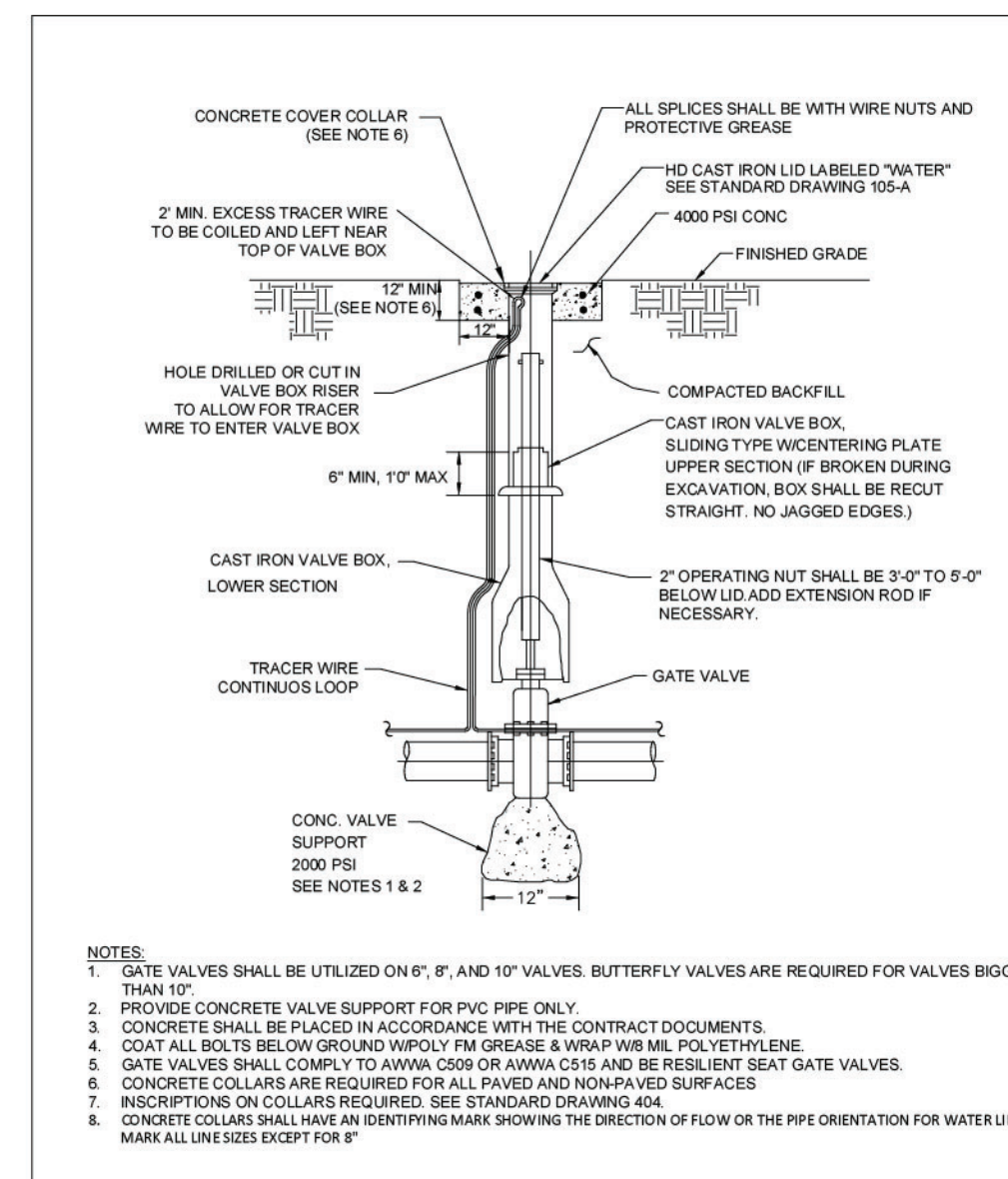
- NOTES:
1. ALL WORK MUST BE INSPECTED BY IMPROVEMENT DISTRICT PERSONNEL OR ENGINEER.
  2. THURST BLOCKS REQUIRED WITH A MINIMUM OF 4 SQUARE FEET OF BEARING ON UNDISTURBED SOIL.
  3. DRINK HOLE AT BASE OF HYDRANT TO REMAIN CLEAR WITH A MINIMUM OF 1' TO CLEAR 3/4" ROCK PLACED AROUND THE HOLE TO FACILITATE DRAINAGE.
  4. THE PUMPER NOZZLE SHALL FACE THE STREET OR CENTER OF CUL-DE-SAC.
  5. ALL FITTINGS AND BARRELS WILL BE GREASED WITH POLYURETHANE GREASE AND WRAPPED (IN 10 MIL POLYETHYLENE) OVER AND WITH STAINLESS STEEL HOSE CLAMPS AS REQUIRED. INSTALL 1/4 C.V. 3/4" GRAVEL FOR DRAIN IN LOCATIONS WHERE POTENTIAL FOR SURFACE OR GROUND WATER ENTERING THE PIPE EXISTS. DO NOT INSTALL DRAIN.
  6. LOCATE HYDRANT GATE VALVE AND VALVE BOX IN THE STREET.
  7. CLOW MEDALLION HYDRANT PARTS & ASSEMBLY OR APPROVED EQUIVALENT, REQUIRED TO BE RED IN COLOR.
  8. IF THE DISTANCE BETWEEN THE VALVE AT THE MAIN LINE AND HYDRANT ELBOW IS 20 FEET OR LESS, NO INTERMEDIATE JOINTS ARE ALLOWED. IF DISTANCE IS GREATER THAN 20 FEET, BELL & SPIGOT REQUIRE JOINT RESTRAINTS.
  9. FLANGE SHALL BE CONSTRUCTED ABOVE BURY LINE AT A MAXIMUM ELEVATION NOT EXCEED 8" ABOVE TBC.

|                                            |                              |  |
|--------------------------------------------|------------------------------|--|
| STANDARD DRAWING<br>109<br>REV: 05-14-2026 | FIRE HYDRANT<br>NOT TO SCALE |  |
| STANBURY PARK IMPROVEMENT DISTRICT         |                              |  |

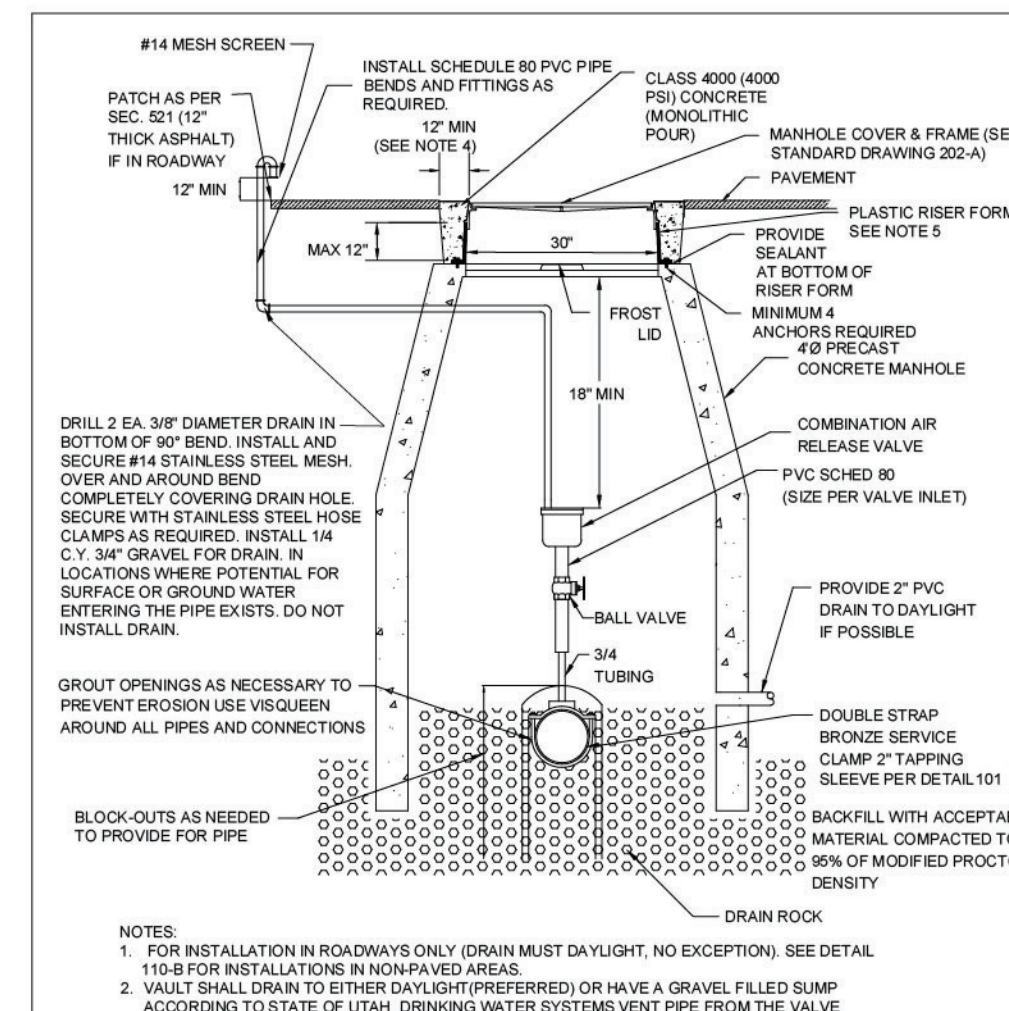
| ITEM | DESCRIPTION                | QTY | MATERIAL                  | CATALOG NUMBER<br>(ADD "NL" FOR NO LEAD) |
|------|----------------------------|-----|---------------------------|------------------------------------------|
| 1    | ANGLE DUAL CART CHK VLV    | 1   | CAST RED OR NO LEAD BRASS | HHC413-444-5N-REV                        |
| 2    | BALL VALVE                 | 1   | CAST RED OR NO LEAD BRASS | BBS-444W                                 |
| 3    | 1 1/2" OD COPPER PIPE      | 1   | COPPER                    |                                          |
| 4    | BAR                        | 1   | CAST RED OR NO LEAD BRASS | BBS-444W-3N                              |
| 5    | ANGLE BALL VALVE           | 1   | CAST RED OR NO LEAD BRASS | CBS-444                                  |
| 6    | SOLDER BUSHING             | 2   | CAST RED OR NO LEAD BRASS | CBS-444                                  |
| 7    | TIE BAR                    | 1   | CAST RED BRASS            | CST-3                                    |
| 8    | FLOW DIRECTION ARROW LABEL | 2   | CAST RED BRASS            | DAL                                      |
| 9    | 1 1/2" OD COPPER TIE       | 1   | COPPER                    |                                          |



|                                              |                                                                 |  |
|----------------------------------------------|-----------------------------------------------------------------|--|
| STANDARD DRAWING<br>102-C<br>REV: 05-14-2026 | CAST IRON METER BOX LID<br>FOR 3/4" - 1" METERS<br>NOT TO SCALE |  |
| STANBURY PARK IMPROVEMENT DISTRICT           |                                                                 |  |



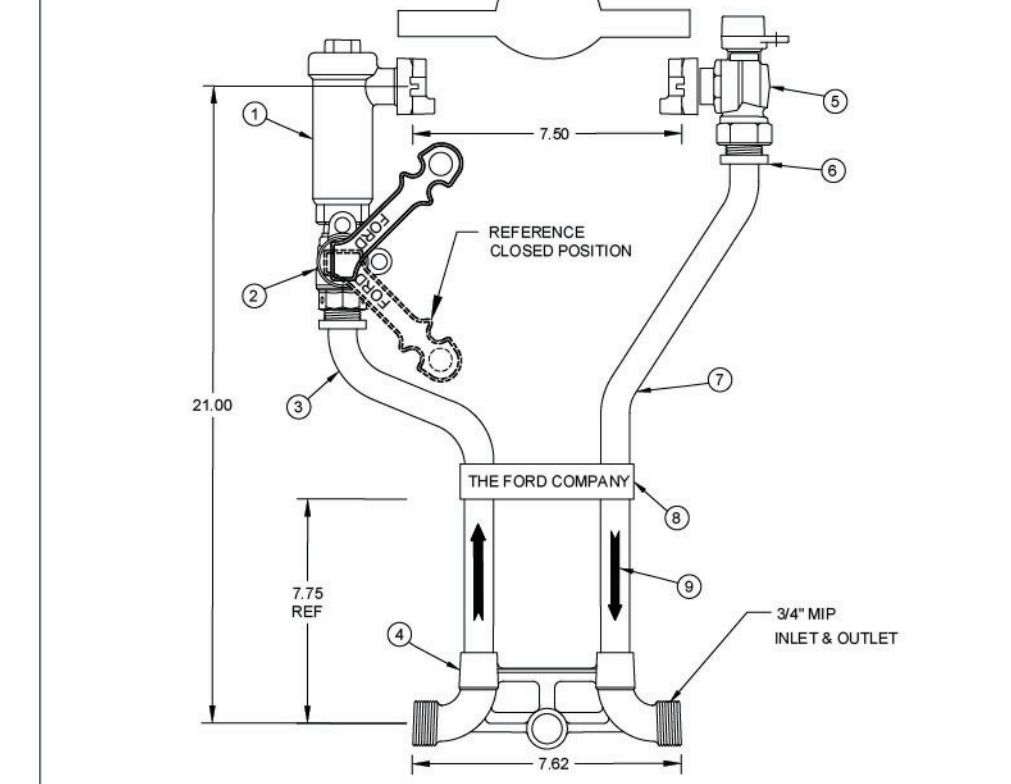
|                                            |                                   |  |
|--------------------------------------------|-----------------------------------|--|
| STANDARD DRAWING<br>105<br>REV: 05-14-2026 | BURIED GATE VALVE<br>NOT TO SCALE |  |
| STANBURY PARK IMPROVEMENT DISTRICT         |                                   |  |



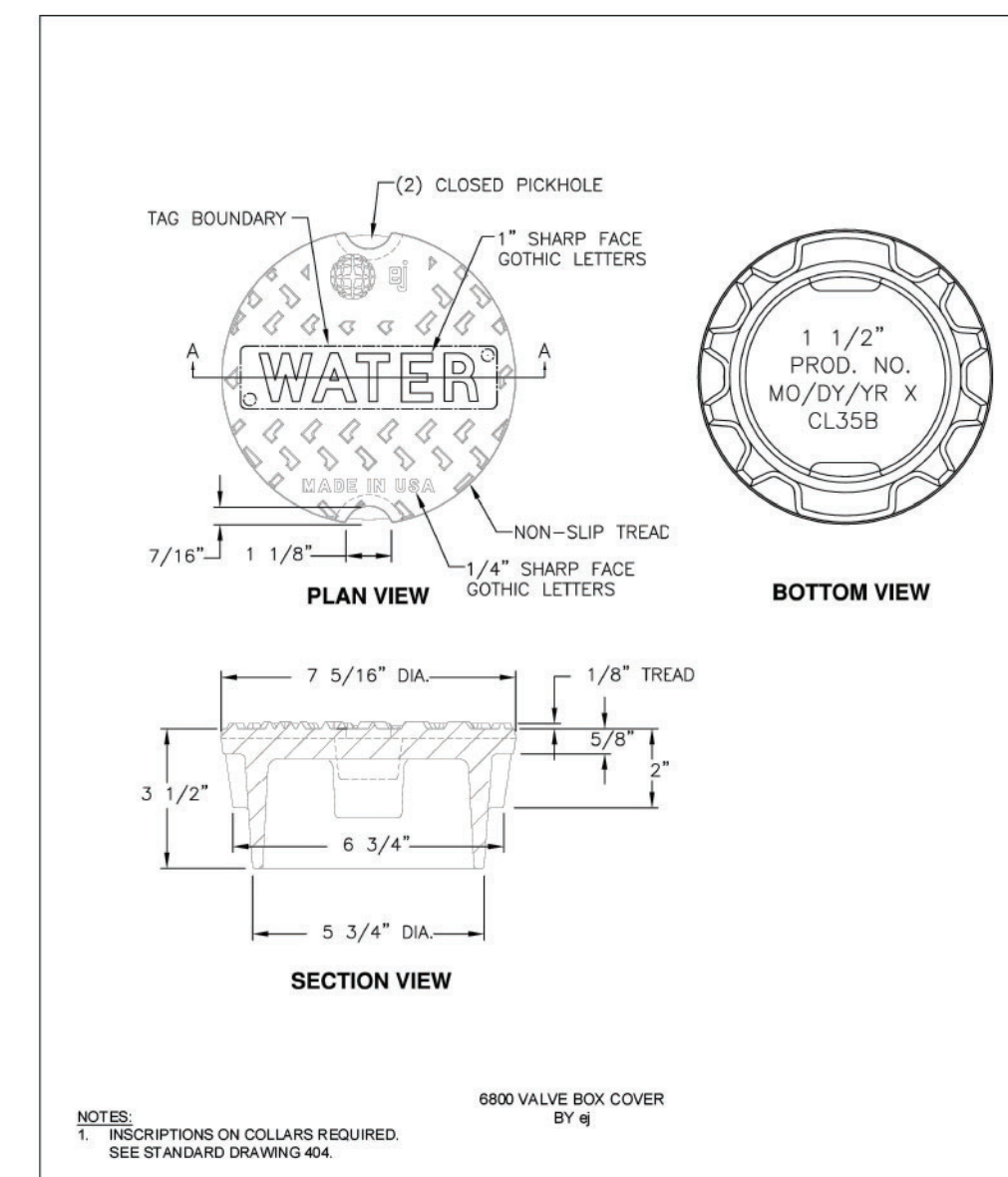
- NOTES:
1. FOR INSTALLATION IN ROADWAYS ONLY (DRAIN MUST DAYLIGHT, NO EXCEPTIONS): SEE DETAIL 110-01 FOR INSTALLATION IN NON-PAVED AREAS.
  2. VALVE SHALL DRAIN TO EITHER DAYLIGHT (PREFERRED) OR HAVE A GRAVEL FILLED BUMP ACCORDING TO STATE OF UTAH DRINKING WATER SYSTEMS VENT PIPE FROM THE VALVE. MUST BE EXTENDED ONE FOOT ABOVE BOTTOM.
  3. TRACER WIRE REQUIRED. PROVIDE 2 MIN EXCESS TRACER WIRE ABOVE LID COILED AND LEFT SECURED NEAR TOP OF BOX.
  4. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES.
  5. INSTALL WHEN VIOG MANHOLE RISER COLLAR SYSTEM PER STANDARD DRAWING 202-A.
  6. CONCRETE COLLARS SHALL HAVE AN IDENTIFYING MARK SHOWING THE DIRECTION OF FLOW OR THE PIPE ORIENTATION FOR WATER LINES. MARK ALL LINES SIZES EXCEPT FOR 8".

|                                              |                                          |  |
|----------------------------------------------|------------------------------------------|--|
| STANDARD DRAWING<br>110-A<br>REV: 05-14-2026 | AIR RELEASE/VACUUM VALVE<br>NOT TO SCALE |  |
| STANBURY PARK IMPROVEMENT DISTRICT           |                                          |  |

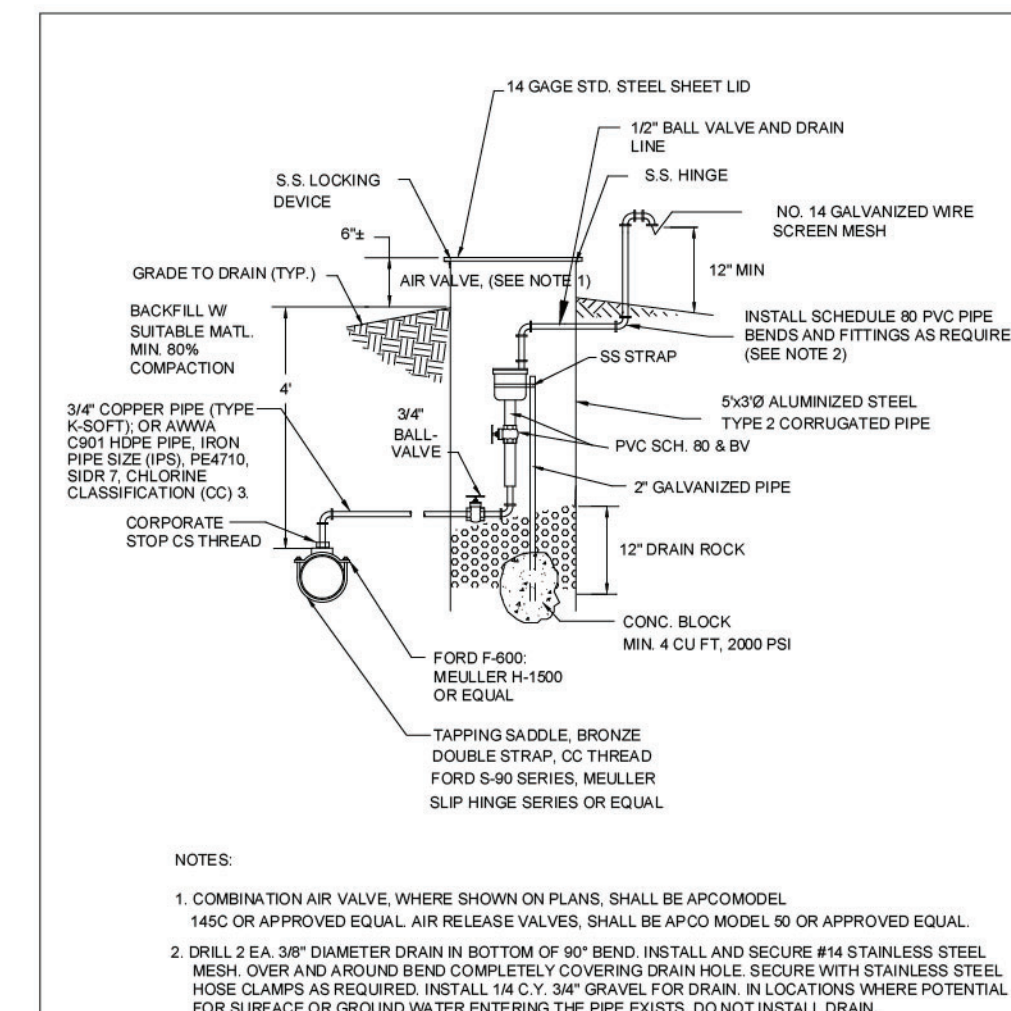
| ITEM | DESCRIPTION                | QTY | MATERIAL                  | CATALOG NUMBER<br>(ADD "NL" FOR NO LEAD) |
|------|----------------------------|-----|---------------------------|------------------------------------------|
| 1    | ANGLE DUAL CART CHK VLV    | 1   | CAST RED OR NO LEAD BRASS | HHC413-444-5N-REV                        |
| 2    | BALL VALVE                 | 1   | CAST RED OR NO LEAD BRASS | BBS-444W                                 |
| 3    | 1 1/2" OD COPPER PIPE      | 1   | COPPER                    |                                          |
| 4    | BAR                        | 1   | CAST RED OR NO LEAD BRASS | BBS-444W-3N                              |
| 5    | ANGLE BALL VALVE           | 1   | CAST RED OR NO LEAD BRASS | CBS-444                                  |
| 6    | SOLDER BUSHING             | 2   | CAST RED OR NO LEAD BRASS | CBS-444                                  |
| 7    | TIE BAR                    | 1   | CAST RED BRASS            | CST-3                                    |
| 8    | FLOW DIRECTION ARROW LABEL | 2   | CAST RED BRASS            | DAL                                      |
| 9    | 1 1/2" OD COPPER TIE       | 1   | COPPER                    |                                          |



|                                              |                                          |  |
|----------------------------------------------|------------------------------------------|--|
| STANDARD DRAWING<br>105-A<br>REV: 05-14-2026 | 3/4" COPPER METER SETTER<br>NOT TO SCALE |  |
| STANBURY PARK IMPROVEMENT DISTRICT           |                                          |  |



|                                              |                                 |  |
|----------------------------------------------|---------------------------------|--|
| STANDARD DRAWING<br>106-A<br>REV: 05-14-2026 | VALVE BOX COVER<br>NOT TO SCALE |  |
| STANBURY PARK IMPROVEMENT DISTRICT           |                                 |  |



- NOTES:
1. COMBINATION AIR VALVE, WHEN SHOWN ON PLANS, SHALL BE APCOMODEL 145C OR APPROVED EQUAL. AIR RELEASE VALVES, SHALL BE APCOMODEL 90 OR APPROVED EQUAL.
  2. DRILL 2 EA 3/4" DIAMETER DRAIN IN BOTTOM OF 8" IBRD. INSTALL AND SECURE #4 STAINLESS STEEL MESH. COVER AND AROUND BEND COMPLETELY COVERING DRAIN HOLE. SECURE WITH STAINLESS STEEL HOSE CLAMPS AS REQUIRED. INSTALL 1/4 C.V. 3/4" GRAVEL FOR DRAIN. IN LOCATIONS WHERE POTENTIAL FOR SURFACE OR GROUND WATER ENTERING THE PIPE EXISTS, DO NOT INSTALL DRAIN.
  3. TRACER WIRE REQUIRED. PROVIDE 2 MIN EXCESS TRACER WIRE ABOVE LID COILED AND LEFT SECURED NEAR TOP OF BOX.

|                                              |                                          |  |
|----------------------------------------------|------------------------------------------|--|
| STANDARD DRAWING<br>110-B<br>REV: 05-14-2026 | AIR RELEASE/VACUUM VALVE<br>NOT TO SCALE |  |
| STANBURY PARK IMPROVEMENT DISTRICT           |                                          |  |



2815 East 3300 South, Salt Lake City, UT 84109  
(801) 305-4670 www.edmpartners.com

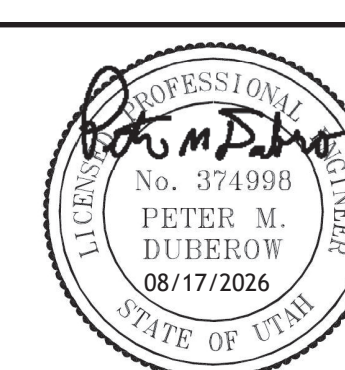
DEVELOPER:  
Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000



- NOTES:
1. This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.
  2. All drinking water improvements shall conform with the standards and specifications of Stanbury Park Improvement District.
  3. All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
  4. All improvements in the public right of way shall conform with the standards and specifications of Tooele County.
  5. All private improvements shall conform to APWA standards and specifications.
  6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
  7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGEC, Dated August 17, 2016 (Project # 1160512).

#### APPROVAL SIGNATURES

|                                                |      |
|------------------------------------------------|------|
| STANBURY PARK IMPROVEMENT DISTRICT<br>MANAGER  | DATE |
| STANBURY PARK IMPROVEMENT DISTRICT<br>ENGINEER | DATE |



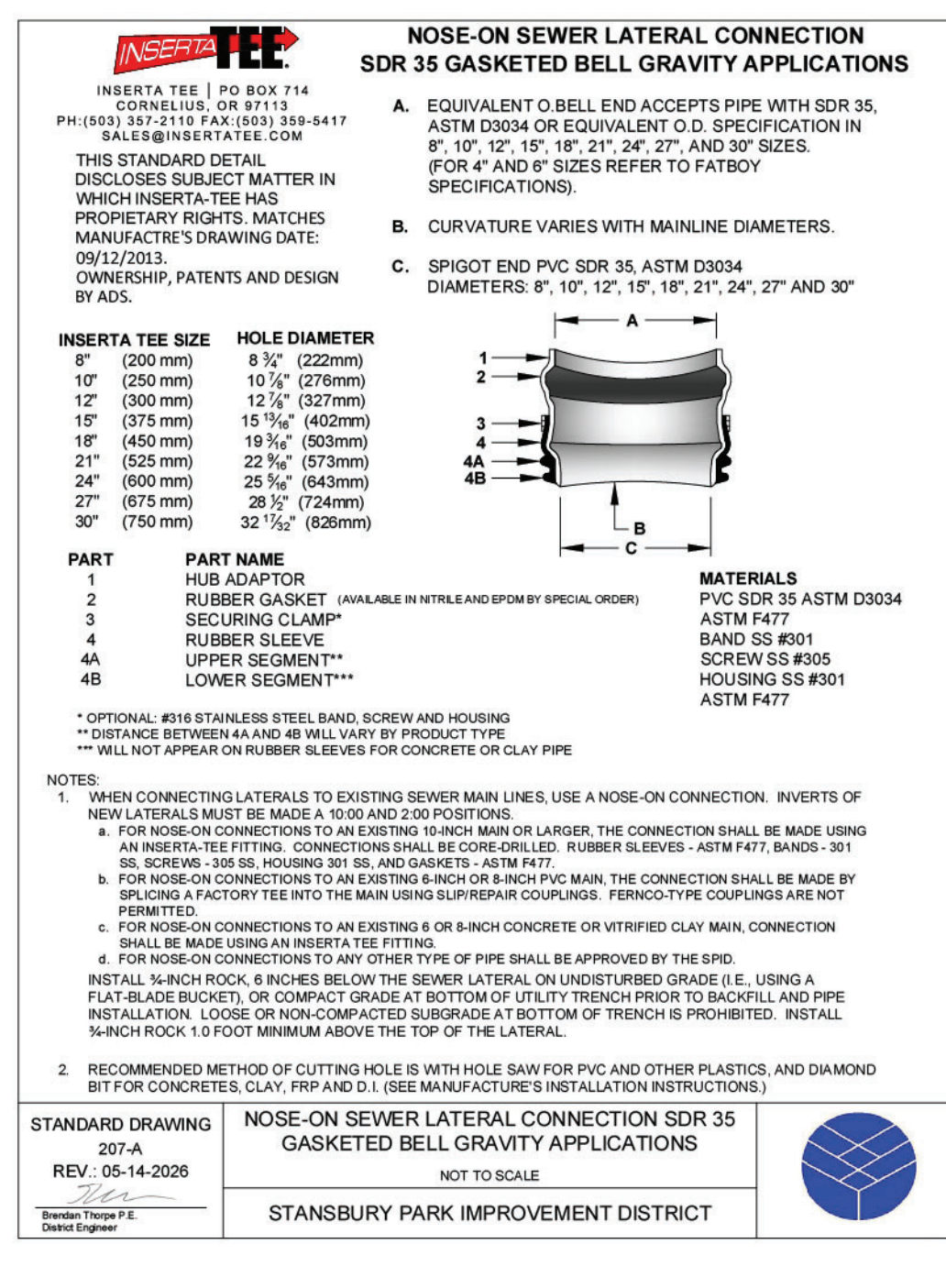
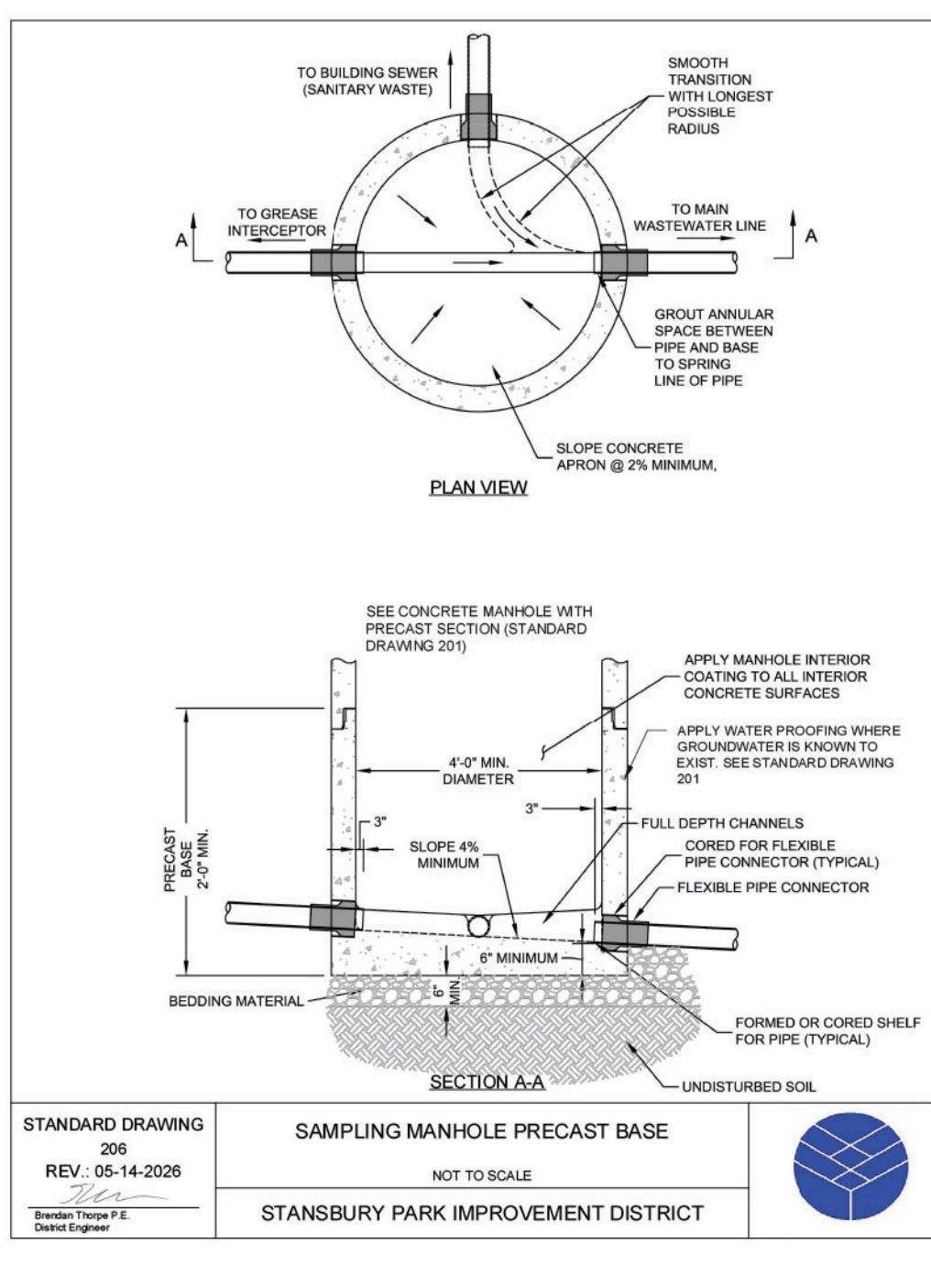
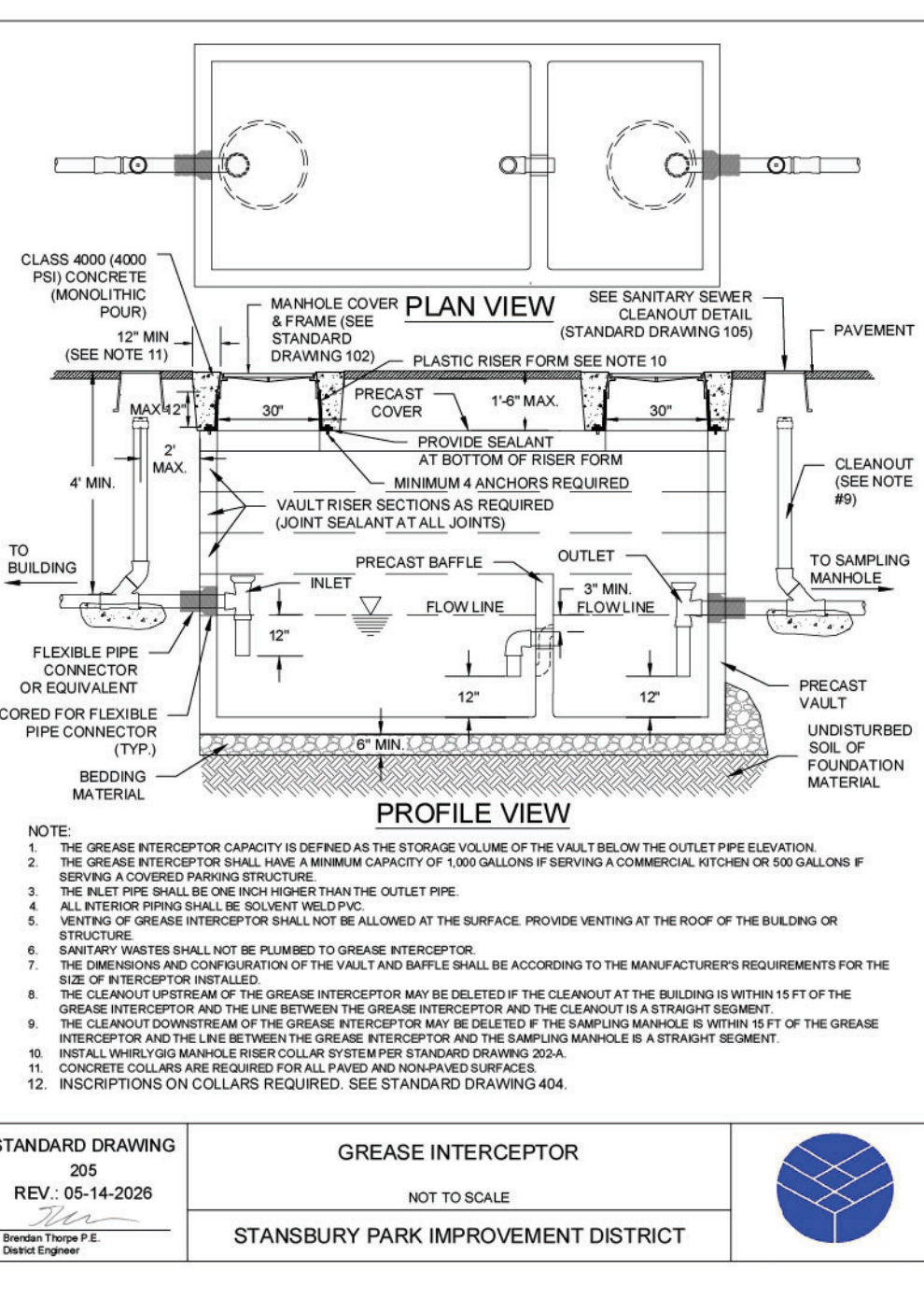
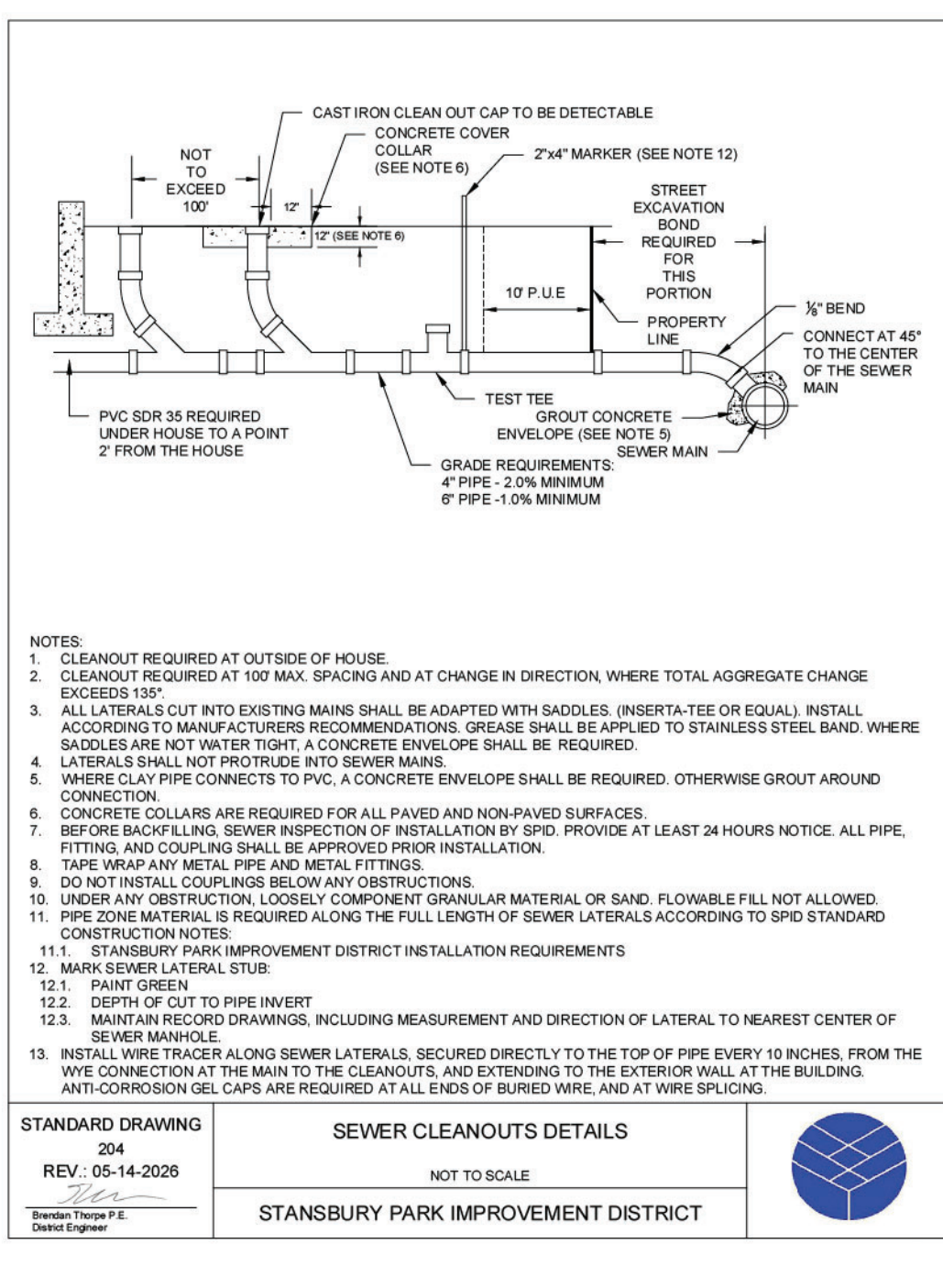
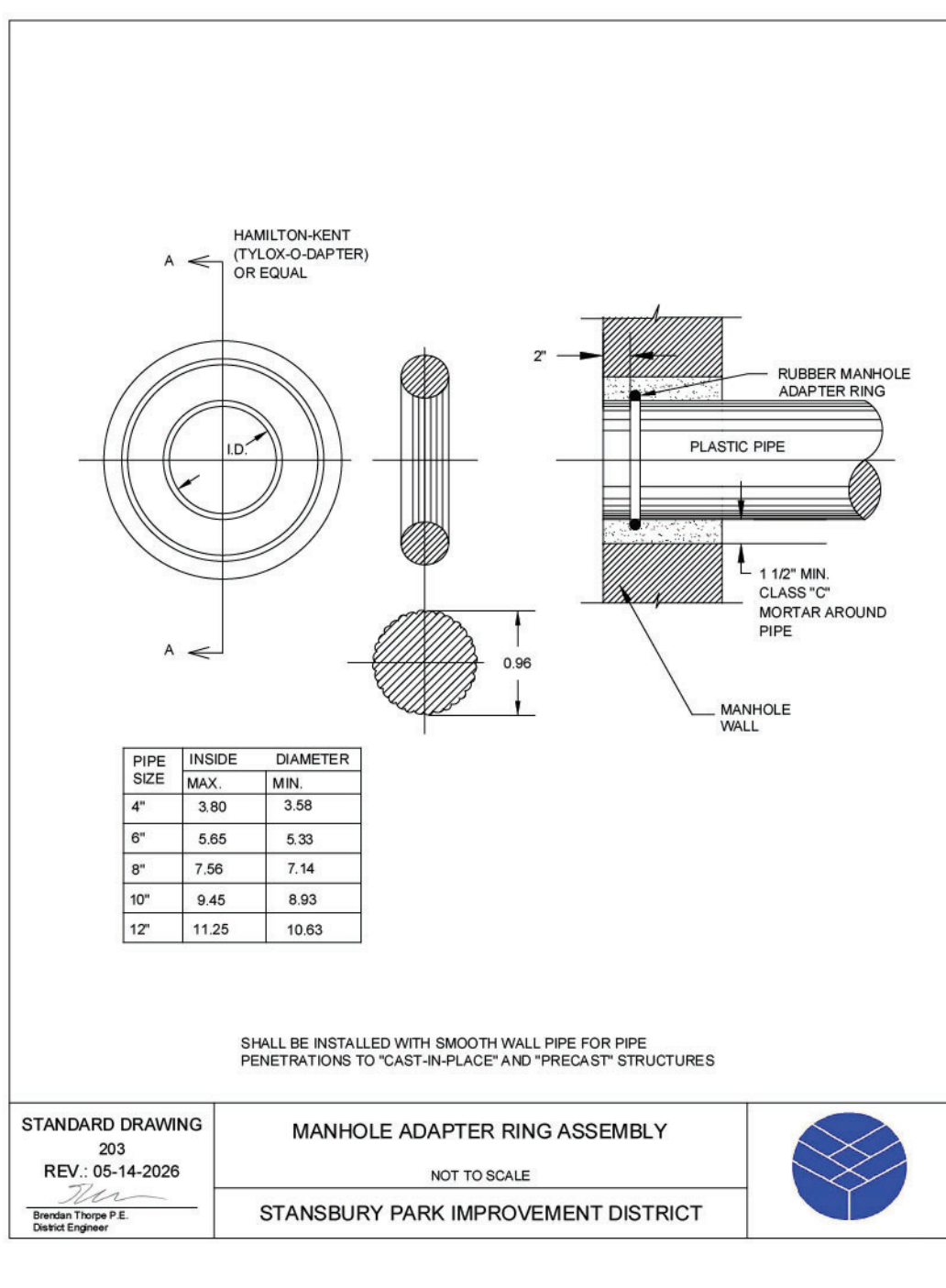
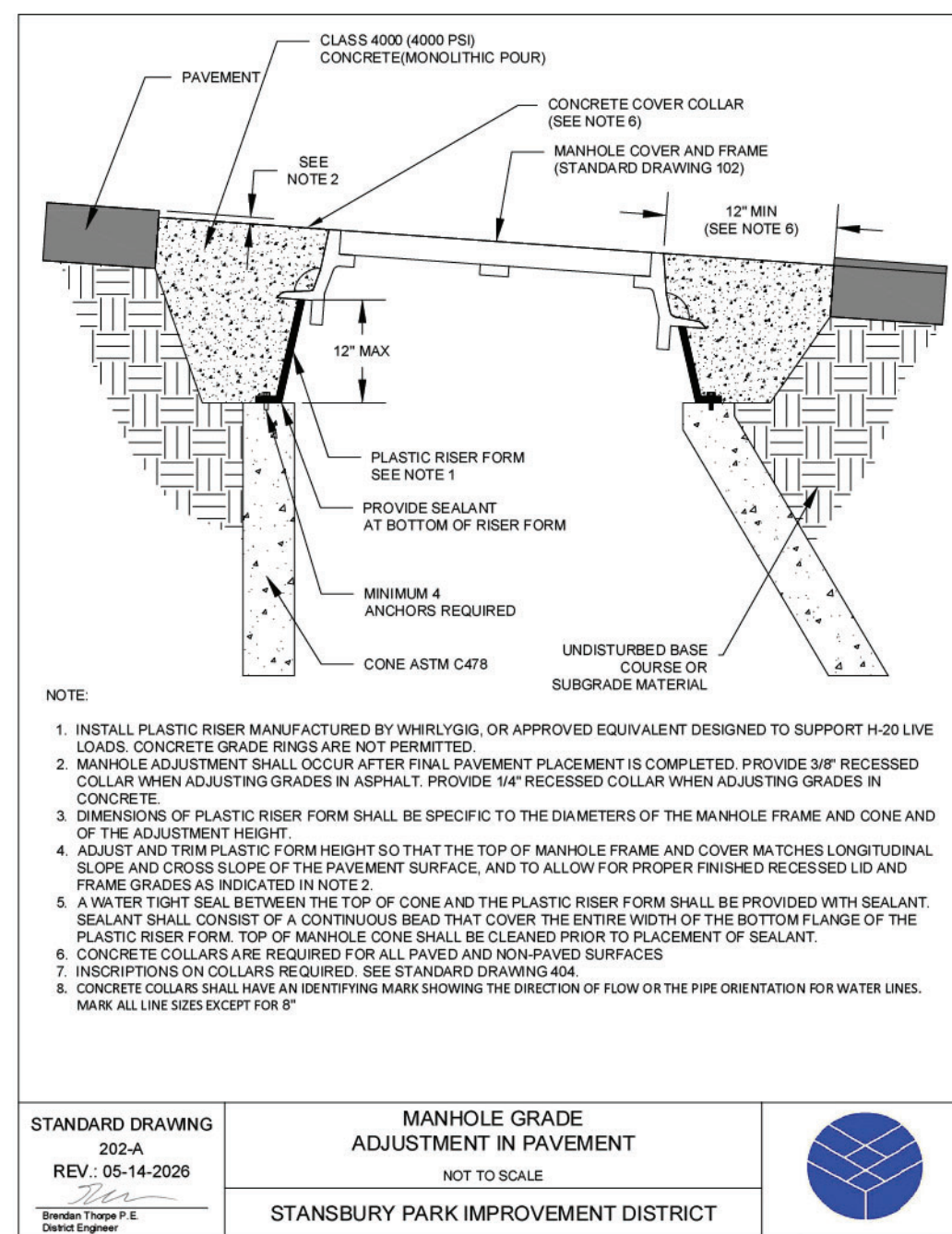
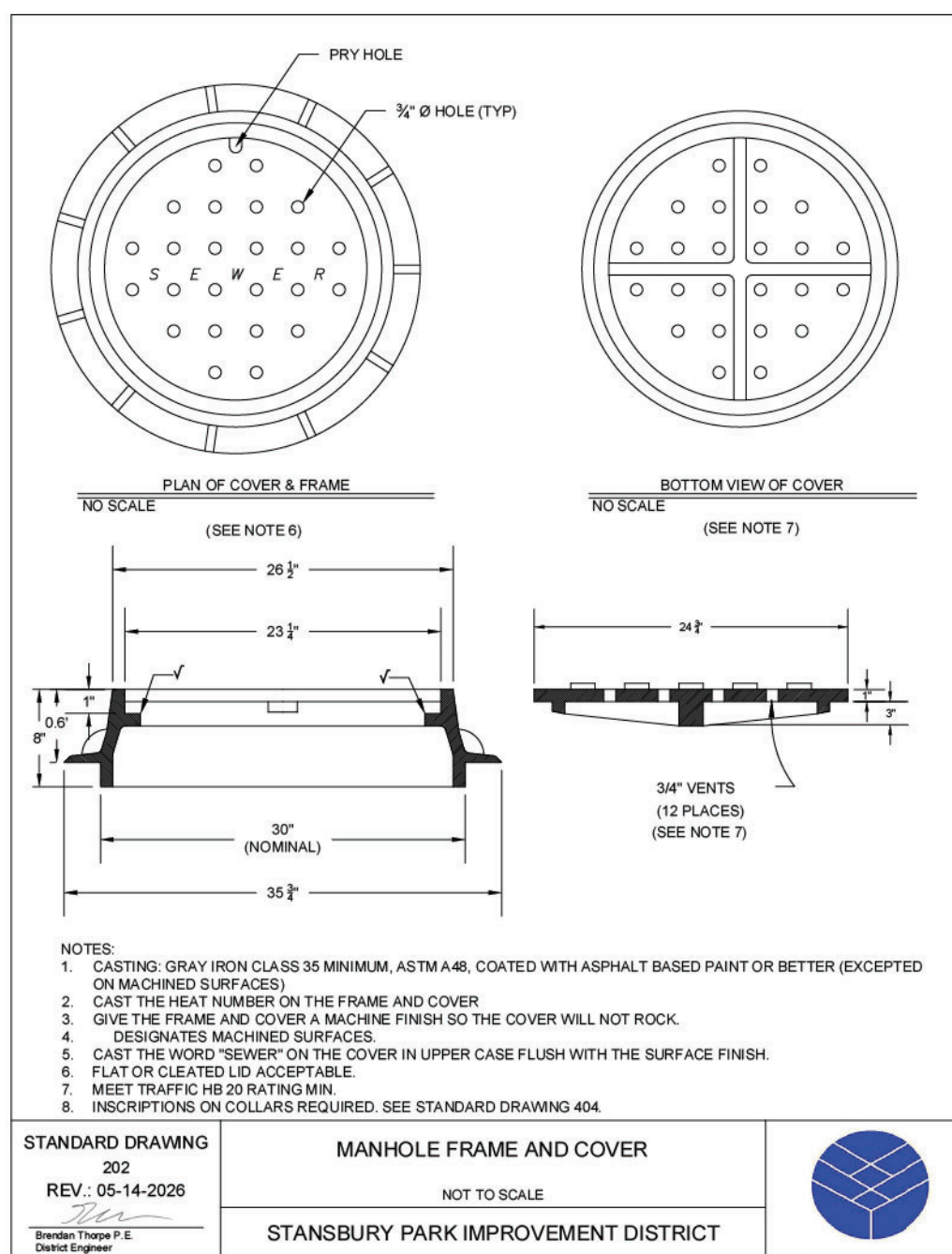
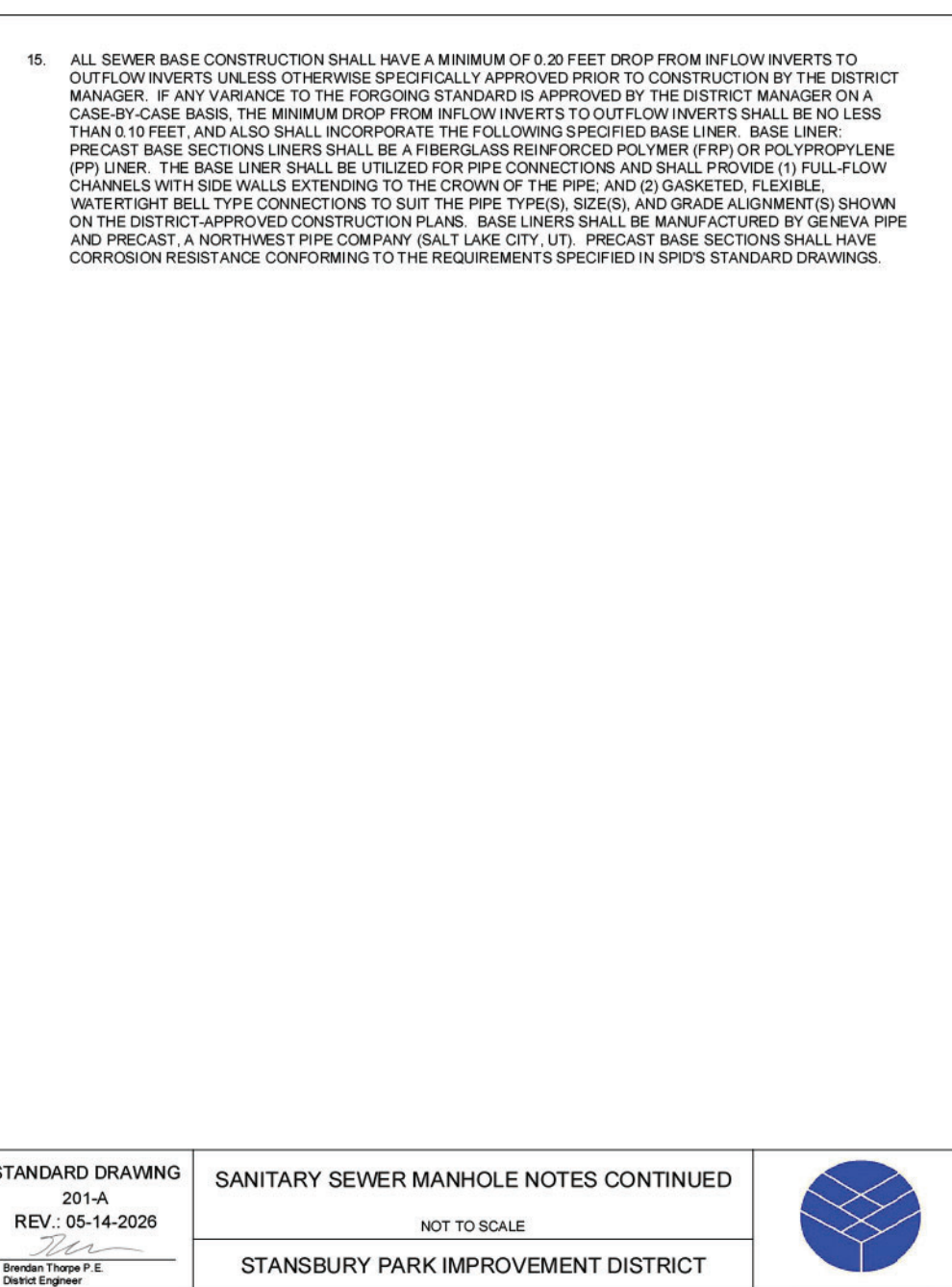
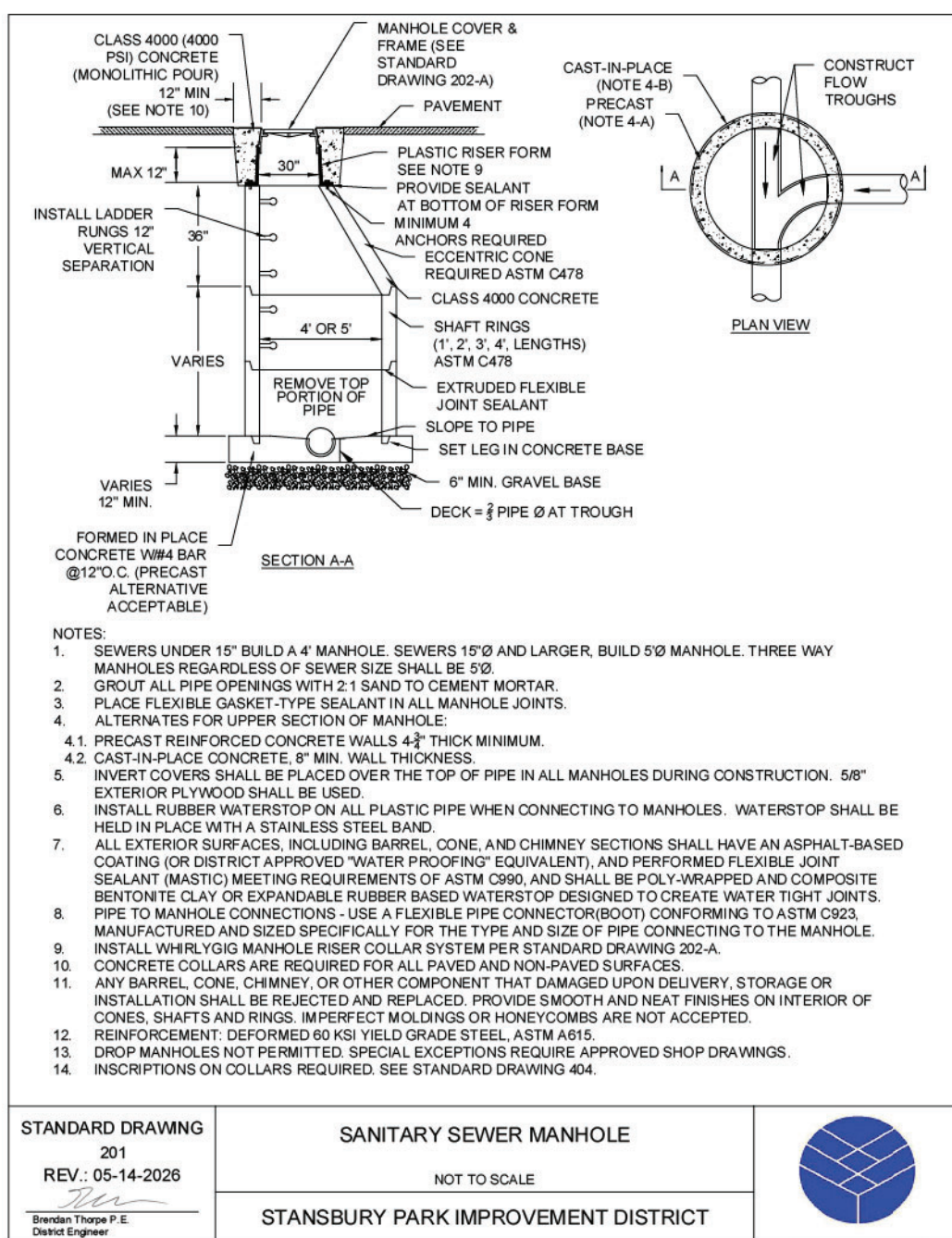
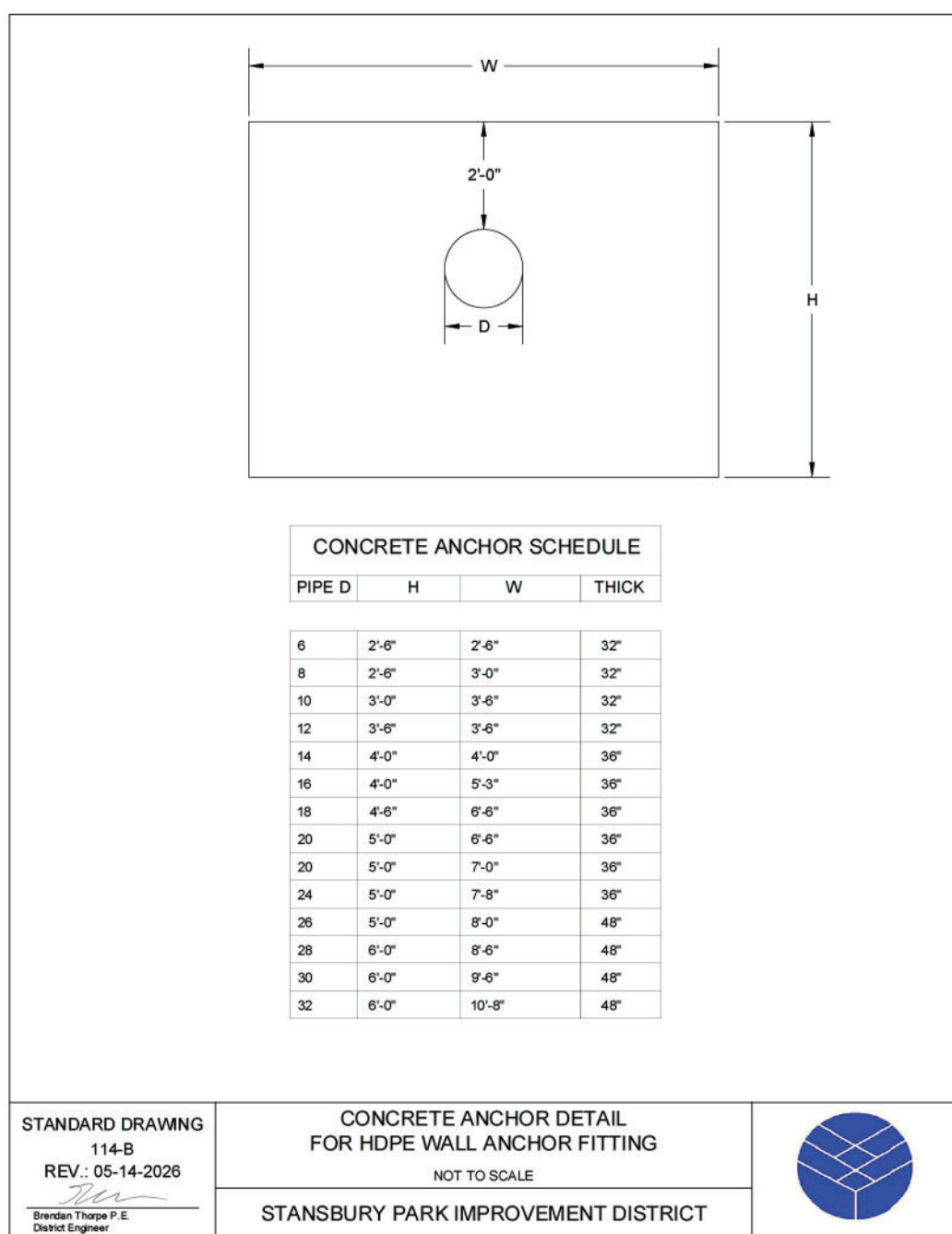
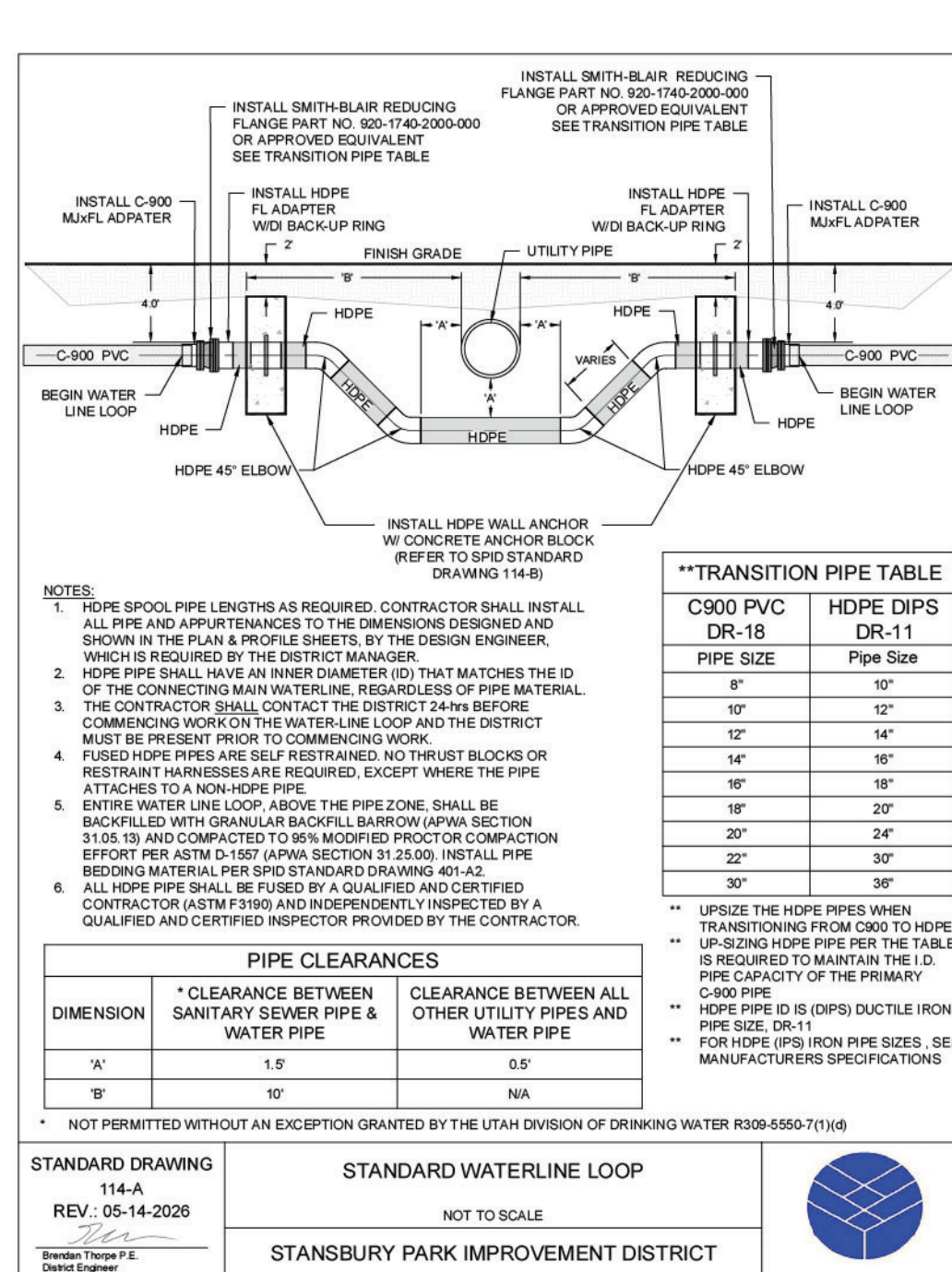
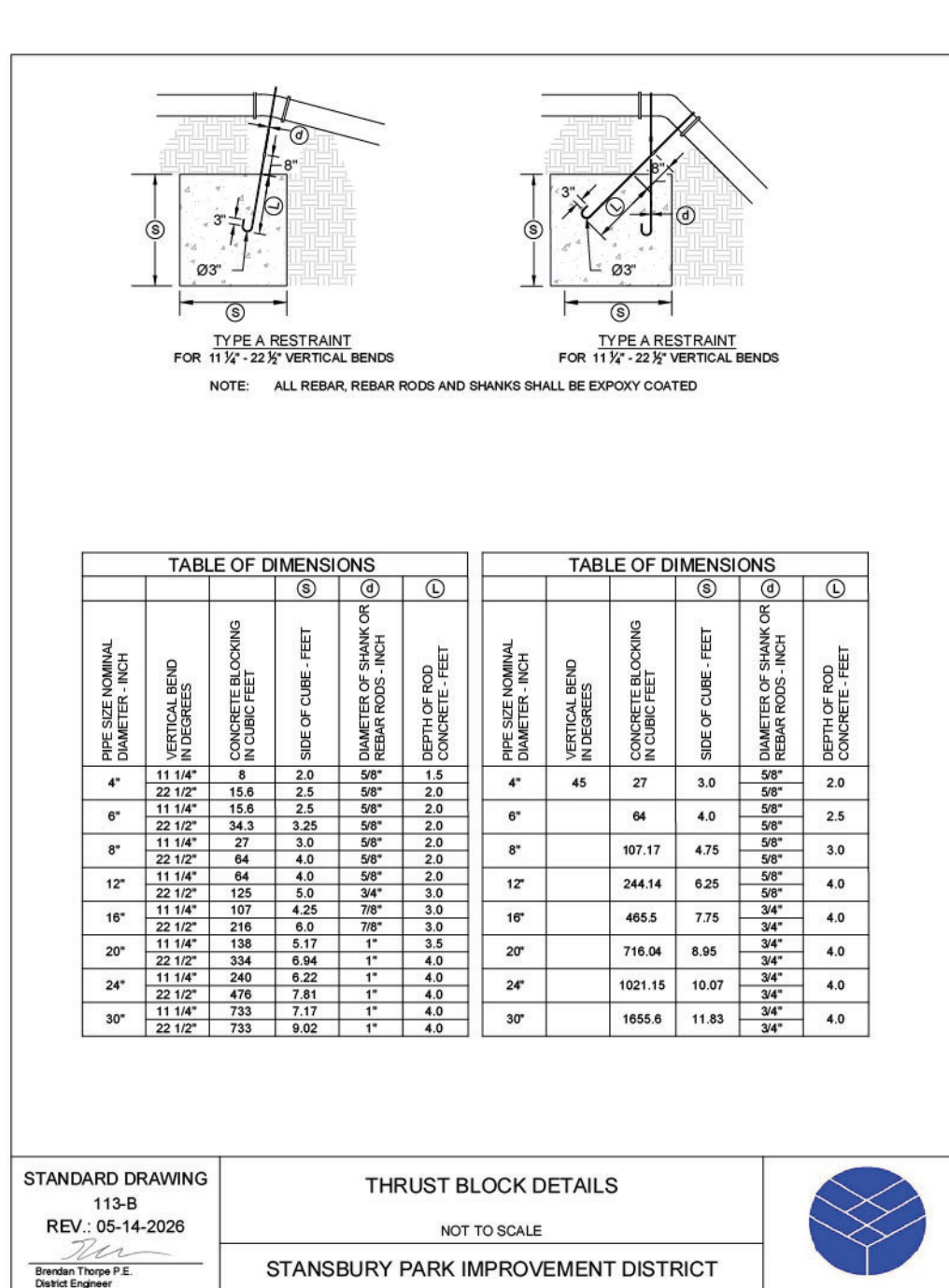
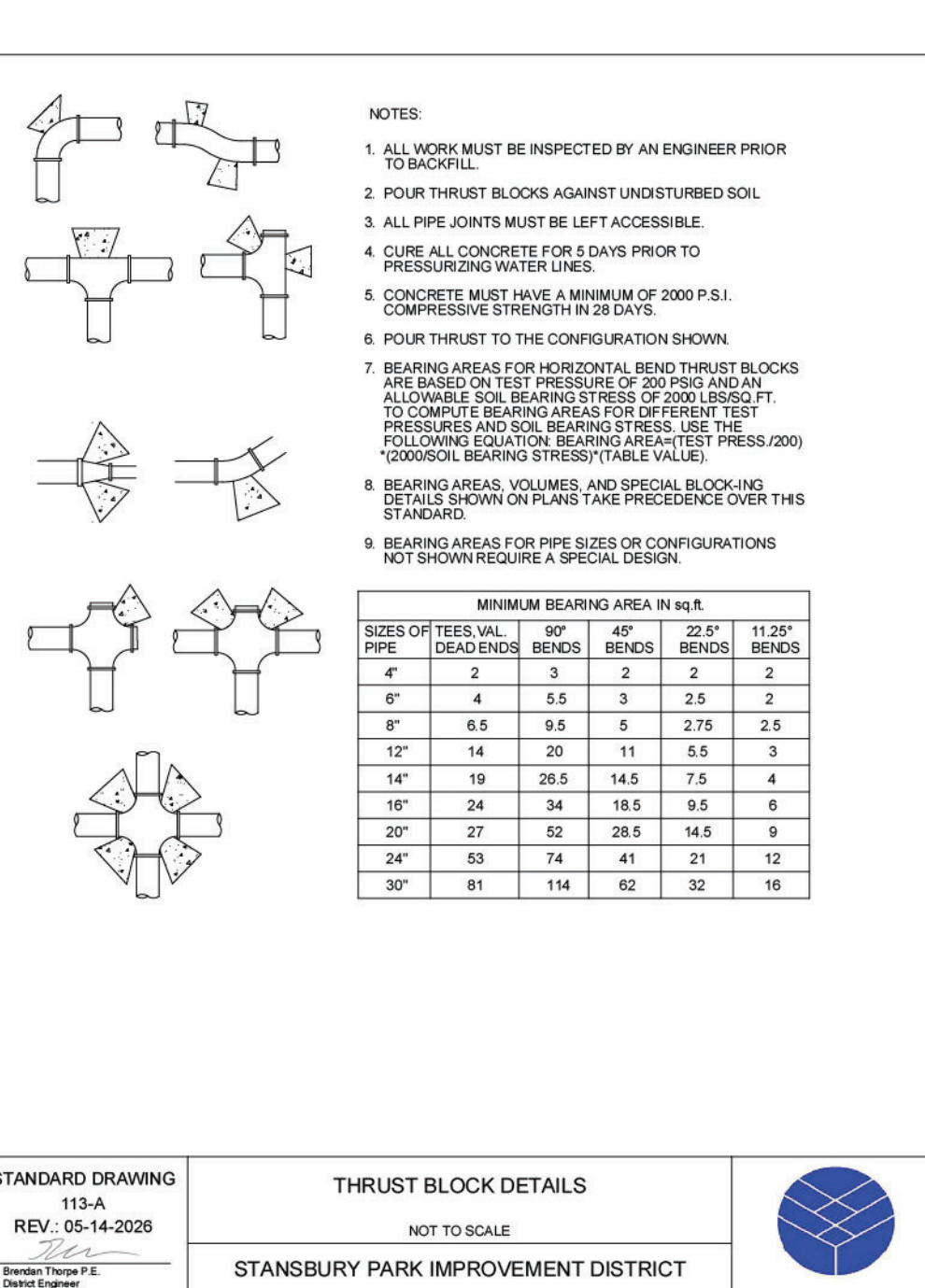
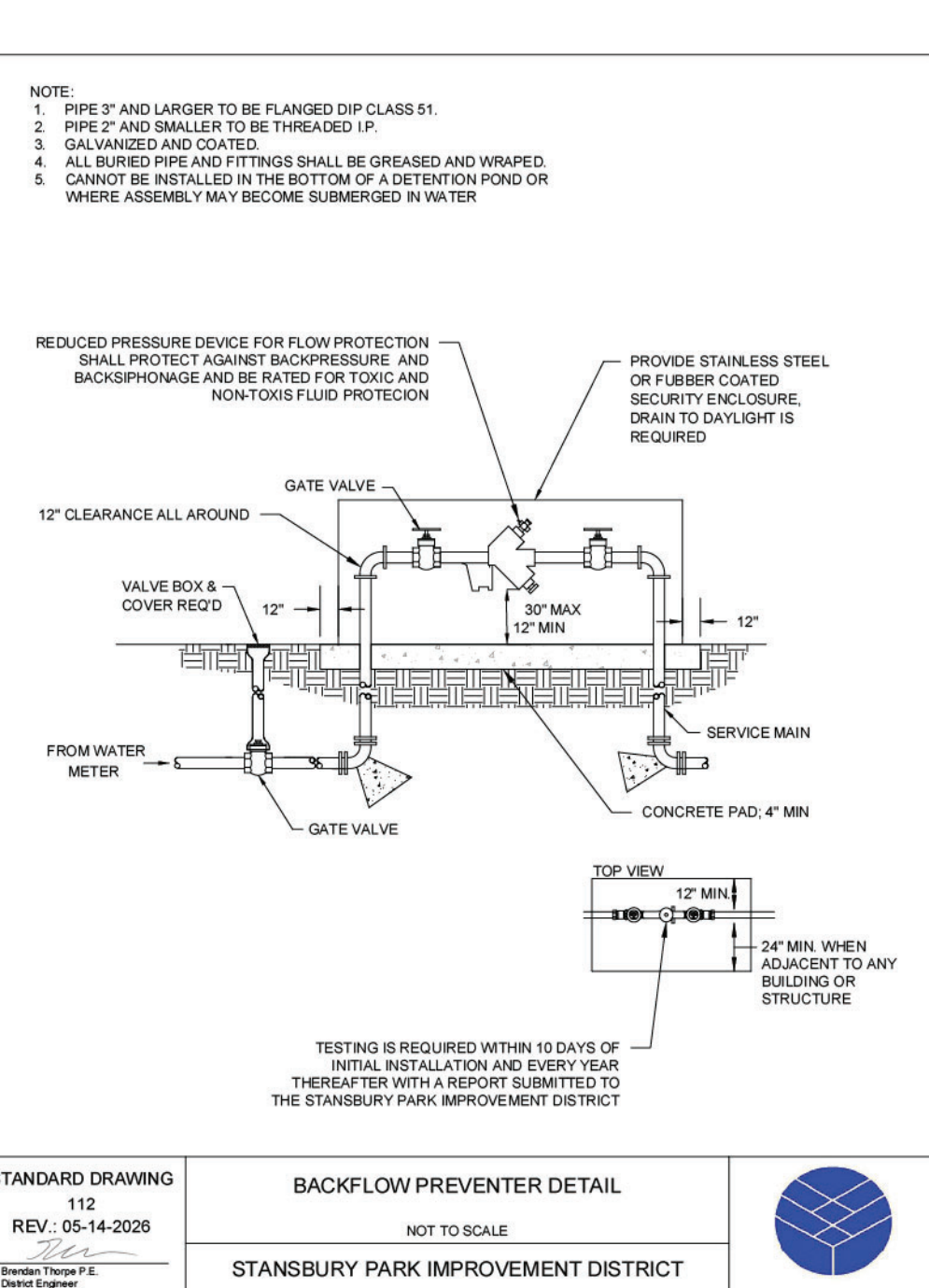
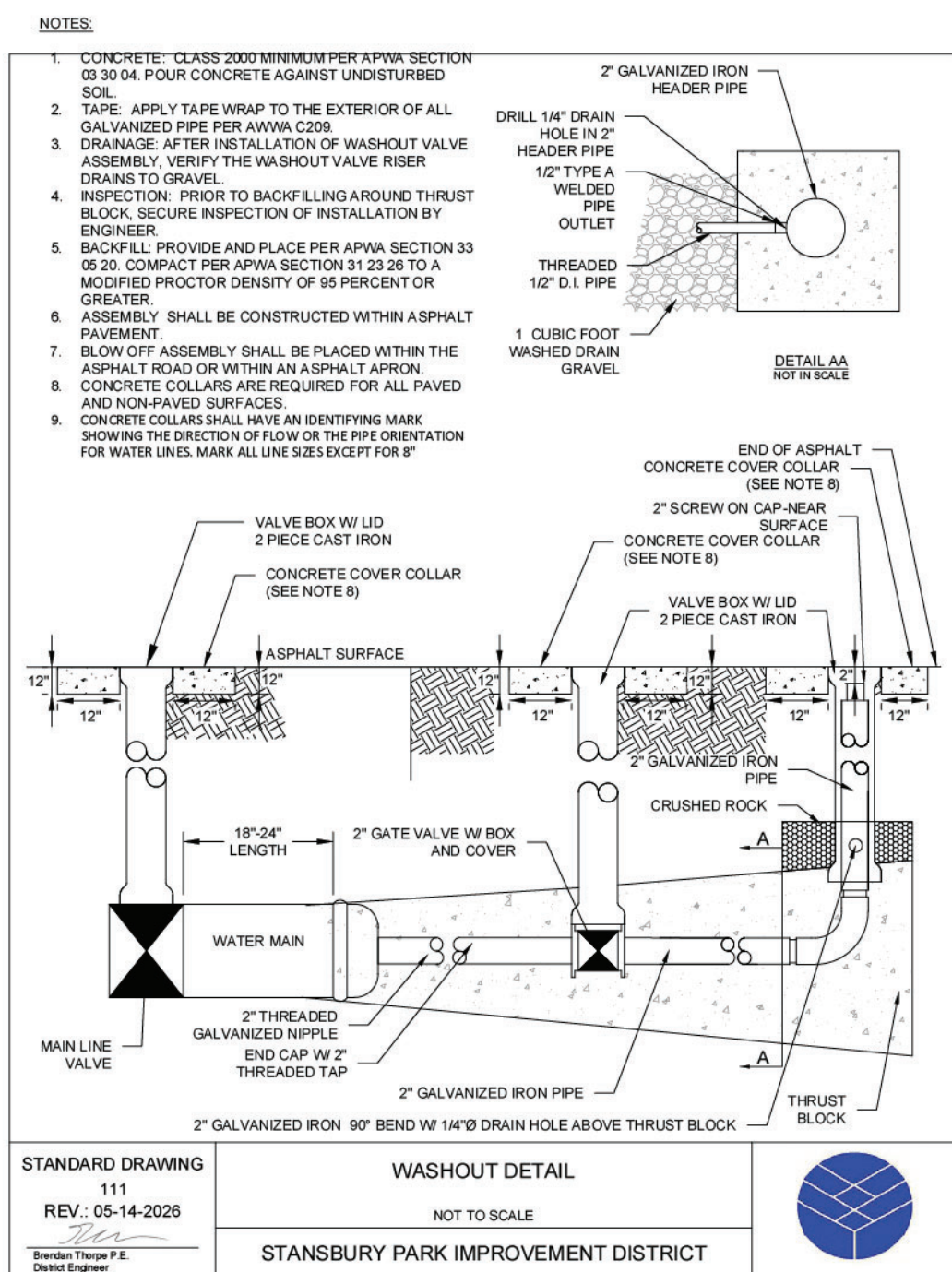
## Sagewood Village Phase 15 Details

|              |         |
|--------------|---------|
| PROJECT:     | 1650    |
| DRAWN BY:    | DJR     |
| REVIEWED BY: | PMO     |
| REVISIONS:   |         |
| No. DATE     | REMARKS |

DATE: July 17, 2026

SHEET NUMBER:  
**DT-1**





|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <div><p>2815 East 3300 South, Salt Lake City, UT 84109<br/>(801) 305-4670    <a href="http://www.edmpartners.com">www.edmpartners.com</a></p></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <hr/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <p><b>DEVELOPER:</b></p> <p>Ivory Development<br/>978 East Woodoak Lane<br/>Salt Lake City, UT 84117<br/>801-747-7000</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <div><div><b>IVORY<br/>HOMES</b></div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| <hr/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <p><b>NOTES:</b></p> <ol style="list-style-type: none"><li>1. This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.</li><li>2. All drinking water improvements shall conform with the standards and specifications of Stansbury Park Improvement District.</li><li>3. All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.</li><li>4. All improvements in the public right of way shall conform with the standards and specifications of Tooele County.</li><li>5. All private improvements shall conform to APWA standards and specifications.</li><li>6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.</li><li>7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGECC, Dated August 17, 2016 (Project # 1160512).</li></ol> |  |



**NOSE-ON SEWER LATERAL CONNECTION  
CORRUGATED BELL FOR GRAVITY APPLICATIONS**

**A. BELL END ACCEPTS CORRUGATED POLYETHYLENE, AND PVC CORRUGATED PIPE OR EQUIVALENT O.D. SPECIFICATIONS IN 4", 6", 8", 10", 12", 15", 18", 21", 24", 27" AND 30" SIZES.**

**B. CURVATURE VARIES WITH MAINLINE DIAMETERS.**

**C. SPOUT END PVC SDR 35, ASTM D3034 DIAMETERS: 4", 6", 8", 10", 12", 15", 18", 21", 24", 27" AND 30".**

**INSERTA-TEE**  
INSERTA-TEE | PO BOX 714  
DORNEILL, UT 84713  
PH: (801) 337-2116 FAX: (801) 339-3417  
SALES@INSERTATEE.COM

THIS STANDARD DETAIL DISCLOSES SUBJECT MATTER IN WHICH INSERTA-TEE HAS PROPRIETARY RIGHTS. MATCHES MANUFACTURER'S DRAWING DATE: 09/12/2013  
OWNERSHIP: PATENTS AND DESIGN BY ADS.

**INSERTA-TEE SIZE**

| INSERTA-TEE SIZE | HOLE DIAMETER    |
|------------------|------------------|
| 4" (100 mm)      | 4 1/2" (114 mm)  |
| 6" (150 mm)      | 6 5/2" (165 mm)  |
| 8" (200 mm)      | 8 5/2" (222 mm)  |
| 10" (250 mm)     | 10 5/2" (276 mm) |
| 12" (300 mm)     | 12 5/2" (327 mm) |
| 15" (375 mm)     | 15 5/2" (402 mm) |
| 18" (450 mm)     | 18 5/2" (503 mm) |
| 21" (525 mm)     | 22 5/2" (573 mm) |
| 24" (600 mm)     | 25 5/2" (643 mm) |
| 27" (675 mm)     | 28 5/2" (724 mm) |
| 30" (750 mm)     | 32 5/2" (826 mm) |

**PART NAME**

1. HUB ADAPTOR  
2. SECURING CLAMP\*\*  
3A. RUBBER SLEEVE  
3B. UPPER SEGMENT\*\*\*  
3C. LOWER SEGMENT\*\*\*  
3D. LOWER SEGMENT\*\*\* (NOT SHOWN) PIPE MANUFACTURER TO SUPPLY VALLEY GASKET

**MATERIALS**  
PVC SDR 26 ASTM D3034  
BAND SS #301  
SCREW SS #305  
HOUSING SS #301  
ASTM F477

**OPTIONAL #316 STAINLESS STEEL BAND, SCREW AND HOUSING**  
\*\*DISTANCE BETWEEN A AND B SHALL VARY BY PRODUCT TYPE  
\*\*\*WILL NOT APPEAR ON RUBBER SLEEVES FOR CONCRETE OR CLAY PIPE

**NOTES:**  
1. WHEN CONNECTING LATERALS TO EXISTING SEWER MAIN LINES, USE A NOSE-ON CONNECTION. INVERTS OF NEW LATERALS MUST BE MADE A 1000 AND 200 POSITIONS.  
2. FOR NOSE-ON CONNECTIONS TO AN EXISTING 18-INCH MAIN OR LARGER, THE CONNECTION SHALL BE MADE USING AN INSERTA-TEE FITTING. CONNECTIONS SHALL BE CORE DILLED. RUBBER SLEEVES - ASTM F477, BANDS - 301 SS, SCREWS - 305 SS, HOUSING 301 SS, AND GASKETS - ASTM F477.  
3. FOR NOSE-ON CONNECTIONS TO AN EXISTING 8-INCH OR 10-INCH PVC MAIN, THE CONNECTION SHALL BE MADE BY FORMING A FACTORY TIE INTO THE MAIN USING SUPPLEMENTARY COUPLINGS. FENVO-TYPE COUPLINGS ARE NOT PERMITTED.  
4. FOR NOSE-ON CONNECTIONS TO AN EXISTING 8 OR 9-INCH CONCRETE OR VITRIFIED CLAY MAIN, CONNECTION SHALL BE MADE USING AN INSERTA-TEE. THE MAIN USING SUPPLEMENTARY COUPLINGS. FENVO-TYPE COUPLINGS ARE NOT PERMITTED.  
5. FOR NOSE-ON CONNECTIONS TO ANY OTHER TYPE OF PIPE SHALL BE APPROVED BY THE SPD.  
6. INSTALL 1/4-INCH ROCK, 6 INCHES BELOW THE SEWER LATERAL ON UNDISTURBED GRADE (I.E. USING A FLAT BLADE SHOVEL), OR COMPACT GRADE AT BOTTOM OF UTILITY TRENCH PRIOR TO BACKFILL, AND PIPE INSTALLATION. LOCKS ON NON-COMPACTED SURFACES AT BOTTOM OF TRENCH IS PROHIBITED. INSTALL 1/4-INCH ROCK 1.0 FOOT MINIMUM ABOVE THE TOP OF THE LATERAL.  
7. RECOMMENDED METHOD OF CUTTING HOLE IS WITH HOLE SAW FOR PVC AND OTHER PLASTICS, AND DIAMOND BIT FOR CONCRETES, CLAY, PIPE AND D.I. (SEE MANUFACTURER'S INSTALLATION INSTRUCTIONS).

**STANDARD DRAWING 207-B**  
REV.: 05-14-2026  
STANSBURY PARK IMPROVEMENT DISTRICT

**SPECIAL PROVISION TO APWA SECTION 33 08 00,  
PART 3.3 "GRADE AND ALIGNMENT TESTING"**

STANSBURY PARK IMPROVEMENT DISTRICT ADOPTS THE APWA STANDARD SPECIFICATION 33 08 00 FOR COMMISSIONING OF SEWER AND STORM DRAIN LINES, WITH THE FOLLOWING AMENDMENTS:  
TOLERANCES FOR PIPE PLACEMENT ARE AS FOLLOWS:

| DESIGN GRADE                                          | GRADE                | ALIGNMENT         | SLOPE CERTIFICATION REQUIRED (PER SPD STD DWG 208-B) |
|-------------------------------------------------------|----------------------|-------------------|------------------------------------------------------|
| GREATER THAN 1%                                       | 1/2 INCH IN 10 FT    | 1" FROM TRUE LINE | NO                                                   |
| 0.5 TO 1%                                             | 1/2 INCH IN 10 FEET  | 1" FROM TRUE LINE | NO                                                   |
| LESS THAN 0.5%, BUT GREATER THAN MINIMUM DESIGN SLOPE | 1/2 INCH IN 100 FEET | 1" FROM TRUE LINE | NO                                                   |
| AT MINIMUM ALLOWED DESIGN SLOPE                       | 1/2 INCH IN 100 FEET | 1" FROM TRUE LINE | YES                                                  |

**NOTES:**  
A. GRADE DOES NOT RESULT IN A LEVEL OR REVERSE SLOPING INVERT. STANDING WATER IS EVIDENCE OF NON-COMPLIANCE.  
B. FOR CULVERTS, INCREASE TOLERANCES BY 50 PERCENT.  
C. SPD STRICTLY ENFORCES STANDARD APWA NOTES A AND B AND MAINTAINS A "ZERO" TOLERANCE AND NON-ACCEPTANCE POLICY FOR FLAT BELLES AND FLAT ZONES/SPOTS IN PIPELINES. CONTRACTOR SHALL CORRECT NON-COMPLYING WORK, AND RETELEVISE THE CORRECTED WORK UNTIL WORK IS IN COMPLIANCE. TO SUPPLY VALLEY GASKET.

**DISTRICT'S MINIMUM ALLOWED DESIGN SLOPE**

| PIPE SIZE | MINIMUM DESIGN SLOPE |
|-----------|----------------------|
| 8"        | 0.25%                |
| 10"       | 0.25%                |
| 12"       | 0.22%                |
| 14"       | 0.17%                |
| 15"       | 0.15%                |

**DISTRICT'S MINIMUM ALLOWED DESIGN SLOPE (CONT)**

| PIPE SIZE | MINIMUM DESIGN SLOPE |
|-----------|----------------------|
| 16"       | 0.14%                |
| 18"       | 0.12%                |
| 21"       | 0.10%                |
| 24"       | 0.08%                |

**STANDARD DRAWING 208-A**  
REV.: 05-14-2026  
STANSBURY PARK IMPROVEMENT DISTRICT

**SECTION 01 45 00 S  
(SPECIAL PROVISIONS)  
SLOPE CERTIFICATION (SURVEY)**

**PART 1 GENERAL**

**1.1 SECTION INCLUDES**  
A. CONTRACTOR RESPONSIBILITIES FOR QUALITY AND QUALITY ASSURANCE RELATING CONSTRUCTED SEWER PIPE SLOPES.  
B. USE STANDARD INDUSTRY PRACTICES AND TOLERANCES FOR SPECIFIED SURVEYING METHODS.  
C. DO NOT EXCEED SURVEYING, IF IN ENGINEER'S OPINION, WORK IS NOT BEING ADEQUATELY CONTROLLED.

**1.2 QUALITY ASSURANCE**  
A. EMPLOY AND INDEPENDENT LICENSED AND SURVEYOR TO ASSURE "AS-BUILT" PIPE SLOPES CONFORM TO PLANS AND SPECIFICATIONS.  
B. WHEN MANHOLES ARE SPACED MORE THAN 200 FEET APART, SURVEY THE MIDPOINT, OR NEAR THE MIDPOINT OF THE SEWER LINE BETWEEN MANHOLES.  
C. CALCULATE PIPE SLOPES BETWEEN EACH ELEVATION MEASUREMENT.  
D. COORDINATE WITH CONTRACTOR AND CORRECT ANY WORK PRIOR TO ABOVE PIPE BACKFILL.  
E. CERTIFICATION SHALL BE SUBMITTED TO SPD AND APPROVED FOR EACH RUN OF PIPE "MANHOLE TO MANHOLE". BEFORE ABOVE PIPE BACKFILL IS PLACED, AND CONTRACTOR COMMENCES THE INSTALLATION OF THE NEXT RUN OF PIPE "MANHOLE TO MANHOLE".

**1.3 SURVEYING PROFESSIONAL**  
A. PROVIDE SUFFICIENT PERSONNEL AND COOPERATE WITH ENGINEER AND CONTRACTOR IN PERFORMING DAILY SURVEYS.  
B. CORRELATE CERTIFICATIONS WITH OWNER'S SURVEYS AND INSPECTIONS.  
C. WHEN AN OUT-OF-TOLERANCE CONDITION EXISTS, PERFORM ADDITIONAL SURVEYS UNTIL TOLERANCE IS ATTAINED.  
D. REPORT ANY NON-COMPLIANCE PIPE LINE SLOPES TO CONTRACTOR AND ENGINEER IMMEDIATELY.

**1.4 SUBMITTALS - SURVEY PROFESSIONAL**  
A. USE ONLY A TOTAL STATION OR LINE LEVEL LOOP WITH A "BEST SURVEY" STANDARD MARGIN OF ERROR EQUAL TO 1/8".  
B. GPS SYSTEM NOT ALLOWED.  
C. PRIOR TO ANY ABOVE PIPE BACKFILL, SURVEY ELEVATION OF CONSTRUCTED PIPE AT EACH MANHOLE, INCLUDING ALL SEWER LINE USES OF PIPE.  
D. WHEN MANHOLES ARE SPACED MORE THAN 200 FEET APART, SURVEY THE MIDPOINT, OR NEAR THE MIDPOINT OF THE SEWER LINE BETWEEN MANHOLES.  
E. CALCULATE PIPE SLOPES BETWEEN EACH ELEVATION MEASUREMENT.  
F. COORDINATE WITH CONTRACTOR AND CORRECT ANY WORK PRIOR TO ABOVE PIPE BACKFILL.  
G. CERTIFICATION SHALL BE SUBMITTED TO SPD AND APPROVED FOR EACH RUN OF PIPE "MANHOLE TO MANHOLE". BEFORE ABOVE PIPE BACKFILL IS PLACED, AND CONTRACTOR COMMENCES THE INSTALLATION OF THE NEXT RUN OF PIPE "MANHOLE TO MANHOLE".

**1.5 SUBMITTALS - SURVEY PROFESSIONAL**  
A. SEWER CERTIFICATION SHEET  
1. NAME, ADDRESS AND TELEPHONE NUMBER OF SURVEY PROFESSIONAL  
2. DATE OF SURVEY  
3. CERTIFICATION NUMBER  
4. DATE OF SURVEY  
5. SURVEY DATUM AND CONTROL  
6. SURVEY INFORMATION IN THE FOLLOWING TABULAR FORM:  
7. CERTIFICATION NARRATIVE BY SURVEYOR  
8. SUBMITTAL SCHEDULE  
9. CONTRACTOR'S RESPONSIBILITY  
A. SEWER LINES CONSTRUCTION THAT DO NOT MEET THE GRADE AND ALIGNMENT TOLERANCES IDENTIFIED IN STANDARD DRAWING 208-A SHALL BE CORRECTED AND RESURVEYED AND CERTIFIED.  
B. THE DEVELOPER WILL PROVIDE STAKING OF CRITICAL SLOPE SEWERS AT OR NEAR MINIMUM DESIGN SLOPES.  
C. USE ONLY A TOTAL STATION OR LINE LEVEL LOOP WITH A "BEST SURVEY" STANDARD MARGIN OF ERROR EQUAL TO 1/8".  
D. GPS SYSTEM NOT ALLOWED.

| MANHOLE # | INVERT DIRECTION | AS-BUILT ELEVATION | DESIGN ELEVATION | Δ |
|-----------|------------------|--------------------|------------------|---|
|           |                  |                    |                  |   |

| PIPE RUN | PIPE LENGTH | AS-BUILT % | DESIGN % | Δ |
|----------|-------------|------------|----------|---|
|          |             |            |          |   |

**STANDARD DRAWING 208-B**  
REV.: 05-14-2026  
STANSBURY PARK IMPROVEMENT DISTRICT

**Inspection Report**

| Date       | Project No. | Weather        | Surveyor's Name | File Segment Reference | Section No.  |
|------------|-------------|----------------|-----------------|------------------------|--------------|
| 05/14/2026 | 209         | Bunny Customer | System Owner    | Date Checked           | Pre-Checking |

**Sheet 001**  
City: 88108 CANTON, OH  
Loc. details: Use of Sewer  
Year Installed: 1999  
Year Modified: 2000  
Loc. details: Flow Control  
Loc. details: Length surveyed

**1.885 Position**

| Position | Observation                                            | Photo |
|----------|--------------------------------------------------------|-------|
| 0.00     | Upstream Manhole Survey Point                          |       |
| 69.80    | Tap Factory Mdn, at 10' offset, ~ 4"                   |       |
| 73.00    | Water Level, Sag in pipe, 15' Not cross sectional area |       |
| 112.00   | Tap Factory Mdn, at 10' offset, ~ 4"                   |       |
| 152.80   | Tap Factory Mdn, at 10' offset, ~ 4"                   |       |
| 182.10   | Tap Factory Mdn, at 10' offset, ~ 4"                   |       |
| 202.40   | Water Level, Sag in pipe, 20' Not cross sectional area |       |
| 254.60   | Tap Factory Mdn, at 10' offset, ~ 4"                   |       |
| 300.40   | Water Level, Sag in pipe, 15' Not cross sectional area |       |
| 339.00   | Tap Factory Mdn, at 10' offset, ~ 4"                   |       |
| 359.00   | Tap Factory Mdn, at 10' offset, ~ 4"                   |       |
| 369.10   | Downstream Manhole, Survey Ends                        |       |

**NOTE:**  
A CCTV LOG IS REQUIRED FOR ALL MAINLINE SEWERS. THIS IS AN EXAMPLE OF A TYPICAL LOG OR VIDEO INSPECTION REQUIRED BY SPD. TO BE PROVIDED BY A NASSCO PACAP CERTIFIED COMPANY, AND ITS PERSONNEL.

**STANDARD DRAWING 209**  
REV.: 05-14-2026  
STANSBURY PARK IMPROVEMENT DISTRICT

**MANHOLE CORE CUT**

**NOTES:**  
1. SPD IS REQUIRED TO BE ON SITE DURING ANY WORK ASSOCIATED WITH MANHOLE CORE CUTTING.

**STANDARD DRAWING 211**  
REV.: 05-14-2026  
STANSBURY PARK IMPROVEMENT DISTRICT

**CLEANOUT BOX LAYOUT**

**NOTES:**  
1. MINIMUM DIMENSION "B" IS 3'-0".  
2. BOTH PRECAST AND CAST-IN-PLACE BOXES ARE ACCEPTABLE AND REQUIRE SHOP DRAWINGS.  
3. LADDER RUNGS ARE REQUIRED IN ALL BOXES OVER 4'-0" DEEP. BOTTOM RUNGS SHALL BE LOCATED 6" ABOVE PIPE. LADDER RUNGS CANNOT BE EMBEDDED IN IN-PLACE BOXES AND MUST BE EMBEDDED IN WALLS 8 INCHES THICKER OR GREATER.  
4. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH STANSBURY PARK IMPROVEMENT DISTRICT STANDARD SPECIFICATIONS.  
5. ALL CONCRETE SHALL BE CLASS 4000 PER SECTION 301-A OF A.P.W.A. STANDARD SPECIFICATIONS.  
6. A JUNT CLEANOUT BOX SHALL INCLUDE MANHOLE COVER FRAME, MANHOLE RINGS IF REQUIRED, ADJUSTMENT OF MANHOLE TO GRADE, GRADE ADJUSTMENT IN CONCRETE COLLAR, AND BOX COMPLETE.  
7. SEE STANDARD DRAWING 301-C FOR MANHOLE STEP LADDER RUNGS.  
8. ALL CONCRETE SHALL BE CLASS 4000 PER SECTION 301-A OF A.P.W.A. STANDARD SPECIFICATIONS.  
9. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES.  
10. INSCRIPTIONS ON COLLARS REQUIRED. SEE STANDARD DRAWING 404.  
11. CONCRETE COLLARS SHALL HAVE AN IDENTIFYING MARK SHOWING THE DIRECTION OF FLOW OR THE PIPE ORIENTATION FOR WATER LINES. MARK ALL LINE SIZES EXCEPT FOR 8".

**STANDARD DRAWING 301-A**  
REV.: 05-14-2026  
STANSBURY PARK IMPROVEMENT DISTRICT

**CLEANOUT BOX REBAR INSTALLATION**

**NOTES:**  
1. BARS USED AROUND OPENINGS MUST BE THE SAME SIZE AS THE LARGEST SIZE BAR IN ADJACENT WALL OR SLAB.  
2. MINIMUM EMBEDMENT LENGTH FOR ALL BARS IS 1'-0".  
3. ALL REINFORCING STEEL SHALL BE INTERMEDIATE GRADE (by 60,000 PSI (fy = 24,000 PSI)).  
4. FIELD CUT OR GRID REINFORCING STEEL AS NECESSARY TO CLEAR PIPES AND MAINTAIN 2" MINIMUM CLEARANCE.  
5. SEE SHEET #1 FOR DIMENSIONS.  
6. SEE SHEET #3 FOR MANHOLES STEP DETAILS.  
7. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH STANSBURY PARK IMPROVEMENT DISTRICT STANDARD SPECIFICATIONS.  
8. ALL BOXES LOCATED UNDER STREET PAVEMENT SHALL BE CONSTRUCTED WITH EPOXY COATED STEEL BARS.

| DIMENSION       | BAR AND SIZE SPACING | WALL THICKNESS |
|-----------------|----------------------|----------------|
| 6" x 3' to 6"   | #5 @ 12" x #5 @ 12"  | 8"             |
| 7" x 3' to 6"   | #5 @ 12" x #5 @ 12"  | 8"             |
| 8" x 3' to 6"   | #5 @ 12" x #5 @ 12"  | 8"             |
| 9" x 3' to 6"   | #5 @ 12" x #5 @ 12"  | 8"             |
| 10" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 11" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 12" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 13" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 14" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 15" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 16" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 17" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 18" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 19" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 20" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 21" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 22" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 23" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 24" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 25" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 26" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 27" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 28" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 29" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 30" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 31" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 32" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 33" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 34" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 35" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 36" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 37" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 38" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 39" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 40" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 41" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 42" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 43" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 44" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 45" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 46" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 47" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 48" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 49" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 50" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 51" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 52" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 53" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 54" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 55" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 56" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 57" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 58" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 59" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 60" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 61" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 62" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 63" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 64" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 65" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 66" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 67" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 68" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 69" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 70" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 71" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 72" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 73" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 74" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 75" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 76" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 77" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 78" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 79" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 80" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 81" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 82" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 83" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 84" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 85" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 86" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 87" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 88" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 89" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 90" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 91" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 92" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 93" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 94" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 95" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 96" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 97" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 98" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 99" x 3' to 6"  | #5 @ 12" x #5 @ 12"  | 8"             |
| 100" x 3' to 6" | #5 @ 12" x #5 @ 12"  | 8"             |

**STANDARD DRAWING 301-B**  
REV.: 05-14-2026  
STANSBURY PARK IMPROVEMENT DISTRICT

**CLEANOUT BOX MANHOLE STEP DETAIL**

**NOTES:**  
1. ALL MANHOLE STEPS SHALL PROTRUDE 9" FROM INSIDE FACE OF THE STRUCTURE WALL AND SHALL BE EMBEDDED A MINIMUM OF 4" INTO THE STRUCTURE WALL.  
2. MANHOLE STEPS SHALL BE CAPABLE OF WITHSTANDING A SINGLE CONCENTRATED LOAD OF 300 POUNDS APPLIED AT A DISTANCE OF 5" FROM THE FACE OF THE STRUCTURE WALL.  
3. STEPS ARE TO BE VERTICALLY ALIGNED AND UNIFORMLY SPACED WITH A MINIMUM SPACING OF 12" AND A MAXIMUM SPACING OF 16" UNLESS SHOWN OTHERWISE ON STRUCTURE PLANS.  
4. MANHOLE STEPS MAY BE CAST-IN-PLACE, OR GROUDED INTO STRUCTURE WALL IN SUCH A MANNER AS TO PREVENT PULLOUT UNDER A LOAD OF 300 POUNDS APPLIED 5" FROM THE FACE OF THE STRUCTURE WALL.  
5. STEEL REINFORCING OF MANHOLE STEPS SHALL CONFORM TO ASTM DESIGNATION A-615, GRADE 60 PLASTIC COATING OF MANHOLE STEPS SHALL CONFORM TO ASTM DESIGNATION D-146, TYPE I GRADE 1800S.  
6. DIMENSIONS SHOWN MAY VARY ACCORDING TO MANUFACTURER'S DESIGN.

**STANDARD DRAWING 301-C**  
REV.: 05-14-2026  
STANSBURY PARK IMPROVEMENT DISTRICT

**SINGLE GUTTER-INLET BOX**

**NOTES:**  
1. TOP TO BE POURED SEPARATE FROM WALLS. FLOOR MAY BE POURED WITH WALLS. ALL CONCRETE TO BE APWA CLASS 4000 WITH REINFORCING STEEL ASTM A615, GRADE 60, DEFORMED.  
2. ONLY CAST-IN-PLACE BOXES ARE ACCEPTABLE AND REQUIRE SHOP DRAWINGS.  
3. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH STANSBURY PARK IMPROVEMENT DISTRICT STANDARD SPECIFICATIONS.  
4. ALL CONCRETE SHALL BE CLASS 4000 PER SECTION 301-A OF A.P.W.A. STANDARD SPECIFICATIONS.  
5. A JUNT CLEANOUT BOX SHALL INCLUDE MANHOLE COVER FRAME, MANHOLE RINGS IF REQUIRED, ADJUSTMENT OF MANHOLE TO GRADE, GRADE ADJUSTMENT IN CONCRETE COLLAR, AND BOX COMPLETE.  
6. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES.  
7. INSCRIPTIONS ON COLLARS REQUIRED. SEE STANDARD DRAWING 404.

**STANDARD DRAWING 302**  
REV.: 05-14-2026  
STANSBURY PARK IMPROVEMENT DISTRICT

**DOUBLE GUTTER-INLET BOX**

**NOTES:**  
1. TOP TO BE POURED SEPARATE FROM WALLS. FLOOR MAY BE POURED WITH WALLS. ALL CONCRETE TO BE APWA CLASS 4000 WITH REINFORCING STEEL ASTM A615, GRADE 60, DEFORMED.  
2. ONLY CAST-IN-PLACE BOXES ARE ACCEPTABLE AND REQUIRE SHOP DRAWINGS.  
3. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH STANSBURY PARK IMPROVEMENT DISTRICT STANDARD SPECIFICATIONS.  
4. ALL CONCRETE SHALL BE CLASS 4000 PER SECTION 301-A OF A.P.W.A. STANDARD SPECIFICATIONS.  
5. A JUNT CLEANOUT BOX SHALL INCLUDE MANHOLE COVER FRAME, MANHOLE RINGS IF REQUIRED, ADJUSTMENT OF MANHOLE TO GRADE, GRADE ADJUSTMENT IN CONCRETE COLLAR, AND BOX COMPLETE.  
6. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES.  
7. INSCRIPTIONS ON COLLARS REQUIRED. SEE STANDARD DRAWING 404.

**STANDARD DRAWING 303**  
REV.: 05-14-2026  
STANSBURY PARK IMPROVEMENT DISTRICT

**BICYCLE-SAFE GRATING AND FRAME**

**NOTES:**  
1. GREY IRON CASTING ASTM A48 CLASS 20 MIN.  
2. COAT ALL PARTS WITH ASPHALTUM PAINT.

**STANDARD DRAWING 304**  
REV.: 05-14-2026  
STANSBURY PARK IMPROVEMENT DISTRICT

**STORM DRAIN CATCH BASIN, BOXES AND CLEANOUTS (SPECIFICATIONS)**

**NOTES:**  
1. JOINTS: PLACE FLEXIBLE GASKET-TYPE SEALANT IN ALL SECTION JOINTS.  
2. WATER STOPS: INSTALL WATER STOPS ON ALL PLASTIC PIPES WHEN CONNECTING PLASTIC PIPES TO CLEANOUT BOXES PER STANDARD DRAWING 403. HOLD WATER STOP IN PLACE WITH STAINLESS STEEL BANDS.  
3. PIPE CONNECTIONS: GROUT ALL CONCRETE AND PLASTIC PIPE OPENINGS. EXTEND GROUT APRON 4 INCHES MINIMUM FROM EXTERIOR FACE OF BOX.  
4. BACKFILL: PROVIDE BACKFILL AGAINST ALL OF THE BOX WALLS, PER GRAVEL AND RECYCLED RAP. BACKFILL IS NOT ALLOWED. WATER SETTING IS NOT ALLOWED. MAXIMUM LIFT THICKNESS IS 8 INCHES BEFORE COMPACTION. COMPACTION IS 95 PERCENT OR GREATER RELATIVE TO A STANDARD PROCTOR DENSITY.  
5. ACCEPTANCE: REJECTION ANY BOX SECTIONS OR COMPONENTS THAT ARE DAMAGED UPON DELIVERY, STORAGE, OR INSTALLATION SHALL BE REJECTED AND REPLACED.  
6. CORE HOLES:  
6.1. PROVIDE CORE HOLES THAT ARE AT LEAST 4" LARGER THAN ATTACHING OUTER PIPE DIAMETER. CUT CORE HOLES AT THE MANUFACTURING PLANT UNLESS ENGINEER PERMITS FIELD



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THE NOTES ON THIS SHEET REFER TO THE TRENCH SECTION PROVIDED ON STANDARD DRAWING 401-A1

NOTES:

1. TRACKING WIRE SHALL BE CONTINUOUS WITH WIRELOOP PLACED AT THE BASE OF THE HYDRANT.
2. CONTRACTOR SHALL CONFORM TO THE STATE OF UTAH RULES FOR DRINKING WATER FACILITY CONSTRUCTION DESIGN AND OPERATION, 2020-2021.
3. CONTRACTOR TO NOTIFY SPD FOR CHLORINE TEST PRIOR TO FLUSHING LINES.
4. CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL, AWWA STD. D691, BACTERIAL TOTAL COLIFORM TEST REQUIRED FOR NEW WATER LINES.
5. ABOVE THE PIPE ZONE MATERIAL MAY BE NATIVE SOILS ONLY WHEN OUTSIDE OF PAVED SURFACES OR SURFACES THAT ARE NOT STRUCTURALLY LOADED.
6. UNDER NO CIRCUMSTANCES SHALL THE PIPE OR ACCESSORIES BE DROPPED INTO THE TRENCH.
7. DUCTILE IRON PIPE SHALL BE INSTALLED PER AWWA STANDARD C900-05, "INSTALLATION OF DUCTILE IRON WATER MAINS AND THEIR APPURTENANCES".
8. PVC PIPE SHALL BE INSTALLED PER ASTM D2774, "RECOMMENDED PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PRESSURE PIPE AND PVC PIPE" AND THE PROVISIONS OF THE FOLLOWING PUBLICATION SHALL BE FOLLOWED FOR PVC PIPE DESIGN AND INSTALLATION: "PVC PIPE DESIGN AND INSTALLATION, AWWA MANUAL M22002, PUBLISHED BY THE AMERICAN WATER WORKS ASSOCIATION."
9. SITE AND ROADWAY EMBANKMENT SHALL BE BROUGHT TO FINISHED SUBGRADE ELEVATIONS PRIOR TO COMMENCING THE UTILITY TRENCHING AND INSTALLATION OF ANY WATER LINE.
10. INSTALL PERMANENT, BRIGHT COLORED, CONTINUOUS PRINTED MAGNETIC PLASTIC TAPE, INTENDED FOR DIRECT BURIAL SERVICE, NOT LESS THAN SIX (6) INCHES WIDE BY FOUR (4) MILS THICK TAPE SHOULD READ "CAUTION BURIED INSTALLATION BELOW". COLOR SHALL BE BLUE, INDICATING BURIED WATER LINE.
- 10.1. SUBMIT AGGREGATE BATCH DELIVERY TICKETS SHOWING NAME OF MATERIAL, SOURCE, SERIAL NUMBER OF TICKET, DATE AND TRUCK NUMBER, NAME OF SUPPLIER, JOB NAME AND LOCATION, VOLUME OR WEIGHT, AND AGGREGATE CLASSIFICATION.
- 10.2. SPD SHALL APPROVE SUBMITTAL AND SOURCE SAMPLE PRIOR TO INSTALLATION.
- 10.3. MAINTAIN UNIFORM FOUNDATION ALONG BARRELS OF PIPE WITH SUFFICIENT RELIEF FOR JOINT CONNECTIONS. MAKE BELL HOLES BEFORE LAYING BELL AND SPOTPIPE IN PIPE ZONE.
- 10.4. DO NOT PERMIT FREE FALL BACKFILL MATERIAL THAT MAY DAMAGE PIPE, PIPE FINISH, OR PIPE ALIGNMENT.
11. ABOVE PIPE ZONE
- 11.1. ALL MATERIALS, WORKMANSHIP, COMPACTION, TESTING, AND QUALITY CONTROL SHALL BE IN ACCORDANCE WITH TOOLEE COUNTY STANDARD PLANS AND SPECIFICATIONS, SUPPLEMENTARY, AND/OR SUPPORTING DOCUMENTS ARE:
- 11.1.1. APWA SECTION 33.05.20: BACKFILLING TRENCHES.
- 11.1.2. APWA SECTION 01.45.00: QUALITY CONTROL.
- 11.1.3. APWA SECTION 31.25.20: COMPACTION.
12. NOTIFY TOOLEE COUNTY ROADS DEPARTMENT FOR ALL "ABOVE PIPE ZONE" INSPECTION AND ACCEPTANCE, ACCORDING TO TOOLEE COUNTY REQUIREMENTS.
13. CONTRACTOR SHALL SUBMIT PIPE BEDDING AND TRENCH BACKFILL MATERIAL, GRADATION AND SOURCE TO SPD GENERAL MANAGER, TOGETHER WITH LAB MEASURED MAXIMUM DRY DENSITY, FOR APPROVAL PRIOR TO ANY INSTALLATION.

|                                               |                                              |  |
|-----------------------------------------------|----------------------------------------------|--|
| STANDARD DRAWING<br>401-A2<br>REV: 05-14-2026 | WATER TRENCH BACKFILL DETAIL<br>NOT TO SCALE |  |
| STANSBURY PARK IMPROVEMENT DISTRICT           |                                              |  |

SAWCUT AND MEET EXISTING GRADE, WHEN REQUIRED, INSTALL BITUMINOUS PAVEMENT T-PATCH PER TOOLEE COUNTY STANDARDS. PAVEMENT AS APPROVED BY TOOLEE COUNTY.

BASE COURSE AS APPROVED BY TOOLEE COUNTY.

GRANULAR BORROW AS APPROVED BY TOOLEE COUNTY.

ABOVE PIPE ZONE MATERIAL AS APPROVED BY TOOLEE COUNTY.

PIPE I.D. INCHES

MIN. INCHES

6" OR LESS 24"

6"-18" OD + 20"

OVER 18" OD + 30"

FOUNDATION MATERIAL TO BE USED ONLY WHEN TRENCH BOTTOM IS UNSTABLE.

PIPE I.D. INCHES

MIN. INCHES

6" OR LESS 24"

6"-18" OD + 20"

OVER 18" OD + 30"

ADDITIONAL PIPE ZONE MATERIAL SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. INSTALL STABILIZATION SEPARATION (SEE TEXTILES AS REQUIRED OR F DIRECTED BY SPD).

W/SEE TABLE

W/SEE TABLE

NOTES:

1. CONTRACTOR TO FLUSH AND CLEAR PIPES PRIOR TO NOTIFYING DISTRICT THAT SEWER LINES ARE READY FOR TESTING. THE CONTRACTOR WILL RUN A MANHOLES TEST AND AIR TEST AFTER INSTALLATION AND PRIOR TO PAVING. ALL TESTING TO BE DONE PER SPD SPECIFICATIONS AND STANDARDS. THE DISTRICT WILL ALSO TAKE THE SEWER MAINS AT THE DEVELOPER'S EXPENSE.
2. INSTALL PERMANENT, BRIGHT COLORED, CONTINUOUS PRINTED MAGNETIC PLASTIC TAPE, INTENDED FOR DIRECT BURIAL SERVICE, NOT LESS THAN SIX (6) INCHES WIDE BY FOUR (4) MILS THICK TAPE SHOULD READ "CAUTION BURIED INSTALLATION BELOW". COLOR SHALL BE GREEN, INDICATING BURIED SEWER LINE.
3. BEDDING MATERIAL
- 3.1. SUBMIT AGGREGATE BATCH DELIVERY TICKETS SHOWING NAME OF MATERIAL, SOURCE, SERIAL NUMBER OF TICKET, DATE AND TRUCK NUMBER, NAME OF SUPPLIER, JOB NAME AND LOCATION, VOLUME OR WEIGHT, AND AGGREGATE CLASSIFICATION.
- 3.2. SPD SHALL APPROVE SUBMITTAL AND SOURCE SAMPLE PRIOR TO INSTALLATION.
- 3.3. MAINTAIN UNIFORM FOUNDATION ALONG BARRELS OF PIPE WITH SUFFICIENT RELIEF FOR JOINT CONNECTIONS. MAKE BELL HOLES BEFORE LAYING BELL AND SPOTPIPE IN PIPE ZONE.
- 3.4. DO NOT PERMIT FREE FALL BACKFILL MATERIAL THAT MAY DAMAGE PIPE, PIPE FINISH, OR PIPE ALIGNMENT.
4. INSTALLATION: FOLLOW ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS."
5. ABOVE PIPE ZONE
- 5.1. ALL MATERIALS, WORKMANSHIP, COMPACTION, TESTING, AND QUALITY CONTROL SHALL BE IN ACCORDANCE WITH TOOLEE COUNTY STANDARD PLANS AND SPECIFICATIONS, SUPPLEMENTARY, AND/OR SUPPORTING DOCUMENTS ARE:
- 5.1.1. APWA SECTION 33.05.20: BACKFILLING TRENCHES.
- 5.1.2. APWA SECTION 01.45.00: QUALITY CONTROL.
- 5.1.3. APWA SECTION 31.25.20: COMPACTION.
6. NOTIFY TOOLEE COUNTY ROADS DEPARTMENT FOR ALL "ABOVE PIPE ZONE" INSPECTION AND ACCEPTANCE, ACCORDING TO TOOLEE COUNTY REQUIREMENTS.

|                                              |                                              |  |
|----------------------------------------------|----------------------------------------------|--|
| STANDARD DRAWING<br>401-B<br>REV: 05-14-2026 | SEWER TRENCH BACKFILL DETAIL<br>NOT TO SCALE |  |
| STANSBURY PARK IMPROVEMENT DISTRICT          |                                              |  |

SAWCUT AND MEET EXISTING GRADE, WHEN REQUIRED, INSTALL BITUMINOUS PAVEMENT T-PATCH PER TOOLEE COUNTY STANDARDS. PAVEMENT AS APPROVED BY TOOLEE COUNTY.

ROAD BASE AS APPROVED BY TOOLEE COUNTY.

GRANULAR BORROW AS APPROVED BY TOOLEE COUNTY.

ABOVE PIPE ZONE MATERIAL AS APPROVED BY TOOLEE COUNTY.

APPROVED BACKFILL MINUS BEDDING MATERIAL IN PIPE ZONE AND APPROVED BY DISTRICT.

FOUNDATION MATERIAL TO BE USED ONLY WHEN TRENCH BOTTOM IS UNSTABLE.

PIPE I.D. INCHES

MIN. INCHES

6" OR LESS 24"

6"-18" OD + 20"

OVER 18" OD + 30"

ADDITIONAL PIPE ZONE MATERIAL SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. INSTALL STABILIZATION SEPARATION (SEE TEXTILES AS REQUIRED OR F DIRECTED BY SPD).

W/SEE TABLE

W/SEE TABLE

NOTES:

1. CONTRACTOR TO FLUSH AND CLEAR PIPES PRIOR TO NOTIFYING DISTRICT THAT STORM DRAIN LINES ARE READY FOR TESTING. THE CONTRACTOR WILL AIR TEST AFTER INSTALLATION AND PRIOR TO PAVING. ALL TESTING TO BE DONE AS PER SPD SPECIFICATIONS AND STANDARDS AT THE DEVELOPER'S EXPENSE.
2. SITE AND ROADWAY EMBANKMENT SHALL BE BROUGHT TO FINISHED SUBGRADE ELEVATIONS PRIOR TO COMMENCING THE UTILITY TRENCHING AND INSTALLATION OF ANY STORM DRAIN LINE.
3. BEDDING MATERIAL
- 3.1. SUBMIT AGGREGATE BATCH DELIVERY TICKETS SHOWING NAME OF MATERIAL, SOURCE, SERIAL NUMBER OF TICKET, DATE AND TRUCK NUMBER, NAME OF SUPPLIER, JOB NAME AND LOCATION, VOLUME OR WEIGHT, AND AGGREGATE CLASSIFICATION.
- 3.2. SPD SHALL APPROVE SUBMITTAL AND SOURCE SAMPLE PRIOR TO INSTALLATION.
- 3.3. MAINTAIN UNIFORM FOUNDATION ALONG BARRELS OF PIPE WITH SUFFICIENT RELIEF FOR JOINT CONNECTIONS. MAKE BELL HOLES BEFORE LAYING BELL AND SPOTPIPE IN PIPE ZONE.
- 3.4. DO NOT PERMIT FREE FALL BACKFILL MATERIAL THAT MAY DAMAGE PIPE, PIPE FINISH, OR PIPE ALIGNMENT.
4. INSTALLATION: FOLLOW ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS."
5. ABOVE PIPE ZONE
- 5.1. ALL MATERIALS, WORKMANSHIP, COMPACTION, TESTING, AND QUALITY CONTROL SHALL BE IN ACCORDANCE WITH TOOLEE COUNTY STANDARD PLANS AND SPECIFICATIONS, SUPPLEMENTARY, AND/OR SUPPORTING DOCUMENTS ARE:
- 5.1.1. APWA SECTION 33.05.20: BACKFILLING TRENCHES.
- 5.1.2. APWA SECTION 01.45.00: QUALITY CONTROL.
- 5.1.3. APWA SECTION 31.25.20: COMPACTION.
6. NOTIFY TOOLEE COUNTY ROADS DEPARTMENT FOR ALL "ABOVE PIPE ZONE" INSPECTION AND ACCEPTANCE, ACCORDING TO TOOLEE COUNTY REQUIREMENTS.

|                                              |                                                    |  |
|----------------------------------------------|----------------------------------------------------|--|
| STANDARD DRAWING<br>401-C<br>REV: 05-14-2026 | STORM DRAIN TRENCH BACKFILL DETAIL<br>NOT TO SCALE |  |
| STANSBURY PARK IMPROVEMENT DISTRICT          |                                                    |  |

SAWCUT AND MEET EXISTING GRADE, WHEN REQUIRED, INSTALL BITUMINOUS PAVEMENT T-PATCH PER TOOLEE COUNTY STANDARDS. PAVEMENT AS APPROVED BY TOOLEE COUNTY.

ROAD BASE AS APPROVED BY TOOLEE COUNTY.

GRANULAR BORROW AS APPROVED BY TOOLEE COUNTY.

ABOVE PIPE ZONE MATERIAL AS APPROVED BY TOOLEE COUNTY.

APPROVED BACKFILL MINUS BEDDING MATERIAL IN PIPE ZONE AND APPROVED BY DISTRICT.

FOUNDATION MATERIAL TO BE USED ONLY WHEN TRENCH BOTTOM IS UNSTABLE.

PIPE I.D. INCHES

MIN. INCHES

6" OR LESS 24"

6"-18" OD + 20"

OVER 18" OD + 30"

ADDITIONAL PIPE ZONE MATERIAL SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. INSTALL STABILIZATION SEPARATION (SEE TEXTILES AS REQUIRED OR F DIRECTED BY SPD).

W/SEE TABLE

W/SEE TABLE

NOTES:

1. THE DRAWING SHOWS TYPICAL PIPE CONNECTIONS. REFER TO CONSTRUCTION DRAWINGS FOR CONNECTION LOCATIONS.
2. CONCRETE CLASS 4000.
3. BACKFILL: COMMON FILL, MAXIMUM PARTICLE SIZE 2-INCHES.
4. REINFORCEMENT: DEFORMED, 60 ksi YIELD GRADE STEEL, ASTM A615.
5. LADDER RUNG: PER SPD DRAWING 301-C.
6. BASE COURSE PLACEMENT: MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION. COMPACTION IS 95 PERCENT OR GREATER RELATIVE TO A MODIFIED PROCTOR DENSITY, ASTM D-1557.
7. CONCRETE PLACEMENT: PROVIDE 1/2-INCH RADIUS EDGES. APPLY A BROOM FINISH. APPLY A CURING AGENT. BACKFILL: PROVIDE BACKFILL AGAINST THE ALL BOX WALLS. PER GRAVEL AND RECYCLED RAP AGGREGATE IS NOT ALLOWED. WATER SETTING IS NOT ALLOWED. COMPACT TO 95% OR GREATER RELATIVE TO MODIFIED PROCTOR DENSITY PER ASTM D-1557, WITH NO LIFT EXCEEDING 8-INCHES.
8. INSTALL WHIRLYGIG MANHOLE RISER COLLAR SYSTEM PER STANDARD DRAWING 202-A.
9. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES.
10. INSCRIPTIONS ON COLLARS REQUIRED. SEE STANDARD DRAWING 404.

|                                            |                                                    |  |
|--------------------------------------------|----------------------------------------------------|--|
| STANDARD DRAWING<br>402<br>REV: 05-14-2026 | COMBINATION BASIN AND CLEANOUT BOX<br>NOT TO SCALE |  |
| STANSBURY PARK IMPROVEMENT DISTRICT        |                                                    |  |

SAWCUT AND MEET EXISTING GRADE, WHEN REQUIRED, INSTALL BITUMINOUS PAVEMENT T-PATCH PER TOOLEE COUNTY STANDARDS. PAVEMENT AS APPROVED BY TOOLEE COUNTY.

ROAD BASE AS APPROVED BY TOOLEE COUNTY.

GRANULAR BORROW AS APPROVED BY TOOLEE COUNTY.

ABOVE PIPE ZONE MATERIAL AS APPROVED BY TOOLEE COUNTY.

APPROVED BACKFILL MINUS BEDDING MATERIAL IN PIPE ZONE AND APPROVED BY DISTRICT.

FOUNDATION MATERIAL TO BE USED ONLY WHEN TRENCH BOTTOM IS UNSTABLE.

PIPE I.D. INCHES

MIN. INCHES

6" OR LESS 24"

6"-18" OD + 20"

OVER 18" OD + 30"

ADDITIONAL PIPE ZONE MATERIAL SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. INSTALL STABILIZATION SEPARATION (SEE TEXTILES AS REQUIRED OR F DIRECTED BY SPD).

W/SEE TABLE

W/SEE TABLE

NOTES:

1. CASTINGS: GREY IRON CLASS 35 MINIMUM PER ASTM A48, COATED WITH ASPHALT BASED PAINT OR BETTER.
2. BOLTS, NUTS, WASHERS, ACCESSORIES: STAINLESS STEEL.

|                                              |                                         |  |
|----------------------------------------------|-----------------------------------------|--|
| STANDARD DRAWING<br>402-A<br>REV: 05-14-2026 | 35 1/2" GRATE AND FRAME<br>NOT TO SCALE |  |
| STANSBURY PARK IMPROVEMENT DISTRICT          |                                         |  |

STRUCTURAL WALL

NON-SHRINK PATCHING COMPOUND

CAST IRON GRATE AND FRAME

FILL VOID SPACE WITH ACCEPTABLE GROUT MATERIAL

STAINLESS STEEL TAKE-UP CLAMP (2-PLACES)

HP SANITITE PIPE (12"-60" Ø)

ENSURE BACKFILL IS PLACED UNDER PIPE AND PROPERLY COMPACTED

EXTEND GROUT APRON 4 INCHES MINIMUM FROM EXTERIOR FACE OF BOX

6" REQUIRED FROM FLOW LINE TO BOTTOM OF THE SUMP

REQUIRED: CONNECTION AS RECOMMENDED BY THE MANUFACTURER WHEN CONNECTING HP SANITITE PIPE TO STORM DRAIN MANHOLES, BOXES, CATCH BASINS, ETC.

NOTES:

1. PERFORMANCE HIGHLY DEPENDENT ON INSTALLATION. CONTRACTOR MUST INSURE MANHOLE GASKET IS UNIFORMLY SEATED. EXTRA PRECAUTIONS MUST BE TAKEN TO PREVENT DIFFERENTIAL SETTLEMENT BETWEEN THE PIPE AND THE MANHOLE.
2. BOLTS, NUTS, WASHERS, ACCESSORIES: STAINLESS STEEL.
3. INSTALL PER MANUFACTURER'S STANDARD SPECIFICATIONS AND RECOMMENDATIONS.
4. REFER TO MANUFACTURER'S JOSE CONNECTION FOR PIPE TO STRUCTURE HOLE RELATIONSHIPS, AND MANUFACTURE'S PRODUCT CODE REFERENCE.

|                                            |                                                         |  |
|--------------------------------------------|---------------------------------------------------------|--|
| STANDARD DRAWING<br>403<br>REV: 05-14-2026 | HP SANITITE STORM DRAIN PIPE CONNECTION<br>NOT TO SCALE |  |
| STANSBURY PARK IMPROVEMENT DISTRICT        |                                                         |  |

STRUCTURAL WALL

NON-SHRINK PATCHING COMPOUND

CAST IRON GRATE AND FRAME

FILL VOID SPACE WITH ACCEPTABLE GROUT MATERIAL

STAINLESS STEEL TAKE-UP CLAMP (2-PLACES)

HP SANITITE PIPE (12"-60" Ø)

ENSURE BACKFILL IS PLACED UNDER PIPE AND PROPERLY COMPACTED

EXTEND GROUT APRON 4 INCHES MINIMUM FROM EXTERIOR FACE OF BOX

6" REQUIRED FROM FLOW LINE TO BOTTOM OF THE SUMP

REQUIRED: CONNECTION AS RECOMMENDED BY THE MANUFACTURER WHEN CONNECTING HP SANITITE PIPE TO STORM DRAIN MANHOLES, BOXES, CATCH BASINS, ETC.

NOTES:

1. NEW AND EXISTING VALVE BOXES, AND OTHER SIMILAR ITEMS SHALL BE ADJUSTED TO GRADE AFTER PAVING IS COMPLETE.
2. THE SURFACE OF THE ADJUSTED RING SHALL MATCH THE GRADE OF THE CONCRETE COLLAR. THE CONCRETE COLLAR SHALL BE 1/4" TO 3/8" BELOW THE ADJACENT PAVED SURFACE.
3. ASPHALT SHALL BE CUT IN STRAIGHT VERTICAL LINES AT COLLAR JOINTS.
4. MARK CONCRETE COLLAR WITH DIRECTION ARROW AND PIPE SIZE IN INCHES.
5. SIZES AND CONFIGURATIONS FOR EXAMPLE ONLY. SHOW ACTUAL CONFIGURATION FOR EACH SITUATION.
6. WHERE WHIRLYGIG SYSTEMS OR EQUALS ARE USED TO BRING MANHOLE COLLARS TO GRADE IN PLACE OF CONCRETE GRADE RINGS, THE CONCRETE COLLAR SHALL EXTEND ALL THE WAY TO THE CONC OR HIGHEST MANHOLE SECTION.

|                                            |                                         |  |
|--------------------------------------------|-----------------------------------------|--|
| STANDARD DRAWING<br>404<br>REV: 05-14-2026 | UTILITY CONCRETE COLLAR<br>NOT TO SCALE |  |
| STANSBURY PARK IMPROVEMENT DISTRICT        |                                         |  |

EDM Partners

2815 East 3300 South, Salt Lake City, UT 84109  
(801) 305-4670 www.edmpartners.com

DEVELOPER:

Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000

IVORY HOMES

- NOTES:
1. This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.
  2. All drinking water improvements shall conform with the standards and specifications of Stansbury Park Improvement District.
  3. All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
  4. All improvements in the public right of way shall conform with the standards and specifications of Tooele County.
  5. All private improvements shall conform to APWA standards and specifications.
  6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
  7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGEC, Dated August 17, 2016 (Project # 1160512).

| APPROVAL SIGNATURES                          |      |
|----------------------------------------------|------|
| STANSBURY PARK IMPROVEMENT DISTRICT MANAGER  | DATE |
| STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER | DATE |

PROFESSIONAL ENGINEER

No. 374998

PETER M. DUBEROW

08/17/2026

STATE OF UTAH

## Sagewood Village

### Phase 15, 15" SS Main

#### Details

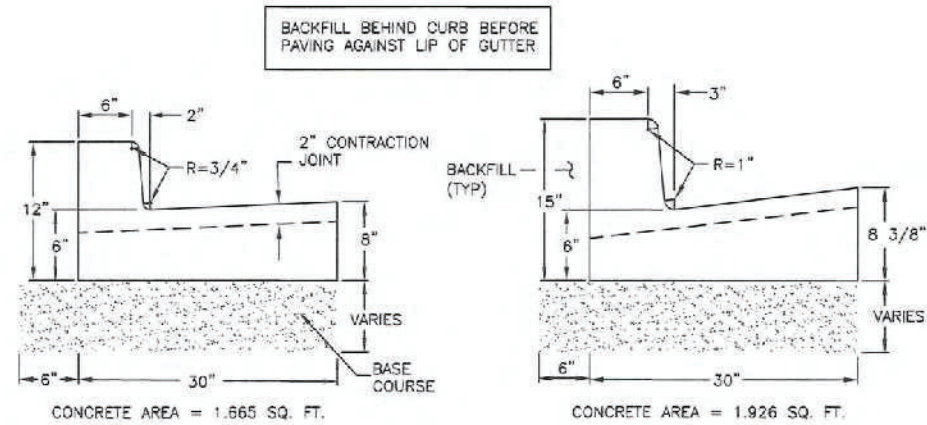
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|--------------|---------|
| PROJECT:     | 1650    |
| DRAWN BY:    | DJR     |
| REVIEWED BY: | PMD     |
| REVISIONS:   |         |
| No. DATE     | REMARKS |
|              |         |
|              |         |
|              |         |
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|              |         |

DATE: June 17, 2026

SHEET NUMBER: DT-4

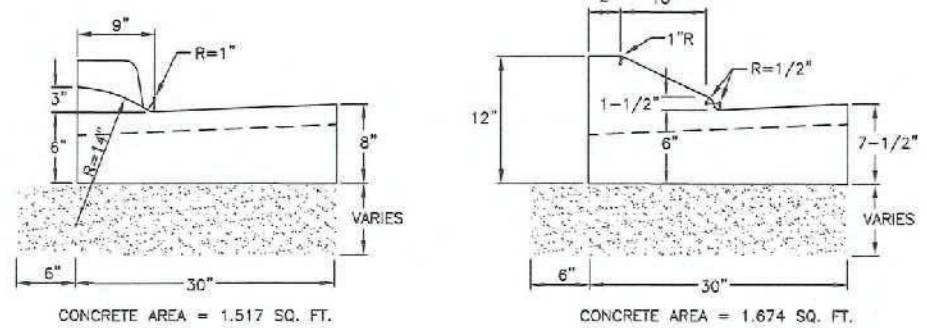


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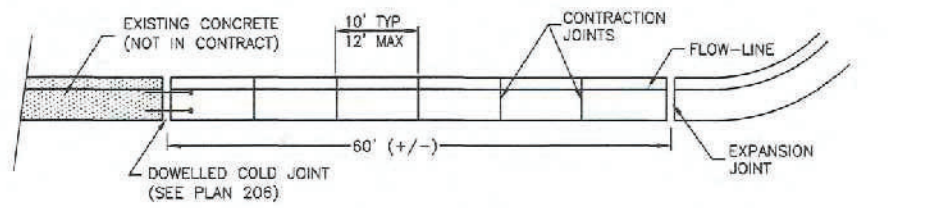
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Type B



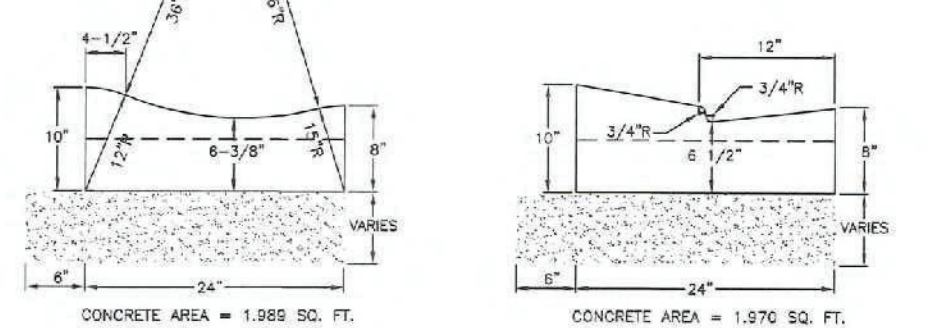
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Type D



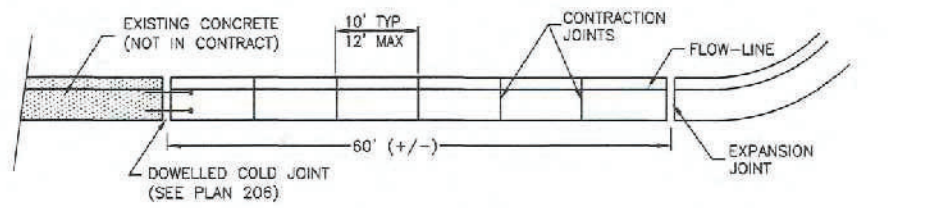
Type E

Type F



Type G

Type H



JOINT DETAIL



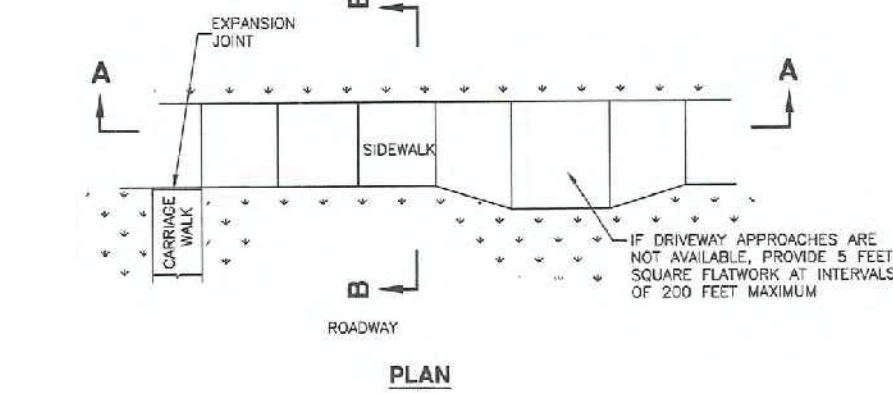
Curb and gutter

Plan  
205.1  
December 2008

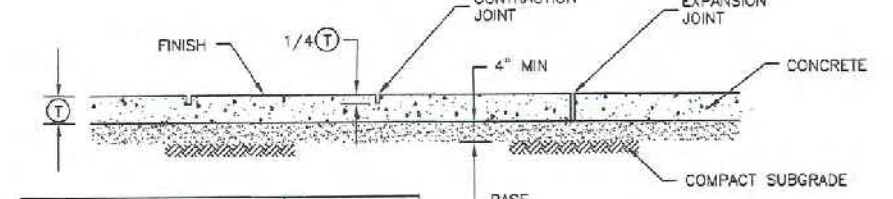


Curb and gutter

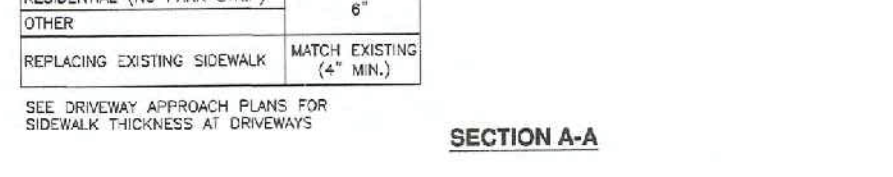
Plan  
205.2  
April 2011



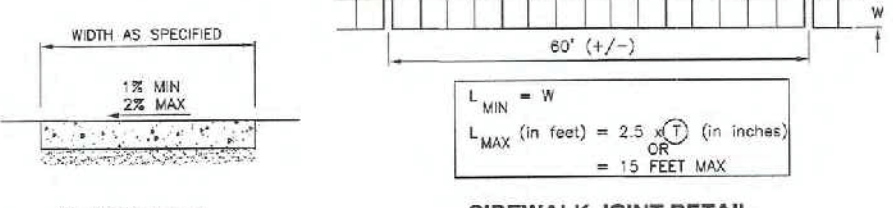
PLAN



SECTION A-A



SECTION B-B

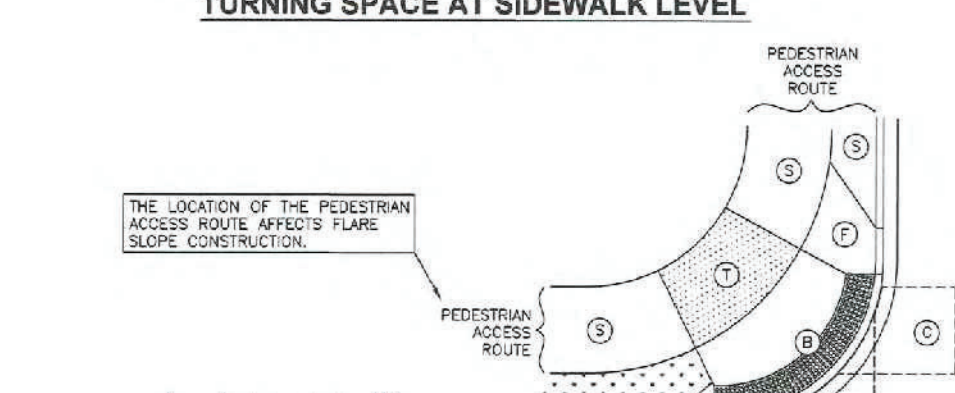


JOINT DETAIL

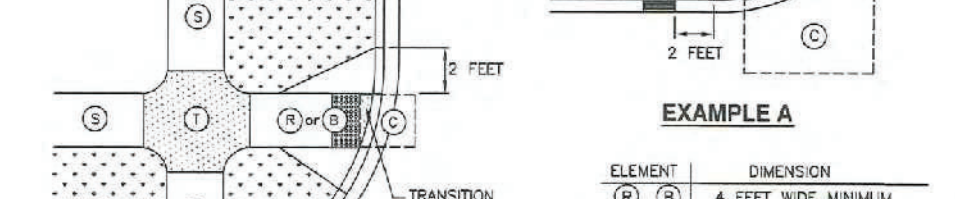


Sidewalk

Plan  
231  
March 2009



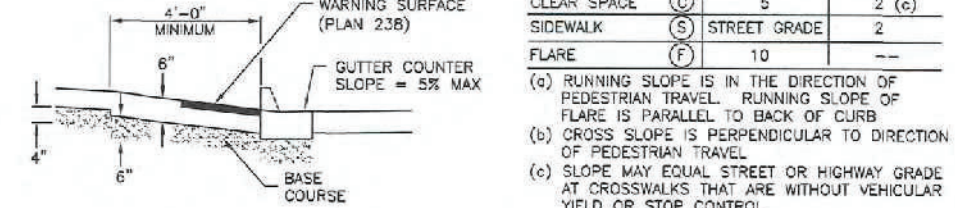
PLAN



SECTION A-A



SECTION B-B

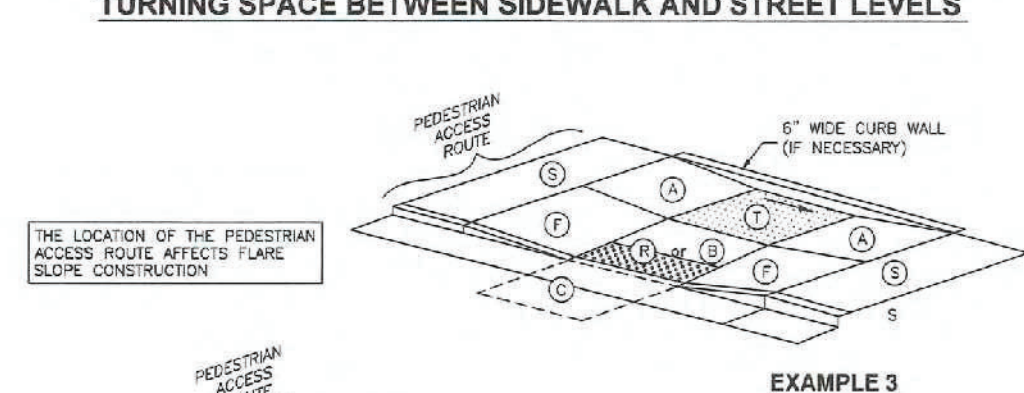


JOINT DETAIL

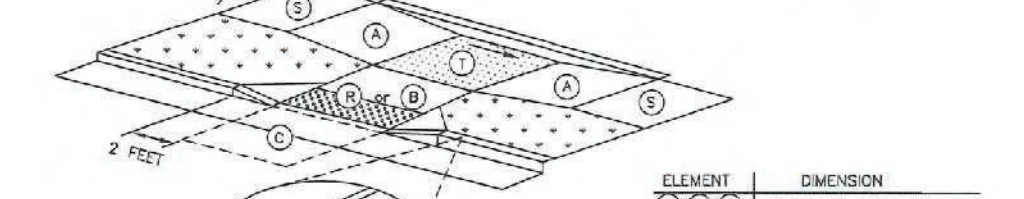


Corner curb cut assembly

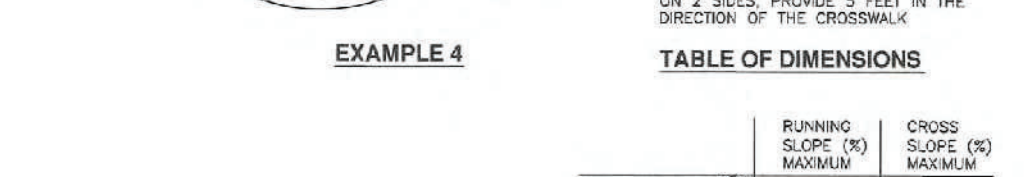
Plan  
235.1  
September 2011



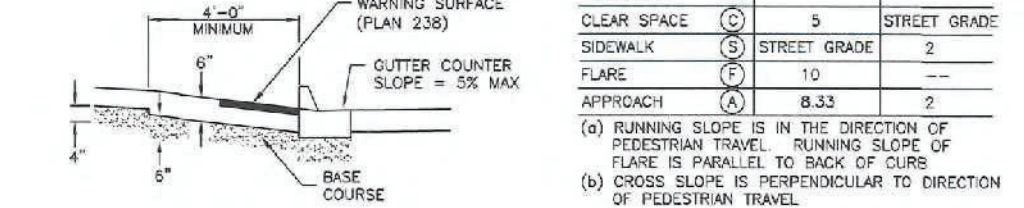
PLAN



SECTION A-A



SECTION B-B

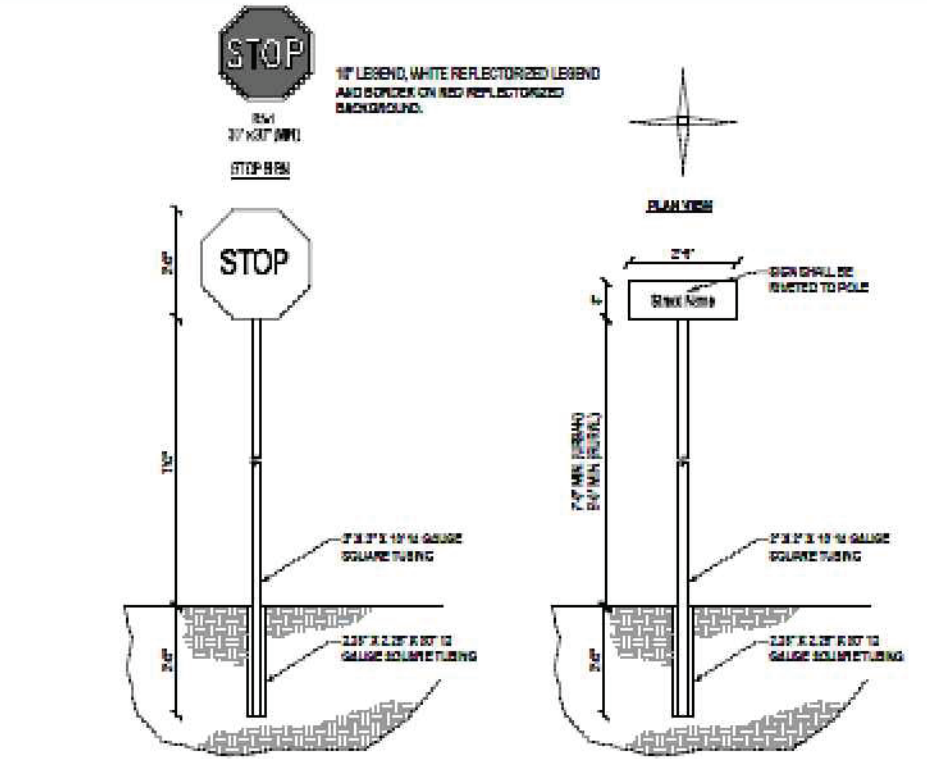


JOINT DETAIL



Mid-block curb cut assembly

Plan  
236.2  
September 2011



- NOTES:**
1. ALL SIGN DESIGN AND INSTALLATION SHALL BE APPROVED BY TOOELE COUNTY.
  2. SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION. (SIGNAGE SHALL NOT OVERLAP OR OBSCURE CURB AND GUTTER).
  3. SIGNS SHALL BE MAINTAINED IN GOOD CONDITION AND BE REPAIRED AS NECESSARY.
  4. FOR SIGNATURES, SIGNAGE SHALL BE MAINTAINED IN GOOD CONDITION AND BE REPAIRED AS NECESSARY.
  5. PRIVATE STREET SIGNS SHALL HAVE A SIGNAGE MAINTENANCE FUNDING AGREEMENT.
  6. FOR MAINTENANCE OF SIGNAGE, SIGNS ARE REQUIRED WITH 12" LETTERING.
  7. SIGNS SHALL BE MAINTAINED IN GOOD CONDITION AND BE REPAIRED AS NECESSARY.
  8. SIGNS SHALL BE MAINTAINED IN GOOD CONDITION AND BE REPAIRED AS NECESSARY.
  9. SIGNS SHALL BE MAINTAINED IN GOOD CONDITION AND BE REPAIRED AS NECESSARY.
  10. SIGNS SHALL BE MAINTAINED IN GOOD CONDITION AND BE REPAIRED AS NECESSARY.

**SIGNAGE DETAIL**

SCALE: NONE

PROJECT: 7/18/19 11/1/2011  
**C1.0**  
TOOELE UTAH  
TYPICAL STOP SIGN



TOOELE COUNTY STREET SIGNS NOTE:

"ALL SIGNS SHALL BE A MINIMUM OF HIGH INTENSITY PRISMATIC (HIP) REFLECTIVE SHEETING WITH MATCHING COMPONENTS. A STICKER SHALL BE PLACED ON THE BACK OF THE SIGN DETAILING WHEN THE SIGN WAS MADE AND BY WHAT COMPANY. MANUFACTURER'S WARRANTY IS SEVEN YEARS ON SHEETING. ALL WARNING AND REGULATORY SIGNS SHALL MEET MUTCD REQUIREMENT BASED ON SPEED OF ROAD. STREET NAME/ADDRESS SIGNS SHALL BE PLACED ON 30" X 8" BLANKS AND MUST NOT EXCEED 14 CHARACTERS IN LENGTH. ADDRESS SIGN LETTERS SHALL BE A MINIMUM OF 4" IN HEIGHT AND 6" IF POSSIBLE. FOLLOW 2A-2 OF THE MUTCD FOR MINIMUM SIGN HEIGHTS AND OFFSETS. SIGNS SHALL BE PLACED ON TELESPAR POST WITH TELESPAR ANCHORS AT 30" DEPTH. SLIP BASE ANCHOR AND POLE SHALL BE INSTALLED WHEN SIGNS COMBINED WITH MORE THAN 1296 SQ INCHES ARE PLACED ON ONE POLE."



2815 East 3300 South, Salt Lake City, UT 84109  
(801) 305-4670      www.edmpartners.com

DEVELOPER:

Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000



NOTES:

1. This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.
2. All drinking water improvements shall conform with the standards and specifications of Stansbury Park Improvement District.
3. All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
4. All improvements in the public right of way shall conform with the standards and specifications of Tooele County.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGEC, Dated August 17, 2016 (Project # 1160512).

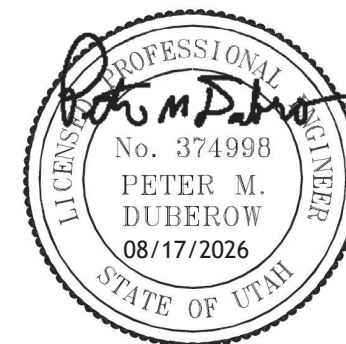
APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT  
MANAGER

DATE

STANSBURY PARK IMPROVEMENT DISTRICT  
ENGINEER

DATE



**Sagewood Village**  
**Phase 15**  
Details

PROJECT: 1650  
DRAWN BY: DJR  
REVIEWED BY: PMD  
REVISIONS:  
No. DATE REMARKS

DATE: July 17, 2026

SHEET NUMBER:

**DT-5**