SITE SUMMARY ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. **BENCHMARK** 4" THICK CONCRETE SIDEWALK PER SANDY CITY STD DETAIL DESCRIPTION AREA (SF) PERCENTAGE SW-03. SEE PLAN FOR WIDTH 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS. SALT LAKE COUNTY WITNESS CORNER ANDSCAPE 88800 39.7 LOCATED S 89°15'05" E 121.06' FROM WEST 2 PEDESTRIAN ACCESS RAMP PER SANDY CITY STD DETAIL SW-02 3. ALL PARKING STALL AND DRIVE LANE DIMENSIONS ARE TO FACE OF CURB WHERE APPLICABLE. QUARTER CORNER, OF SECTION 31, T2S, R1E, - 12.0' -IMPERVIOUS 81551 36.5 SALT LAKE BASE AND MERIDIAN. 3 4" WIDE SOLID WHITE PAVEMENT MARKING PER MUTCD STDS. ✓ 3" ASPHALT PER -6" CONCRETE PER 4. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND BUILDINGS 53,114 23.8 FOUND BRASS CAP. 3' WATERWAY OR -GEOTECHNICAL REPORT GEOTECHNICAL REPORT SCORE PATTERNS THROUGHOUT SITE. 60'x60' OR 20'x 60' CLEAR-VIEW TRIANGLE AS MEASURED SLOPED DEPRESSION **ELEVATION = 4403.82** 223,465 SQ FT FROM TOP BACK-OF-CURB PER SANDY CITY STD DETAIL TS-04. TOTAL SITE 5. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. 2% 5.13 ACRES NO OBSTACLES OVER THREE FEET HIGH ALLOWED WITHIN THE (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES). (MIN.) (MIN.) (MIN.) (MIN.) TRIANGLE. TYPE G CURB PER -ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR APWA PLAN #205.2 **CONSTRUCTION TYPE** 5 6" THICK CONCRETE SIDEWALK REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND IBC BUILDING CONSTRUCTION TYPE: TYPE VB STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT 8" GRANULAR BASE PER-6 NOT USED DOCUMENTS. GEOTECHNICAL REPORT PROPERLY PREPARED 4" BASE COURSE PER -7 2'x2' CURB CUT w/ 2" ELEVATION DROP INTO LANDSCAPE TYPE G CURB PER-7. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE SUBGRADE PER SECTION 5.3.1 GEOTECHNICAL REPORT PROPERLY PREPARED-APWA PLAN #205.2 CALL BLUESTAKES @ 811 AT LEAST 48 OF GEOTECHNICAL REPORT PARKING DATA TABLE 8 6" X 12" CURB WALL PER SANDY CITY STD. DWG CG-01 24' ACCESS TO PARKING SUBGRADE PER SECTION 5.3.1 HOURS PRIOR TO THE COMMENCEMENT 24' CONCRETE ALLEY THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, OF GEOTECHNICAL REPORT GARAGE SPACES 126 OF ANY CONSTRUCTION 9 TRASH ENCLOSURE PER ARCHITECTURAL PLANS W/ 6.5" THICK AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS. CONCRETE APRON ON 4" AGGREGATE BASE COURSE PER DRIVEWAY SPACES GEOTECHNICAL REPORT. 9. INSTALL SURVEY MONUMENTS ACCORDING TO THE RECORDED PLAT PER SALT LAKE COUNTY OPEN GUEST PARKING 10 WARP GUTTER SLOPES TO COMPLY WITH ADA STANDARDS TOTAL ON SITE PARKING 226 10. BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER ALONG THE 11 6" THICK CONCRETE PARKING PAD GROSS PARKING PER UNIT 3.58 FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING, AS DIRECTED BY THE SANDY CITY INSPECTOR. NET GUEST SPACES PER UNIT 4" THICK CONCRETE TRAIL, 10' WIDE, PER SANDY CITY STD. 11. IT IS UNLAWFUL FOR ANY PERSON TO INSTALL SURVEY MONUMENTS HAVING A SPATIAL ✓ 3" ASPHALT PER DWG. TR-01 GEOTECHNICAL REPORT RELATIONSHIP WITH ANY SECTION OR QUARTER SECTION CORNER WITHOUT HAVING FIRST OBTAINED FROM THE SALT LAKE COUNTY SURVEYOR'S OFFICE A PERMIT FOR SUCH INSTALLATION (UT CODE ANN. SECTION 17-23-17). ALL SURVEY MONUMENTS INSTALLED TYPE G CURB PER SHALL BE IN ACCORDANCE WITH THE PERMIT ISSUED AND SHALL BE SUBJECT TO INSPECTION (MIN.) APWA PLAN #205.2 AND APPROVAL BY THE SALT LAKE COUNTY SURVEYOR'S OFFICE. STANDARD PRECAST MONUMENTS WILL BE FURNISHED BY THE COUNTY SURVEYOR'S OFFICE. **REVISIONS:** 12. PRIOR TO RELEASE OF THE GUARANTEE FOR IMPROVEMENTS, AND ACCORDING TO THE "CITY TYPE G CURB PER-ENGINEER REQUIREMENTS" LETTER FOR THIS PROJECT, THE DEVELOPER SHALL SUBMIT A APWA PLAN #205.2 SCANNED COPY OF THE CONTRACTOR'S SITE (NOT BUILDING) CONSTRUCTION DRAWING SET TO SANDY CITY PUBLIC WORKS DEPARTMENT. AN AS-BUILT FIELD SURVEY IS NOT REQUIRED. 8" GRANULAR BASE PER -PROPERLY PREPARED THE AS-BUILT DRAWING, AS AN ELECTRONIC FILE, MAY BE SUBMITTED BY EMAIL AS GEOTECHNICAL REPORT SUBGRADE PER SECTION 5.3.1 24' ENTRANCE DPOULSEN@SANDY.UTAH.GOV, OR ON A USP FLASH DRIVE, OR THE HARD COPY ORIGINAL SET OF GEOTECHNICAL REPORT MAY BE SUBMITTED TO SANDY CITY (DAVE POULSEN, 801-568-6058) WHERE THE SET WILL BE SCANNED AND RETURNED TO THE OWNER. SANDY CITY AND -_EX. FENCE TO REMAIN ⊢INSTALL 6" INSTALL 6"¬ SANDY SUBURBAN INSTALL 6"-PROTECT IN PLACE ∕~INSTALL 6" _INSTALL 6" ENCROACHMENT-HIGHBACK CURB HIGHBACK CURB IMPROVEMENT HIGHBACK CURB HIGHBACK CURB HIGHBACK CURB S 4°48'50" E DISTRICT EASEMENT 3:17:57:30 UNIT 42 UNIT 58 Constant of the second UNIT 26 EX. LIGHT — 3) UNIT 43 UNIT 60 UNIT 57 UNIT 40 UNIT 36 UNIT 44 UNIT 61 UNIT 52 UNIT 56 UNIT 47 UNIT 39 UNIT 37 5) (9 PORTER ROCKWELL -EX. CURB & GUTTER TO-UNIT 53 UNIT 55 UNIT 46 TRAIL EASEMENT REMAIN, PROTECT IN PLACE UNIT 24 20' SEWER -(ACCESS TO PARKING) EASEMENT -FIRE APPARATUS 7 (ALLEY -INSTALL 6" UNIT 18 UNIT 17 UNIT 16 HIGHBACK CURB INSTALL 24" CURB — AND GUTTER, UNIT 22 UNIT 23 MATCH EXISTING EASEMENT EXISTING STREET LIGHT TO BE RELOCATED REMOVE & PROPERLY DISPOSE OF EXISTING
CURB & GUTTER & GUTTER └-6" THICK SIDEWALK AT DRIVE APPROACH FLARED DRIVE-APPROACH PER ►EXISTING CURB TO BE MODIFIED SANDY CITY STD. PER SANDY CITY STD DWG DA-02 146.6' (TBC TO TBC) PRINCETON DRIVE -EXISTING SIDEWALK EXISTING CURB TO BE MODIFIED PER SANDY CITY STD 6" THICK SIDEWALK -AT DRIVE APPROACH APPROACH PER SANDY CITY STD. DWG DA-02 DRAWING SCALE 1 in = 30 ft

KEYNOTES

FINISH GRADE ENGINEERING

1982 W PLEASANT GROVE BLVD, STE D PLEASANT GROVE, UT 84062 801.922.1332

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04/24/2020 Submittal 04/24/2020 SITE PLAN

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