

**SHEET LEGEND**

- PROPOSED ROW DEDICATION 1,507 SQ. FT.
- PROP SITE ASPHALT
- PROP ROADWAY ASPHALT
- CLEAR-VIEW SIGHT TRIANGLE

**20'x60' CLEAR-VIEW SIGHT TRIANGLE NOTES:**  
NO OBSTACLES (INCLUDING VEGETATION) OVER THREE FEET HIGH, AS MEASURED FROM TOP BACK OF CURB, ARE ALLOWED WITHIN THE SIGHT TRIANGLE [SEC. 21-2-12]

**LOT AREAS:**

LOT	SQ. FT. / ACRES
BUILDING FOOTPRINT	41,041 SQ. FT. / 0.94 ACRES
ASPHALT	5,374 SQ. FT. / 0.12 ACRES
TOTAL LANDSCAPING	16,840 SQ. FT. / 0.39 ACRES
PARKING LANDSCAPING	13,073 SQ. FT. / 0.30 ACRES
REMAINING LANDSCAPING	1,347 SQ. FT. / 0.03 ACRES
CONCRETE	11,725 SQ. FT. / 0.27 ACRES
CONCRETE	5,741 SQ. FT. / 0.13 ACRES

**ROW/ADJ. PROPERTY IMPROVEMENTS** 5,020 SQ. FT. / 0.12 ACRES

ASPHALT	1,164 SQ. FT. / 0.03 ACRES
LANDSCAPING	2,056 SQ. FT. / 0.05 ACRES
CONCRETE	1,800 SQ. FT. / 0.04 ACRES

**NOTE:**  
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

**LOT LANDSCAPING AREAS:**

	SQ. FT.	CITY REQ'T
PARKING AREA LANDSCAPING	1,347 SQ. FT. (5% PARKING AREA OR 743 SQ. FT.)	
TOTAL LANDSCAPING	13,073 SQ. FT. (31.85% PROVIDED)	

**NOTE:**  
1. PARKING AREA DOES NOT INCLUDE TRUCK MANUEVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.  
2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS (WALKWAYS, BIKE RACKS, CURB & GUTTERS).  
3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

**LOT PARKING REQUIREMENTS:**

	SQ. FT.	CITY REQ'T
OFFICE/FINANCIAL	10,748 SQ. FT.	43.0 (4/1000)
TOTAL REQUIRED:	43	
TOTAL REQUIRED W/TOD REDUCTION:	35 (20% REDUCTION)	
TOTAL PROVIDED:	36	
ACCESSIBLE SPACES	2 (2 REQ'D 26 TO 50)	

**NOTE:**  
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.  
2. PER CITY CODE SECTIONS 21-24-3-(c)-(1) and 21-24-3-(c)-(2), A REDUCTION TO THE SITE'S REQUIRED PARKING COUNT CAN BE IMPLEMENTED IF SUPPLEMENTAL INFORMATION IS PROVIDED. THIS SITE PROPOSES THAT ITEMS (c), (c) AND (d) OF THE APPROVED REDUCTIONS BE USED TO ALLOW FOR A 20% REQUIRED PARKING STALLS REDUCTION. THIS WOULD DECREASE THE REQUIRED PARKING COUNT BY 8.6 STALLS (ROUNDED DOWN TO 8 STALLS FOR WORST CASE).

- SITE PLAN NOTES:**
- EXISTING CURB & GUTTER.
  - PROPOSED 30" STANDRD CURB & GUTTER PER SANDY CITY STANDARD DETAIL CG-01. SEE SHEET C4.2 FOR DETAILS.
  - PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
  - PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 2/C4.0.
  - CONTRACTOR TO PROVIDE A SMOOTH TRANSITION BETWEEN CATCH CURB & GUTTER AND REV. PAN CURB & GUTTER.
  - CONTRACTOR TO SAWCUT EXISTING CURB & GUTTER TO PROVIDE A SMOOTH TRANSITION FOR PROPOSED CURB & GUTTER TO MATCH INTO.
  - CONTRACTOR TO SAWCUT EXISTING ASPHALT TO PROVIDE A SMOOTH TRANSITION FOR PROPOSED ASPHALT TO MATCH INTO.
  - CONTINUE GUTTER THROUGH PLANTER AREA PROVIDING A WATERWAY TO ALLOW STORM WATER TO FLOW THROUGH. SEE DETAIL 9/C4.0.
  - ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAILS 7/C4.0. & 8/C4.0.
  - ADA RAMP ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAILS 3/C4.0 & 4/C4.0.
  - PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.

- PROPOSED DRIVE APPROACH TO BE INSTALLED PER SANDY CITY STANDARD DETAIL DA-03. SEE SHEET C4.2 FOR DETAILS.
- PROPOSED 5' WIDE SIDEWALK PER SANDY CITY STANDARD DETAIL SW-03. SEE SHEET C4.2 FOR DETAILS.
- PROPOSED PAINTED PEDESTRIAN CROSSWALK.
- PROPOSED SIDEWALK PER APWA PLAN NO. 231. SEE SHEET C4.2 FOR DETAILS.
- PROPOSED 8' TALL MASONRY SCREENING WALL.
- EXISTING CONCRETE STAIRWELL.
- EXISTING CHAIN LINK FENCE.
- EXISTING POWER POLES AND OVERHEAD POWER LINES.
- CONTRACTOR TO TAPER CURB & GUTTER TO MATCH FLUSH WITH ADJACENT BACK OF SIDEWALK ELEVATIONS.
- INSTALL 2' WIDE CURB CUTS W/RIPRAP EROSION PROTECTION (D50=6"). SEE DETAIL 12/C4.0.
- INSTALL RESIDENTIAL STREET LIGHT (59 WATT) PER SANDY CITY STANDARDS. SEE SHEET C4.3 FOR DETAILS.
- PROPOSED PARKING LOT AREA USED FOR PARKING LOT LANDSCAPING CALCS.

NR 05/20/25	BY DATE	PROJECT ENGINEER: SDT
1 CITY COMMENTS & UPDATED PLANS FOR PC	NO REVISIONS	
2		

**CIVIL ENGINEERING + SURVEYING**

**CIR**

10718 SOUTH BECKSTEAD LANE, STE. 102  
SOUTH JORDAN, UT 84095 - 801-949-6296

JORDAN CREDIT UNION  
9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070

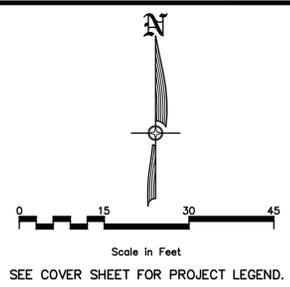
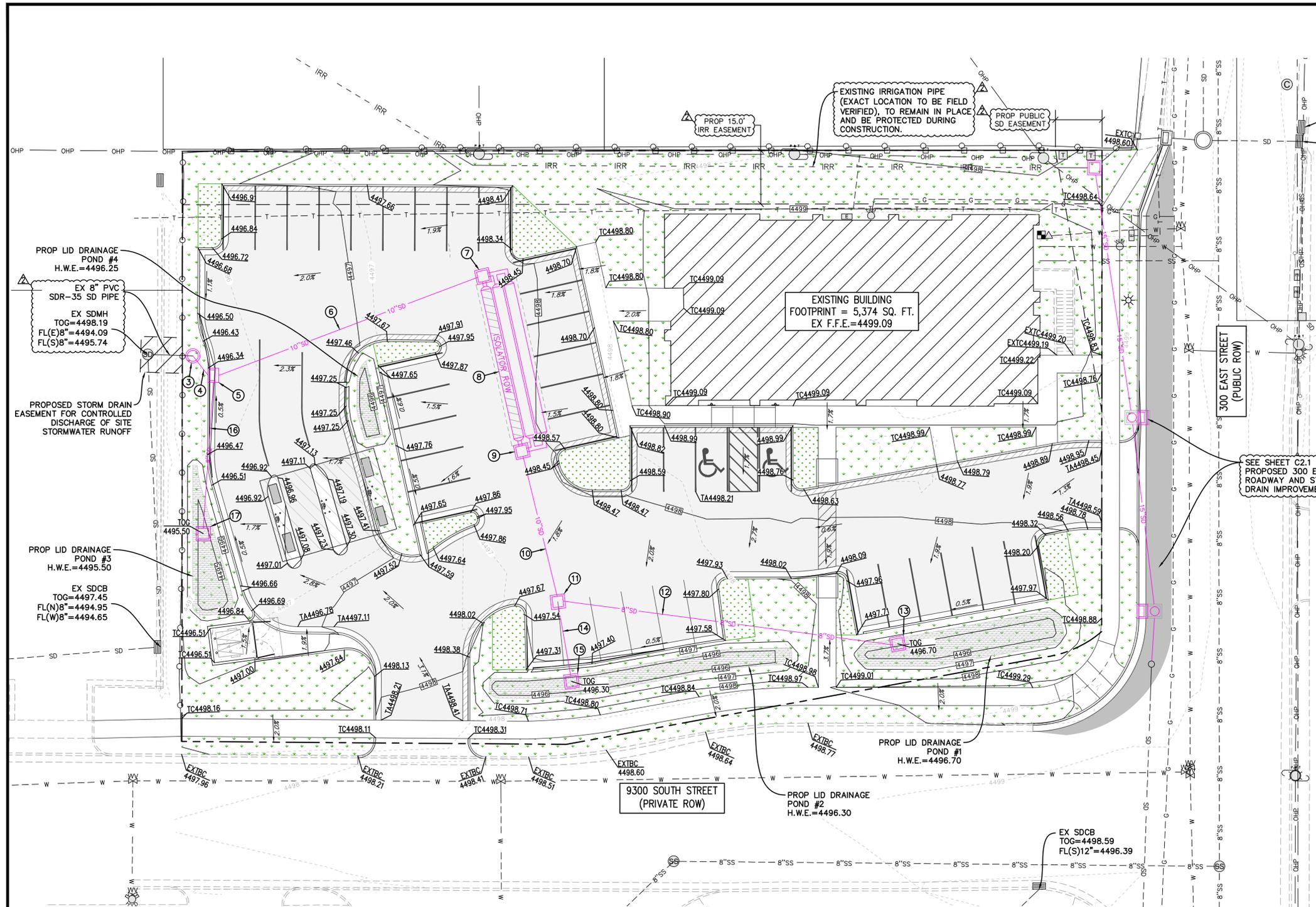
**SITE PLAN**

PROFESSIONAL ENGINEER  
SCOTT D. THORSEN  
No. 354291  
STATE OF UTAH

SHEET NO. C1.0

PROJECT ID: E25-007  
DATE: 04/10/25  
FILE NAME: PRJ-JCUS  
SCALE: 1"=15'

CALL BEFORE YOU DIG  
BLUE STAKES 1 800 852 8371



- SANDY GRADING & DRAINAGE GENERAL NOTES:**
- SEE SANDY CITY DETAIL SD-01 FOR GENERAL STORM DRAIN NOTES. DETAIL CAN BE FOUND ON C4.2.
  - NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
  - A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
  - ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
  - SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, AND STRUCTURES (INLET BOXES, COMBO BOXES, AND JUNCTION BOXES). SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
  - CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
  - ALL MATERIALS AND WORK DONE IN UDOT RIGHT-OF-WAY SHALL CONFORM TO UDOT STANDARDS AND SPECIFICATIONS.
  - NON-SHRINK GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN FACILITIES.
  - CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE AND GROUT AT CONNECTION OF PIPE TO BOX TO A SMOOTH FINISH. ADDITIONALLY, ALL JAGGED OR SHARP EDGES AT PIPE CONNECTIONS ARE TO BE REMOVED AND GROUTED SMOOTH.
  - GROUT BETWEEN GRADE RINGS. FOR EACH INLET BOX THAT IS LOCATED NEXT TO A CURB, THE CURB AND GUTTER CONTRACTOR IS RESPONSIBLE TO REMOVE ALL PROTRUDING, JAGGED OR SHARP CONCRETE EDGES AND TO GROUT BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX. GROUT TO CREATE A SMOOTH, BEVELED TRANSITION AT ALL EDGES IN CLEAN OUT AND INLET BOXES. GROUT AROUND ALL EDGES OF THE RESTRICTIVE ORIFICE PLATE.
  - REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD.
  - SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL INLET BOXES, COMBO BOXES, JUNCTION BOXES, AND PIPE. THE BOXES AND PIPES ARE TO BE MAINTAINED IN A CLEAN CONDITION UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
  - CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
  - WHERE A SUMP IS REQUIRED, THE SANDY CITY PUBLIC UTILITIES INSPECTOR SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE AN OPPORTUNITY TO CHECK THE VOLUME OF GRAVEL AND GRAVEL GRADATION.
  - SIGNS MUST BE POSTED NEAR EACH INLET BOX LOCATED IN A DRINKING WATER RECHARGE ZONE, WITH THE FOLLOWING WORDS "WARNING THIS IS A DRINKING WATER AQUIFER RECHARGE AREA. DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."
  - ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12-INCH (MIN.) COMPACTED STABILIZATION MATERIAL.
  - A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
  - A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON SITE DURING INSTALLATION OF OIL/WATER SEPARATOR, MECHANICAL TREATMENT DEVICES, MEDIA FILTERS, AND UNDERGROUND DETENTION/RETENTION SYSTEMS. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE A LETTER STATING THAT THE SYSTEM WAS INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IF IT IS UNKNOWN WHETHER A REPRESENTATIVE IS REQUIRED TO BE PRESENT DURING INSTALLATION, CONTACT THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
  - A STAMPED LETTER OF CONFORMANCE FROM THE DESIGN ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 90% BOND RELEASE, STATING THAT STORM WATER FLOW CONTROL ELEMENTS AND STORM WATER TREATMENT FACILITIES (E.G. DETENTION, RETENTION, LID BEST MANAGEMENT PRACTICES, OIL-WATER SEPARATORS, SUMPS, ETC.) WERE CONSTRUCTED ACCORDING TO THE APPROVED PLANS.

PROP LID DRAINAGE POND #4  
H.W.E.=4496.25

EX 8" PVC SDR-35 SD PIPE

EX SDMH  
TOG=4498.19  
FL(E)8"=4494.09  
FL(S)8"=4495.74

PROPOSED STORM DRAIN EASEMENT FOR CONTROLLED DISCHARGE OF SITE STORMWATER RUNOFF

PROP LID DRAINAGE POND #3  
H.W.E.=4495.50

EX SDCB  
TOG=4497.45  
FL(N)8"=4494.95  
FL(W)8"=4494.65

EXISTING BUILDING FOOTPRINT = 5,374 SQ. FT.  
EX F.F.E.=4499.09

300 EAST STREET (PUBLIC ROW)

SEE SHEET C2.1 FOR PROPOSED 300 EAST ROADWAY AND STORM DRAIN IMPROVEMENTS

PROP LID DRAINAGE POND #1  
H.W.E.=4496.70

EX SDCB  
TOG=4498.59  
FL(S)12"=4496.39

- GRADING & DRAINAGE SHEET NOTES:**
- not used.
  - not used.
  - INSTALL PRIVATE ADS S3 BARRACUDA WATER QUALITY UNIT. TOL=4496.32, I.E.=4494.22. SEE SHEET C4.3 FOR DETAILS.
  - INSTALL 7"± OF 8" PRIVATE SDR-35 PIPE, S=0.4%.
  - INSTALL PRIVATE 3"x3" SD INLET BOX W/CURB INLET GRATE, 2.8" ORIFICE PLATE AND WEIR WALL. TOG=4495.84, TOP WEIR WALL=4495.13, I.E.(8"W)=4494.25, I.E.(E/S)=4493.34, SUMP=4490.34. SEE DETAIL 13/C4.0.
  - INSTALL 78"± OF 10" PRIVATE SDR-35 PIPE, S=0.6%.
  - INSTALL PRIVATE 3"x3" SD JUNCTION BOX. TOG=4497.71, I.E.(S/W)=4493.80, I.E.(E)=4494.30.
  - INSTALL STORMTECH SC-310 UNDERGROUND CHAMBER SYSTEM. CHAMBER SYSTEM TO HAVE THREE ROWS OF 6 CHAMBERS FOR A TOTAL OF 18 CHAMBERS. BOTTOM STONE DEPTH=6" BOTTOM OF CHAMBER ELEVATION=4493.80 TOTAL VOLUME PROVIDED=558 CF SEE SHEET C4.1 FOR DETAILS.

- INSTALL PRIVATE 3"x3" SD JUNCTION BOX. TOG=4497.88, I.E.(N/S)=4493.80, I.E.(E)=4494.30.
- INSTALL 41"± OF 10" PRIVATE SDR-35 PIPE, S=1.0%.
- INSTALL PRIVATE 3"x3" SD JUNCTION BOX. TOG=4497.33, I.E.=4494.21.
- INSTALL 94"± OF 8" PRIVATE SDR-35 PIPE, S=0.5%.
- INSTALL PRIVATE 3"x3" SD INLET BOX. TOG=4496.70, I.E.=4494.70.
- INSTALL 20"± OF 8" PRIVATE SDR-35 PIPE, S=0.4%.
- INSTALL PRIVATE 3"x3" SD INLET BOX. TOG=4496.30, I.E.=4494.30.
- INSTALL 41"± OF 8" PRIVATE SDR-35 PIPE, S=0.4%.
- INSTALL PRIVATE 3"x3" SD INLET BOX. TOG=4495.50, I.E.=4493.50.

**300 EAST ASPHALT SLOPES NOTE:**  
AFTER CURB & GUTTER IS FORMED IN 300 EAST STREET (PRIOR TO BEING INSTALLED), CONTRACTOR TO FIELD VERIFY WITH SURVEYING COMPANY THAT ASPHALT SLOPES SHOWN ON CIVIL GRADING PLAN CAN STILL BE INSTALLED. IF SLOPES CANNOT BE INSTALLED PER GRADING PLAN, CONTRACTOR TO NOTIFY CIVIL ENGINEER.

**WATERTIGHT PIPE CONNECTION NOTE:**  
ALL STORM DRAIN PIPES ARE REQUIRED TO BE INSTALLED PER SANDY CITY DETAIL SD-06. THIS WILL REQUIRE A CONCRETE COLLAR AROUND THE PIPE/BOX CONNECTION TO ENSURE THE FIT IS WATERTIGHT. SEE SHEET C4.3 FOR DETAILS.

NO	REVISIONS	BY	DATE
1	CITY COMMENTS & UPDATED PLANS FOR PC		
2			

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**CIR**

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JORDAN CREDIT UNION  
9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070

GRADING & DRAINAGE PLAN



SHEET NO.	C2.0
PROJECT ID	E25-007
DATE	04/10/25
FILE NAME	PRJ-JCUS
SCALE	1"=15'

