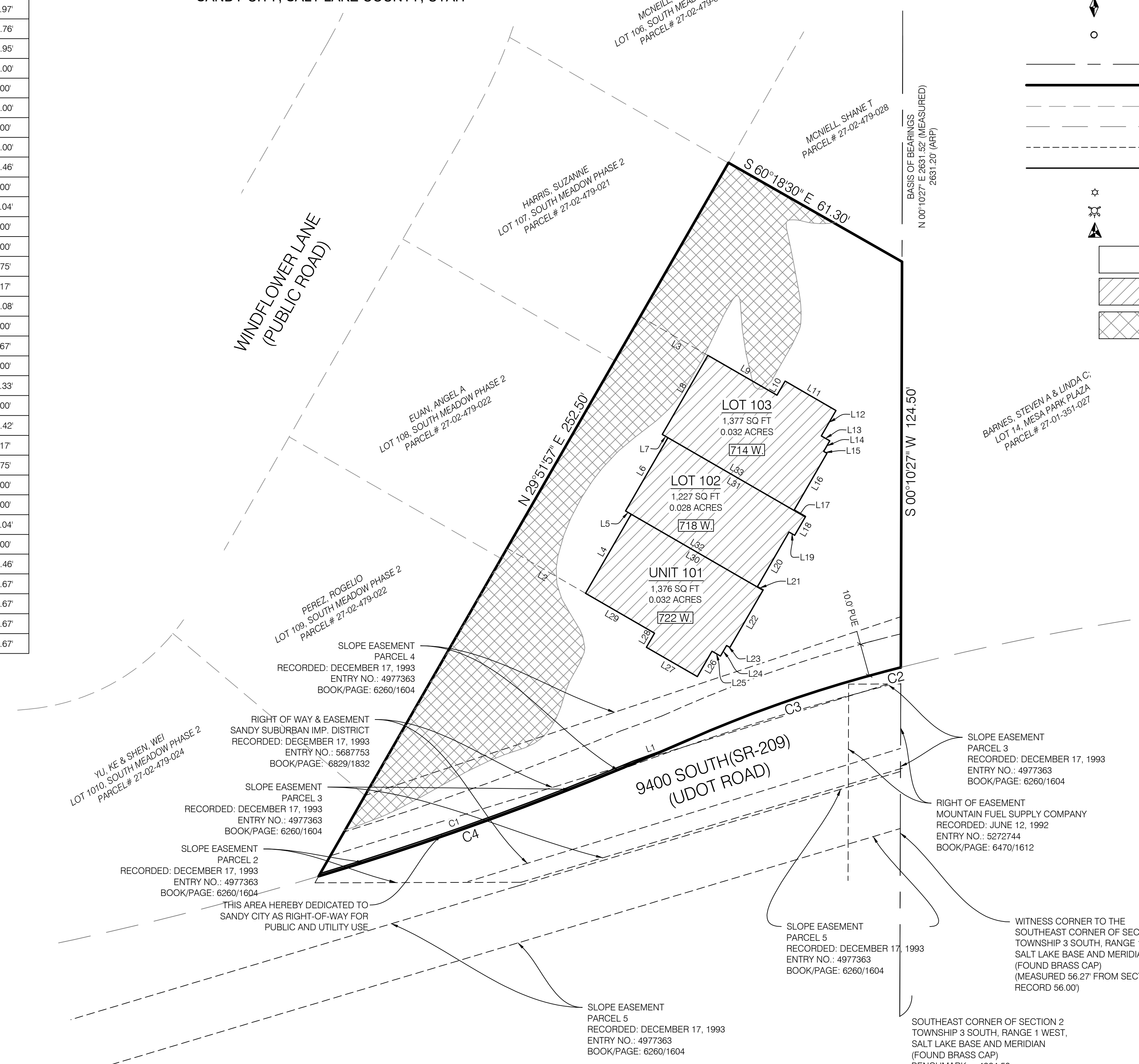


# WINDFLOWER TOWNHOMES SUBDIVISION

## A PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
SANDY CITY, SALT LAKE COUNTY, UTAH

LINE #	BEARING	DISTANCE
L1	S 70°02'10" W	12.97'
L2	N 60°08'03" W	27.76'
L3	N 60°08'03" W	23.95'
L4	N 30°00'00" E	28.00'
L5	N 60°00'00" W	2.00'
L6	N 30°00'00" E	26.00'
L7	N 60°00'00" W	2.00'
L8	N 30°00'00" E	28.00'
L9	S 60°00'00" E	24.46'
L10	N 30°00'00" E	5.00'
L11	S 60°00'00" E	18.04'
L12	S 30°00'00" W	9.00'
L13	S 60°00'00" E	3.00'
L14	S 30°00'00" W	3.75'
L15	S 60°00'00" E	1.17'
L16	S 30°00'00" W	20.08'
L17	S 60°00'00" E	4.00'
L18	S 29°59'59" W	6.67'
L19	N 60°00'00" W	2.00'
L20	S 30°00'00" W	19.33'
L21	S 60°00'00" E	2.00'
L22	S 29°59'59" W	20.42'
L23	N 60°00'00" W	1.17'
L24	S 30°00'00" W	3.75'
L25	N 60°00'00" W	3.00'
L26	S 30°00'00" W	9.00'
L27	N 60°00'00" W	18.04'
L28	N 30°00'00" E	5.00'
L29	N 60°00'00" W	24.46'
L30	S 59°59'58" E	46.67'
L31	S 60°00'00" E	48.67'
L32	S 59°59'59" E	48.67'
L33	S 60°00'00" E	50.67'



EAST QUARTER CORNER OF SECTION 2  
TOWNSHIP 3 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP)

### LEGEND

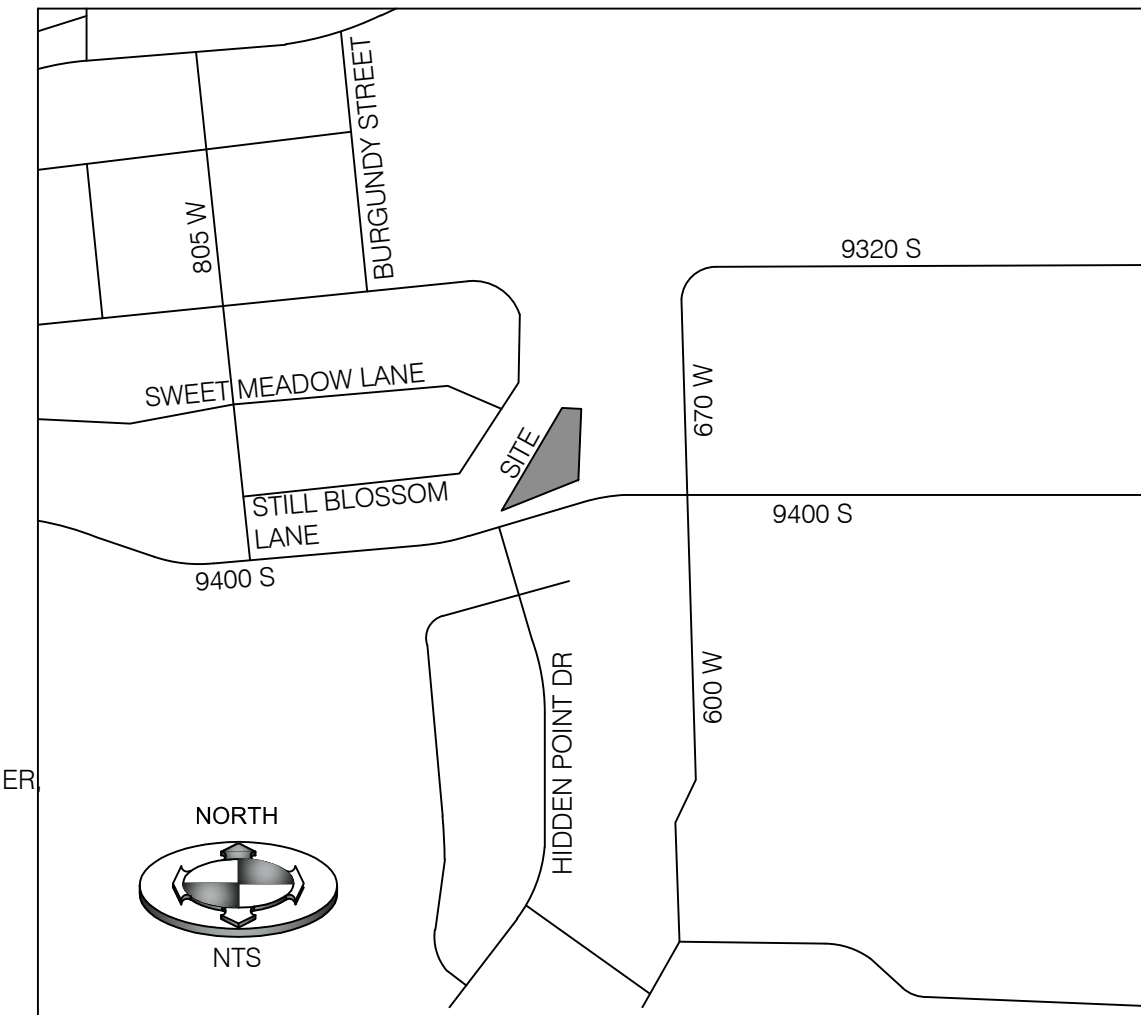
- SECTION CORNER
- BOUNDARY CORNER (SET 3/4 REBAR AND CAP) (UNO)
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- EXISTING RIGHT OF WAY
- PUBLIC UTILITY EASEMENT
- LOT LINE
- LIGHT POLE
- FIRE HYDRANT (EXISTING)
- WITNESS CORNER
- COMMON AREA
- PRIVATE AREA
- 30% AREA

NORTH

GRAPHIC SCALE  
(IN FEET)  
1 inch = 20ft.

- SANDY CITY GENERAL PLAT NOTES:
- REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
  - BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
  - CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
  - NO TREES SHALL BE PLANTED IN THE PUBLIC PARK STRIP LESS THAN 8 FEET WIDE. CENTERLINE OF TREE(S) SHALL BE PLANTED A MINIMUM OF 4 FEET AWAY FROM BACK OF CURB AND EDGE OF SIDEWALK.
  - NO DRIVEWAYS SHALL BE CONSTRUCTED AS TO SLOPE TOWARD ANY STRUCTURE WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
  - EVIDENCE THAT THE CONTRACTOR HAS A SANDY CITY PERMIT TO WORK IN THE PUBLIC WAY SHALL BE PRESENTED TO THE BUILDING DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT THE PUBLIC WORKS DEPARTMENT FOR MORE INFORMATION.
  - ALL ROADWAYS THAT ARE NOT PRIVATE ROADS (IF ANY) ARE HEREBY DEDICATED TO SANDY CITY AS RIGHT OF WAY (R.O.W.) FOR PUBLIC AND UTILITY USES.
  - LANDSCAPING BOND IS REQUIRED PRIOR TO ISSUING A BUILDING PERMIT.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB 05-18-5410) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT. THE CONDITIONS OF APPROVAL IMPOSED BY THE SANDY CITY PLANNING COMMISSION, THE SANDY CITY STANDARD SPECIFICATIONS FOR MUNICIPAL IMPROVEMENTS, THE STREETS AND PUBLIC IMPROVEMENTS CHAPTERS OF THE REVISED ORDINANCES OF SANDY CITY, THE SANDY CITY BUILDING CODE, AND THE SANDY CITY LAND DEVELOPMENT CODE. REQUIREMENTS MAY BE IMPOSED AS REQUIRED BY THE APPLICABLE SANDY CITY ORDINANCES AT THE TIME OF ADDITIONAL DEVELOPMENT APPLICATIONS AND APPROVALS RELATING TO THE SUBJECT PROPERTY.



VICINITY MAP  
N.T.S

SANDY CITY PARKS AND RECREATION  
APPROVED THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_.

### SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7240531, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AS WINDFLOWER TOWNHOMES SUBDIVISION, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED, AS SHOWN ON THIS PLAT.

## WINDFLOWER TOWNHOMES SUBDIVISION

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 9400 SOUTH STREET, SAID POINT BEING NORTH 0°10'27" EAST 107.16 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTHWESTERLY 4.66 FEET ALONG THE ARC OF A 808.53 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, CHORD BEARS SOUTH 75°36'16" WEST 4.66 FEET; 2) CONTINUING SOUTHWESTERLY 64.15 FEET ALONG A 400.00 FOOT COMPOUND CURVE TO THE LEFT, CHORD BEARS SOUTH 70°50'42" WEST 64.08 FEET; 3) CONTINUING SOUTHWESTERLY 121.13 FEET ALONG A 993.99 FOOT REVERSE CURVE TO THE RIGHT; CHORD BEARS SOUTH 69°44'30" WEST 121.05 FEET; THENCE NORTH 29°51'57" EAST 252.50 FEET; THENCE SOUTH 60°18'30" EAST 61.30 FEET; THENCE SOUTH 0°10'27" WEST 124.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: 18,823 SQ. FT. OR 0.432 ACRES  
CONTAINS 3 LOTS



### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, TO BE HEREAFTER KNOWN AS

## WINDFLOWER TOWNHOMES SUBDIVISION

DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC, ALL EASEMENTS AND PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS THEREOF HAVE HEREUNTO SET OUR HANDS THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_.

BY: KEN W. RINDLESBACH  
ITS: OWNER

BY: STEPHEN E. HOWCROFT  
ITS:

### ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
County of Salt Lake }  
ON THE \_\_\_ DAY OF \_\_\_, A.D. 20\_\_, KEN W. RINDLESBACH PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, WHO, BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: (DATE) MY COMMISSION NUMBER: \_\_\_\_\_

PRINT NAME NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

### LLC ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
County of Salt Lake }  
ON THE \_\_\_ DAY OF \_\_\_, A.D. 20\_\_, STEPHEN E. HOWCROFT PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, WHO BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE \_\_\_\_\_ OF HOWCROFT ENTERPRISES, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID DOCUMENT WAS SIGNED BY HIM ON BEHALF OF HOWCROFT ENTERPRISES LLC, AND SAID STEPHEN E. HOWCROFT ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

MY COMMISSION EXPIRES: (DATE) MY COMMISSION NUMBER: \_\_\_\_\_

PRINT NAME NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

## WINDFLOWER TOWNHOMES SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN

SHEET 1 OF

DEVELOPER/OWNER:  
KEN RINDLESBACH &  
HOWCROFT ENTERPRISES, LLC  
ADDRESS: 360 S. FORT LANE, SUITE 109  
LAYTON, UTAH 84041  
TELEPHONE: (801) 580-1822

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	101.83'	993.29'	5°52'27"	S 70°15'10" W	101.79'
C2	4.66'	808.53'	0°19'48"	S 75°36'16" W	4.66'
C3	64.15'	400.00'	9°11'20"	S 70°50'42" W	64.08'
C4	121.13'	993.99'	6°58'55"	S 69°44'30" W	121.05'

SANDY CITY MAYOR  
PRESENTED TO THE MAYOR OF SANDY CITY THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CITY MAYOR SANDY CITY RECORDER

SEWER IMPROVEMENT DISTRICT  
APPROVED THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_.

SANDY SUBURBAN IMPROVEMENT DISTRICT  
SANDY CITY PUBLIC UTILITIES  
APPROVED THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_.

ENGINEERING MANAGER

DOMINION ENERGY  
APPROVED THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_.

SALT LAKE COUNTY HEALTH DEPT.  
APPROVED THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_.

DIRECTOR, SALT LAKE COUNTY HEALTH DEPT.

CENTURYLINK  
APPROVED THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_.

CITY ENGINEER  
APPROVED THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_.

SANDY CITY ENGINEER

ROCKY MOUNTAIN POWER  
APPROVED THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_.

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

SANDY CITY ATTORNEY

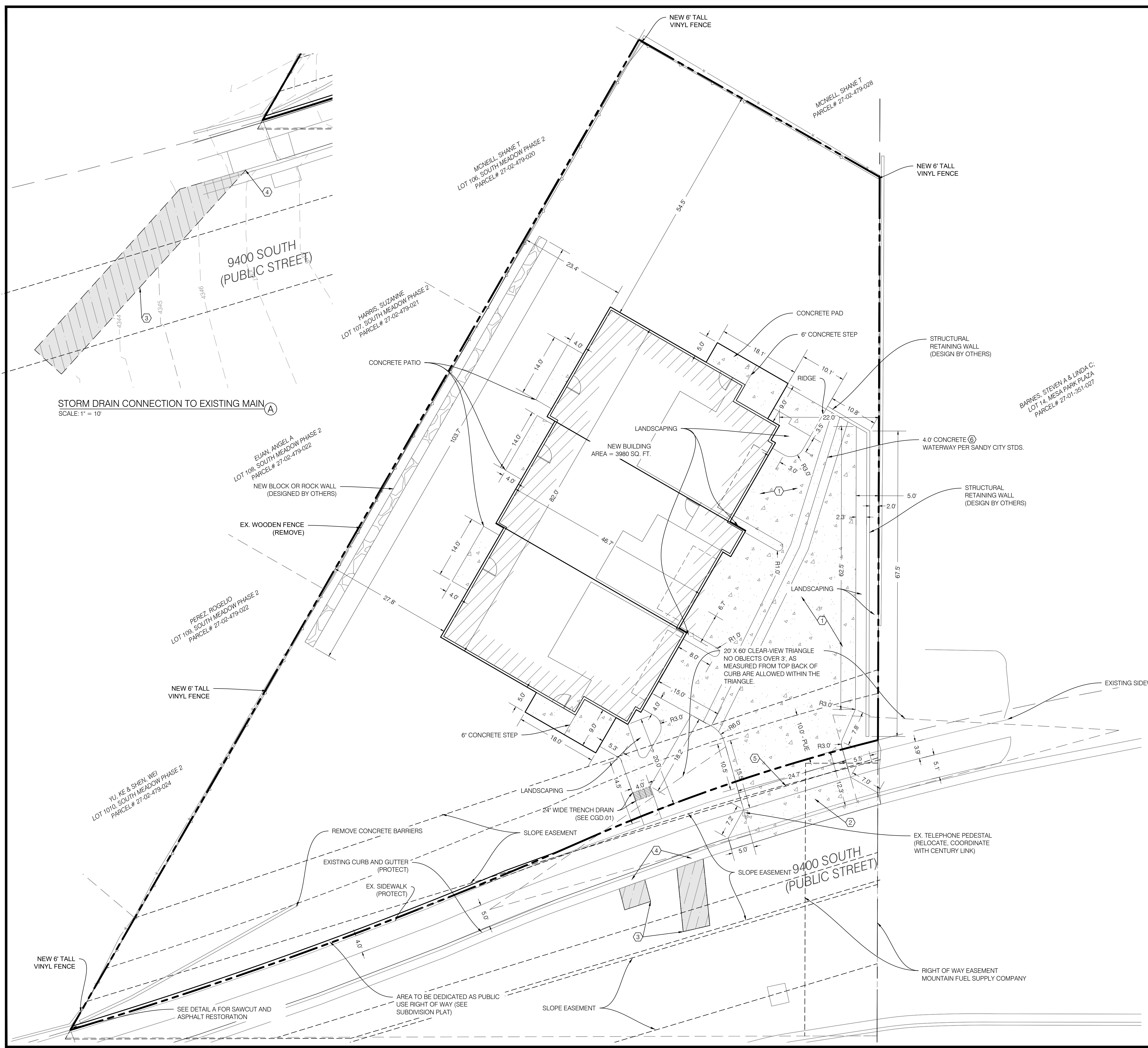
COMCAST CABLE SERVICES  
APPROVED THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_.

PLANNING COMMISSION  
APPROVED THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_.

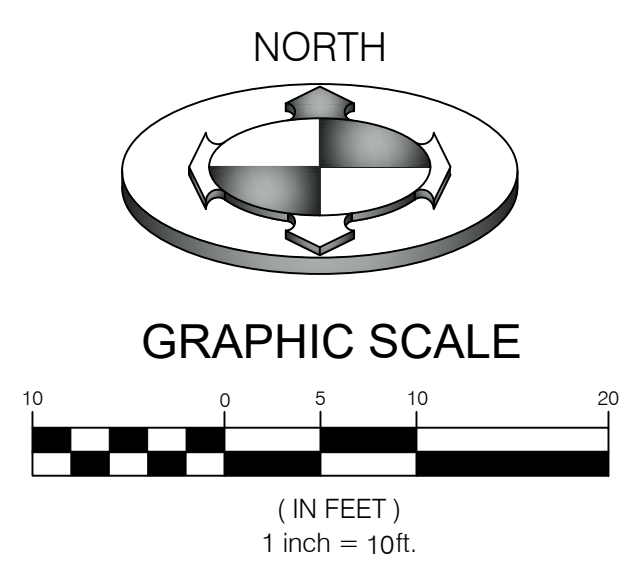
CHAIRMAN, SANDY CITY PLANNING COMM.

BENCHMARK ENGINEERING & LAND SURVEYING  
9130 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com

SALT LAKE COUNTY RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
FEE \$ \_\_\_\_\_ SALT LAKE COUNTY RECORDER



STORM DRAIN CONNECTION TO EXISTING MAIN  
SCALE: 1" = 10'



**CONSTRUCTION KEY NOTES REFERENCE**

NO.	DESCRIPTION	DETAIL
①	CONCRETE PAVEMENT WITH GRANULAR BASE	1/CDT.01
②	DRIVE APPROACH PER SANDY CITY DA-02	5/CDT.01
③	ASPHALT RESTORATION PER CITY OF SANDY RC-02	1/CDT.03
④	CURB AND GUTTER RESTORATION PER CITY OF SANDY CG-01	3/CDT.03
⑤	CONCRETE SIDEWALK PER CITY OF SANDY SW-03	2/CDT.03
⑥	4.0' CONCRETE WATERWAY PER SANDY CG-03	3/CDT.02

**AREA TABLE**

PARTICULARS	S.F.	%
BUILDING	3,980	19.3
HARDSCAPE	2,896	15.3
LANDSCAPE	11,947	65.4
TOTAL	18,823	100

**PARKING COUNT**

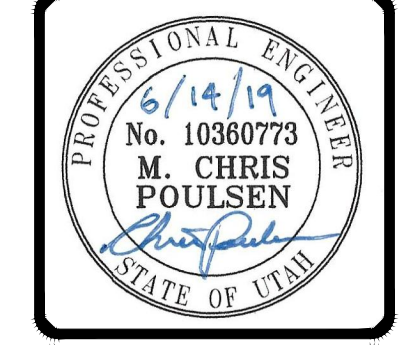
PARTICULARS	PROVIDED	
	GARAGE	ADA
PARKING STALLS	6	0
TOTAL	6	0

NOTE:  
NOTIFY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801-568-2999, 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEMENTS, INCLUDING SEWER FACILITIES. ALL INSPECTION MUST BE DONE PRIOR TO, OR CONCURRENT WITH, CONSTRUCTION. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE UNCOVERING AND/OR REMOVAL OF ALL CONSTRUCTION DONE WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER.

NOTE:  
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF REVISIONS ARE REQUIRED. SEE NOTE 98 ON CGN.01 FOR FURTHER DETAIL.

NO.	DATE	DESCRIPTION
1	08/15/18	REVISED PER CITY COMMENTS
2	08/14/19	REVISED BUILDING FOOTPRINTS AND LOCATIONS

PROJECT NO. 1701012  
DATE 04/20/2018  
DRAWN BY 1701012\_SITE

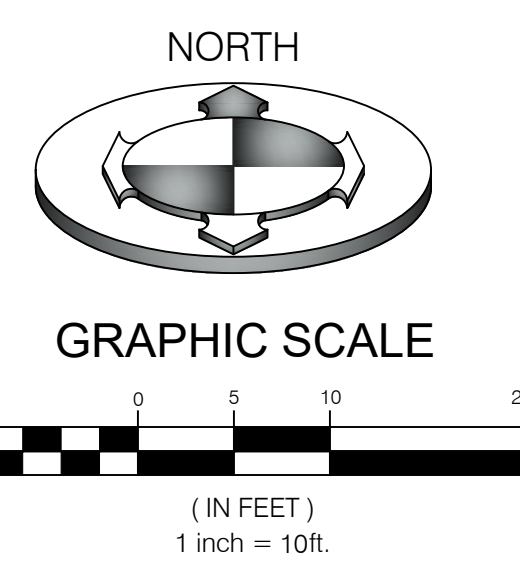
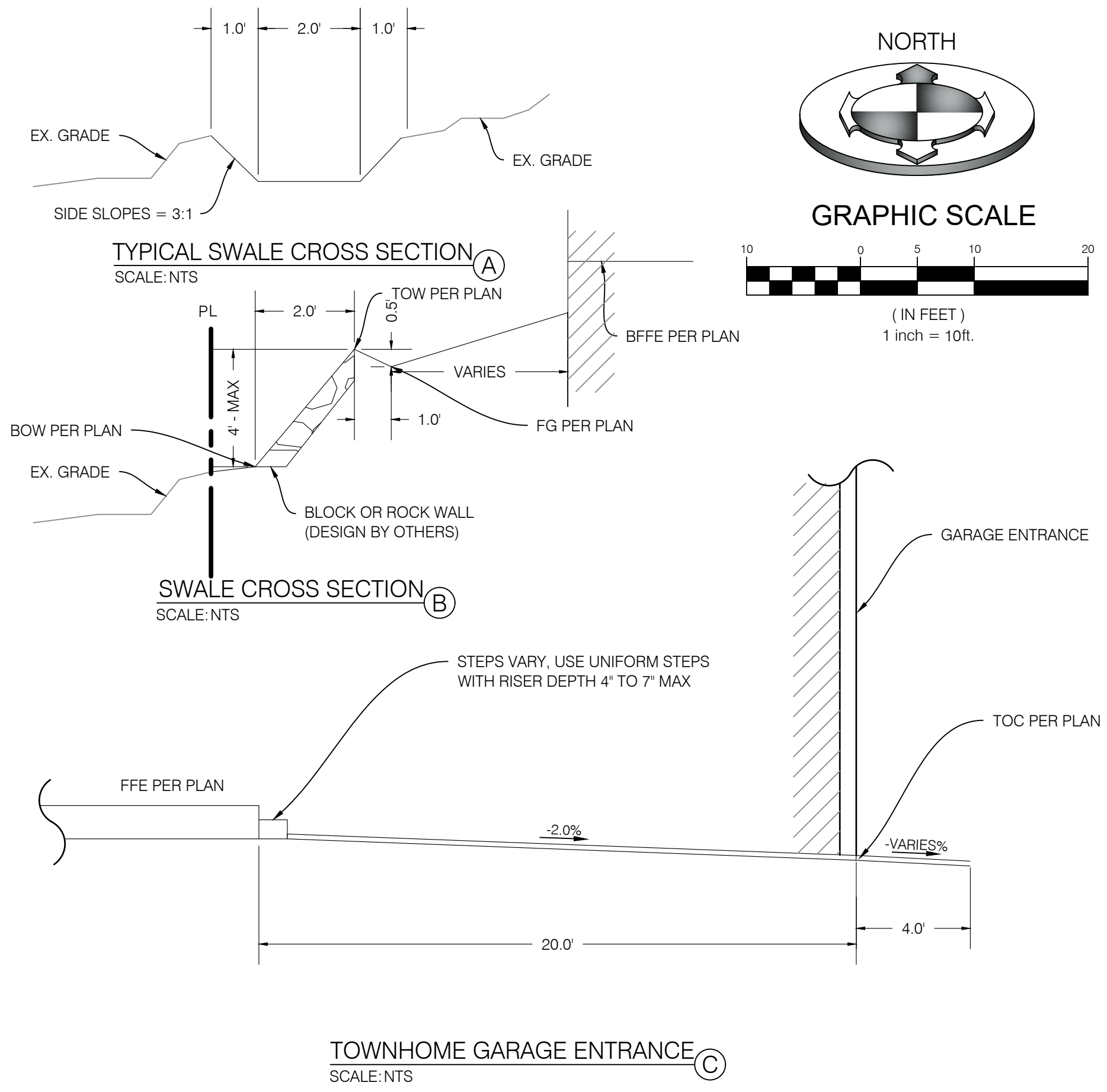
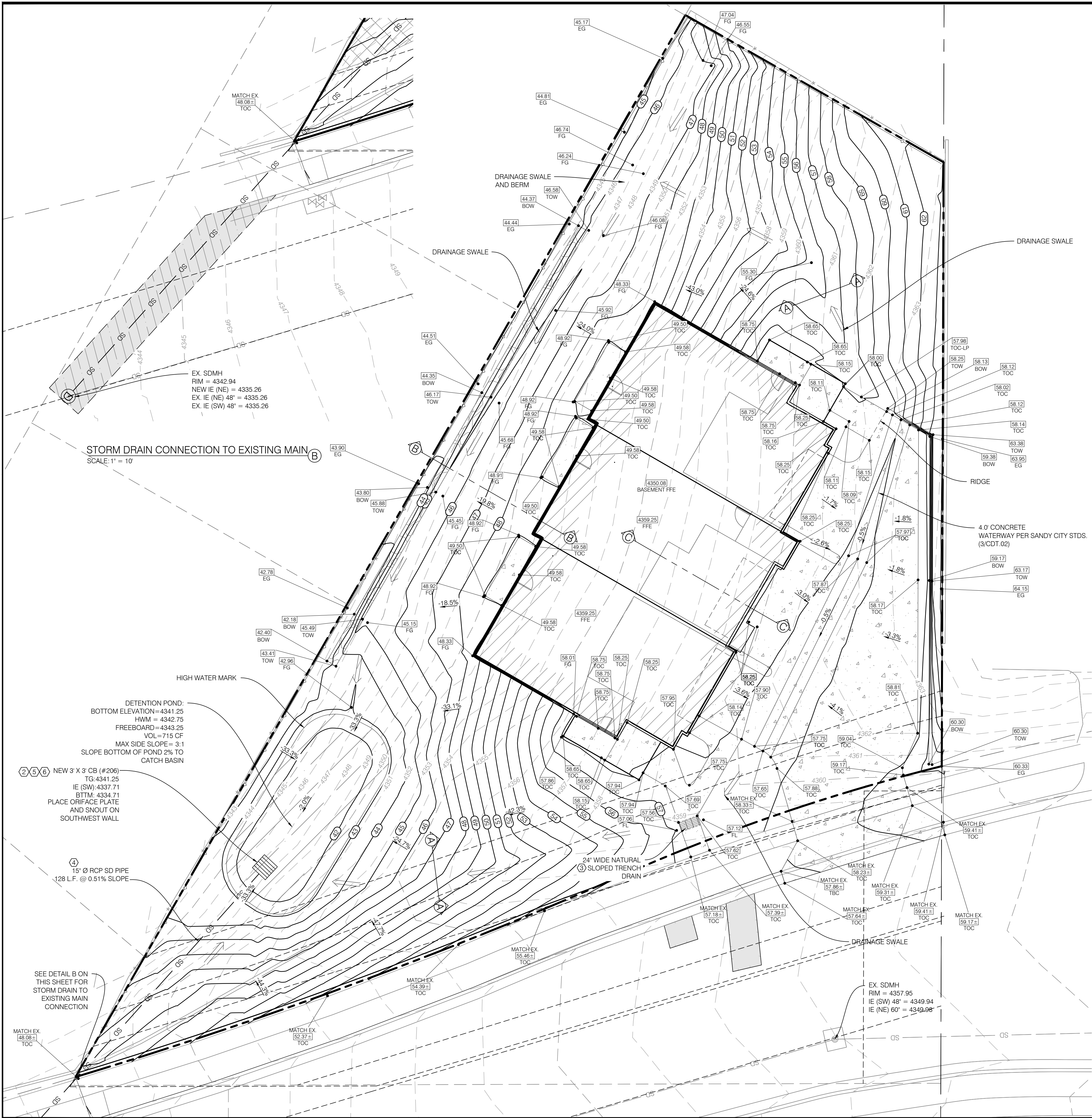


**BENCHMARK ENGINEERING & LAND SURVEYING**  
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SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com

**WINDFLOWER TOWNHOMES**  
9349 WINDFLOWER LANE  
SANDY, UTAH

CALL BEFORE YOU DIG.  
IT'S FREE & IT'S THE LAW.  
BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER  
1-800-662-4111  
www.bluestakes.org

PROJECT NO. 1701012  
**SITE PLAN**  
CSP.01  
4 OF 11



STORM DRAIN CONNECTION TO EXISTING MAIN  
SCALE: 1" = 10'

TOWNHOME GARAGE ENTRANCE  
SCALE: NTS

DETENTION POND:  
BOTTOM ELEVATION=4341.25  
HWM = 4342.75  
FREEBOARD=4343.25  
VOL=715 CF  
MAX SIDE SLOPE= 3:1  
SLOPE BOTTOM OF POND 2% TO  
CATCH BASIN

NEW 3' X 3' CB (#206)  
TG=4341.25  
IE (SW)=4337.71  
BTM= 4334.71  
PLACE ORIFACE PLATE  
AND SNOT ON  
SOUTHWEST WALL

SEE DETAIL B ON  
THIS SHEET FOR  
STORM DRAIN TO  
EXISTING MAIN  
CONNECTION

BENCHMARK:  
BRASS CAP AT THE SOUTHEAST  
CORNER OF SECTION 2, TOWNSHIP  
3 SOUTH, RANGE 1 WEST, SALT  
LAKE BASE AND MERIDIAN.  
ELEVATION 4364.58  
NAVD 88 DATUM

GRADING AND DRAINAGE KEY NOTES REFERENCE		
NO	DESCRIPTION	DETAIL
①	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
②	3'X3' CATCH BASIN	2/CDT.01
③	24" WIDE NATURAL SLOPED TRENCH DRAIN OR APPROVED EQUAL	4/CDT.03
④	15" RCP CLASS III STORM DRAIN LINE	
⑤	2" ORIFICE PLATE	3/CDT.01
⑥	18 F SNOUT	4/CDT.02

NOTE:  
PROVIDE SLOPE AWAY FROM BUILDINGS THAT COMPLIES WITH THE  
REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (2% MINIMUM 12%  
MAXIMUM ON HARD SURFACES; 5% MINIMUM 21% MAXIMUM IN LANDSCAPE  
AREAS - FOR MINIMUM 10 FEET IN ANY CASE.

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

BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER

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

NOTE:  
DRIVEWAYS MUST BE SLOPED AWAY FROM  
STRUCTURES AT A MINIMUM OF 2% AND A  
MAXIMUM OF 12%.

NOTE:  
INSTALL 12" Ø RCP CULVERTS AT DRIVEWAYS  
THAT INTERSECT DRAINAGE SWALES.

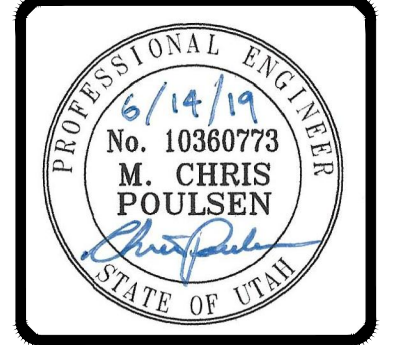
NOTE:  
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE  
INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE  
IDENTIFIED.

NOTE:  
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE  
LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE  
INVERT ELEVATION OF THE POINT OF CONNECTION AND  
NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON  
THE PLANS FOR A REDESIGN.

NOTE:  
FOLLOW ALL RECOMMENDATIONS OF THE APPROVED  
GEOTECHNICAL REPORT. SANDY CITY STANDARD  
SPECIFICATIONS AND DETAILS SHALL GOVERN, HOWEVER,  
UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE  
MORE STRINGENT.

NO.	DATE	DESCRIPTION
1	08/15/18	REVISED PER CITY COMMENTS
2	08/14/18	REVISED BUILDING FOOTPRINTS AND LOCATIONS

DRAWN BY: SAM  
CHECKED BY: MCP  
FIELD CREW: SURVEY  
DATE: 04/20/2018  
DWG FILE: 1701012 SITE



**BENCHMARK  
ENGINEERING &  
LAND SURVEYING**

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SANDY, UTAH 84070 (801) 562-7192  
www.benchmarkcivil.com

**WINDFLOWER TOWNHOMES**

9349 WINDFLOWER LANE  
SANDY, UTAH

PROJECT NO. 1701012

**GRADING &  
DRAINAGE  
PLAN**

CGD.01  
6 OF 11

**LANDSCAPE PLAN SPECIFICATIONS**

**PART I - GENERAL**

**1.1 SUMMARY**

- A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:
  1. Soil Amendments
  2. Fine Grading
  3. Cultivation
  4. Landscape Edging
  5. Turf Planting
  6. Furnish and Installing Plant
  7. Maintenance
  8. Mowing
  9. Weeding

**1.2 SITE CONDITIONS**

- A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

- B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

- C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

**1.3 PERMITS**

- A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

**1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY**

- A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

**1.5 FINAL INSPECTION**

- A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

**1.6 LANDSCAPE SUBSTANTIAL COMPLETION**

- A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

**1.7 MAINTENANCE**

- A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

**1.8 GUARANTEE**

- A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee.

**PART II - PRODUCTS**

**2.1 LANDSCAPE MATERIALS**

- A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.
- B. Tree Wrap: Tree wrap is not to be used.
- C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.
- D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.
- E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 50% native soil and 50% topsoil, thoroughly mixed together prior to placement.
- F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:
  - a. PH: 5.5-7.5
  - b. EC (electrical conductivity): < 2.0 mmhos per centimeter
  - c. SAR (sodium absorption ration): < 3.0
  - d. % OM (percent organic matter): >1%
  - e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%; Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.
- G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.
- H. Landscape Edging: Headers and Edging six (6) inches by four (4) inches extruded concrete curb made up of the following materials:
  - a. Washed mortar sand free of organic material.
  - b. Portland Cement (see concrete spec. below for type)

- c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
- d. Only potable water for mixing.

**PART III - EXECUTION**

**3.1 GRADING**

- A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.
- B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.
- C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

**3.2 TURF GRADING**

- A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.
- B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

**3.3 PLANTING OPERATIONS**

- A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.
- B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.
- C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.
- D. The tree planting hole should be the same depth as the root ball, and three times the diameter of the root ball.
- E. Trees must be placed on undisturbed soil at the bottom of the planting hole.
- F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.
- G. Plant immediately after removal of container for container plants.
- H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.
- I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.
- J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a coarser mix as required to establish finish grade as indicated on the drawings.
- K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.
- L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

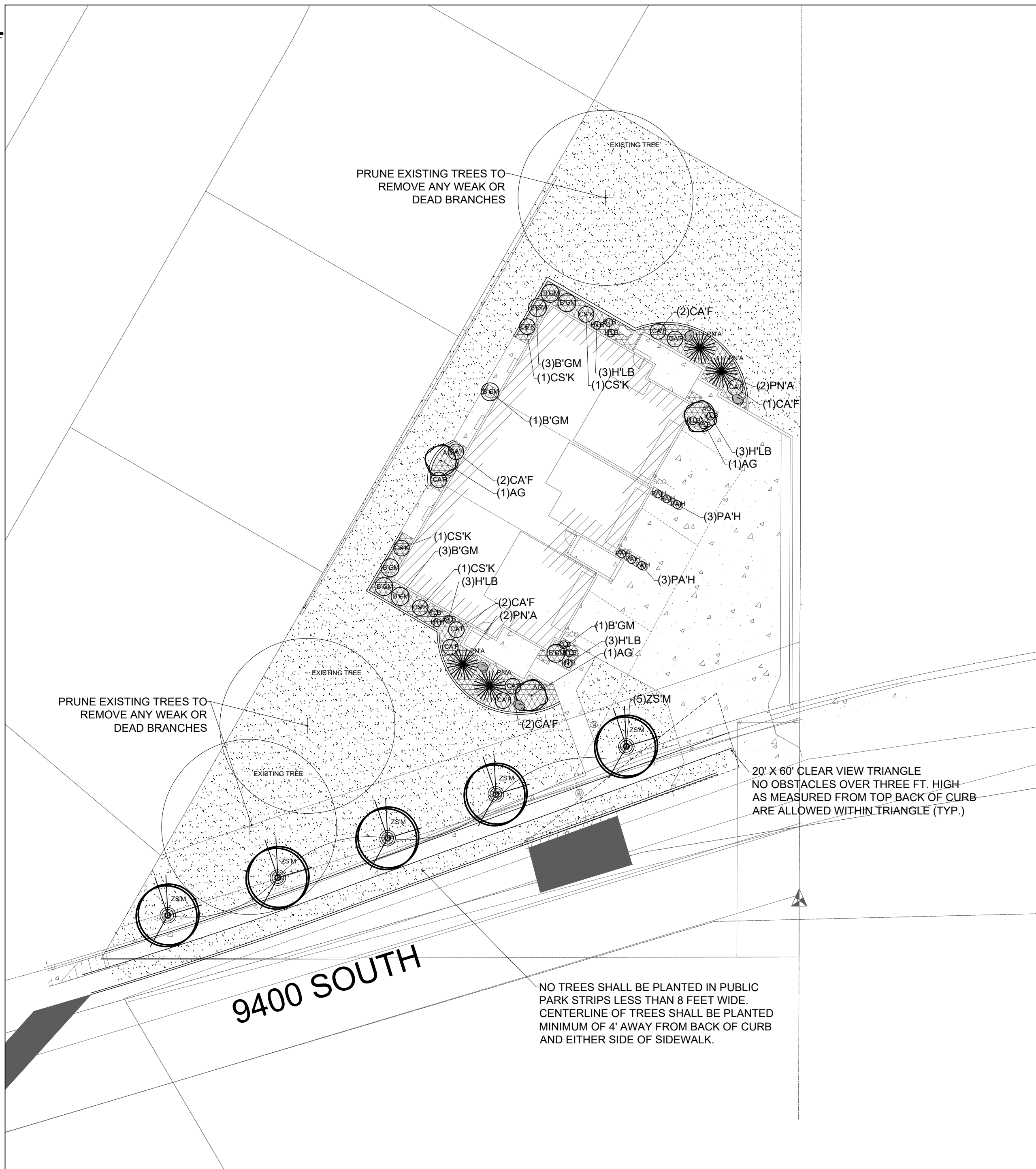
**3.4 TURF - SOD LAYING**

- A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.
- B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of 1/2 pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.
- C. Sod Availability and Condition: The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and lay all sod required on the plans. He shall furnish new sod as specified above and lay it so as to completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.
- D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified above. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.
- E. Sod shall be tamped lightly as each piece is set to insure that good contact is made between edges and also the ground. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.
- F. Apply water directly after laying sod. Rainfall is not acceptable.
- G. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system, it is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.
- H. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.
- I. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

**3.5 WEED BARRIER**

- A. Cut a slit or x at each plant location no larger than necessary to install plant.
- B. Overlap rows of fabric min. 6"
- C. Stable fabric edges and overlaps to ground.

END OF SECTION



**SITE REQUIREMENT CALCULATIONS**

**STREET FRONTAGE**

\*TREES SELECTED FROM THE RECOMMENDED SANDY CITY TREE LIST

9400 SOUTH: 1 TREE PER 30 FEET. = 150 LN FT = 5 TREES

9400 SOUTH: 1 TREE PER 30 FEET. = 150 LN FT = 5 TREES

**TOTAL SITE TREES**

3 EXISTING DECIDUOUS TREES , 8 NEW DECIDUOUS TREES, 4 NEW EVERGREEN TREES

33% NEW EVERGREEN TREES , 66% NEW DECIDUOUS TREES

**EXISTING TREE PRESERVATION: THE RETENTION OF EXISTING HEALTHY, DESIRABLE TREE SPECIES ON SITE IS STRONGLY ENCOURAGED.**

\*1 EXISTING TREE TO BE REMOVED

\*3 EXISTING TREES TO BE PROTECTED

**TREE LEGEND (TOTAL PLANT COUNT)**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
ZSM	ZELKOVA SERRATA 'MUSASHINO'	JAPANESE ZELKOVA 'MUSASHINO'	5	2" CAL	LOW	
PNA	PNUS NGRPA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	4	6' TALL	LOW	
AG	ACER GINNALA	AMUR MAPLE	3	2" CAL.	MODERATE	

**SHRUB LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
B'GM	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	7	5 GAL.	MODERATE	
CSK	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	4	5 GAL	MODERATE	

**GRASSES LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CAF	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	9	1 GAL	HIGH	

**PERENNIAL LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
HLB	HEMEROCALLIS X 'LITTLE BUSINESS'	LITTLE BUSINESS DAYLILY	12	1 GAL	HIGH	

**SITE MATERIALS**

SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
[Pattern]	LAWN (SOD) AREA	10,894 SQ.FT.	DROUGHT TOLERANT VARIETY *SEE NOTE BELOW
[Pattern]	BROWN BARK MULCH (DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	1,096 SQ.FT. (10.1 CU.YD)	LOCATED WHERE SPECIFIED
[Pattern]	BROWN BARK MULCH	4	LOCATED WHERE SPECIFIED

**LANDSCAPE GENERAL NOTES**

- INSTALLER RESPONSIBILITIES AND LIABILITIES
  1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
  2. THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.

- GRADING AND DRAINAGE REQUIREMENTS
  1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.
  2. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
  3. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
  4. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
  5. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
  6. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS, WHICHEVER DISTANCE IS GREATER.
  7. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.

- LANDSCAPING REQUIREMENTS
  1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.
  2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
  3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.

**LANDSCAPE NOTES**

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
3. NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
4. SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
5. 4"x6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4" CONCRETE TREE RING.
6. DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
7. ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL. PULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
8. CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

ISSUE DATE	PROJECT NUMBER
08-08-2018	UT18033

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

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**WINDFLOWER TOWNHOMES**  
9349 S. WINDFLOWER LANE  
SANDY, UTAH

**DEVELOPER / PROPERTY OWNER / CLIENT**  
Developer / Property Owner:  
RANDY MOORE  
JMOOREHOMES@MSN.COM

**CLIENT / ENGINEER:**  
BENCHMARK ENGINEERING & LAND SURVEYING  
9130 SOUTH STATE STREET SUITE #100  
SANDY, UTAH 84070 (801) 542-7192  
WWW.BENCHMARKCIVIL.COM

**LANDSCAPE ARCHITECT / PLANNER**  
PKJ DESIGN GROUP L.L.C.  
3450 N. TRIUMPH BLVD. SUITE 102  
LEHI, UTAH 84043 (801) 960-2698  
www.pkjdesigngroup.com

**LICENSE STAMP**  
Professional Engineer Seal for Randy Moore, License No. 12345, State of Utah, expires 06/30/2018.

PKJ DESIGN GROUP  
LANDSCAPE PLAN  
PRELIMINARY PLANS NOT FOR CONSTRUCTION  
LP-1.0

DATE: 8/8/2018  
DRAWN: KBA  
CHECKED: TM  
PLOT DATE: 8/8/2018

# A New 3-Plex Multi-family Residence for



# MOORE HOMES X

## SHEET INDEX:

ARCHITECTURAL	
CVR	COVER SHEET, GENERAL NOTES
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A1.2	MAIN FLOOR PLANS
A1.3	SECOND FLOOR PLANS
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A3.1	FLOOR FRAMING PLAN
A3.2	FLOOR FRAMING PLAN
A3.3	ROOF FRAMING PLAN
A4.1	BUILDING SECTIONS / DETAILS
A4.2	STRUCTURAL DETAILS
E1.1	BASEMENT ELECTRICAL PLANS
E1.2	MAIN FLR ELECTRICAL PLANS
E1.3	SECOND FLR ELECTRICAL PLANS

PLAN:

# 3-PLEX

## GENERAL NOTES

- LOW FLUSH TOILETS REQUIRED MAXIMUM 1.6 GALLONS/FLUSH.
- MAXIMUM FLOW RATE OF SHOWER HEADS IS 2.5 G.P.M.
- PENETRATIONS BY CONDUITS, DUCTS, AND PIPES OF FIRE RATED WALLS AND FLOORS SHALL BE PROVIDED WITH FIRE STOP MATERIAL THAT IS TESTED BY THE LATEST ASTM E-814 TEST.
- HB = FREEZELESS, BACKFLOW PREVENTION HOSE BIBB.
- FLUE AND EXHAUST VENTS WILL TERMINATE 4'-0" BELOW OR 4'-0" HORIZ. AND AT LEAST 1' ABOVE A DOOR OR OPERABLE WINDOW OR GRAVITY AIR INLET
- EMERGENCY FLOOR DRAINS REQUIRE A TRAP SEAL PRIMER OR DEEP SEAL TRAP
- CLOTHES DRYERS SHALL BE VENTED TO EXTERIOR. DUCTS TO BE METAL WITH SMOOTH INTERIOR SURFACE, EQUIPPED WITH BACK-DRAFT DAMPERS, TERMINATE AT EXTERIOR OF BUILDING, AND NOT TO BE INSTALLED WITH SHEET METAL SCREWS. PROVIDE POWER VENT IF DUCT LENGTH IS OVER 14'-0" (2) 90 DEGREE ELBOWS MAX. WITH 4'-0" DUCT MIN.
- ATTIC ACCESS TO BE 22" X 30" FINISH MIN. AND NOT LOCATED ABOVE A SHELF IN CLOSETS, 30" HEADROOM REQ. ABOVE ACCESS. 1 HOUR FIRE RESISTANT CONSTRUCTION AND LATCH IN GARAGES. PER IRC R807.1
- ALL CASED OPENINGS SHALL HAVE SAME HEIGHT AS DOOR CASINGS HEIGHT.
- ALL EXTERIOR WALLS TO BE 2X6 STUD, ALL INTERIOR TO BE 2X4 STUD, U.N.O.
- LOCATE SINGLE TOWEL BARS @ 64" A.F.F.
- (1) ROD/ (1) SHELF, CLOSET SHELF @ 72" A.F.F.
- (2) RODS/ (2) SHELVES, CLOSET SHELVES @ 42" & 84" A.F.F.
- RAIL @ 36" A.F.F. OR OFF OF STAIR & 4" MAX. SPACE BETWEEN BALUSTERS.
- BALCONY RAIL @ 42" A.F.F. 4" MAX. SPACE BETWEEN BALUSTERS.
- SEE SITEPLAN AND ELEVATION NOTES FOR GRADING SPECIFICATIONS
- PROVIDE HEAT/ CHECK VALVES @ INLET & OUTLET OF WATER HEATER
- WINDOW WELLS W/ FIXED LADDERS TO COMPLY WITH IRC R310.2
- EGRESS WINDOW WELLS DEEPER THAN 4" REQUIRE A LADDER. CLEAR DIMENSIONS TO BE 9 sq. ft. MIN. (FULL OPEN) AND 36" IN SMALLEST DIRECTION PER IRC R310.2
- EGRESS RESCUE WINDOWS TO BE PROVIDED IN ALL BEDROOMS AND MIN. OF (1) IN THE BASEMENT.
- GLAZING TO BE TEMPERED IF : a) WITHIN TUB/SHOWER ENCLOSURES, b) SILL WITHIN 60" VERTICALLY OF TUB/SHOWER DRAIN, c) CONTAINED IN OR USED AS A DOOR, d) WITHIN AN ARC OF 24" OF EITHER VERTICAL EDGE OF A DOOR, e) SILL LESS THAN 18" A.F.F. f) CONTAINED IN OR USED AS A RAILING. SEE FLOOR PLANS.
- WATER RESISTANT GYP. BD. MAY BE USED OVER VAPOR BARRIERS & CLG. PER R702.3.7.1.
- 1/2" WATER RESISTANT GDW IS NOT TO BE USED @ TUB/SHOWER AREAS.
- PROVIDE 1 HR. SEPERATION BETWEEN GARAGE AND LIVING SPACES, 5/8" TYPE X GYP WALLS, CEILING & BEAMS. (1) LAYER 5/8" TYPE "X" ON CEILING WHEN LIVING SPACE IS ABOVE PER 2015 IRC. ALSO PROVIDE 1/2" SHEETROCK ON ALL WALLS SUPPORTING THE FLOOR SYSTEM W/ LIVING SPACE ABOVE.
- DOORS FROM DWELLING TO GARAGE AREAS TO BE 1 3/8" SOLID CORE WOOD OR 20 MIN. RATED METAL W/ SELF CLOSURE. SEE FLOOR PLANS FOR LOCATIONS
- MIN. 36" X 36" LANDING TO BE PROVIDED AT : a) ALL EXTERIOR DOORS (EXCEPT GARAGE) AT TOP OF STEPS, b) BOTTOM OF ALL INTERIOR STAIRWAYS, c) TOP OF INTERIOR STAIRWAYS UNLESS DOOR DOES NOT SWING OVER STAIRS
- HANDRAILS WILL BE PROVIDED WHERE THERE ARE 2 OR MORE RISERS AND WILL COMPLY WITH IRC 315.1 & 315.2 - 1 1/4" TO 2 5/8" GRIPPABLE SURFACE @ HANDRAIL.
- PROVIDE PRESSURE RELIEF VALVE ON WATER HEATER.
- SEISMIC TIE DOWNS TO BE PROVIDED AT ALL WATER HEATERS. LOCATE @ TOP 1/3 & BTM 1/3 OF THE TANK.
- 30" MIN. CLEARANCE TO BE PROVIDED IN FRONT OF ALL WATER HEATERS
- OUTSIDE COMBUSTION AIR TO BE PROVIDED FOR ALL WATER HEATERS & FURNACE
- PROVIDE 30" CLEARANCE IN FRONT OF FURNACE FOR SERVICING
- FUEL FIRED APPLIANCES, IF ANY, @ GARAGE TO BE 18" A.F.F.
- FIRE HYDRANTS SHALL NOT BE BLOCKED BY BUILDING MATLS, EQUIP. OR TEMP. OFFICES.
- MIN. 30" CLEARANCE ABOVE COOKTOPS TO COMBUSTIBLES
- ALL PLUMBING VENTS THROUGH ROOF TO BE 2" PIPE MIN. ALL PENETRATION THROUGH ROOF SHALL BE 5'-0" MIN. FROM ANY PARTY WALL AND SHALL BE 2'-0" ABOVE OR 10'-0" AWAY FROM ALL EXTERIOR AIR INTAKE OPENINGS AND AT LEAST 3'-0" FROM PROPERTY LINE
- EXPANSION TANK @ WATER HEATER
- COMBUSTION AIR IS TO BE TAKEN FROM OUTSIDE. PROVIDE (1) COMBUSTION AIR DUCT WITH EXTERIOR COVER OF 1/4" SCREEN. TERMINATE DUCT WITHIN 12" OF CLG.
- MECHANICAL EXHAUST EQUIPMENT TO PROVIDE 5 AIR CHANGES PER HOUR MIN. AS PER IRC R303.1.1.
- MAINTAIN A 1" AIR SPACE BETWEEN ATTIC INSULATION & ROOF SHEATHING AT ALL ROOF RAFTER FRAMING AREAS. 1" Baffles AT PERIMETER
- THIS STRUCTURE WILL BE CONSTRUCTED IN ACCORDANCE WITH ALL CITY AND STATE BUILDING CODES AND ORDINANCES AS VERIFIED BY BUILDER
- INSULATION: WALL EXTERIOR R-13, CEILING R-38, FLOOR R-19, BASEMENT WALL R-11 MINIMUM, UNO
- #4 GRADE REBAR @ 12" O.C. BOTH WAYS FOR PORCH CAP, UNO
- PROVIDE ANTI-SCALD SHOWER VALVE ON ALL SHOWER AND TUB SHOWER COMBOS.
- PROVIDE BRACING @ ALL SHELVES EVERY 4'-0".
- FLOOR SHALL BE BLOCKED PERP. TO THE FLOOR JOISTS. BLOCKING TO BE FULL DEPTH WITHIN FIRST TWO JOIST SPACES OF THE FOUNDATION WALL, W/ 2X4 FLAT BLOCKING ELSEWHERE (R404.1 #4).
- ARC-FAULT CIRCUIT INTERRUPTERS ARE REQUIRED ON ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15-20 AMP RECPY OUTLETS IN BEDROOMS.
- CEMENT, FIBER-CEMENT AND GLASS MATT GYPSUM BACKERS SHALL BE USED FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.
- WHERE ROOF PENETRATIONS ARE REQUIRED FOR VENTILATION, ETC., PENETRATIONS TO BE LOCATED ON THE BACK SIDE (BACK ROOF SLOPE) OF MAIN ROOF
- COMPLY WITH 2015 INTERNATIONAL RESIDENTIAL CODE.
- WALL SHEATHING SHOULD NOT COME IN DIRECT CONTACT WITH CONCRETE FOUNDATION WALL, LEAVE 1/8" GAP MINIMUM.
- EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE (0.19 m<sup>3</sup>/s) SHALL BE MECHANICALLY OR NATURALLY PROVIDED W/ MAKEUP AIR AT A RATE OF APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED W/ NOT LESS THAN ONE DAMPER. EACH DAMPER SHALL BE A GRAVITY DAMPER OR AN ELECTRICALLY OPERATED DAMPER THAT AUTOMATICALLY OPENS WHEN THE EXHAUST
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL BUILDING CODE REQUIREMENTS
- ONE COMPLETE SET OF THE PLANS, SPECS. AND SUPPLEMENTAL INFORMATION WITH THE CITY/ COUNTY STAMP, PRINTED TO FULL SIZE, IS REQUIRED TO BE ON SITE FOR ALL INSPECTIONS.

## BUILDER:

Moore Homes  
9691 Granite Woods Cir  
Sandy, UT 84092  
Contact: Randy Moore  
Ph: 801-580-1822

## ENGINEER:

ABR Engineering  
10 South 300 East  
American Fork, UT 84003  
Contact: Ryan alder, P.E. S.E.  
Ph: 801-691-2296

## LOT #

## BUILDING CODES:

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:  
- 2015 International Building Code  
- 2015 International Residential Code  
- 2015 International Plumbing Code  
- 2015 International Mechanical Code  
- 2014 National Electrical Code  
- 2015 International Fire Code  
- 2015 International Energy Conservation Code

## SQUARE FOOTAGES:

SQUARE FOOTAGE	UNIT 1	UNIT 2	UNIT 3	OVERALL
BASEMENT FLOOR	714 SQ. FT.	684 SQ. FT.	714 SQ. FT.	2,112 SQ. FT.
MAIN FLOOR	709 SQ. FT.	671 SQ. FT.	709 SQ. FT.	2,079 SQ. FT.
SECOND FLOOR	953 SQ. FT.	875 SQ. FT.	953 SQ. FT.	2,781 SQ. FT.
GARAGE	526 SQ. FT.	466 SQ. FT.	526 SQ. FT.	1,518 SQ. FT.
FINISHED LIVING	1,662 SQ. FT.	1,546 SQ. FT.	1,662 SQ. FT.	4,870 SQ. FT.
TOTAL LIVING	2,376 SQ. FT.	2,230 SQ. FT.	2,376 SQ. FT.	6,982 SQ. FT.



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Revisions:

A	B	C	D
.	.	.	.

3plex concept PLAN

X

COVER SHEET

Drawn by:

MRW / MDW

Rev Date:

06/03/2019

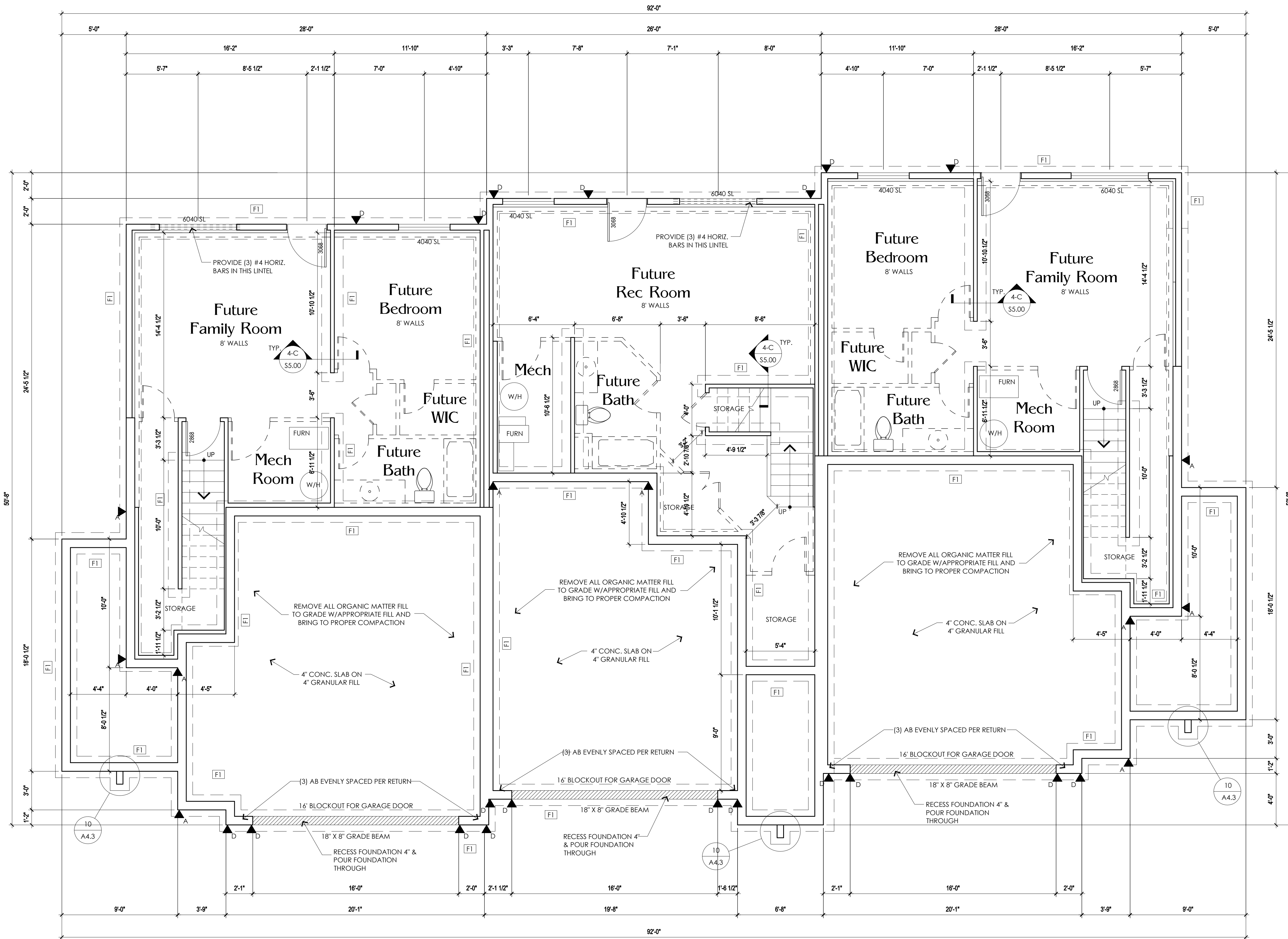
Plan Name:

3 - PLEX  
MOORE HOMES

Release:

06/03/2019

CVR



UTILITY GAS LINES	G.L.	BTU	VENT
FURNACE	3/4" LINE	65,000 BTU	5"
WATER HEATER	3/4" LINE	45,000 BTU	4"

ESTIMATED LENGTH : 50'-0" F/P N/C 4 OZ.

6" COMMON VENT TO ROOF  
10" COMBUSTION AIR TO OUTSIDE

NOTE:  
1. PROVIDE U.F.E.R. PER 2014 NEC 250-50 (C)  
2. REFER TO MANUAL J & D REPORT FOR HVAC DUCT SIZING AND CALCS

**FOOTINGS:**

F1	PROVIDE:	10" x 20" (2) #4	CONT. FOOTING WITH CONTINUOUS BARS
F3	PROVIDE:	30" x 30" (3) #4	SQ. FOOTING WITH EACH WAY
F4	PROVIDE:	48" x 48" (5) #4	SQ. FOOTING WITH EACH WAY

**FOUNDATION:**

8" x (8'-0" MAX) WALL (TOP OF WALL SUPPORTED BY FLOOR DIAPHRAGM)

PROVIDE: #4 @ 18" O.C. VERT  
& #4 @ 18" O.C. HORIZ

PROVIDE: (2) #4'S AROUND ALL OPENINGS AND (1) #4 WITHIN 4" OF TOP AND BOTTOM

**ANCHOR BOLTS:**

PROVIDE 1/2" DIA. X 10" A.B. EMBEDDED IN CONCRETE A MIN. 7" AT 32" O.C., U.N.O. USE 3X3 X 0.229" WASHERS, ANCHOR BOLTS AND WASHERS IN CONTACT WITH PRESERVATIVE TREATED WOOD SHALL BE GALVANIZED OR STAINLESS STEEL.

**FOOTING/FOUNDATION NOTES**

- ALL FOOTINGS ADJACENT TO AREAS EXPOSED TO FREEZING TEMP. SHALL BE AT OR BELOW FROST DEPTH
- PROVIDE 3" A.B. FOR SILL PLATE WITH 7" MIN EMBEDMENT @ 32" O.C. @ ALL SHEARWALL, BEARING WALL, OR EXTERIOR LOCATIONS (UNLESS NOTED OTHERWISE). PROVIDE APPROVED 3x3-1/4" SQUARE PLATE WASHERS.
- ALL BOLT HOLES SHALL BE DRILLED 1/8" TO 1/4" OVERSIZED
- ALL WASHERS TO BE APPROVED PLATE WASHERS
- PROVIDE #4 BARS AT 18" O.C. EACH WAY FOR 8-FT TALL FND WALLS (BRACED BY THE FLOOR DIAPHRAGM)
- PROVIDE #4 VERTICAL BARS AT 14" O.C. AND #4 HORIZONTAL BARS AT 18" O.C. FOR 9-FT TALL FND WALLS (BRACED BY THE FLOOR DIAPHRAGM)
- PROVIDE (2) #4 BARS (MIN) ABOVE OPENINGS AND (1) #4 BAR (MIN) EACH SIDE OF OPENINGS.
- ALL CONTINUOUS FOOTINGS TO BE 20" WIDE (MIN) X 10" THICK W/ (2) #4 CONT. BARS (U.N.O.).

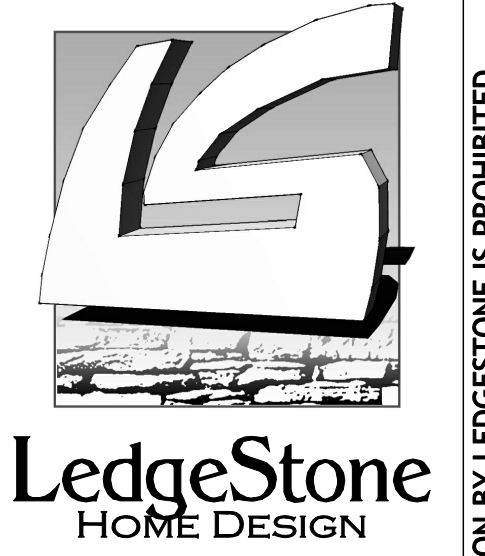
- ▲ = LSTD8(RJ) HOLDDOWNS
- ▲<sub>A</sub> = STD10(RJ) HOLDDOWNS
- ▲<sub>B</sub> = STD14 HOLDDOWNS
- ▲<sub>C</sub> = STD14(RJ) HOLDDOWNS
- ▲<sub>D</sub> = STD14(RJ) HOLDDOWNS

**USER GROUNDING NOTE:**  
CONCRETE-ENCASED ELECTRODE TO BE MADE OF BARE COPPER WIRE (NOT SMALLER THAN 4 AWG) AND AT LEAST 20FT LONG. BARE COPPER CONDUCTOR MUST BE ENCASED BY AT LEAST 2" OF CONCRETE LOCATED HORIZONTALLY NEAR THE BTM OF A CONCRETE FOOTING OR VERTICALLY WITHIN A CONCRETE FOUNDATION THAT'S IN DIRECT CONTACT WITH THE EARTH.

NOTE:  
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**BASEMENT PLAN**  
SCALE: 1/4" = 1'



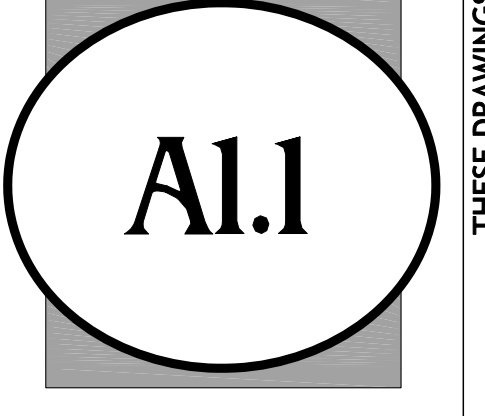
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**Revisions:**

A	B	C	D

3plex concept PLAN X  
BASEMENT PLAN

Drawn by:  
**MRW / MDW**  
Rev Date:  
**06/03/2019**  
Plan Name:  
**3 - PLEX  
MOORE HOMES**  
Release:  
**06/03/2019**



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Revisions:

A

B

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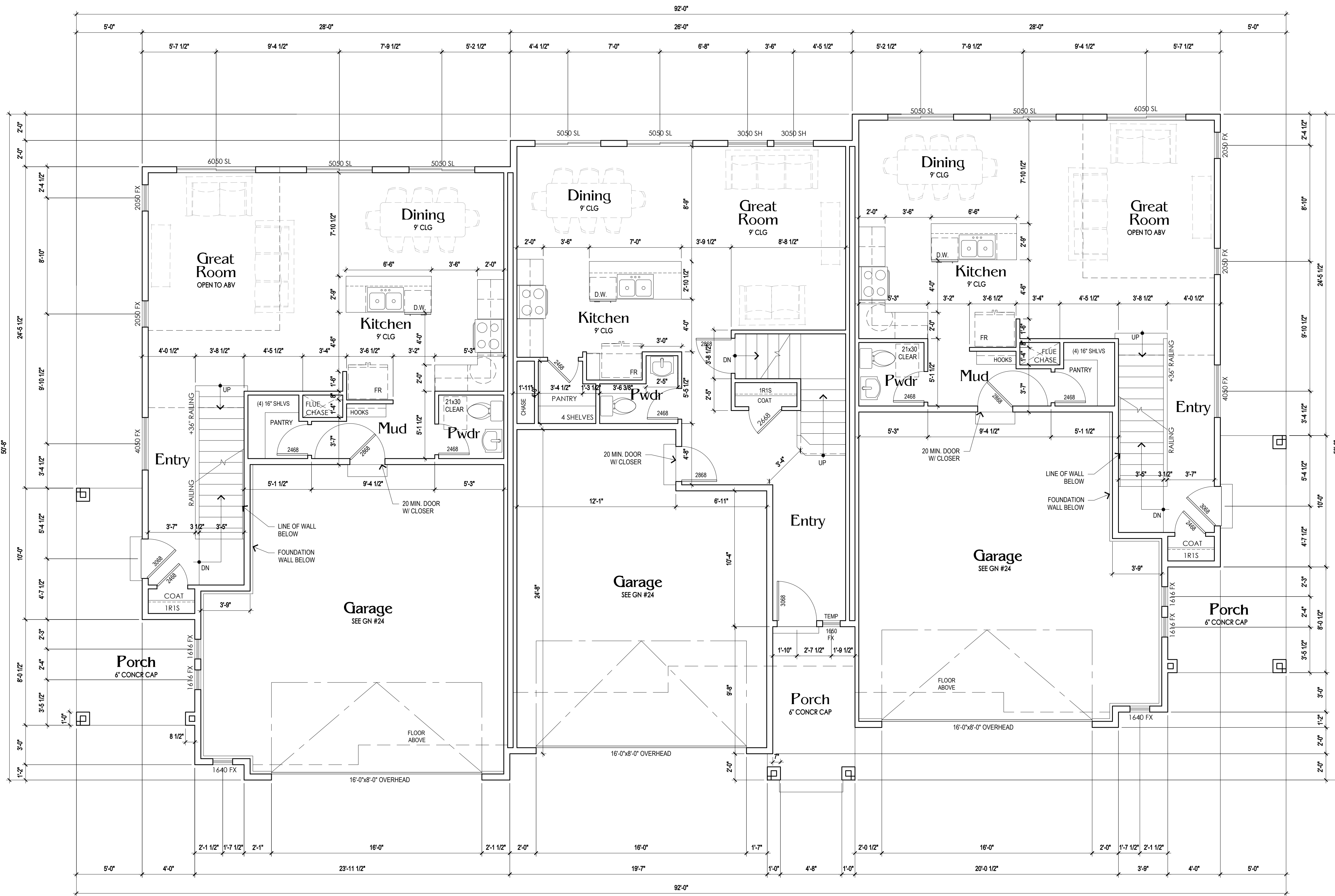
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MAIN FLOOR PLAN

Drawn by:  
MRW / MDW  
Rev Date:  
06/03/2019  
Plan Name:  
3 - PLEX  
MOORE HOMES  
Release:  
06/03/2019

A1.2

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- NOTES:**
- EXTERIOR WALL FRAMING TO BE 2X6, INTERIOR WALL FRAMING TO BE 2X4 U.N.O.
  - IF TUB IS JETTED: PROVIDE TUB MOTOR ACCESS - REMOVEABLE W/O SPECIAL TOOLS OR KNOWLEDGE.
  - GARAGE: PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON GARAGE CEILING, WALLS, BEAMS ETC. PROVIDE (2) LAYERS TYPE 'X' GYP. BD. PERPENDICULAR TO CEILING FRAMING FOR GARAGE CEILINGS BENEATH HABITABLE ROOMS.
  - PROVIDE 20 MIN. RATED DOOR W/ CLOSER @ DOOR BETWEEN GARAGE AND HOUSE.
  - ALL CONCRETE STEPS TO HAVE A MIN. RUN OF 11"
  - PROVIDE 36" LANDING w/ 1 1/2" MAX. DROP BETWEEN THRESHOLD AND LANDING (7 3/4" MAX. DROP IF DOOR SWINGS IN). IRC 2012, R311.3
  - DRYER EXHAUST NOTE: THE MAX. LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 25 FEET FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAX. LENGTH OF THE DUCT SHALL BE REDUCED 2.5 FEET FOR EACH 45-DEGREE BEND AND 5 FEET FOR EACH 90-DEGREE BEND. THE MAX. LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT.
  - IRC 2012, M1502.4.4
  - PROVIDE INSULATION ON WATER LINES ON EXTERIOR WALLS TO PREVENT FREEZING
  - PROVIDE 1/2" GYP. WALLBOARD @ ENCLOSED SPACE UNDER STAIRS
  - PROVIDE 3/8" GUARDRAIL w/ VERT. BALUSTERS SPACED LESS THAN 4" @ ALL PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. IRC 2012, R312.1.1

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MAIN FLOOR PLAN  
SCALE: 1/4" = 1'



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Revisions:

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3plex concept PLAN

X

SECOND FLOOR PLAN

Drawn by:

MRW / MDW

Rev Date:

06/03/2019

Plan Name:

3 - PLEX

MOORE HOMES

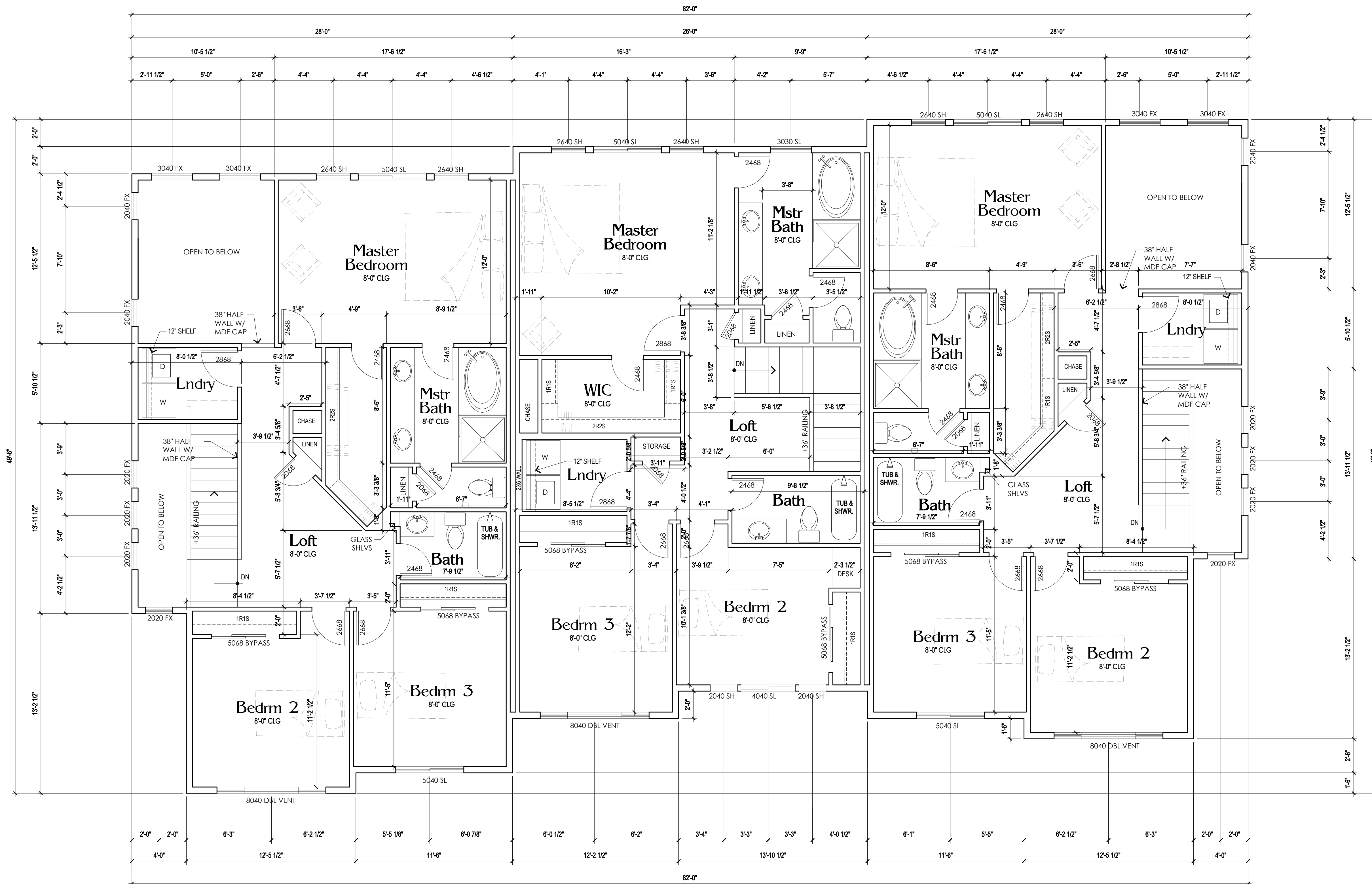
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A1.3

SECOND FLOOR PLAN

SCALE: 1/4"=1'



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ELEVATIONS

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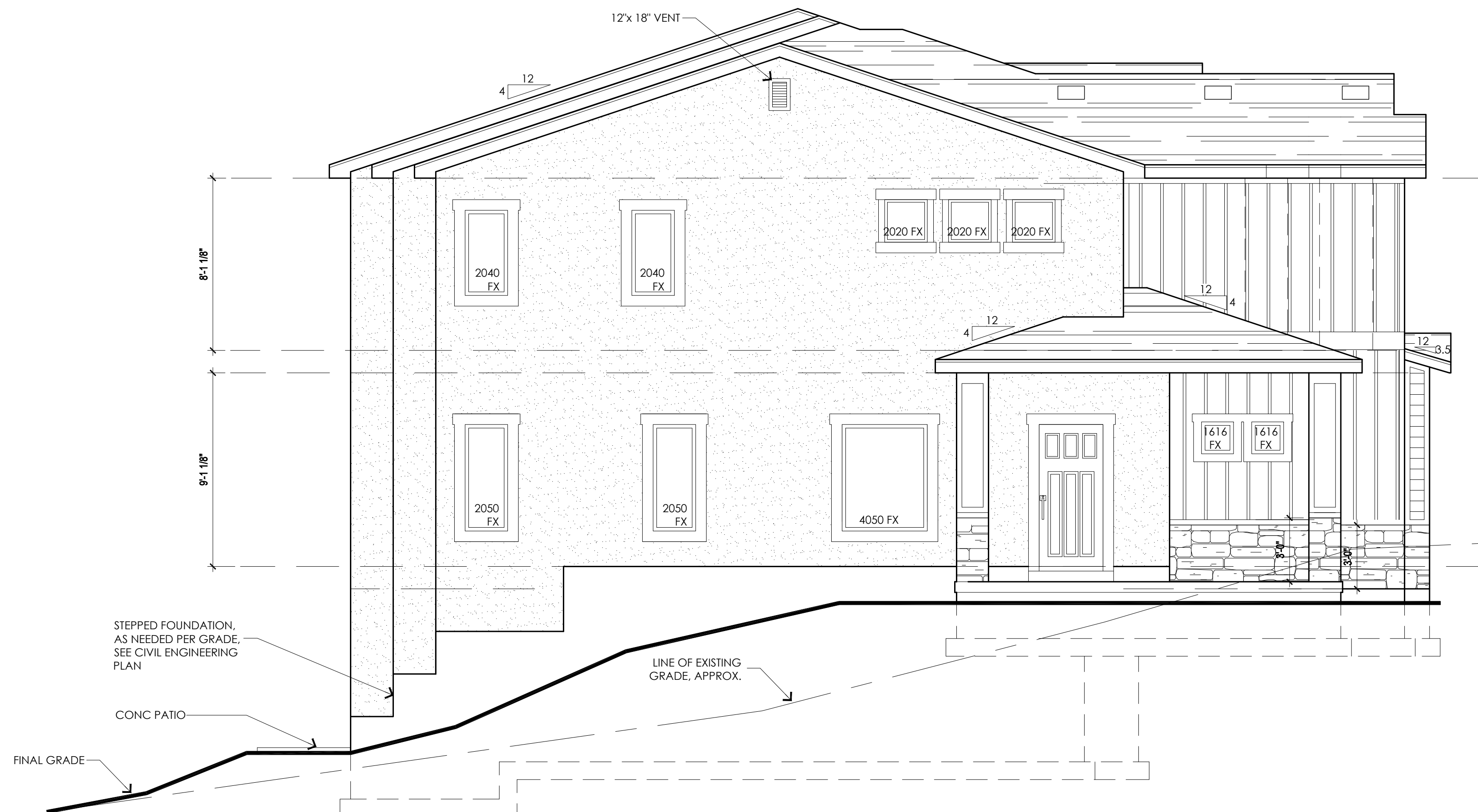
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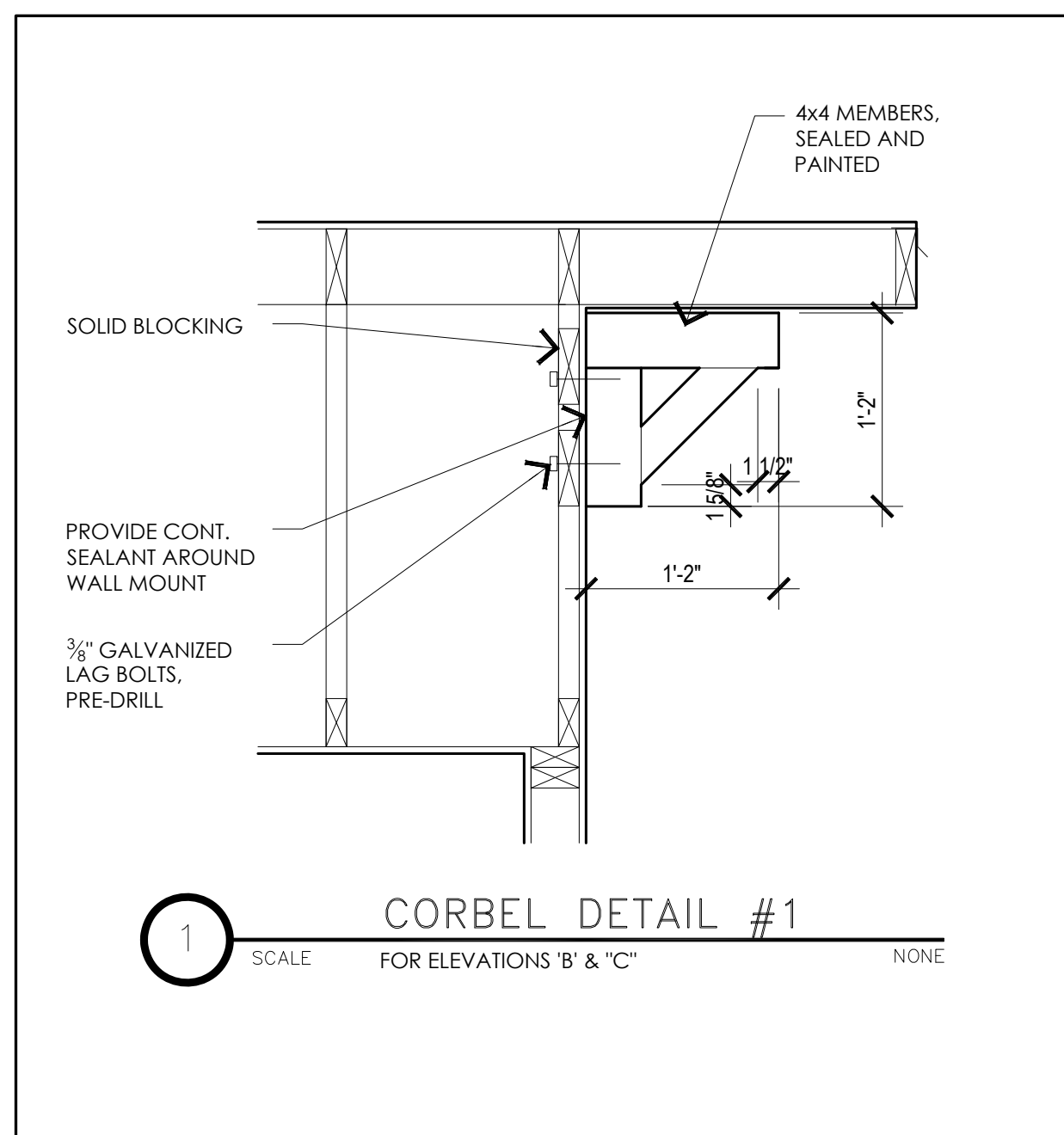
30 YEAR ARCH SHINGLE, TYP.  
OVER #15 FELT OVER 7/16 OSB  
SHEATHING W/ ICE & WATER  
SHIELD @ EAVES & VALLEYS



FRONT ELEVATION



LEFT ELEVATION



CORBEL DETAIL #1

SCALE FOR ELEVATIONS 'B' & 'C' NONE

STEPPED FOUNDATION,  
AS NEEDED PER GRADE.  
SEE CIVIL ENGINEERING  
PLAN

CONC PATIO

LINE OF EXISTING  
GRADE, APPROX.

FINAL GRADE



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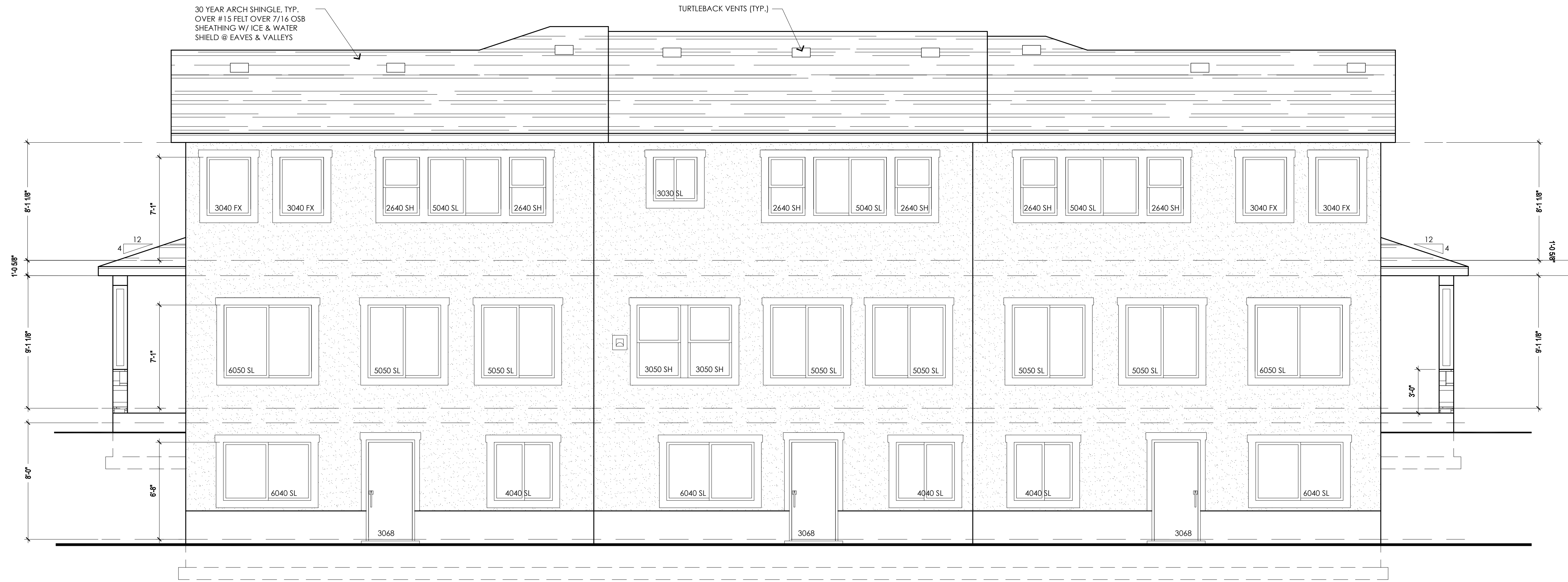
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ELEVATIONS

Drawn by:  
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06/03/2019  
Plan Name:  
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REAR ELEVATION



RIGHT ELEVATION