SANDY COMMUNITY & RECREATION CENTER

9565 SOUTH HIGHLAND DRIVE SANDY, UT
CITY OF SANDY

VCBO NUMBER: 23345

PRELIMINARY SITE PLAN REVIEW - RESPONSE
2025.08.21



VCBO®

SALT LAKE CITY - HQ
524 SOUTH 600 EAST
SALT LAKE CITY, UT
801.575.8800
VCBO.COM

ST. GEORGE
20 N. MAIN ST. #103
ST. GEORGE, UT
435.522.7070

SANDY CITY
PARKS AND RECREATION

440 EAST 8680 SOUTH
SANDY, UT 84070
801.568.7100

DAN MEDINA
PARKS AND RECREATION DIRECTOR
DMEDINA@SANDY.UTAH.GOV

ARCHITECT

NATHAN LEAVITT
VCBO ARCHITECTURE
nleavitt@vcbo.com

524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800

STRUCTURAL ENGINEER

ROBERT M. MOYLE
WAYNE YOUNG
ARW ENGINEERS
docm@arwengineers.com
wayney@arwengineers.com

1594 WEST PARK CIRCLE
OGDEN, UT 84404
801.782.6008

POOL ENGINEER

TOM ANDERSON
DAVID ERIC JOHNSON
WATER DESIGN, INC.
tom@waterdesign.com
dj@waterdesign.com

6740 SOUTH 1300 EAST, STE 110
SALT LAKE CITY, UT 84121
801.261.4009

MECHANICAL ENGINEER

WIN PACKER
WHW ENGINEERING, LLC.
winp@whw-engineering.com

733 WEST 9000 SOUTH
SANDY, UT 84070
801.466.4021

ELECTRICAL ENGINEER

CHRIS KOBAYASHI
SPECTRUM ENGINEERS
chris.kobayashi@speceng.com

324 STATE ST, STE 400
SALT LAKE CITY, UT 84111
801.328.5151

CIVIL ENGINEER

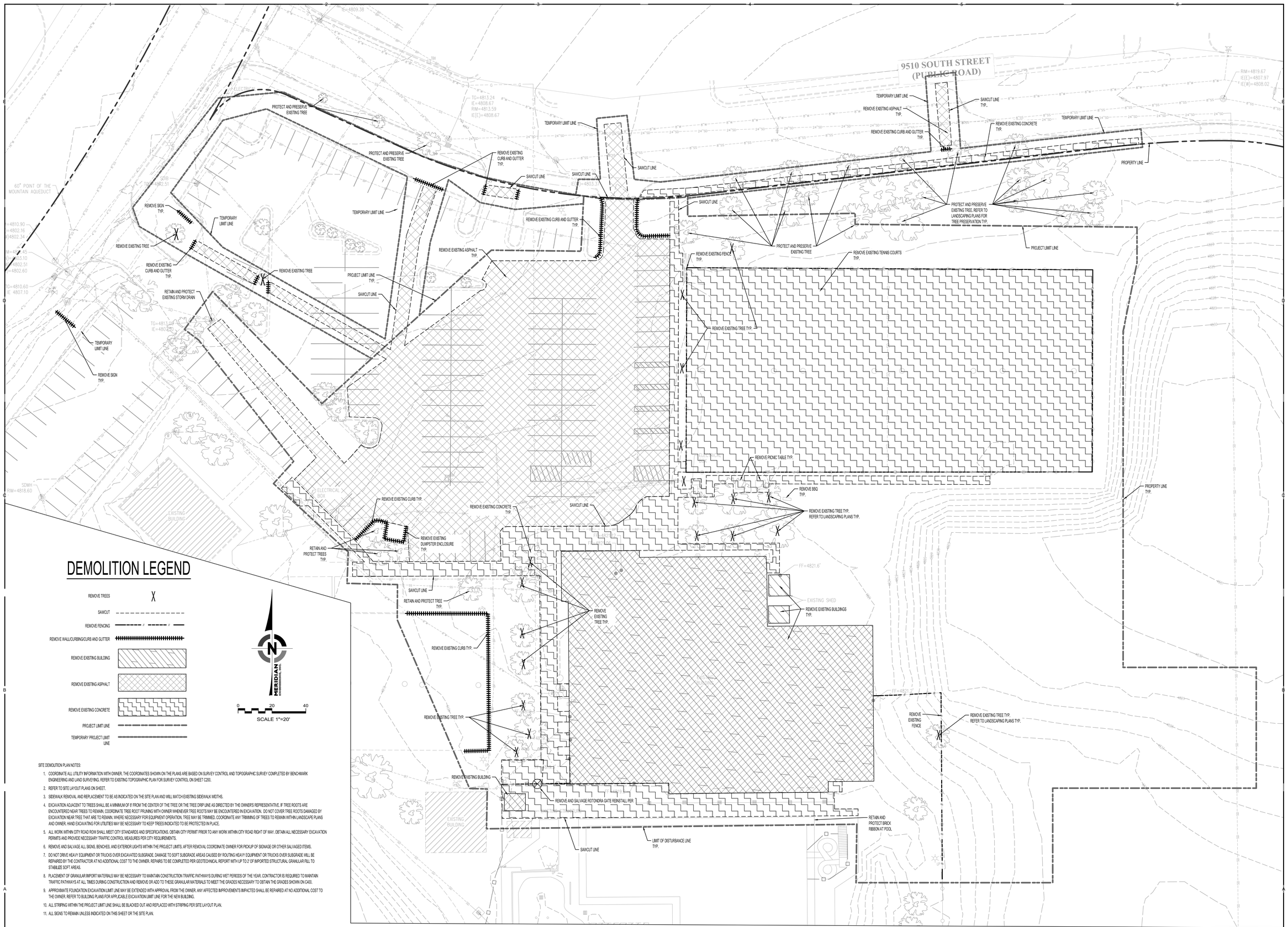
NICHOLE LUTHI
JAYMIN VICKERS
MERIDIAN ENGINEERING
nluthi@meiamerica.com
jvickers@meiamerica.com

1628 WEST 11010 SOUTH, STE 102
SOUTH JORDAN, UT 84095
801.569.1315

LANDSCAPE ARCHITECT

DUSTIN HISLOP
PRIME LANDSCAPE ARCHITECURE
dustin.hislop@gmail.com

1524 WEST 3045 SOUTH
NIBLEY, UT 84321
801.528.2856



DEMOLITION LEGEND

- REMOVE TREES
- SAWCUT
- REMOVE FENCING
- REMOVE WALL/CURBING/CURB AND GUTTER
- REMOVE EXISTING BUILDING
- REMOVE EXISTING ASPHALT
- REMOVE EXISTING CONCRETE
- PROJECT LIMIT LINE
- TEMPORARY PROJECT LIMIT LINE

SITE DEMOLITION PLAN NOTES:

1. COORDINATE ALL UTILITY INFORMATION WITH OWNER. THE COORDINATES SHOWN ON THE PLANS ARE BASED ON SURVEY CONTROL AND TOPOGRAPHIC SURVEY COMPLETED BY BENCHMARK ENGINEERING AND LAND SURVEYING. REFER TO EXISTING TOPOGRAPHIC PLAN FOR SURVEY CONTROL ON SHEET C200.
2. REFER TO SITE LAYOUT PLANS ON SHEET.
3. SIDEWALK REMOVAL AND REPLACEMENT TO BE AS INDICATED ON THE SITE PLAN AND WILL MATCH EXISTING SIDEWALK WIDTHS.
4. EXCAVATION ADJACENT TO TREES SHALL BE A MINIMUM OF 8' FROM THE CENTER OF THE TREE OR THE TREE DRIP LINE AS DIRECTED BY THE OWNER'S REPRESENTATIVE. IF TREE ROOTS ARE ENCOUNTERED NEAR TREES TO REMAIN, COORDINATE TREE ROOT PRUNING WITH OWNER WHENEVER TREE ROOTS MAY BE ENCOUNTERED IN EXCAVATION. DO NOT COVER TREE ROOTS DAMAGED BY EXCAVATION NEAR TREE THAT ARE TO REMAIN. WHERE NECESSARY FOR EQUIPMENT OPERATION, TREE MAY BE TRIMMED. COORDINATE ANY TRIMMING OF TREES TO REMAIN WITHIN LANDSCAPE PLANS AND OWNER. HAND EXCAVATING FOR UTILITIES MAY BE NECESSARY TO KEEP TREES INDICATED TO BE PROTECTED IN PLACE.
5. ALL WORK WITHIN CITY ROAD ROW SHALL MEET CITY STANDARDS AND SPECIFICATIONS. OBTAIN CITY PERMIT PRIOR TO ANY WORK WITHIN CITY ROAD RIGHT OF WAY. OBTAIN ALL NECESSARY EXCAVATION PERMITS AND PROVIDE NECESSARY TRAFFIC CONTROL MEASURES PER CITY REQUIREMENTS.
6. REMOVE AND SALVAGE ALL SIGNS, BENCHES, AND EXTERIOR LIGHTS WITHIN THE PROJECT LIMITS. AFTER REMOVAL COORDINATE OWNER FOR PICKUP OF SIGNAGE OR OTHER SALVAGED ITEMS.
7. DO NOT DRIVE HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE. DAMAGE TO SOFT SUBGRADE AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER SUBGRADE WILL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. REPAIRS TO BE COMPLETED PER GEOTECHNICAL REPORT WITH UP TO 2' OF IMPORTED STRUCTURAL GRANULAR FILL TO STABILIZE SOFT AREAS.
8. PLACEMENT OF GRANULAR IMPORT MATERIALS MAY BE NECESSARY TO MAINTAIN CONSTRUCTION TRAFFIC PATHWAYS DURING WET PERIODS OF THE YEAR. CONTRACTOR IS REQUIRED TO MAINTAIN TRAFFIC PATHWAYS AT ALL TIMES DURING CONSTRUCTION AND REMOVE OR ADD TO THESE GRANULAR MATERIALS TO MEET THE GRADES NECESSARY TO OBTAIN THE GRADES SHOWN ON CAD.
9. APPROXIMATE FOUNDATION EXCAVATION LIMIT LINE MAY BE EXTENDED WITH APPROVAL FROM THE OWNER. ANY AFFECTED IMPROVEMENTS IMPACTED SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. REFER TO BUILDING PLANS FOR APPLICABLE EXCAVATION LIMIT LINE FOR THE NEW BUILDING.
10. ALL STRIPING WITHIN THE PROJECT LIMIT LINE SHALL BE BLACKED OUT AND REPLACED WITH STRIPING PER SITE LAYOUT PLAN.
11. ALL SIGNS TO REMAIN UNLESS INDICATED ON THIS SHEET OR THE SITE PLAN.

VCBO®

SALT LAKE CITY - HQ
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800

ST. GEORGE
20 N. MAIN ST. #103
ST. GEORGE, UT 84770
435.522.7070

VCBO.COM

VCBO NUMBER: 23345
DATE: 2025.08.21

STATE OF UTAH
BENJAMIN MARTIN
13775865-2202
PROFESSIONAL ENGINEER

ISSUED: 2025-08-21

MERIDIAN ENGINEERING, INC.
CIVIL ENGINEERING & SURVEYING
SOUTH JORDAN, UTAH 84095
PHONE (877) 569-3232 (801) 569-3232

REV	DATE	DESCRIPTION

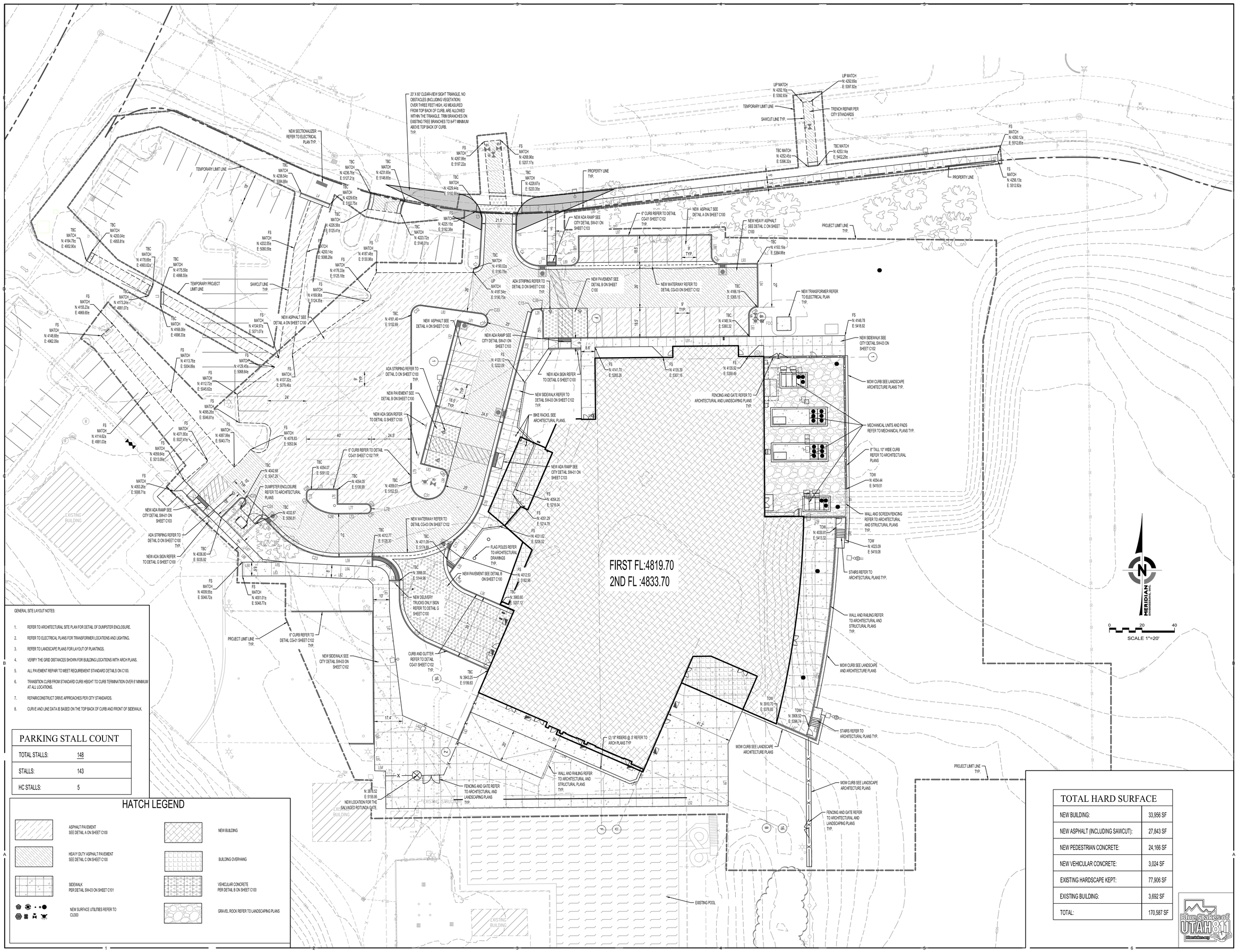
SANDY COMMUNITY & RECREATION CENTER

9565 SOUTH HIGHLAND DRIVE SANDY, UT

PRELIMINARY SITE PLAN REVIEW - RESPONSE

SITE DEMOLITION PLAN

CS220



GENERAL SITE LAYOUT NOTES:

1. REFER TO ARCHITECTURAL SITE PLAN FOR DETAIL OF DUMPSTER ENCLOSURE.
2. REFER TO ELECTRICAL PLANS FOR TRANSFORMER LOCATIONS AND LIGHTING.
3. REFER TO LANDSCAPE PLANS FOR LAYOUT OF PLANTINGS.
4. VERIFY THE GRID DISTANCES SHOWN FOR BUILDING LOCATIONS WITH ARCH PLANS.
5. ALL PAVEMENT REPAIR TO MEET REQUIREMENT STANDARD DETAILS ON C100.
6. TRANSITION CURB FROM STANDARD CURB HEIGHT TO CURB TERMINATION OVER 6' MINIMUM AT ALL LOCATIONS.
7. REPAIR/CONSTRUCT DRIVE APPROACHES PER CITY STANDARDS.
8. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK.

PARKING STALL COUNT	
TOTAL STALLS:	148
STALLS:	143
HC STALLS:	5

HATCH LEGEND

- ASPHALT PAVEMENT SEE DETAIL A ON SHEET C100
- HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100
- SIDEWALK PER DETAIL SW-03 ON SHEET C101
- NEW SURFACE UTILITIES REFER TO CU300
- NEW BUILDING
- BUILDING OVERHANG
- VEHICULAR CONCRETE PER DETAIL B ON SHEET C100
- GRAVEL ROCK REFER TO LANDSCAPING PLANS

TOTAL HARD SURFACE	
NEW BUILDING:	33,956 SF
NEW ASPHALT (INCLUDING SAWCUT):	27,843 SF
NEW PEDESTRIAN CONCRETE:	24,166 SF
NEW VEHICULAR CONCRETE:	3,024 SF
EXISTING HARDSCAPE KEPT:	77,906 SF
EXISTING BUILDING:	3,692 SF
TOTAL:	170,587 SF

VCBO®

SALT LAKE CITY - HQ
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800

ST. GEORGE
20 N. MAIN ST. #103
ST. GEORGE, UT 84770
435.522.7070

VCBO.COM

VCBO NUMBER: 23345
DATE: 2025.08.21

STATE OF UTAH
Benjamin Walker
13775865-2202
PROFESSIONAL ENGINEER

ISSUED: 2025-08-21

MERIDIAN ENGINEERING, INC.
CIVIL ENGINEERS & SURVEYORS
SOUTH JORDAN, UTAH 84095
PHONE (801) 859-3171 FAX (801) 859-3181

REV	DATE	DESCRIPTION

SANDY COMMUNITY & RECREATION CENTER

9565 SOUTH HIGHLAND DRIVE SANDY, UT

PRELIMINARY SITE PLAN REVIEW - RESPONSE

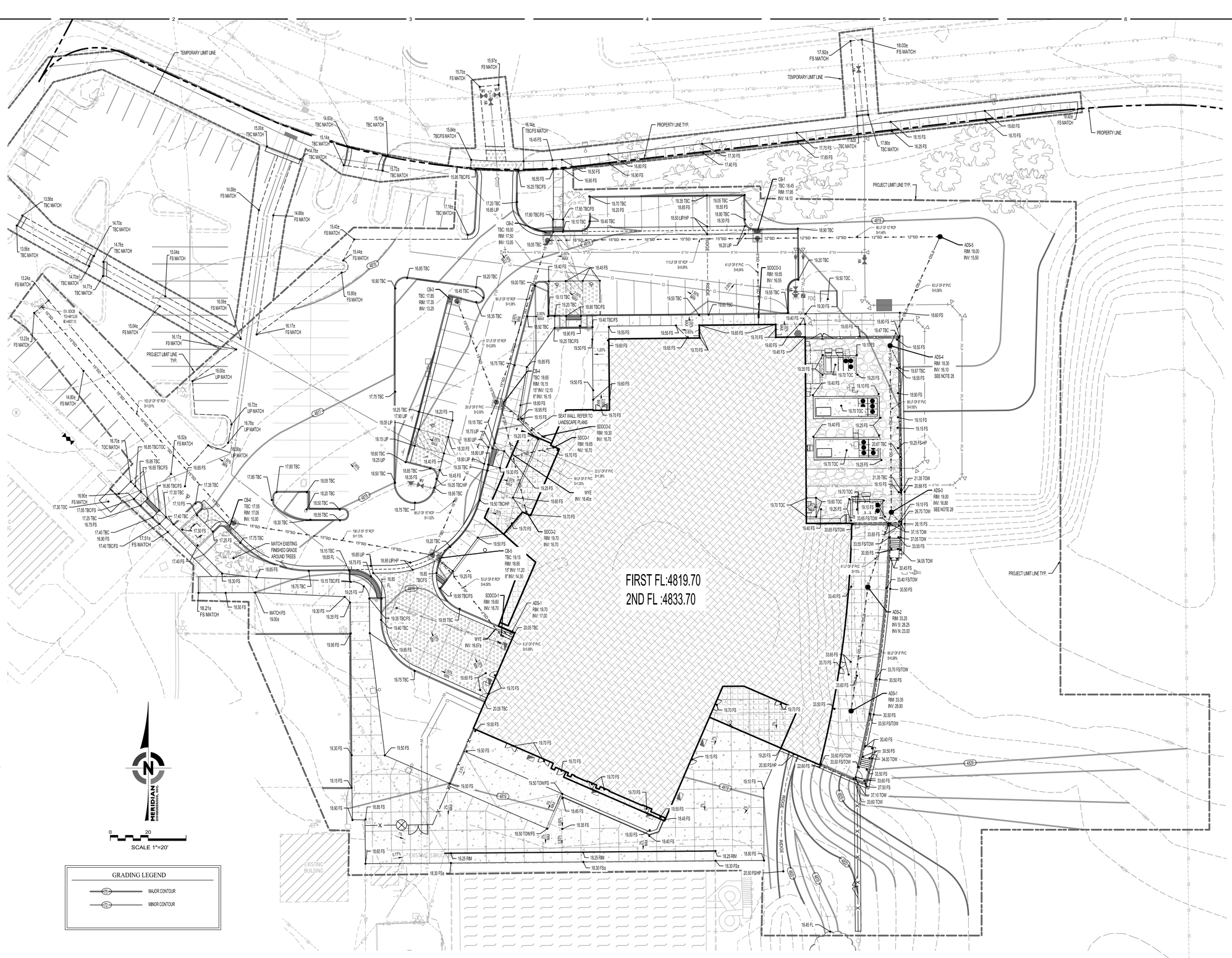
OVERALL SITE PLAN

CS230

Blue Stakes of UTAH 811
Utah811.com

GENERAL GRADING NOTES:

1. REFER TO SHEET ARCHITECTURAL SITE PLAN DETAILS FOR RAISED PLANTERS, HANDICAP RAMPS, SIDEWALK DETAILS, FLUSH CURB, DIMENSIONS OF PLAYGROUND, PARKING LOT STRIPING AND SITE FENCING WITH MOW STRIP.
2. CONTOURS OF THE SITE ARE BASED ON A SURVEY BY BENCHMARK. REFER TO SHEET C200 FOR PROJECT BENCH MARK AND BASIS OF BEARING.
3. ALL WORK IN E 9510 S SHALL BE IN ACCORDANCE WITH APWA AND CITY OF SANDY STANDARD PLANS AND SPECIFICATIONS. NEW CURB AND GUTTER, PAVEMENT REPAIRS, AND THE NEW DRIVEWAYS SHALL COMPLY WITH THESE APWA AND CITY STANDARDS. TRAFFIC CONTROL FOR THE PROJECT SHALL ALSO BE APPROVED BY THE CITY WHERE THE SITE ACCESSES TO PUBLIC STREETS. COORDINATE WITH CITY FOR PAVEMENT CONSTRUCTION IN RIGHT OF WAY TO THE REQUIRED PAVEMENT THICKNESS FOR ALL STREET REPAIRS.
4. PROVIDE APPROVED SILT PROTECTION FOR ALL NEW AND EXISTING CATCH BASINS UNTIL LANDSCAPING IS WELL ESTABLISHED AND PARKING IS COMPLETE. THE PIPING SYSTEM SHALL BE CLEANED OUT BEFORE FINAL APPROVAL. USE MIRAFI "DANDY BAG" OR ANOTHER APPROVED EQUIVALENT FOR EXISTING INLET PROTECTION. REFER TO SHEET C500 AND C510.
5. DIMENSIONS OR COORDINATES ARE TO THE CENTER OF CATCH BASINS FOR AREA INLETS AND AT THE CENTER OF THE CATCH BASIN AT TBC FOR INLETS IN CURB AND GUTTER.
6. HANDICAP PARKING AREA SHALL NOT EXCEED 2% IN ANY DIRECTION. THE PERPENDICULAR CROSS SLOPE TO PARKING STALL IN OTHER AREAS OF THE PARKING LOT SHALL NOT EXCEED 4% IN SLOPE AND SLOPE SHALL NOT EXCEED 6% IN ANY DIRECTION FOR DRIVEWAYS.
7. ALL WALKWAYS SHALL NOT EXCEED 5% SLOPE. THE PERPENDICULAR CROSS SLOPE TO NOT EXCEED 2% MAX. SLOPE FOR WALKWAYS 2% MAX. FROM BUILDING OR STAIR RISERS FOR 5' MIMIMUM. ALSO SLOPE 2% MAX FOR 5' AT THE END OF THE 1:12 SLOPE OF ALL H.C. RAMPS.
8. REFER TO SITE LAYOUT PLAN.
9. PIPING LENGTHS ARE APPROXIMATE LENGTHS AND ARE ROUNDED TO THE NEAREST FOOT. LENGTHS ARE FROM CENTER TO CENTER OF INLETS OR CLEANOUTS. PIPE SLOPES ARE ALSO APPROXIMATE. USE INVERTS AT EACH BOX FOR CONTROL OF PIPE INSTALLATION.
10. "TBC" IS TOP BACK OF CURB ELEVATIONS. "FS" IS FINISH SURFACE ELEVATIONS. "TOC" IS TOP OF CONCRETE ELEVATIONS. "TOW" IS TOP OF WALL ELEVATIONS. "BOT" IS FINISH SURFACE AT BOTTOM OF WALL ELEVATIONS. "FL" IS FLOW LINE. "HP" IS HIGH POINT FOR THE AREA. "LIP" IS THE LIP OF GUTTER.
11. TRANSITION FACE OF CURB TO BE FLUSH TO ADJACENT FINISHED SURFACE WHERE INDICATED BY "TBCFS" TO FULL HEIGHT OVER 5' (MIN).
12. PLACE CONCRETE COLLAR AROUND ALL NEW CATCH BASINS OR CLEANOUTS (NOT IN CURB AND GUTTER). COLLAR TO BE 1' MINIMUM WIDTH AND SHALL BE 8" MINIMUM THICKNESS. PLACE 2 #4 BARS AROUND OPENING. SEE DETAIL ON SHEET C100.
13. ALL LANDSCAPE AREAS SHALL HAVE 4" MINIMUM OF TOPSOIL OR AS REQUIRED BY LANDSCAPE PLANS. LANDSCAPE AREAS TO BE GRADED TO DRAIN AND MOUND WHERE INDICATED ON LANDSCAPE PLANS.
14. REFER TO SHEET C100 FOR REQUIRED PAVEMENT SECTIONS.
15. IF MORE THAN 3 FEET OF GRADING FILL WILL BE PLACED ABOVE THE EXISTING SURFACE (TO RAISE SITE GRADES), THE OWNERS GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED SO THAT THEY MAY ASSESS POTENTIAL SETTLEMENT AND MAKE ADDITIONAL RECOMMENDATIONS IF NEEDED.
16. DO NOT DRIVE HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE. SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER SUBGRADE WILL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. REPAIRS TO BE COMPLETED AS OUTLINED IN THE SPEC SECTION WITH UP TO 2' OF IMPORTED STRUCTURAL GRANULAR FILL TO STABILIZE SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE.
17. SITE SOILS MAY NOT SUPPORT CONSTRUCTION TRAFFIC DURING WET PERIODS OF THE YEAR. CONTRACTOR WILL BE RESPONSIBLE TO PLACE GRANULAR FILL AND/OR COBBLE MATERIALS AS NECESSARY TO MAINTAIN ACCESS TO THE SITE OR BUILDING THROUGHOUT THE CONSTRUCTION SITE AT ALL TIMES. EXCESS MATERIAL SHALL BE REMOVED AS REQUIRED TO COMPLETE THE SITE TO THE GRADES SHOWN ON GRADING PLANS. ALSO REFER TO GEOTECHNICAL INVESTIGATION SHEETS FOR SITE SOIL PREPARATION REQUIREMENTS.
18. PROVIDE TEMPORARY STORM DRAIN PUMPING, PONDING, BERMING, PIPING AND INLETS OR OTHER MEASURES TO RETAIN CONSTRUCTION STORM DRAIN RUNOFF ON SITE DURING CONSTRUCTION UNTIL THE NEW SYSTEM IS OPERATIONAL. ALL CONSTRUCTION SITE RUNOFF TO HAVE HEAVY SEDIMENT REMOVED PRIOR TO RELEASING TO EXISTING SITE DRAIN SYSTEM. PROTECT ADJACENT BUILDING FROM CONSTRUCTION RUNOFF AT ALL TIMES.
19. THERE SHOULD BE NO STANDING WATER ONSITE. ALL STORM WATER SHALL DRAIN TO AN INLET OR AREA DRAIN. CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IF ANY LOW SPOTS THAT DO NOT DRAIN ARE ENCOUNTERED. A WATER TEST WILL BE PERFORMED BY THE CONTRACTOR WITH THE ENGINEER OF RECORD IN ATTENDANCE OR A SURVEY OF THE NEW IMPROVEMENTS PROVIDED TO THE ENGINEER AT COMPLETION OF THE PROJECT TO VERIFY THAT ALL STORM DRAIN WATER DRAINS AS DESIGNED.
20. ALL "MATCH" LOCATIONS INDICATE THAT THE CONTRACTOR IS TO MATCH THE EXISTING GRADE. AN APPROXIMATE ESTIMATE IS PROVIDED BY THE ENGINEER BASED ON AN INTERPOLATION OF NEAREST SPOT ELEVATIONS PROVIDED BY THE SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE ELEVATIONS. IF THE ELEVATION PROVIDED BY THE ENGINEER VARIES GREATLY FROM THE ACTUAL ELEVATION FOUND BY THE CONTRACTOR THE CONTRACTOR IS TO NOTIFY THE ENGINEER SO THAT THE ENGINEER CAN PROVIDE FURTHER DIRECTION.
21. GRADE UNIFORMLY BETWEEN SPOT ELEVATIONS AND CONTOURS UNLESS NOTED OTHERWISE. IF ANY QUESTIONS ARISE ABOUT THE PROPOSED GRADING SHOWN ON PLANS CONTACT THE ENGINEER OF RECORD BEFORE FIELD GRADING.
22. REMOVE ALL CLAY MATERIALS FROM UNDER BUILDINGS AS OUTLINED IN THE SPECIFICATIONS. UNDER NEW PAVEMENT REMOVE A MINIMUM OF 12" OF CLAY LAYER AND REPLACE WITH GRANULAR FILL AS OUTLINED IN THE PAVEMENT DETAILS ON C100 AND THE EARTH MOVING SPECIFICATION. ALL UTILITIES TRENCHES TO BE BACKFILLED WITH GRANULAR BACKFILL PER TRENCH DETAIL ON C100. AT PLAYGROUND AREAS TO RECEIVE BARK OR MULCH ALL SURFACE CLAY LAYERS TO BE REMOVED FROM BENEATH THESE AREAS. BACKFILL WHERE NECESSARY WITH GRANULAR BACKFILL MATERIAL IF CLAY EXCAVATION EXTENDS BELOW REQUIRED ROUGH GRADE ELEVATION BELOW PLAYGROUND AREAS.
23. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL STUDY REFERENCED IN PLAN SET. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS BEING PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOIL REPORT.
24. ADS INJECTION MOLDED 45° REDUCER WYE (OR APP EQUIVALENT) FLOWABLE FILL TO BE PLACED AROUND EACH WYE CONNECTION. TYP.
25. NOTIFY ENGINEER OF RECORD IF THERE ARE ANY CONFLICTS WITH UTILITY LINES OR IF ASSUMED INVERTS VARY. FOR FURTHER COORDINATION, SEWER AND WATERLINES TO HAVE 18" SEPARATION WITH WATER OVER SEWER. ALL OTHER UTILITIES TO HAVE 12" SEPARATION MIN. IF 12" SEPARATION CANNOT BE ACHIEVED UTILITIES TO HAVE FLOWABLE FILL BETWEEN THE UTILITY LINES 5' EACH WAY.
26. CONTRACTOR IS RESPONSIBLE TO INFORM THE ENGINEER OF RECORD IF THE GRADES SHOWN ON THE SURVEY DO NOT MEET THE ACTUAL GRADES IN THE FIELD.
27. ALL STRUCTURE LIDS WITHIN THE PROJECT LIMITS WILL NEED TO HAVE THEIR GRADE ADJUSTED. WATER VALVES, SEWER MANHOLES, STORM DRAIN INLETS OR CLEANOUT BOXES, AND OTHER SURFACE UTILITY ACCESSORIES SHALL BE RAISED AND SLOPED TO ACCURATE FINISH SURFACE BY A CONCRETE GRADE COLLAR IN PAVEMENT. COLLAR SHALL BE 12" WIDE AROUND THE UTILITY APPARATUSES AND 8" MINIMUM THICKNESS. PLACE 2 #4 REBAR HOOPS IN COLLAR. CONCRETE COLLARS TO BE USED ONLY IN ASPHALT/CONCRETE AND GRASS PAVER AREAS.
28. ADS-3 AND ADS-4 TO HAVE 3/8" DIAMETER HOLES DRILLED THROUGH THE CIRCUMFERENCE OF THE INLET OF 15" ON CENTER, BOTTOM OF DRILL HOLES TO BE AT THE BOTTOM OF THE DRILL HOLE IN THE UTILITY YARD.
29. RESTORE SOD AND SPRINKLER SYSTEM AROUND NEW IMPROVEMENTS IN LANDSCAPE. SPRINKLER SYSTEM MUST BE MAINTAINED AND REMAIN IN SERVICE FOR REMAINDER OF GRASS AREA DURING CONSTRUCTION.
30. REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR ALL INFORMATION ABOUT EXISTING AND PROPOSED TREES.
31. REMOVE AND REPLACE ANY DAMAGED CURB, GUTTER, OR SIDEWALK ALONG FRONTAGE BEFORE FINAL INSPECTION.
32. ALL GUTTERS TO SLOPE 0.5% MINIMUM TOWARDS CURB INLET BOX. CONTRACTOR TO NOTIFY ENGINEER OF RECORD IF THE PROPOSED GRADE DOES NOT MEET 0.5% SLOPE IN GUTTER.
33. SITE WALLS (EXCEPT STAIR CHEEK WALLS OR SEAT WALLS) TO HAVE A 3" PERFORATED DRAIN (PVC OR HDPE WRAPPED IN DRAINAGE FABRIC) AS SHOWN ON PLANS AND ON THE RETAINING WALL DETAILS ON THE STRUCTURAL PLANS. CONNECT TO SITE DRAINAGE STRUCTURES AS SHOWN WITH 4" PVC SOLID PIPE (SDR 35) FROM THE CONNECTION AT THE PERFORATED FOOTING DRAIN TO THE STORM DRAIN STRUCTURE. SLEEVE DRAIN PIPE THROUGH SITE WALLS AS REQUIRED TO CONNECT TO DRAINAGE SYSTEM. WHERE FOOTINGS STEP DOWN BELOW NORMAL DEPTH FOR UTILITY CROSSING, PERFORATED DRAIN PIPE DOES NOT STEP DOWN TO AVOID ANY LOW POINTS IN THE WALL DRAIN PIPING.
34. SPOT ELEVATION PREFIX OF 48 HAS BEEN DROPPED FROM THE ELEVATIONS IE: ELEVATION 00.00 = 4800.00 AND 16.50 = 4816.50.
35. GEOTECHICAL ENGINEER MUST BE ON SITE FOR ALL SOIL EXCAVATIONS TO ENSURE POORLY GRADED SOILS ARE REMOVED AND STRUCTURAL FILL MEETS SPECIFICATIONS. SOIL EXCAVATIONS EXPECTED TO BE 3-8 FEET UNDER ALL HARD SURFACE AREAS AND BUILDINGS. PROVIDE LETTER FROM GEOTECHNICAL ENGINEER THAT COMPLETED CONSTRUCTION MEETS GEOTHENICAL REPORT RECOMMENDATIONS.



GRADING LEGEND

- 4750 — MAJOR CONTOUR
- 4720 — MINOR CONTOUR

STORM WATER NOTES:

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. 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.
3. 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.
4. 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.
5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
6. ALL MATERIALS AND WORK DONE IN UDOT RIGHT-OF-WAY SHALL CONFORM TO UDOT STANDARDS AND SPECIFICATIONS (DELETE IF NOT APPLICABLE).
7. NON-SHRINK GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN FACILITIES.
8. 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.
9. 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.
10. REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR RIPE INSIDE SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD.
11. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL INLET BOXES, COMBO BOXES, JUNCTION BOXES, AND RIPE. THE BOXES AND PIPES ARE TO BE MAINTAINED IN A CLEAN CONDITION UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
12. CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
13. 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.
14. 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 THIS STORM WATER IS STRICTLY PROHIBITED."
15. ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12-INCH (MIN.) COMPACTED STABILIZATION MATERIAL.
16. A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
17. 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.
18. 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.

THE CONTRACTOR MAY REQUEST CADD FILES. HOWEVER, ALL PROPOSED ELECTRONIC SURFACES SUPPLIED BY MERIDIAN ENGINEERING ARE PREPARED TO HELP IN THE INHOUSE PREPARATION OF THE BID SET GRADING PLANS. THE SURFACE(S) PROVIDED DO NOT HAVE SURFACE POINTS THAT REFLECT ANY SPOT ELEVATIONS SHOWN ON THE CONTRACT DOCUMENT PLANS. THE SURFACE IS GENERAL GRADING ONLY FOR USE IN ANY INHOUSE UTILITY PROFILING CREATED FOR THE CONTRACT DOCUMENTS AS WELL AS FOR CREATING GENERAL CUT/FILL DURING DESIGN. THE CONTRACTOR WILL NEED TO CREATE THEIR OWN SURFACE MODELS BASED ON THE SEALED CONTRACT DOCUMENT GRADING PLAN PDF SHEETS IF THEY WANT TO USE FOR CONSTRUCTION STAKING OR MACHINE CONTROL FOR ALL SITE IMPROVEMENTS. THE CONTRACTOR IS HELD TO CONSTRUCT THE SITE TO THE FINISH GRADES SHOWN ON THE GRADING PLANS IN THE SEALED CONTRACT DOCUMENT PDFS AND NOT THE GRADES MODELED IN THE ELECTRONIC SURFACE MODELS PROVIDED IN ANY TRANSMITTAL FROM MERIDIAN.

VCBO®

SALT LAKE CITY - HQ
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800

ST. GEORGE
20 N. MAIN ST. #103
ST. GEORGE, UT 84770
435.522.7070

VCBO.COM

VCBO NUMBER: 23345
DATE: 2025.08.21

STATE OF UTAH — Benjamin Walker — 13775865-2202 — PROFESSIONAL ENGINEER

ISSUED: 2025-08-21

MERIDIAN ENGINEERING, INC.
SOUTH JORDAN, UTAH 84095
PHONE (801) 895-3313 FAX (801) 895-3318

REV	DATE	DESCRIPTION

SANDY COMMUNITY & RECREATION CENTER

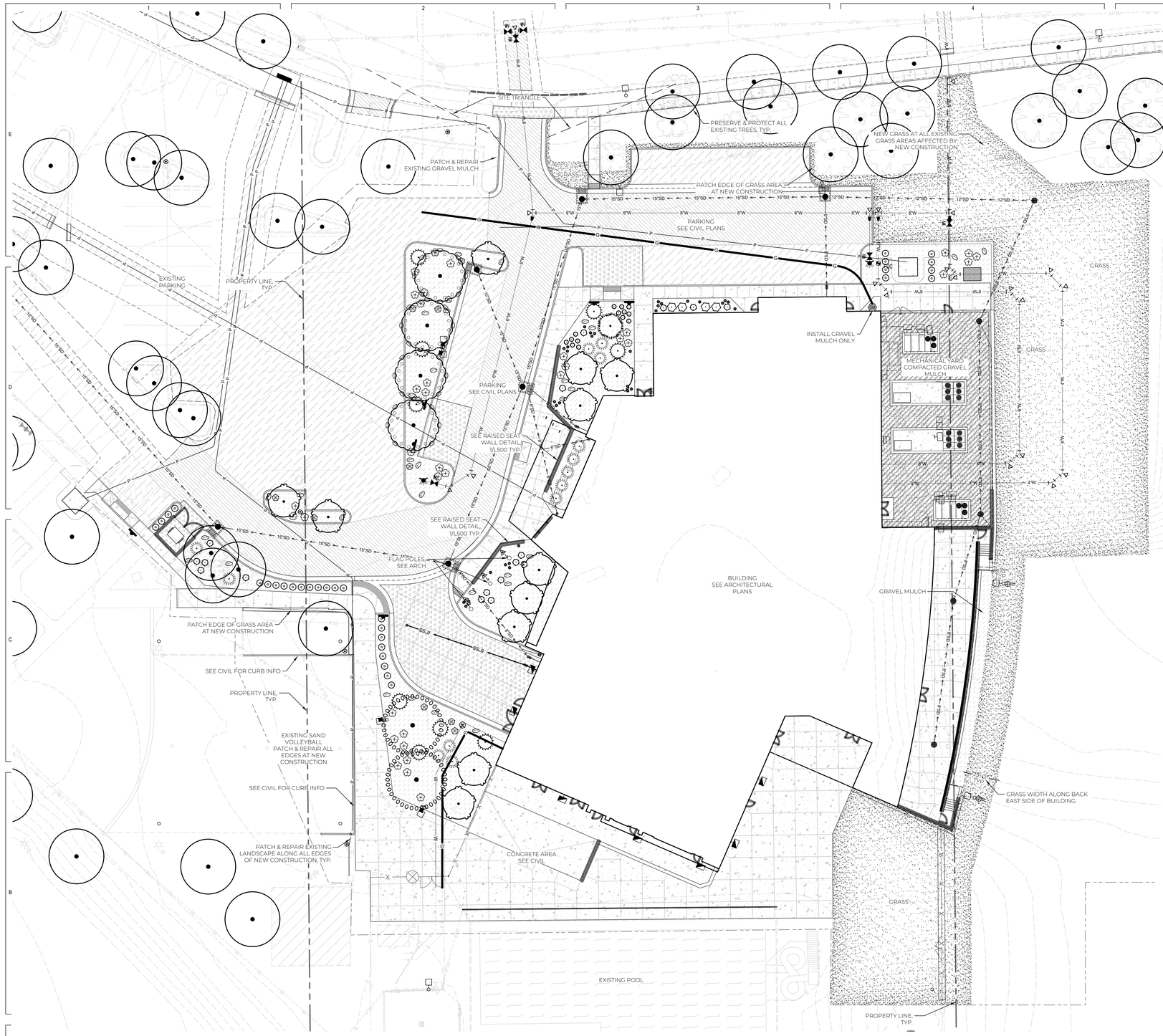
9565 SOUTH HIGHLAND DRIVE SANDY, UT

PRELIMINARY SITE PLAN REVIEW - RESPONSE

OVERALL GRADING PLAN

CG400

Blue Stakes of Utah 811 — Dial 811 or Call Before You Dig



PLANTING SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	EX	Existing Tree to Remain	Existing	89
	MAL OST	Malus x 'Shotizam' / Showtime™ Crabapple	2" Cal.	11
	PIC FAB	Picea pungens ` Fat Albert` / Fat Albert Colorado Spruce	8` Ht.	1
	TCG	Tilia cordata `Greenspire` / Greenspire Linden	2" Cal.	2
	ZEL GRE	Zelkova serrata 'Green Vase' / Green Vase Japanese Zelkova	2" Cal.	4
SHRUBS				
	BUX GRV	Buxus x 'Green Velvet' / Green Velvet Boxwood	5 gal	11
	JH	Juniperus horizontalis ` Emerald Spreader` / Emerald Spreader Juniper	5 gal	9
	PM	Pinus mugo ` Slowmound` / Mugo Pine	1 gal	17
	RHA COL	Rhamnus frangula 'Columnaris' / Upright Alder Buckthorn	5 gal	4
	RHU GRO	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	1 gal	13
GRASSES				
	CA2	Calamagrostis x acutiflora ` Karl Foerster` / Feather Reed Grass	1 gal	31
	HS	Helictotrichon sempervirens ` Sapphire` / Blue Oat Grass	1 gal	14
INERT MATERIAL				
	BOU DE2	BOULDER SURFACE SELECT / DECORTIVE BOULDERS	2` -3`	31
PERENNIALS				
	HH	Hemerocallis x ` Happy Returns` / Happy Returns Daylily	1 gal	35
SUCCULENTS				
	SED AU3	Sedum x 'Autumn Joy' / Autumn Joy Sedum	1 gal	32
GROUND COVERS				
	CR3	1"-3" MAX ROCK MULCH T - WASHED / MATCH ROCK MULCH ON SITE	N/A	9,761 sf
	BAR BA9	GRAVEL MULCH / Owner to select color & size	3/4" MINUS	3,609 sf
	POA PRA	Kentucky Bluegrass / Kentucky Bluegrass	sod	23,000 sf

PLANTING NOTES

1. CONTRACTOR TO VERIFY ALL CONDITIONS PERTAINING TO THIS PLAN AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER.
2. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE OWNER.
3. CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY OPERATIONS (WHICH OCCUR ON OR OFF SITE) TO THE OWNER'S SATISFACTION.
4. ALL QUANTITIES SHOWN ARE APPROXIMATE AND ARE FURNISHED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. THEY DO NOT NECESSARILY CORRESPOND TO BID SCHEDULE ITEMS. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVER-RIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY. PLANTS ARE LABELED FOR REFERENCE ONLY.
5. DO NOT MAKE UNAPPROVED SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SOURCES TO OWNER, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
6. LAYOUT INDIVIDUAL TREE LOCATIONS, STAKE LOCATIONS, AND OUTLINE AREAS AND SECURE OWNER'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE DIRECTED.
7. INSTALL DEWITT PRO-5 WEED BARRIER UNDER MULCH. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED. CUT AN "X" SHAPE IN WEED BARRIER FOR PLANTS AND STAPLE FOLDS DOWN INTO SOIL. USE FABRIC STAPLES EVERY FIVE FEET ON CENTER IN PLANTER BED.
8. REPAIR ALL LANDSCAPING WHERE NEW CONSTRUCTION MEETS EXISTING.
9. PERFORM PERCOLATION TEST ON ALL TREE PLANTING HOLES PRIOR TO PLANTING. INFORM OWNER OF CONDITIONS OF POOR DRAINAGE.
10. LANDSCAPE CONTRACTOR SHALL COORDINATE AND ADJUST PLANT PLACEMENT WITH SPRINKLERS.
11. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL PLANT MATERIALS IN A HEALTHY STATE DURING CONSTRUCTION. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLECT BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
12. SCARIFY ALL SOILS IN PLANTER BEDS AND ISLANDS TO A MINIMUM DEPTH OF 24 INCHES FROM FINISH GRADE PRIOR TO IMPORTING TOP SOIL. SEE SPECIFICATIONS FOR SOIL DEPTHS.
13. ALL EXCAVATION TO BE DONE AROUND EXISTING TREES TO BE PRESERVED SHALL BE DONE BY HAND OR WITH AIR SPADE. PRESERVE AND PROTECT ROOT SYSTEM BELOW CANOPY. KEEP ROOTS MOIST IF EXPOSED.
14. STOCKPILE EXISTING TOP SOIL AND SCREEN PRIOR TO PLACEMENT. SCREEN ON SITE TO SIZE OF 3" AND SMALLER.
15. SEE SHEET L-500 AND L-501 FOR LANDSCAPE & IRRIGATION DETAILS.
16. MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-TURF AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH TO RETAIN WATER, INHIBIT WEED GROWTH AND MODERATE SOIL TEMPERATURE. NON-POROUS MATERIAL SHALL NOT BE PLACES UNDER THE MULCH. 4-INCH MULCH IS ALL IRRIGATED NON-TURF AREA. IF ROCK MULCH, MINIMUM 3-INCH. BARK MULCH IS NOT ALLOWED IN PARK STRIP. ROCK MULCH IN PARK STRIP MUST BE A MINIMUM OF 3".
17. SEE IRRIGATION PLAN FOR REQUIREMENTS & STANDARDS.
18. 20'x60' CLEAR-VIEW SIGHT TRIANGLE AT ENTRY. NO OBSTACLES (INCLUDING VEGETATION) OVER THREE FEET HIGH, AS MEASURED FROM TOP BACK OF CURB, ARE ALLOWED WITHIN THE TRIANGLE. TRIM BRANCHES ON EXITING TREES BRANCHES TO 8 FT MIN ABOVE TOP BACK OF CURB

0 20 40 60 feet
SCALE: 1" = 20'

NORTH

VCBO

SALT LAKE CITY - HQ
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800

ST. GEORGE
20 N. MAIN ST. #103
ST. GEORGE, UT 84770
435.522.7070

VCBO.COM

VCBO NUMBER: 23345
DATE: 2025.08.21

STATE OF UTAH — JUSTIN KIM RINDLISBACHER — NO. 9207AG9 — 5301 — LICENSED LANDSCAPE ARCHITECT

PRIME
LANDSCAPE ARCHITECTURE

REV	DATE	DESCRIPTION

SANDY COMMUNITY & RECREATION CENTER

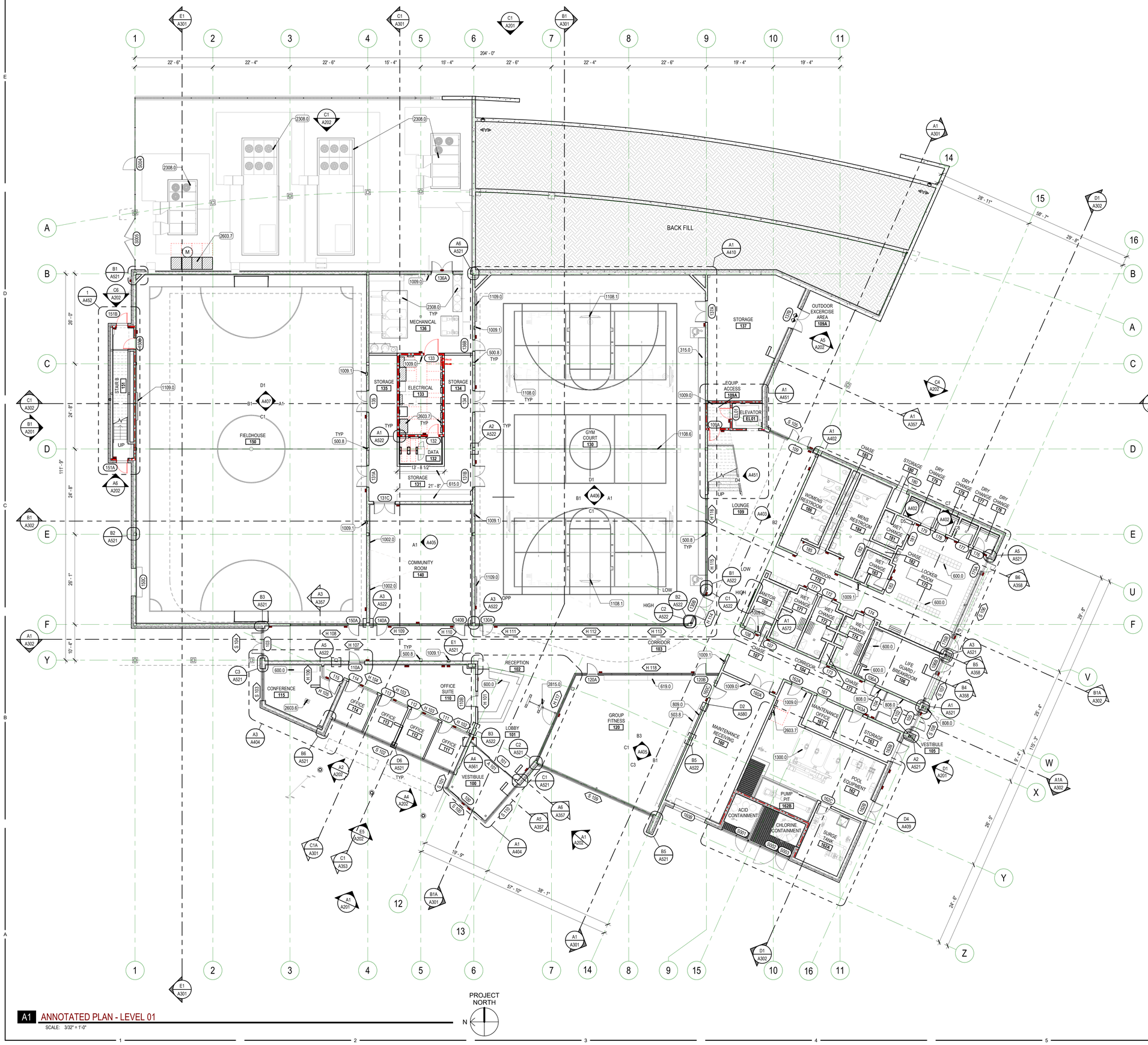
9565 SOUTH HIGHLAND DRIVE, SANDY, UT

PRELIMINARY SITE PLAN REVIEW - RESPONSE

Blue Stakes of UTAH 811 — bluestakes.org

PLANTING PLAN

L100



PLAN NOTES

1. WHERE FLOOR DRAINS ARE INSTALLED THE FLOOR IS TO SLOPE TO THE DRAIN. THE MAXIMUM SLOPE IS NOT TO EXCEED 2% WHILE THE MINIMUM SLOPE IS NOT TO BE LESS THAN 1%.
2. WHERE CONCRETE PADS ARE CALLED TO BE CONSTRUCTED UNDER EQUIPMENT THE SLAB IS TO BE 8" THICK, U.N.O., AND IS TO HAVE #4 BARS AT 18" O.C. EACH WAY. COORDINATE DIMENSIONS OF PAD WITH ACTUAL EQUIPMENT SPEC
3. REFER TO SHEET **A580** FOR TYPICAL FLOORING TRANSITION DETAILS.
4. THE CONTRACTOR IS TO ENSURE THAT BETWEEN ANY FINISH FLOOR ELEVATION TO 36" A.F.F. ALL GUARDRAILS ARE TO BE CONSTRUCTED AND INSTALLED SO THAT A 4 3/8" SPHERE WILL NOT PASS BETWEEN ANY TWO ADJACENT GUARDRAIL COMPONENTS OR BETWEEN THE EDGE OF A GUARDRAIL AND ALL ADJACENT BUILDING ELEMENT SUCH AS A WALL OR FLOOR. AN 4 3/8" DIAMETER SPHERE IS NOT TO PASS BETWEEN THE ABOVE MENTIONED COMPONENTS AND ELEMENTS FROM AN ELEVATION 36" A.F.F. AND HIGHER.
5. REFER SHEET **B2 & B3/A520** FOR TYPICAL FIRE EXTINGUISHER CABINET INSTALLATION DETAILS.
6. PER IBC 1111.4.10, ANY EXERCISE EQUIPMENT PROVIDED MUST BE ON AN ACCESSIBLE ROUTE. AT LEAST ONE OF EACH TYPE OF EXERCISE MACHINE AND EQUIPMENT PROVIDED SHALL BE PROVIDED WITH AN ACCESSIBLE CLEAR FLOOR SPACE PER ICC A117.1-17 SECTION 1004.1.

PARTITION + FRAMING GENERAL NOTES

SEE SHEET A500 FOR PARTITION + FRAMING GENERAL NOTES

KEYED NOTES

315.0	PRECAST CONCRETE BENCH SEATING
500.8	STEEL COLUMN PAINTED WHERE EXPOSED
503.8	DANCE BARRE WITH SOLID WOOD RAILS
600.0	MILLWORK
615.0	ADJUSTABLE SHELVING 24" DEEP, SEE TYP. CASEWORK DETAILS
619.0	MILLWORK, BALLET BENCH
808.0	ADA DOOR ACTUATOR, WALL MOUNTED
809.0	WALL MIRROR, CUSTOM SIZE, FRAMELESS
1002.0	WALL MOUNTED MARKER BOARD
1009.0	BRACKET MOUNTED FIRE EXTINGUISHER
1009.1	SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER
1108.0	BASKETBALL STANDARD, RETRACTABLE, GLASS BACKBOARD, FRONT-FOLD
1108.1	BASKETBALL STANDARD, RETRACTABLE, GLASS BACKBOARD, SIDE-FOLD
1108.6	GYMNASIUM DIVIDER CURTAIN, OVERHEAD
1109.0	GYMNASIUM SCOREBOARD WITH ASSOCIATED CONSOLE AND CONTROLLER
1300.0	SWIMMING POOL EQUIPMENT, SEE WATER DESIGN DRAWINGS
2308.0	MECHANICAL EQUIPMENT
2603.6	ELECTRICAL FLOOR BOX
2603.7	ELECTRICAL EQUIPMENT, SEE ELECTRICAL
2815.0	ENTRANCE CONTROL SYSTEM, COORDINATE POWER AND DATA REQUIREMENTS WITH MANUFACTURER

A1 ANNOTATED PLAN - LEVEL 01
SCALE: 3/32" = 1'-0"

PROJECT NORTH

VCBO®
SALT LAKE CITY - HQ
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
ST. GEORGE
20 N. MAIN ST. #103
ST. GEORGE, UT 84770
435.522.7070
VCBO.COM

VCBO NUMBER: 23345
DATE: 2025.08.21

STATE OF UTAH — Nathan Halsey Leavitt — No. 9142203-0301 — 7-31-25 — REGISTERED ARCHITECT

REV	DATE	DESCRIPTION
2	08.14.2025	ADD 002

SANDY COMMUNITY & RECREATION CENTER

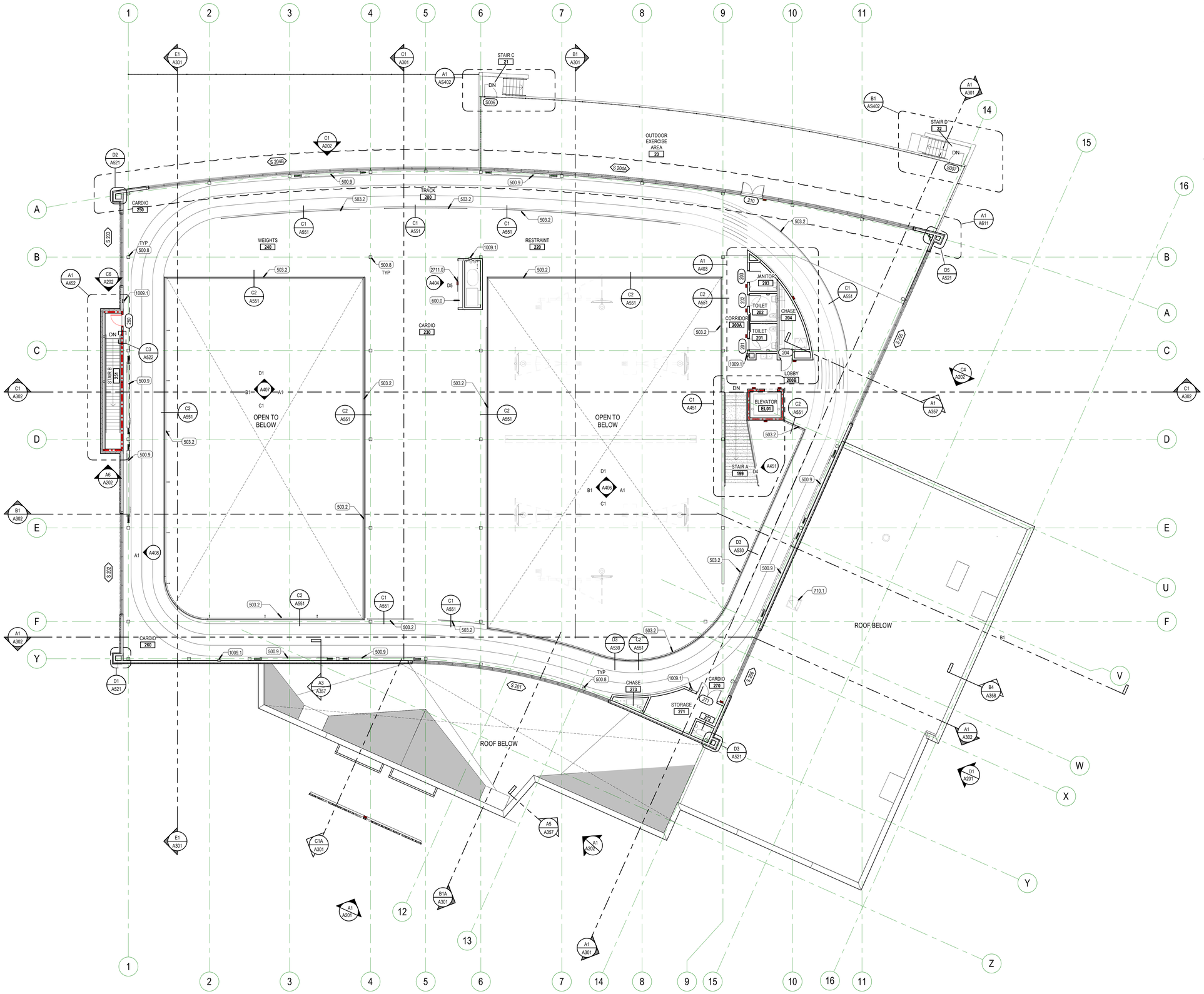
9565 SOUTH HIGHLAND DRIVE SANDY, UT

PRELIMINARY SITE PLAN REVIEW - RESPONSE

ANNOTATED PLAN - LEVEL 01

A110.1

8/19/2025 3:21:05 PM



A1 ANNOTATED PLAN - LEVEL 02

SCALE: 3/32" = 1'-0"

PLAN NOTES

1. WHERE FLOOR DRAINS ARE INSTALLED THE FLOOR IS TO SLOPE TO THE DRAIN. THE MAXIMUM SLOPE IS NOT TO EXCEED 2% WHILE THE MINIMUM SLOPE IS NOT TO BE LESS THAN 1%.
2. WHERE CONCRETE PADS ARE CALLED TO BE CONSTRUCTED UNDER EQUIPMENT THE SLAB IS TO BE 8" THICK, U.N.O., AND IS TO HAVE #4 BARS AT 18" O.C. EACH WAY. COORDINATE DIMENSIONS OF PAD WITH ACTUAL EQUIPMENT SPEC
3. REFER TO SHEET **A580** FOR TYPICAL FLOORING TRANSITION DETAILS.
4. THE CONTRACTOR IS TO ENSURE THAT BETWEEN ANY FINISH FLOOR ELEVATION TO 36" A.F.F. ALL GUARDRAILS ARE TO BE CONSTRUCTED AND INSTALLED SO THAT A 4 3/8" SPHERE WILL NOT PASS BETWEEN ANY TWO ADJACENT GUARDRAIL COMPONENTS OR BETWEEN THE EDGE OF A GUARDRAIL AND ALL ADJACENT BUILDING ELEMENT SUCH AS A WALL OR FLOOR. AN 4 3/8" DIAMETER SPHERE IS NOT TO PASS BETWEEN THE ABOVE MENTIONED COMPONENTS AND ELEMENTS FROM AN ELEVATION 36" A.F.F. AND HIGHER.
5. REFER SHEET **B2 & B3/A520** FOR TYPICAL FIRE EXTINGUISHER CABINET INSTALLATION DETAILS.
6. PER IBC 1111.4.10, ANY EXERCISE EQUIPMENT PROVIDED MUST BE ON AN ACCESSIBLE ROUTE. AT LEAST ONE OF EACH TYPE OF EXERCISE MACHINE AND EQUIPMENT PROVIDED SHALL BE PROVIDED WITH AN ACCESSIBLE CLEAR FLOOR SPACE PER ICC A117.1-17 SECTION 1004.1.

PARTITION + FRAMING GENERAL NOTES

SEE SHEET A500 FOR PARTITION + FRAMING GENERAL NOTES

KEYED NOTES

500.8	STEEL COLUMN PAINTED WHERE EXPOSED
500.9	STEEL CROSS BRACING PAINTED WHERE EXPOSED
503.2	DECORATIVE STEEL RAILING, PAINTED, 1 1/2" O.D. STAINLESS STEEL TOP RAIL
600.0	MILLWORK
710.1	ROOF HATCH AND ACCESS LADDER
1009.1	SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER
2711.0	WALL MOUNTED VIDEO MONITOR

VCBO®

SALT LAKE CITY - HQ
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800

ST. GEORGE
20 N. MAIN ST. #103
ST. GEORGE, UT 84770
435.522.7070

VCBO.COM

VCBO NUMBER: 23345
DATE: 2025.07.31

STATE OF UTAH
Nathan Halsey Leavitt
No. 9142203-0301
7-31-25
LICENSED ARCHITECT

REV	DATE	DESCRIPTION

SANDY COMMUNITY & RECREATION CENTER

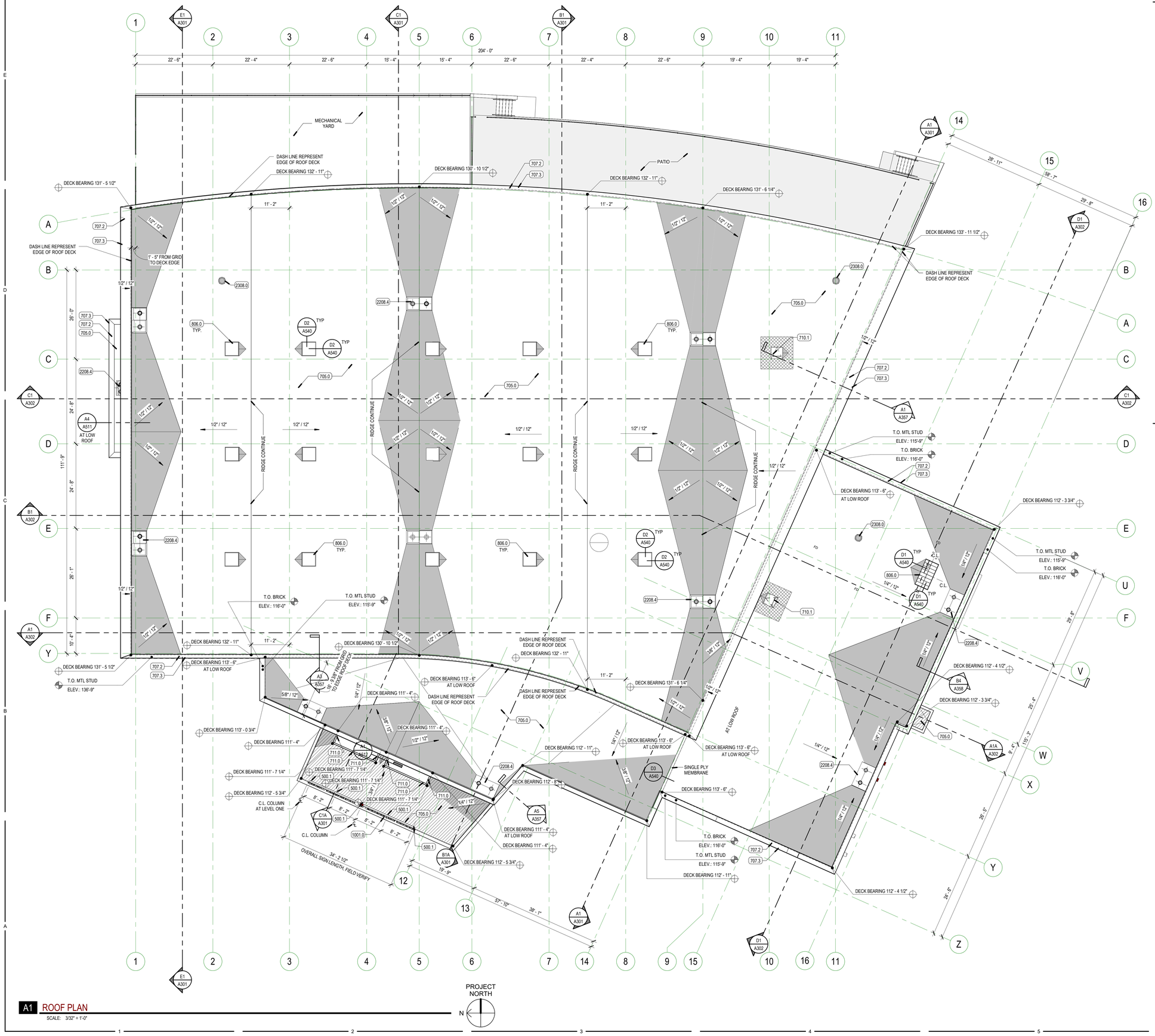
9565 SOUTH HIGHLAND DRIVE SANDY, UT

CONSTRUCTION DOCUMENTS

ANNOTATED PLAN - LEVEL 02

A120.1

8/3/2025 8:34:24 PM



A1 ROOF PLAN

SCALE: 3/32" = 1'-0"

GENERAL ROOF NOTES

1. ALL ROOF DECK IS TO BE COVERED IN R-30 INSULATION AND SPECIFIED ROOFING SYSTEM.
2. THE CONTRACTOR IS TO ASSURE THAT THE MINIMUM ROOF SLOPE IS NOT LESS THAN 1/4" PER FOOT. ANY AREA THAT IS LESS THAN 1/4" PER FOOT SLOPE SHALL BE ADJUSTED AT THE CONTRACTORS EXPENSE WITH CRICKETING TO PROVIDE THE REQUIRED SLOPE.
3. DECK BEARING ELEVATIONS SHOWN ON THIS SHEET ARE TO BE INCLUDED FOR ARCHITECT'S REFERENCE ON ALL STEEL SHOP DRAWINGS.
4. ALL ROOFING CRICKETS ARE TO BE CONSTRUCTED OF TAPERED INSULATION. CRICKETS ARE TO BE INSTALLED SO THAT A SLOPE OF 1/4" PER FOOT IS MAINTAINED ACROSS THE FACE OF THE CRICKET.
5. PROVIDE CRICKETS AT **ALL** ROOF TOP MOUNTED EQUIPMENT (I.E. SKYLIGHTS, ROOF HATCHES, ETC.) TO ASSURE POSITIVE DRAINAGE AROUND SUCH ELEMENTS.
6. ALL FLASHING, COUNTER FLASHING AND SHEET METAL WORK TO COMPLY WITH THE MINIMUM STANDARDS PER THE CURRENT EDITION OF SMACNA.
7. NOT ALL ROOF MOUNTED EQUIPMENT AND ROOF PENETRATIONS ARE SHOWN ON THE ARCHITECTURAL ROOF PLAN SHEETS. IN ADDITION TO THE ARCHITECTURAL, THE CONTRACTOR IS RESPONSIBLE FOR REFERENCING THE STRUCTURAL, MECHANICAL AND ELECTRICAL DOCUMENTS FOR ALL SUCH OCCURRENCES. ALL PENETRATIONS OF THE ROOF SHALL MEET WITH THE ROOFING MANUFACTURER'S RECOMMENDATIONS TO MAINTAIN INTEGRITY OF ROOFING SYSTEMS.
8. THE CONTRACTOR IS RESPONSIBLE AT BIDDING, FOR PROVIDING A MANUFACTURERS APPROVED ROOFING DETAIL FOR ALL ROOFING CONDITIONS SO THAT THE SPECIFIED WARRANTY IS OBTAINED. IF A CONDITION SHOWN IN THESE CONSTRUCTION DOCUMENTS DOES NOT MEET THE REQUIREMENTS OF THE ROOFING MANUFACTURER THESE CONDITIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING AND INSTALLATION OF THE APPROVED DETAIL.
9. THE CONTRACTOR IS TO CONFIRM THE ROOFING SYSTEM THICKNESS, INCLUDING THE RIGID INSULATION PRIOR TO INSTALLING CURB AND PARAPET BLOCKING. BLOCKING AND CURB HEIGHTS ARE TO BE ADJUSTED AS NEEDED TO CONFORM TO THE ROOFING THICKNESS TO MEET REQUIREMENTS FOR WARRANTY.
10. WHERE ROOFING MEMBRANE IS SHOWN EXTENDING UP TO THE TOP OF THE PARAPET, THE MEMBRANE IS TO WRAP UP, OVER THE TOP OF THE WOOD BLOCKING. THE AIR INFILTRATION BARRIER IS TO EXTEND UP EXTERIOR FACE OF WALL AND FULLY OVER THE TOP OF THE PARAPET WALL AND UNDER THE SILL BLOCK FLASHING AND TIE INTO WEATHER BARRIER. VERIFY WALL TYPE FOR PARAPET CAP WIDTH, SEE DETAILS ON SHEETS **A510 & A511**. CONTRACTOR TO SEQUENCE WORK TO MEET THIS REQUIREMENT.
11. ALL TOPS OF PARAPETS TO BE PROVIDED WITH 1/2" PER FOOT MINIMUM POSITIVE SLOPE TOWARD THE ROOF FOR ADEQUATE DRAINAGE.
12. ALL PRE-MANUFACTURED MECHANICAL CURBS ARE TO BE MANUFACTURED TO ACCOMMODATE ROOF SLOPE. THEY MUST BE OF ADEQUATE HEIGHT TO ALLOW FOR THE DEPTH OF THE ROOF INSULATION, INCLUDING CRICKETS AND HAVE 8" HEIGHT ABOVE THE ROOF MEMBRANE. SEE SHEET **A540**.
13. SKYLIGHTS ARE TO BE INSTALLED SO THE TOP OF SKYLIGHT SLOPES 1/2" PER FOOT MINIMUM. THIS SLOPE IS TO SLOPE IN THE DIRECTION OF THE ROOF BELOW. FOR TYPICAL SKYLIGHT CURB, SEE SHEET **A540**.
14. ALL REGLETS ARE TO BE PREFINISHED AND 8" MINIMUM HEIGHT ABOVE THE ROOF MEMBRANE.
15. ROOF DRAINS ARE TO BE INSTALLED IN A TWO LEVEL DRAIN BASIN. THE BASIN IS TO BE CONSTRUCTED USING LAYERS OF ROOFING INSULATION. SEE SHEET **A540**.
16. FOR TYPICAL ROOF HATCH AND LADDER, SEE SHEET **A540**.
17. FOR TYPICAL ROOF PIPE PENETRATIONS, SEE SHEET **A540**.

ROOF LEGEND

- **TYPE A** - MECHANICALLY FASTENED TPO ROOF MEMBRANE OVER MECHANICALLY FASTENED R-30 INSULATION OVER SELF-ADHERED VAPOR BARRIER.
- **TYPE B** - (CANOPIES) MECHANICALLY FASTENED TPO ROOF MEMBRANE OVER ROOFING COVERBOARD.
- TAPERED INSULATION CRICKET MINIMUM SLOPES: 1/8" ALONG VALLEY, 1/4" ACROSS CRICKET
- S — TRANSLUCENT PANEL SKYLIGHT SYSTEM
- PROTECTIVE WALKABLE SURFACE
- DECK RIDGE OR VALLEY
- IMAGINARY VALLEY WITH WARPED DECKING

KEYED NOTES

500.1	STEEL TUBE PAINTED WHERE EXPOSED
705.0	ROOF SYSTEM, SINGLE-PLY MEMBRANE
707.2	6" WIDE/ CONT.FLASHING MEMBRANE WELDED TO FIELD MEMBRANE & COATED METAL
707.3	24 GA. PREFINISHED FASCIA METAL INSTALL OVER HOLD-DOWN CLIP AND CRIMP TOP OVER COATED METAL
710.1	ROOF HATCH AND ACCESS LADDER
711.0	PRE-FINISHED RAIN GUTTER, 5" X 5" U-STYLE BOX GUTTER
806.0	TRANSLUCENT INSULATED SKYLIGHT
1001.0	SIGNAGE, SEE SCHEDULE
2208.4	DRAIN, ROOF
2308.0	MECHANICAL EQUIPMENT

VCBO®

SALT LAKE CITY - HQ
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800

ST. GEORGE
20 N. MAIN ST. #103
ST. GEORGE, UT 84770
435.522.7070

VCBO.COM

VCBO NUMBER: 23345
DATE: 2025.08.21

STATE OF UTAH — Nathan Holder Leavitt — No. 9142203-0301 — 7-31-25 — REGISTERED ARCHITECT

REV	DATE	DESCRIPTION
1	08.07.2025	ADD 001
2	08.14.2025	ADD 002

SANDY COMMUNITY & RECREATION CENTER

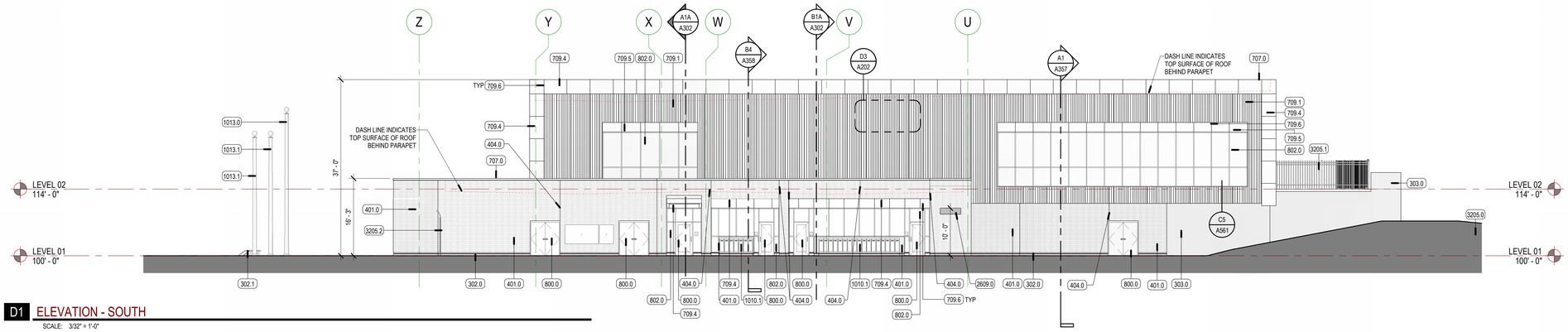
9565 SOUTH HIGHLAND DRIVE SANDY, UT

PRELIMINARY SITE PLAN REVIEW - RESPONSE

ROOF PLAN

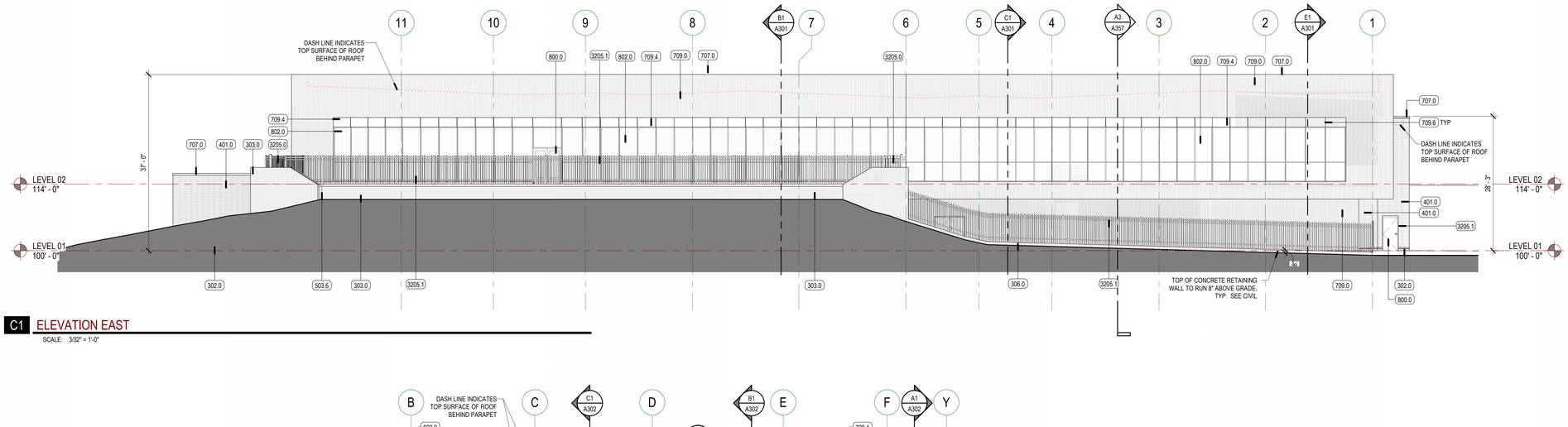
A130.1

8/19/2025 3:21:08 PM



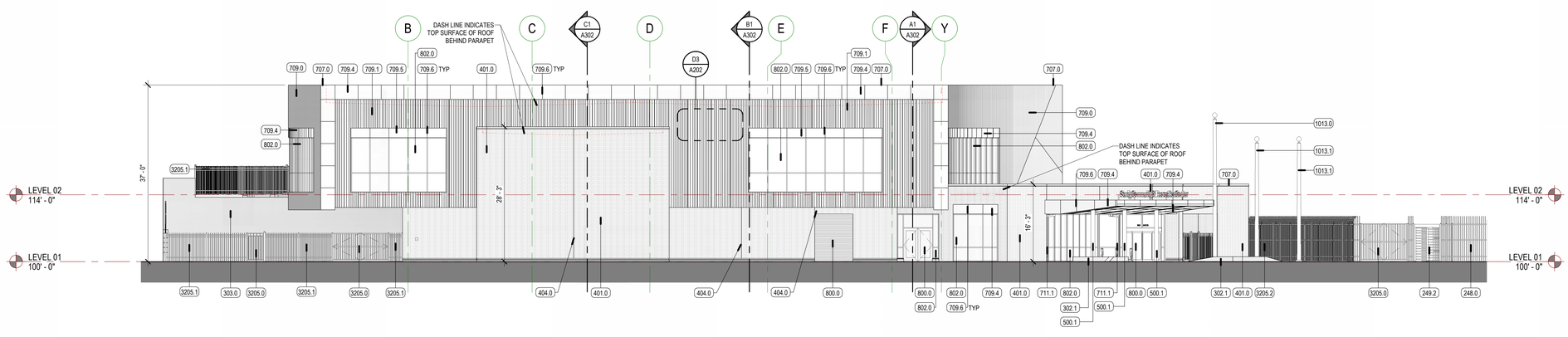
D1 ELEVATION - SOUTH

SCALE: 3/32" = 1'-0"



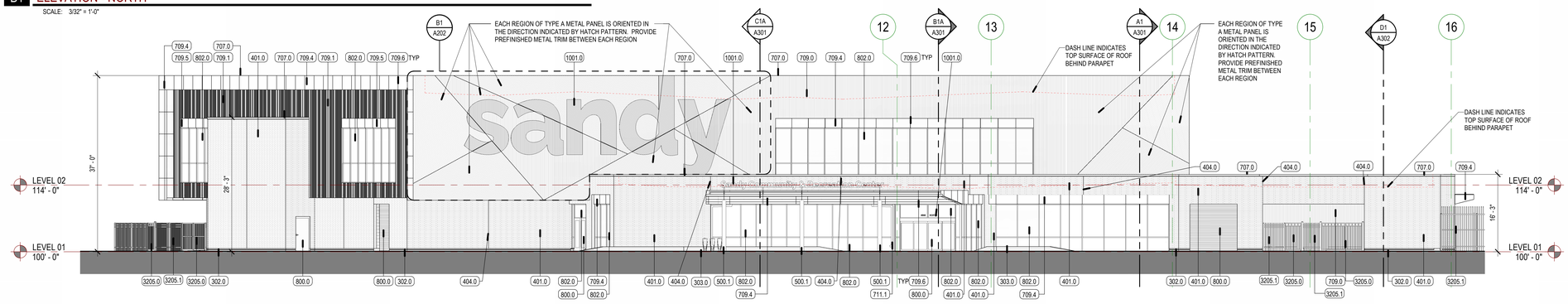
C1 ELEVATION EAST

SCALE: 3/32" = 1'-0"



B1 ELEVATION - NORTH

SCALE: 3/32" = 1'-0"



A1 ELEVATION - WEST

SCALE: 3/32" = 1'-0"

KEYED NOTES

248.0	EXISTING DECORATIVE IRON FENCE, PROTECT AS NECESSARY, REPAIR AS REQUIRED
249.2	EXISTING METAL TURNSTILE, SALVAGE AND REINSTALL ON 6" X 6" X 4" CONCRETE PAD
302.0	REINFORCED CONCRETE FOUNDATION WALL, ARCHITECTURAL GRADE FINISH WHERE EXPOSED, SEALED
302.1	REINFORCED CONCRETE BENCH WALL, ARCHITECTURAL GRADE FINISH WHERE EXPOSED, SEALED, SEE LANDSCAPE FOR SECTION DETAIL
303.0	REINFORCED CONCRETE WALL, ARCHITECTURAL GRADE FINISH WHERE EXPOSED, SEALED
306.0	REINFORCED CONCRETE RETAINING WALL, ARCHITECTURAL GRADE FINISH WHERE EXPOSED
401.0	BRICK VENEER CLADDING SYSTEM, SEALED
404.0	VERTICAL MASONRY CONTROL JOINT WITH SEALANT AND BACKER ROD, CSBA
500.1	STEEL TUBE PAINTED WHERE EXPOSED
503.6	1 1/2" O.D. GALVANIZED STEEL HANDRAIL, PAINTED WHERE EXPOSED
707.0	PRE-FINISHED METAL FLASHING
709.0	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM, TYPE A
709.1	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM, TYPE B
709.4	ACM METAL PANEL SYSTEM, SURFACE FASTENED, COLOR A
709.5	ACM METAL PANEL SYSTEM, SURFACE FASTENED, COLOR B
709.6	ACM PANEL JOINT
711.1	PRE-FINISHED 3" X 3" SQUARE DOWNSPOUT
800.0	SCHEDULED DOOR AND FRAME
802.0	STOREFRONT SYSTEM
1001.0	SIGNAGE, SEE SCHEDULE
1010.1	LOCKERS, SINGLE TIER, 12"W X 12"D X 36"H
1013.0	FLAG POLE & BASE, 30' TALL
1013.1	FLAG POLE & BASE, 25' TALL
2609.0	SURFACE MOUNTED POOL CLOCK, SEE ELECTRICAL
3205.0	DECORATIVE IRON GATE, BY FENCE MANUFACTURER, TO MATCH ADJACENT DECORATIVE IRON FENCE, SEE DOOR SCHEDULE FOR SIZE AND APPLICABLE HARDWARE
3205.1	DECORATIVE IRON FENCE
3205.2	DECORATIVE IRON FENCE - 8'-0" TALL, MATCH ADJACENT EXISTING FENCE HEIGHT & STYLE

VCBO®

SALT LAKE CITY - HQ
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800

ST. GEORGE
20 N. MAIN ST. #103
ST. GEORGE, UT 84770
435.522.7070

VCBO.COM

VCBO NUMBER: 23345
DATE: 2025.08.21

STATE OF UTAH
Nathan Holder Leavitt
No. 9142203-0301
7-31-25
REGISTERED ARCHITECT

REV	DATE	DESCRIPTION
2	08.14.2025	ADD 002

SANDY COMMUNITY & RECREATION CENTER

9565 SOUTH HIGHLAND DRIVE SANDY, UT

PRELIMINARY SITE PLAN REVIEW - RESPONSE

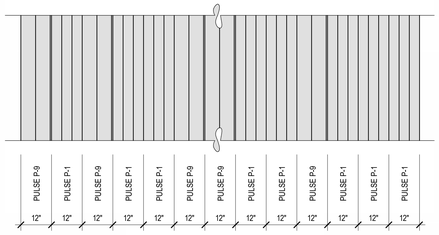
EXTERIOR ELEVATIONS

A201

8/19/2025 3:21:15 PM

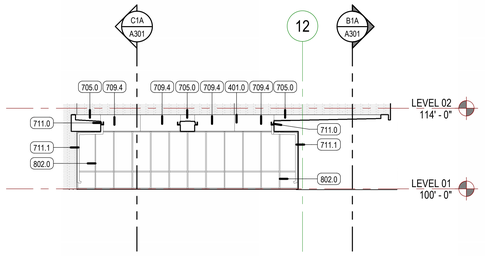
		ACM Type A	ACM Type B	Concrete - Architectural Finish	Masonry Veneer Brick	Prefinished Metal Panel A	Prefinished Metal Panel B	Storefront Window	Total Elevation
BUILDING TOTALS	**SF**	**2072**	**241**	**2065**	**6022**	**6901**	**4171**	**6058**	**27530**
	%	**8%**	**1%**	**8%**	**22%**	**25%**	**15%**	**22%**	**100%**
ELEVATION WEST									
	SF	333	0	0	1677	3173	0	1400	**6583**
	%	5%	0%	0%	25%	48%	0%	21%	**100%**
ELEVATION NORTH									
	SF	570	96	682	1320	0	2092	731	**5491**
	%	10%	2%	12%	24%	0%	38%	13%	**100%**
ELEVATION EAST									
	SF	427	0	856	44	3727	0	2447	**7502**
	%	6%	0%	11%	1%	50%	0%	33%	**100%**
ELEVATION SOUTH									
	SF	693	145	528	1747	0	2079	1197	**6389**
	%	11%	2%	8%	27%	0%	33%	19%	**100%**
PARTIAL ELEVATION EAST									
	SF	0	0	0	1103	0	0	135	**1238**
	%	0%	0%	0%	89%	0%	0%	11%	**100%**
PARTIAL ELEVATION SOUTH									
	SF	48	0	0	131	0	0	148	**327**
	%	15%	0%	0%	40%	0%	0%	45%	**100%**

NOTE: METAL PANEL PATTERN IS COMPRISED OF TWO MORIN PULSE SERIES PROFILES: PULSE P-1 AND PULSE P-9



D3 PROFILE METAL PATTERN TYPE B (PULSE PANEL)

SCALE: 1/2" = 1'-0"

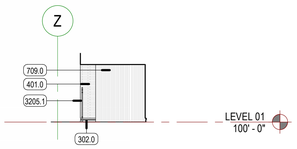


E5 PARTIAL ELEVATION WEST

SCALE: 3/32" = 1'-0"

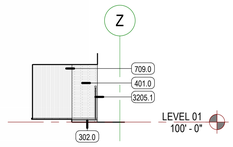
KEYED NOTES

302.0	REINFORCED CONCRETE FOUNDATION WALL, ARCHITECTURAL GRADE FINISH WHERE EXPOSED, SEALED
303.0	REINFORCED CONCRETE WALL, ARCHITECTURAL GRADE FINISH WHERE EXPOSED, SEALED
401.0	BRICK VENEER CLADDING SYSTEM, SEALED
404.0	VERTICAL MASONRY CONTROL JOINT WITH SEALANT AND BACKER ROD, CSBA
500.1	STEEL TUBE PAINTED WHERE EXPOSED
705.0	ROOF SYSTEM, SINGLE-PLY MEMBRANE
707.0	PRE-FINISHED METAL FLASHING
709.0	PRE-FINISHED EXTERIOR METAL PANEL SYSTEM, TYPE A
709.4	ACM METAL PANEL SYSTEM, SURFACE FASTENED, COLOR A
709.6	ACM PANEL JOINT
711.0	PRE-FINISHED RAIN GUTTER, 5" X 5" U-STYLE BOX GUTTER
711.1	PRE-FINISHED 3" X 3" SQUARE DOWNSPOUT
800.0	SCHEDULED DOOR AND FRAME
802.0	STOREFRONT SYSTEM
1001.0	SIGNAGE, SEE SCHEDULE
3205.1	DECORATIVE IRON FENCE



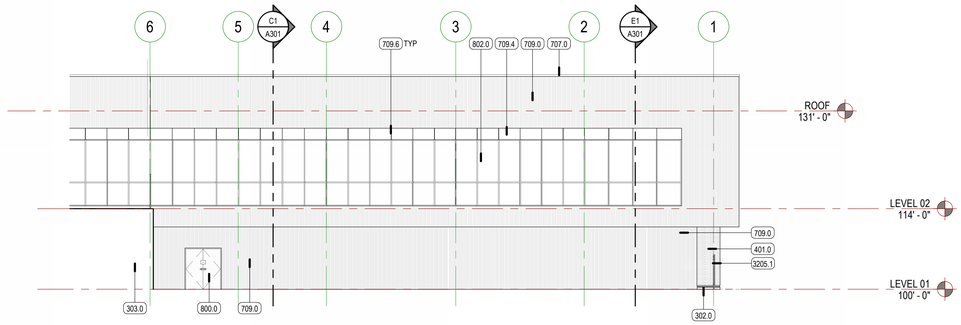
D5 PARTIAL ELEVATION SOUTH 3

SCALE: 3/32" = 1'-0"



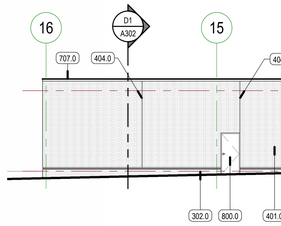
D6 PARTIAL ELEVATION NORTH 2

SCALE: 3/32" = 1'-0"



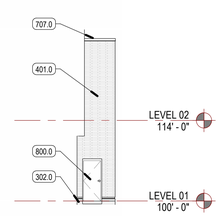
C1 PARTIAL ELEVATION - EAST 1

SCALE: 3/32" = 1'-0"



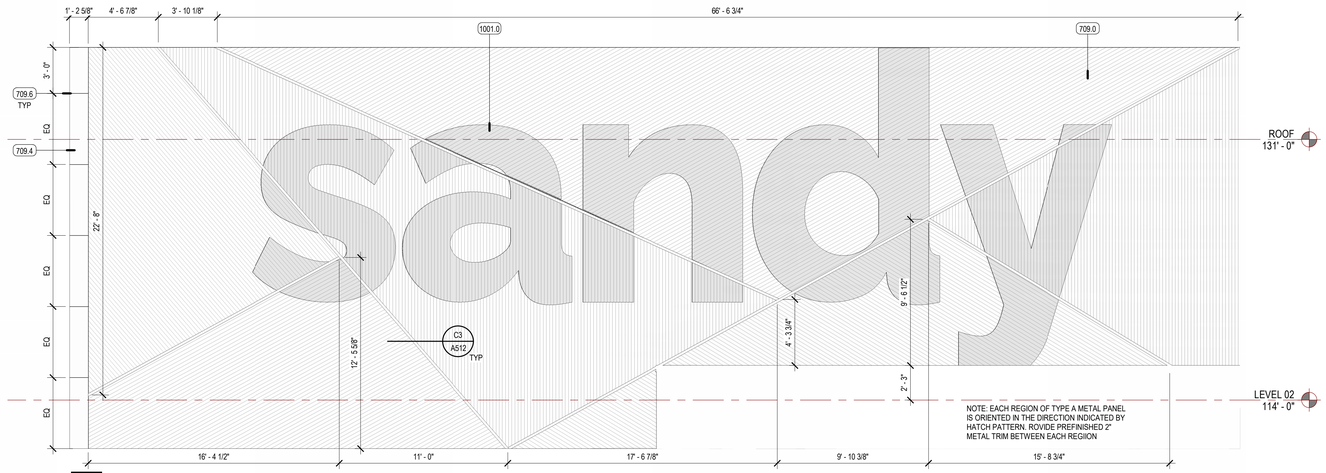
C4 PARTIAL ELEVATION - EAST 2

SCALE: 3/32" = 1'-0"



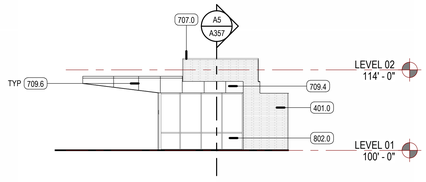
C6 PARTIAL ELEVATION - EAST 3

SCALE: 3/32" = 1'-0"



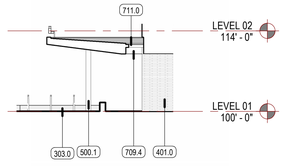
B1 ELEVATION - WEST - ENLARGED

SCALE: 1/4" = 1'-0"



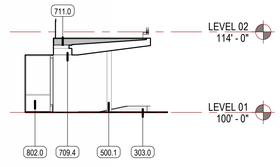
A1 PARTIAL ELEVATION - SOUTH 1

SCALE: 3/32" = 1'-0"



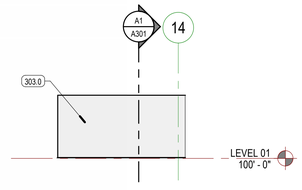
A2 PARTIAL ELEVATION SOUTH 2

SCALE: 3/32" = 1'-0"



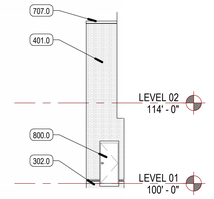
A4 PARTIAL ELEVATION NORTH 1

SCALE: 3/32" = 1'-0"



A5 PARTIAL ELEVATION - WEST

SCALE: 3/32" = 1'-0"



A6 PARTIAL ELEVATION - WEST 1

SCALE: 3/32" = 1'-0"

VCBO

SALT LAKE CITY - HQ
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800

ST. GEORGE
20 N. MAIN ST. #103
ST. GEORGE, UT 84770
435.522.7070

VCBO.COM

VCBO NUMBER: 23345
DATE: 2025.08.21

STATE OF UTAH — Nathan Holden Leavitt — No. 9142203-0301 — 7-31-25 — LICENSED ARCHITECT

REV	DATE	DESCRIPTION
1	08.07.2025	ADD 001
2	08.14.2025	ADD 002

SANDY COMMUNITY & RECREATION CENTER

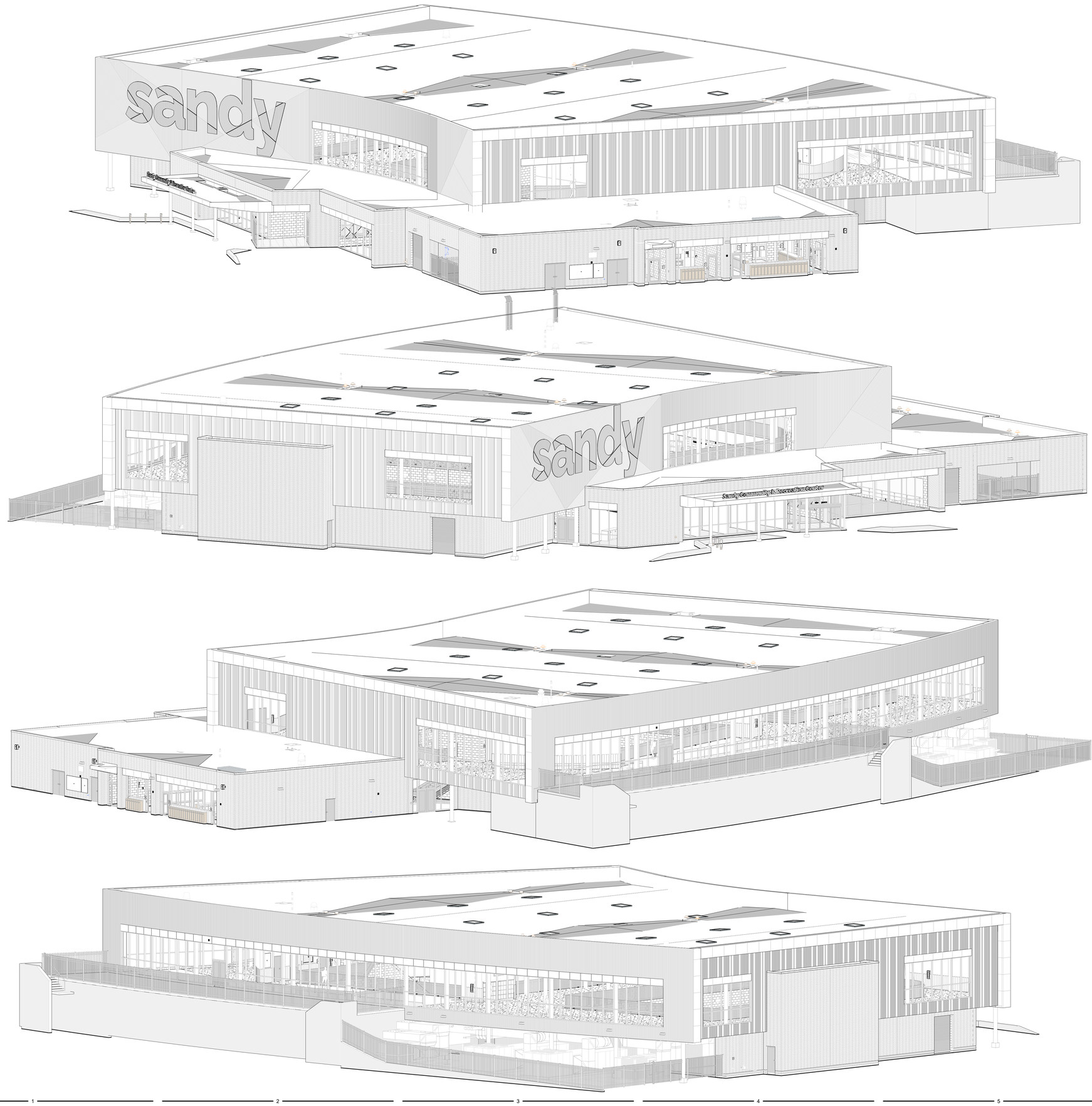
9565 SOUTH HIGHLAND DRIVE SANDY, UT

PRELIMINARY SITE PLAN REVIEW - RESPONSE

EXTERIOR ELEVATIONS

A202

8/19/2025 3:21:26 PM



3D VIEW GENERAL NOTES

1. THREE DIMENSIONAL VIEWS SHOWN IN THIS SET OF DRAWINGS ARE PROVIDED TO HELP EXPLAIN THE OVERALL CONCEPT AND INTENT OF THE BUILDING DESIGN AND ARE TO BE USED FOR REFERENCE ONLY
2. BIDDERS ARE NOT TO USE THESE VIEWS TO DETERMINE COMPONENT TYPES, QUANTITIES, ASSEMBLY METHODS OR ANY OTHER INFORMATION WHICH RELATE TO CONSTRUCTION COST

VCBO®

SALT LAKE CITY - HQ
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800

ST. GEORGE
20 N. MAIN ST. #103
ST. GEORGE, UT 84770
435.522.7070

VCBO.COM

VCBO NUMBER: 23345
DATE: 2025.08.21

STATE OF UTAH
Nathan Holder Leavitt
No. 9142203-0301
7-31-25
REGISTERED ARCHITECT

REV	DATE	DESCRIPTION

SANDY COMMUNITY & RECREATION CENTER

9565 SOUTH HIGHLAND DRIVE SANDY, UT

PRELIMINARY SITE PLAN REVIEW - RESPONSE

FOR REFERENCE ONLY - 3D VIEWS

G401

8/19/2025 3:20:58 PM

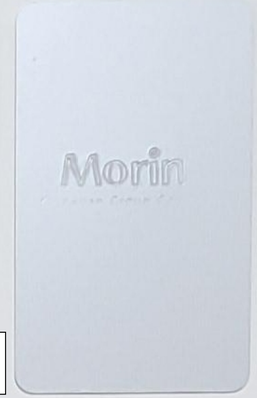


Acid Etched Glazing:
Solarban 65
Insulating Glass Unit
Clear + Acid Etched

Clear Glazing:
Solarban 65
Insulating Glass Unit
Clear + Clear



ACM Panel Color A:
Alpolic - Face Fastened
Color - BSX Metallic Silver



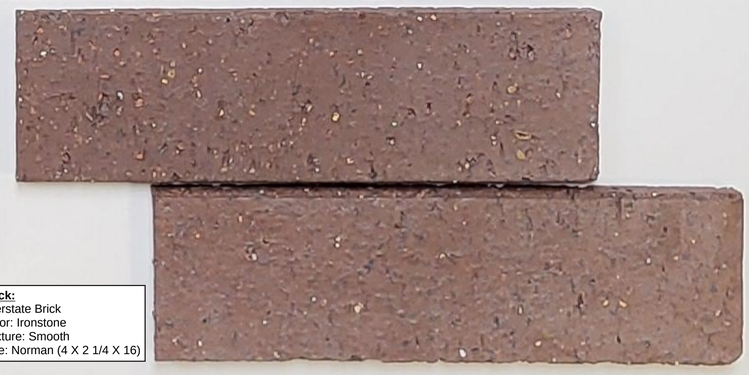
Profile Panel Color A:
Morin - Concealed Fastener
Integrity S-16 Panel
Color - Silversmith



ACM Panel Color B:
Alpolic - Face Fastened
Color - MZG Mica Grey



Profile Panel Color A:
Morin - Concealed Fastener
Pulse P-1 + P-9 Panels
Color - Medium Gray (Metallic)



Brick:
Interstate Brick
Color: Ironstone
Texture: Smooth
Size: Norman (4 X 2 1/4 X 16)