

PROFESSIONAL STAMP:

CODE OFFICIAL STAMP:

PROJECT NAME:
CENTENNIAL TOWERS

REVISIONS:

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION
01	5/21/2018	SCHEMATIC CORE & SHELL SUBMITTAL
02	6/1/2018	SITE PLAN SUBMITTAL

ISSUED:

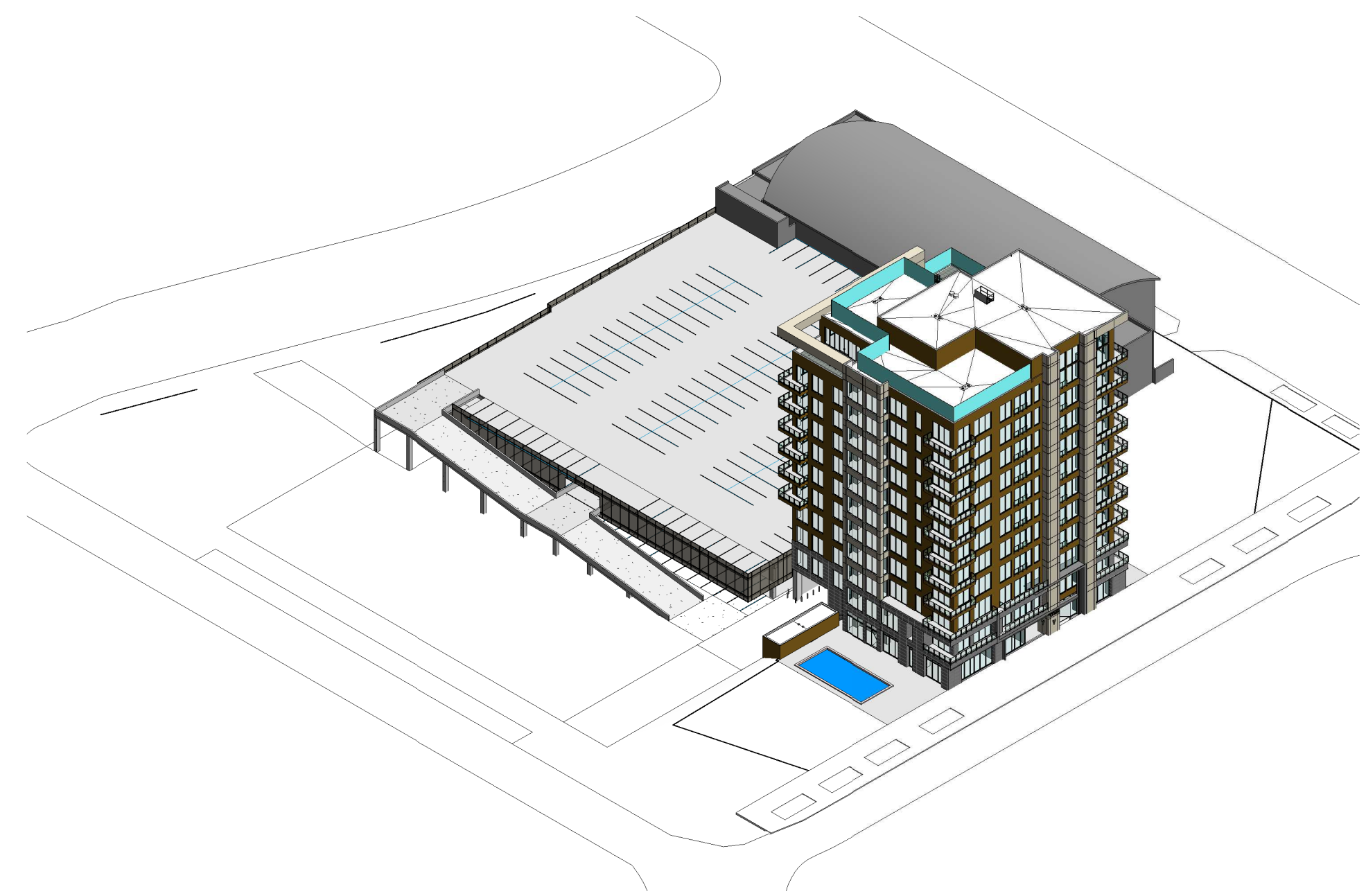
OWNER PROJECT #:
 RPA PROJECT #: 18-22
 DRAWN BY: GTE
 CHECKED BY: RPA
 DESIGNED BY: RPA

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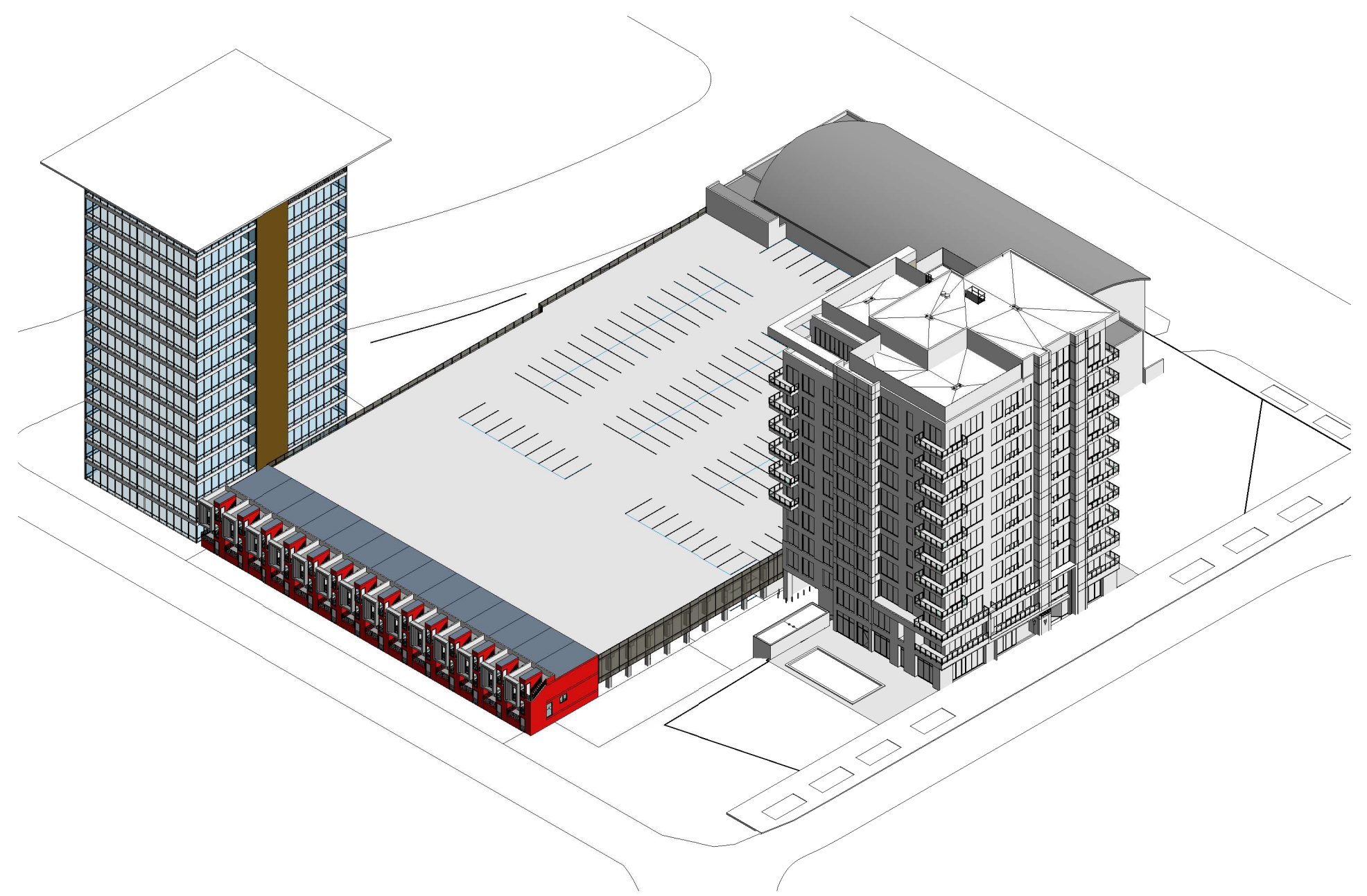
SHEET TITLE:
3D PHASES & INDEX

SHEET NUMBER:
1

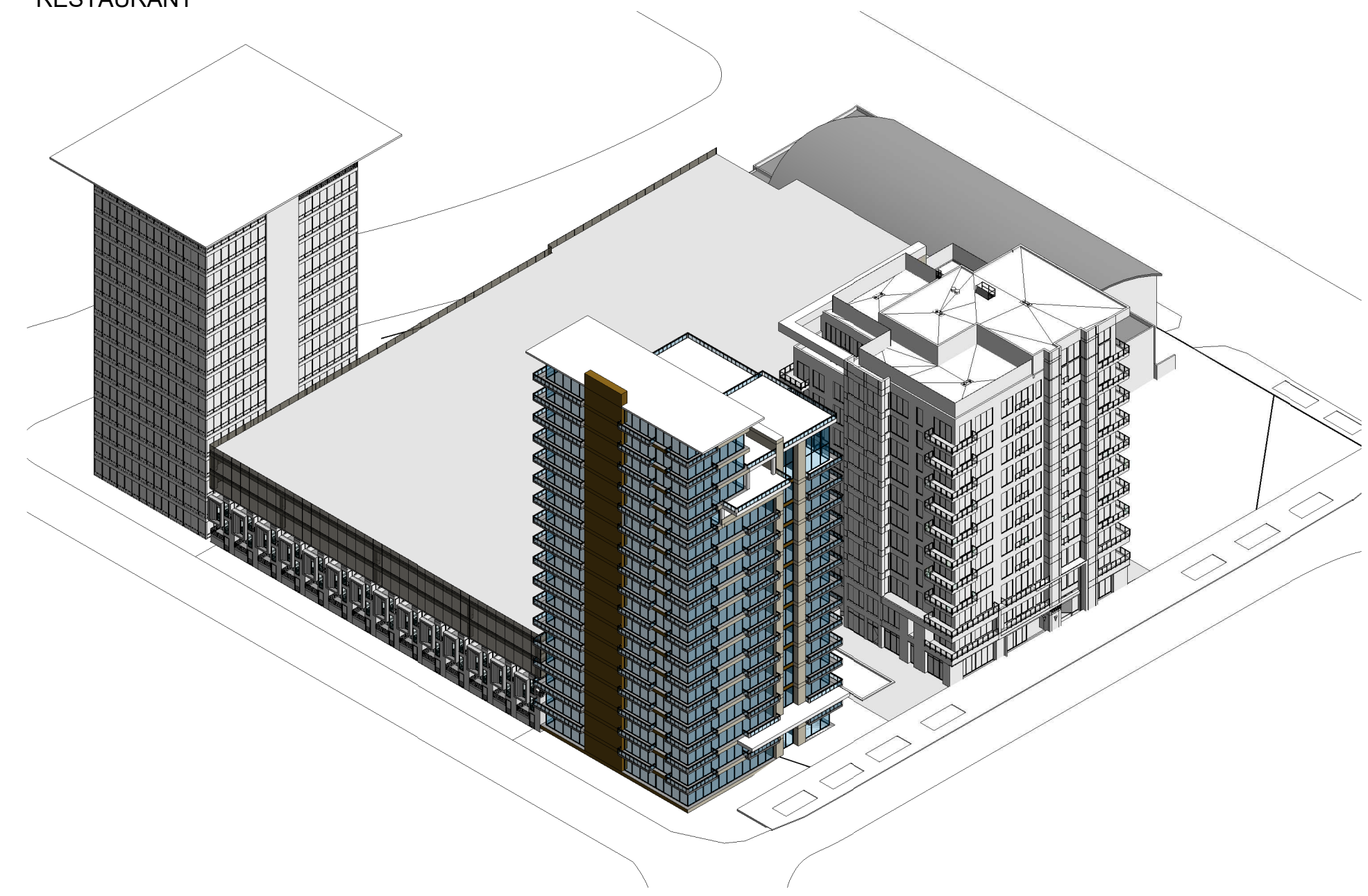
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5	C-102	PHASE I SITE PLAN
6	C-200	OVERALL GRADING PLAN
7	C-201	OVERALL DRAINAGE PLAN
8	LP-1.1	LANDSCAPE PLAN
9	AE-201	EXTERIOR ELEVATIONS
10	AE-202	EXTERIOR ELEVATIONS
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12	A102	PERSPECTIVE RENDERINGS BLACK MARBLE
13	A103	COLORED ELEVATIONS BLACK MARBLE
14	A101 (2)	PERSPECTIVE RENDERINGS BROWN MARBLE
15	A102 (2)	PERSPECTIVE RENDERINGS BROWN MARBLE
16	A103 (2)	COLORED ELEVATIONS BROWN MARBLE



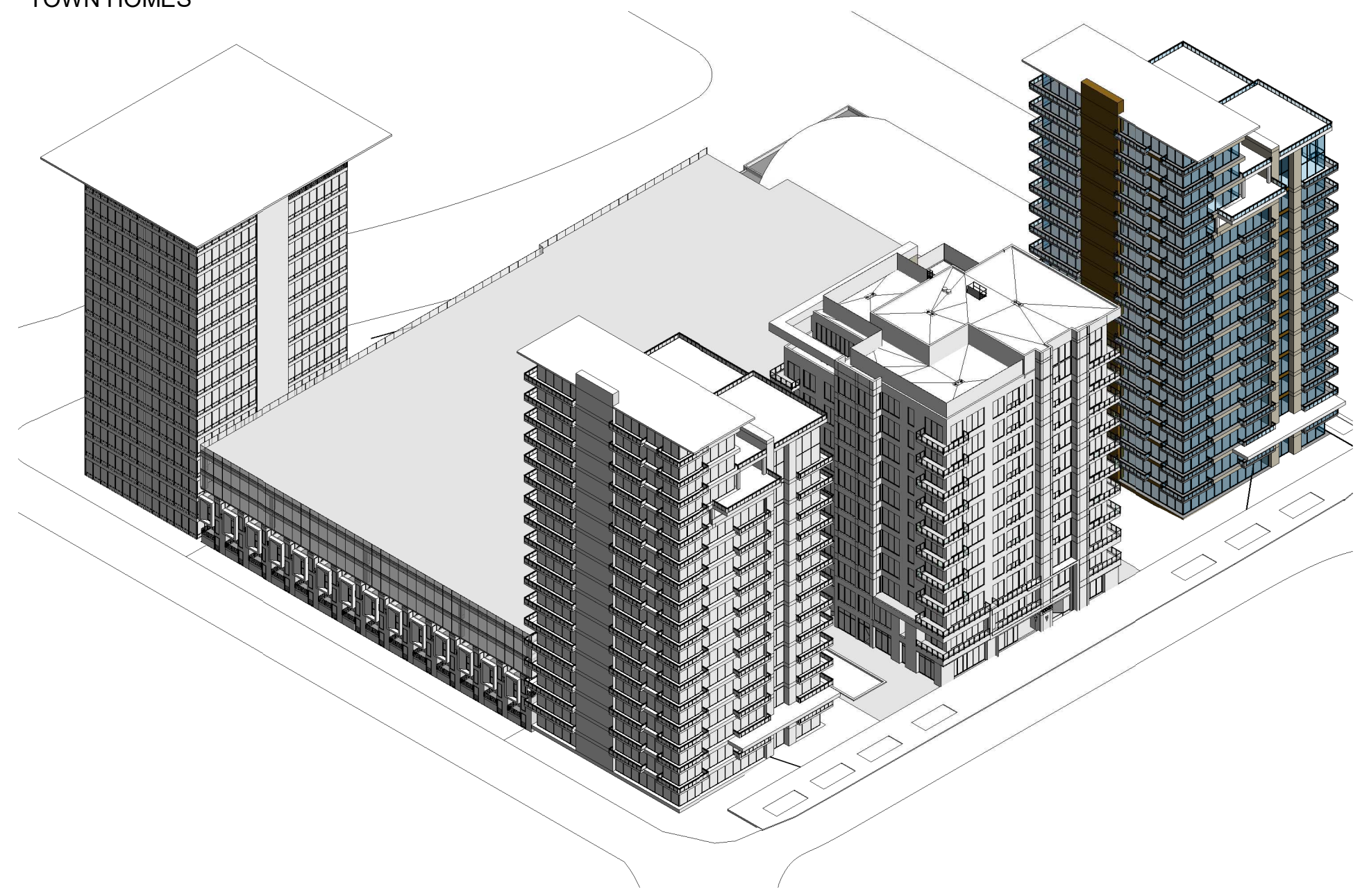
① PHASE 1
 RESIDENTIAL TOWER
 RESTAURANT



② PHASE 2
 MIXED USE OFFICE & RESIDENTIAL TOWER
 TOWN HOMES



③ PHASE 3
 RESIDENTIAL TOWER
 RESTAURANT



④ PHASE 4
 RESIDENTIAL TOWER
 RESTAURANT

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CENTENNIAL TOWERS

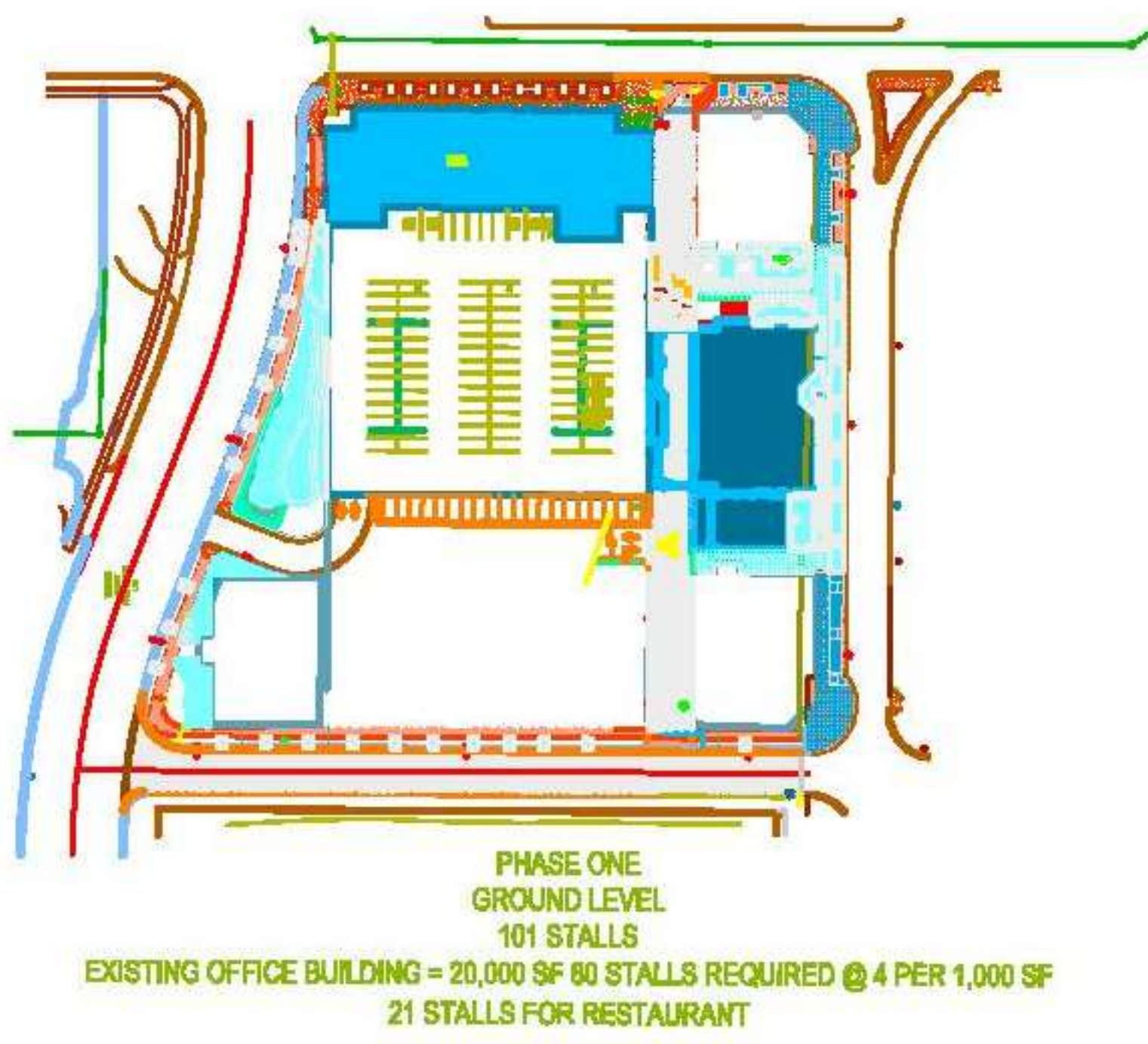
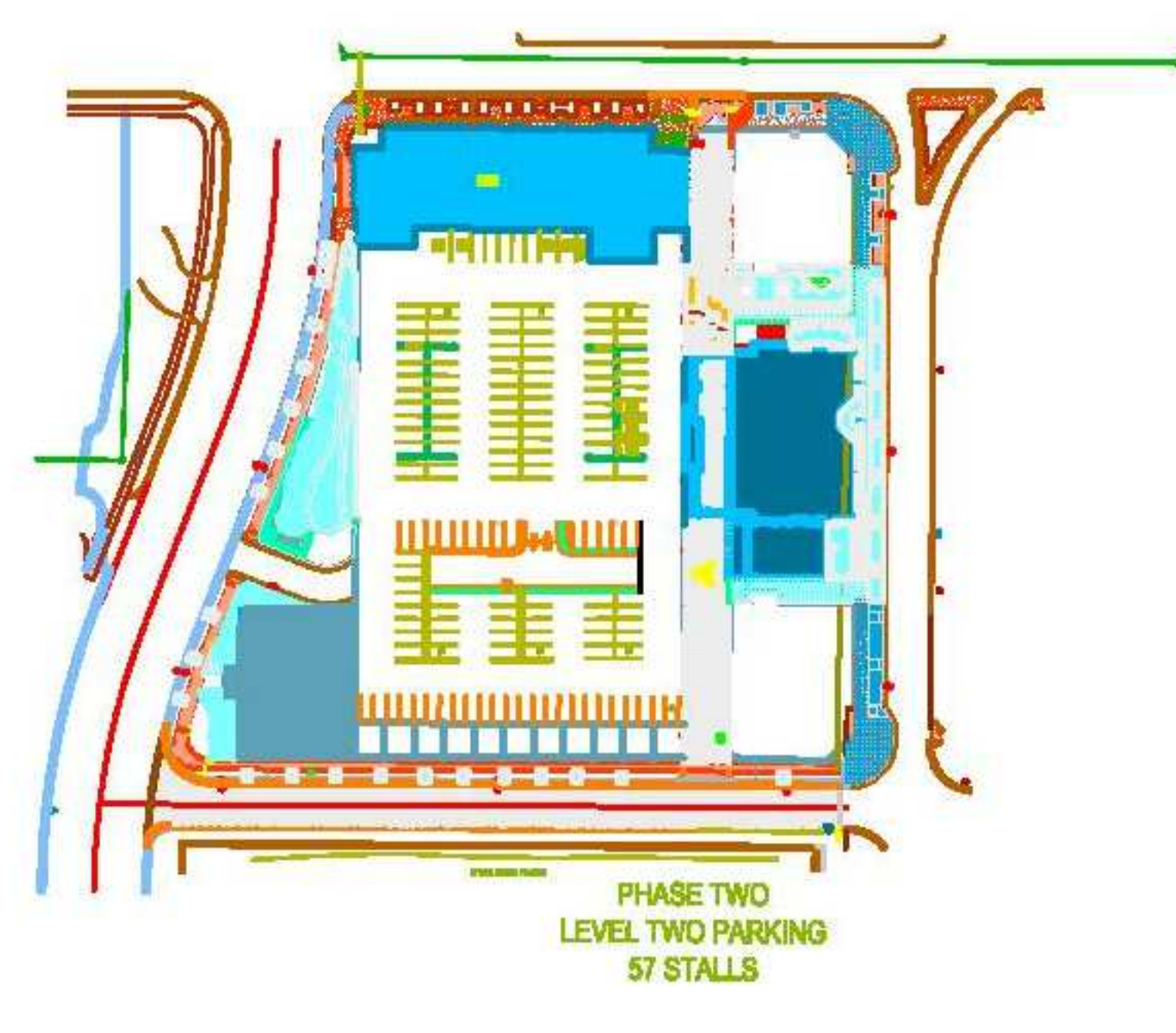
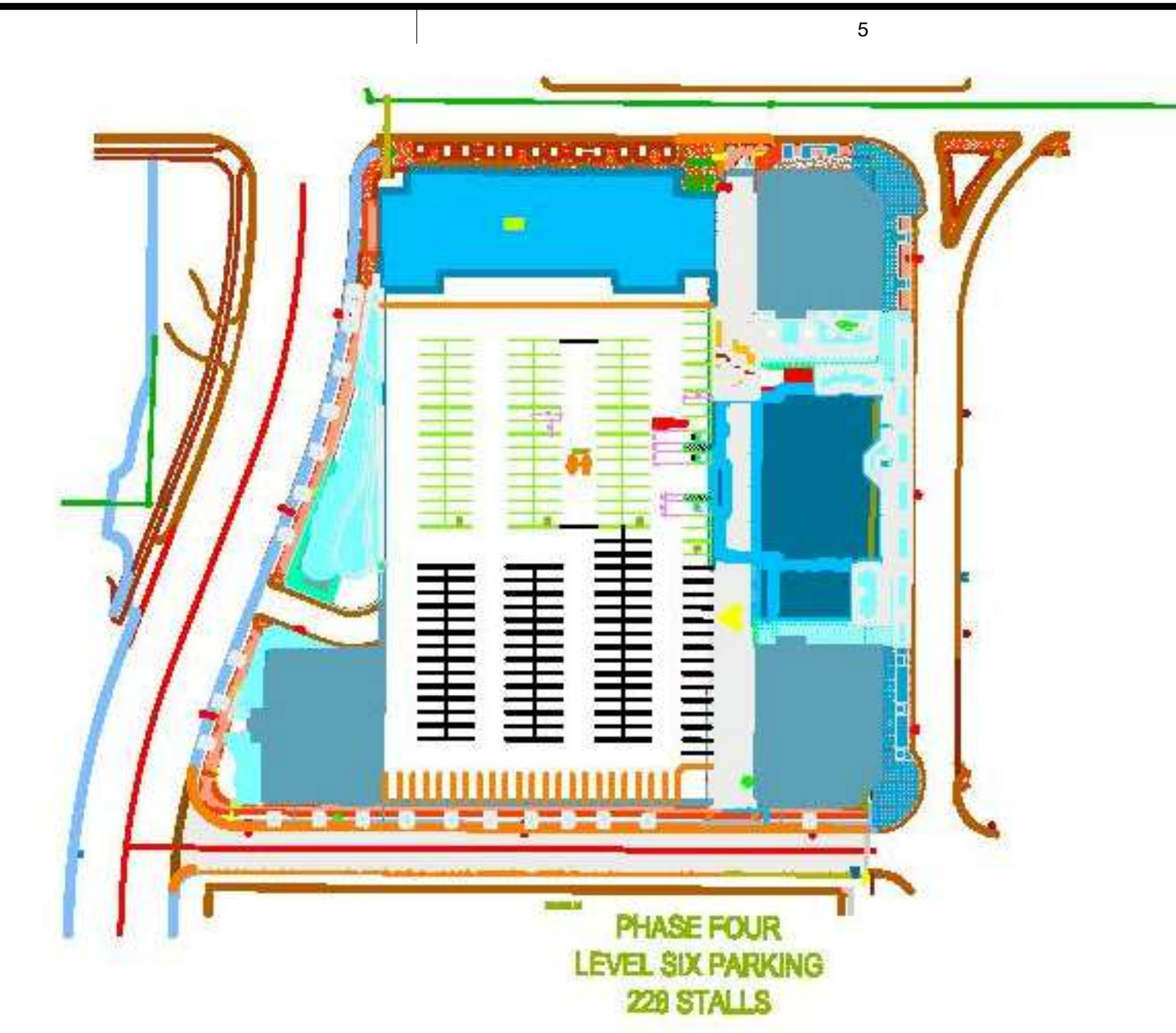
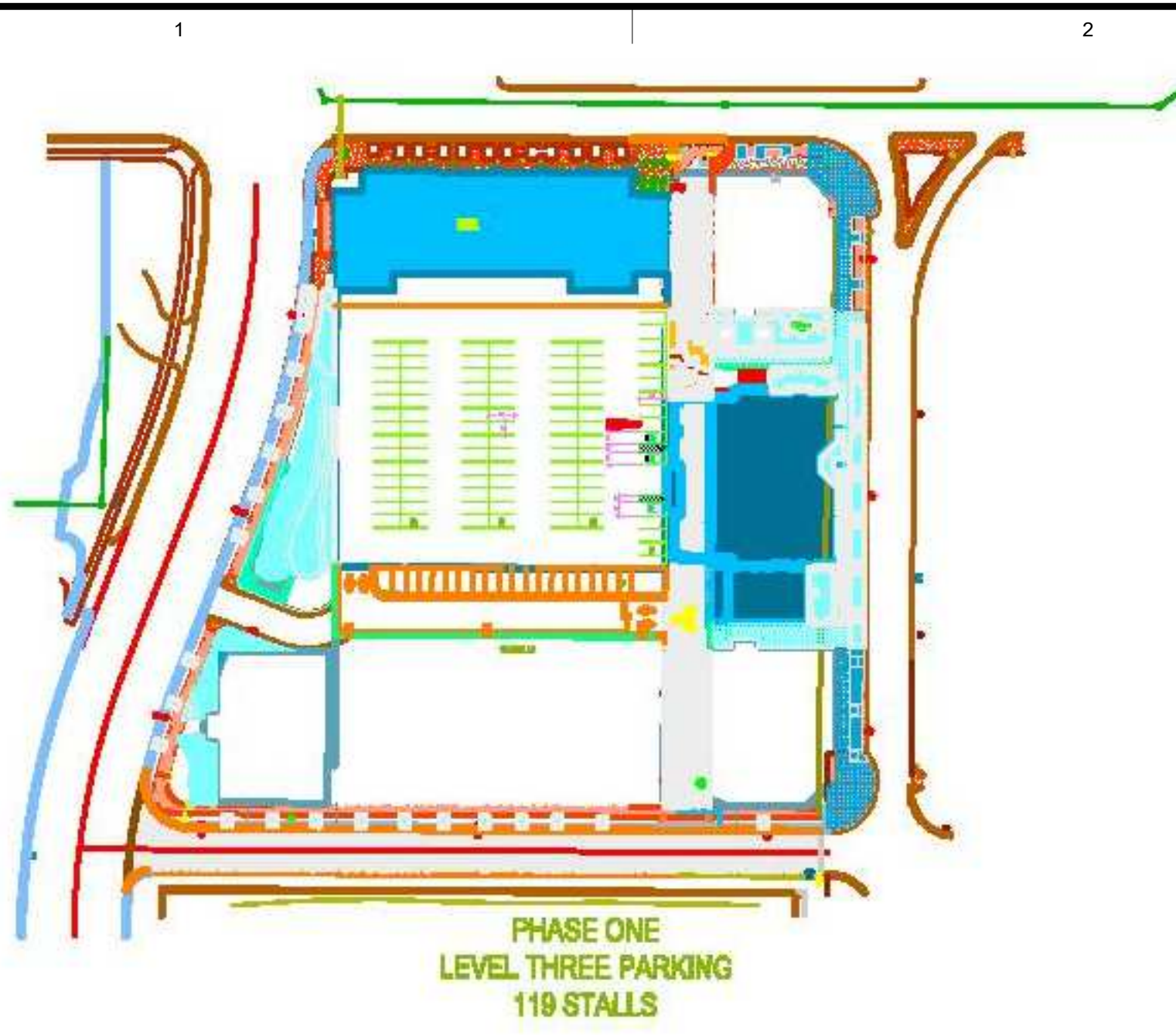
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SHEET TITLE:
**PARKING PLAZA
PHASING PLAN**

SHEET NUMBER





BENCHMARK

STREET MONUMENT AT 10200 SOUTH & STATE STREET (FOUND 2" BRASS CAP)
ELEVATION = 4443.43

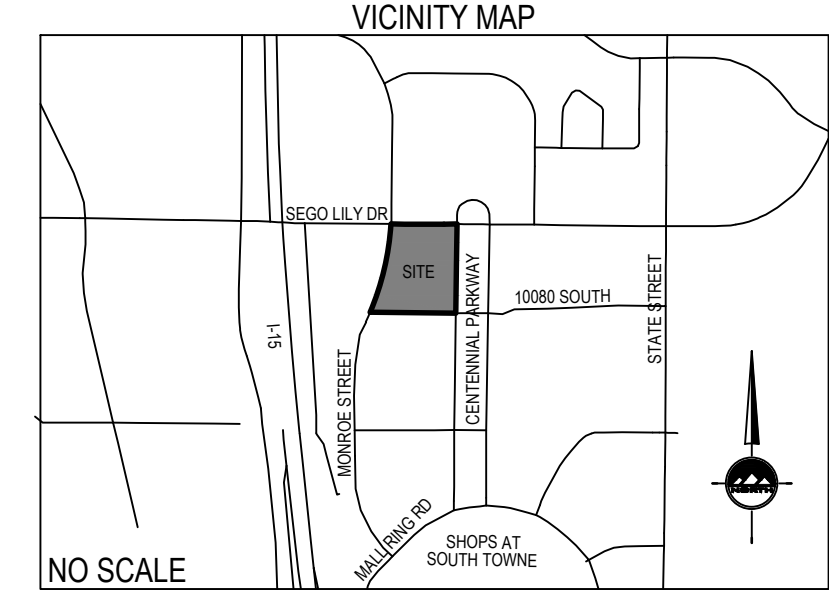
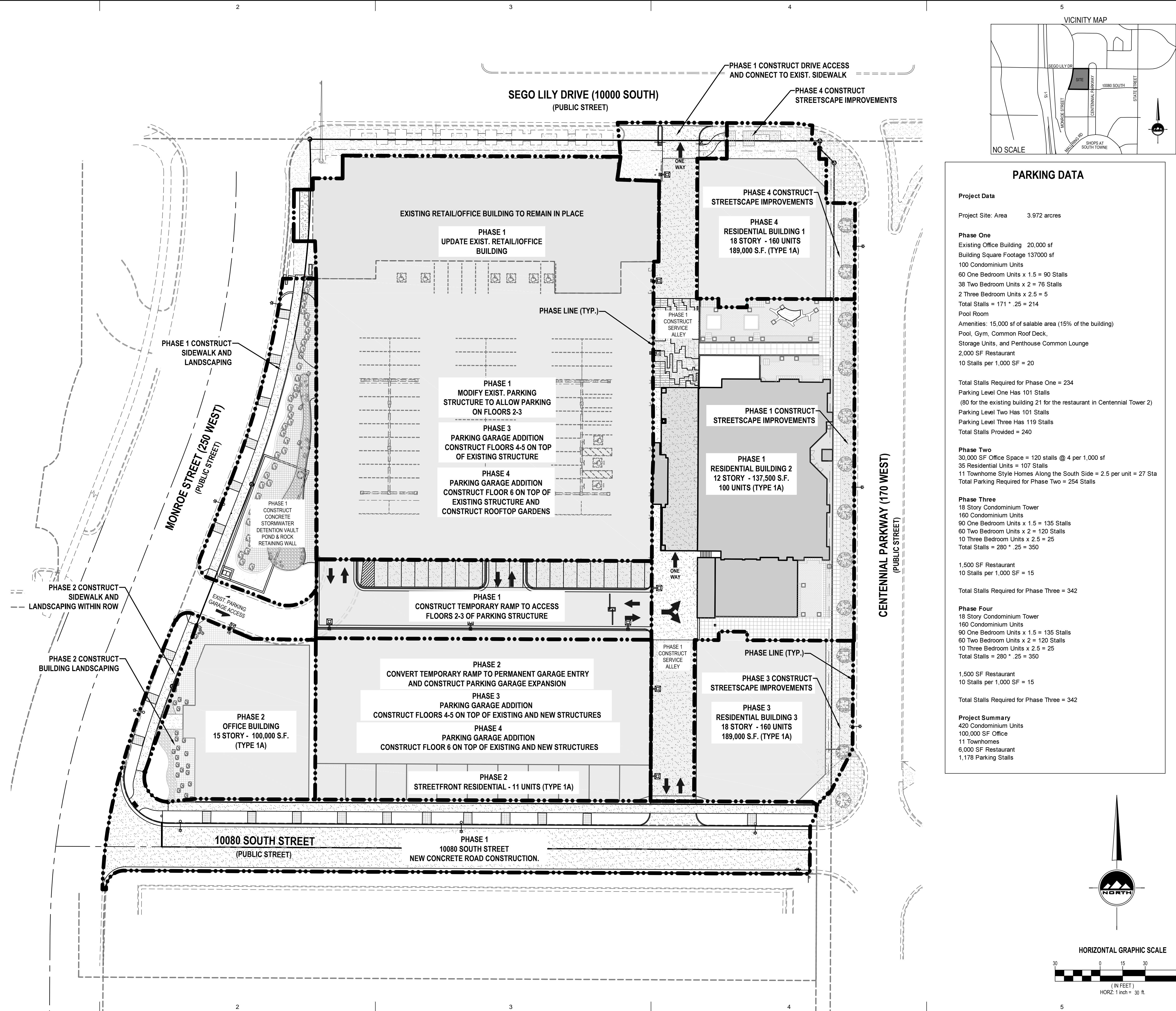
Land Use Statistics

Phase I		
	Area (SF)	Percentage
Existing Buildings	59,843	35%
Proposed Buildings	25,698	15%
Existing Hardscape	6,835	4%
Alley	10,819	6%
Building Plaza (landscape)	6,233	4%
Landscape	63,573	37%
Total	173,001	100%

Phase II		
	Area (SF)	Percentage
Existing Buildings	85,541	49%
Proposed Buildings	33,279	19%
Existing Hardscape	6,835	4%
Alley	10,819	6%
Building Plaza (landscape)	6,233	4%
Landscape	30,294	18%
Total	173,001	100%

Phase III		
	Area (SF)	Percentage
Existing Buildings	118,820	69%
Proposed Buildings	12,302	7%
Existing Hardscape	6,835	4%
Alley	10,819	6%
Building Plaza (landscape)	6,233	4%
Landscape	17,992	10%
Total	173,001	100%

Phase IV		
	Area (SF)	Percentage
Existing Buildings	125,122	72%
Proposed Buildings	10,361	6%
Existing Hardscape	6,835	4%
Alley	10,819	6%
Building Plaza (landscape)	6,233	4%
Landscape (including 6,000 SF rooftop gardens)	13,631	8%
Total	173,001	100%



PARKING DATA

Project Data
Project Site: Area 3.972 acres

Phase One
Existing Office Building 20,000 sf
Building Square Footage 137,000 sf
100 Condominium Units
60 One Bedroom Units x 1.5 = 90 Stalls
38 Two Bedroom Units x 2 = 76 Stalls
2 Three Bedroom Units x 2.5 = 5
Total Stalls = 171 * .25 = 214
Pool Room
Amenities: 15,000 sf of salable area (15% of the building)
Pool, Gym, Common Roof Deck,
Storage Units, and Penthouse Common Lounge
2,000 SF Restaurant
10 Stalls per 1,000 SF = 20

Total Stalls Required for Phase One = 234
Parking Level One Has 101 Stalls
(80 for the existing building 21 for the restaurant in Centennial Tower 2)
Parking Level Two Has 101 Stalls
Parking Level Three Has 119 Stalls
Total Stalls Provided = 240

Phase Two
30,000 SF Office Space = 120 stalls @ 4 per 1,000 sf
35 Residential Units = 107 Stalls
11 Townhome Style Homes Along the South Side = 2.5 per unit = 27 Sta
Total Parking Required for Phase Two = 254 Stalls

Phase Three
18 Story Condominium Tower
160 Condominium Units
90 One Bedroom Units x 1.5 = 135 Stalls
60 Two Bedroom Units x 2 = 120 Stalls
10 Three Bedroom Units x 2.5 = 25
Total Stalls = 280 * .25 = 350

1,500 SF Restaurant
10 Stalls per 1,000 SF = 15

Total Stalls Required for Phase Three = 342

Phase Four
18 Story Condominium Tower
160 Condominium Units
90 One Bedroom Units x 1.5 = 135 Stalls
60 Two Bedroom Units x 2 = 120 Stalls
10 Three Bedroom Units x 2.5 = 25
Total Stalls = 280 * .25 = 350

1,500 SF Restaurant
10 Stalls per 1,000 SF = 15

Total Stalls Required for Phase Three = 342

Project Summary
420 Condominium Units
100,000 SF Office
11 Townhomes
6,000 SF Restaurant
1,178 Parking Stalls

ARCHITECT'S INFORMATION:
RUSSELL PLATT ARCHITECTURE
Russell Platt Architecture
4301 West 4570 South
West Valley City, Utah 84120
801-580-0108

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

PROFESSIONAL STAMP:

CODE OFFICIAL STAMP:

PROJECT NAME:
CENTENNIAL TOWER 2
10012 S. CENTENNIAL PARKWAY
SANDY, UT. 84070

REVISIONS:

NO.	DATE	DESCRIPTION

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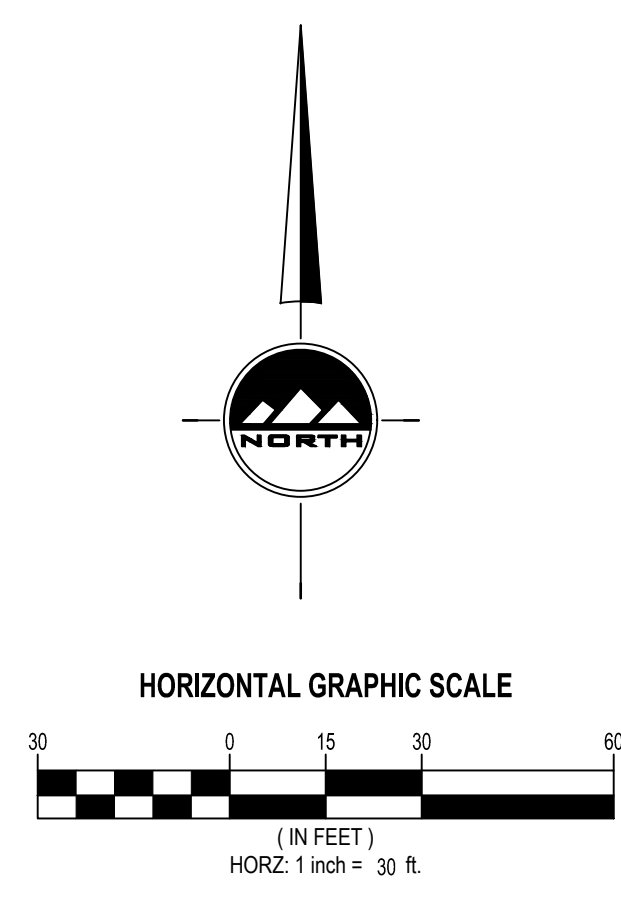
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ENSIGN PROJECT #: 8101
DRAWN BY: MSB
CHECKED BY: DAJ
DESIGNED BY: DAJ

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SHEET TITLE:
PHASING PLAN

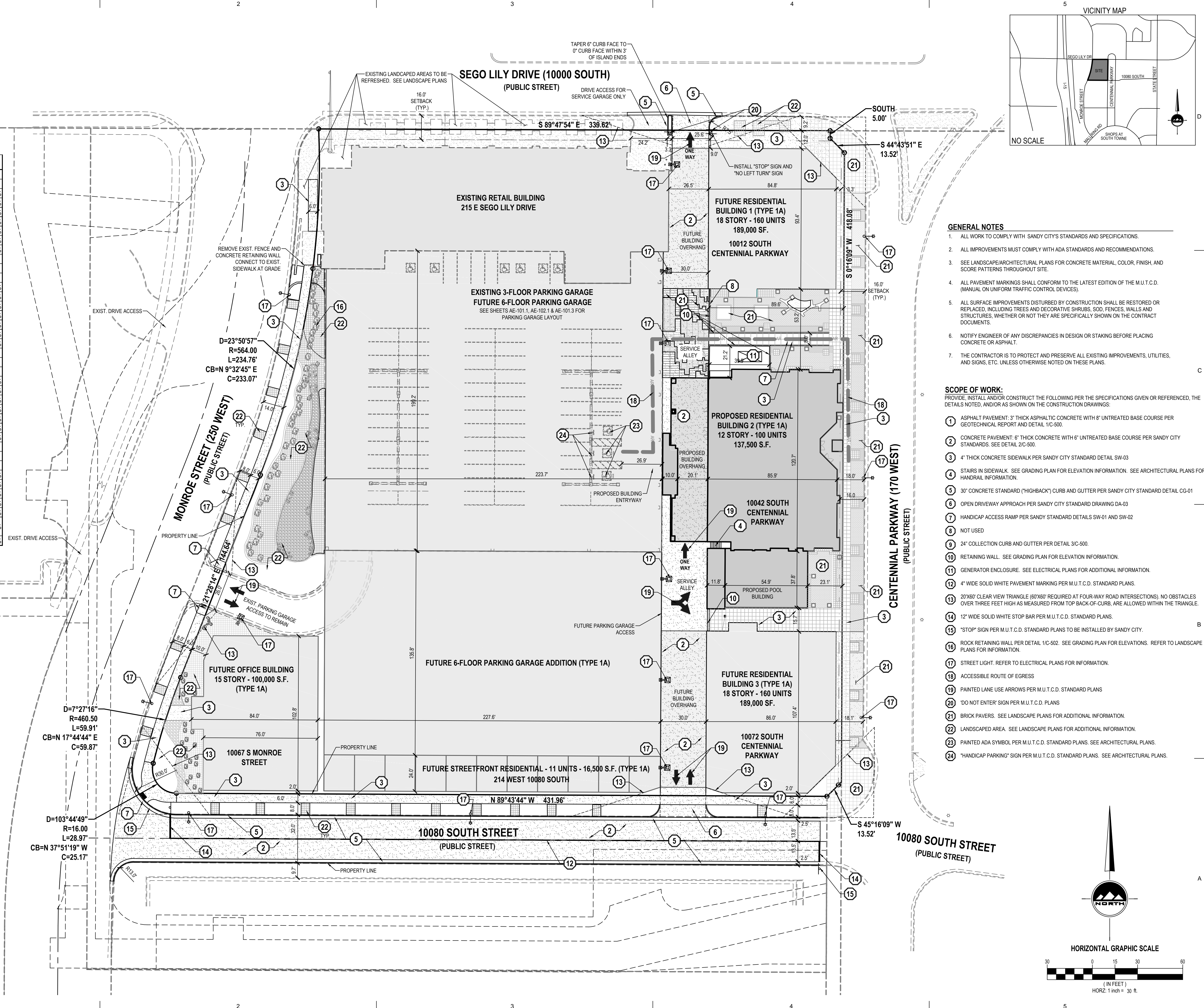
SHEET NUMBER:
C-100





BENCHMARK
STREET MONUMENT AT 10020 SOUTH & STATE STREET (FOUND 2" BRASS CAP)
ELEVATION = 4443.43

Land Use Statistics		
Phase	Area (SF)	Percentage
Phase I		
Existing Buildings	59,843	35%
Proposed Buildings	25,698	15%
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Landscape (including 6,000 SF rooftop gardens)	13,631	8%
Total	173,001	100%



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH SANDY CITY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- ASPHALT PAVEMENT: 3" THICK ASPHALTIC CONCRETE WITH 8" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND DETAIL 11C-500.
 - CONCRETE PAVEMENT: 6" THICK CONCRETE WITH 6" UNTREATED BASE COURSE PER SANDY CITY STANDARDS. SEE DETAIL 21C-500.
 - 4" THICK CONCRETE SIDEWALK PER SANDY CITY STANDARD DETAIL SW-03
 - STAIRS IN SIDEWALK. SEE GRADING PLAN FOR ELEVATION INFORMATION. SEE ARCHITECTURAL PLANS FOR HANDRAIL INFORMATION.
 - 30" CONCRETE STANDARD (HIGHBACK) CURB AND GUTTER PER SANDY CITY STANDARD DETAIL CG-01
 - OPEN DRIVEWAY APPROACH PER SANDY CITY STANDARD DRAWING DA-03
 - HANDICAP ACCESS RAMP PER SANDY STANDARD DETAILS SW-01 AND SW-02
 - NOT USED
 - 24" COLLECTION CURB AND GUTTER PER DETAIL 31C-500.
 - RETAINING WALL. SEE GRADING PLAN FOR ELEVATION INFORMATION.
 - GENERATOR ENCLOSURE. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
 - 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
 - 20'x60' CLEAR VIEW TRIANGLE (60'x60' REQUIRED AT FOUR-WAY ROAD INTERSECTIONS). NO OBSTACLES OVER THREE FEET HIGH AS MEASURED FROM TOP BACK-OF-CURB, ARE ALLOWED WITHIN THE TRIANGLE.
 - 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
 - "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS TO BE INSTALLED BY SANDY CITY.
 - ROCK RETAINING WALL PER DETAIL 11C-502. SEE GRADING PLAN FOR ELEVATIONS. REFER TO LANDSCAPE PLANS FOR INFORMATION.
 - STREET LIGHT. REFER TO ELECTRICAL PLANS FOR INFORMATION.
 - ACCESSIBLE ROUTE OF EGRESS
 - PAINTED LANE USE ARROWS PER M.U.T.C.D. STANDARD PLANS
 - "DO NOT ENTER" SIGN PER M.U.T.C.D. PLANS
 - BRICK PAVERS. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 - LANDSCAPED AREA. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 - PAINTED ADA SYMBOL PER M.U.T.C.D. STANDARD PLANS. SEE ARCHITECTURAL PLANS.
 - "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS. SEE ARCHITECTURAL PLANS.

ARCHITECT'S INFORMATION:

RUSSELL PLATT ARCHITECTURE
Russell Platt Architecture
4301 West 4570 South
West Valley City, Utah 84120
801-580-0108

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

PROFESSIONAL STAMP:
REGISTERED PROFESSIONAL ENGINEER
1/24/13
#5936
DAVID A. JENKINS
STATE OF UTAH

CODE OFFICIAL STAMP:

PROJECT NAME:
CENTENNIAL TOWER 2
10012 S. CENTENNIAL PARKWAY
SANDY, UT. 84070

REVISIONS:

NO.	DATE	DESCRIPTION

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ENSIGN PROJECT #: 8101
DRAWN BY: MSB
CHECKED BY: DAJ
DESIGNED BY: DAJ

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SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-101

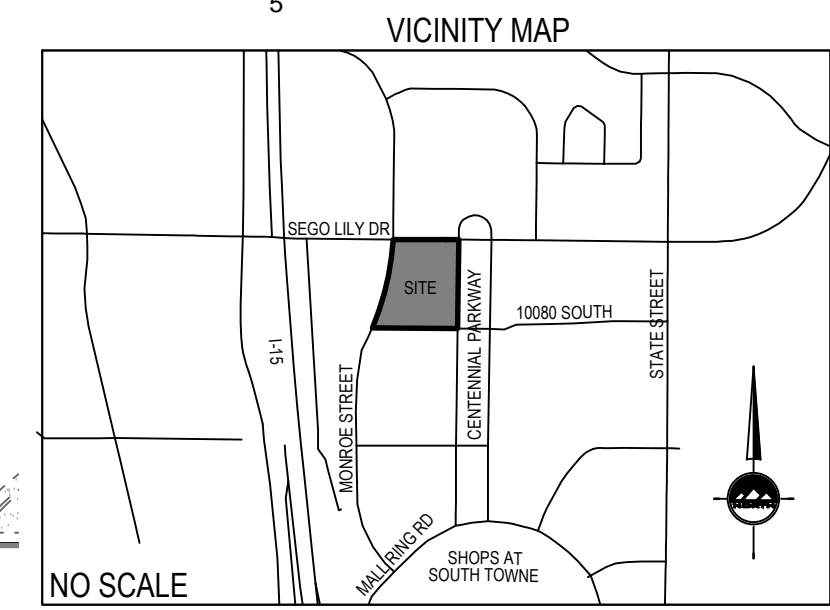
HORIZONTAL GRAPHIC SCALE
(IN FEET)
HORZ: 1 inch = 30 ft.



CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

STREET MONUMENT AT 10200 SOUTH & STATE
STREET (FOUND 2" BRASS CAP)
ELEVATION = 4443.43



Land Use Statistics

Phase I		
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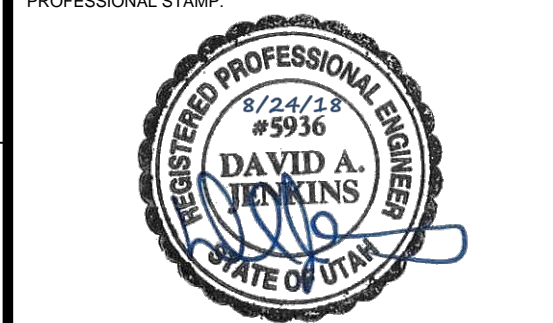


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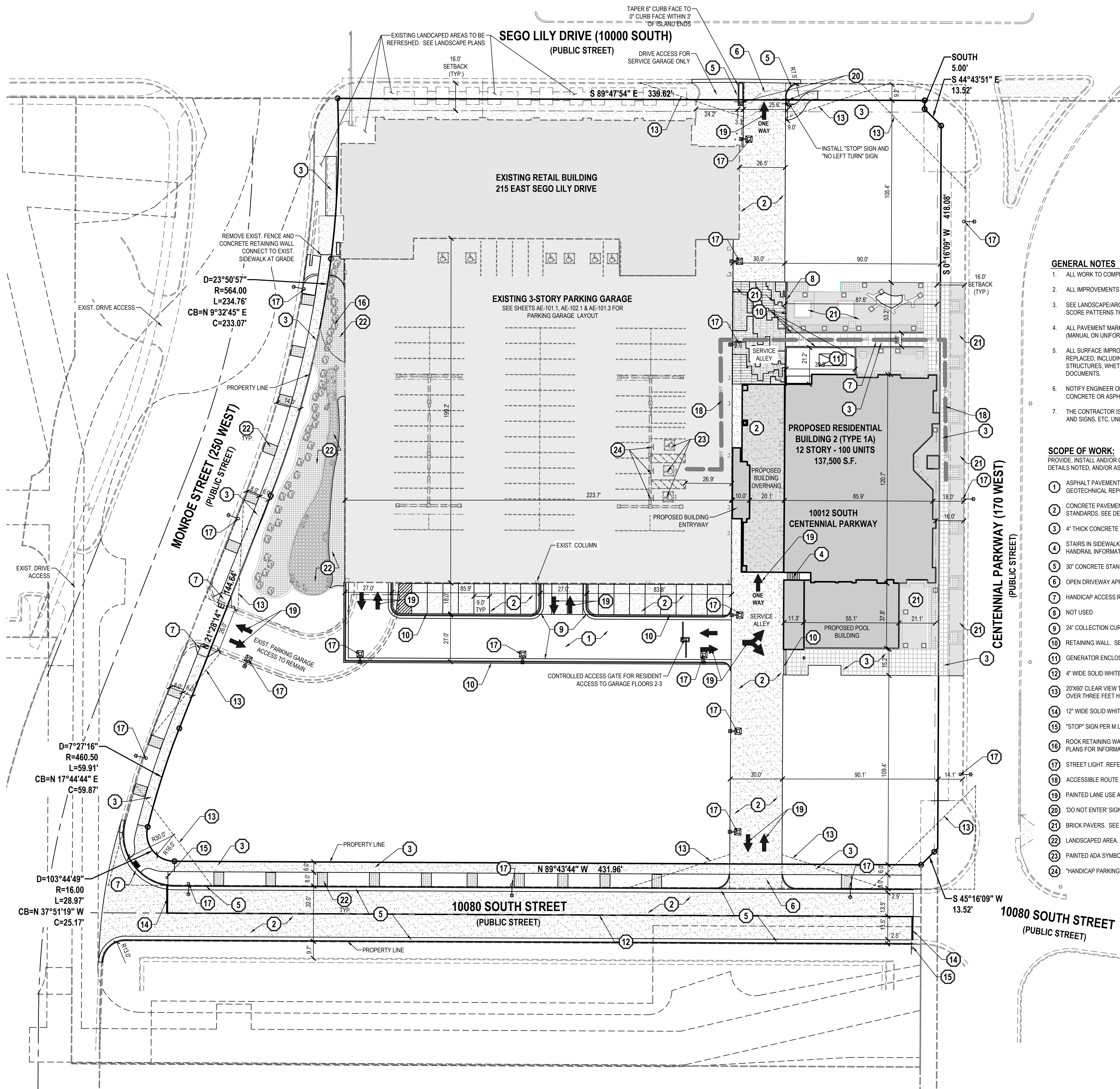
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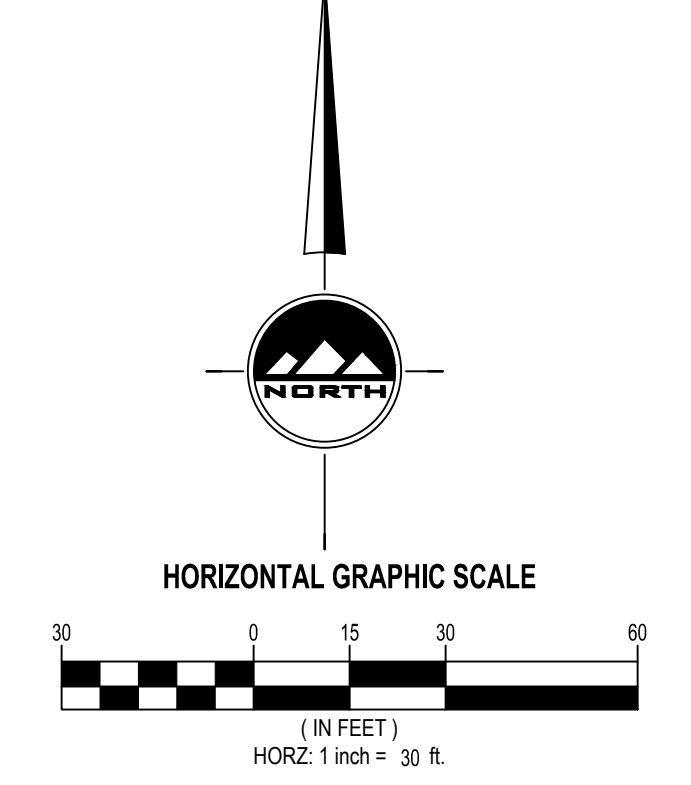
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- PAINTED LANE USE ARROWS PER M.U.T.C.D. STANDARD PLANS
- DO NOT ENTER SIGN PER M.U.T.C.D. PLANS
- BRICK PAVERS. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- LANDSCAPED AREA. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- PAINTED ADA SYMBOL PER M.U.T.C.D. STANDARD PLANS. SEE ARCHITECTURAL PLANS.
- "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS. SEE ARCHITECTURAL PLANS.



Last Plotted: 8/27/2018 9:51 AM

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DESIGNED BY: DAJ
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SHEET TITLE:
**PHASE I
SITE PLAN**
SHEET NUMBER:
C-102

811
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

STREET MONUMENT AT 10200 SOUTH & STATE
STREET (FOUND 2" BRASS CAP)
ELEVATION = 4443.43

SEGO LILY DRIVE (10000 SOUTH)
(PUBLIC STREET)

MONROE STREET (250 WEST)
(PUBLIC STREET)

CENTENNIAL PARKWAY (170 WEST)
(PUBLIC STREET)

10080 SOUTH STREET
(PUBLIC STREET)

10080 SOUTH STREET
(PUBLIC STREET)

EXISTING RETAIL BUILDING
FF=4410.10

FUTURE RESIDENTIAL BUILDING 1
FF=4409.90

EXISTING PARKING GARAGE
FF LOWER LEVEL=4406.00
FF SECOND LEVEL=4416.55
FF THIRD LEVEL=4427.17

PROPOSED RESIDENTIAL BUILDING 2
FF=4410.60

POOL BUILDING
FF=4410.60

FUTURE OFFICE TOWER
FF=4412.00

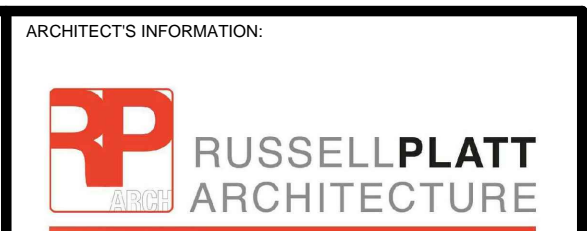
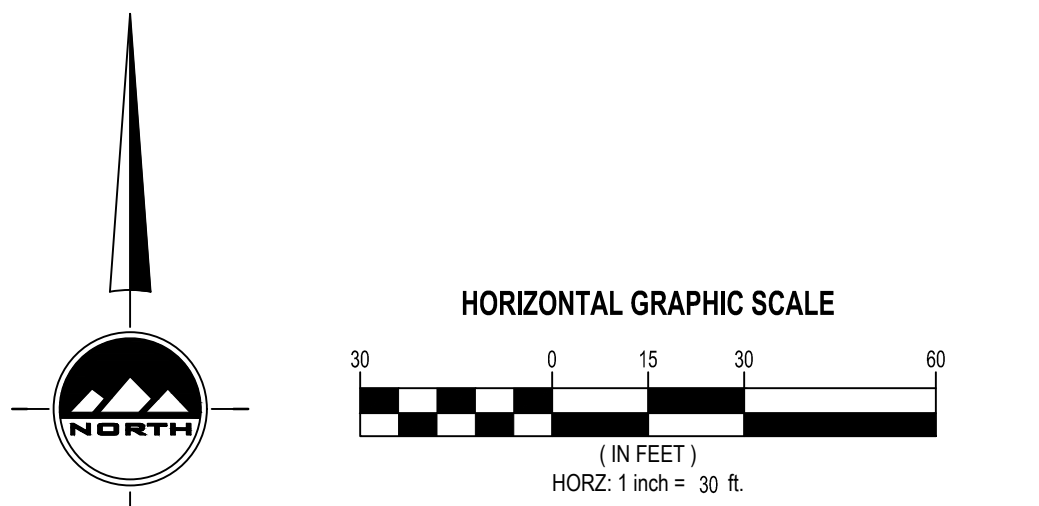
FUTURE PARKING GARAGE ADDITION
FF LOWER LEVEL=4406.00
FF SECOND LEVEL=4416.55
FF THIRD LEVEL=4427.17

FUTURE RESIDENTIAL BUILDING 3
FF=4412.90

FUTURE STREETFRONT RESIDENTIAL
FF= 4414.00

- GENERAL NOTES**
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 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
 - THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
 - ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 44XX.XX ON THESE PLANS.
 - LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 - SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
 - EXISTING UNDERGROUND UTILITIES OR IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 - ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 - ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
 - ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE MECHANICAL/PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
 - THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

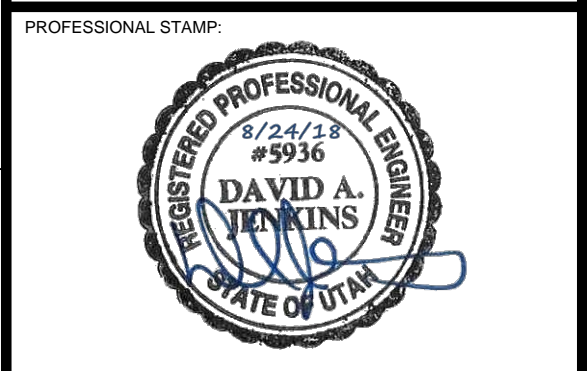
- SANDY CITY NOTES**
- STORMWATER NOTES**
- NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR ROY THACKER OR WILLIS BILBREY AND UPGPS INSPECTOR RAY HERRERA, 801-568-7280, AT LEAST FIVE WORKING DAYS PRIOR TO BEGINNING ANY CONSTRUCTION.
 - CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH SWPPP AND/OR NOI REQUIREMENTS. INSPECTIONS SHALL BE COMPLETED PER THE REQUIREMENTS OF THE SWPPP AND/OR NOI ALL INSPECTIONS SHALL BE DOCUMENTED AND MADE AVAILABLE VIA THE ONLINE SWPPP MANAGEMENT SYSTEM. REGULAR REVIEW OF THE ONLINE SWPPP MANAGEMENT SYSTEM AND INSPECTIONS WILL BE COMPLETED BY THE PUBLIC UTILITIES DEPARTMENT TO CONFIRM THAT CONSTRUCTION WORK IS BEING PERFORMED IN ACCORDANCE WITH SWPPP, NOI, AND UGCP REQUIREMENTS. REVIEW AND INSPECTION REPORTS COMPLETED BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT WILL BE PROVIDED TO THE CONTRACTOR WHO ARE TO POSTED TO THE ONLINE SWPPP MANAGEMENT SYSTEM. ALL IDENTIFIED VIOLATIONS ARE TO BE ADDRESSED AND DOCUMENTED ON THE ONLINE SWPPP MANAGEMENT SYSTEM.
 - A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THIS IS WHERE THE DEVELOPER/OWNER AND THE CONTRACTOR MEET WITH THE CITY'S INSPECTOR TO REVIEW THE APPROVED PLANS. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH THE PLANNING DEPARTMENT.
 - ALL MATERIALS AND WORK DONE ON FLOOD CONTROL FACILITIES SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION. SPECIFICATIONS AND DETAILS CAN BE OBTAINED AT [HTTP://SANDY.UTAH.GOV/GOVERNMENT/PUBLICWORKS/STANDARD-SPECIFICATIONS.HTML](http://sandy.utah.gov/government/publicworks/standard-specifications.html) OR FROM SANDY CITY PUBLIC WORKS DEPARTMENT (568-2999)
 - NON-SHRINKING GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM WATER FACILITIES.
 - CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE AND GROUT AT CONNECTION OF PIPE TO BOX TO A SMOOTH FINISH. ADDITIONALLY, ALL JAGGED OR SHARP EDGES AT PIPE CONNECTIONS ARE TO BE REMOVED AND GROUTED SMOOTH.
 - GROUT BETWEEN GRADE RINGS. FOR EACH INLET BOX THAT IS PROPOSED TO BE 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 GROUT TO CREATE A SMOOTH, BEVELED TRANSITION AT ALL EDGES IN CLEAN OUT AND INLET BOXES. GROUT AROUND ALL EDGES OF THE RESTRICTIVE ORIFICE PLATE.
 - REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD.
 - SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL INLET, CLEAN OUT BOXES, AND PIPE. THE BOXES AND PIPES ARE TO BE MAINTAINED IN A CLEANED CONDITION UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
 - CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
 - ALL PRECAST INLET, COMBO AND JUNCTION BOXES SHALL BE SET ON 12" (MIN.) COMPACTED 1" MINUS GRAVEL.
 - SUBMITTALS ARE REQUIRED FOR ALL SAND BEDDING, SAND BACKFILL, PIPE, PRECAST CLEAN OUT BOXES AND PRECAST CATCH BASINS FOR ALL FACILITIES. THEY SHOULD BE SUBMITTED AT LEAST FIVE WORKING DAYS BEFORE CONSTRUCTION. SUBMITTALS SHOULD HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY SPECIFICATIONS.
 - PIPES SHALL BE VIDEO CAMERA TO SEE IF THEY NEED TO BE FIXED OR REPLACED BEFORE THE 80% OR 90% BOND RELEASE AND BEFORE FINAL BOND RELEASE.
 - OIL WATER SEPARATORS AND STORM WATER DETENTION/RETENTION SYSTEMS, SUCH AS STORMTECH, BAYSAYER, CDS OIL WATER SEPARATORS, ETC., SHALL HAVE A REPRESENTATIVE ON SITE AND A WRITTEN LETTER FROM THE MANUFACTURER STATING THAT THE SYSTEM WAS INSTALLED AND WILL FUNCTION AS DESIGNED. IF YOU ARE UNSURE IF YOUR SYSTEM WILL NEED A REPRESENTATIVE ON SITE PLEASE CONTACT THE PUBLIC UTILITIES INSPECTORS.
 - A WRITTEN LETTER FROM ENGINEER/SURVEYOR VERIFYING THAT THE VOLUME FOR RETENTION AND DETENTION PONDING SYSTEMS WAS INSTALLED PER PLAN SHALL BE SUBMITTED TO PUBLIC UTILITIES ENGINEER PRIOR TO THE 90% BOND RELEASE AND PRIOR TO FINAL BOND RELEASE.



Russell Platt Architecture
4301 West 4570 South
West Valley City, Utah 84120
801-580-0108



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
www.ensigneng.com



CODE OFFICIAL STAMP:
PROJECT NAME:

CENTENNIAL TOWER 2
10012 S. CENTENNIAL PARKWAY
SANDY, UT 84070

NO.	DATE	DESCRIPTION

OWNER PROJECT #: 18-22
ENGIN PROJECT #: 8101
DRAWN BY: MSB
CHECKED BY: DAJ
DESIGNED BY: DAJ
COPYRIGHT:
© 2018 RUSSELL PLATT ARCHITECTURE

SHEET TITLE:
OVERALL GRADING PLAN

SHEET NUMBER:
C-200

811
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK
STREET MONUMENT AT 10200 SOUTH & STATE
STREET FOUND 2" BRASS CAP
ELEVATION = 4443.43

EN SIGN engineering x planning x surveying

Project: Centennial Towers
By: M. Budge
Date: 12-Jul-2018

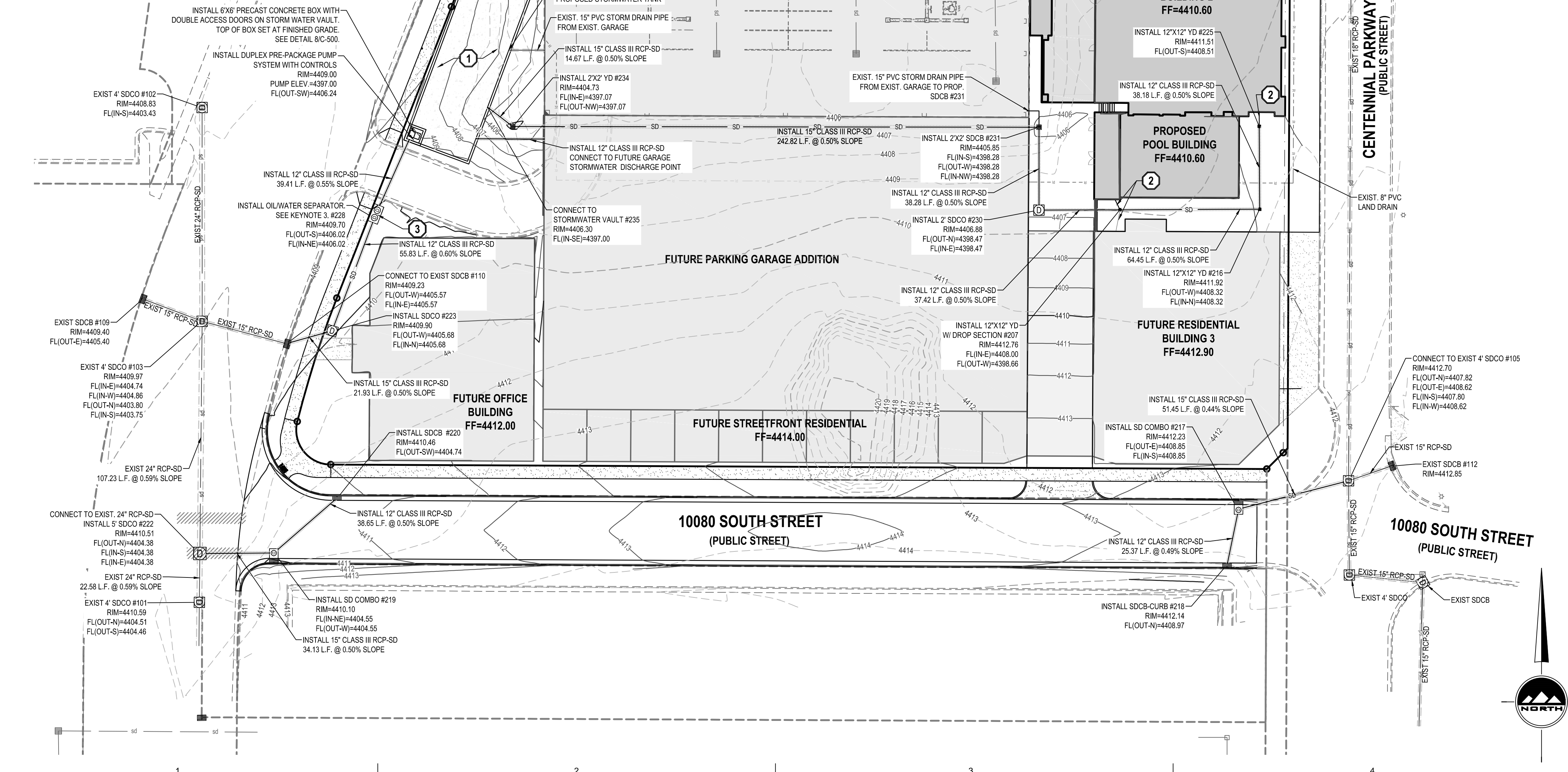
Project No.: 8101
Checked By: D. Jenkins
Sheet: 1 of 1

DRAINAGE CALCULATION

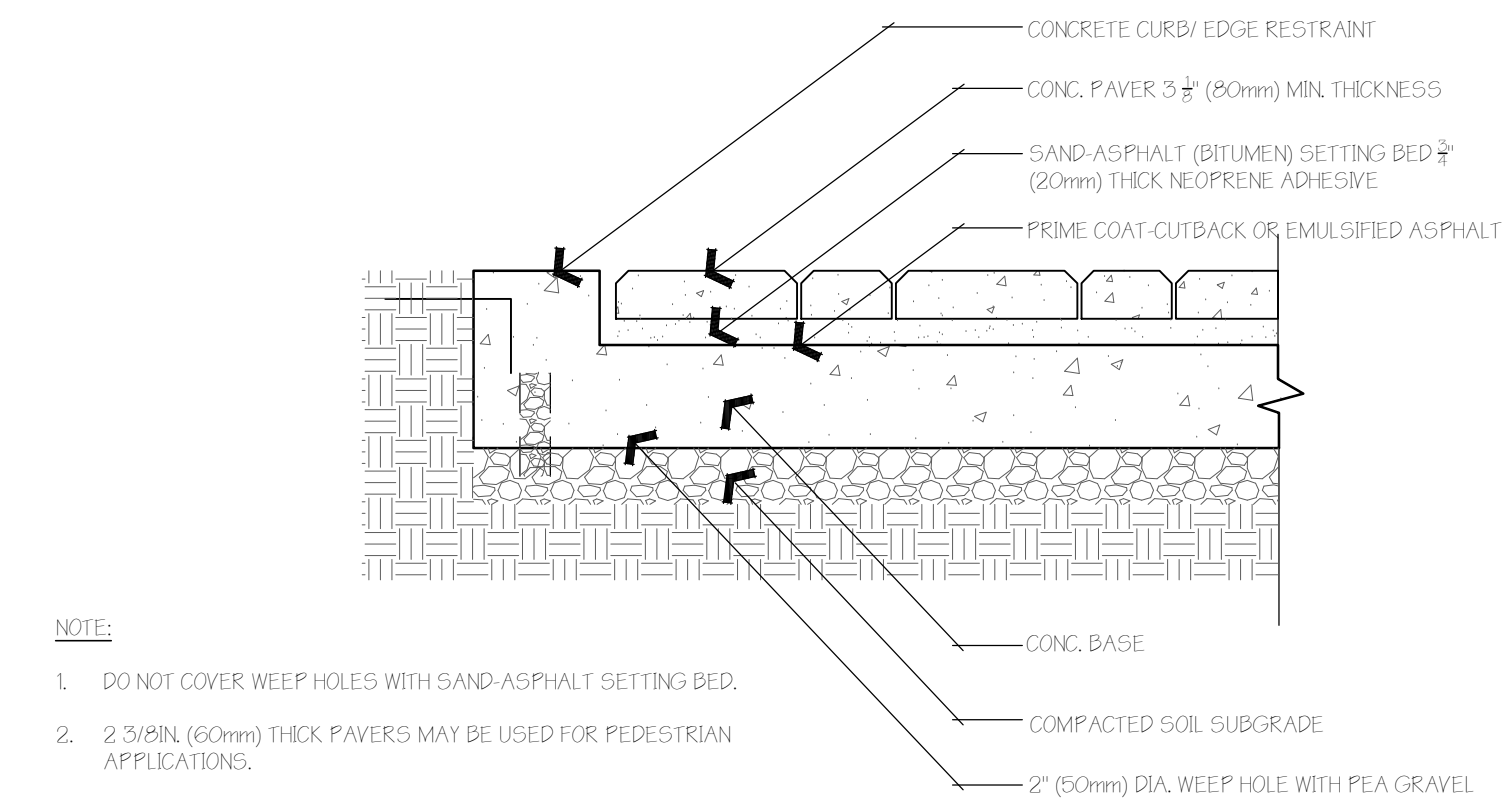
Area Calculations		Area Runoff Coefficients	
Hardscaped Area (A _h)	3.09 acres	C _p	0.85
LANDSCAPE AREA (A _l)	0.16 acres	C _l	0.15
TOTAL AREA (A _t)	3.25 acres	WEIGHTED C	0.82

Runoff Calculations		Allowable Runoff	
Time (min)	CA (Acres)	Cumulative Runoff (ft)	Allowed Runoff (ft)
15	2.65	9,917	292
30	2.65	13,350	585
45	2.65	16,497	1,170
60	2.65	19,882	1,755
75	2.65	23,114	2,340
90	2.65	26,072	2,925
105	2.65	28,880	3,510
120	2.65	31,522	4,095
135	2.65	34,000	4,680
150	2.65	36,322	5,265
165	2.65	38,500	5,850
180	2.65	40,522	6,435
195	2.65	42,400	7,020
210	2.65	44,122	7,605
225	2.65	45,700	8,190
240	2.65	47,122	8,775
255	2.65	48,400	9,360
270	2.65	49,522	9,945
285	2.65	50,500	10,530
300	2.65	51,322	11,115
315	2.65	52,000	11,700
330	2.65	52,522	12,285
345	2.65	52,900	12,870
360	2.65	53,122	13,455
375	2.65	53,200	14,040
390	2.65	53,122	14,625
405	2.65	52,900	15,210
420	2.65	52,522	15,795
435	2.65	52,000	16,380
450	2.65	51,322	16,965
465	2.65	50,500	17,550
480	2.65	49,522	18,135
495	2.65	48,400	18,720
510	2.65	47,122	19,305
525	2.65	45,700	19,890
540	2.65	44,122	20,475
555	2.65	42,400	21,060
570	2.65	40,522	21,645
585	2.65	38,500	22,230
600	2.65	36,322	22,815
615	2.65	34,000	23,400
630	2.65	31,522	23,985
645	2.65	28,880	24,570
660	2.65	26,072	25,155
675	2.65	23,114	25,740
690	2.65	19,882	26,325
705	2.65	16,497	26,910
720	2.65	13,350	27,495
735	2.65	9,917	28,080
750	2.65	6,322	28,665
765	2.65	3,114	29,250
780	2.65	0.000	29,835
795	2.65	0.000	30,420
810	2.65	0.000	31,005
825	2.65	0.000	31,590
840	2.65	0.000	32,175
855	2.65	0.000	32,760
870	2.65	0.000	33,345
885	2.65	0.000	33,930
900	2.65	0.000	34,515
915	2.65	0.000	35,100
930	2.65	0.000	35,685
945	2.65	0.000	36,270
960	2.65	0.000	36,855
975	2.65	0.000	37,440
990	2.65	0.000	38,025
1005	2.65	0.000	38,610
1020	2.65	0.000	39,195
1035	2.65	0.000	39,780
1050	2.65	0.000	40,365
1065	2.65	0.000	40,950
1080	2.65	0.000	41,535
1095	2.65	0.000	42,120
1110	2.65	0.000	42,705
1125	2.65	0.000	43,290
1140	2.65	0.000	43,875
1155	2.65	0.000	44,460
1170	2.65	0.000	45,045
1185	2.65	0.000	45,630
1200	2.65	0.000	46,215
1215	2.65	0.000	46,800
1230	2.65	0.000	47,385
1245	2.65	0.000	47,970
1260	2.65	0.000	48,555
1275	2.65	0.000	49,140
1290	2.65	0.000	49,725
1305	2.65	0.000	50,310
1320	2.65	0.000	50,895
1335	2.65	0.000	51,480
1350	2.65	0.000	52,065
1365	2.65	0.000	52,650
1380	2.65	0.000	53,235
1395	2.65	0.000	53,820
1410	2.65	0.000	54,405
1425	2.65	0.000	54,990
1440	2.65	0.000	55,575
1455	2.65	0.000	56,160
1470	2.65	0.000	56,745
1485	2.65	0.000	57,330
1500	2.65	0.000	57,915
1515	2.65	0.000	58,500
1530	2.65	0.000	59,085
1545	2.65	0.000	59,670
1560	2.65	0.000	60,255
1575	2.65	0.000	60,840
1590	2.65	0.000	61,425
1605	2.65	0.000	62,010
1620	2.65	0.000	62,595
1635	2.65	0.000	63,180
1650	2.65	0.000	63,765
1665	2.65	0.000	64,350
1680	2.65	0.000	64,935
1695	2.65	0.000	65,520
1710	2.65	0.000	66,105
1725	2.65	0.000	66,690
1740	2.65	0.000	67,275
1755	2.65	0.000	67,860
1770	2.65	0.000	68,445
1785	2.65	0.000	69,030
1800	2.65	0.000	69,615
1815	2.65	0.000	70,200
1830	2.65	0.000	70,785
1845	2.65	0.000	71,370
1860	2.65	0.000	71,955
1875	2.65	0.000	72,540
1890	2.65	0.000	73,125
1905	2.65	0.000	73,710
1920	2.65	0.000	74,295
1935	2.65	0.000	74,880
1950	2.65	0.000	75,465
1965	2.65	0.000	76,050
1980	2.65	0.000	76,635
1995	2.65	0.000	77,220
2010	2.65	0.000	77,805
2025	2.65	0.000	78,390
2040	2.65	0.000	78,975
2055	2.65	0.000	79,560
2070	2.65	0.000	80,145
2085	2.65	0.000	80,730
2100	2.65	0.000	81,315
2115	2.65	0.000	81,900
2130	2.65	0.000	82,485
2145	2.65	0.000	83,070
2160	2.65	0.000	83,655
2175	2.65	0.000	84,240
2190	2.65	0.000	84,825
2205	2.65	0.000	85,410
2220	2.65	0.000	85,995
2235	2.65	0.000	86,580
2250	2.65	0.000	87,165
2265	2.65	0.000	87,750
2280	2.65	0.000	88,335
2295	2.65	0.000	88,920
2310	2.65	0.000	89,505
2325	2.65	0.000	90,090
2340	2.65	0.000	90,675
2355	2.65	0.000	91,260
2370	2.65	0.000	91,845
2385	2.65	0.000	92,430
2400	2.65	0.000	93,015
2415	2.65	0.000	93,600
2430	2.65	0.000	94,185
2445	2.65	0.000	94,770
2460	2.65	0.000	95,355
2475	2.65	0.000	95,940
2490	2.65	0.000	96,525
2505	2.65	0.000	97,110
2520	2.65	0.000	97,695
2535	2.65	0.000	98,280
2550	2.65	0.000	98,865
2565	2.65	0.000	99,450
2580	2.65	0.000	100,035
2595	2.65	0.000	100,620
2610	2.65	0.000	101,205
2625	2.65	0.000	101,790
2640	2.65	0.000	102,375
2655	2.65	0.000	102,960
2670	2.65	0.000	103,545
2685	2.65	0.000	104,130
2700	2.65	0.000	104,715
2715	2.65	0.000	105,300
2730	2.65	0.000	105,885
2745	2.65	0.000	106,470
2760	2.65	0.000	107,055
2775	2.65	0.000	107,640
2790	2.65	0.000	108,225
2805	2.65	0.000	108,810
2820	2.65	0.000	109,395
2835	2.65	0.000	109,980
2850	2.65	0.000	110,565
2865	2.65	0.000	111,150
2880	2.65	0.000	111,735
2895	2.65	0.000	112,320
2910	2.65	0.000	112,905
2925	2.65	0.000	113,490
2940	2.65	0.000	114,075
2955	2.65	0.000	114,660
2970	2.65	0.000	115,245
2985	2.65	0.000	115,830
3000	2.65	0.000	116,415

NOTE: 100 Year Storm
STORAGE REQUIRED: 15,327
STORAGE PROVIDED: 16,575



- ALL WORK TO COMPLY WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF



SAND SET CONCRETE PAVERS FOR PEDESTRIANS & VEHICLES
 NOT TO SCALE

SITE MATERIALS

- LAWN AREA: 7,174 SQ. FT.
 LAWN AREAS SHALL BE BIOGRASS@ BIOMEADOW: FINE FESCUE BLEND SEED MIX, APPLY SEED MIX BY HYDROSEED OR DRILLING TO A PREPARED BASE OF FOUR INCHES (4") OF SANDY LOAM, COMPACTED TOP SOIL, ONCE IRRIGATION AND FINISH GRADING HAS BEEN COMPLETED. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN SHREDDED BARK MULCH.
- PAVER STYLE AREA #1: 1,811 SQ. FT.
 LEHI BLOCK - THE HOLLAND - 4 X 8 PAVES IN THREE SHADES OF REDTAN TO DELINEATE THE ADJOINING AREAS.
- PAVER STYLE AREA #2: 4,189 SQ. FT.
 BELGARD - CATALINA GRANA PAVER CONTEMPORARY
- PAVER STYLE AREA #3: 817 SQ. FT.
 BELGARD - OLD WORLD PAVER CLASSIC
- 4'-6" COBBLE ROCK AREAS: 1,767 SQ. FT.
- DECORATIVE ROCK AREAS: 7,467 SQ. FT.
 DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS STATED ON THE PLAN. PLANTER BEDS SHALL BE CONSTRUCTED WITH TWELVE INCHES (12") OF SCREENED, SANDY LOAM TOP SOIL AND SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAN AND GRAY COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF THREE INCHES (3") OVER ENTIRE AREA. PRIOR TO INSTALLATION OF DECORATIVE ROCK, DEWITT PRO5 WEED BARRIER FABRIC SHALL BE APPLIED TO THE PLANTER BEDS, ON TOP OF FINISHED TOP SOIL GRADE. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.
- REVEGETATION MIX : 51,099 SQ. FT.
 SEE NON IRRIGATED - NATIVE REVEGETATION SEED MIX
- SANDSTONE CUT BENCH 6'W X18"D - 18" TALL BENCH 17
- 4'-5" SANDSTONE BOULDERS 70
- 2'-3" SANDSTONE BOULDER 49
- BLACK METAL EDGING 672 LN. FT.

TREE LEGEND (TOTAL PLANT COUNT)

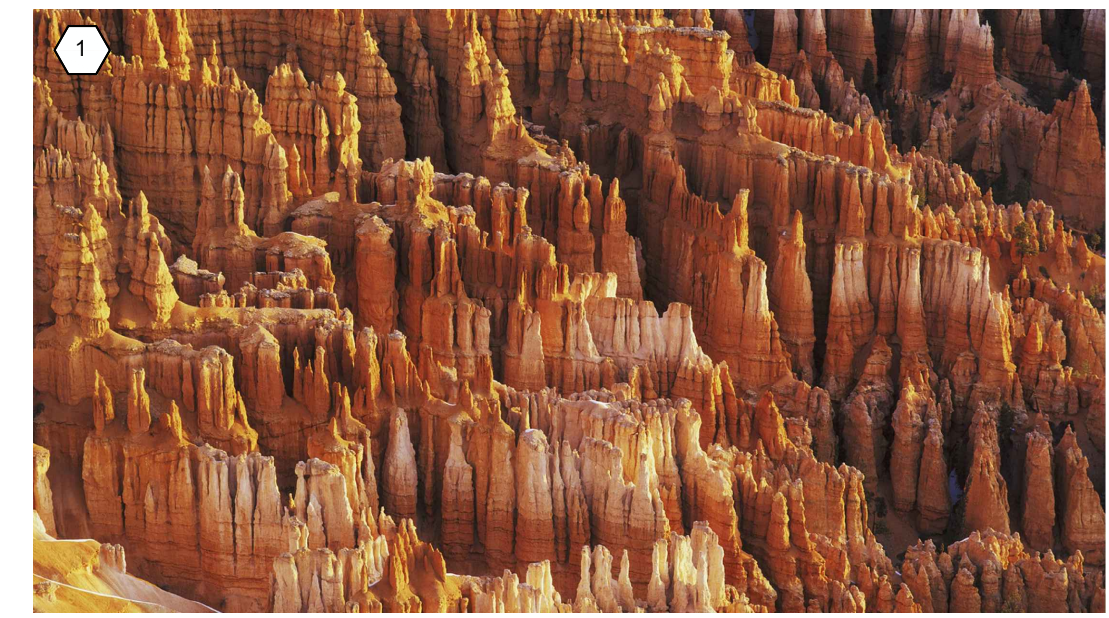
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
TA	TILIA AMERICANA	AMERICAN LINDEN	3	2" CAL.	LOW	
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	11	2" CAL.	LOW	
ZSM	ZELKOVA SERRATA 'MUSASHINO'	JAPANESE ZELKOVA 'MUSASHINO'	10	2" CAL.	LOW	
PNA	PINUS LEUCODERMIS	BOSNIAN PINE	21	2" CAL.	LOW	
MP	MALUS IOENSIS 'KLEHMS IMPROVED'	BECHTEL CRABAPPLE	9	2" CAL.	LOW	
CO	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	9	2" CAL.	LOW	

SHRUBS LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
BT'C	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY	16	5 GAL.	LOW	
RKO	ROSA X 'KNOCK OUT'	KNOCKOUT ROSE	21	5 GAL.	LOW	

PERENNIALS / GRASSES LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
HLB	HEMEROCALLIS X 'LITTLE BUSINESS'	LITTLE BUSINESS DAYLILY	14	1 GAL.	HIGH	
MS'D	MISCANTHUS SINENSIS 'DIAELAND'	DWARF VARIEGATED MAIDEN GRASS	34	1 GAL.	LOW	
PAH	PENNISETUM APOLCOURIDES 'HAMELN'	HAMELN DWARF FOUNTAIN	106	1 GAL.	HIGH	
HSD	HEMEROCALLIS SP. 'STELLA DE ORO'	STELLA DE ORO DAYLILY	74	1 GAL.	MODERATE	
CAF	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	70	1 GAL.	HIGH	
CVM	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM THREADLEAF TICKSEED	32	1 GAL.	LOW	
PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	120	1 GAL.	MODERATE	



BRICK PAVERS ON SERVICE ROAD FOR PEDESTRIANS TO MIMIC BRYCE CANYON



PROPOSED BIKE RACK STYLE



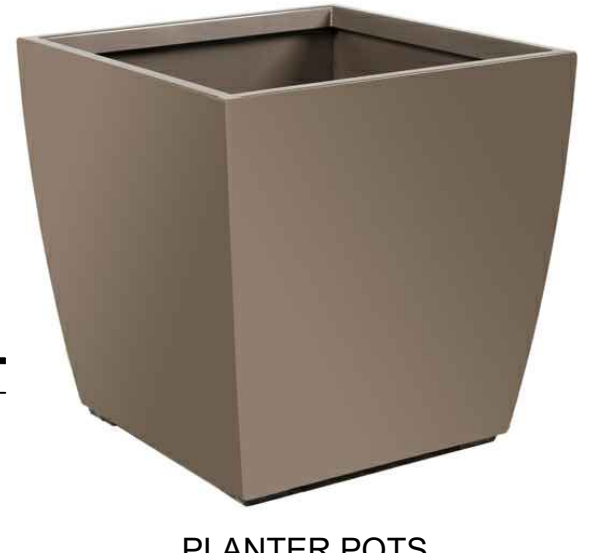
TWIG BENCH FOR COURTYARD



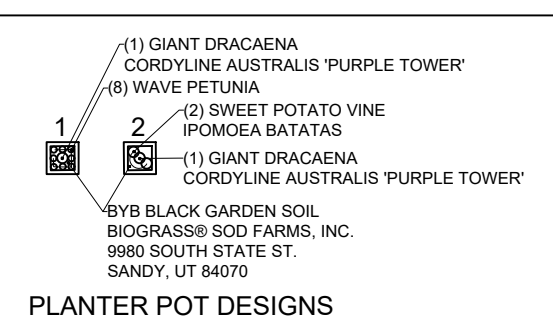
CANYON WALL WITH ROUGH CUT SQUARE BOULDERS



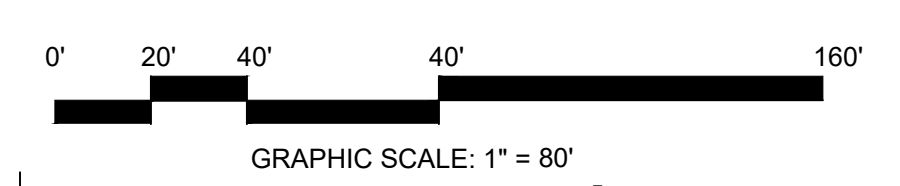
SANDSTONE CUT BENCH 6'W X18"D - 18" TALL



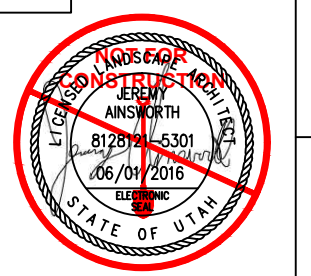
PLANTER POTS



PLANTER POT DESIGNS



GRAPHIC SCALE: 1" = 80'



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REVISIONS:

NO.	DATE	DESCRIPTION

ISSUED:

NO.	DATE	DESCRIPTION

OWNER PROJECT #:
 RPA PROJECT #:
 DRAWN BY:
 CHECKED BY:
 DESIGNED BY:

UT18039
 KBA
 JTA
 JTA

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SHEET TITLE:
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LANDSCAPE PLAN

SHEET NUMBER:
LP-1.1