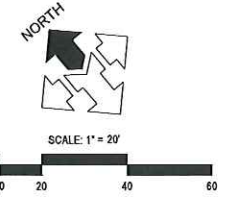
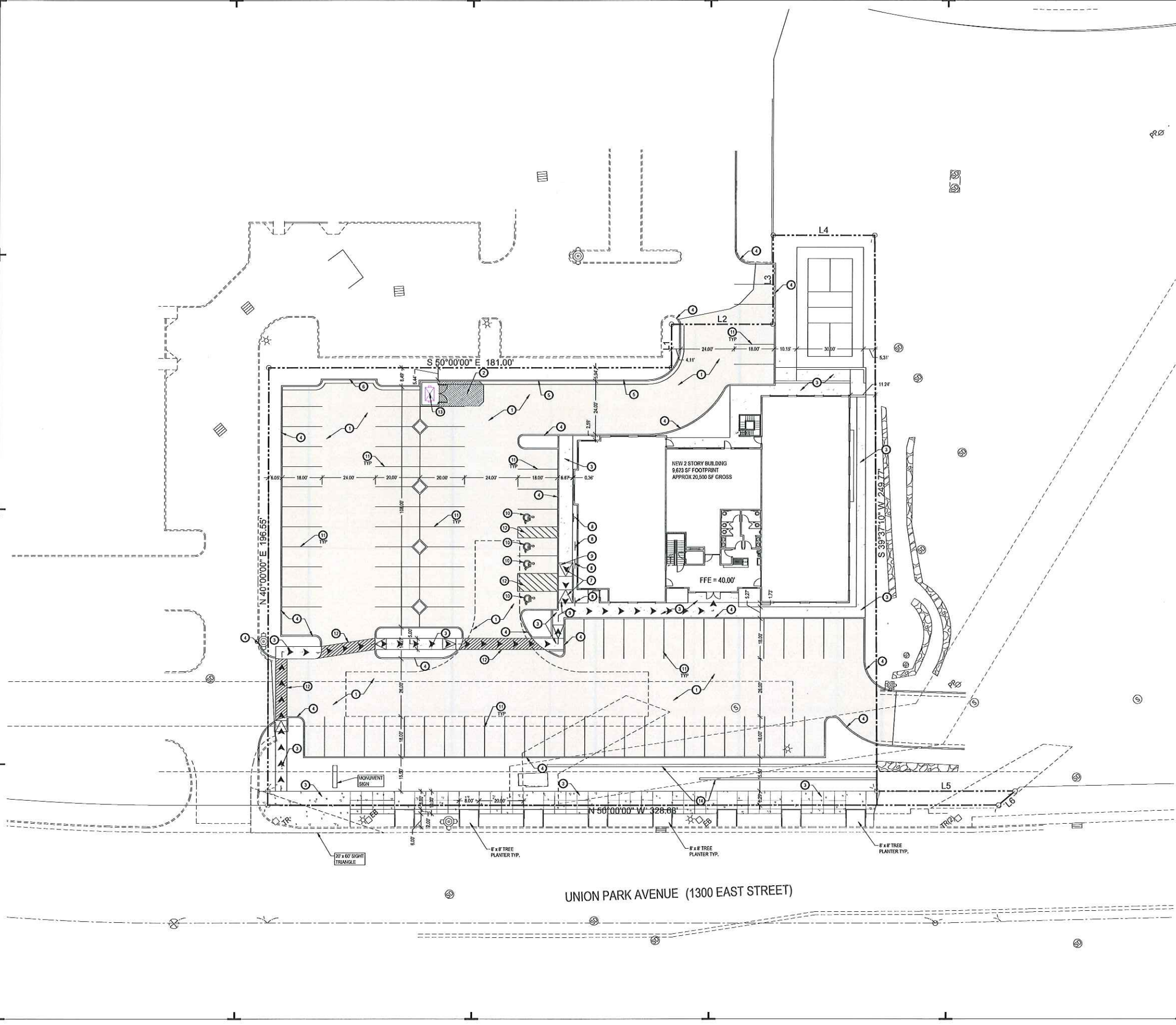


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DESCRIPTION	AREA	%
HARDSCAPE	37.76 SQFT	55%
LANDSCAPE	10.313 SQFT	18%
BUILDINGS	9.623 SQFT	17%
TOTAL	57.701 SQFT	100%

GENERAL NOTES:
 ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
 SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION.
 SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.
 ALL WORK TO COMPLY WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
 ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

- KEYED NOTES:**
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- ① STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D', SHEET CS-01.
 - ② CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET CS-01.
 - ③ CONCRETE SIDEWALK, PER SANDY CITY STANDARD DETAIL SW-01.
 - ④ CONCRETE CURB WALL, SEE DETAIL 'C2', SHEET CS-01.
 - ⑤ 24" CONCRETE CATCH CURBS AND GUTTER, SEE DETAIL 'D2', SHEET CS-01.
 - ⑥ 24" CONCRETE RELEASE CURBS AND GUTTER, SEE DETAIL 'D1', SHEET CS-01.
 - ⑦ ADA RAMP WITH DETECTABLE WARNING SURFACE, SEE APWA PLAN NO. 336.3, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
 - ⑧ ADA PARKING SIGN, SEE DETAIL 'D9', SHEET CS-01.
 - ⑨ VAN ACCESSIBLE ADA PARKING SIGN, SEE DETAIL 'D8', SHEET CS-01.
 - ⑩ PAINTED ADA SYMBOL, SEE DETAIL 'D8', SHEET CS-01.
 - ⑪ 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
 - ⑫ 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
 - ⑬ DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.
 - ⑭ SEGMENTAL RETAINING WALL (DESIGNED BY MANUFACTURER)
 - ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

TOTAL PARKING PROVIDED: 66 SPACES

PARCEL 1
 BEGINNING AT A POINT NORTH 40°00'00" EAST 6234 FEET FROM THE WESTERN MOST CORNER OF LOT 5, OVERLOOK AT UNION POINT SUBDIVISION, SAID POINT BEING NORTH 07°00'04" EAST ALONG THE SECTION LINE 1544.96 FEET AND WEST 1164.87 FEET FROM THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 5 THE FOLLOWING FIVE COURSES: (1) THENCE NORTH 40°00'00" EAST 190.31 FEET, (2) THENCE SOUTH 60°00'00" EAST 181.00 FEET, (3) THENCE NORTH 40°00'00" EAST 185.50 FEET, (4) THENCE SOUTH 50°00'00" EAST 45.50 FEET, (5) THENCE NORTH 40°00'00" EAST 40.00 FEET, THENCE SOUTH 50°00'00" EAST 45.74 FEET, THENCE SOUTH 30°37'10" WEST 249.78 FEET, THENCE NORTH 50°02'34" WEST 273.89 FEET TO THE POINT OF BEGINNING.

PARCEL 2
 BEGINNING AT THE WESTERN MOST CORNER OF LOT 5, OVERLOOK AT UNION POINT SUBDIVISION, SAID POINT BEING NORTH 07°00'04" EAST ALONG THE SECTION LINE 1544.96 FEET AND WEST 1164.87 FEET FROM THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 5 NORTH 40°00'00" EAST 6.23 FEET, THENCE SOUTH 50°00'00" EAST 336.14 FEET, THENCE SOUTH 85°52'00" WEST 9.75 FEET, THENCE NORTH 50°00'00" WEST 328.61 FEET TO THE POINT OF BEGINNING.

EXCLUDES ANY PORTION LYING WITHIN THE BOUNDARIES OF UNION PARK AVENUE.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call Before You Dig

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NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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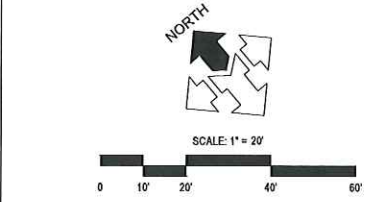
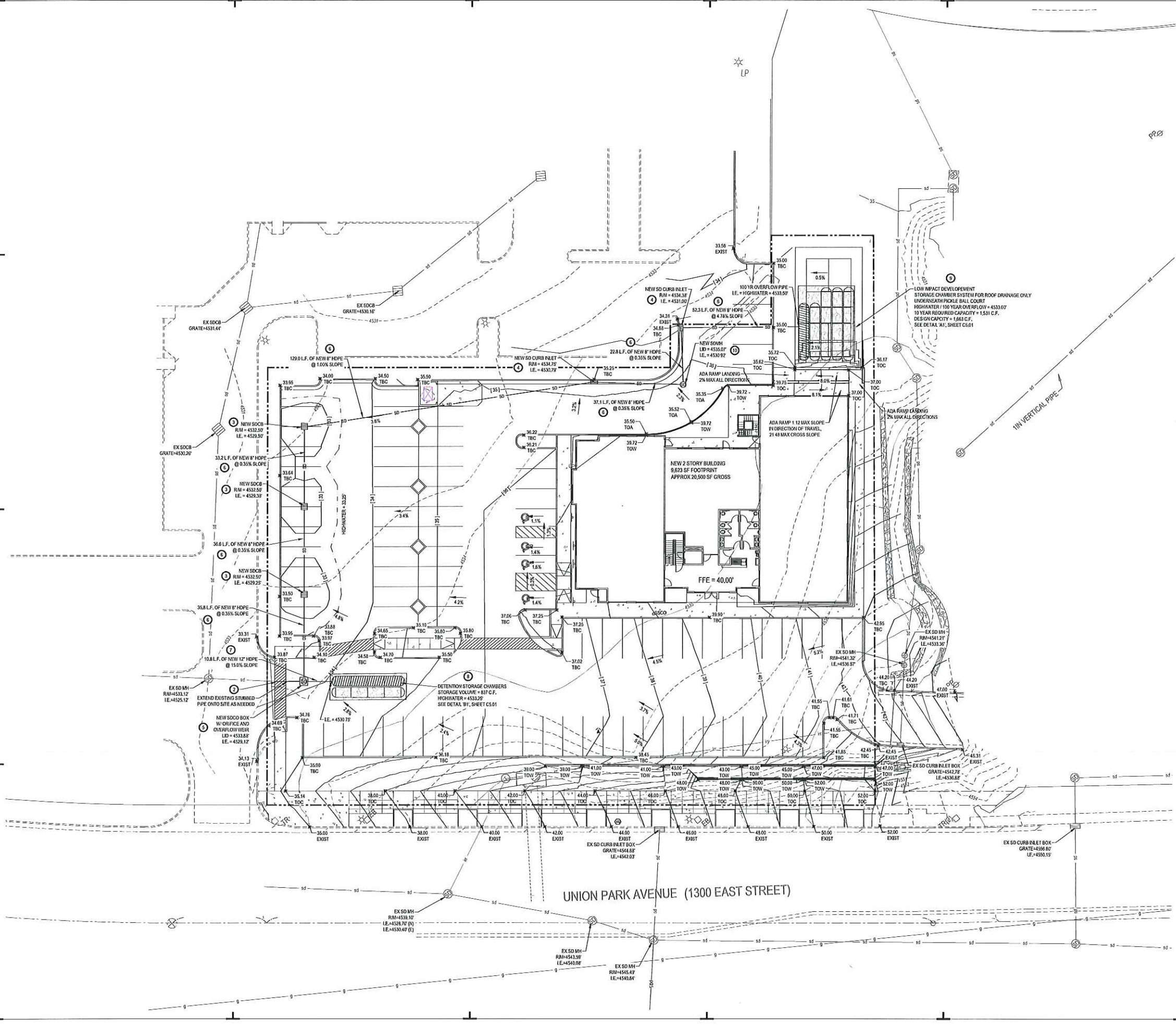
THRIVE OFFICE
 7585 UNION PARK AVE
 SANDY, UT 84047

REV	DATE	DESCRIPTION

PROJECT NO: 18313
 DRAWN BY: SLH
 CHECKED BY: TJD
 DATE: 09-07-18

HORIZONTAL CONTROL PLAN
C1.01

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GENERAL NOTES:
 SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, WET OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER SUBGRADE FORMATION WHERE IT SHALL BE 90% MINIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C3.01 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

KEYED NOTES:
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.

- 1 GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
- 2 EXISTING STUBBED STORM DRAIN PIPE TO BE EXTENDED ONTO SITE OR REPLACED AS NEEDED TO MATCH DESIGN INVERTS.
- 3 STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE SEE DETAIL A1 SHEET C5.01
- 4 STORM DRAIN GUTTER INLET WITH HEAVY DUTY BICYCLE SAFE GRATE PER AFWA STD PLAN 315.1
- 5 STORM DRAIN CLEANOUT BOX WITH ORIFICE AND OVERFLOW WEIR. SEE DETAIL 'A3' SHEET C5.01.
- 6 8" DIAMETER HOPE STORM DRAIN LINE. SEE AFWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
- 7 12" DIAMETER HOPE STORM DRAIN LINE. SEE AFWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
- 8 STORMTECH SC-740 CHAMBERS FOR SITE DETENTION SYSTEM. SYSTEM TO HAVE CLEANOUT BOX/OUTLET CONTROL STRUCTURE AS SHOWN ON PLANS ALL PROVIDED BY THE CONTRACTOR. STORMTECH CHAMBER HAS DETENTION OF 807 CF. SEE DETAIL 'B1' SHEET C5.01. SHOP DRAWINGS PROVIDED BY MANUFACTURER PRIOR TO BEDDING AND CONSTRUCTION. HIGH WATER = 4533.25'
- 9 STORMTECH SC-740 CHAMBERS FOR SITE LID SYSTEM. SYSTEM TO HAVE 100 YEAR STORM OVERFLOW PIPE AS SHOWN ON PLANS ALL PROVIDED BY THE CONTRACTOR. STORMTECH CHAMBER HAS CAPACITY OF 1,663 CF. SEE DETAIL 'A1' SHEET C5.01. SHOP DRAWINGS PROVIDED BY MANUFACTURER PRIOR TO BEDDING AND CONSTRUCTION. HIGH WATER = 4533.25'
- 10 STORM DRAIN CLEANOUT BOX PER AFWA STD PLAN 315/315A/315B WITH SOLID TRAFFIC RATED LID

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THRIVE OFFICE
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 SANDY, UT 84047

REV	DATE	DESCRIPTION

PROJECT NO: 18313
 DRAWN BY: SLH
 CHECKED BY: TJD
 DATE: 09-07-18

GRADING AND DRAINAGE PLAN

C2.01

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

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NOTICE!
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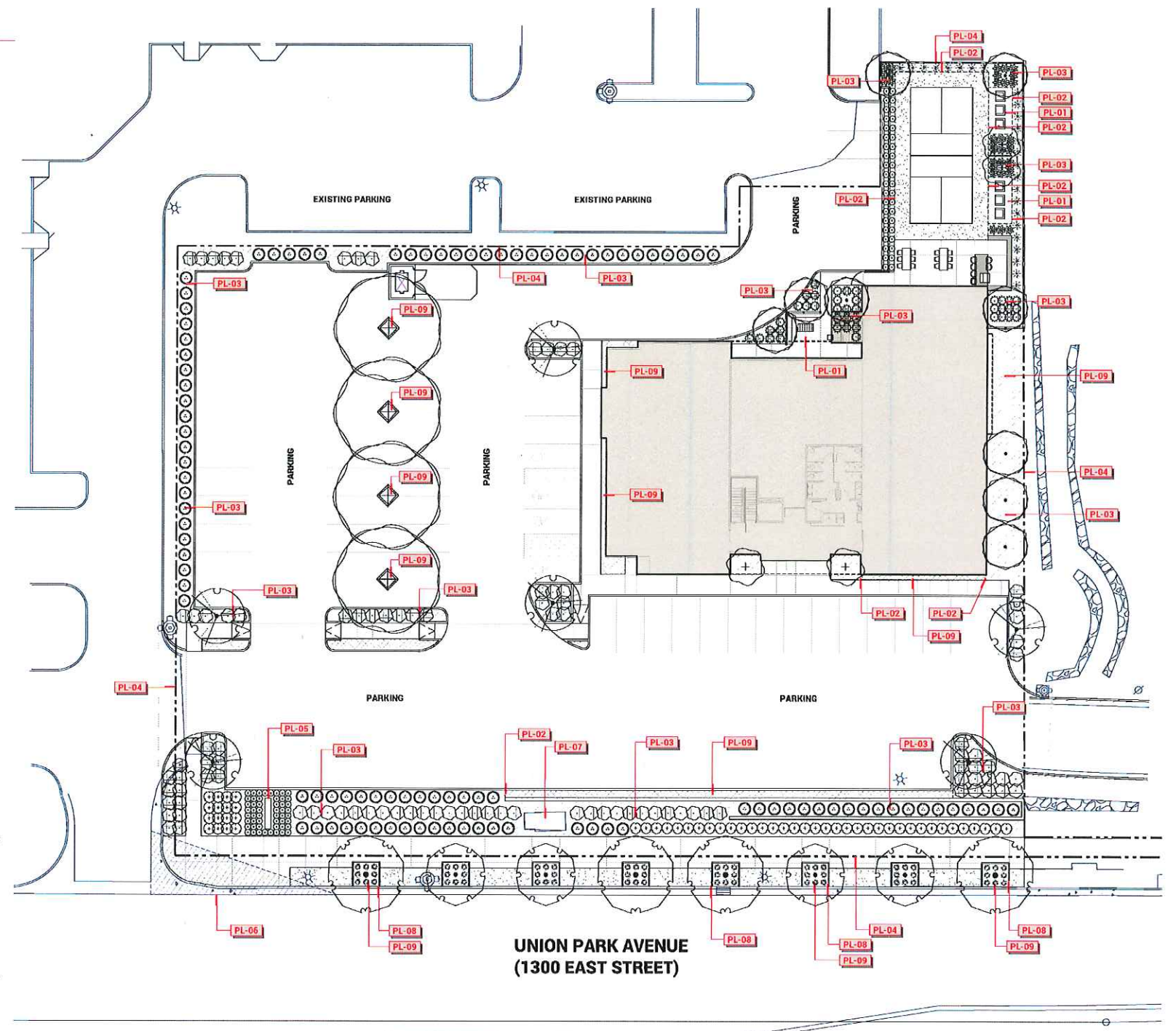
PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	QTY
	ACER PLATANOIDES 'CRIMSON KING' / CRIMSON KING MAPLE	2" CAL.	B&B	4
	CARPINUS BETULUS 'FRANZ FONTAINE' / FRANZ FONTAINE HORNBEAM -KEEP TRIMMED REGULARLY	2" CAL.	B&B	4
	MALUS X 'PRAIRIE ROSE' / PRAIRIE ROSE CRABAPPLE	2" CAL.	B&B	6
	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	2" CAL.	B&B	4
	ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO ZELKOVA	2" CAL.	B&B	9
	ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA	2" CAL.	B&B	4
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE LAVENDER	5 GAL.	52	
	MIRABILIS MULTIFLORA / DESERT FOUR O'CLOCK	5 GAL.	98	
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC -TRIM TO FORM DENSE GROUNDCOVER	5 GAL.	101	
GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	CALAMAGROSTIS X ACUTIFLORA 'KARL FORESTER' / KARL FORESTER GRASS	5 GAL.	25	
	FESTUCA MAIREI / ATLAS FESCUE	5 GAL.	40	
	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL.	64	
	PENNISETUM ALOPECUROIDES 'HAMELN' / DWARF FOUNTAIN GRASS	1 GAL.	92	
	PENNISETUM ALOPECUROIDES 'KARLEY ROSE' / KARLEY ROSE GRASS	5 GAL.	33	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	QTY
	HYPERICUM CALYGINUM / CREEPING ST. JOHN'S WORT	FLAT	8" o.c.	768 SF
	OENOTHERA MACROCARPA / EVENING PRIMROSE	FLAT	8" o.c.	64 SF
ROCK MULCH	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	QTY
	1" WASATCH GRAY LANDSCAPE ROCK	FLAT		9,075 SF
	WASATCH GRAY CRUSHER FINES (CHAT)	FLAT		115 SF
SOD/SEED	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	QTY
	TURF SOD	SOD		1,722 SF

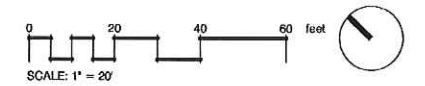
REFERENCE NOTES SCHEDULE

SYMBOL	PLANTING DESCRIPTION	QTY	DETAIL
	CRUSHER FINES PATIO AREA (TYP.)		7/PL501
	1/4" THICK STEEL EDGING BETWEEN ALL PLANTING AND TURF AREAS (TYP.)		5/PL501
	PLANTING AREA (TYP.)		
	PROPERTY LINE (TYP.)		
	MONUMENT SIGN LOCATION		

- 20' X 60" SANDY CITY CLEAR VIEW AREA: NO LANDSCAPE OR OTHER OBSTRUCTION IN EXCESS OF 3" ABOVE FINISHED GRADE SHALL BE ALLOWED IN THE CLEAR VIEW AREA (INCLUDING TREES AND TREE CANOPIES) - PER CITY STANDARDS
- EXISTING IRRIGATION BOX - PROTECT-IN-PLACE
- STREET LEVEL PLANTERS - PER SANDY CITY REQUIREMENTS
- GROUNDCOVER AREA



SUMMARY DATA		
TOTAL SITE:	56,540 SF	100%
BUILDINGS:	9,623 SF	17%
HARDSCAPE:	35,453 SF	63%
LANDSCAPE:	11,464 SF	20%
REQUIRED TREES:	22 REQ.	31 PRO.



NOT FOR CONSTRUCTION



LANDSCAPE ARCHITECTURE // ARCHITECTURAL SITE DESIGN
 A: 9500 S 500 W STE 215 SANDY UT 84070
 P: 801 878 4717
 W: LOFTSIXFOUR.COM

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UNION PEAKS
 7585 UNION PARK AVE. / SANDY / UT

DATE // 09.05.18
 PROJECT NO. // 1836
 DRAWN BY // NKJ
 CHECKED BY // BAR

REVISIONS //

TITLE // **PLANTING PLAN**

SHEET // **PL101**



UNION PEAKS

SANDY, UTAH

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION

Rev#	Date	Description

NOTE: THIS DRAWING IS INTENDED FOR A 24X36" SHEET. IF PRINTED ON ANYTHING ELSE, THIS IS A REDUCED COPY. PLEASE SCALE ACCORDINGLY.

Job #	17260
Owner	THRIVE
Date	05/07/2018
Drawn	Author
Checked	Checker

CONCEPTUAL
RENDERING

A901

% OF BUILDING MATERIAL ON EACH FAÇADE

MATERIAL	NORTH EAST	SOUTH EAST	SOUTH WEST	NORTH WEST
A	6%	16%	16%	11%
B	44%	33%	47%	19%
C	45%	2%	32%	28%
D	5%	5%	5%	1%
E	0%	42%	0%	41%

EXTERIOR MATERIALS

- A: T&G CLEAR VERTICAL GRAIN CEDAR SIDING
- B: METAL PANEL (METAL SALES T-10D), BLACK.
- C: HARDIEBOARD LAP SIDING, ARCTIC WHITE. (OR PAINTED BRICK.)
- D: METAL PANEL (METAL SALES T-16L), GREY.
- E: STANDING SEAM ROOF, BLACK.



1 NORTH WEST ELEVATION
1/8" = 1'-0"



2 SOUTH WEST ELEVATION
1/8" = 1'-0"

UNION PEAKS
SANDY, UTAH
PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION

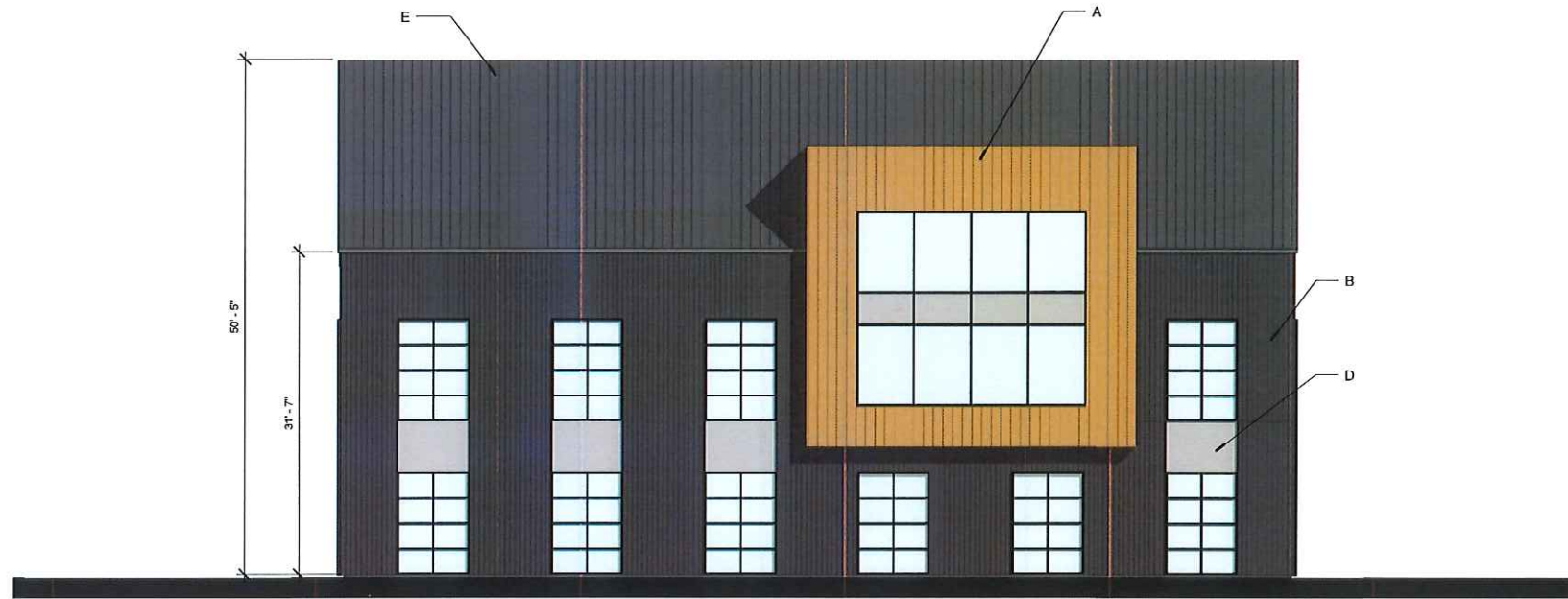
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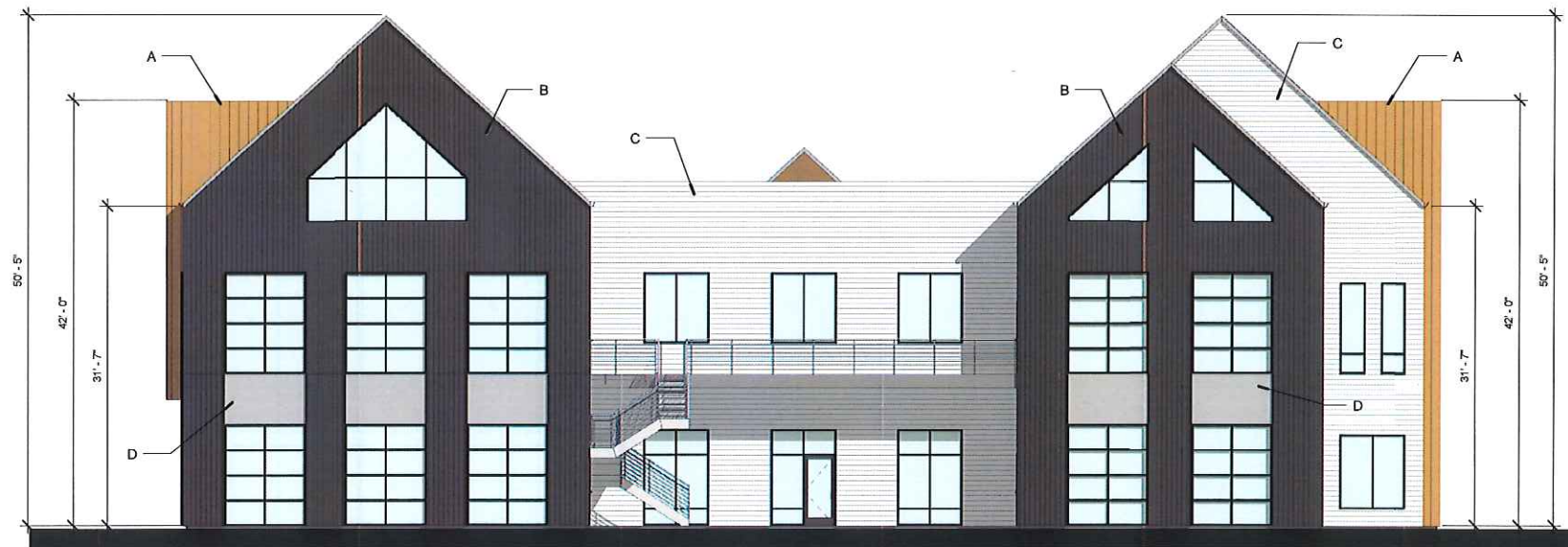
Job # 17280
Owner THRIVE
Date 05/07/2018
Drawn Author
Checked Checker

EXTERIOR ELEVATIONS

A201



2 SOUTH EAST ELEVATION
1/8" = 1'-0"



1 NORTH EAST ELEVATION
1/8" = 1'-0"

UNION PEAKS
SANDY, UTAH
PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION

Rev#	Date	Description

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Job #	17280
Owner	THRIVE
Date	05/07/2018
Drawn	Author
Checked	Checker

EXTERIOR ELEVATIONS

A202

KEYED NOTES



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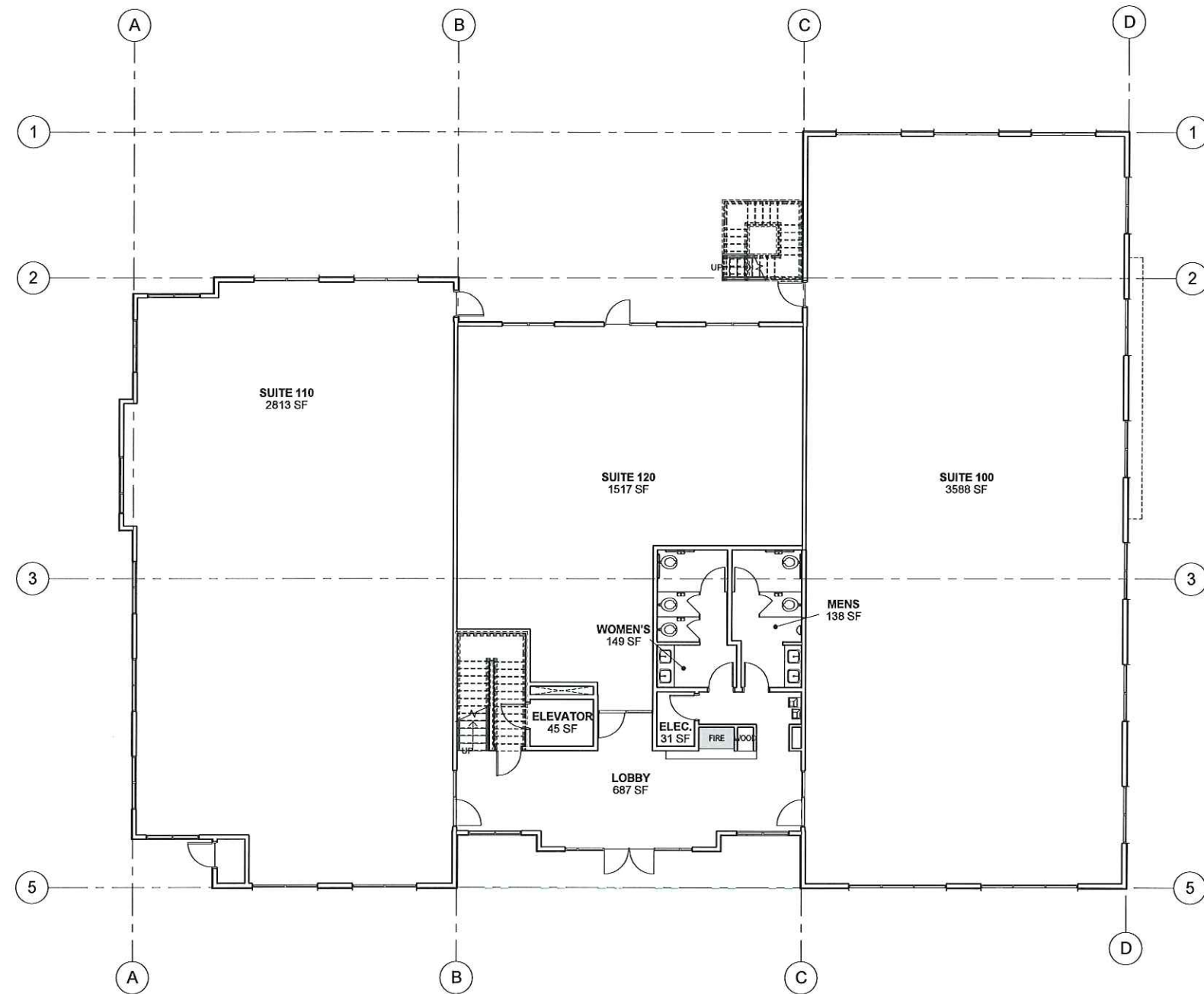
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Job #	17260
Owner	THRIVE
Date	05/07/2018
Drawn	TC
Checked	DM

LEVEL 1
 FLOOR PLAN

A102



A1 FLOOR PLAN - LEVEL 1
 1/8" = 1'-0"

KEYED NOTES



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UNION PEAKS

SANDY, UTAH

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION

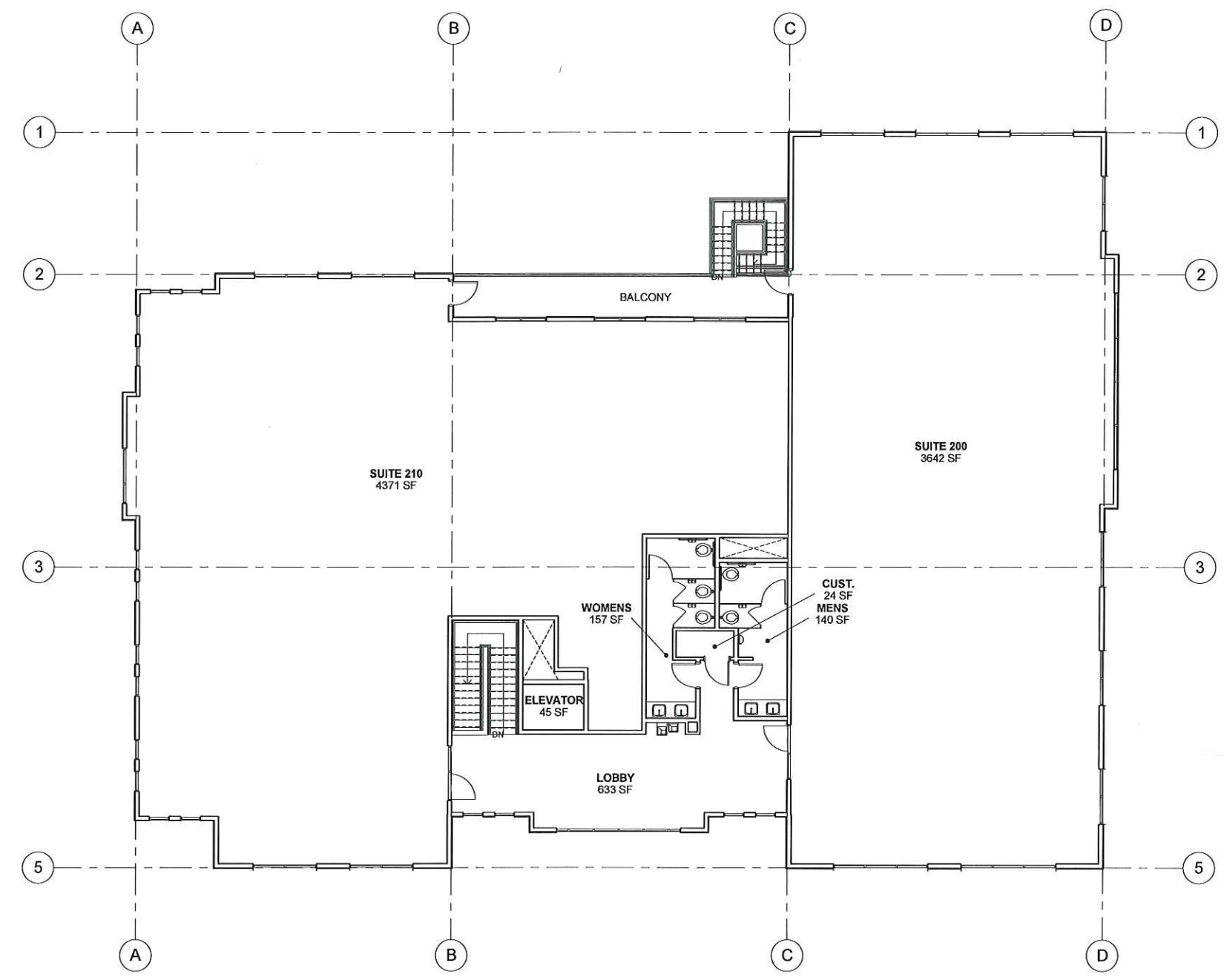
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Job # 17280
 Owner THRIVE
 Date 05/07/2018
 Drawn Author
 Checked Checker

LEVEL 2
 FLOOR PLAN

A103



B1 FLOOR PLAN - LEVEL 2
 1/8" = 1'-0"