

CLIENT: Zenith Development LLC
2040 Murray Holladay Road,
Suite 204
Salt Lake City, Utah 84117
(801) 428-3755

REVISIONS:

**SITE PLAN
SUBMITTAL**

PRINCETON TERRACE
8377 SOUTH DURHAM STREET SANDY, UTAH



Review Plan
Not Released For
Construction

Review Plan
Not Released For
Construction

Site
Development
S-1.0

Issue Date: April 24, 2020

BUILDING TYPE SUMMARY

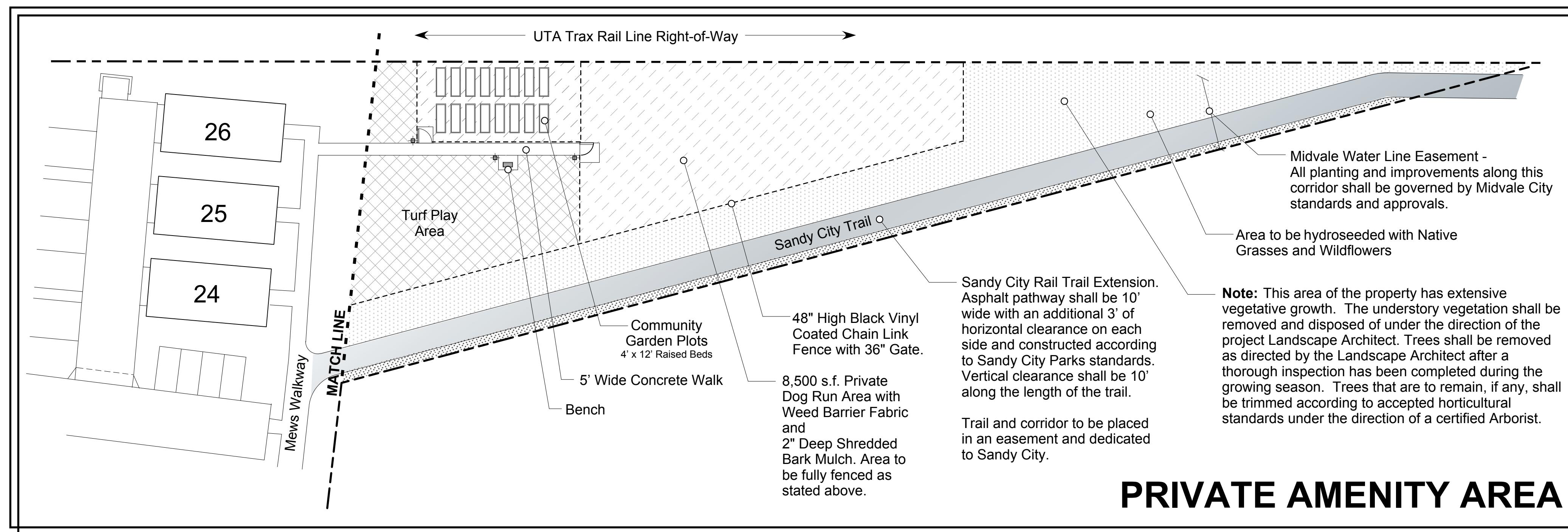
Type "A" Townhomes	48 Units @	840 s.f. Footprint
Type "B" Townhomes	10 Units @	680 s.f. Footprint
SFR Cottage Homes	5 Units @	1,200 s.f. Footprint

SITE COVERAGE SUMMARY

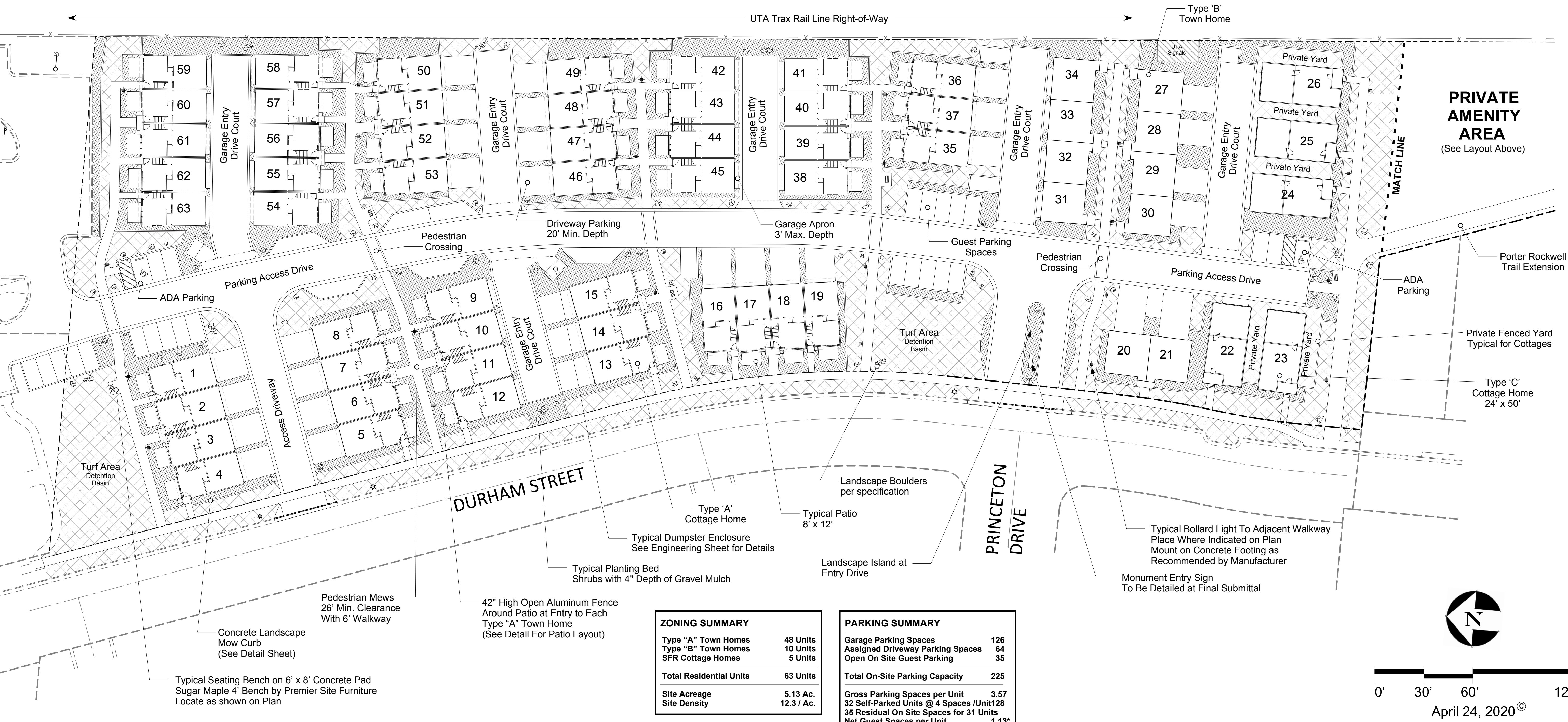
Building Footprint Per Architect	53,120 s.f.	23.8%
Drives and Access Ways Per Engineer's Plan	63,216 s.f.	28.3%
Walks & Entry Paths Per Site Plan	14,263 s.f.	6.4%
Rail Trail Pathway -10' Width per City Spec	5,160 s.f.	2.3%
Patioes -At Town Home "A" Units	4,800 s.f.	2.1%
Private Yards At Cottage Homes	2,590 s.f.	1.2%
Turf - Sod From Approved Sod Source	33,630 s.f.	15.0%
Planting Beds 4" Depth of Mulch w/ Plants per Plan	26,880 s.f.	12.0%
Native Seeding Along Rail Trail Path	9,230 s.f.	4.1%
Amenity Areas - Community Garden w/ bark mulch	2,228 s.f.	1.0%
Dog Run w/ mulch	8,346 s.f.	3.7%
Total Site Area	5.13 Acres	223,463 s.f. 100%

SITE FURNISHINGS

Sugar Maple Bench Model Number MM400RB Color - Copper Vein Steel slat bench - 48" long x 29" deep x 40" high Surface mount to concrete with expansion anchors and stainless steel bolts	6 Required
Premier Site Furniture 115 N 2nd W Rexburg, ID 83440 (208) 352-0742 https://premier-site-furniture.com/product/sugar-maple-bench/	Manufacturer
Kichler 27" High Architectural Bollard Light Style Number 65G38 Color - Textured Bronze Bulb - 11.6 watt T5 wedge base LED low wattage 12V Aluminum construction - 27" high x 4" wide x 5.5" deep Surface mount to concrete or footing with expansion anchors and stainless steel bolts per manufacturer's specifications	30 Required
Kichler Lighting LLC (866) 558-5706 https://www.kichler.com/kichler/products/landscape-lighting/path-spread/textured-bollard-62613791/	Manufacturer



PRIVATE AMENITY AREA



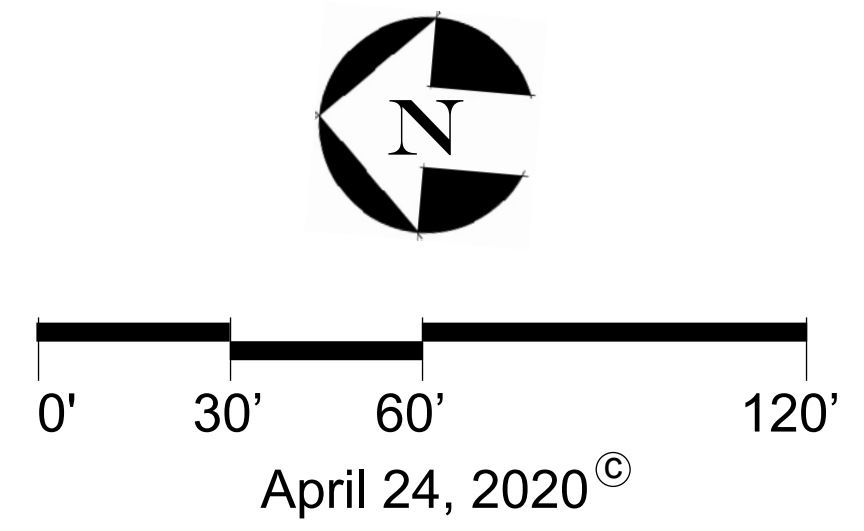
ZONING SUMMARY

Type "A" Town Homes	48 Units
Type "B" Town Homes	10 Units
SFR Cottage Homes	5 Units
Total Residential Units	63 Units
Site Acreage	5.13 Ac.
Site Density	12.3 / Ac.

PARKING SUMMARY

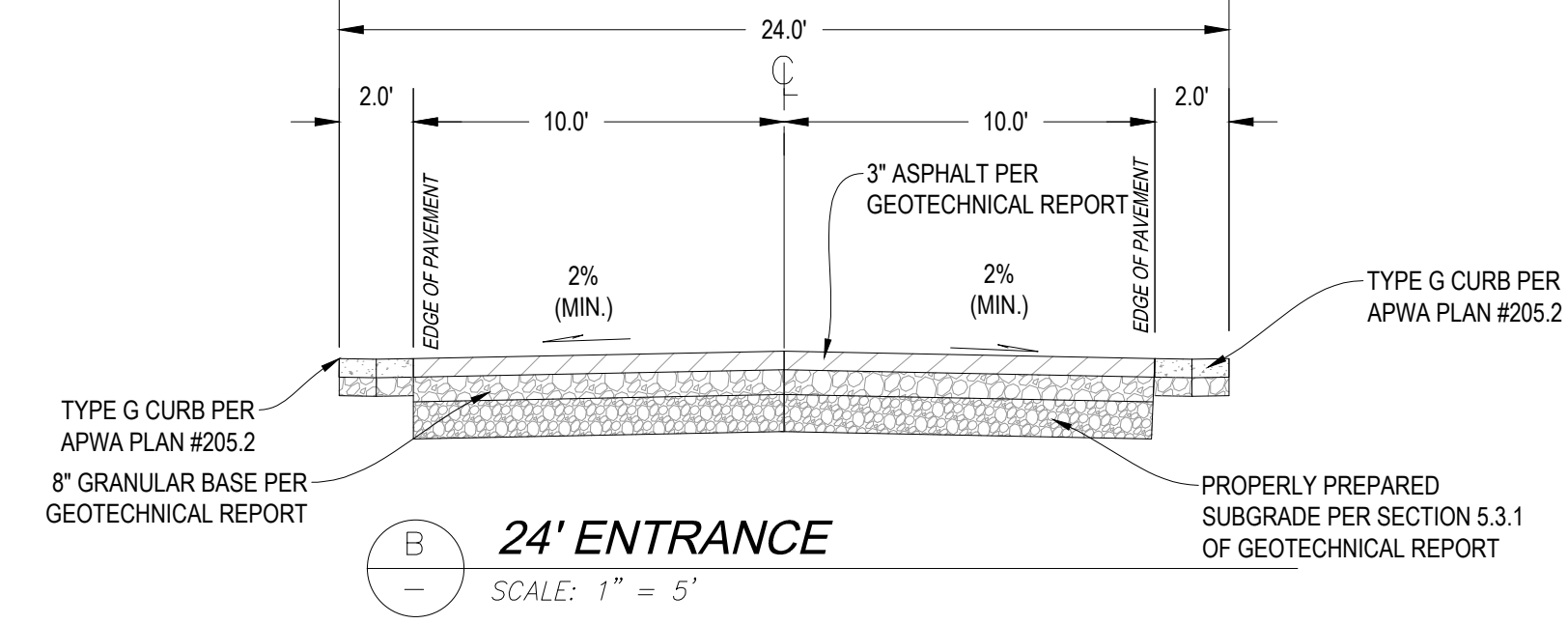
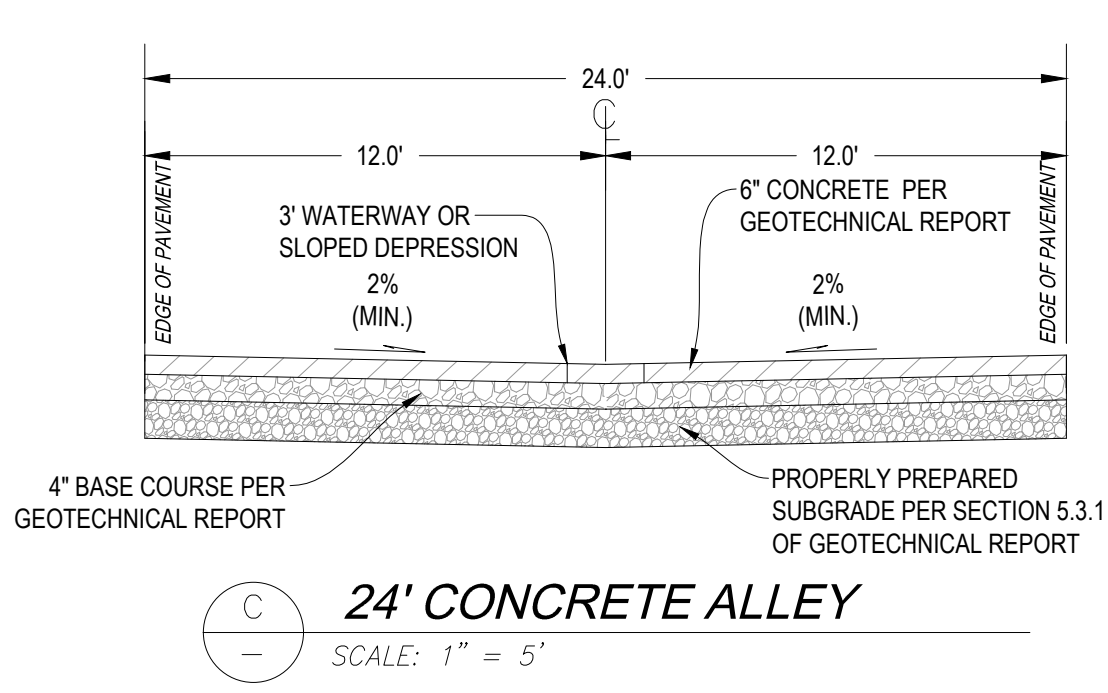
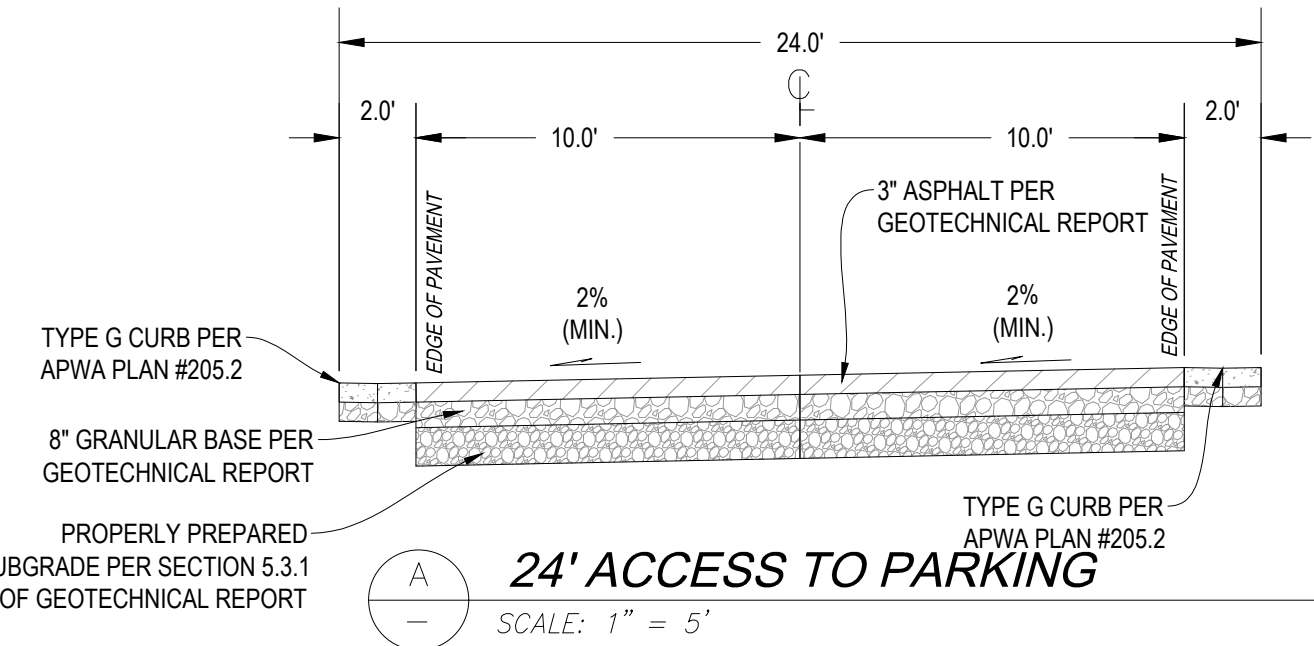
Garage Parking Spaces	126
Assigned Driveway Parking Spaces	64
Open On Site Guest Parking	35
Total On-Site Parking Capacity	225
Gross Parking Spaces per Unit	3.57
32 Self-Parked Units @ 4 Spaces /Unit	128
35 Residual On Site Spaces for 31 Units	
Net Guest Spaces per Unit	1.13*

* Based on Guest Spaces per Unit Not Self-Parked



BENCHMARK
SALT LAKE COUNTY WITNESS CORNER
LOCATED S 89°15'05" E 121.06' FROM WEST
QUARTER CORNER, OF SECTION 31, T2S, R1E,
SALT LAKE BASE AND MERIDIAN,
FOUND BRASS CAP.
ELEVATION = 4403.82

Blue Stakes of UTAH811
CALL BLUESTAKES @ 811 AT LEAST 48
HOURS PRIOR TO THE COMMENCEMENT
OF ANY CONSTRUCTION



SITE SUMMARY

DESCRIPTION	AREA (SF)	PERCENTAGE
LANDSCAPE	88800	39.7
IMPERVIOUS	81551	36.5
BUILDINGS	53,114	23.8
TOTAL SITE	223,465 SQ FT	5.13 ACRES

CONSTRUCTION TYPE
IBC BUILDING CONSTRUCTION TYPE: TYPE VB

PARKING DATA TABLE

GARAGE SPACES	126
DRIVEWAY SPACES	64
OPEN GUEST PARKING	36
TOTAL ON SITE PARKING	226
GROSS PARKING PER UNIT	3.58
NET GUEST SPACES PER UNIT	1.16

- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - ALL PARKING STALL AND DRIVE LANE DIMENSIONS ARE TO FACE OF CURB WHERE APPLICABLE.
 - 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, SOD, 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.
 - INSTALL SURVEY MONUMENTS ACCORDING TO THE RECORDED PLAT PER SALT LAKE COUNTY SPECIFICATIONS.
 - BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING, AS DIRECTED BY THE SANDY CITY INSPECTOR.
 - IT IS UNLAWFUL FOR ANY PERSON TO INSTALL SURVEY MONUMENTS HAVING A SPATIAL RELATIONSHIP WITH ANY SECTION OR QUARTER SECTION CORNER WITHOUT HAVING FIRST OBTAINED FROM THE SALT LAKE COUNTY SURVEYOR'S OFFICE A PERMIT FOR SUCH INSTALLATION (UT CODE ANN. SECTION 17-23-17). ALL SURVEY MONUMENTS INSTALLED SHALL BE IN ACCORDANCE WITH THE PERMIT ISSUED AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE SALT LAKE COUNTY SURVEYOR'S OFFICE. STANDARD PRECAST MONUMENTS WILL BE FURNISHED BY THE COUNTY SURVEYOR'S OFFICE.
 - PRIOR TO RELEASE OF THE GUARANTEE FOR IMPROVEMENTS, AND ACCORDING TO THE "CITY ENGINEER REQUIREMENTS" LETTER FOR THIS PROJECT, THE DEVELOPER SHALL SUBMIT A SCANNED COPY OF THE CONTRACTOR'S SITE (NOT BUILDING) CONSTRUCTION DRAWINGS SET TO SANDY CITY PUBLIC WORKS DEPARTMENT. AN AS-BUILT FIELD SURVEY IS NOT REQUIRED. THE AS-BUILT DRAWING, AS AN ELECTRONIC FILE, MAY BE SUBMITTED BY EMAIL AS DPOLSEN@SANDY.UTAH.GOV, OR ON A USP FLASH DRIVE, OR THE HARD COPY ORIGINAL SET MAY BE SUBMITTED TO SANDY CITY (DAVE POULSEN, 801-568-6058) WHERE THE SET WILL BE SCANNED AND RETURNED TO THE OWNER.

- KEYNOTES**
- 4" THICK CONCRETE SIDEWALK PER SANDY CITY STD DETAIL SW-03. SEE PLAN FOR WIDTH
 - PEDESTRIAN ACCESS RAMP PER SANDY CITY STD DETAIL SW-02
 - 4" WIDE SOLID WHITE PAVEMENT MARKING PER MUTCD STD.
 - 60'x60' OR 20'x60' CLEAR-VIEW TRIANGLE AS MEASURED FROM TOP BACK-OF-CURB PER SANDY CITY STD DETAIL TS-04. NO OBSTACLES OVER THREE FEET HIGH ALLOWED WITHIN THE TRIANGLE.
 - 6" THICK CONCRETE SIDEWALK
 - NOT USED
 - 2"x2" CURB CUT w/ 2" ELEVATION DROP INTO LANDSCAPE
 - 6" x 12" CURB WALL PER SANDY CITY STD. DWG CG-01
 - TRASH ENCLOSURE PER ARCHITECTURAL PLANS W/ 6.5" THICK CONCRETE APRON ON 4" AGGREGATE BASE COURSE PER GEOTECHNICAL REPORT.
 - WARP GUTTER SLOPES TO COMPLY WITH ADA STANDARDS
 - 6" THICK CONCRETE PARKING PAD
 - 4" THICK CONCRETE TRAIL, 10' WIDE, PER SANDY CITY STD. DWG. TR-01



FINISH GRADE ENGINEERING

1982 W PLEASANT GROVE BLVD, STE D
PLEASANT GROVE, UT 84062
801.922.1332

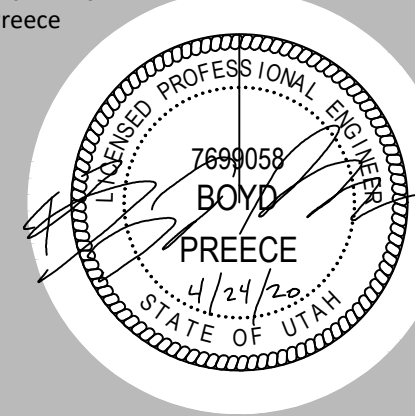
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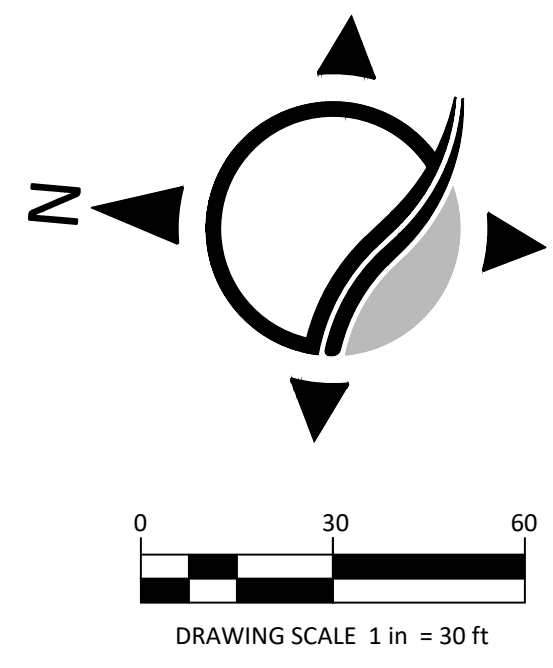
PROJECT FILE:
1053
DATE PLOTTED:
04/24/2020
PROJECT MANAGER
B Preece



Submittal 04/24/2020

SITE PLAN

C100



BENCHMARK
SALT LAKE COUNTY WITNESS CORNER
LOCATED S 89°15'05" E 121.06' FROM WEST
QUARTER CORNER, OF SECTION 31, T2S, R1E,
SALT LAKE BASE AND MERIDIAN.
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ELEVATION = 4403.82



DRAINAGE NARRATIVE

THE PURPOSE OF THIS PROJECT IS TO BUILD MULTIFAMILY SUBDIVISION. THE DRAINAGE FOR THIS DEVELOPMENT WILL FOLLOW CITY STANDARDS, INCLUDING:

- DETENTION OF THE 100-YEAR, 3 HOUR STORM WITH A 0.20 CFS/ACRE DISCHARGE.
- STORM WATER FLOW FROM THE 10-YEAR, 3 HOUR STORM NEEDS TO DISCHARGE TO CITY PIPES.
- 100-YEAR DISCHARGE TO CITY RIGHT OF WAY.

THE DETENTION REQUIREMENTS AND PIPE SIZING FOR THIS SITE WERE CALCULATED USING THE RATIONAL METHOD. A WEIGHTED RUNOFF COEFFICIENT WAS USED FOR EACH CATCHMENT BASED ON THE AMOUNT OF HARDSCAPE AND LANDSCAPE AREAS. RAINFALL INTENSITIES WERE TAKEN FROM THE SANDY CITY INTENSITY CHART.

THE SITE IS BROKEN UP INTO 2 CATCHMENT AREAS. THE NORTH CATCHMENT AREA REQUIRES A TOTAL DETENTION VOLUME OF 4,030 CF. THIS VOLUME WILL BE STORED IN TWO PONDS DESIGNATED AS POND 1 AND POND 3. POND 1 HAS A CAPACITY OF 1,986 CF, AND POND 3 HAS A TOTAL CAPACITY OF 2,337 CF. THE OUTFLOW WILL BE CONTROLLED BY AN ORIFICE PLATE (ORIFICE DIAMETER 2.41 INCHES). AN ADS BARRACUDA WATER TREATMENT SYSTEM WILL THEN TREAT THE WATER BEFORE DISCHARGING TO THE CITY STORM SYSTEM.

THE SOUTH CATCHMENT AREA REQUIRES A TOTAL DETENTION VOLUME OF 7,975 CF AND WILL BE STORED IN TWO PONDS DESIGNATED AS POND 2 AND POND 4. POND 2 HAS A CAPACITY OF 1,828 CF AND POND 4 HAS 6,241 CF OF CAPACITY. THE OUTFLOW WILL BE CONTROLLED BY AN ORIFICE PLATE (ORIFICE DIAMETER 4.01 INCHES). AN ADS BARRACUDA WATER TREATMENT SYSTEM WILL THEN TREAT THE WATER BEFORE DISCHARGING TO THE CITY STORM SYSTEM.

LID ANALYSIS

A LOW-IMPACT DEVELOPMENT ANALYSIS WAS COMPLETE FOR THE SITE. AS PART OF THIS ANALYSIS, POND 1 (POND LOCATED ON THE NORTHEAST CORNER OF SITE) SHOULD BE CONSTRUCTED TO ENSURE PERCOLATION OF WATER ON SITE. THE OUTFLOW FOR THIS POND IS PLACED 9.25' ABOVE THE BOTTOM OF POND, HAVING THE OUTFLOW PLACED AT THIS LEVEL AND A MINIMUM OF 9" OF GRAVEL IN BOTTOM OF POND, THIS WILL ALLOW THE WATER TO PERCOLATE INTO THE SOIL ON SITE.

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. 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.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 44XX.XX ON THESE PLANS.
6. 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.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONSTRUCTION DAMAGE.
10. EXISTING UNDERGROUND UTILITIES AND 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.
11. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
12. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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 SPECIFICATION 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 CONSULTING 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.
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 ALL EDGES OF THE RESTRICTIVE ORIFICE PLATE.
10. REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE 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 PIPE. 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 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. DISPOSE OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."
15. ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12-INCH (MIN.) COMPACTED STABILIZED MATERIAL.
16. A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 90% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
17. A REPRESENTATIVE OF THE MANUFACTURER OF SUPPLIER SHALL BE ON SITE DURING INSTALLATION OF OIL/WATER SEPARATORS 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 LETTER FROM THE CONSULTING ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 90% BOND RELEASE, VERIFYING THAT THE VOLUME FOR RETENTION/DETENTION PONDS WAS INSTALLED PER THE APPROVED PLANS.

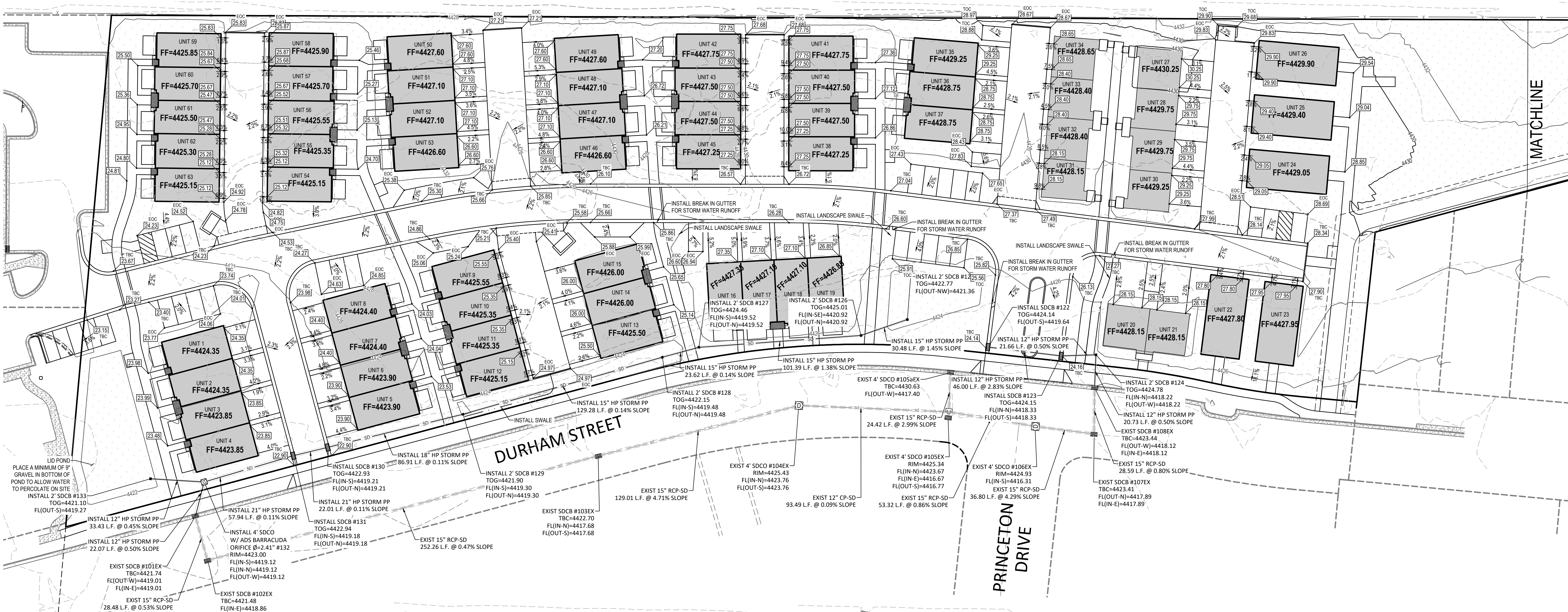


FINISH GRADE ENGINEERING

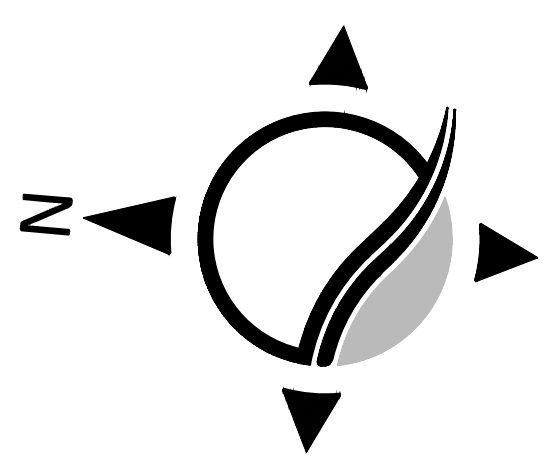
1982 W PLEASANT GROVE BLVD, STE D
PLEASANT GROVE, UT 84062
801.922.1332

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2040 Murry Holladay Road, Suite 204
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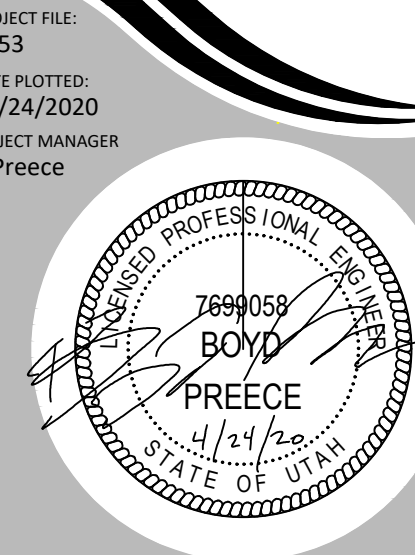
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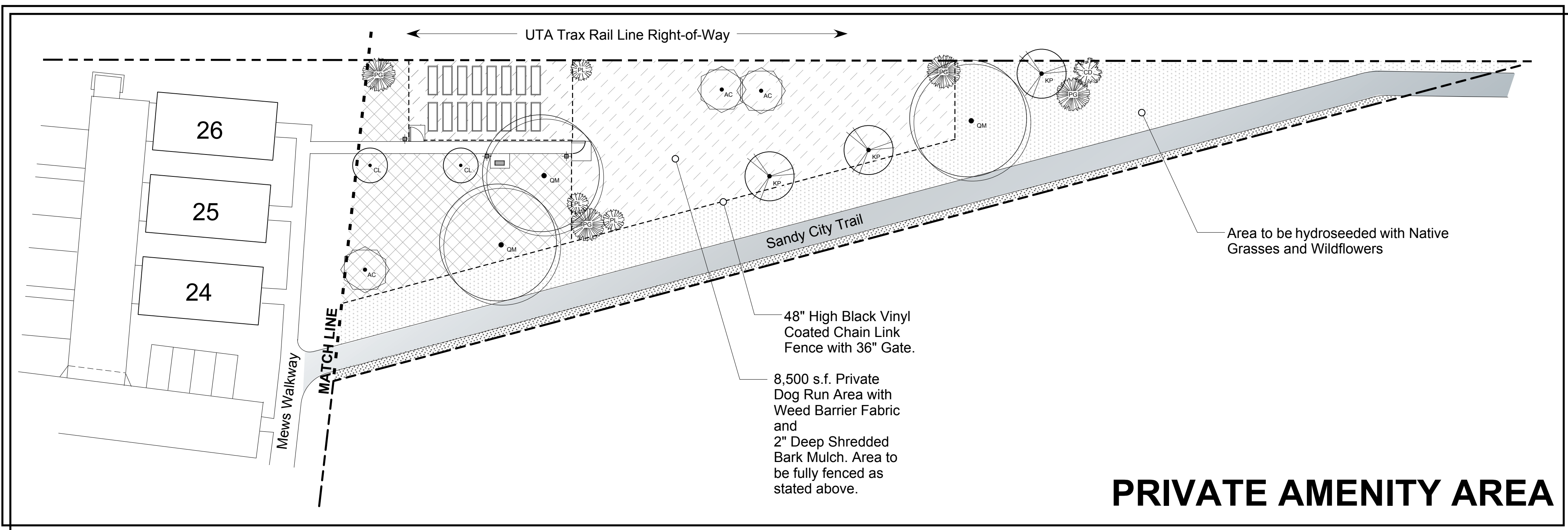


DRAWING SCALE 1 in = 30 ft



Submission 04/24/2020
GRADING AND DRAINAGE PLAN

C200



PRIVATE AMENITY AREA

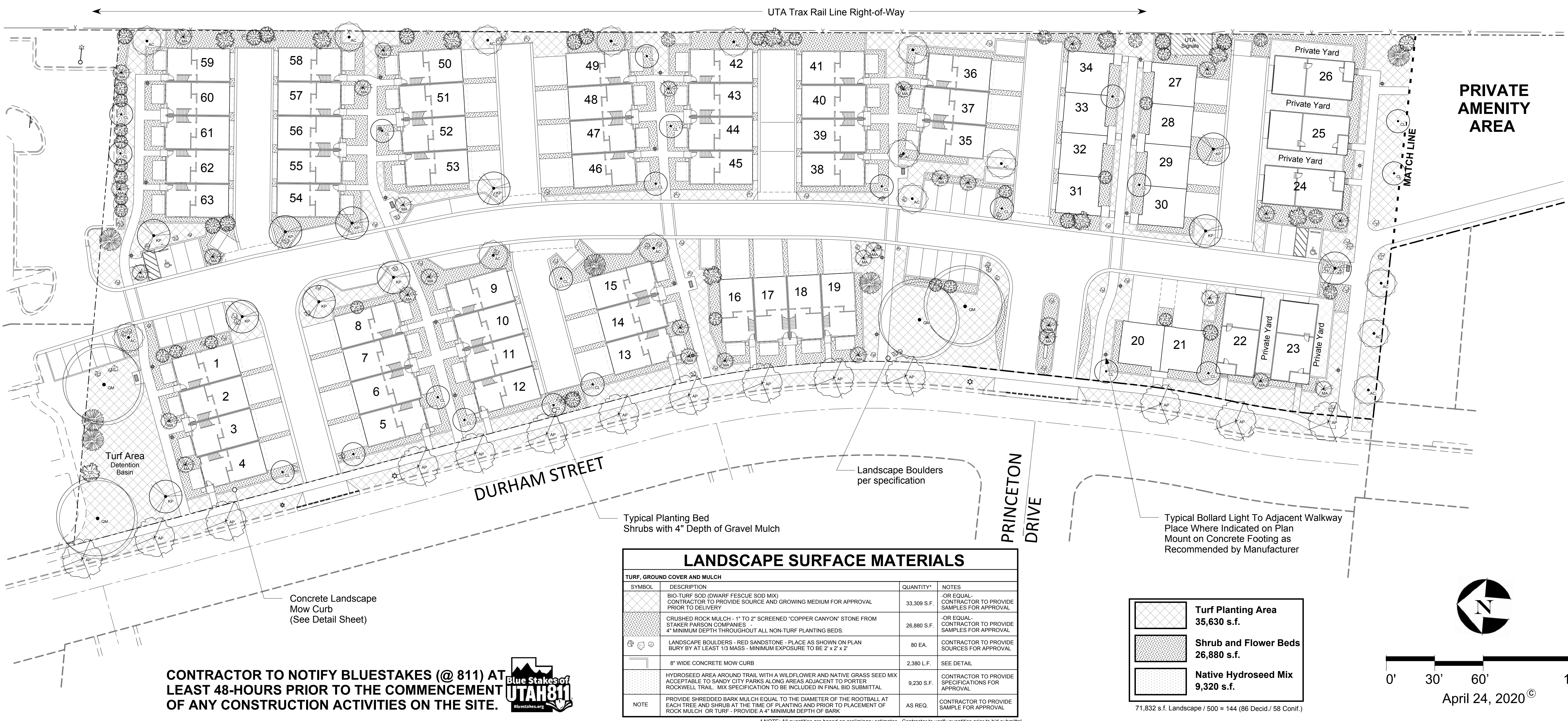
PLANTING SCHEDULE - TREES						
DECIDUOUS TREES						
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT./COND.	SIZE	HT.
QM	7	QUERCUS MACROCARPA	BURR OAK	B & B	1 1/2" CAL.	
GB	14	ACER PLATANOIDES 'PARKWAY'	NORWAY MAPLE	B & B	2" CAL.	
KP	14	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	B & B	1 1/2" CAL.	
CL	23	CRATAEGUS LAVALLEI 'CARRIERE'	CARRIER HAWTHORN	B & B	1 1/2" CAL.	
AC	18	ACER CAMPESTRE 'METRO GOLD'	HEDGE MAPLE	B & B	1 1/2" CAL.	
MA	30	MALLUS 'ADIRONDACK'	FLOWERING CRABAPPLE	B & B	1 1/2" CAL.	
110 TOTAL DECIDUOUS TREES						
CONIFEROUS TREES						
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT./COND.	SIZE	HT.
CA	14	CEDRUS ATLANTICA ARGENTEA 'FASTIGIATA'	COLUMNAR BLUE ATLAS CEDAR	B & B	5' - 6'	
CD	11	CEDRUS DEODARA 'KARL FUCHS'	KARL FUCHS DEODAR CEDAR	B & B	5' - 6'	
JC	22	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN UPRIGHT JUNIPER	CONT.	15#	4' - 5'
PG	10	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	CONT.	15#	4' - 5'
PL	9	PINUS LEUCODERMIS	BOSNIAN PINE	CONT.	15#	4' - 5'
66 TOTAL EVERGREEN TREES						
MIN. REQUIRED TREE CALCULATION 63,830 s.f. Landscape Area @ 1 Tree per 500 s.f. = 128 Trees (77 Decid./ 51 Conif.)						

Tully Design, LLC
 Landscape Architecture
 Community Design
 Land Planning
 Salt Lake City, Utah
 (801) 550-8991

Zenith Development
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**LANDSCAPE
PLAN
L-1.0**

Issue Date: April 24, 2020

CONTRACTOR TO NOTIFY BLUESTAKES (@ 811) AT LEAST 48-HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.

LANDSCAPE SURFACE MATERIALS			
TURF, GROUND COVER AND MULCH			
SYMBOL	DESCRIPTION	QUANTITY*	NOTES
	BIO-TURF SOD (DWARF FESCUE SOD MIX) CONTRACTOR TO PROVIDE SOURCE AND GROWING MEDIUM FOR APPROVAL PRIOR TO DELIVERY	33,309 S.F.	-OR EQUAL- CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL
	CRUSHED ROCK MULCH - 1" TO 2" SCREENED 'COPPER CANYON' STONE FROM STAKER PARSON COMPANIES - 4" MINIMUM DEPTH THROUGHOUT ALL NON-TURF PLANTING BEDS.	26,880 S.F.	-OR EQUAL- CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL
	LANDSCAPE BOULDERS - RED SANDSTONE - PLACE AS SHOWN ON PLAN BURY BY AT LEAST 1/3 MASS - MINIMUM EXPOSURE TO BE 2' x 2' x 2'	80 EA.	CONTRACTOR TO PROVIDE SOURCES FOR APPROVAL
	8" WIDE CONCRETE MOW CURB	2,380 L.F.	SEE DETAIL
	HYDROSEED AREA AROUND TRAIL WITH A WILDFLOWER AND NATIVE GRASS SEED MIX ACCEPTABLE TO SANDY CITY PARKS ALONG AREAS ADJACENT TO PORTER ROCKWELL TRAIL. MIX SPECIFICATION TO BE INCLUDED IN FINAL BID SUBMITTAL	9,230 S.F.	CONTRACTOR TO PROVIDE SPECIFICATIONS FOR APPROVAL
	PROVIDE SHREDDED BARK MULCH EQUAL TO THE DIAMETER OF THE ROOTBALL AT EACH TREE AND SHRUB AT THE TIME OF PLANTING AND PRIOR TO PLACEMENT OF ROCK MULCH. OR TURF - PROVIDE A 4" MINIMUM DEPTH OF BARK	AS REQ.	CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL

Turf Planting Area
35,630 s.f.

Shrub and Flower Beds
26,880 s.f.

Native Hydroseed Mix
9,320 s.f.

71,832 s.f. Landscape / 500 = 144 (86 Decid / 58 Conif.)

April 24, 2020 ©

* NOTE: All quantities are based on preliminary estimates. Contractor to verify quantities prior to bid submittal.



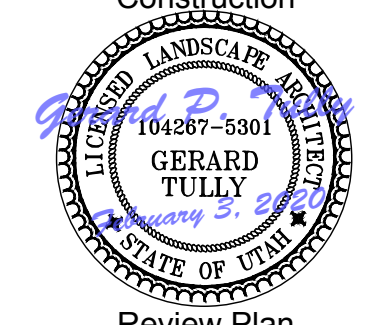
CLIENT: Zenith Development LLC
2040 Murray Holladay Road,
Suite 204
Salt Lake City, Utah 84117
(801) 428-3755

REVISIONS:

SITE PLAN
SUBMITTAL

PRINCETON TERRACE
8377 SOUTH DURHAM STREET SANDY, UTAH

Review Plan
Not Released For
Construction



Review Plan
Not Released For
Construction

SHRUB
PLAN
L-1.2a

Issue Date: April 24, 2020

PLANTING SCHEDULE						
SHRUBS						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT./COND.	SIZE HT.
⊙	BH	85	BERBERIS T. ATRO 'HELMOND PILLAR'	DARK RED-PURPLE BARBERRY	CONT.	3 GAL.
⊙	BM	99	BERBERIS THUNBERGII 'MONBOMB'	CHERRY BOMB JAPANESE BARBERRY	CONT.	3 GAL.
⊙	BT	6	BERBERIS THUNBERGII 'TINY GOLD'	GOLD LEAFED BARBERRY	CONT.	3 GAL.
⊙	EF	29	EUONYMUS FORTUNEI 'MOONSHINE'	WINTERCREEPER	CONT.	1 GAL.
⊙	EF	8	EUONYMUS NANUS TURKESTANICUS	SPINDLE TREE	CONT.	3 GAL.
⊙	JW	95	JUNIPERUS CHINENSIS 'WINTER GOLD'	WINTER GOLD CHINESE JUNIPER	CONT.	1 GAL.
⊙	JB	90	JUNIPERUS C. 'BLUEBERRY DELIGHT'	BLUEBERRY DELIGHT JUNIPER	CONT.	3 GAL.
⊙	JS	81	JUNIPERUS SABINA 'CALGARY CARPET'	CALGARY CARPET JUNIPER	CONT.	1 GAL.
⊙	MA	76	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	CONT.	1 GAL.
⊙	PF	31	PHOTINIA FRASERI	FRASER PHOTINIA	CONT.	5 GAL.
⊙	RA	187	RHUS AROMATICA 'GRO-LOW'	LOW GROW FRAGRANT SUMAC	CONT.	3 GAL.
⊙	RR	41	RHUS TYPHINA 'BAILTIGER'	TIGER EYES SUMAC	CONT.	5 GAL.
⊙	RB	71	ROSA x 'RADTKO'	RED DOUBLE KNOCKOUT ROSE	CONT.	3 GAL.
⊙	SJ	69	SPIRAEA JAPONICA 'CANDY CORN'	GOLD SPIRAEA	CONT.	1 GAL.
⊙	SV	30	SYRINGA VULGARIS 'ALBA'	WHITE HYBRID LILAC	CONT.	5 GAL.
VINES, PERENNIALS AND ORNAMENTAL GRASSES						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT./COND.	SIZE HT.
⊙	CA	25	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	CONT.	1 GAL.
⊙	HS	36	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	1 GAL.
⊙	HH	55	HEMEROCALLIS x 'HYPERION'	YELLOW DAYLILY	CONT.	1 GAL.
⊙	RF	102	RUDBECKIA FULGIDA 'CITY GARDEN'	BLACK EYED SUSAN	CONT.	1 GAL.
⊙	PA	20	PENNISETUM ALOPECUROIDES	DWARF FOUNTAIN GRASS	CONT.	1 GAL.
⊙	LS	64	LEUCANTHEMUM x S. 'WHITE MOUNTAIN'	WHITE MOUNTAIN SHASTA DAISY	CONT.	3 GAL.
⊙	EP	14	ECHINACEA PURP. 'PRAIRIE SPLENDOR'	PURPLE CONEFLOWER	CONT.	1 GAL.
⊙	LA	32	LAVENDER A. 'MUNSTEAD'	FRAGRANT LAVENDER	CONT.	1 GAL.
⊙	PT	15	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	CONT.	1 GAL.

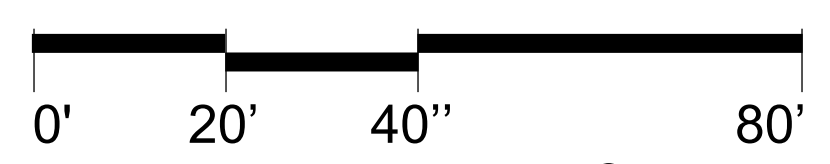


LANDSCAPE SURFACE MATERIALS			
TURF, GROUND COVER AND MULCH			
SYMBOL	DESCRIPTION	QUANTITY*	NOTES
⊙	BIO-TURF SOD (DWARF FESCUE SOD MIX) CONTRACTOR TO PROVIDE SOURCE AND GROWING MEDIUM FOR APPROVAL PRIOR TO DELIVERY	33,309 S.F.	-OR EQUAL CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL
⊙	CRUSHED ROCK MULCH - 1" TO 2" SCREENED 'COPPER CANYON' STONE FROM STAKER PARSON COMPANIES - 4" MINIMUM DEPTH THROUGHOUT ALL NON-TURF PLANTING BEDS.	26,880 S.F.	-OR EQUAL CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL
⊙	LANDSCAPE BOULDERS - RED SANDSTONE - PLACE AS SHOWN ON PLAN BURY BY AT LEAST 1/3 MASS - MINIMUM EXPOSURE TO BE 2' x 2'	80 EA.	CONTRACTOR TO PROVIDE SOURCES FOR APPROVAL
⊙	8" WIDE CONCRETE MOW CURB	2,380 L.F.	SEE DETAIL
⊙	HYDROSEED AREA AROUND TRAIL WITH A WILDFLOWER AND NATIVE GRASS SEED MIX ACCEPTABLE TO SANDY CITY PARKS ALONG AREAS ADJACENT TO PORTER ROCKWELL TRAIL. MIX SPECIFICATION TO BE INCLUDED IN FINAL BID SUBMITTAL	9,230 S.F.	CONTRACTOR TO PROVIDE SPECIFICATIONS FOR APPROVAL
NOTE	PROVIDE SHREDDED BARK MULCH EQUAL TO THE DIAMETER OF THE ROOTBALL AT EACH TREE AND SHRUB AT THE TIME OF PLANTING AND PRIOR TO PLACEMENT OF ROCK MULCH OR TURF - PROVIDE A 4" MINIMUM DEPTH OF BARK	AS REQ.	CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL

Turf Planting Area
35,630 s.f.

Shrub and Flower Beds
26,880 s.f.

Native Hydroseed Mix
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CONTRACTOR TO NOTIFY BLUESTAKES (@ 811) AT
LEAST 48-HOURS PRIOR TO THE COMMENCEMENT
OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.



*NOTE: All quantities are based on preliminary estimates. Contractor to verify quantities prior to bid submittal.

71,832 s.f. Landscape / 500 = 144 (86 Decid. / 58 Conif.)

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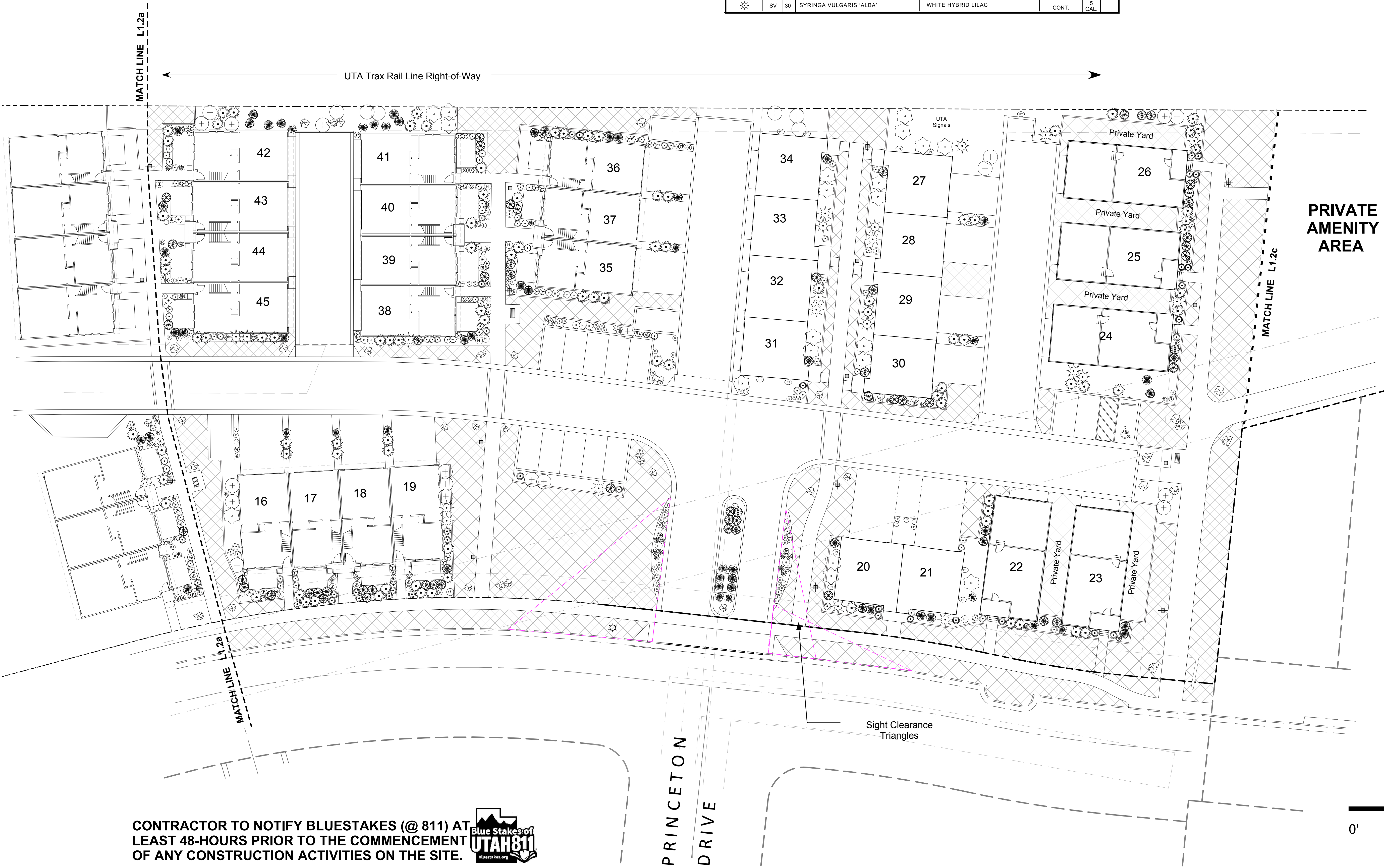
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[Symbol]	EF	29	EUONYMUS FORTUNEI 'MOONSHINE'	WINTERCREEPER	CONT.	1 GAL.
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[Symbol]	JS	81	JUNIPERUS SABINA 'CALGARY CARPET'	CALGARY CARPET JUNIPER	CONT.	1 GAL.
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Tully Design, LLC
Landscape Architecture
Community Design
Land Planning
Salt Lake City, Utah
(801) 550-8991

Zenith Development
CLIENT: Zenith Development LLC
2040 Murray Holiday Road,
Suite 204
Salt Lake City, Utah 84117
(801) 428-3755

REVISIONS:

**SITE PLAN
SUBMITTAL**

PRINCETON TERRACE
8377 SOUTH DURHAM STREET SANDY, UTAH

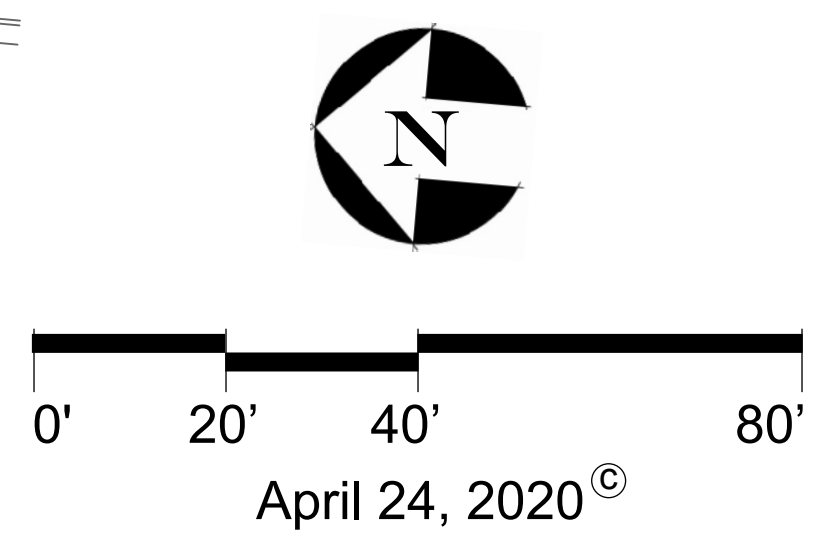
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**SHRUB
PLAN
L-1.2b**

Issue Date: April 24, 2020

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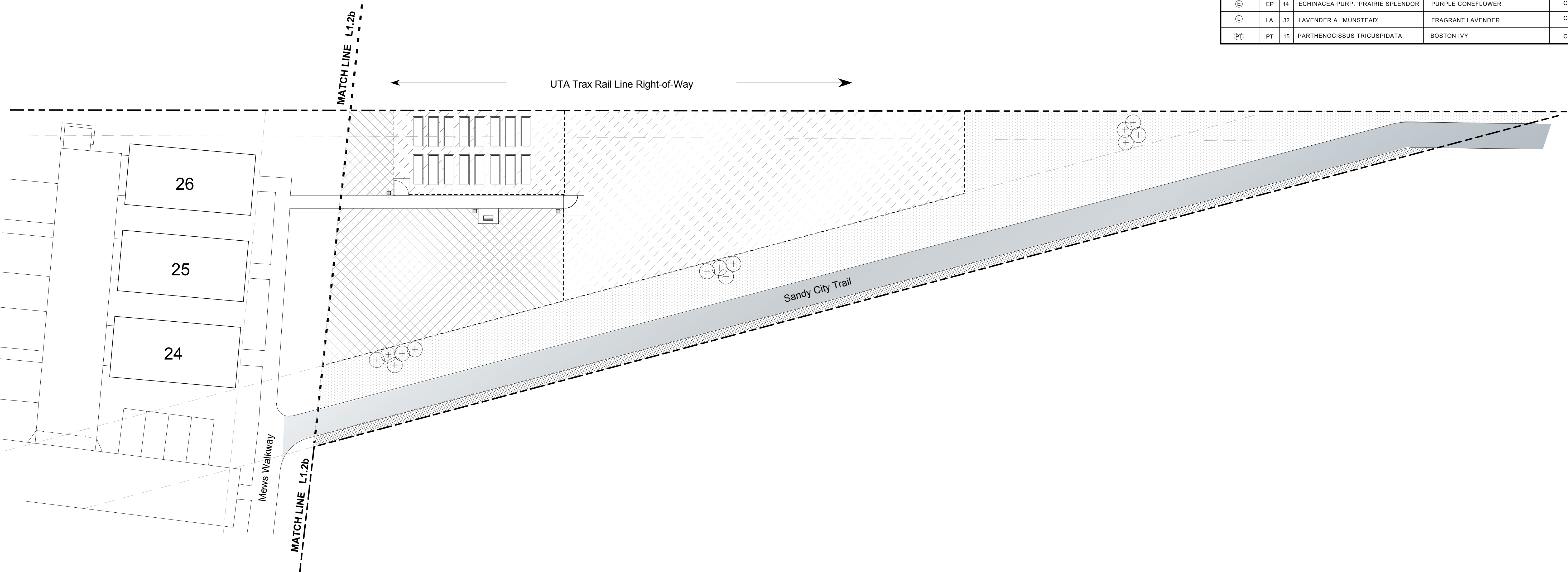
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	RR	71	ROSA x 'RADTKO'	RED DOUBLE KNOCKOUT ROSE	CONT.	3 GAL.			
	SJ	69	SPIRAEA JAPONICA 'CANDY CORN'	GOLD SPIRAEA	CONT.	1 GAL.			
	SV	30	SYRINGA VULGARIS 'ALBA'	WHITE HYBRID LILAC	CONT.	5 GAL.			
VINES, PERENNIALS AND ORNAMENTAL GRASSES									
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REVISIONS:

SITE PLAN
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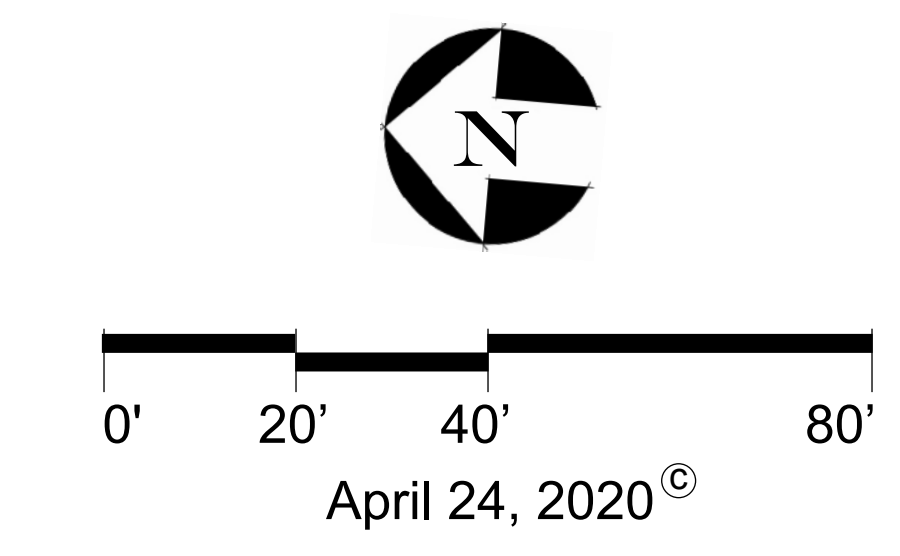
PRINCETON TERRACE
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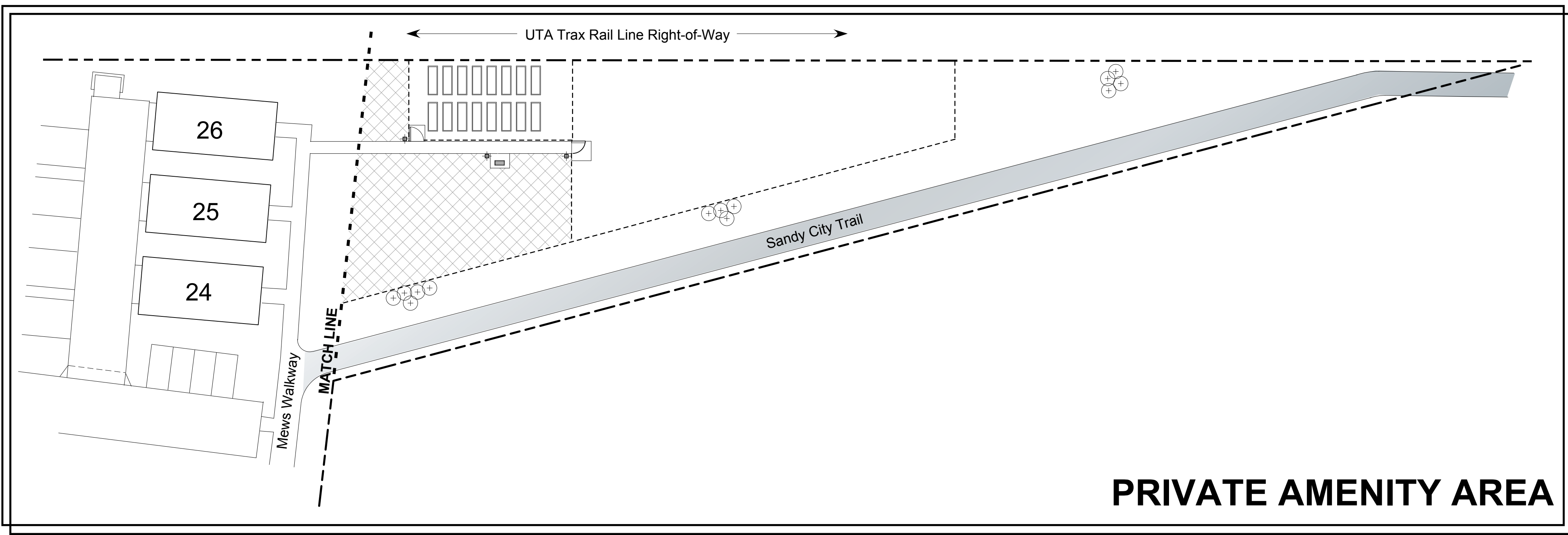
Review Plan
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SHRUB
PLAN
L-1.2c
Issue Date: April 24, 2020

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PRIVATE AMENITY AREA

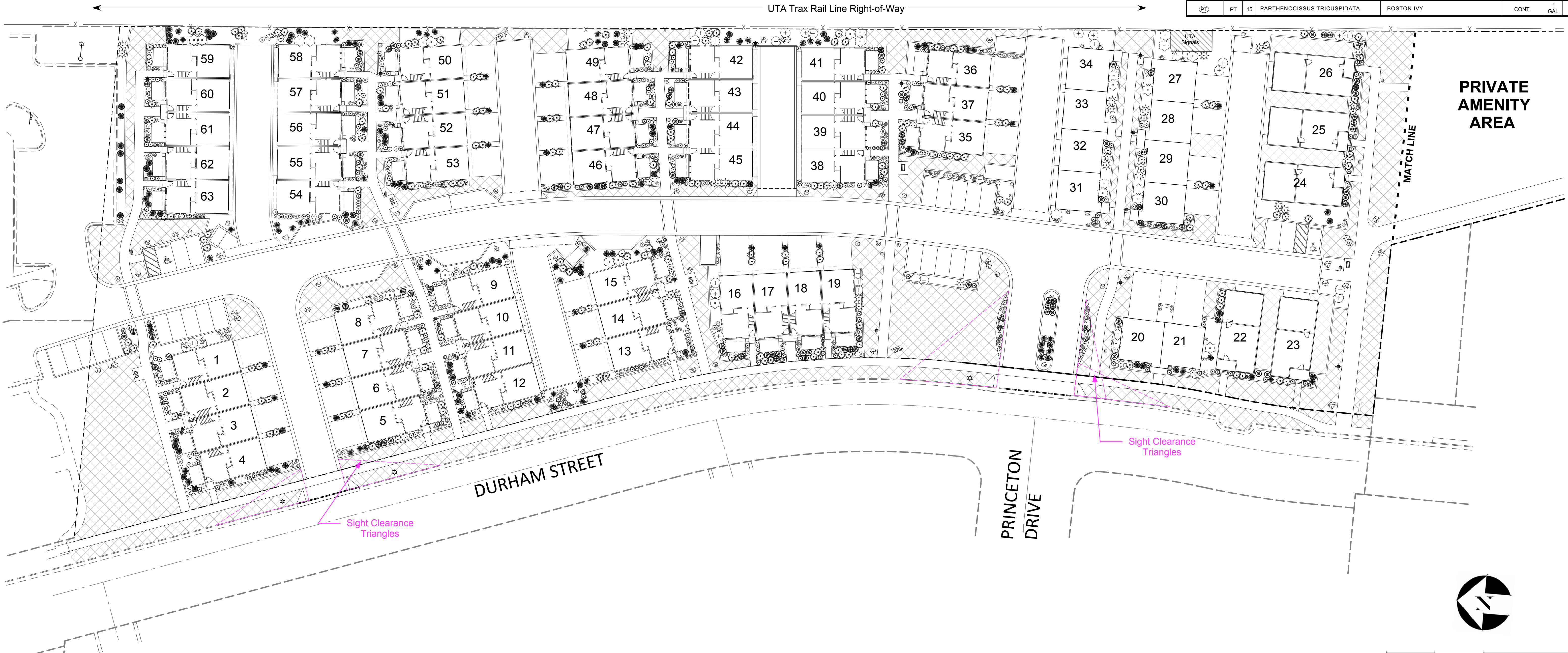
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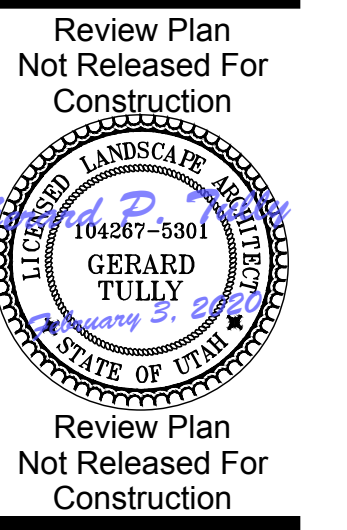
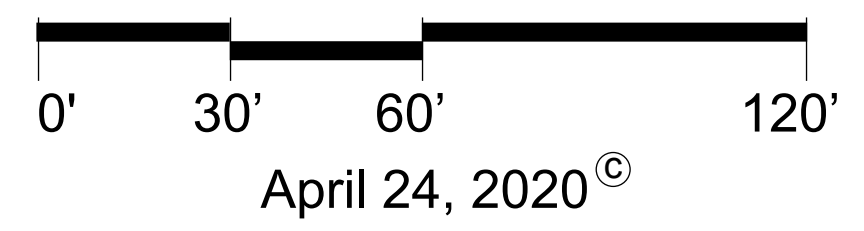
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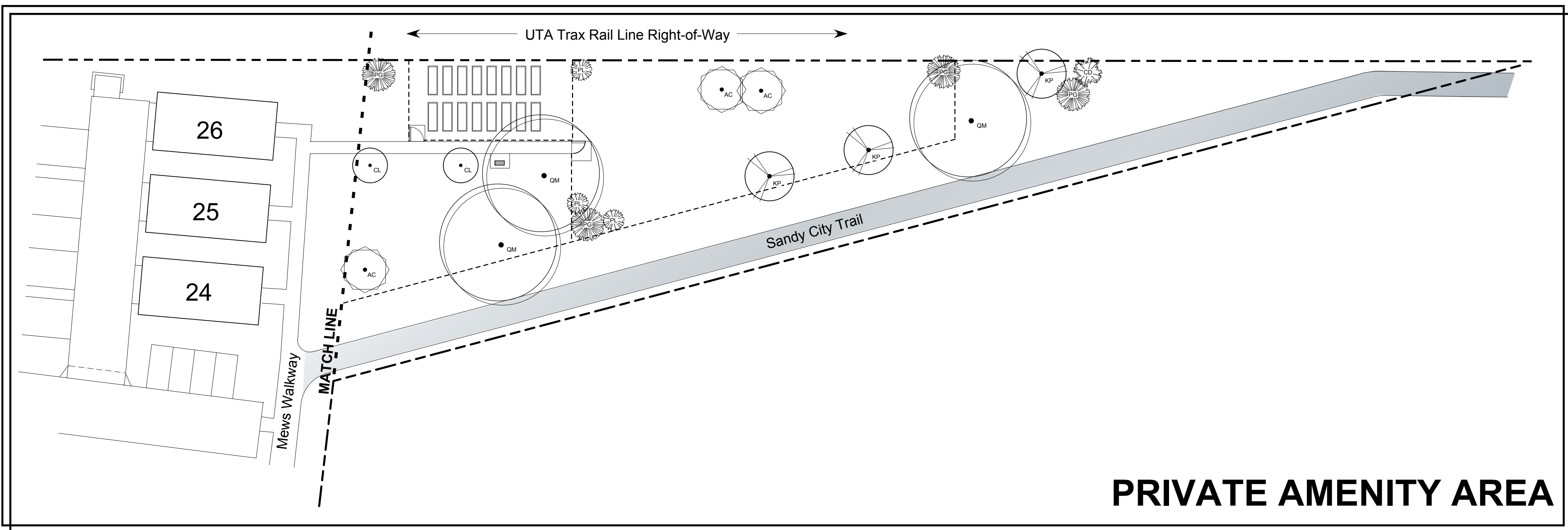
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CONTRACTOR TO NOTIFY BLUESTAKES (@ 811) AT
LEAST 48-HOURS PRIOR TO THE COMMENCEMENT
OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.



SHRUB
PLAN
L-1.2
Issue Date: April 24, 2020



PRIVATE AMENITY AREA

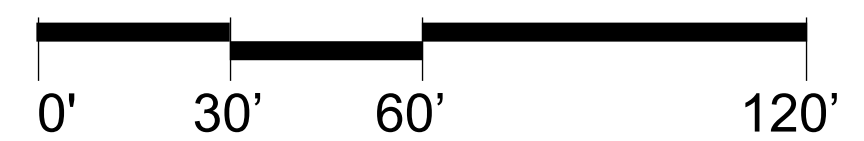
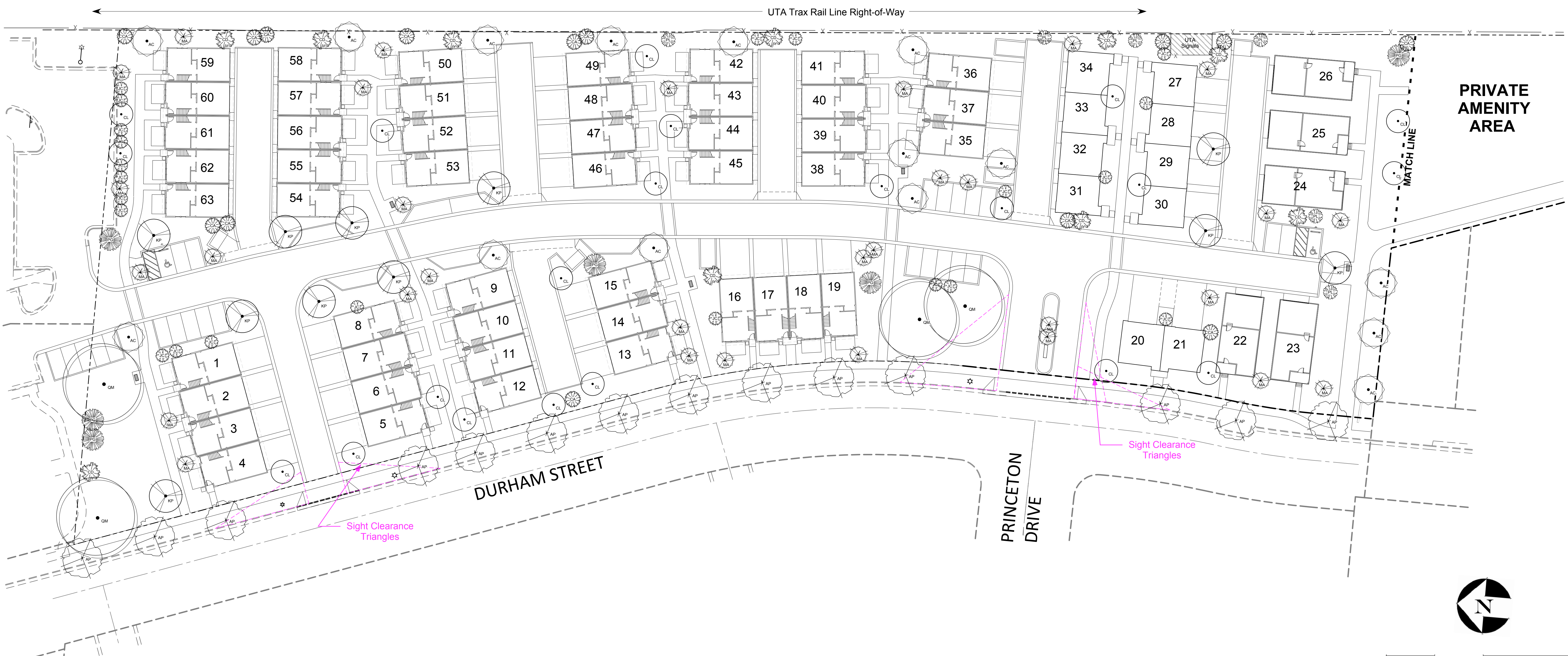
PLANTING SCHEDULE - TREES						
DECIDUOUS TREES						
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT./COND.	SIZE	HT.
QM	7	QUERCUS MACROCARPA	BURR OAK	B & B	1 1/2" CAL.	
GB	14	ACER PLATANOIDES 'PARKWAY'	NORWAY MAPLE	B & B	2" CAL.	
KP	14	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	B & B	1 1/2" CAL.	
CL	23	CRATAEGUS LAVALLEI 'CARRIERE'	CARRIER HAWTHORN	B & B	1 1/2" CAL.	
AC	18	ACER CAMPESTRE 'METRO GOLD'	HEDGE MAPLE	B & B	1 1/2" CAL.	
MA	30	MALLUS 'ADIRONDACK'	FLOWERING CRABAPPLE	B & B	1 1/2" CAL.	
110 TOTAL DECIDUOUS TREES						
CONIFEROUS TREES						
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT./COND.	SIZE	HT.
CA	14	CEDRUS ATLANTICA ARGENTEA 'FASTIGIATA'	COLUMNAR BLUE ATLAS CEDAR	B & B	5' - 6'	
CD	11	CEDRUS DEODARA 'KARL FUCHS'	KARL FUCHS DEODAR CEDAR	B & B	5' - 6'	
JC	22	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN UPRIGHT JUNIPER	CONT.	15#	4' - 5'
PG	10	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	CONT.	15#	4' - 5'
PL	9	PINUS LEUCODERMIS	BOSNIAN PINE	CONT.	15#	4' - 5'
66 TOTAL EVERGREEN TREES						
MIN. REQUIRED TREE CALCULATION 63,830 s.f. Landscape Area @ 1 Tree per 500 s.f. = 128 Trees (77 Decid./ 51 Conif.)						



CLIENT: Zenith Development LLC
2040 Murray Holladay Road,
Suite 204
Salt Lake City, Utah 84117
(801) 428-3755

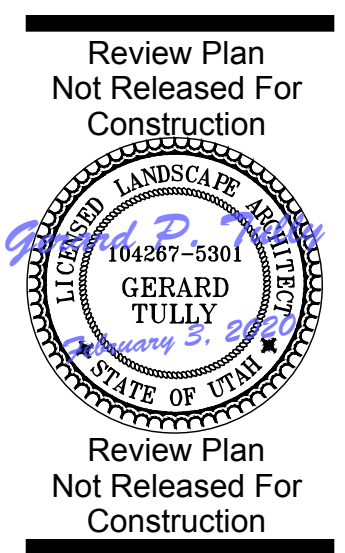
REVISIONS:

**SITE PLAN
SUBMITTAL**



April 24, 2020 ©

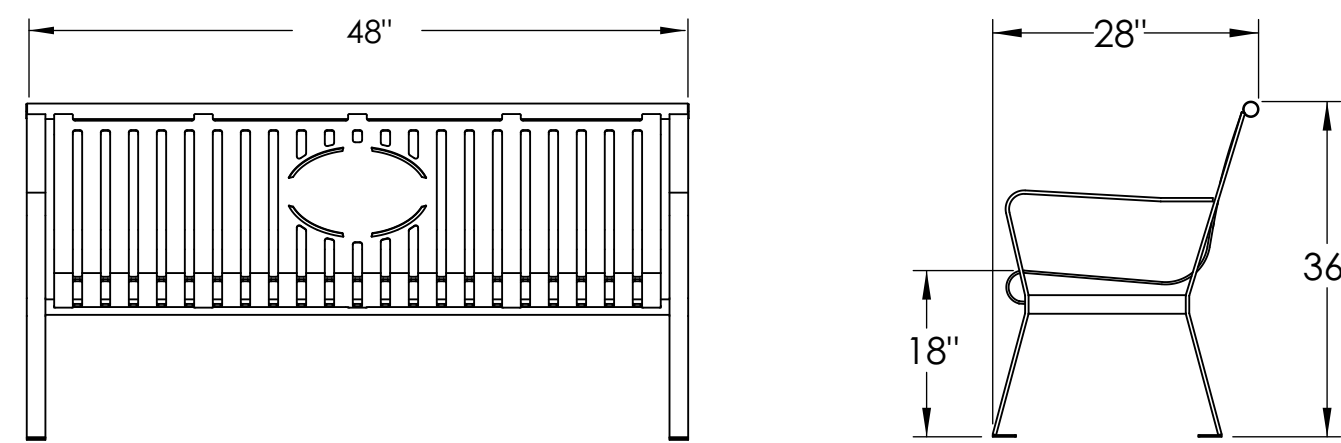
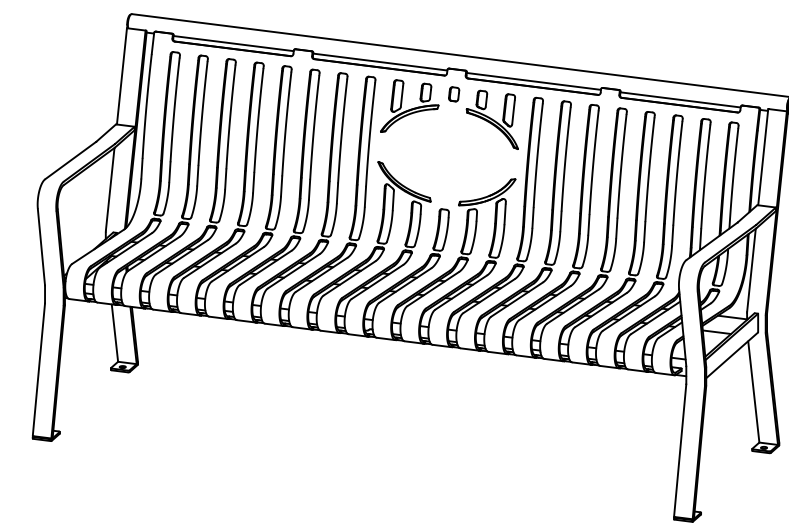
**CONTRACTOR TO NOTIFY BLUESTAKES (@ 811) AT
LEAST 48-HOURS PRIOR TO THE COMMENCEMENT
OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.**



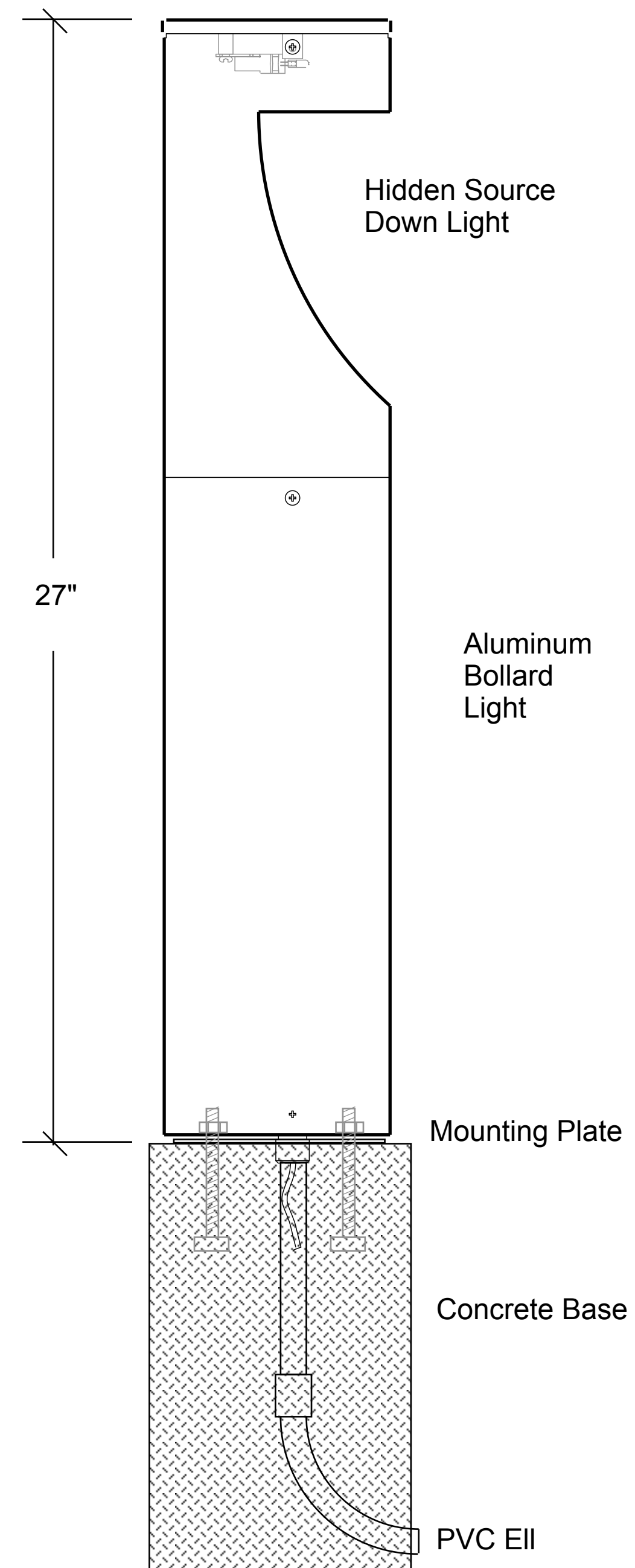
**TREE
PLAN
L-1.1**

Issue Date: April 24, 2020

PRINCETON TERRACE
8377 SOUTH DURHAM STREET SANDY, UTAH



Sugar Maple Bench - Model # SM400



Height 27" / 685.80mm
 Length 5.50" / 140mm
 Width 4" / 102mm
 Housing Material Cast Aluminum
 Weight Alum 7.8 lbs / 3.5 kg

Kichler Model # 15848
 12V Textured Bollard Path Light

Kichler Bollard Light

SITE FURNISHINGS

Sugar Maple Bench **6 Required**
Model Number MM400RB
 Color - Copper Vein
 Steel slat bench - 48" long x 29" deep x 40" high
 Surface mount to concrete with expansion anchors and stainless steel bolts

Premier Site Furniture **Manufacturer**
 115 N 2nd W Rexburg, ID 83440
 (208) 352-0742
<https://premieritefurniture.com/product/sugar-maple-bench/>

Kichler 27" High Architectural Bollard Light **30 Required**
Style Number 65G38
 Color - Textured Bronze Bulb - 11.6 watt T5 wedge base LED low wattage 12V
 Aluminum construction - 27" high x 4" wide x 5.5" deep
 Surface mount to concrete or footing with expansion anchors and stainless steel bolts per manufacturer's specifications

Kichler Lighting LLC **Manufacturer**
 (866) 558-5706
<https://www.kichler.com/kichler/products/landscape-lighting/path-spread/textured-bollard-626f379/>



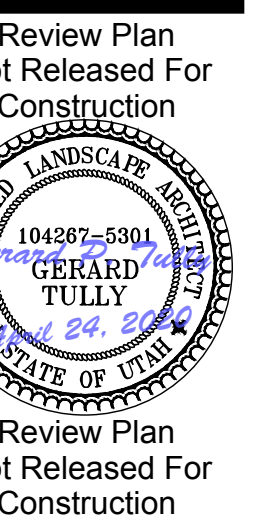
Zenith Development

CLIENT: Zenith Development LLC
 2040 Murray Holladay Road,
 Suite 204
 Salt Lake City, Utah 84117
 (801) 428-3755

REVISIONS:

**PRELIMINARY
 SITE PLAN
 SUBMITTAL**

PRINCETON TERRACE
 8377 SOUTH DURHAM STREET SANDY, UTAH



**SITE
 FURNISHINGS
 S-1.2**



Zenith Development

CLIENT: Zenith Development LLC
 2040 Murray Holladay Road,
 Suite 204
 Salt Lake City, Utah 84117
 (801) 428-3755

REVISIONS:

SITE PLAN
 SUBMITTAL

PRINCETON TERRACE
 8377 SOUTH DURHAM STREET SANDY, UTAH

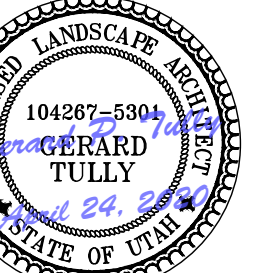


Color Combination Option One



Color Combination Option Two

Review Plan
 Not Released For
 Construction



Review Plan
 Not Released For
 Construction

Architecture
 Colors
 D-1.0

April 24, 2020 ©



ETV TOWNHOMES

PLANS
 CONSTRUCTION DOCUMENTATION
 BUILDING INFORMATION MODELING

NO	REVISIONS DESCRIPTION	DATE	BY

HARRIS HOME DESIGN
 221 E. 1140 N.
 Orem, Utah 84057
 Phone: (435) 230-0000, Rick Harris
 email: harrishomedesign@gmail.com



150 VIEWS
EAST TOWN VILLAGE 4PLEX TOWNHOMES
 SANDY, SALT LAKE COUNTY, UTAH

DATE: 4/23/20
 SCALE: 1/2" = 1'-0"

JOB NO.
 148

SHEET NO.

0

OWNER & BUILDER NOTES

THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL APPROVED BY THE LOCAL BUILDING DEPARTMENT. THE BUILDER IS EXPECTED TO FOLLOW THESE PLANS, APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. HE SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WHILE THESE PLANS ARE DRAWN TO SHOW THE PROPOSED WORK AS ACCURATELY AS POSSIBLE, SCHEMATIC DETAILS MAY BE USED IN SOME CASES FOR CLARITY. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

THE ENGINEER/DESIGNER ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION TECHNIQUES OR MATERIALS, OR QUANTITIES USED IN THE WORK. THE ENGINEER/DESIGNER ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, SITE VARIANCES OR DISCREPANCIES NOT BROUGHT TO HIS/HER ATTENTION FOR CLARIFICATION.

GENERAL NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH IRC 2015 BUILDING STANDARDS AND LOCAL CODES.

FOUNDATION AND TRUSS DESIGN SHALL BE VERIFIED BY A QUALIFIED ENGINEER FOR COMPLIANCE WITH SITE REQUIREMENTS.

DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER THE SCALING OF DRAWINGS.

WALL DIMENSIONS ARE TO THE EXTERIOR OF FRAMING UNLESS NOTED OTHERWISE.

LUMBER COMING IN CONTACT WITH CONCRETE OR MASONARY SHALL BE TREATED TO A MINIMUM OF 40 CCA. ALL LUMBER IN CONTINUOUS CONTACT WITH THE GROUND SHALL BE TREATED TO A MINIMUM OF .60 CCA

ALL FRAMING LUMBER TO BE #2 DF OR EQUIVALENT, UNLESS NOTED OTHERWISE.

EXTERIOR AND INTERIOR MATERIALS AND FINISHES TO BE DETERMINED BY OWNER.

BUILDING PERFORMANCE

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS.

PORCHES AND GARAGE AREAS NOT INCLUDED IN LIVING AREA.

ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR.

ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR.

FURNACE FIREBOX SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

MINIMUM INSULATION REQUIREMENTS: EXTERIOR WALLS R-19, GARAGE WALLS R-13, CEILINGS R-39

ATTIC ACCESS SHALL BE:

A MINIMUM OF 22"X36". THERE SHALL BE 30" MIN. CLEARANCE AT OR ABOVE THE OPENING.

LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. ATTICS WITH A MAXIMUM VERTICAL HEIGHT OF LESS THAN 30" WILL NOT REQUIRE ACCESS OPENINGS.

EXTERIOR FINISH NOTES

EXTERIOR FINISH TO BE ROCK, HORIZONTAL & VERTICAL PAINTED HARDIE SIDING OVER 7/16" PLYWOOD/OSB. MATERIAL AND COLOR BY OWNER.

ROOFING TO BE 30 YR ARCH'L ASPHALT SHINGLES OVER #30 FELT OR EQUAL, 7/16" PLYWOOD/OSB

DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE

FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 2% FOR 10' MIN.

DOORS

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS. DOOR SHALL BE SELF CLOSING.

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOOR WAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60. PERIMETER OF DOOR SHALL BE WEATHER STRIPPED.

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS, MATERIALS AND FINISH TO BE DETERMINED BY OWNER.

WINDOWS AND GLAZING

WINDOWS SHALL BE DUAL PANE (MIN. U-VALUE OF 0.6). MANUFACTURER AND COLOR TO BE DETERMINED BY OWNER.

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

SAFETY GLAZING SHALL BE PROVIDED WHERE GLASS IS TO BE USED IN DOORS, WITHIN A 24" ARC OF DOORS AND WHERE THE BOTTOM EDGE IS WITHIN 18" ABOVE THE FLOOR.

SAFETY GLAZING SHALL BE PROVIDED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS.

ALL EXTERIOR DOORS AND WINDOWS SHALL BE FINISHED WITH WEATHER RESISTANT COATINGS AND WEATHERSTRIPPED.

VENTILATION

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

GARAGES SHALL BE VENTED WITH 60 SQ. INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST IN TO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

ETV TOWNHOMES

PLANS

CONSTRUCTION DOCUMENTATION

BUILDING INFORMATION MODELING

BUILDING AREAS:

ENTIRE BUILDING
 GARAGES: 1766 s.f.
 MAIN LEVEL: 1588 s.f.
 SECOND LEVEL: 3472 s.f.
 DECKS: 180 s.f.
 3RD LEVEL: 3602 s.f.

TOTAL FINISHED: 8662 s.f.

PER UNIT
 UNITS 1 & 4 MAIN LEVEL: 385 s.f.
 UNITS 1 & 4 GARAGE: 442 s.f.
 UNITS 2 & 3 MAIN LEVEL: 409 s.f.
 UNITS 2 & 3 GARAGE: 441 s.f.

UNITS 1 & 4 SECOND LEVEL: 870 s.f.
 UNITS 2 & 3 SECOND LEVEL: 866 s.f.
 SECOND LEVEL DECK: 45 s.f.

UNITS 1 & 4 3RD LEVEL: 901 s.f.
 UNITS 2 & 3 3RD LEVEL: 900 s.f.

NO	REVISIONS DESCRIPTION	DATE	BY

HARRIS HOME DESIGN

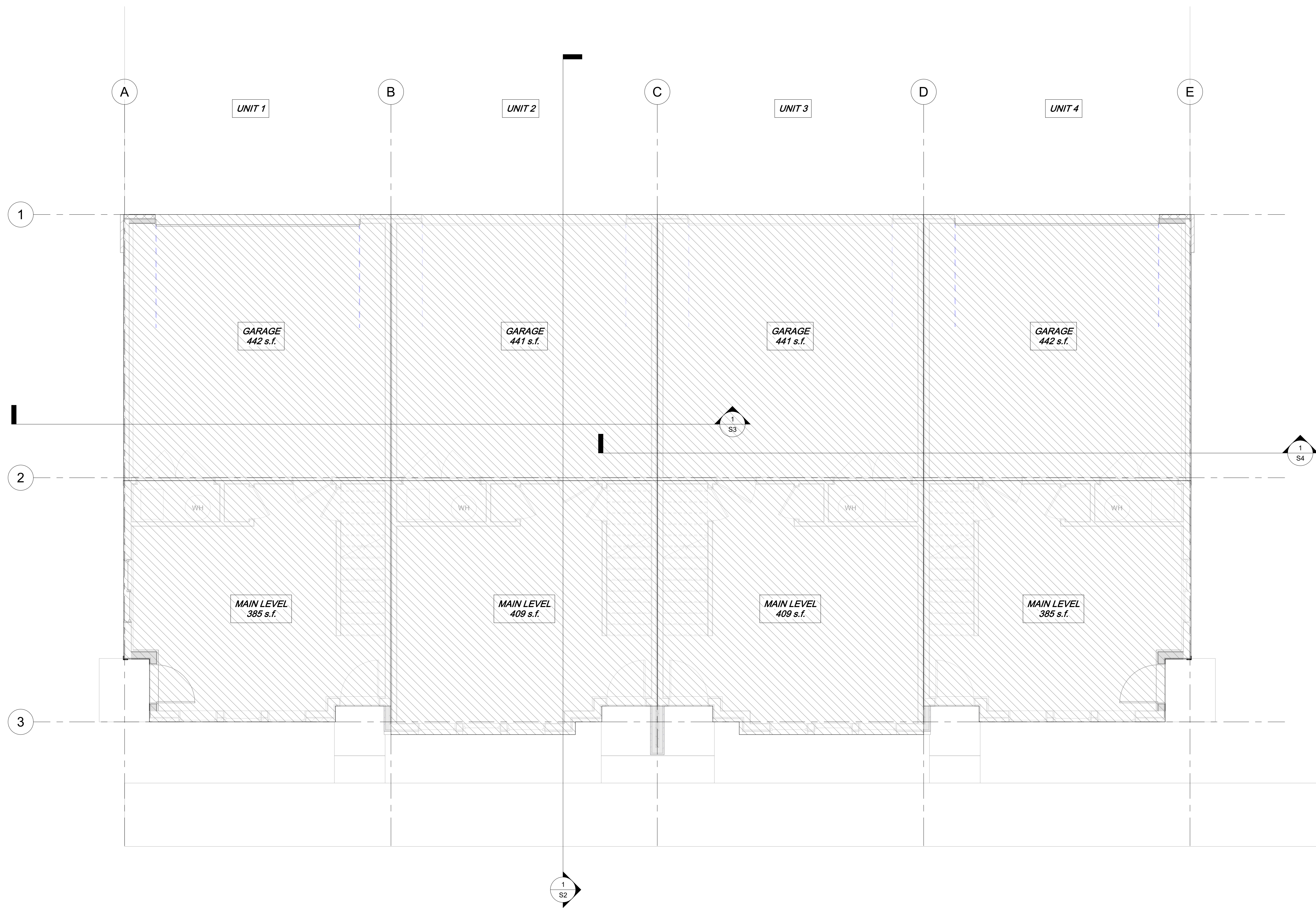
221 E. 1140 N.
 Chem. Utah 84087
 Phone: (435) 230-0000, Rick Harris
 email: harrishomedesign@gmail.com

COVER SHEET
EAST TOWN VILLAGE 4PLEX TOWNHOMES
 SANDY, SALT LAKE COUNTY, UTAH

DATE: 4/23/20
 SCALE:

JOB NO.
 148

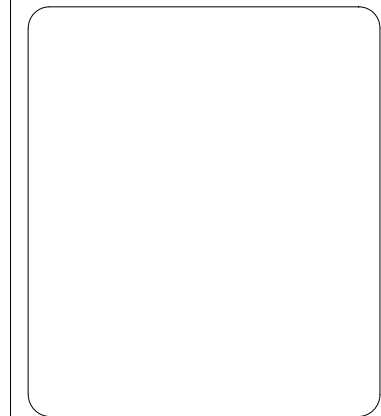
SHEET NO.
A0



① MAIN LEVEL AREAS
1/4" = 1'-0"

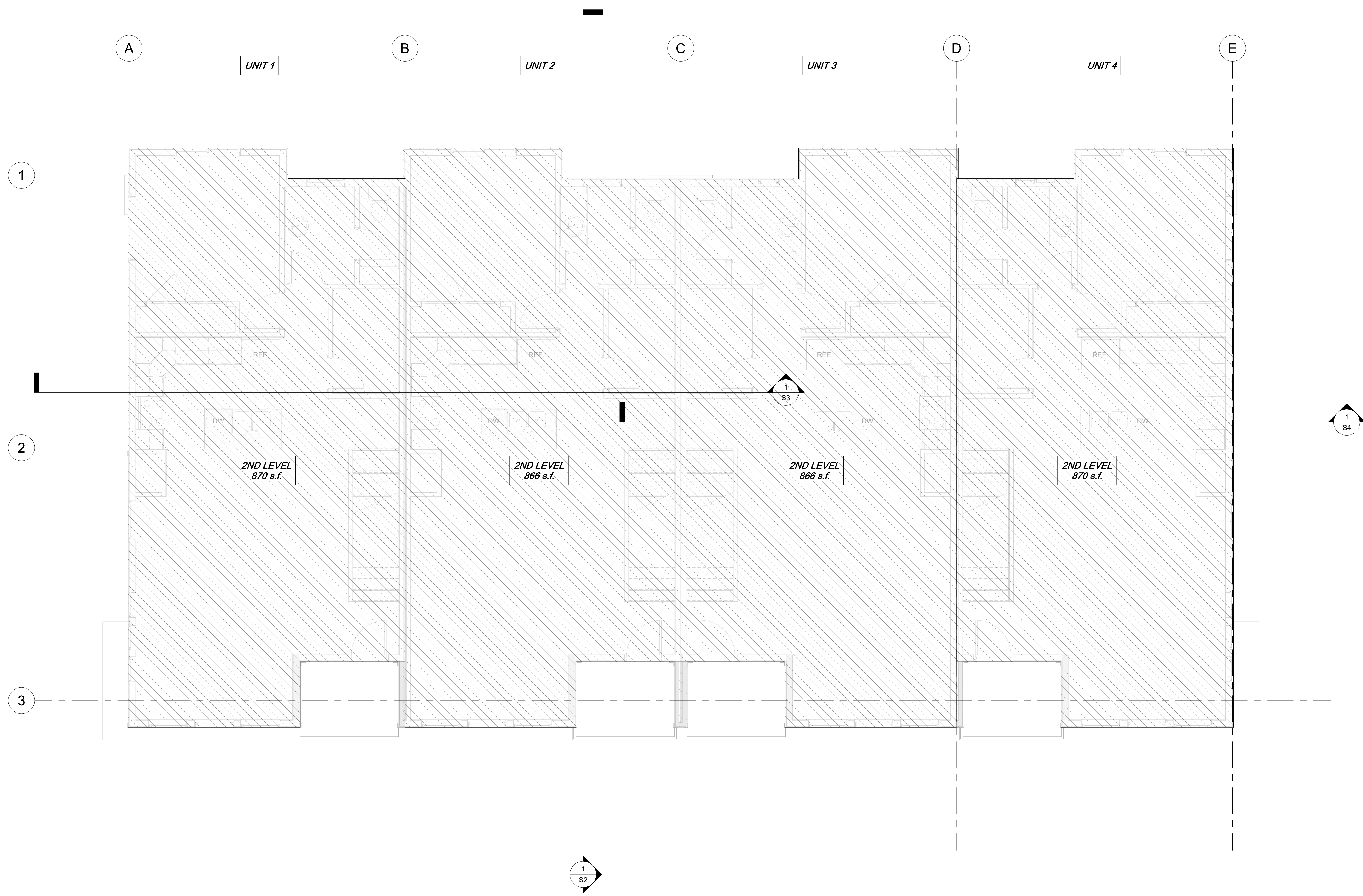
NO.	REVISIONS DESCRIPTION	DATE	BY

HARRIS HOME DESIGN
 227 E. 1140 N.
 Chem. Utah 84037
 Phone: (435) 230-0000, Rick Harris
 email: harrishomedesign@gmail.com



EAST TOWN VILLAGE 4PLEX TOWNHOMES
 SANDY, SALT LAKE COUNTY, UTAH

DATE: 4/23/20
 SCALE: 1/4" = 1'-0"
 JOB NO.: 148
 SHEET NO.: **A1**



UNIT 1

UNIT 2

UNIT 3

UNIT 4

2ND LEVEL
870 s.f.

2ND LEVEL
866 s.f.

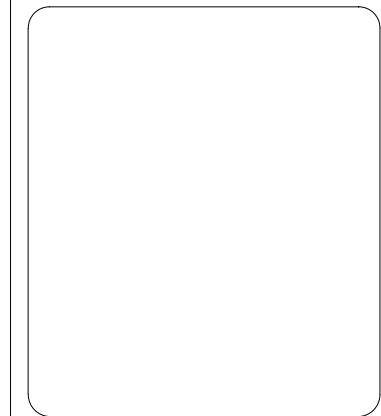
2ND LEVEL
866 s.f.

2ND LEVEL
870 s.f.

1 2ND LEVEL AREAS
1/4" = 1'-0"

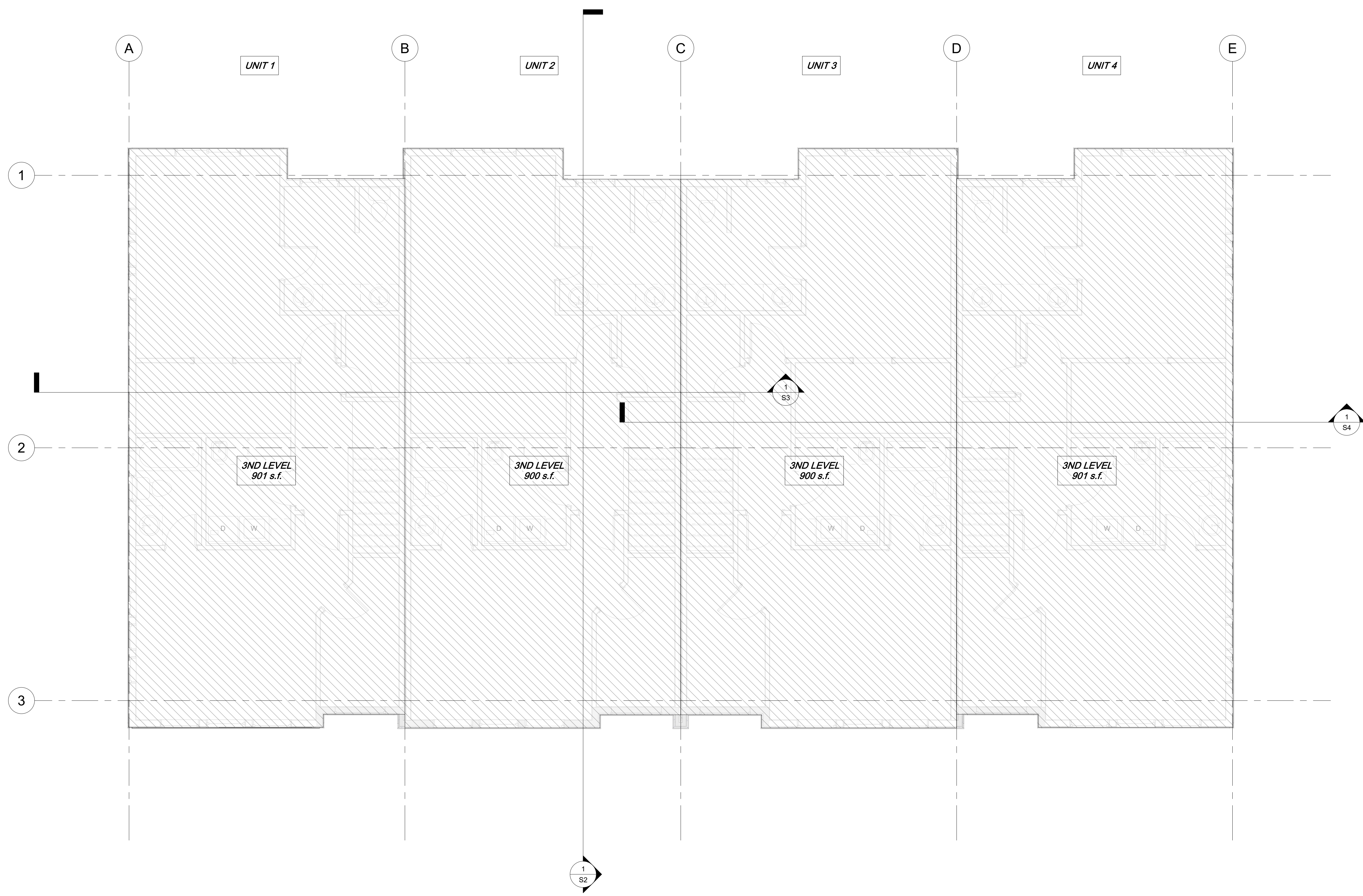
NO.	REVISIONS DESCRIPTION	DATE	BY

HARRIS HOME DESIGN
 221 E. 1140 N.
 Orem, Utah 84057
 Phone: (435) 230-0000, Rick Harris
 email: harrishomedesign@gmail.com



2ND LEVEL AREAS
EAST TOWN VILLAGE 4FLEX TOWNHOMES
 SANDY, SALT LAKE COUNTY, UTAH

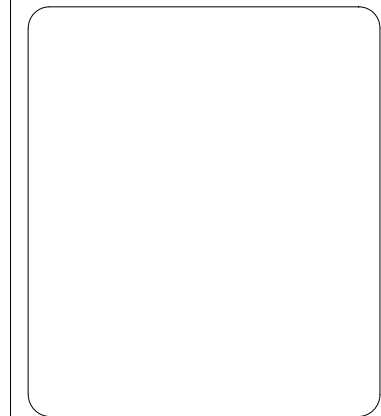
DATE: 4/23/20
 SCALE: 1/4" = 1'-0"
 JOB NO:
 148
 SHEET NO:
A2



① 3RD LEVEL AREAS
1/4" = 1'-0"

NO.	REVISIONS DESCRIPTION	DATE	BY

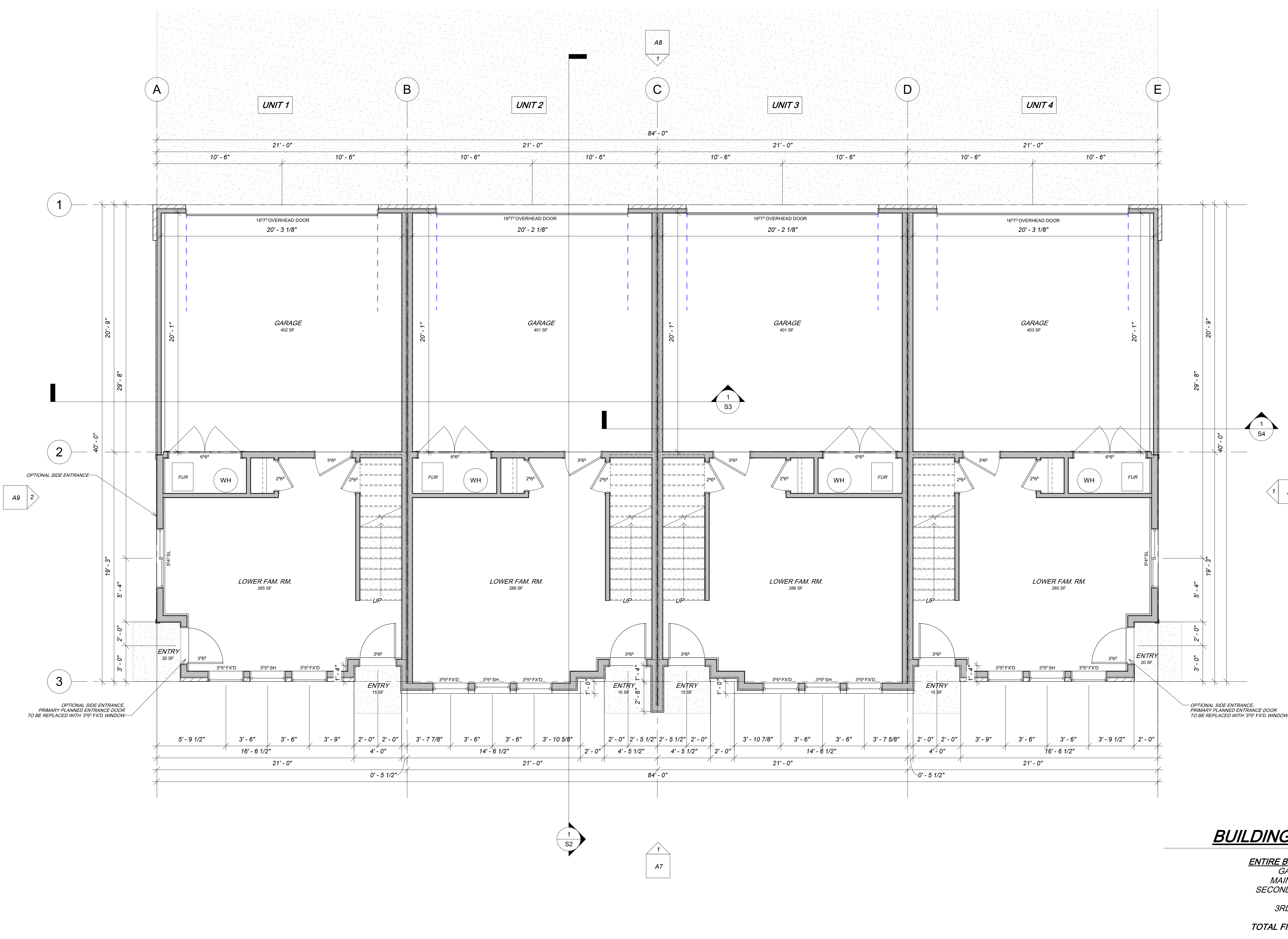
HARRIS HOME DESIGN
 221 E. 1140 N.
 Chem. Utah 84037
 Phone: (435) 230-0000, Rick Harris
 email: harrishomedesign@gmail.com



EAST TOWN VILLAGE 4PLEX TOWNHOMES
 SANDY, SALT LAKE COUNTY, UTAH

3RD LEVEL AREAS
 DATE: 4/23/20
 SCALE: 1/4" = 1'-0"
 JOB NO.
 148
 SHEET NO.
A3

D:\Dropbox\HHD\198 - CASEY 4PLEX\4PLEX.dwg\ETV 4PLEX FLOOR PLAN.rvt



1 MAIN LEVEL
1/4" = 1'-0"

BUILDING AREAS:

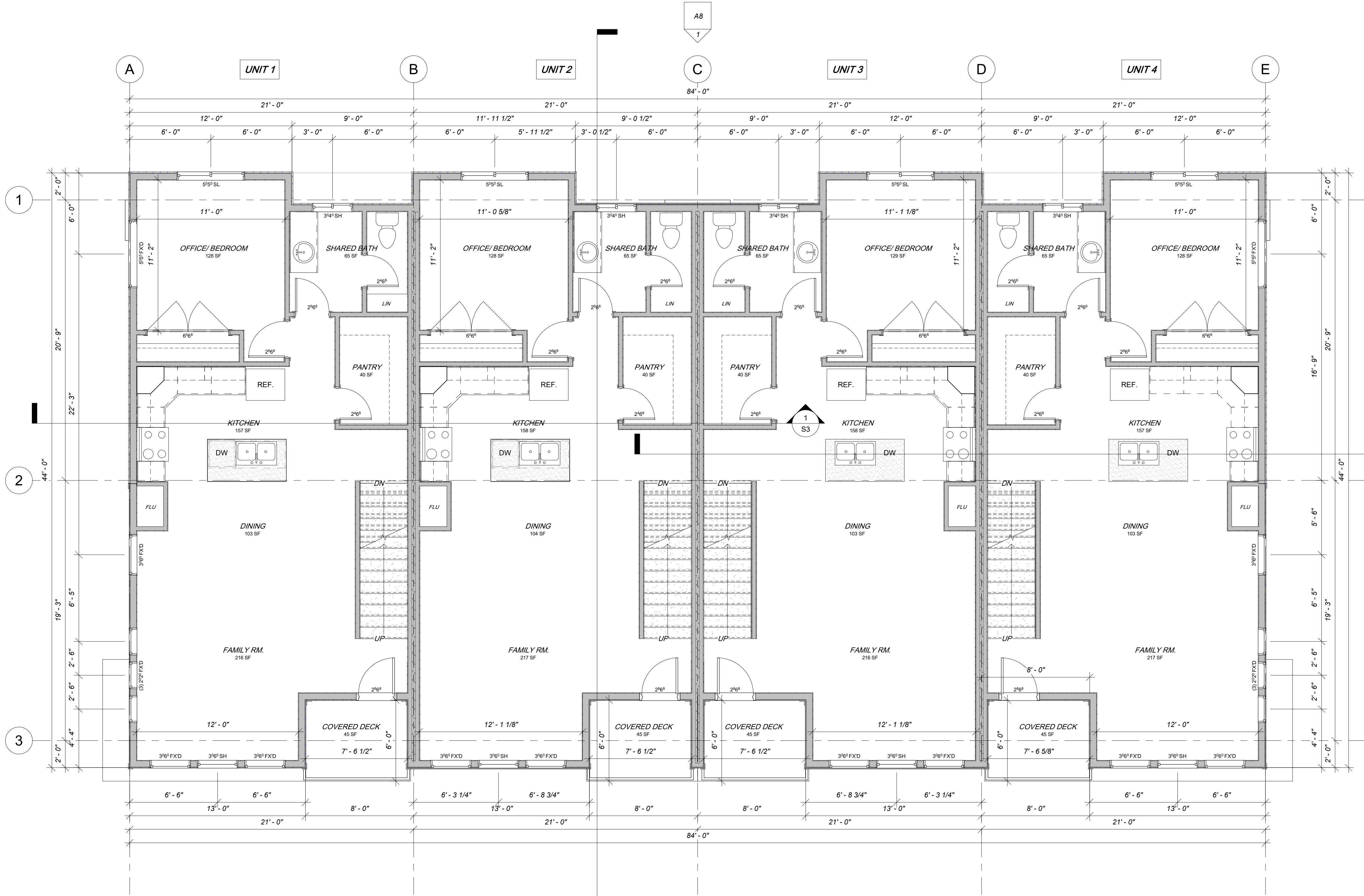
ENTIRE BUILDING	
GARAGES:	1766 s.f.
MAIN LEVEL:	1588 s.f.
SECOND LEVEL:	3472 s.f.
DECKS:	180 s.f.
3RD LEVEL:	3602 s.f.
TOTAL FINISHED:	8662 s.f.
PER UNIT	
UNITS 1 & 4 MAIN LEVEL:	385 s.f.
UNITS 1 & 4 GARAGE:	442 s.f.
UNITS 2 & 3 MAIN LEVEL:	409 s.f.
UNITS 2 & 3 GARAGE:	441 s.f.
UNITS 1 & 4 SECOND LEVEL:	
UNITS 2 & 3 SECOND LEVEL:	870 s.f.
SECOND LEVEL DECK:	866 s.f.
UNITS 1 & 4 3RD LEVEL:	45 s.f.
UNITS 2 & 3 3RD LEVEL:	901 s.f.
UNITS 2 & 3 3RD LEVEL:	900 s.f.

NO.	REVISIONS	DESCRIPTION	DATE	BY

HARRIS HOME DESIGN
 221 E. 1140 N.
 Chem, Utah 84037
 Phone: (435) 230-0000, Rick Harris
 email: harrishomedesign@gmail.com

EAST TOWN VILLAGE 4PLEX TOWNHOMES

MAIN LEVEL FLOOR PLAN
 SANDY, SALT LAKE COUNTY, UTAH
 DATE: 4/23/20
 SCALE: 1/4" = 1'-0"
 JOB NO. 148
 SHEET NO. A4



1 2ND LEVEL
1/4" = 1'-0"

BUILDING AREAS:

ENTIRE BUILDING	
GARAGES:	1766 s.f.
MAIN LEVEL:	1588 s.f.
SECOND LEVEL:	3472 s.f.
DECKS:	180 s.f.
3RD LEVEL:	3602 s.f.
TOTAL FINISHED:	8662 s.f.
PER UNIT	
UNITS 1 & 4 MAIN LEVEL:	385 s.f.
UNITS 1 & 4 GARAGE:	442 s.f.
UNITS 2 & 3 MAIN LEVEL:	409 s.f.
UNITS 2 & 3 GARAGE:	441 s.f.
UNITS 1 & 4 SECOND LEVEL:	
UNITS 2 & 3 SECOND LEVEL:	870 s.f.
SECOND LEVEL DECK:	866 s.f.
	45 s.f.
UNITS 1 & 4 3RD LEVEL:	
UNITS 2 & 3 3RD LEVEL:	901 s.f.
	900 s.f.

NO.	REVISIONS	DESCRIPTION	DATE	BY

HARRIS HOME DESIGN
 221 E. 1140 N.
 Chem, Utah 84037
 Phone: (435) 230-0000, Rick Harris
 email: harrishomedesign@gmail.com

EAST TOWN VILLAGE 4PLEX TOWNHOMES

2ND LEVEL FLOOR PLAN
 SANDY, SALT LAKE COUNTY, UTAH
 DATE: 4/23/20
 SCALE: 1/4" = 1'-0"
 JOB NO.: 148
 SHEET NO.: **A5**



1 3RD LEVEL
1/4" = 1'-0"

BUILDING AREAS:

ENTIRE BUILDING	
GARAGES:	1766 s.f.
MAIN LEVEL:	1588 s.f.
SECOND LEVEL:	3472 s.f.
DECKS:	180 s.f.
3RD LEVEL:	3602 s.f.
TOTAL FINISHED:	8662 s.f.
PER UNIT	
UNITS 1 & 4 MAIN LEVEL:	385 s.f.
UNITS 1 & 4 GARAGE:	442 s.f.
UNITS 2 & 3 MAIN LEVEL:	409 s.f.
UNITS 2 & 3 GARAGE:	441 s.f.
UNITS 1 & 4 SECOND LEVEL:	
UNITS 2 & 3 SECOND LEVEL:	870 s.f.
SECOND LEVEL DECK:	866 s.f.
UNITS 2 & 3 3RD LEVEL:	45 s.f.
UNITS 1 & 4 3RD LEVEL:	
UNITS 2 & 3 3RD LEVEL:	901 s.f.
UNITS 2 & 3 3RD LEVEL:	900 s.f.

NO.	REVISIONS	DESCRIPTION	DATE	BY

HARRIS HOME DESIGN
221 E. 1140 N.
Clem, Utah 84037
Phone: (435) 230-0000, Rick Harris
email: harrishomedesign@gmail.com

EAST TOWN VILLAGE 4PLEX TOWNHOMES

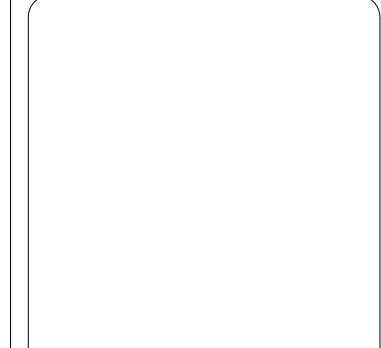
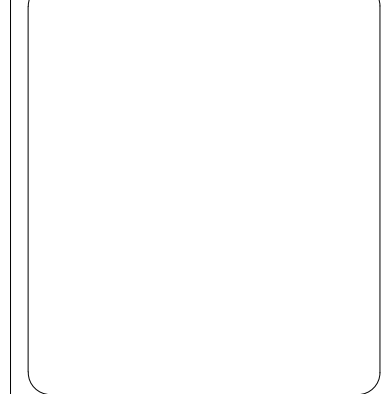
3RD LEVEL FLOOR PLAN
DATE: 4/23/20
SCALE: 1/4" = 1'-0"
JOB NO.: 148
SHEET NO.: **A6**
SANDY, SALT LAKE COUNTY, UTAH



1 FRONT ELEVATION
1/4" = 1'-0"

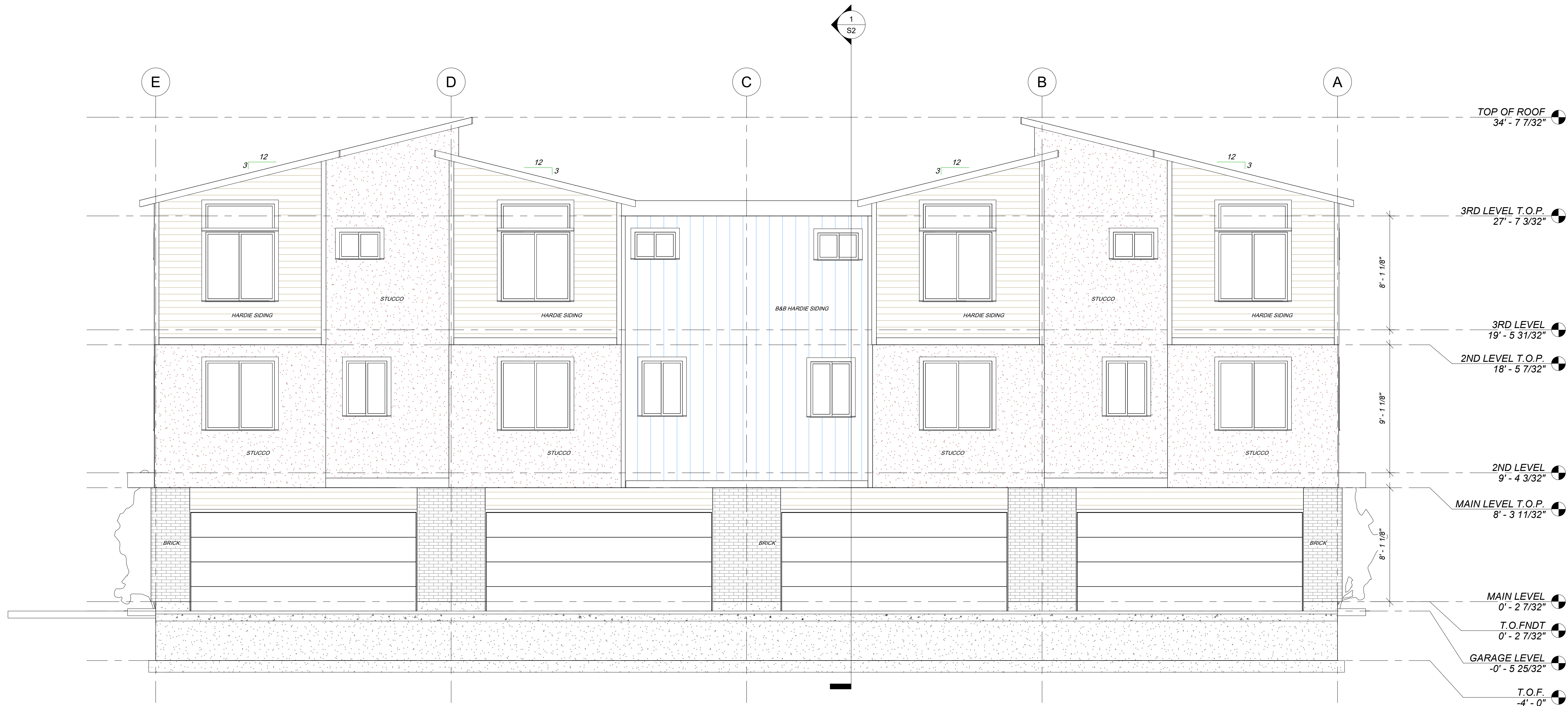
NO.	REVISIONS DESCRIPTION	DATE	BY

HARRIS HOME DESIGN
 221 E. 1140 N.
 Chem. Utah 84037
 Phone: (435) 230-0000, Rick Harris
 email: harrishomedesign@gmail.com



EAST TOWN VILLAGE 4PLEX TOWNHOMES
 SANDY, SALT LAKE COUNTY, UTAH

DATE:	4/23/20
SCALE:	1/4" = 1'-0"
JOB NO.	148
SHEET NO.	A7



1 REAR ELEVATION
1/4" = 1'-0"

NO.	REVISIONS DESCRIPTION	DATE	BY

HARRIS HOME DESIGN
 221 E. 1140 N.
 Orem, Utah 84057
 Phone: (435) 230-0000, Rick Harris
 email: harrishomedesign@gmail.com

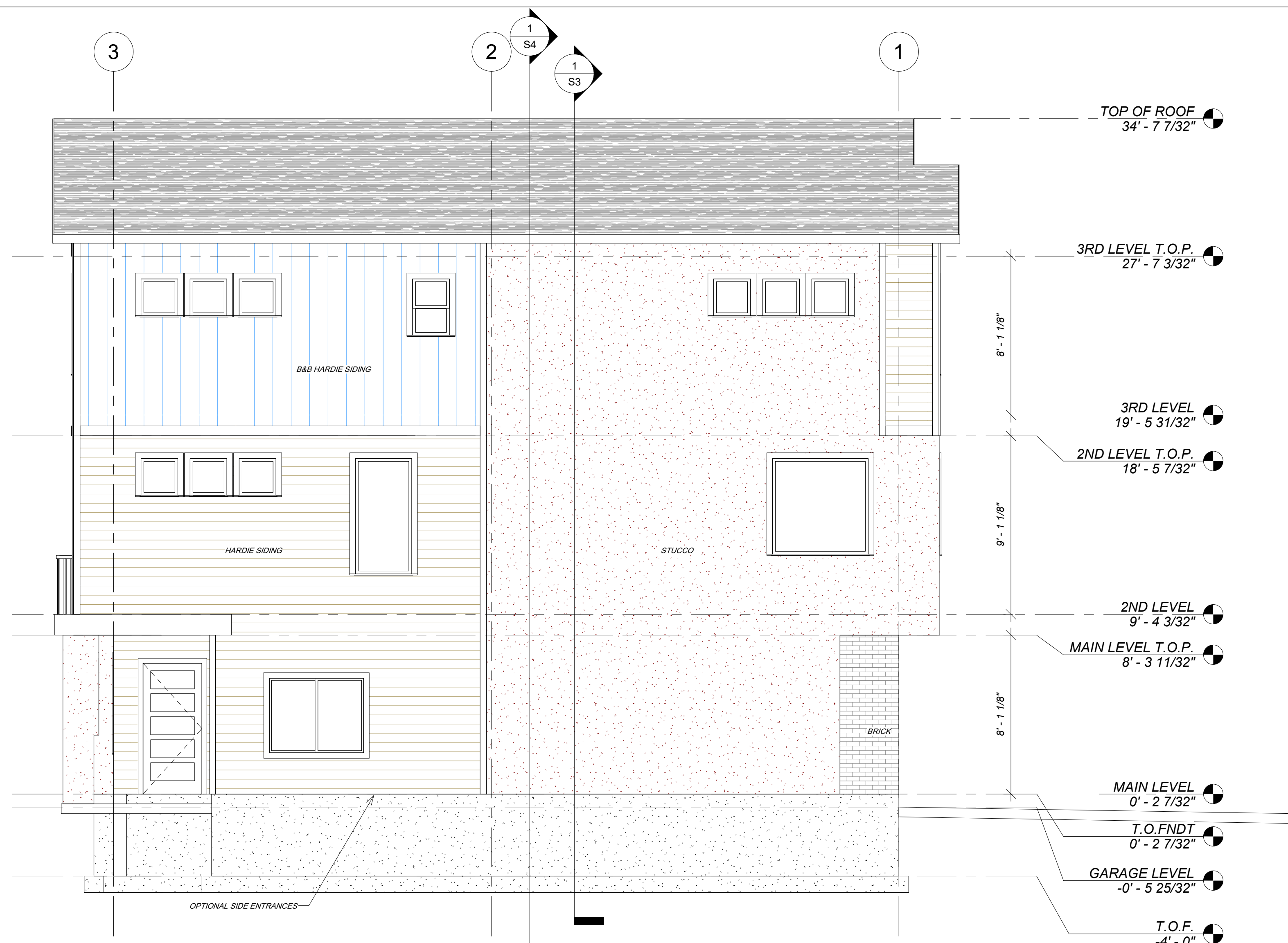
RIGHT & LEFT ELEVATIONS FOR:
EAST TOWN VILLAGE 4PLEX TOWNHOMES
 SANDY, SALT LAKE COUNTY, UTAH

DATE: 4/23/20
 SCALE: 3/16"=1'-0"

JOB NO.
148

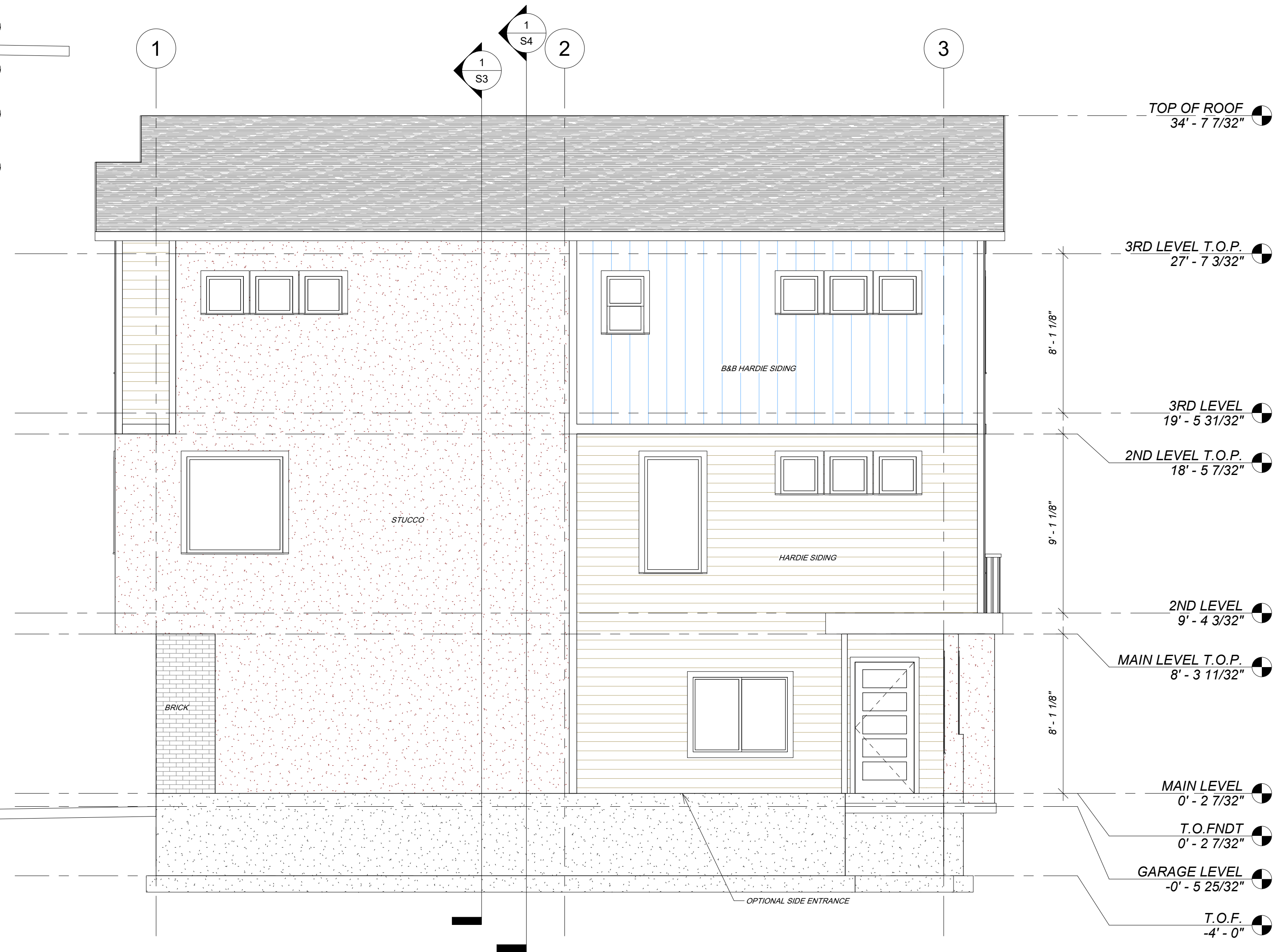
SHEET NO.

A8



1 RIGHT ELEVATION
1/4" = 1'-0"

2 LEFT ELEVATION
1/4" = 1'-0"



NO.	REVISIONS DESCRIPTION	DATE	BY

HARRIS HOME DESIGN
 221 E. 1140 N.
 Orem, Utah 84057
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 email: harrishomedesign@gmail.com

EAST TOWN VILLAGE 4PLEX TOWNHOMES

RIGHT & LEFT ELEVATIONS
 SANDY, SALT LAKE COUNTY, UTAH

DATE: 4/23/20
 SCALE: 1/4" = 1'-0"
 JOB NO: 198
 SHEET NO: A9



PRINCETON TERRACE PH II

PLANS
 CONSTRUCTION DOCUMENTATION
 BUILDING INFORMATION MODELING

BUILDING AREAS:

ENTIRE BUILDING	
GROUND LEVEL:	2724 s.f.
MAIN LEVEL:	2858 s.f.
UPPER LEVEL:	3094 s.f.
DECKS:	264 s.f.
TOTAL (excluding garage) FINISHED:	7037 s.f.
PER UNIT	
GROUND LEVEL, UNITS 1 & 4:	698 s.f.
GROUND LEVEL, UNITS 2 & 3:	664 s.f.
TOTAL:	2724 s.f.
MAIN LEVEL, UNITS 1 & 4:	727 s.f.
MAIN LEVEL, UNITS 2 & 3:	702 s.f.
DECK:	66 s.f.
TOTAL:	2858 s.f.
UPPER LEVEL, UNITS 1 & 4:	813 s.f.
UPPER LEVEL, UNITS 2 & 3:	734 s.f.
TOTAL:	3094 s.f.

NO.	REVISIONS	DESCRIPTION	DATE	BY

HARRIS HOME DESIGN
 227 E. 1140 N.
 Chem, Utah 84037
 Phone: (435) 230-0000, Rick Harris
 email: harris@homedesign.com



ISO VIEWS
PRINCETON TERRACE PHASE II
 SANDY, SALT LAKE COUNTY, UTAH

DATE: 4/24/20
 SCALE: 1/2" = 1'-0"
 JOB NO:
 178
 SHEET NO:
 0

OWNER & BUIDER NOTES

THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL APPROVED BY THE LOCAL BUILDING DEPARTMENT. THE BUILDER IS EXPECTED TO FOLLOW THESE PLANS, APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. HE SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WHILE THESE PLANS ARE DRAWN TO SHOW THE PROPOSED WORK AS ACCURATELY AS POSSIBLE, SCHEMATIC DETAILS MAY BE USED IN SOME CASES FOR CLARITY. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

THE ENGINEER/DESIGNER ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION TECHNIQUES OR MATERIALS, OR QUANTITIES USED IN THE WORK. THE ENGINEER/DESIGNER ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, SITE VARIANCES OR DISCREPANCIES NOT BROUGHT TO HIS/HER ATTENTION FOR CLARIFICATION.

GENERAL NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH IRC 2015 BUILDING STANDARDS AND LOCAL CODES.

FOUNDATION AND TRUSS DESIGN SHALL BE VERIFIED BY A QUALIFIED ENGINEER FOR COMPLIANCE WITH SITE REQUIREMENTS.

DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER THE SCALING OF DRAWINGS.

WALL DIMENSIONS ARE TO THE EXTERIOR OF FRAMING UNLESS NOTED OTHERWISE.

LUMBER COMING IN CONTACT WITH CONCRETE OR MASONARY SHALL BE TREATED TO A MINIMUM OF 40 CCA. ALL LUMBER IN CONTINUOUS CONTACT WITH THE GROUND SHALL BE TREATED TO A MINIMUM OF .60 CCA

ALL FRAMING LUMBER TO BE #2 DF OR EQUIVALENT, UNLESS NOTED OTHERWISE.

EXTERIOR AND INTERIOR MATERIALS AND FINISHES TO BE DETERMINED BY OWNER.

BUILDING PERFORMANCE

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS.

PORCHES AND GARAGE AREAS NOT INCLUDED IN LIVING AREA.

ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR.

ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR.

FURNACE FIREBOX SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

MINIMUM INSULATION REQUIREMENTS: EXTERIOR WALLS R-19, GARAGE WALLS R-13, CEILINGS R-39

EXTERIOR FINISH NOTES

EXTERIOR FINISH TO BE VINYL SIDING OVER 7/16" PLYWOOD/OSB. MATERIAL AND COLOR BY OWNER.

ROOFING TO BE 30 YR ARCH'L ASPHALT SHINGLES OVER #30 FELT OR EQUAL, 7/16" PLYWOOD/OSB

DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE

FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 2% FOR 10' MIN.

DOORS

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS. DOOR SHALL SELF CLOSING.

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOOR WAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60. PERIMETER OF DOOR SHALL BE WEATHER STRIPPED.

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS, MATERIALS AND FINISH TO BE DETERMINED BY OWNER.

WINDOWS AND GLAZING

WINDOWS SHALL BE DUAL PANE (MIN. U-VALUE OF 0.6), MANUFACTURER AND COLOR TO BE DETERMINED BY OWNER.

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

SAFETY GLAZING SHALL BE PROVIDED WHERE GLASS IS TO BE USED IN DOORS, WITHIN A 24" ARC OF DOORS AND WHERE THE BOTTOM EDGE IS WITHIN 18" ABOVE THE FLOOR.

SAFETY GLAZING SHALL BE PROVIDED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS.

ALL EXTERIOR DOORS AND WINDOWS SHALL BE FINISHED WITH WEATHER RESISTANT COATINGS AND WEATHERSTRIPPED.

VENTILATION

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

GARAGES SHALL BE VENTED WITH 60 SQ. INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST IN TO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

ATTIC ACCESS SHALL BE:

A MINIMUM OF 22"X36". THERE SHALL BE 30" MIN. CLEARANCE AT OR ABOVE THE OPENING.

LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. ATTICS WITH A MAXIMUM VERTICAL HEIGHT OF LESS THAN 30" WILL NOT REQUIRE ACCESS OPENINGS.



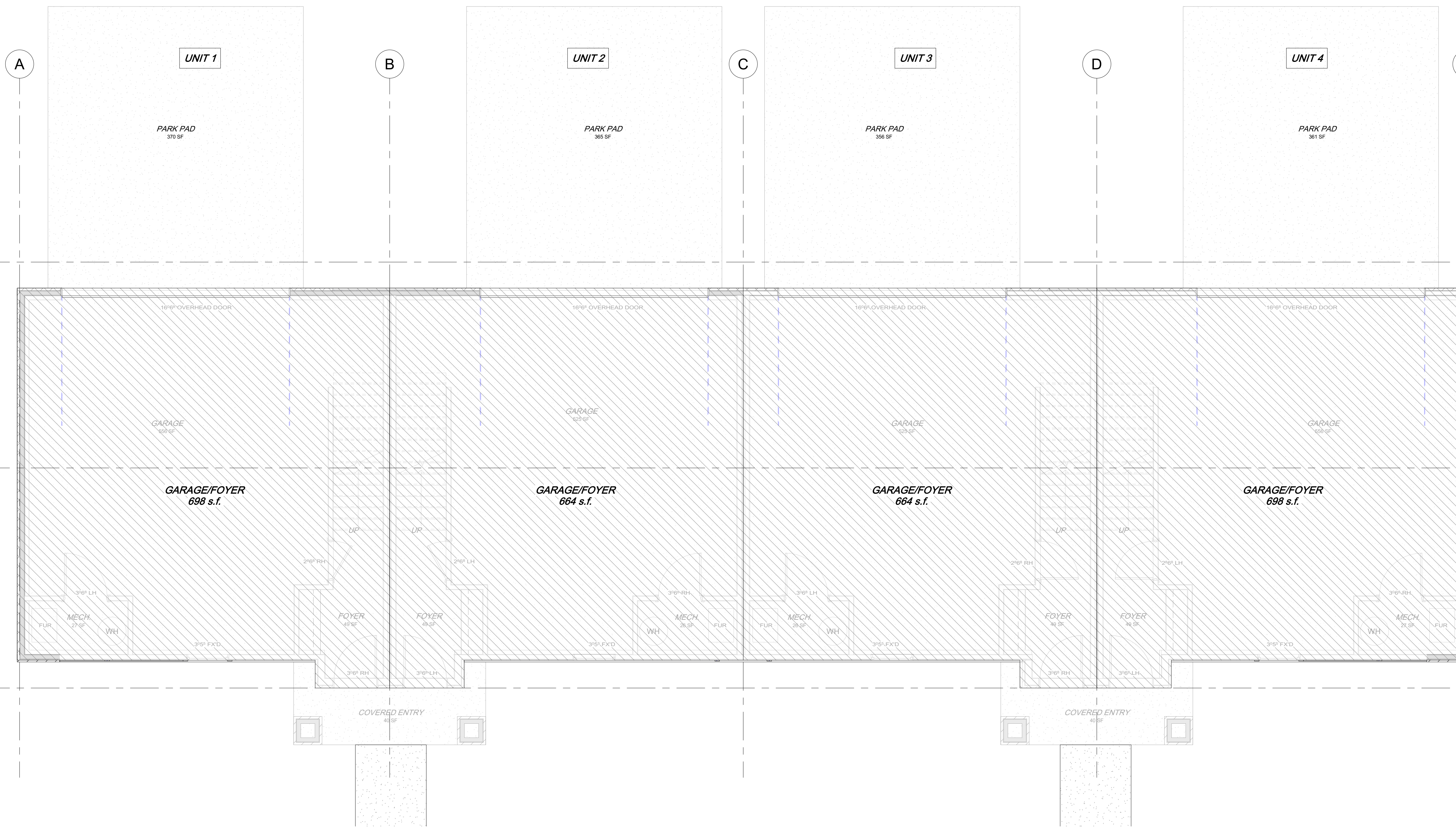
NO	DESCRIPTION	DATE	BY

HARRIS HOME DESIGN
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 Phone: (435) 230-0000, Rick Harris
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COVER SHEET

PRINCETON TERRACE PHASE II
 SANDY, SALT LAKE COUNTY, UTAH

DATE: 4/24/20
 SCALE:
 JOB NO: 178
 SHEET NO: A0

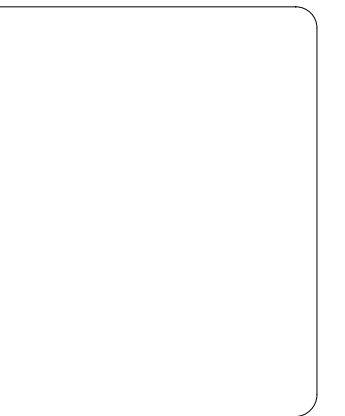


① GROUND LEVEL AREAS
1/4" = 1'-0"

UNITS 1 & 4 = 698 s.f. ea.
UNITS 2 & 3 = 664 s.f. ea.
TOTAL GROUND = 2724 s.f.

NO.	REVISIONS DESCRIPTION	DATE	BY

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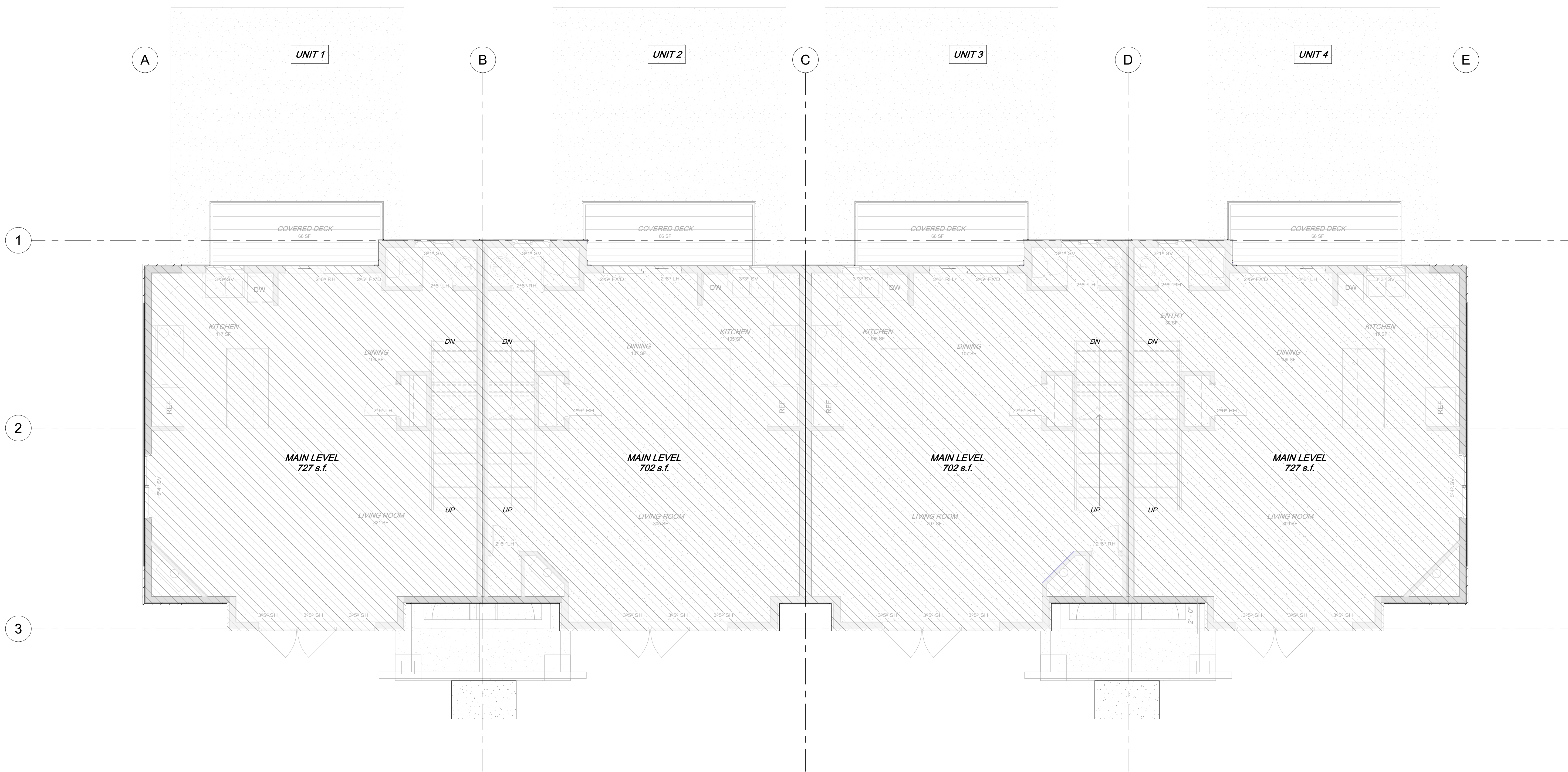


GROUND LEVEL AREAS
PRINCETON TERRACE PHASE II
SANDY, SALT LAKE COUNTY, UTAH

DATE: 4/24/20
SCALE: 1/4" = 1'-0"

JOB NO.
178

SHEET NO.
A1



1 MAIN LEVEL AREAS
1/4" = 1'-0"

UNITS 1 & 4 = 727 s.f. ea.
UNITS 2 & 3 = 702 s.f. ea.
DECK = 66 s.f. ea.

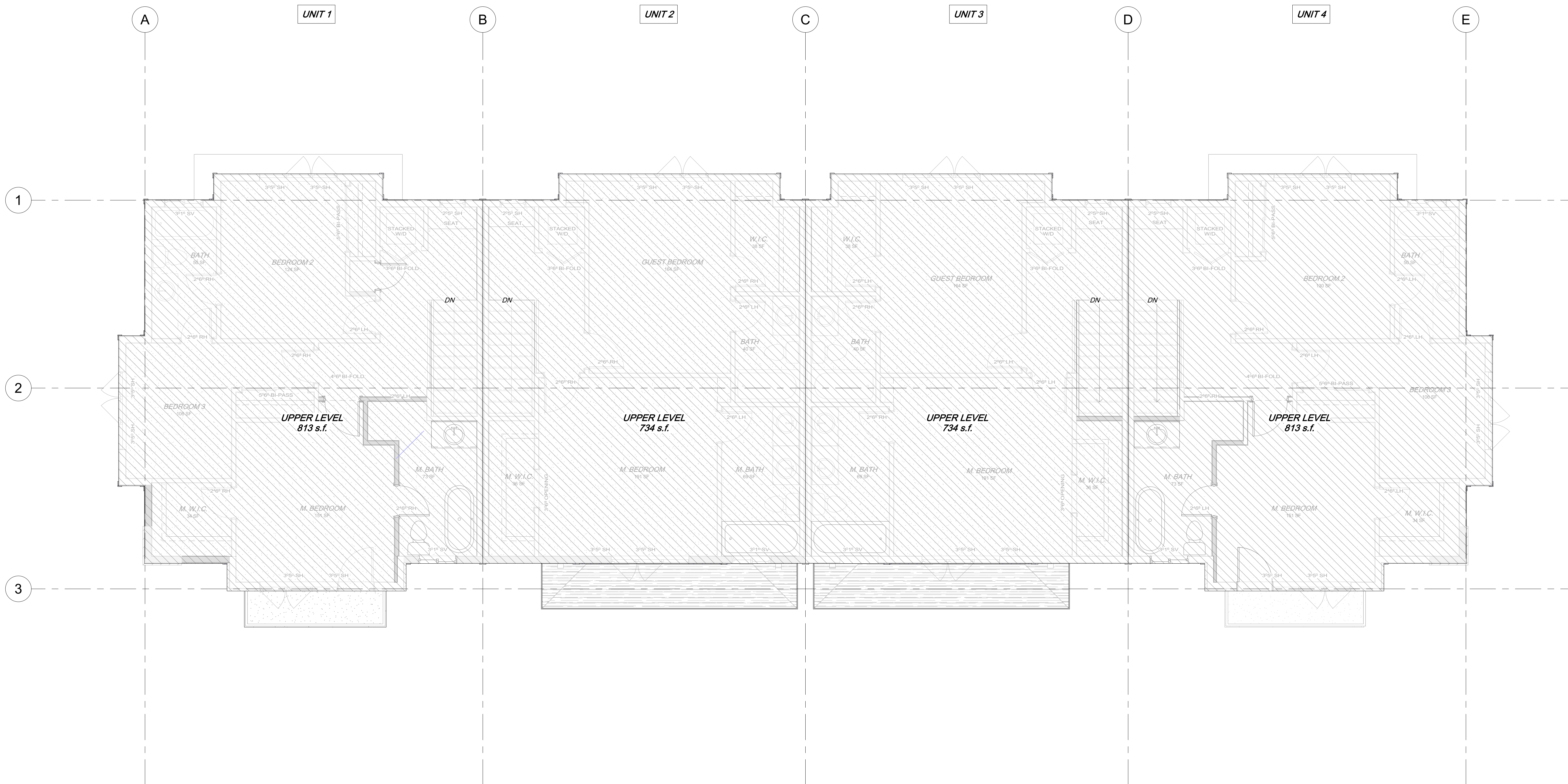
TOTAL MAIN = 2858 s.f.
TOTAL DECK = 264 s.f.

NO.	REVISIONS DESCRIPTION	DATE	BY

HARRIS HOME DESIGN
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MAIN LEVEL AREAS
PRINCETON TERRACE PHASE II
SANDY, SALT LAKE COUNTY, UTAH

DATE: 4/24/20
SCALE: 1/4" = 1'-0"
JOB NO. 178
SHEET NO. A2



1 UPPER LEVEL AREAS
1/4" = 1'-0"

UNITS 1 & 4 = 813 s.f. ea.
UNITS 2 & 3 = 734 s.f. ea.
TOTAL MAIN = 3094 s.f.

NO.	REVISIONS DESCRIPTION	DATE	BY

HARRIS HOME DESIGN
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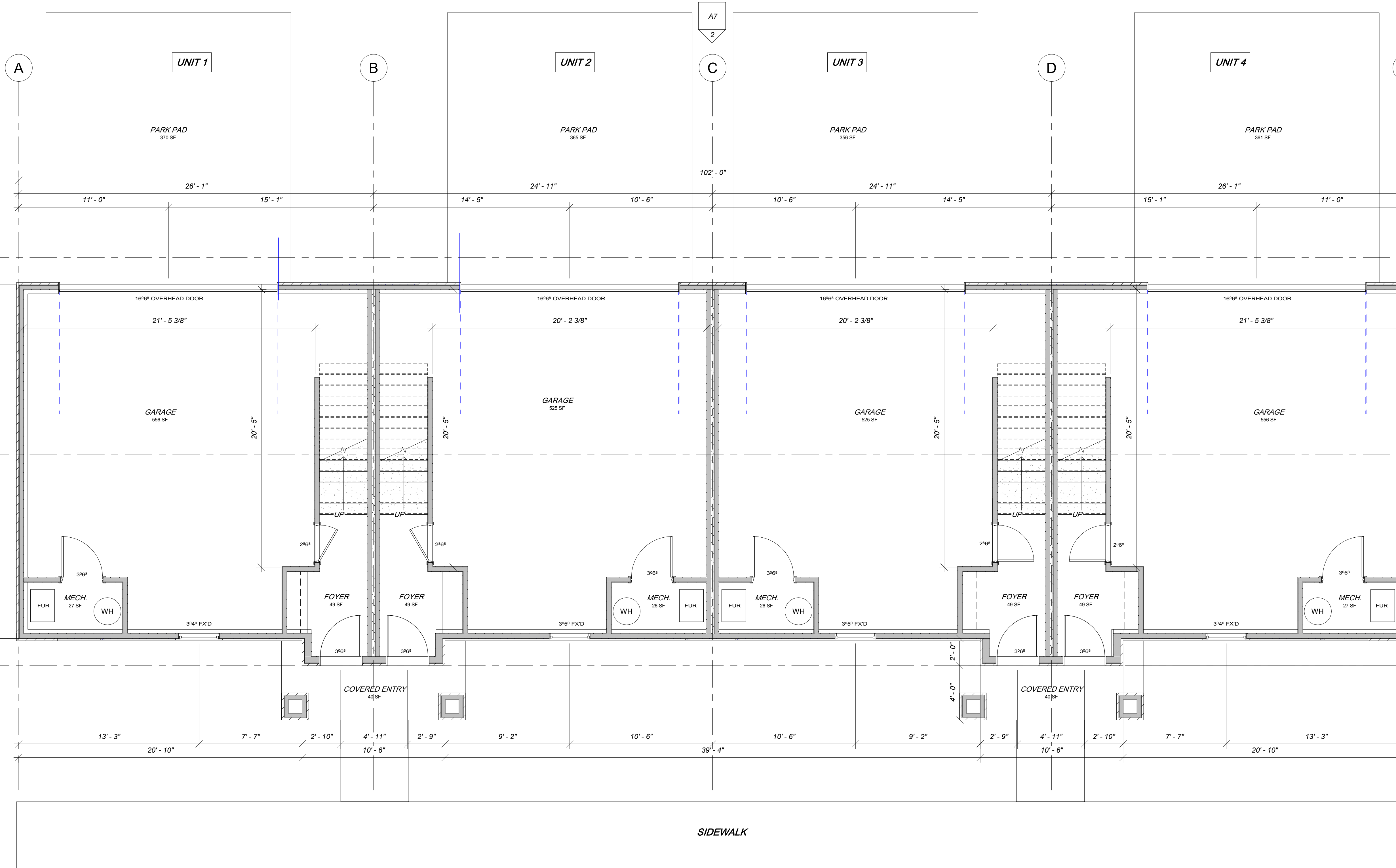
UPPER LEVEL AREAS
PRINCETON TERRACE PHASE II

SANDY, SALT LAKE COUNTY, UTAH

DATE: 4/24/20
SCALE: 1/4" = 1'-0"

JOB NO.
178

SHEET NO.
A3



1 GROUND LEVEL
1/4" = 1'-0"

NO.	REVISIONS DESCRIPTION	DATE	BY

HARRIS HOME DESIGN
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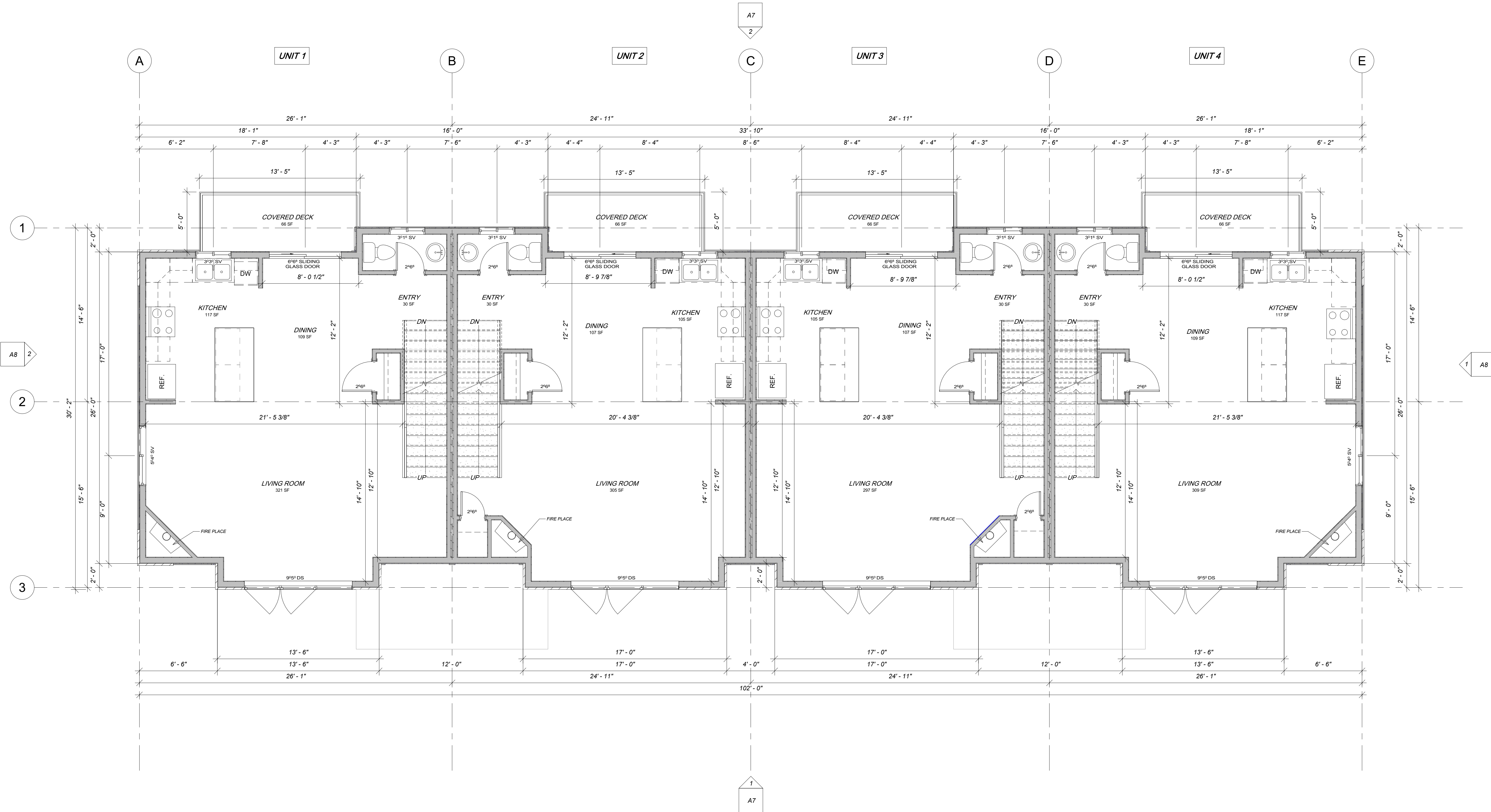
GROUND LEVEL FLOOR PLAN
PRINCETON TERRACE PHASE II

SANDY, SALT LAKE COUNTY, UTAH

DATE: 4/24/20
 SCALE: 1/4" = 1'-0"

JOB NO.
178

SHEET NO.
A4



1 MAIN LEVEL
1/4" = 1'-0"

NO.	REVISIONS DESCRIPTION	DATE	BY

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 email: harris@homedesign.com

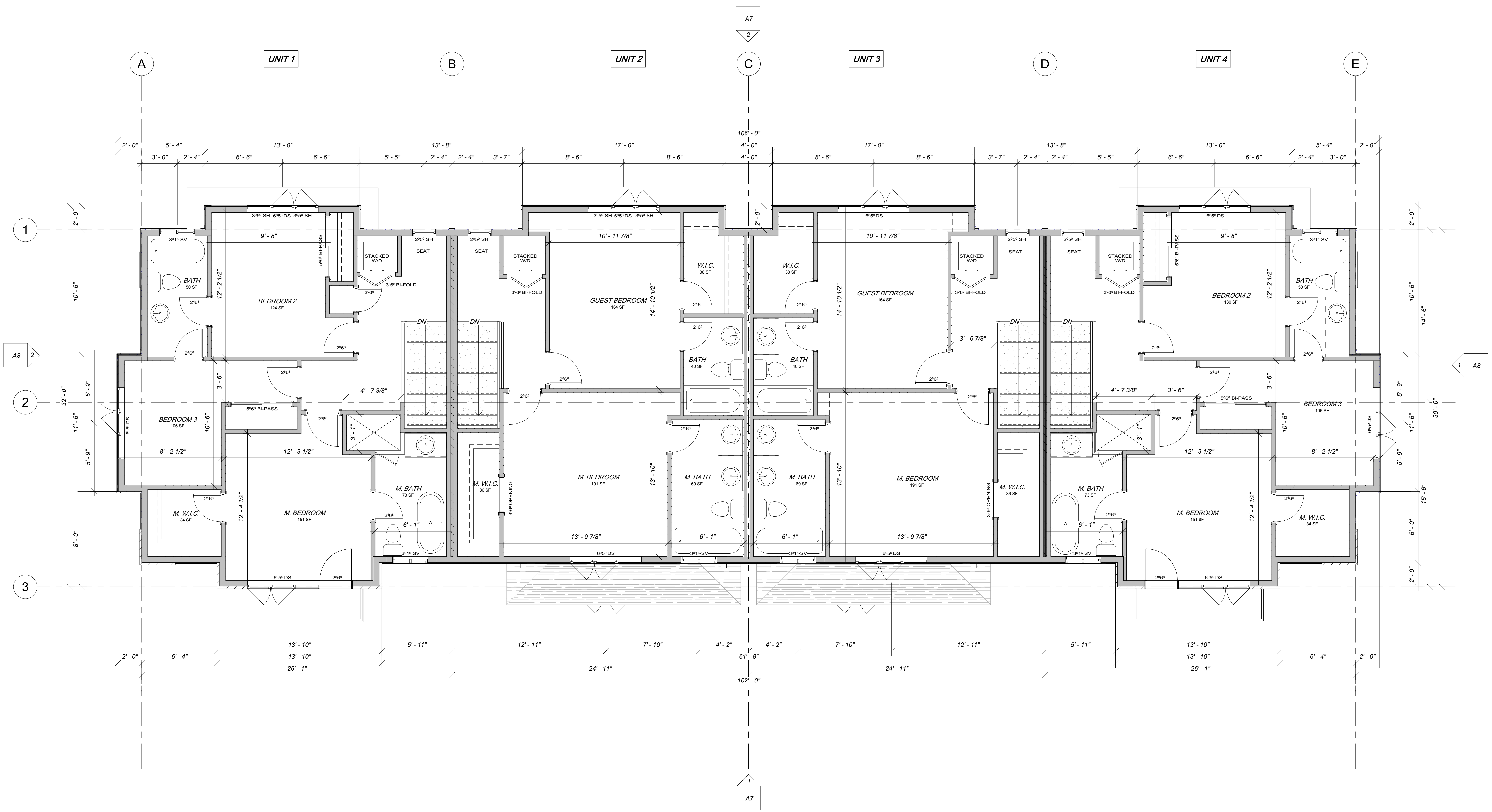
MAIN LEVEL FLOOR PLAN
PRINCETON TERRACE PHASE II

SANDY, SALT LAKE COUNTY, UTAH

DATE: 4/24/20
 SCALE: 1/4" = 1'-0"

JOB NO.
178

SHEET NO.
A5



1 UPPER LEVEL
1/4" = 1'-0"

NO.	REVISIONS	DESCRIPTION	DATE	BY

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UPPER LEVEL FLOOR PLAN
PRINCETON TERRACE PHASE II

SANDY, SALT LAKE COUNTY, UTAH

DATE: 4/24/20
 SCALE: 1/4" = 1'-0"
 JOB NO.: 178
 SHEET NO.: **A6**



1 FRONT ELEVATION
1/4" = 1'-0"

- T.O. BUILDING 32' - 11 9/32"
- T.O. ROOF 29' - 8"
- UPPER LEVEL T.O.P. 27' - 10 5/8"
- UPPER LEVEL 19' - 9 1/2"
- MAIN T.O.P. 18' - 8 7/8"
- MAIN LEVEL 9' - 7 3/4"
- GROUND T.O.P. 8' - 7 1/8"
- T.O. FNDT -0' - 6"
- GROUND LEVEL -1' - 0"



2 REAR ELEVATION
1/4" = 1'-0"

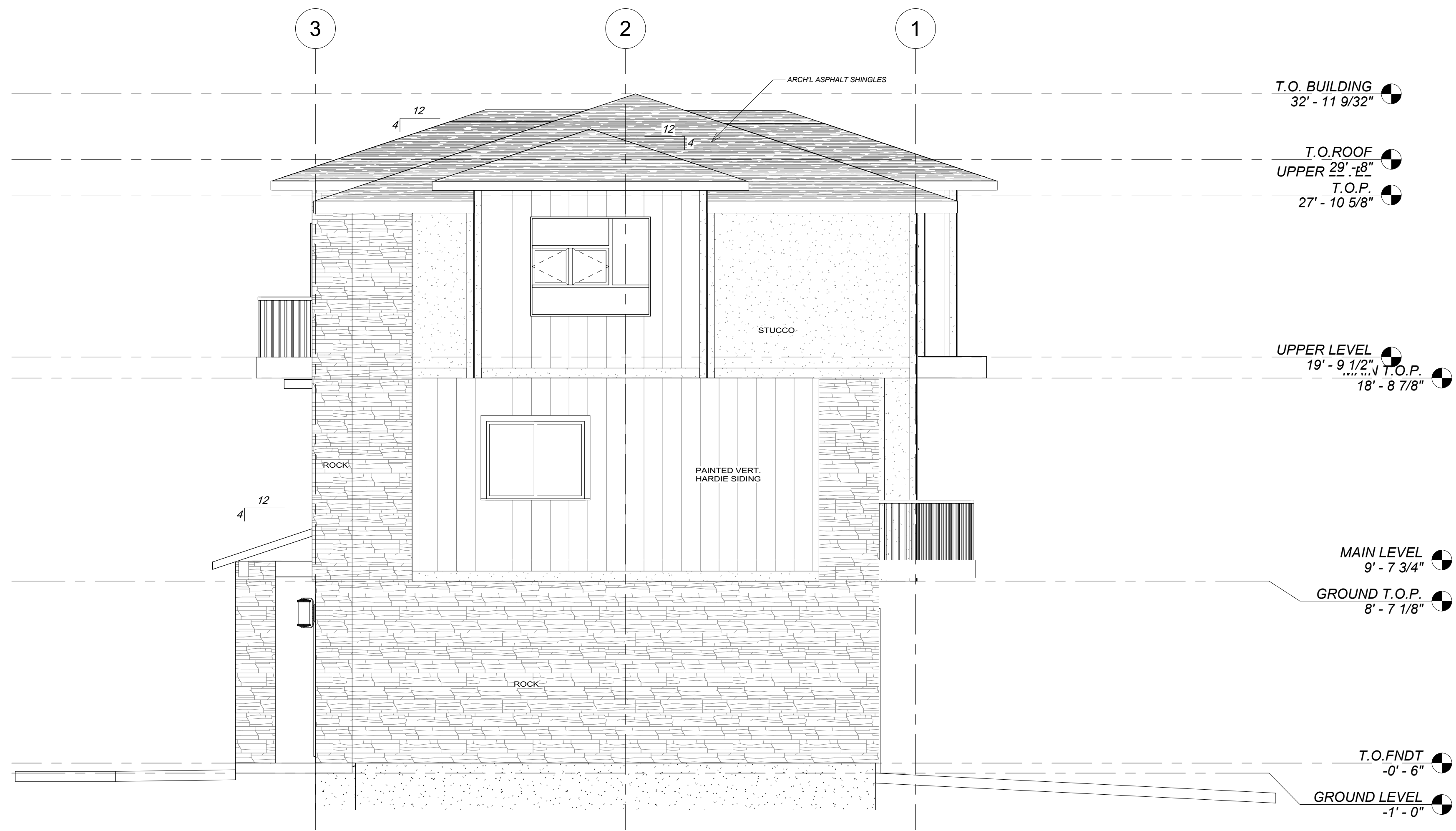
- T.O. BUILDING 32' - 11 9/32"
- T.O. ROOF 29' - 8"
- UPPER LEVEL T.O.P. 27' - 10 5/8"
- UPPER LEVEL 19' - 9 1/2"
- MAIN T.O.P. 18' - 8 7/8"
- MAIN LEVEL 9' - 7 3/4"
- GROUND T.O.P. 8' - 7 1/8"
- T.O. FNDT -0' - 6"
- GROUND LEVEL -1' - 0"

NO.	REVISIONS	DESCRIPTION	DATE	BY

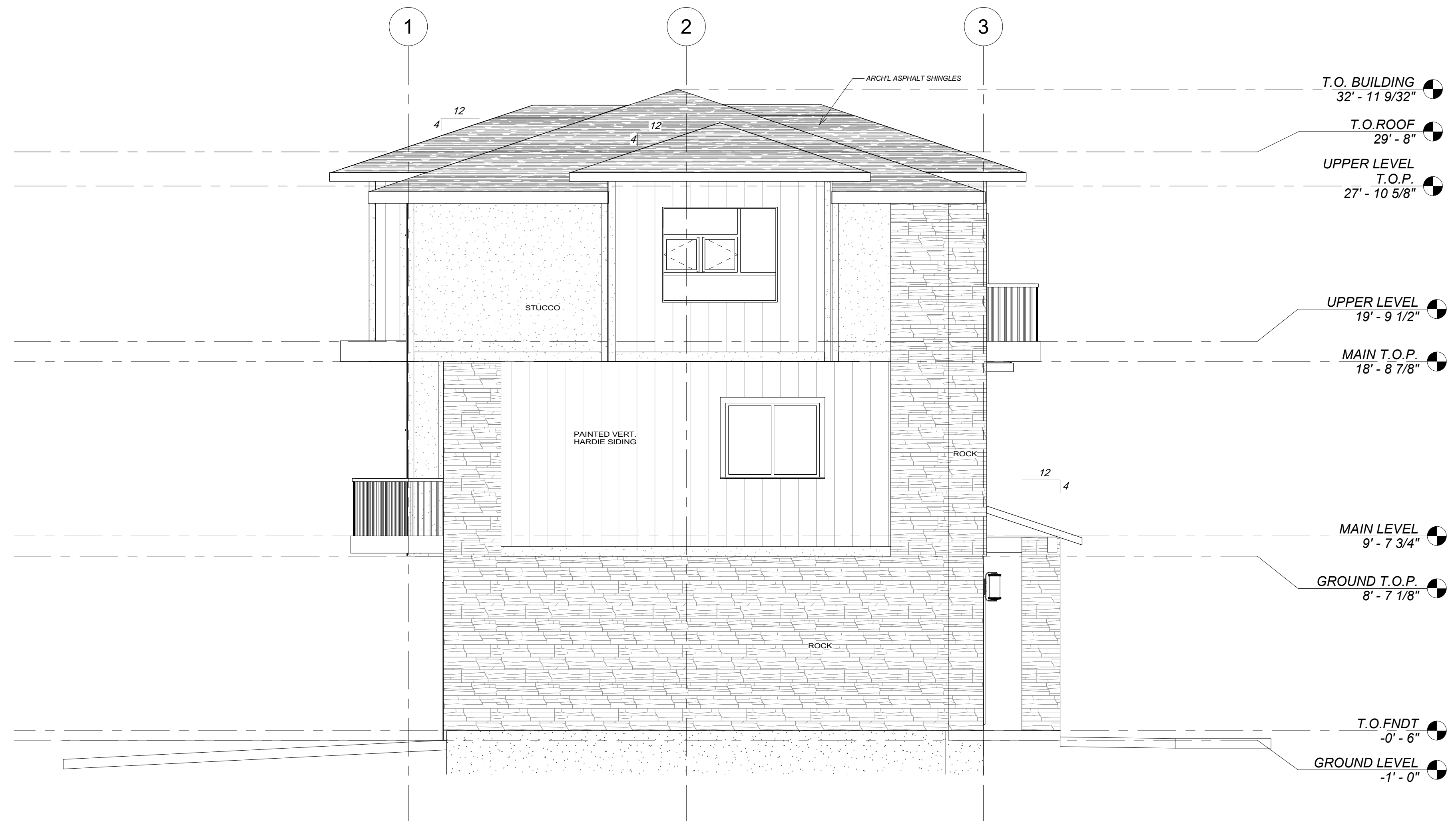
HARRIS HOME DESIGN
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FRONT & REAR ELEVATIONS
PRINCETON TERRACE PHASE II
 SANDY, SALT LAKE COUNTY, UTAH

DATE: 4/24/20
 SCALE: 1/4" = 1'-0"
 JOB NO. 178
 SHEET NO. A7



1 RIGHT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

NO.	REVISIONS	DESCRIPTION	DATE	BY

HARRIS HOME DESIGN
 221 E. 1140 N.
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RIGHT & LEFT ELEVATIONS
PRINCETON TERRACE PHASE II
 SANDY, SALT LAKE COUNTY, UTAH

DATE: 4/24/20
 SCALE: 1/4" = 1'-0"
 JOB NO.
 178

SHEET NO.
A8