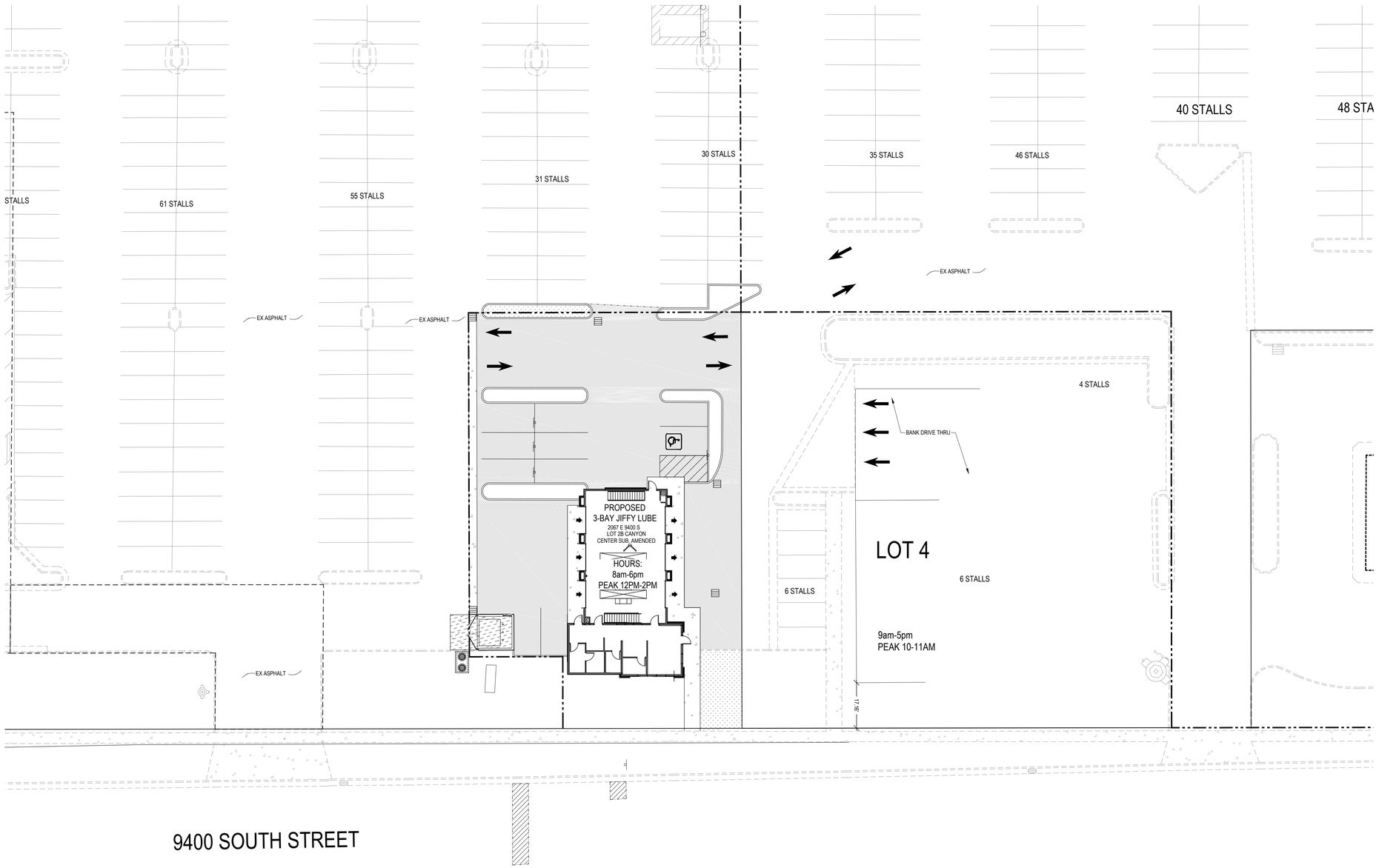
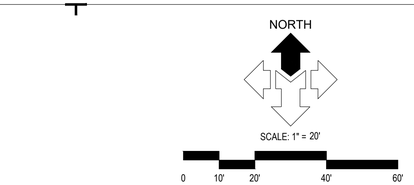
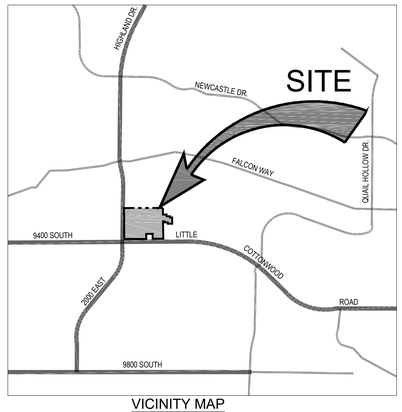
JIFFY LUBE
CONSTRUCTION PLANS
2067 EAST 9400 SOUTH
SANDY, UTAH







VICINITY MAP
SCALE: N.T.S.

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ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS

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ALL WORK AND MATERIALS MUST CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS

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GENERAL NOTES

1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

1.2 PERMITTING AND INSPECTIONS

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

1.3 COORDINATION & VERIFICATION

1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

1.4 SAFETY AND PROTECTION

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION,
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

1.5 MATERIALS

1. SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
   - A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
   - B. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
   - C. UNLESS OTHERWISE NOTED, ALL SLABS-0N-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
   - D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
   - E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
   - F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL 'D1' SHEET C5.01
   - A. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
   - B. SURFACE COARSE SHALL BE ½ " MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
   - C. AC PAVEMENT TO BE A ¼" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
   - D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

1.6 GRADING / SOILS

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

GENERAL NOTES: CONTINUED

1.7 UTILITIES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

1.8 SURVEY CONTROL

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

1.9 AMERICAN DISABILITIES ACT

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   *ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
   *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
   *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

NOTES PER SANDY CITY

1. ALL PUBLIC IMPROVEMENTS, WHICH ARE TO BE OWNED AND MAINTAINED BY SANDY CITY, SHALL BE CONSTRUCTED ACCORDING TO THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION (LATEST EDITION). THE SPECIFICATIONS CAN BE FOUND IN .PDF FORMAT ONLINE AT WWW.SANDY.UTAH.GOV (CLICK ON "DEPARTMENTS", THEN "PUBLIC WORKS", THEN "STANDARD SPECIFICATIONS").

2. BUILDER/OWNER SHALL SECURE AN EXCAVATION PERMIT FROM SANDY CITY PUBLIC WORKS DEPARTMENT PRIOR TO DOING ANY WORK IN THE SANDY CITY RIGHT OF WAY. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED.

3. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.

4. DUST, MUD, AND EROSION SHALL BE ADEQUATELY CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES.

5 .ALL PUBLIC IMPROVEMENTS IN THE STATE RIGHT-OF-WAY SHALL BE CONSTRUCTED AS REQUIRED BY UTAH DEPARTMENT OF TRANSPORTATION REGION TWO.

6. 2H:1V MAXIMUM SLOPE IN LANDSCAPED AREAS.

7. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION IS ABSOLUTELY PROHIBITED.

8. BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER ALONG THE FRONTAGE OF THE EXISTING DEVELOPEMENT THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING AS DIRECTED BY THE SANDY CITY INSPECTOR.

9. BUILDER/OWNER SHALL SECURE AN EXCAVATION PERMIT FROM UTAH DEPARTMENT OF TRANSPORTATION REGION TWO PRIOR TO DOING ANY WORK WITHIN THE UDOT RIGHT OF WAY.

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

11. INSTALL SURVEY RIVETS, OFFSET FROM EACH LOT'S PROPERTY CORNERS, IN CURB OR SIDEWALK.

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

13. DUST, MUD, AND EROSION SHALL BE ADEQUATELY CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.

14. PROVIDE SLOPE AWAY FROM BUILDINGS THAT COMPLIES WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (2% MINIMUM / 12% MAXIMUM ON HARD SURFACES; 5% MINIMUM / 2:1 MAXIMUM IN LANDSCAPE AREAS - FOR MINIMUM 10 FEET IN ANY CASE).

15. 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 DRAWING, AS AN ELECTRONIC FILE, MAY BE SUBMITTED BY E-MAIL AT DPOULSEN@SANDY.UTAH.GOV, OR ON A USB 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.

16. PROVIDE A PROCTOR TEST FOR ROAD BASE MATERIAL THAT IS TO BE PLACED IN THE PUBLIC RIGHT-OF-WAY, TO THE SANDY CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACED ON SITE.

17. A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF UTAH, SHALL INSPECT, DURING CONSTRUCTION, AND APPROVE AFTER CONSTRUCTION, ANY RETAINING WALLS THAT ARE FOUR FEET HIGH OR HIGHER, AS MEASURED FROM TOP OF WALL TO BOTTOM OF FOOTING. SAID ENGINEER SHALL PROVED A LETTER (INDICATING THAT THE RETAINING WALL WAS PROPERTY INSTALLED, ACCORDING TO THE APPROVED DESIGN), STAMPED, SIGNED AND DATED BY SAID ENGINEER, TO THE CITY ENGINEER, PRIOR TO RELEASE OF THE GUARANTEE FOR IMPROVEMENTS.

18. FOR ANY RETAINING WALLS FOUR FEET HIGH OR HIGHER, AS MEASURED FROM TOP OF WALL TO BOTTOM OF FOOTING - A RETAINING WALL DESIGN, STAMPED WITH THE STAMP SIGNED AND DATED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF UTAH, AND 8INCLUDING PLANS, DETAILS, AND CALCULATIONS, SHALL BE SUBMITTED TO THE SANDY CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION OF THE WALL.

STREETLIGHT NOTES

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR ROY THACKER OR WILLIS BILBREY, 801-568-7280, AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING ANY CONSTRUCTION.

2. ALL MATERIALS AND WORK DONE ON STREETLIGHTS SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCITON. SPECIFICATIONS AND DETAILS CAN BE OBTAINED AT HTTP://SANDY.UTAH.GOV/GOVERNMENT/PUBLIC-WORKS/STANDARDSPECIFICATIONS.HTML OR FROM SANDY CITY PUBLIC WORKS DEPARTMENT (568-2999).

3. INSTALLATIONS SHALL BE LOCATED AS INDICATED ON THE APPROVED DRAWING FOR THE PROJECT. FIELD MODIFICATIONS MUST BE APPROVED BY THE SANDY PUBLIC UTILITIES INSPECTOR.

4.STREET LIGHT POLES SHALL NOT BE INSTALLED IN A MANNER THAT WILL HINDER THE OPERATION OF FIRE HYDRANTS, UNDERGROUND WATER SYSTEM ISOLATION VALVES, AND OTHER UTILITIES.

5. INSTALLATIONS WITHIN CLOSE PROXIMITY TO TREES SHALL BE AVOIDED UNLESS APPROVED BY SANDY PUBLIC UTILITIES INSPECTOR.

WATER NOTES

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR ROY THACKER OR WILLIS BILBREY, 801-568-7280, AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING ANY CONSTRUCTION.

2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE FINAL APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED AT HTTP://SANDY.UTAH.GOV/GOVERNMENT/PUBLIC-WORKS/STANDARDSPECIFICATIONS.HTML OR FROM SANDY CITY PUBLIC WORKS DEPARTMENT (568-2999)

3. LOCATE WATER LINE 4' OFF LIP OF GUTTER ON THE NORTH AND EAST SIDE OF THE ROADWAY.

4. A MINIMUM OF 48" OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.

5.THICKNESS CLASS 52 OR BETTER DUCTILE IRON PIPE.

6. USE 6" COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS.

7. ALL DEAD ENDS TO BE PLUGGED WITH A 2" WASHOUT OR END WITH A FIRE HYDRANT.

8. ALL WATER LINES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION.

9. ALL WATERLINES SHALL BE BEDDED IN SAND 6" UNDER, 12" AROUND.

SANDY CITY STORM WATER NOTES

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING ANY CONSTRUCTION.

2. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED.THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.

3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN E 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 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 BOX. GROUT TO CREATE A SMOOTH, BEVELED TRANSITION AT ALL EDGES IN CLEAN OUT AND INLET BOXES. GROUT AROUND ALL EDGES OF THE RESTRICTIVE ORIFICE PLATE.

10. REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD.

11. 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.

12. CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.

13. WHERE A SUMP IS REQUIRED, THE SANDY CITY PUBLIC UTILITIES INSPECTOR SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE AN OPPORTUNITY TO CHECK THE VOLUME OF GRAVEL AND GRAVEL GRADATION.

14. SIGNS MUST BE POSTED NEAR EACH INLET BOX LOCATED IN A DRINKING WATER RECHARGE ZONE, WITH THE FOLLOWING WORDS "WARNING THIS IS A DRINKING WATER AQUIFER RECHARGE AREA. DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."

15. ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12" (MIN.) COMPACTED STABILIZATION MATERIAL.

16. A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.

17. A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON SITE DURING INSTALLATION OF OIL/WATER 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.

IRRIGATION/LANDSCAPE NOTES

1. MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-TURF AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH TO RETAIN WATER, INHIBIT WEED GROWTH AND MODERATE SOIL TEMPERATURE. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH. 4" MULCH IN ALL IRRIGATED NON-TURF AREAS. IF ROCK MULCH, MINIMUM IS 3".

2. LANDSCAPE WATER METER: A WATER METER AND BACKFLOW PREVENTION ASSEMBLY THAT ARE IN COMPLIANCE WITH STATE CODE SHALL BE INSTALLED FOR LANDSCAPE IRRIGATION SYSTEMS, AND THE LANDSCAPE WATER METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE SEPARATE FROM THE WATER METER AND BACKFLOW PREVENTION ASSEMBLY INSTALLED FOR INDOOR USES. THE SIZE OF THE METER SHALL BE DETERMINED BASED ON IRRIGATION DEMAND.

3. PRESSURE REGULATION: A PRESSURE REGULATING VALVE SHALL BE INSTALLED AND MAINTAINED BY THE CONSUMER IF THE STATIC SERVICE PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH (PSI). THE PRESSURE-REGULATING VALVE SHALL BE LOCATED BETWEEN THE LANDSCAPE WATER METER AND THE FIRST POINT OF WATER USE, OR FIRST POINT OF DIVISION IN THE PIPE, AND SHALL BE SET AT THE MANUFACTURER'S RECOMMENDED PRESSURE FOR SPRINKLERS.

4. AUTOMATIC CONTROLLER: ALL IRRIGATION SYSTEMS SHALL INCLUDE AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAM AND MULTIPLE REPEAT CYCLE CAPABILITIES AND A FLEXIBLE CALENDAR PROGRAM. ALL CONTROLLERS SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.

5. ON SLOPES EXCEEDING 30%, THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP EMITTERS, BUBBLERS, OR SPRINKLERS WITH A MAXIMUM PRECIPITATION RATE OF 0.85 INCHES PER HOUR AND ADJUSTED SPRINKLER CYCLE TO ELIMINATE RUNOFF.

6. EACH VALVE SHALL IRRIGATE A LANDSCAPE WITH SIMILAR SITE, SLOPE AND SOIL CONDITIONS AND PLANT MATERIALS WITH SIMILAR WATERING NEEDS. TURF AND NON-TURF AREAS SHALL BE IRRIGATED ON SEPARATE VALVES.

7. DRIP EMITTERS OR A BUBBLER SHALL BE PROVIDED FOR EACH TREE WHERE PRACTICABLE. BUBBLERS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE PER DEVICE. BUBBLERS FOR TREES SHALL BE ON SEPARATE VALVE UNLESS SPECIFICALLY EXEMPTED BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT DUE TO THE LIMITED NUMBER OF TREES ON THE PROJECT SITE.

8. SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATE WITH EACH CONTROL VALVE CIRCUIT.

9. CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENCES WILL CAUSE LOW-HEAD DRAINAGE. PRESSURE COMPENSATING VALVES AND SPRINKLERS SHALL BE REQUIRED WHERE A SIGNIFICANT VARIATION IN WATER PRESSURE WILL OCCUR WITHIN THE IRRIGATION SYSTEM DUE TO ELEVATION DIFFERENCES.

10. DRIP IRRIGATION LINES SHALL BE PLACED UNDERGROUND OR OTHERWISE PERMANENTLY COVERED, EXCEPT FOR DRIP EMITTERS AND WHERE APPROVED AS A TEMPORARY INSTALLATION. FILTERS AND END FLUSH VALVES SHALL BE PROVIDED AS NECESSARY.

11. IRRIGATION ZONES WITH OVERHEAD SPRAY OR STREAM SPRINKLERS SHALL BE DESIGNED TO OPERATE BETWEEN 6:00 P.M. AND 10:00 A.M. TO REDUCE WATER LOSS FROM WIND AND EVAPORATION. THIS WOULD EXCLUDE DRIP OR BUBBLER ZONES.

12. PROGRAM VALVES FOR MULTIPLE REPEAT CYCLES WHERE NECESSARY TO REDUCE RUNOFF, PARTICULARLY SLOPES AND SOILS WITH SLOW INFILTRATION RATES.

13. FOLLOWING CONSTRUCTION AND PRIOR TO RELEASE OF THE SECONDARY BOND GUARANTEE POSTED FOR THE PROJECT, A WATER USE EFFICIENCY REVIEW WILL BE CONDUCTED BY A LANDSCAPE IRRIGATION AUDITOR. THE AUDITOR SHALL BE INDEPENDENT OFTHE CONTRACTOR, DESIGN FIRM, AND OWNER/DEVELOPER OF THE PROJECT. THE WATER PERFORMANCE AUDIT WILL VERIFY THAT THE IRRIGATION SYSTEM COMPLIES WITH THE MINIMUM STANDARDS REQUIRED BY SANDY CITY ORDINANCE. THE MINIMUM EFFICIENCY REQUIRED FOR THE IRRIGATION SYSTEM IS 60% FOR DISTRIBUTION EFFICIENCY FOR ALL FIXED SPRAY SYSTEMS AND 70% DISTRIBUTION EFFICIENCY FOR ALL ROTOR SYSTEMS. THE AUDITOR SHALL FURNISH A CERTIFICATE TO THE CITY, DESIGNER, INSTALLER AND OWNER/DEVELOPER CERTIFYING COMPLIANCE WITH THE MINIMUM DISTRIBUTION REQUIREMENTS. COMPLIANCE WITH THIS PROVISION IS REQUIRED BEFORE THE CITY WILL RELEASE THE BOND FOR THIS PROJECT.

14. PLANTS WHICH REQUIRE DIFFERENT AMOUNTS OF WATER SHALL BE IRRIGATED BY SEPARATE VALVES. IF ONE VALVE IS USED FOR A GIVEN AREA, ONLY PLANTERS WITH SIMILAR WATER USE SHALL BE USED IN THAT AREA. LAWN AREAS AND PLANTERS SHALL BE IRRIGATED BY SEPARATE VALVES.

15. A SEPARATE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED FOR THE IRRIGATION SYSTEM.

16. A RAIN SENSING OVERRIDING DEVICE SHALL BE UTILIZED SO THAT THE IRRIGATION SYSTEM WILL AUTOMATICALLY TURN OFF IN THE EVENT OF RAIN.

17. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVERSPRAY AND WATER RUN-OFF ONTO ADJACENT-PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS OR STRUCTURES.

18. AN AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLER HEADS SHALL BE REQUIRED FOR ALL NEW LANDSCAPES. LOW FLOW SPRINKLER HEADS SHALL BE USED WHEREVER POSSIBLE.

19. NO IRRIGATION OF WALKWAYS OR DRIVE.

20. WATER AUDIT IS REQUIRED PRIOR TO BOND BEING RELEASED. SUGGEST THE AUDIT BE DONE WITHIN 60 DAYS OF INSTALLING IRRIGATION AND LANDSCAPE.

21. NO TREES SHALL BE PLANTED IN PUBLIC PARK STRIPS LESS THAN 8 FEET WIDE. CENTERLINE OF TREES SHALL BE PLANTED MINIMUM OF 4 FEET AWAY FROM BACK OF CURB AND EITHER SIDE OF SIDEWALK.

22. 2H : 1V MAXIMUM SLOPE IN LANDSCAPED AREAS.

LEGEND

NEW	EXISTING	
		MONUMENT LINE
		CENTER LINE
		SUBJECT PROPERTY LINE
		ADJACENT PROPERTY LINE
		EASEMENT LINE
		DITCH FLOWLINE
X	x	FENCE LINE
ATMS	atms	ATMS CABLE
TV	tv	CABLE TV LINE
C	c	COMMUNICATIONS LINE
FO	fo	FIBER-OPTIC CABLE
F	f	FIRE LINE
IRR	irr	IRRIGATION LINE
G	g	NATURAL GAS LINE
OHC	ohc	OVERHEAD COMMUNICATIONS
OHP	ohp	OVERHEAD POWER LINE
OHT	oht	OVERHEAD TELEPHONE LINE
OHTV	ohtv	OVERHEAD TELEVISION LINE
P	p	POWER LINE
P/C	p/c	POWER/COMMUNICATIONS LINE
P/T	p/t	POWER/TELEPHONE LINE
P/T/C	p/t/c	POWER/TELE/COMM LINE
RD	rd	ROOF DRAIN LINE
SW	sw	SECONDARY WATER LINE
S	s	SANITARY SEWER LINE
ST	st	STEAM LINE
SD	sd	STORM DRAIN LINE
T	t	TELEPHONE LINE
T/C	t/c	TELEPHONE/COMM LINE
UD	ud	UNDERDRAIN
UGC	ugc	UNDERGROUND COMMUNICATIONS
UGP	ugp	UNDERGROUND POWER LINE
UGT	ugt	UNDERGROUND TELEPHONE LINE
UGTV	ugtv	UNDERGROUND TELEVISION
W	w	WATER LINE
72	4572	CONTOUR LINE
		CURB & GUTTER (STD)
		CURB & GUTTER (OUTFALL)

NEW	EXISTING	
		SECTION CORNER (FOUND)
		SECTION CORNER (NOT FOUND)
		STREET MONUMENT
		BRASS CAP MONUMENT
		POWER POLE
		UTILITY POLE
GUY	GUY	GUY ANCHOR
TRANS	TRANS	POWER TRANSFORMER
		TRAFFIC SIGNAL CABINET
		LIGHT POLE
TR	TR	TELEPHONE RISER
T	T	TELEPHONE MANHOLE
		TRAFFIC SIGNAL BOX
W	W	WATER MANHOLE
		WATER VALVE
WM	WM	WATER METER
		FIRE HYDRANT
S	S	SANITARY SEWER MANHOLE
SSCO	SSCO	SANITARY SEWER CLEANOUT
SD	SD	STORM DRAIN MANHOLE
		STORM DRAIN CURB INLET
		STORM DRAIN CATCH BASIN
SD	SD	STORM DRAIN CLEANOUT
		STORM DRAIN COMBO BOX
MB	MB	MAILBOX
		SIGN
		FLOW DIRECTION
44.00 TOC	*44.00* *EX TOC*	SPOT ELEVATION
		CONIFEROUS TREE
		DECIDUOUS TREE

ABBREVIATIONS

AC	ACRE
ADA	AMERICANS WITH DISABILITIES ACT
ATMS	ADVANCED TRAFFIC MGMT. SYSTEM
B&C	BAR & CAP
BC	BUILDING CORNER
BFG	BOTTOM FINISH GRADE
BLUE	BLUE STAKED ELECTRIC
BLUFO	BLUE STAKED FIBER OPTIC
BLUG	BLUE STAKED NATURAL GAS
BLUIRR	BLUE STAKED IRRIGATION
BLUSD	BLUE STAKED STORM DRAIN
BLUSS	BLUE STAKED SANITARY SEWER
BLUT	BLUE STAKED TELEPHONE
BLUW	BLUE STAKED WATER
BM	BENCHMARK
BOF	BOTTOM OF FOOTING
BOB	BOTTOM OF BOX
BOL	BOLLARD
BOT	BOTTOM
BOV	BLOW-OFF VALVE
BOW	BACK OF WALK
BW	FINISH GRADE AT BOTTOM OF WALL
℄	CENTERLINE
CATV	CABLE TELEVISION
CBR	CONCRETE BARRIER
CC	CURB CUT
COL	COLUMN
COMM	COMMUNICATIONS
CONC	CONCRETE
CONST	CONSTRUCTION
CMP	CORRUGATED METAL PIPE
CP	CONTROL POINT
CTREE	CONIFEROUS TREE
CUFT	CUBIC FOOT
CUYD	CUBIC YARD
DEL	DELINEATOR
DIA or Ø	DIAMETER
DIP	DUCTILE IRON PIPE
DTREE	DECIDUOUS TREE
DYL	DOUBLE YELLOW LINE
E	EAST
EB	ELECTRIC BOX
EGL	ENERGY GRADE LINE
ELEV	ELEVATION
EM	ELECTRIC METER
EMH	ELECTRIC MANHOLE
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EOG	EDGE OF GRAVEL
EOL	EDGE OF LAWN
EX or EXIST	EXISTING
F	FIRE
FC	FOUNDATION CORNER
FD	FOUND or FOUNDATION DRAIN
FDC	FIRE DEPT. CONNECTION
FDMN	FOUND MONUMENT
FDSC	FOUND SECTION CORNER
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FNC	FENCE
FNCCL	CHAIN LINK FENCE
FNCIRN	IRON FENCE
FNCVYL	VINYL FENCE
FNCWD	WOOD FENCE
FNCWR	WIRE FENCE
FO	FIBER OPTIC
FOW	FRONT OF WALK
FT	FEET
G	NATURAL GAS
GAR	GARAGE
GB	GRADE BREAK
GL	GROUND LIGHT
GM	GAS METER
GMH	GAS MANHOLE
GUY	GUY WIRE
GV	GAS VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HG	HEADGATE
HGL	HYDRAULIC GRADE LINE
HP	HIGH POINT
HW	HEADWALL or HIGH WATER
HWY	HIGHWAY
ICO	IRRIGATION CLEANOUT
ICV	IRRIGATION CONTROL VALVE
IE	INVERT ELEVATION
IRR	IRRIGATION
LF	LINEAR FEET
LIP	LIP OF GUTTER
LP	LOW POINT or LIGHT POLE
MAX	MAXIMUM
MIN	MINIMUM
MON	MONUMENT
MP	METAL PIPE
MW	MONITORING WELL
N	NORTH
NG	NATURAL GROUND
NGRET	NG AT RETAINING WALL
NR	NAIL & RIBBON
NW	NAIL & WASHER
NTS	NOT TO SCALE
OG	ORIGINAL GROUND
OH	OVERHANG
OHC	OVERHEAD COMMUNICATIONS
OHP	OVERHEAD POWER
OHT	OVERHEAD TELEPHONE
OHTV	OVERHEAD TELEVISION
⅊	PROPERTY LINE
PB	POWER BOX
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
PM	PARKING METER
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PRK	PARKING STRIPE
POC	POINT OF CONNECTION
PT	POINT OF TANGENCY
PWR	POWER
PVC	POLYVINYL CHLORIDE PIPE
R	RANGE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REV	REVISION
ROW	RIGHT-OF-WAY
RR	RAILROAD
S	SOUTH
SAD	SEE ARCHITECTURAL DRAWINGS
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEOUNOUT BOX
SDMH	STORM DRAIN MANHOLE
SEC	SECTION
SPECS	SPECIFICATIONS
SLB&M	SALT LAKE BASE & MERIDIAN
SQ	SQUARE
SQFT	SQUARE FEET
SQYD	SQUARE YARD
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
ST	STEAM
STA	STATION
STD	STANDARD
STM	STORM
SYL	SOLID YELLOW LINE
SWL	SOLID WHITE LINE
T	TOWNSHIP
TBC	TOP BACK OF CURB
TELE	TELEPHONE
TFC	TOP FACE OF CURB
TFG	TOP FINISH GRADE
TL	TREE LINE
TMH	TELEPHONE MANHOLE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOG	TOP OF GRATE
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE or TOP OF PIPE
TOW	TOP OF WALL
TR	TELEPHONE RISER
TV	TELEVISION
TW	FINISH GRADE AT TOP OF WALL
TRANS	TRANSFORMER
TSP	TRAFFIC SIGNAL POLE
TSB	TRAFFIC SIGNAL BOX
UD	UNDERDRAIN
UGC	UNDERGROUND COMMUNICATIONS
UGP	UNDERGROUND POWER
UGT	UNDERGROUND TELEPHONE
UGTV	UNDERGROUND TELEVISION
U.N.O.	UNLESS NOTED OTHERWISE
UP	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
VP	VERTICAL PIPE
W	WEST or WATER
WM	WATER METER
WMH	WATER MANHOLE
WS	WATER SURFACE
WTR	WATER
WV	WATER VALVE
WW	WATERWAY

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PROFESSIONAL ENGINEER
No. 375473-2202
ROBERT J.
POIRIER
12/13/2023
STATE OF UTAH

JIFFY LUBE
LOT 2B CANYON CENTER SUB. AMENDED
2067 EAST 9400 SOUTH
SANDY, UTAH

REVISIONS

REV	DATE	DESCRIPTION
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PROJECT NO: 20637
DRAWN BY: DJC
CHECKED BY: RJP
DATE: 12-7-23

GENERAL NOTES, LEGEND AND ABBREVIATIONS

C0.01

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

COORDINATE WITH GOVERNING AGENCY PRIOR TO DEMOLITION OF ANY PUBLIC UTILITY.

UTILITY TYPE	PROVIDER
WATER	SANDY CITY
STORM	SANDY CITY
COMMUNICATIONS	COMCAST
COMMUNICATIONS	CENTURY LINK
SANITARY SEWER	COTTONWOOD IMPROVEMENT DISTRICT
NATURAL GAS	DOMINION ENERGY
POWER	ROCKY MOUNTAIN POWER

KEYED NOTES:

DEMOLISH AND/OR REMOVE THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. EXISTING ASPHALT PAVEMENT TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
2. EXISTING CONCRETE CURB AND GUTTER AND/OR CURB WALL TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
3. SAWCUT EXISTING ASPHALT.
4. EXISTING TREE(S) TO BE REMOVED AND PROPERLY DISPOSED OF.
5. PRESERVE AND PROTECT EXISTING CONCRETE CURB AND GUTTER AND/OR CURB WALL. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING CONCRETE CURB AND GUTTER AND/OR CURB WALL FROM DAMAGE DURING CONSTRUCTION.
6. EXISTING SITE ITEM TO REMAIN.
7. EXISTING SIGN TO BE RELOCATED.
8. EXISTING PARKING STALL STRIPING TO BE REMOVED.

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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REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	20637
DRAWN BY:	DJC
CHECKED BY:	RJP
DATE:	12-7-23

HORIZONTAL CONTROL PLAN

C1.00

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

DESCRIPTION	AREA	%
HARDSCAPE	8,771 SQFT	58%
LANDSCAPE	3,111 SQFT	20%
BUILDINGS	3,300 SQFT	22%
TOTAL	15,182 SQFT	100%

GENERAL NOTES:

ALL PARKING STALL AND DRIVE LANE DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S 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 'D1', SHEET C5.01.
2. ASPHALT T-PATCH, PER SANDY CITY STANDARD DETAIL RC-02, SEE SHEET C5.03.
3. CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
4. CONCRETE SIDEWALK, PER APWA PLAN NO. 231. SEE SHEET C5.03.
5. CONCRETE CURB WALL. SEE DETAIL 'C2', SHEET C5.01.
6. ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE APWA PLAN NO. 236.3, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL. SEE SHEET C5.03.
7. ADA PARKING SIGN. SEE DETAIL 'D6', SHEET C5.01.
8. VAN ACCESSIBLE ADA PARKING SIGN. SEE DETAIL 'D6', SHEET C5.01.
9. PAINTED ADA SYMBOL. SEE DETAIL 'D5', SHEET C5.01.
10. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
11. 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
12. DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
13. CONCRETE APRON.
14. EXISTING SITE ITEM TO REMAIN.
15. SAWCUT EXISTING ASPHALT LINE
16. 36" WIDE CONCRETE WATERWAY. SEE DETAIL 'C6', SHEET C5.01.
17. NEW LANDSCAPE ISLAND WITH CURB WALL.
18. NEW SIGN TO READ: "RESERVED FOR JIFFY LUBE OVERFLOW QUEUE".

ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

Blue Stakes of UTAH 811 BlueStakes.org

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HORIZONTAL CONTROL PLAN

C1.01

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PARKING ANALYSIS

	AREA	REQUIREMENT	STALLS REQUIRED
LOT 1-WELLS FARGO	3,740 S.F.	5/1000	8.74
LOT 2			
SMITHS	65,098 S.F.	5/1000	325.49
WENDY'S	3,096 S.F.	10/1000	30.96
JIFFY LUBE	3,043 S.F.	5/1000	15.21
LOT 3			
COMMERCIAL/RETAIL	22,799 S.F.	5/1000	113.99
RESTAURANT	105 SEATS+10 EMP.		115.00
LOT 4-ZIONS	2,950 S.F.	5/1000	14.75
LOT 5-GAS STATION	109 S.F.	1/EMP.	1.00
LOT 6-COMMERCIAL/RETAIL	11,096 S.F.	5/1000	55.48
			680.62
TOTAL REQUIRED PARKING STALLS			681
TOTAL PARKING STALLS AS SHOWN			743

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REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	20637
DRAWN BY:	DJC
CHECKED BY:	RJP
DATE:	12-7-23

PARKING ANALYSIS

C1.02

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Mcneil Engineering
8610 S. Sandy Pkwy, Sandy, UT

STORM RUNOFF
CALCULATION SHEET
Project No.
20637

Title :	Jiffy Lube		
Scope :	Site Drainage Design		
Retention Facility			
Engineer :	DJC	DJC	RJP
Authority :	Sandy	Rev. No.:	1

Design Philosophy:
Storm water will sheet flow to new catch basins located on the site, where it will be collected and then conveyed by underground pipe to an underground detention chamber system where it will be stored until it can be discharged. It will then go through an oil / water separator before finally being discharged out to the public storm drain system. This site is located within a zone that does not allow any infiltration so none has been planed for or used in these calculations.

Area Totals

Paved	8,771 sf	(0.20 ac)
Roof Area	3,300 sf	(0.08 ac)
Landscaped	3,111 sf	(0.07 ac)
Total	15,182 sf	(0.35 ac)

Site Information

Hydrologic Soil Type C
0.35 Acres = Total Area
Entire site detained in chamber system
58% DCIA with CN of 98
22% UI with CN of 98
20% PA with CN of 74
CN- UIPA = 86

100-Year, 24-Hour Storm: NOAA — Allowable Peak Discharge = 0.07 cfs

Time (min)	Rate (in/hr)	Rainfall (P) (Inches)	Runoff (Q) DCIA (Inches)	Runoff (Q) UIPA (Inches)	Discharge (cf)	Storage (V) (cf)
5	6.61	0.55	0.36	0.03	20.91	261.06
15	4.16	1.04	0.83	0.22	62.74	661.89
30	2.80	1.40	1.18	0.43	125.47	968.68
60	1.73	1.73	1.51	0.65	250.94	**1200.69**
120	0.94	1.87	1.65	0.75	501.88	1105.17
180	0.63	1.90	1.68	0.77	752.83	887.81
360	0.34	2.06	1.83	0.89	1505.65	315.42
720	0.20	2.42	2.19	1.18	3011.31	-777.20
1440	0.09	2.24	2.01	1.03	6022.61	-3996.12

0.20 cfs / acre

SCS / CN Calculations
Q = Runoff (in)
P = Rainfall (in) from storm data included at left
S = Potential Maximum retention after runoff begins (in)
V = Detention Volume (cf)

	DCIA	UIPA
Q = (P-0.2S)^2 / (P+0.8S)		
Q (1440) =	2.01	1.03
S = (1000 / CN) -10		
S =	0.20	1.63

V = Q * % Area * Total Area - Discharge

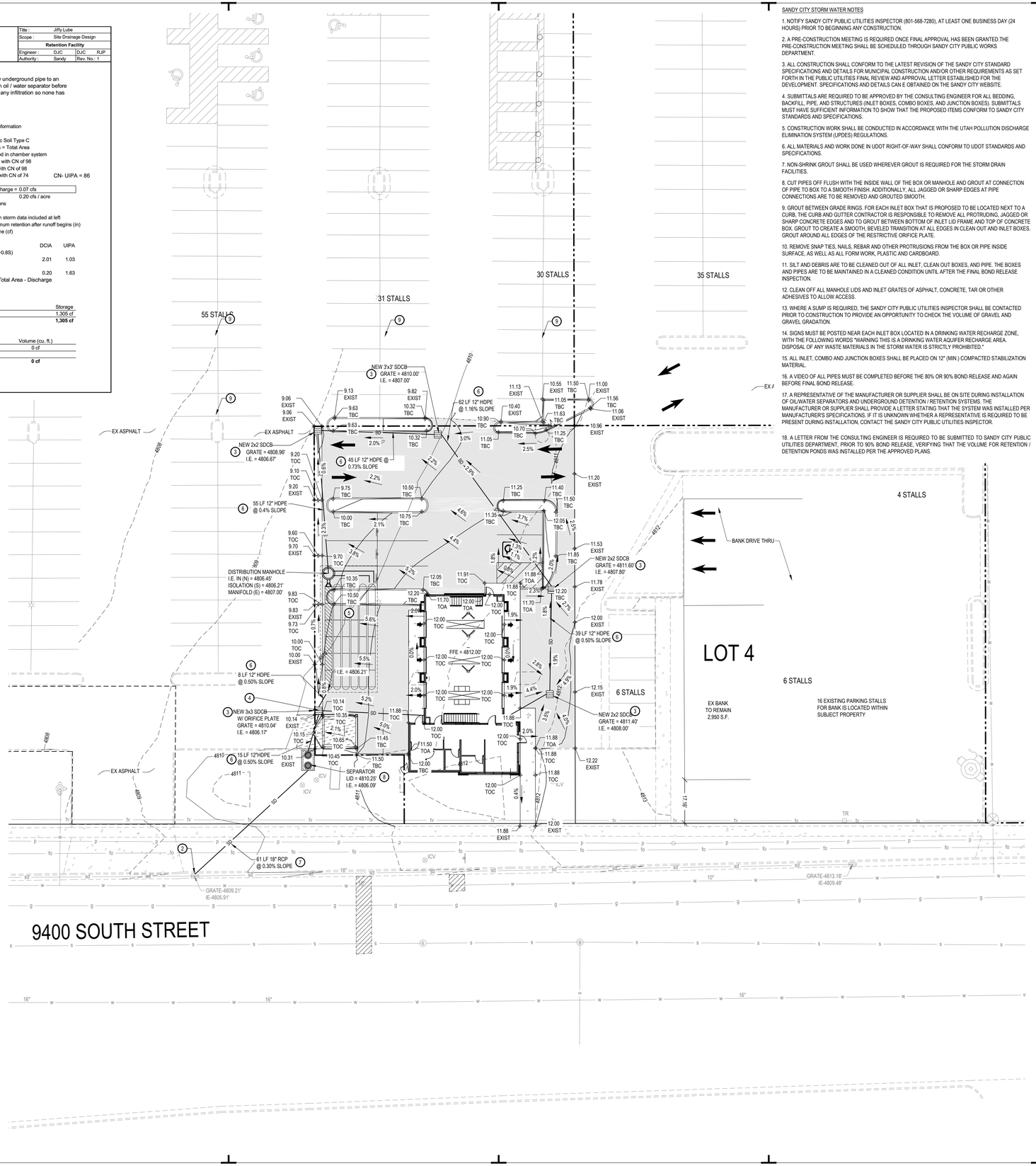
Storage Chamber Capacity Provided:

	Storage
Underground Chambers	1,305 cf
Total Structure Storage	**1,305 cf**

Additional Surface Storage Provided:

Pond	Area(sf)	Depth (ft)	Volume (cu. ft.)
Surface Ponding	0	0	0 cf
Total Surface Storage			**0 cf**

Total Retention Provided : 1,305 cf
Total Retention Required : 1,201 cf



SANDY CITY STORM WATER NOTES

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING ANY CONSTRUCTION.

2. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED.THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.

3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN E 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 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 BOX. GROUT TO CREATE A SMOOTH, BEVELED TRANSITION AT ALL EDGES IN CLEAN OUT AND INLET BOXES. GROUT AROUND ALL EDGES OF THE RESTRICTIVE ORIFICE PLATE.

10. REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD.

11. 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.

12. CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.

13. WHERE A SUMP IS REQUIRED, THE SANDY CITY PUBLIC UTILITIES INSPECTOR SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE AN OPPORTUNITY TO CHECK THE VOLUME OF GRAVEL AND GRAVEL GRADATION.

14. SIGNS MUST BE POSTED NEAR EACH INLET BOX LOCATED IN A DRINKING WATER RECHARGE ZONE, WITH THE FOLLOWING WORDS "WARNING THIS IS A DRINKING WATER AQUIFER RECHARGE AREA. DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."

15. ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12" (MIN.) COMPACTED STABILIZATION MATERIAL.

16. A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.

17. A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON SITE DURING INSTALLATION OF OIL/WATER 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.

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING 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 BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM 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 C2.10 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.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

2H:1V MAXIMUM SLOPE IN LANDSCAPE AREAS.

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. CORE-CONNECT NEW STORM DRAIN LINE TO EXISTING STORM DRAIN STRUCTURE.
3. STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE.
4. ORIFICE RESTRICTOR OVER OUTLET PIPE. SEE DETAIL 'C3', SHEET C5.01.
5. STORMTECH SC-310 CHAMBERS OR EQUIVALENT SYSTEM APPROVED PRIOR TO BIDDING. SYSTEM TO DOWNSTREAM INLET BOX WITH ORIFICE PLATE AS SHOWN ON PLANS ALL PROVIDED BY THE CONTRACTOR. STORMTECH CHAMBER HAS DETENTION CAPACITY OF 1,305 C.F. TOTAL REQUIRED STORAGE = 1,201 C.F. SHOP DRAWINGS PROVIDED BY MANUFACTURER PRIOR TO BIDDING AND CONSTRUCTION. IMPERMEABLE LINER PROVIDED BY CONTECH.
6. 12" DIAMETER HDPE STORM DRAIN LINE. TRENCHING TO BE PER SANDY CITY STANDARDS AND SPECIFICATIONS.
7. 18" DIAMETER RCP STORM DRAIN LINE. TRENCHING TO BE PER SANDY CITY STANDARDS AND SPECIFICATIONS.
8. NEW 1250 GAL. OLDCASTLE PRECAST OIL / WATER SEPARATOR OR CITY APPROVED EQUIVALENT WITH TRAFFIC RATED HS-20 LOADING LID. SEE OLDCASTLE PRECAST STANDARD DETAIL, SHEET C5.01.
9. NEW LANDSCAPE ISLAND CURB WALLS TBC TO BE INSTALLED 6" ABOVE EXISTING TOA.

LID STORM WATER NOTES:

SITE IS LOCATED WITHIN A CITY ZONE THAT DOES NOT ALLOW ANY INFILTRATION, THEREFORE NO L.I.D. MEASURES HAVE BEEN INCORPORATED INTO THE STORM DRAIN DESIGN.

COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- BFE	BASEMENT FLOOR ELEVATION
- BW	FINISH GRADE AT BOTTOM OF WALL
- EX or EXIST	EXISTING
- EOA	EDGE OF ASPHALT
- EOC	EDGE OF CONCRETE
- FFE	FINISH FLOOR ELEVATION
- FG	FINISH GRADE
- FL	FLOW LINE
- GB	GRADE BREAK
- HP	HIGH POINT
- LP	LOW POINT
- NG	NATURAL GROUND
- SDCB	STORM DRAIN CATCH BASIN
- SDCO	STORM DRAIN CLEANOUT BOX
- SDDB	STORM DRAIN DRAIN BASIN
- SDMH	STORM DRAIN MANHOLE
- TBC	TOP BACK OF CURB
- TOA	TOP OF ASPHALT
- TOC	TOP OF CONCRETE
- TOG	TOP OF GRATE
- TOW	TOP OF WALL
- TW	FINISH GRADE AT TOP OF WALL
- WW	WATERWAY

Blue Stakes of UTAH 811 — BlueStakes.org

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.

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER — No. 375499-2202 — ROBERT J. POIRIER — 12/13/2023 — STATE OF UTAH

JIFFY LUBE
LOT 2B CANYON CENTER SUB. AMENDED
2067 EAST 9400 SOUTH
SANDY, UTAH

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	20637
DRAWN BY:	DJC
CHECKED BY:	RJP
DATE:	12-7-23

GRADING AND DRAINAGE PLAN

C2.01

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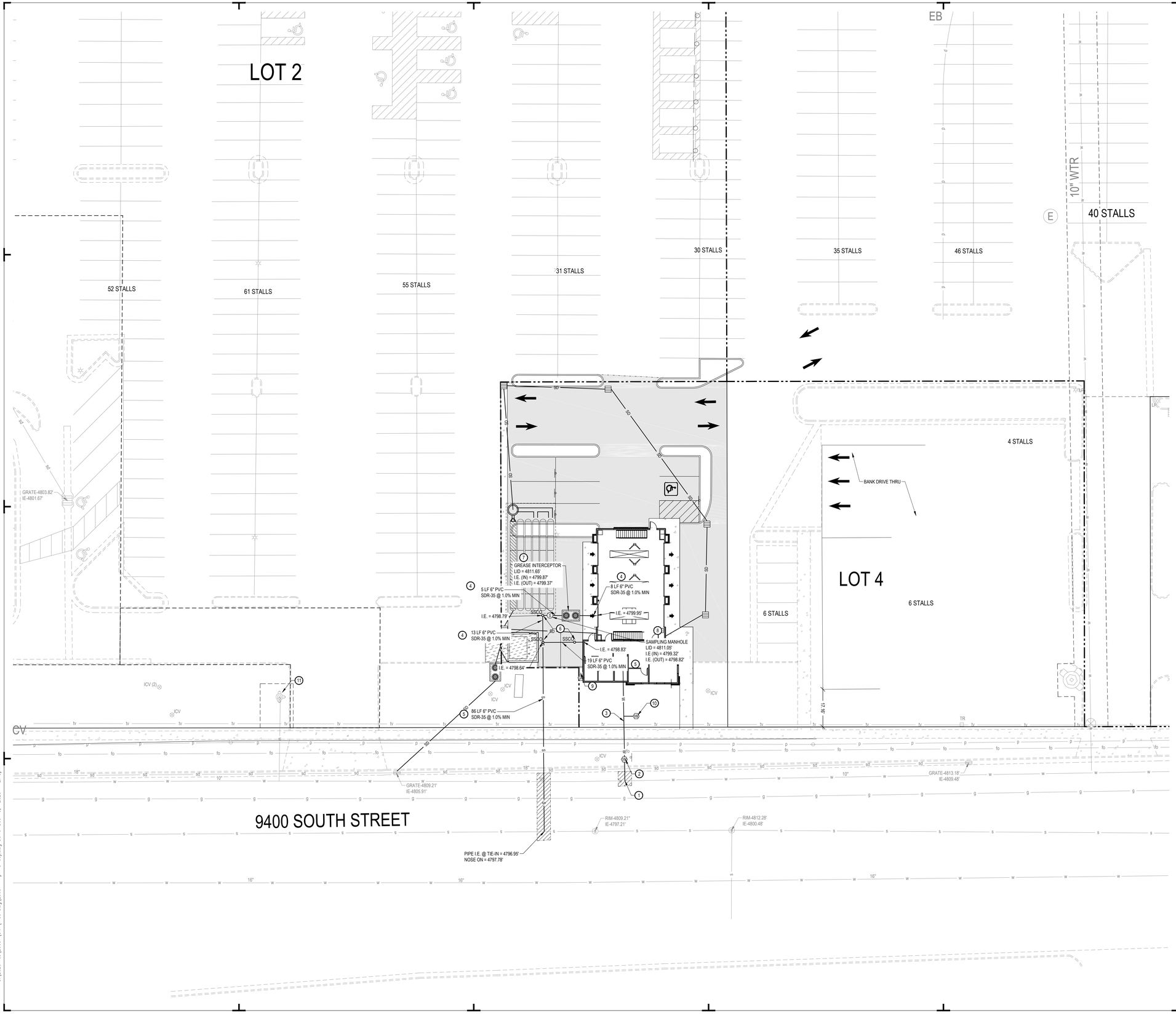

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL SITE UTILITIES WITH PLUMBING DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW COMMUNICATION / DATA FACILITIES TO BUILDING WITH UTILITY PROVIDER.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW NATURAL GAS FACILITIES TO BUILDING WITH DOMINION ENERGY AND MECHANICAL PLANS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

UTILITY PROVIDERS:
- WATER: SANDY CITY
- SEWER: COTTONWOOD IMPROVEMENT DISTRICT
- NATURAL GAS: DOMINION ENERGY
- ELECTRICAL POWER: POWER PROVIDER
- TELEPHONE: CENTURY LINK

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. CONNECT NEW 1" TYPE 'K' COPPER WATER SERVICE LINE TO EXISTING 10" WATER MAIN, PER SANDY CITY STANDARDS AND SPECIFICATIONS.
2. 1" WATER SERVICE METER SET, PER SANDY CITY STANDARD DETAIL WTR-09, SEE SHEET C5.03.
3. 1" TYPE 'K' COPPER WATER SERVICE LINE, PER SANDY CITY STANDARD DETAIL WTR-09, SEE SHEET C5.03.
4. 6" PVC SDR-35 GREASE TRAP LATERAL, NO SOLID WASTE FROM TOILETS.
5. 6" PVC SDR-35 SANITARY SEWER LATERAL FOR SOLID WASTE FROM TOILETS. INSTALL NEW CLEANOUT 5' OUTSIDE OF BUILDING. CONNECT TO GREASE TRAP LATERAL DOWNSTREAM OF SAMPLING MANHOLE WITH WYE CONNECTION.
6. SANITARY SEWER CLEANOUT, PER COTTONWOOD IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
7. 1000 GALLON GREASE INTERCEPTOR PER COTTONWOOD IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS. SEE DETAIL ON SHEET C5.01.
8. SEWER SAMPLING MANHOLE PER COTTONWOOD IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS. SEE DETAIL 'D2', SEE SHEET C5.02.
9. APPROXIMATE LOCATION OF NEW NATURAL GAS METER. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY DOMINION ENERGY WITH OTHER CONSTRUCTION.
10. 1" IRRIGATION SERVICE METER SET WITH BACKFLOW PREVENTION SYSTEM. PER SANDY CITY REQUIREMENTS, SEE SANDY CITY DETAIL 'IV-01', SEE SHEET C5.03.
11. SALVAGE EXISTING FIRE HYDRANT PER SANDY CITY REQUIREMENT AND INSTALL NEW FIRE HYDRANT SANDY CITY STANDARDS AND SPECIFICATIONS.

SANDY CITY WATER NOTES

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3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.

4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE CONSULTING ENGINEER FOR ALL BEDDING, BACKFILL, PIP, METERS, BOXES, VAULTS, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, ETC. RELATING TO THE WATER SYSTEM. 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. LOCATE WATER LINE 4' OFF LIP OF GUTTER ON THE NORTH AND / OR EAST SIDE OF THE ROADWAY.

7. A MINIMUM OF 48-INCHES OF COVER AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.

8. FOR DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER.

9. FOR POLYVINYL CHLORIDE (PVC) PIPE, USE CLASS DR-14 OR BETTER, 10 GAUGE WIRE SHALL BE PLACED ON TOP OF THE PIPE (PER SANDY CITY SPECIFICATIONS) FOR FUTURE RELOCATION. NO DEFLECTION IN PIPE JOINTS WILL BE ALLOWED ON PVC PIPES.

10. ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS OR APPROVED EQUAL.

11. USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS.

12. WHEN THE DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 6-FEET, AN ADDITIONAL AUXILIARY VALVE SHALL BE FLANGED TO THE FIRE HYDRANT.

13. ALL DEAD ENDS TO BE PLUGGED WITH A 2" WASHOUT OR END WITH A FIRE HYDRANT.

14. ALL DUCTILE IRON WATER LINES, FITTINGS, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.

15. ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM UNDER BELOW AND 12-INCHES MINIMUM ON EACH SIDE AND ON TOP OF THE PIPE).

Blue Stakes of UTAH 811 — Bluestakes.org

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Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
No. 375403-2202
ROBERT J. POIRIER
12/13/2023
STATE OF UTAH

JIFFY LUBE
LOT 2B CANYON CENTER SUB. AMENDED
2067 EAST 9400 SOUTH
SANDY, UTAH

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REV	DATE	DESCRIPTION

PROJECT NO:	20637
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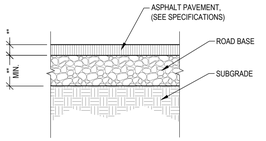
SITE UTILITY PLAN

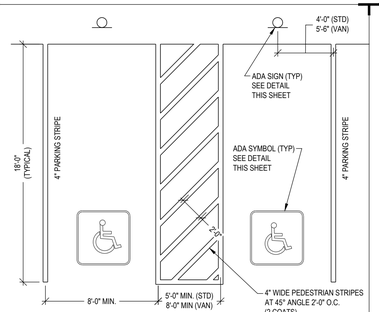
C4.01



	(STANDARD DUTY) PARKING AREAS	(HEAVY DUTY) ROADWAY AREAS
ASPHALT	3"	4"
BASE COURSE	6"	8"

NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

ASPHALTIC PAVEMENT SECTION D1
SCALE: N.T.S.



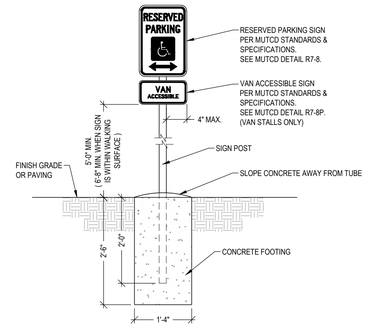
NOTE:
CROSS SLOPES WITHIN ADA PARKING STALLS AND ACCESSIBLE ROUTES NOT TO EXCEED 1:48 SLOPE.

ADA PARKING DETAIL D4
SCALE: N.T.S.

PAINTED EMBLEM
ON ASPHALT PAVING
TYP. AT ALL ADA
PARKING STALLS PER CITY
REQUIREMENTS. (2 COATS)

NOTE:
SEE SPECIFICATIONS FOR PAINT
TYPE AND COLOR. (2 COATS)

PAINTED ADA SYMBOL D5
SCALE: N.T.S.

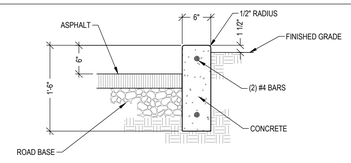


ADA PARKING SIGN D6
SCALE: N.T.S.

	STANDARD	HEAVY
CONCRETE	6"	**
ROAD BASE	4"	**

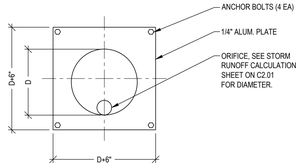
NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

CONCRETE PAVEMENT SECTION C1
SCALE: N.T.S.

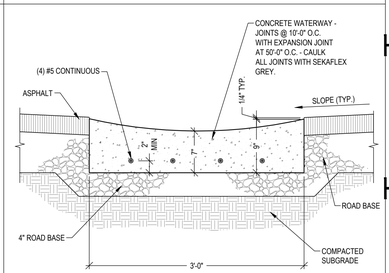


NOTE:
CONST. JOINTS @ 10'-0" O.C.
EXPANSION JOINTS @ 50'-0" O.C.

CURB WALL DETAIL C2
SCALE: N.T.S.

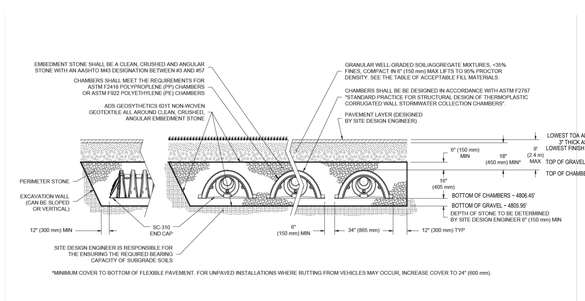


ORIFICE RESTRICTOR C3
SCALE: N.T.S.

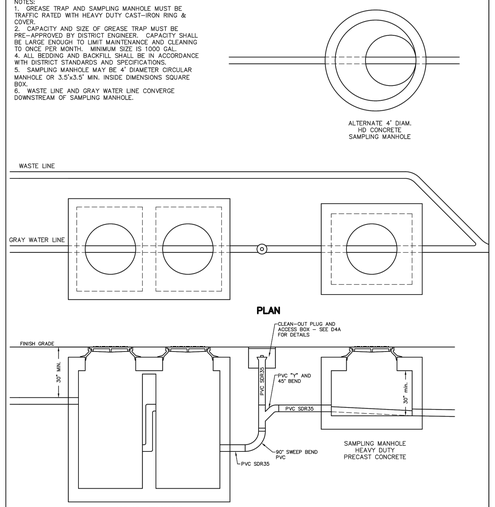


NOTE:
ASPHALT TO BE 1/4" HIGHER
THAN LIP OF CONCRETE

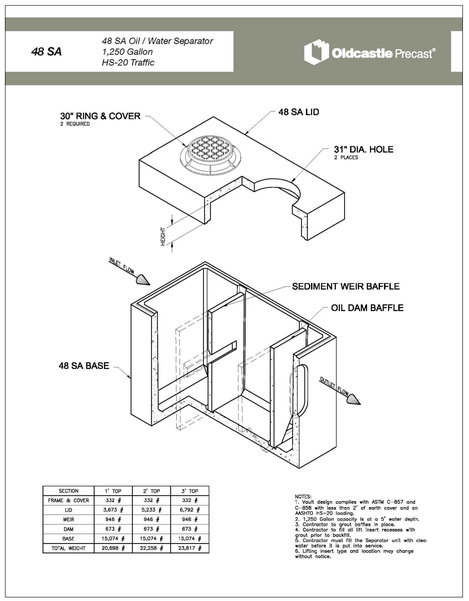
36" CONCRETE WATERWAY C6
SCALE: N.T.S.



NOTES:
1. GREASE TRAP AND SAMPLING MANHOLE MUST BE TRAFFIC RATED WITH HEAVY DUTY CAST-IRON RING & COVER.
2. CAPACITY AND SIZE OF GREASE TRAP MUST BE PRE-APPROVED BY DISTRICT ENGINEER. CAPACITY SHALL BE LARGE ENOUGH TO LIMIT MAINTENANCE AND CLEANING TO ONCE PER MONTH. MINIMUM SIZE IS 1000 GAL.
4. ALL BEDDING AND BACKFILL SHALL BE IN ACCORDANCE WITH DISTRICT STANDARDS AND SPECIFICATIONS.
5. SAMPLING MANHOLE MAY BE 4" DIAMETER CIRCULAR MANHOLE OR 3.5'x3.5' MIN. INSIDE DIMENSIONS SQUARE BOX.
6. WASTE LINE AND GRAY WATER LINE CONVERGE DOWNSTREAM OF SAMPLING MANHOLE.

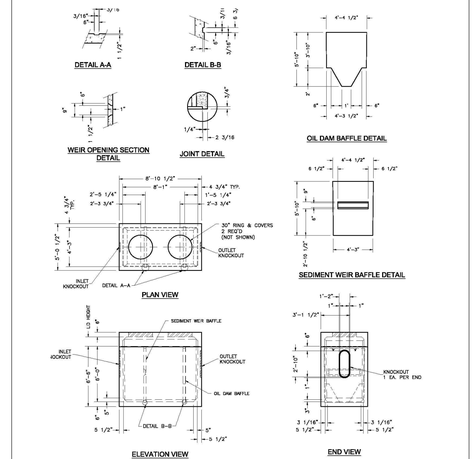


COTTONWOOD IMPROVEMENT DISTRICT	DATE: 9/23/1999	DWG. NO.
	REVISIONS: 1/27/2006 Min. Trap Size; 8/24/2020 C.O. PVC	
GREASE TRAP & SAMPLING MH	SCALE: 1/3"-1'	D10



SECTION	1' TOP	2' TOP	3' TOP
FRAME & COVER	332 #	332 #	332 #
LID	3,673 #	5,233 #	6,792 #
WEIR	946 #	946 #	946 #
DAM	673 #	673 #	673 #
BASE	15,074 #	15,074 #	15,074 #
TOTAL WEIGHT	20,698 #	22,258 #	23,817 #

NOTES:
1. Vault design complies with ASTM C-857 and C-858 with less than 2' of earth cover and an AASHTO H-20 loading.
2. Unit is designed to be at a 5' water depth.
3. Contractor to grout baffles in place.
4. Contractor to fill all lift insert recesses with grout prior to backfill.
5. Contractor to fill the Separator unit with clean water before it is put into service.
6. Lifting insert type and location may change without notice.



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801 West 12th Street
Ogden, Utah 84404

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Fax: (801) 392-7849

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Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
No. 375403-2202
ROBERT J. POIRIER
12/13/2023
STATE OF UTAH

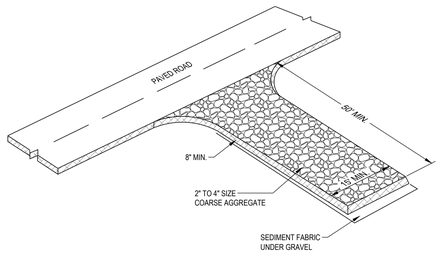
JIFFY LUBE
LOT 2B CANYON CENTER SUB. AMENDED
2067 EAST 9400 SOUTH
SANDY, UTAH

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	20637
DRAWN BY:	DJC
CHECKED BY:	RJP
DATE:	12-7-23

CIVIL DETAILS

C5.01



DESCRIPTION:
A STABILIZED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

APPLICATIONS:
AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED. GENERALLY APPLIES TO SITES OVER 2 ACRES UNLESS SPECIAL CONDITIONS EXIST.

INSTALLATION/APPLICATION CRITERIA:
- CLEAR GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
- COMPACT SUB GRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS.
- PLACE COARSE AGGREGATE, 1 TO 2-1/2 INCHES IN SIZE, TO A MINIMUM DEPTH OF 8 INCHES.

LIMITATIONS:
- REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
- SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:
- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
- REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
- EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

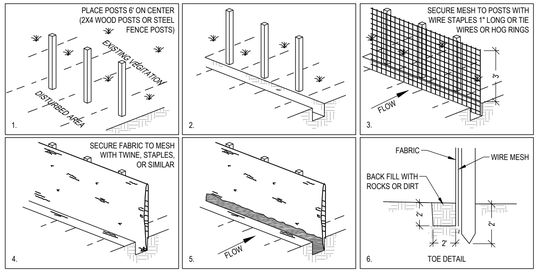
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

STABILIZED CONSTRUCTION ENTRANCE C1
SCALE: N.T.S.



DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:
- PERIMETER CONTROL: PLACE BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.
- SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
- PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS

INSTALLATION/APPLICATION CRITERIA:
- PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS
- SECURE WIRE MESH (14 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG RINGS.
- CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL OVER FILTER FABRIC TO ANCHOR.

LIMITATIONS:
- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.
- RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 150 FEET.
- RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%).
- RECOMMENDED MAXIMUM FLOW RATE OF 0.5 CFS.
- PONDING SHOULD NOT BE ALLOWED BEHIND FENCE.

MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- ※ CONTROL INTERNAL EROSION

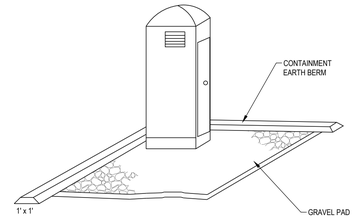
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

SILT FENCE C3
SCALE: N.T.S.



DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:
- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TO FAR FROM ACTIVITIES.

INSTALLATION/APPLICATION CRITERIA:
- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
- PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
- CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.

LIMITATIONS:
- NO LIMITATIONS

MAINTENANCE:
- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
- ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

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- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ■ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

PORTABLE TOILETS C5
SCALE: N.T.S.

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PROFESSIONAL ENGINEER
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STATE OF UTAH

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LOT 2B CANYON CENTER SUB. AMENDED
2067 EAST 9400 SOUTH
SANDY, UTAH

FILTERSOCK SPECIFICATION:

FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

1.0 DESCRIPTION:
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS
1. COMPOST: COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCC TMECC GUIDELINES FOR LABORATORY PROCEDURES:
   A. PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
   B. PARTICLE SIZE - 99% PASSING A 1" SIEVE, 90% PASSING A 1/2" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 98 % SHALL NOT EXCEED 3 INCHES IN LENGTH, IN ACCORDANCE WITH TMECC 02.02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"
   C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
   D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS.
   E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:
1. FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAINS BECOME OPERATIONAL.
2. FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA
3. INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.
4. STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
5. FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
6. IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
7. THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE FILTERSOCKS. SEE BELOW SCHEMATIC FOR FILTREXX FILTERSOCK INSTALLATION.
8. FOR AREAS WHERE FILTERSOCKS ARE TO BE LEFT AS A PERMANENT PART OF THE LANDSCAPE, FILTERSOCKS MAY BE SEEDED DURING TIME OF MANUFACTURE TO CREATE A LIVING SOCK. FOR SEEDING OPTIONS, THE ENGINEER MAY SIMPLY REPLACE ALL LANGUAGE ABOVE WITH "LIVING FILTREXX FILTERSOCKS"

4.0 MAINTENANCE:
1. THE CONTRACTOR SHALL MAINTAIN FILTREXX FILTERSOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. WHERE THE FILTERSOCK REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
3. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTERSOCK WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTERSOCK, OR AS DIRECTED BY THE ENGINEER.
4. THE FILTREXX FILTERSOCK WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER. THE NETTING MATERIAL WILL BE DISPOSED OF IN NORMAL TRASH CONTAINERS OR REMOVED BY THE CONTRACTOR.
5. REGULAR MAINTENANCE INCLUDES LIFTING THE FILTREXX FILTERSOCKS AND CLEANING UNDER THEM AS SEDIMENT COLLECTS.

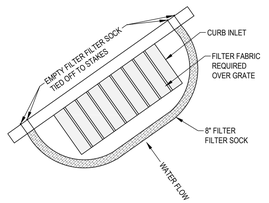
5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS `FILTREXX FILTERSOCK' PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

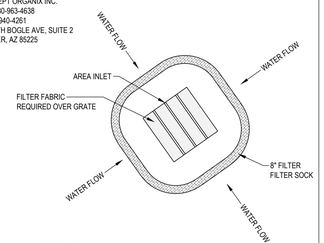
6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

7.0 APPLICATION GUIDELINES:
1. FILTREXX FILTERSOCKS SHALL EITHER BE MADE ON SITE OR DELIVERED TO THE JOBSITE USING A 3 MIL TUBULAR HDPE KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS AS OUTLINED IN 2.0.
2. FILTREXX FILTERSOCKS NETTING MATERIALS ARE AVAILABLE ONLY FROM FILTREXX INTERNATIONAL, LLC AND ARE THE ONLY CERTIFIED MESH MATERIALS ACCEPTED IN CREATING FILTREXX PRODUCTS ON SITE OR AS DELIVERED TO THE JOB SITE. STANDARD FILTREXX COLOR CODING SYSTEMS INCLUDE YELLOW AND BLACK STRIPED MESH NETTING WITH 3/8" MESH OPENINGS FOR INLET PROTECTION. OTHER COLORS ARE ONLY ACCEPTABLE AS APPROVED BY BOTH THE ENGINEER AND FILTREXX INTERNATIONAL, LLC.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

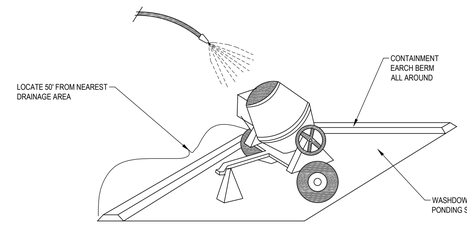
8.0 AVAILABLE VENDORS FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS:

WINDSWEPT ORGANIX INC.
WORK: 480-963-4638
FAX: 408-940-4261
850 SOUTH BOGLE AVE, SUITE 2
CHANDLER, AZ 85225





SEDIMENT BARRIER / FILTER SOCK PROTECTION A1
SCALE: N.T.S. © REPLENISH



DESCRIPTION:
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

APPLICATIONS:
- THIS TECHNIQUE IS APPLICABLE TO ALL TYPES OF SITES.

INSTALLATION/APPLICATION CRITERIA:
- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
- PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE OR IN DESIGNATED AREAS ONLY.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.
- WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITHIN A BERMED OR LEVEL AREA (SEE EARTH BERM BARRIER INFORMATION SHEET.)
- TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE MANAGEMENT.

LIMITATIONS:
- OFF-SITE WASHOUT OF CONCRETE WASTES MAY NOT ALWAYS BE POSSIBLE.

MAINTENANCE:
- INSPECT SUBCONTRACTORS T ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
- IF USING A TEMPORARY PIT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ※ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- □ CAPITAL COSTS
- □ O & M COSTS
- ※ MAINTENANCE
- ※ TRAINING

■ HIGH ※ MEDIUM □ LOW

CONCRETE WASTE MANAGEMENT A5
SCALE: N.T.S.

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	20637
DRAWN BY:	DJC
CHECKED BY:	RJP
DATE:	12-7-23

CIVIL DETAILS

C5.02

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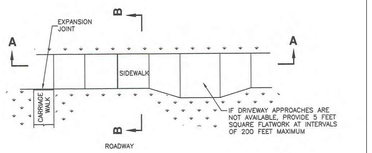
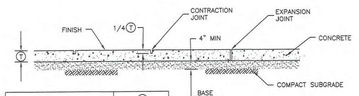


PLAN

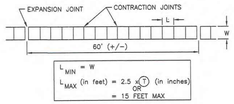


STREET TYPE	T
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	6"
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A-A

SECTION B-B



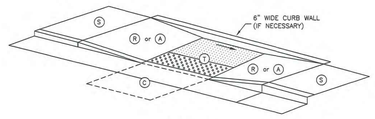
SIDEWALK JOINT DETAIL

ADWA Utah Chapter

Sidewalk

Plan 231 March 2009

TURNING SPACE AT STREET LEVEL

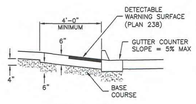


EXAMPLE 5

ELEMENT		DIMENSION
R	A	4 FEET WIDE MINIMUM
C	T	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	T	STREET GRADE	2
CURB RAMP	R	8.33	2
CLEAR SPACE	C	5	STREET GRADE
SIDEWALK	S	STREET GRADE	2
APPROACHE	A	8.33	2

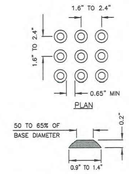
(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

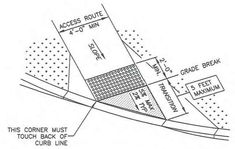
ADWA Utah Chapter

Mid-block curb cut assembly

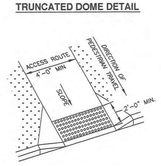
Plan 236.3 September 2011



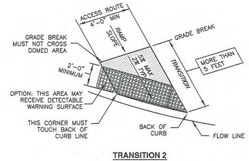
TRUNCATED DOME DETAIL



TRANSITION 1

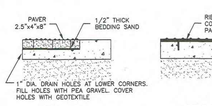


PERPENDICULAR ASSEMBLY

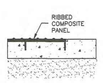


NON-PERPENDICULAR ASSEMBLY

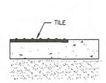
TRANSITION 2



STYLE P



STYLE R

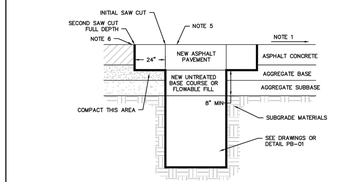


STYLE T

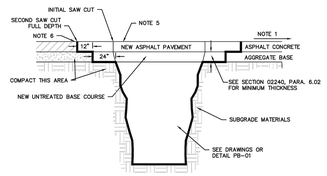
ADWA Utah Chapter

Detectable warning surface

Plan 238 July 2011



(A) SHALLOW EXCAVATION ASPHALT PAVEMENT
(42" OR LESS FROM PAVEMENT SURFACE TO BOTTOM OF EXCAVATION)



(B) DEEP EXCAVATION ASPHALT PAVEMENT
(MORE THAN 42" FROM PAVEMENT SURFACE TO BOTTOM OF EXCAVATION)

GENERAL NOTES

1. ADDITIONAL PAVEMENT REMOVAL: Remove additional pavement to a painted lane stripe, a lip of gutter, a curb, an existing pavement patch, or an edge of the pavement if such a feature is within 2-feet of the second saw-cut. If more than 50% of the permanent surfacing of a traveled lane is impacted by the excavation, the entire lane width shall be sawcut, removed, and replaced. Jagged, saw tooth edges are not allowed.

2. UNTREATED BASE COURSE: Provide material specified in Section 02230. Place and compact per Section 02240 and Section 02575. Maximum lift thickness is 8-inches before compaction.

3. SHORING: Shore in conformance with Section 02214.

4. TACK COAT: Full tack coat coverage on all vertical surfaces.

5. ASPHALT PAVEMENT: Use asphalt concrete specified in Section 02513.
   A. Install in lifts no greater than 3-inches after compaction.
   B. Compact each lift in conformance with Section 02503
   C. Plane off surface distortions that exceed 1/4 inch deviation in 10 feet. Coat planed surfaces with a cationic or anionic emulsion as approved by City Engineer.
   D. Asphalt pavement thickness depth shall equal existing plus 1-inch, 4" minimum, 6" maximum
   E. Use ½" gradation per Section 02513.
   F. Finished surface of restored trench not to exceed ¼" +/- of existing.

6. JOINT REPAIR: If a crack occurs at the "T" patch connection to existing pavement or at any street fixture, seal the crack per Section 02511.

7. PATCH REPAIR: Repair the asphalt pavement patch if any of the following conditions within the patch occur.
   A. Cracks at least 1-foot long and 1/4-inch wide occur more often than 1 in 10 square feet.
   B. Pavement surface distortion exceeds 1/4-inch deviation in 10-feet.
   C. Asphalt raveling is greater than 1 square foot per 100 square feet.
   D. If slurry seal within 1 year, re-slurry seal full lane width for each lane effected

8. EQUIPMENT: All asphalt pavement shall be installed with mechanical paving equipment unless otherwise approved by the City Engineer.

9. COMPLY WITH ALL REQUIREMENTS OF SECTION 02575.

10. Plant Mix Seal Coat: For plant mix seal coat comply with UDOT Specification, Section 02786. Mill and replace existing plant mix seal coat 10 feet from edge of second cut in all directions.

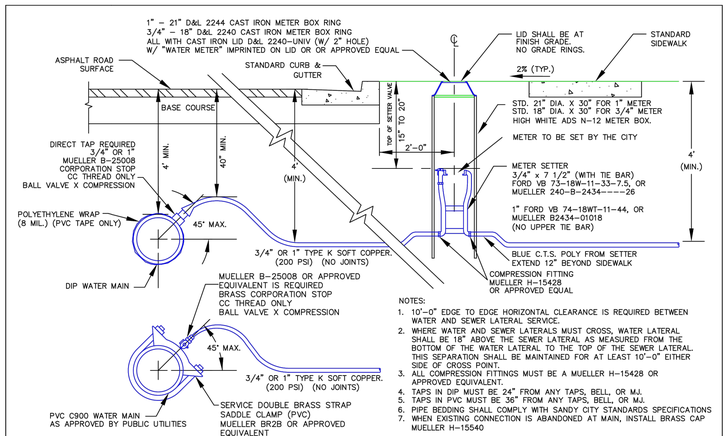
NO.	AUTHORIZED BY	REVISIONS	DATE
1	R. KUMP	DWG REVISION	5/24/17

Sandy HEART OF THE WASATCH

STANDARD DETAIL
PUBLIC WORKS

RC–02

RESTORATION OF ASPHALT CONCRETE IN TRENCHES



NOTES:
1. 10'–0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR AT LEAST 10'–0" EITHER SIDE OF CROSS POINT.
3. ALL COMPRESSION FITTINGS MUST BE A MUELLER H–15428 OR APPROVED EQUIVALENT.
4. TAPS IN DIP MUST BE 24" FROM ANY TAPS, BELL, OR MJ.
5. TAPS IN PVC MUST BE 36" FROM ANY TAPS, BELL, OR MJ.
6. PIPE BEDDING SHALL COMPLY WITH SANDY CITY STANDARDS SPECIFICATIONS
7. WHEN EXISTING CONNECTION IS ABANDONED AT MAIN, INSTALL BRASS CAP MUELLER H–15540

NOT TO SCALE

NO.	AUTHORIZED BY	REVISIONS	DATE
1	CC	CREATED	6/2017
2	CC	REVISED	12/2018

Sandy HEART OF THE WASATCH

STANDARD DETAIL
PUBLIC UTILITIES

WTR–09

3/4" AND 1" WATER SERVICE

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PROFESSIONAL ENGINEER
No. 375413-2202
ROBERT J. POIRIER
12/13/2023
STATE OF UTAH

JIFFY LUBE
LOT 2B CANYON CENTER SUB. AMENDED
2067 EAST 9400 SOUTH
SANDY, UTAH

REV	DATE	DESCRIPTION
		REVISIONS

PROJECT NO:	20637
DRAWN BY:	DJC
CHECKED BY:	RJP
DATE:	12-7-23

CIVIL DETAILS

C5.03

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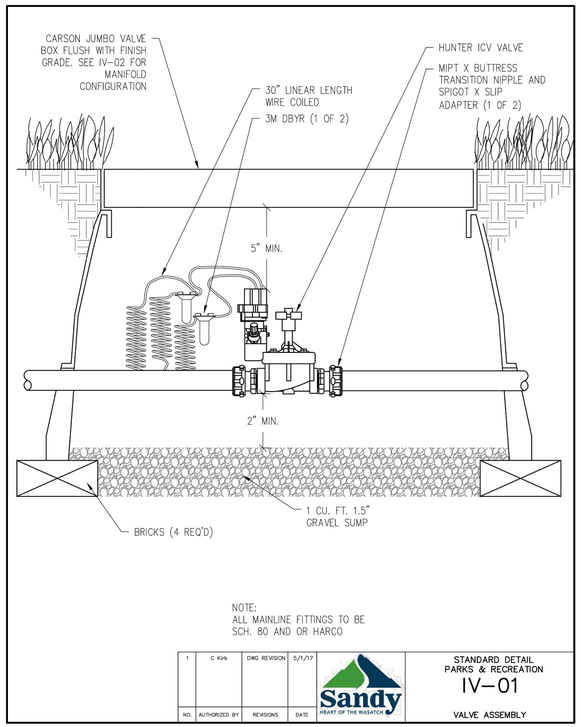

NOTE:
ALL MAINLINE FITTINGS TO BE SCH. 80 AND OR HARCO

NO.	AUTHORIZED BY	REVISIONS	DATE
1	C Kirk	DWG REVISION	5/1/17

STANDARD DETAIL
PARKS & RECREATION
IV-01
VALVE ASSEMBLY

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Vol. 375419-2202
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LOT 2B CANYON CENTER SUB. AMENDED
2067 EAST 9400 SOUTH
SANDY, UTAH

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	20637
DRAWN BY:	DJC
CHECKED BY:	RJP
DATE:	12-7-23

CIVIL DETAILS

C5.04

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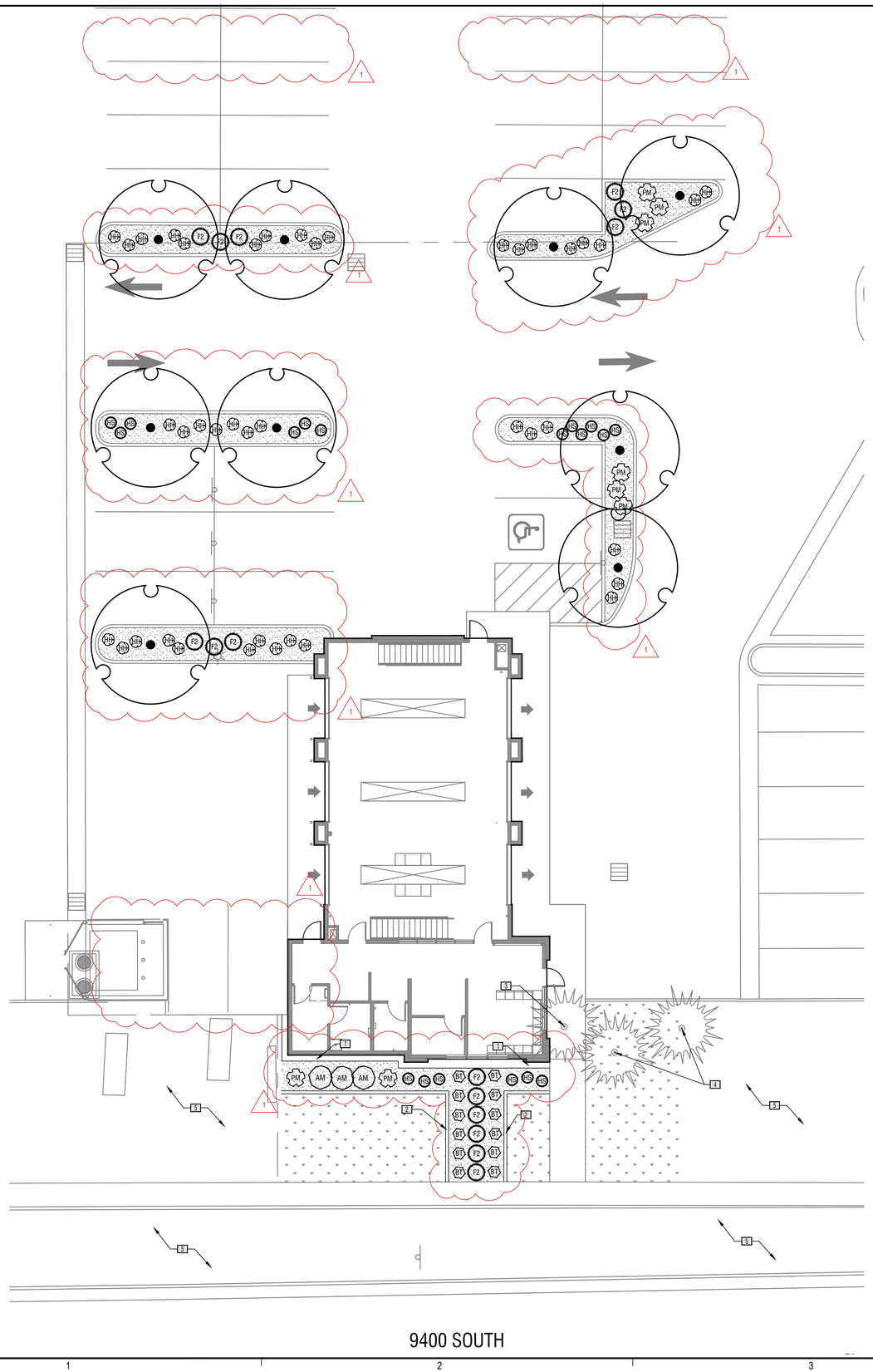


REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	12" CONCRETE MOWSTRIP AGAINST BUILDING		7/L-502
2	6" CONCRETE MOWSTRIP SEPARATING PLANTER BED FROM TURF GRASS		8/L-502
3	REMOVE EXISTING TREE		
4	PRESERVE EXISTING TREE IN PLACE		1/L-501
5	PRESERVE EXISTING TURF AND IRRIGATION IN PLACE		
SYMBOL	DESCRIPTION	QTY	DETAIL
	PLANTER BED - 2" minus crushed rock, tan in color, 3" depth with Dewitt Pro 5 weed barrier beneath	1,348 sf	9/L-502
	TURF GRASS - sod, Chanshare Desert Sage or approved equal	1,002 sf	11/L-502

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES					
	CCC	9	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	Container	1.5"
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
SHRUBS					
AM	AM	3	Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	5 gal	
BT	BT	12	Berberis thunbergii 'Crinuzam' / Crimson Ruby® Japanese Barberry	5 gal	
PM	PM	8	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	5 gal	
GRASSES					
FZ	F2	15	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	1 gal	
HS	HS	18	Helictotrichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass	1 gal	
PERENNIALS					
HH	HH	41	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal	

PLANTING SPECIFICATIONS

1. THE PLANTING PLAN IS DIAGRAMMATIC, AND ALL PLANT LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND LANDSCAPE AREAS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
2. LOCATE UTILITIES, CABLES, CONDUITS, PIPING AND OTHER OBSTACLES PRIOR TO BEGINNING EXCAVATION. REMOVE ROCKS AND OTHER SIMILAR UNDERGROUND OBSTRUCTIONS TO DEPTHS NECESSARY TO PERMIT PROPER INSTALLATION OF TOPSOIL AND LANDSCAPE MATERIALS.
3. GRADING WORK SHALL BE DONE IN A MANNER WHICH DOES NOT CAUSE EXCESSIVE COMPACTION OR CLODS, WHICH WILL NOT BREAK EASILY. ROUGH GRADE SUB-GRADE MATERIAL SO THAT A FINAL GRADE CAN BE ACHIEVED WITH PLACEMENT OF TOPSOIL. COMPACT AREAS UNDER PAVEMENT AND STRUCTURES TO NINETY-FIVE (95) PERCENT. IN PLANTING AREAS COMPACT TO BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.
4. ALL PLANTING AREAS SHALL HAVE A TOPSOIL DEPTH OF 4" IN LAWN AREAS AND 12" IN SHRUB BEDS. TOPSOIL SHALL BE FERTILE FRIABLE, NATURAL LOAM AND SHALL BE CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE FREE OF STONES, LUMPS, CLODS OF HARD EARTH, PLANTS OR OTHER ROOTS, STICKS AND OTHER EXTRANEOUS MATTER. THE SOIL SHALL CONTAIN NEITHER NOXIOUS WEEDS NOR THEIR SEEDS. IT SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION. CONDUCT A TOPSOIL ANALYSIS TO VERIFY THE TOPSOIL WILL MEET THE FOLLOWING CRITERIA:
   A. CHEMICAL CHARACTERISTICS:
      1) ACIDITY / ALKALINITY RANGE: PH 5.5 TO 8.0.
      2) SOLUBLE SALTS: LESS THAN 3.0 MMHOS/CM.
      3) SODIUM ABSORPTION RATIO (SAR): LESS THAN 6.0.
      4) ORGANIC MATTER: GREATER THAN ONE PERCENT.
   B. PHYSICAL CHARACTERISTICS:
      1) GRADATION AS DEFINED BY USDA TRIANGLE OF PHYSICAL CHARACTERISTICS AS MEASURED BY HYDROMETER.
         a) SAND: 15 TO 60 PERCENT.
         b) SILT: 10 TO 60 PERCENT.
         c) CLAY: 5 TO 30 PERCENT.
      2) CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN 1-1/2 INCH IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS.
      3) SOIL SHALL NOT CONTAIN MORE THAN 2 PERCENT BY VOLUME OF ROCKS MEASURING OVER 3/32 INCH IN LARGEST SIZE
5. WHEN PLACING TOPSOIL, SCARIFY THE SURFACE OF THE SUB-GRADE TO A TWO (2) INCH DEPTH TO PROVIDE A TRANSITION ZONE BETWEEN SUB-GRADE AND TOPSOIL. PLACE TOPSOIL ON SUB-GRADE, AND FINE GRADE TO MEET FINAL FINISH GRADE AND TOPSOIL DEPTHS AS INDICATED ON PLANS AND IN THESE NOTES.
6. FINISHED GRADES SHALL BE SMOOTH AND UNIFORM WITH GRADUAL TRANSITIONS BETWEEN PLANES. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES AND WALLS. FINAL GRADE SHALL BE SET AND ADJUSTED TO ELIMINATE PUDDLING OR STANDING WATER.
7. LANDSCAPE CONTRACTOR SHALL INSTALL A SIX (6) INCH BY SIX (6) INCH CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS
   A. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL
   B. PORTLAND CEMENT 3000 PSI
   C. REINFORCING #4 REBAR WHERE SHOWN ON DETAILS.
   D. POTABLE WATER
8. CONCRETE MOWSTRIP NOTED ON THE DRAWINGS SHALL BE CONSTRUCTED TO THE RECTANGULAR PATTERN SHOW ON THE PLAN TO SEPARATE GRASS FROM PLANTER BEDS. PROVIDE LOCALIZED LOW SPOTS IN MOWSTRIP TO FACILITATE POSITIVE DRAINAGE.
9. LANDSCAPE CONTRACTOR SHALL APPLY A CONTACT HERBICIDE TO ALL PLANTING AREAS WHERE WEEDS OR UNDESIRABLE VEGETATION OCCURS ACCORDING TO MANUFACTURER'S SPECIFICATIONS. WEEDS SHALL BE ALLOWED TO COMPLETELY DIE BACK, INCLUDING THE ROOTS, BEFORE PROCEEDING WITH WORK. DEAD WEEDS SHALL BE REMOVED FROM THE SITE.
10. PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE THOROUGHLY MOISTENED.
11. PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION BY OWNER'S REPRESENTATIVE. PLANT MATERIALS SHALL BE HEALTHY AND OF GOOD FORM. ANY DAMAGED, MALFORMED, DISEASED OR ROOT BOUND PLANTS SHALL BE REJECTED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
12. PLANTS LOCATIONS SHALL BE SPOTTED BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. NO PLANT SHALL BE PLACED WITHIN 12 INCHES OF SPRINKLER HEADS.
13. FOR PLANTING INFORMATION, SEE PLANTING DETAILS. DO NOT USE ANY PLANTING STOCK IF THE ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING. BACKFILL PLANTING HOLES WITH 1-PART NATIVE AND 1-PART TOPSOIL. FILL THE HOLE TO TWO THIRDS (2/3) CAPACITY THEN THOROUGHLY WATER THE PLANT. COMPLETE BACKFILLING THE HOLE. FORM A WATERING BASIN AROUND THE PLANT AND THOROUGHLY WATER AGAIN. APPLY VITAMIN B-1 ROOT STIMULATOR TO THE TREE AND SHRUB PLANTING. MONITOR ALL PLANTS TO ENSURE THAT NO SETTLING OCCURS.
14. ALL PLANTER BEDS TO RECEIVE THREE (3) INCH DEPTH OF TAN COLORED CRUSHED ROCK WITH DEWITT PRO 5 WEED BARRIER BENEATH.
15. CUT AN 'X' SHAPE IN WEED BARRIER FOR PLANTS AND STAPLE FOLDS DOWN INTO SOIL. USE FABRIC STAPLES EVERY FIVE (5) FEET ON CENTER IN PLANTER BED.
16. SOD SHALL BE FIRST GRADE, PEST AND WEED FREE, ONE AND ONE QUARTER (1-1/4") INCHES THICK SUPPLIED IN ROLLS OR SHEETS OF INDUSTRY STANDARD SIZE. SOD AREAS SHALL HAVE FERTILIZER 16,16,16 AT ONE POUND OF NITROGEN PER THOUSAND (1000) SQUARE FEET INCORPORATED INTO THE UPPER FOUR (4) INCHES OF TOP SOIL. ADJUST FERTILIZATION MIXTURE, APPLICATION RATE AND ADD ANY RECOMMENDED SOIL AMENDMENTS TO MEET RECOMMENDATION GIVEN BY TOPSOIL ANALYSIS. THE GRADE OF SOD SHALL BE ONE HALF (1/2) INCH BELOW PAVED ADJACENT SURFACES OR MEET EXISTING LAWN. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. STAGGER STRIPS TO OFFSET JOINTS. TOP DRESS BY WORKING SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD; REMOVING EXCESS TO PREVENT SMOTHERING ADJACENT GRASS. TAMP OR ROLL LIGHTLY TO INSURE GOOD CONTACT IS MADE BETWEEN EDGES AND THE GROUND. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE SODDING INDUSTRY.
17. PROTECT LANDSCAPING FROM DAMAGE DUE TO LANDSCAPED OPERATION, OPERATION BY OTHER CONTRACTORS AND TRADES, AND TRESPASSERS. TREAT, REPAIR OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED BY OWNER'S REPRESENTATIVE AT CONTRACTOR'S EXPENSE. REMOVE RUBBISH, TRASH AND DEBRIS RESULTING FROM OPERATION AT THE END OF EACH WORK DAY AND LEGALLY DISPOSE OF IT OFF THE OWNER'S PROPERTY. WASH PAVED SURFACES CLEAN.
18. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO VERIFY THAT ALL ASPECTS OF WORK HAVE BEEN PROPERLY INSTALLED. A MAINTENANCE PERIOD WILL BEGIN ON THE DATE OF OWNER'S WRITTEN ACCEPTANCE OF THE INSTALLATION.
19. MAINTENANCE PERIOD SHALL BE IN EFFECT UNTIL THE OWNER'S REPRESENTATIVE ACCEPTS THE PLANTS, WHICH WILL BE A MINIMUM OF 60 DAYS FOR TREES, SHRUBS, AND SOD. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTS UNTIL TURF IS FULLY ESTABLISHED. IN SODDED LAWNS, SPOTS SIX (6) INCHES OR LARGER OR ANY AREAS FOUND NOT ACCEPTABLE, SHALL BE RE-SODDED. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO: WATERING FOR PLANT GROWTH, FERTILIZATION, REPLACING DEAD AND DAMAGED PLANTS, MAINTENANCE ON IRRIGATION SYSTEM, MOWING, WEEDING, WEEKLY CLEARING OF TRASH, AND FILLING, RE-COMPACTING AND REPLANTING ERODED OR LOW AREAS AS NECESSARY.
20. A FINAL INSPECTION OF THE PLANTING AND LANDSCAPE IMPROVEMENTS WILL BE MADE AT THE END OF MAINTENANCE PERIOD. THE OWNER'S REPRESENTATIVE SHALL ISSUE A LETTER OF ACCEPTANCE TO THE CONTRACTOR UPON RECTIFYING IDENTIFIED DEFICIENT ITEMS. A GUARANTEE PERIOD SHALL BEGIN UPON RECEIPT OF THE LETTER OF ACCEPTANCE.
21. A ONE (1) YEAR GUARANTEE PERIOD SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES AND SHRUBS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE CONSIDERED IN THE GUARANTEE.

LANDSCAPE AND IRRIGATION NOTES

1. AFTER COMPLETION OF ALL PLANTINGS, ALL IRRIGATED NON-TURF AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR INCHES OF MULCH TO RETAIN WATER, INHIBIT WEED GROWTH, AND MODERATE SOIL TEMPERATURE. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH.
2. SOIL PREPARATION SHALL BE SUITABLE TO PROVIDE HEALTHY GROWING CONDITIONS FOR THE PLANTS AND TO ENCOURAGE WATER INFILTRATION AND PENETRATION. SOIL PREPARATION SHALL INCLUDE SCARIFYING THE SOIL TO A MINIMUM DEPTH OF SIX INCHES AND AMENDING THE SOIL WITH ORGANIC MATERIAL AS PER SPECIFIC RECOMMENDATIONS OF THE LANDSCAPE DESIGNER/LANDSCAPE ARCHITECT BASED ON THE SOILS REPORT.
3. A WATER METER AND BACKFLOW PREVENTION ASSEMBLY FOR LANDSCAPING THAT ARE IN COMPLIANCE WITH STATE CODE SHALL BE INSTALLED AFTER THE CITY METER AND OUTSIDE THE CITY MAINTAINED METER BOX ON THE CUSTOMER'S SERVICE LINE. THE SIZE OF THE METER SHALL BE DETERMINED BASED ON IRRIGATION DEMAND.
4. A PRESSURE REGULATING VALVE SHALL BE INSTALLED AND MAINTAINED BY THE CONSUMER IF THE STATIC SERVICE PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH (PSI). THE PRESSURE REGULATING VALVE SHALL BE LOCATED BETWEEN THE LANDSCAPE WATER METER AND THE FIRST POINT OF WATER USE, OR FIRST POINT OF DIVISION IN THE PIPE, AND SHALL BE SET AT THE MANUFACTURER'S RECOMMENDED PRESSURE FOR SPRINKLERS.
5. ALL IRRIGATION SYSTEMS SHALL INCLUDE AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAM AND MULTIPLE REPEAT CYCLE CAPABILITIES AND A FLEXIBLE CALENDAR PROGRAM. ALL CONTROLLERS SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.
6. ON SLOPES EXCEEDING 30 PERCENT, THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP EMITTERS, BUBBLERS, OR SPRINKLERS WITH A MAXIMUM PRECIPITATION RATE OF 0.85 INCHES PER HOUR AND ADJUSTED SPRINKLER CYCLE TO ELIMINATE RUNOFF.
7. EACH VALVE SHALL IRRIGATE A LANDSCAPE ZONE WITH SIMILAR SITE, SLOPE AND SOIL CONDITIONS, AND PLANT MATERIALS WITH SIMILAR WATERING NEEDS. TURF AND NON-TURF AREAS SHALL BE IRRIGATED ON SEPARATE VALVES.
8. DRIP EMITTERS OR A BUBBLER SHALL BE PROVIDED FOR EACH TREE, WHERE PRACTICABLE. BUBBLERS SHALL NOT EXCEED ONE AND ONE-HALF GALLONS PER MINUTE PER DEVICE. BUBBLERS FOR TREES SHALL BE PLACED ON A SEPARATE VALVE UNLESS SPECIFICALLY EXEMPTED BY THE PUBLIC UTILITIES DEPARTMENT DUE TO THE LIMITED NUMBER OF TREES ON THE PROJECT SITE.
9. SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATES WITH EACH CONTROL VALVE CIRCUIT.
10. CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENCES WILL CAUSE LOW HEAD DRAINAGE. PRESSURE COMPENSATING VALVES AND SPRINKLERS SHALL BE REQUIRED WHERE A SIGNIFICANT VARIATION IN WATER PRESSURE WILL OCCUR WITHIN THE IRRIGATION SYSTEM DUE TO ELEVATION DIFFERENCES.
11. DRIP IRRIGATION LINES SHALL BE PLACED UNDERGROUND OR OTHERWISE PERMANENTLY COVERED, EXCEPT FOR DRIP EMITTERS AND WHERE APPROVED AS A TEMPORARY INSTALLATION. FILTERS AND END FLUSH VALVES SHALL BE PROVIDED, AS NECESSARY.
12. IRRIGATION ZONES WITH OVERHEAD SPRAY OR STREAM SPRINKLERS SHALL BE DESIGNED TO OPERATE BETWEEN 6:00 P.M. AND 10:00 A.M. TO REDUCE WATER LOSS FROM WIND AND EVAPORATION. DRIP OR BUBBLER ZONES ARE EXCLUDED.
13. PROGRAM VALVES FOR MULTIPLE REPEAT CYCLES WHERE NECESSARY TO REDUCE RUNOFF, PARTICULARLY SLOPES AND SOILS WITH SLOW INFILTRATION RATES.
14. FOLLOWING CONSTRUCTION AND PRIOR TO RELEASE OF THE SECONDARY BOND GUARANTEE POSTED FOR THE PROJECT, A WATER USE EFFICIENCY REVIEW WILL BE CONDUCTED BY A LANDSCAPE IRRIGATION AUDITOR. THE AUDITOR SHALL BE INDEPENDENT OF THE CONTRACTOR, DESIGN FIRM, AND OWNER/DEVELOPER OF THE PROJECT. THE WATER PERFORMANCE AUDIT WILL VERIFY THAT THE IRRIGATION SYSTEM COMPLIES WITH THE MINIMUM STANDARDS REQUIRED BY THIS SECTION. THE MINIMUM EFFICIENCY REQUIRED FOR THE IRRIGATION SYSTEM IS 60 PERCENT FOR DISTRIBUTION EFFICIENCY FOR ALL FIXED SPRAY SYSTEMS AND 70 PERCENT DISTRIBUTION EFFICIENCY FOR ALL ROTOR SYSTEMS. THE AUDITOR SHALL FURNISH A CERTIFICATE TO THE CITY, DESIGNER, INSTALLER, AND OWNER/DEVELOPER CERTIFYING COMPLIANCE WITH THE MINIMUM DISTRIBUTION REQUIREMENTS, AND AN IRRIGATION SCHEDULE. COMPLIANCE WITH THIS PROVISION IS REQUIRED BEFORE THE CITY WILL RELEASE THE BOND FOR THE PROJECT.
15. REGARDLESS OF THE AGE OF A DEVELOPMENT (COMMERCIAL, INDUSTRIAL, OFFICE, OR RESIDENTIAL), WATER SHALL BE PROPERLY USED. WASTE OF WATER IS PROHIBITED.
16. 2H: 1V MAXIMUM SLOPE IN LANDSCAPED AREAS

0 10 20 30 feet

SCALE: 1" = 10'

NORTH

design west | architects
255 SOUTH 300 WEST LOGAN UT 84321
795 NORTH 400 WEST SALT LAKE CITY UT 84103

NEW JIFFY LUBE

APPROX. 2000 EAST 9400 SOUTH, SANDY, UT 84093

CONSTRUCTION DOCUMENTS

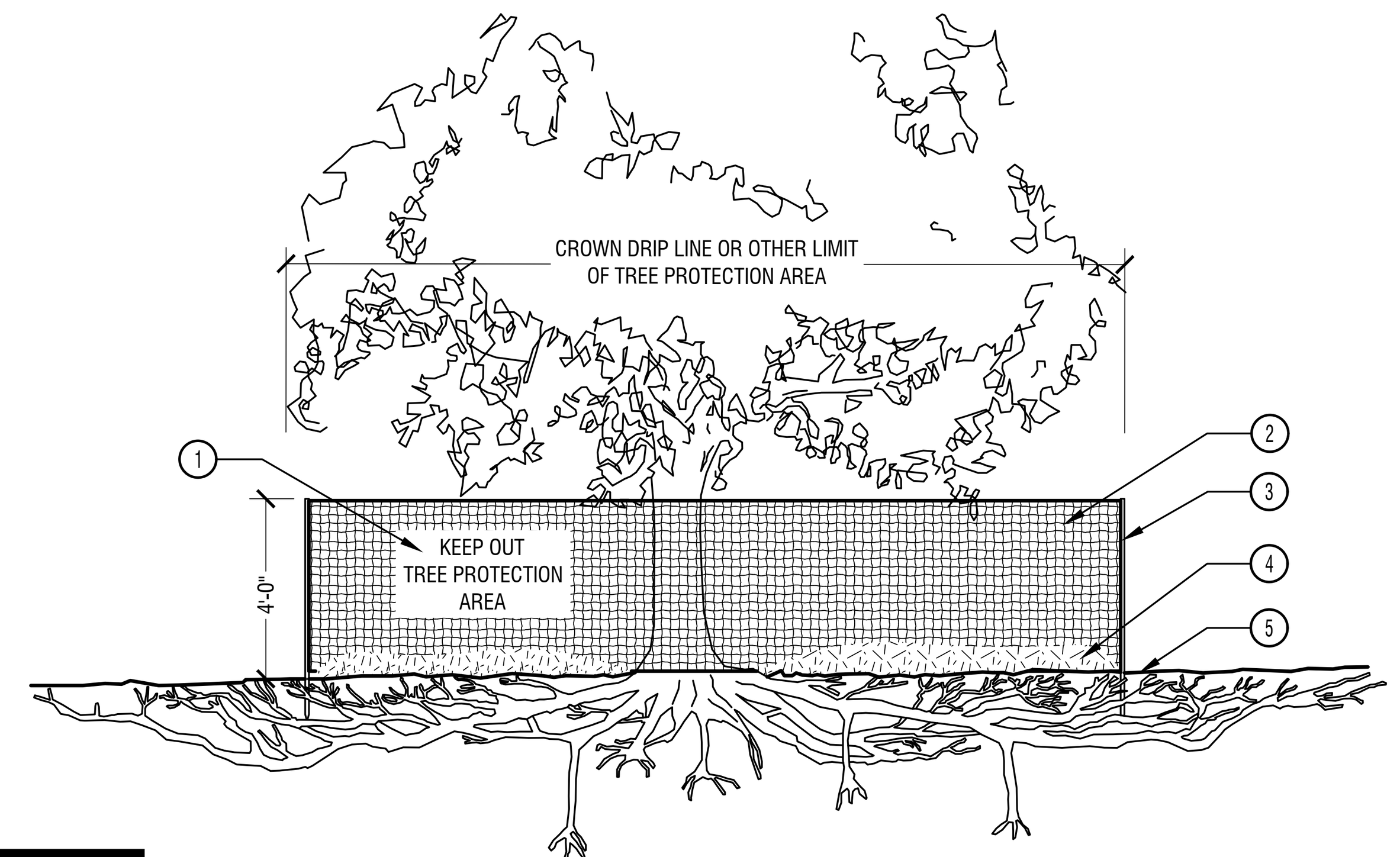
MARK:	DATE:	DESCRIPTION:
1	12.13.2023	ADDENDUM 1: SITE UPDATES AND ELIMINATION OF BAY 4

PROJECT #: 420674
DRAWN BY: ALTHOUSE
CHECKED BY: WRIGHT
ISSUED: 11/30/2020

STATE OF UTAH — JAMES A. WRIGHT — 105101-5301 — REGISTERED LANDSCAPE ARCHITECT

PLANTING PLAN

L-101



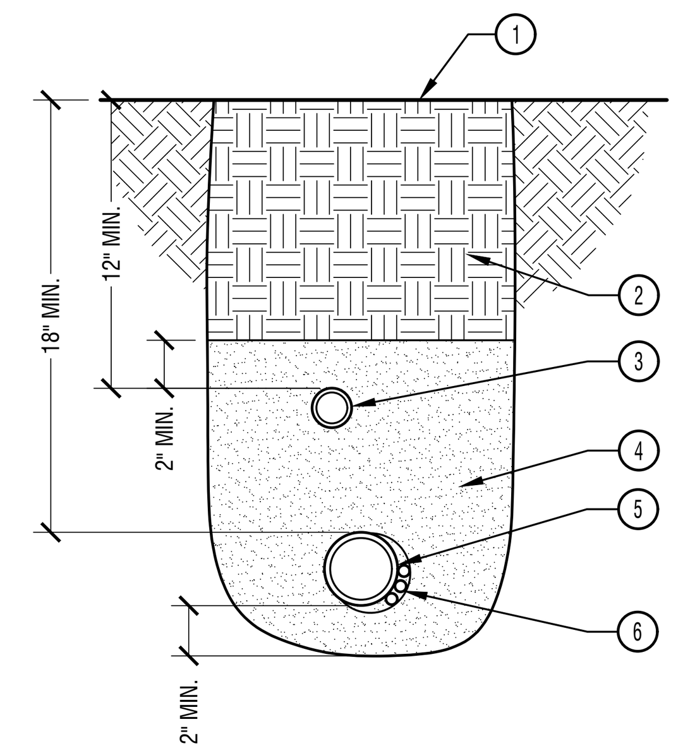
1. 8.5"X11" LAMINATED SIGN IN PLASTIC SPACED EVERY 50' ALONG FENCE
2. TREE PROTECTION FENCE. HIGH DENSITY POLYETHYLENE FENCING WITH 3.5"X1.5" OPENINGS; COLOR = ORANGE
3. 2"X6" STEEL POSTS OR APPROVED EQUAL AT 8'-0" O.C.
4. 5" THICK LAYER OF MULCH TO PROTECT TREE ROOTS IF VEHICLES MUST CROSS ROOT ZONE
5. MAINTAIN EXISTING GRADE WITH TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON PLANS

NOTES:
1. SEE SPECIFICATION FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. IF THERE IS NO EXISTING IRRIGATION OR IRRIGATION IS CUT OFF, SEE SPECIFICATION FOR WATERING REQUIREMENTS.
3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
5. GRUBBING AND CLEARING WITHIN TREE PROTECTION AREAS TO BE COMPLETED BY HAND.

1 TREE PROTECTION
1/4" = 1'-0"

URBAN TREE FOUNDATION © 2014 OPEN SOURCE FREE TO USE

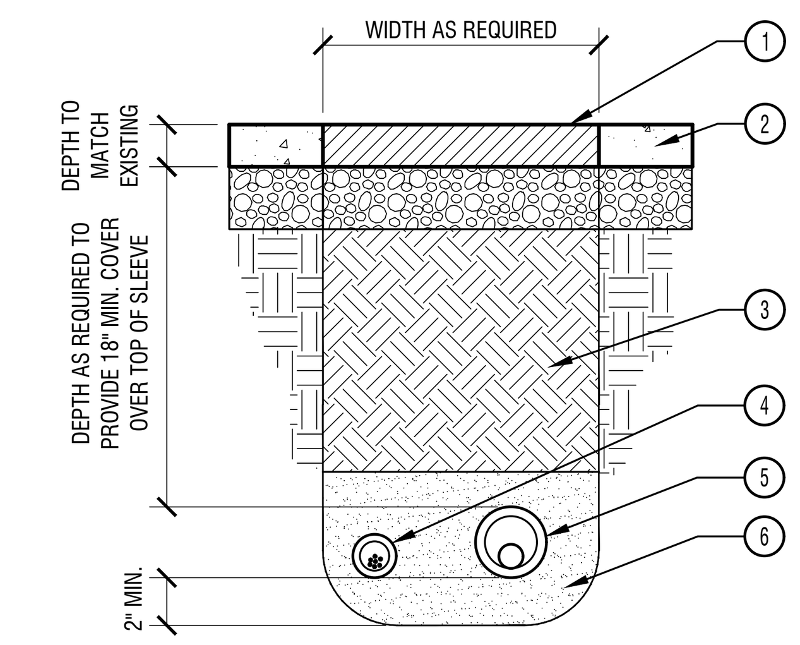
P-4-JIF-SAND-10



1. FINISH GRADE
2. COMPACTED BACKFILL
3. LATERAL PVC LINE (18" DEEP FOR ROTOR HEAD INSTALLATIONS)
4. 2" SAND OR ROCK-FREE SOIL AROUND ALL PIPE
5. PVC MAINLINE
6. TAPE WIRES TO SIDE OF MAINLINE AT 10'-0" O.C.

2 TRENCH SECTION
1 1/2" = 1'-0"

P-4-JIF-SAND-14

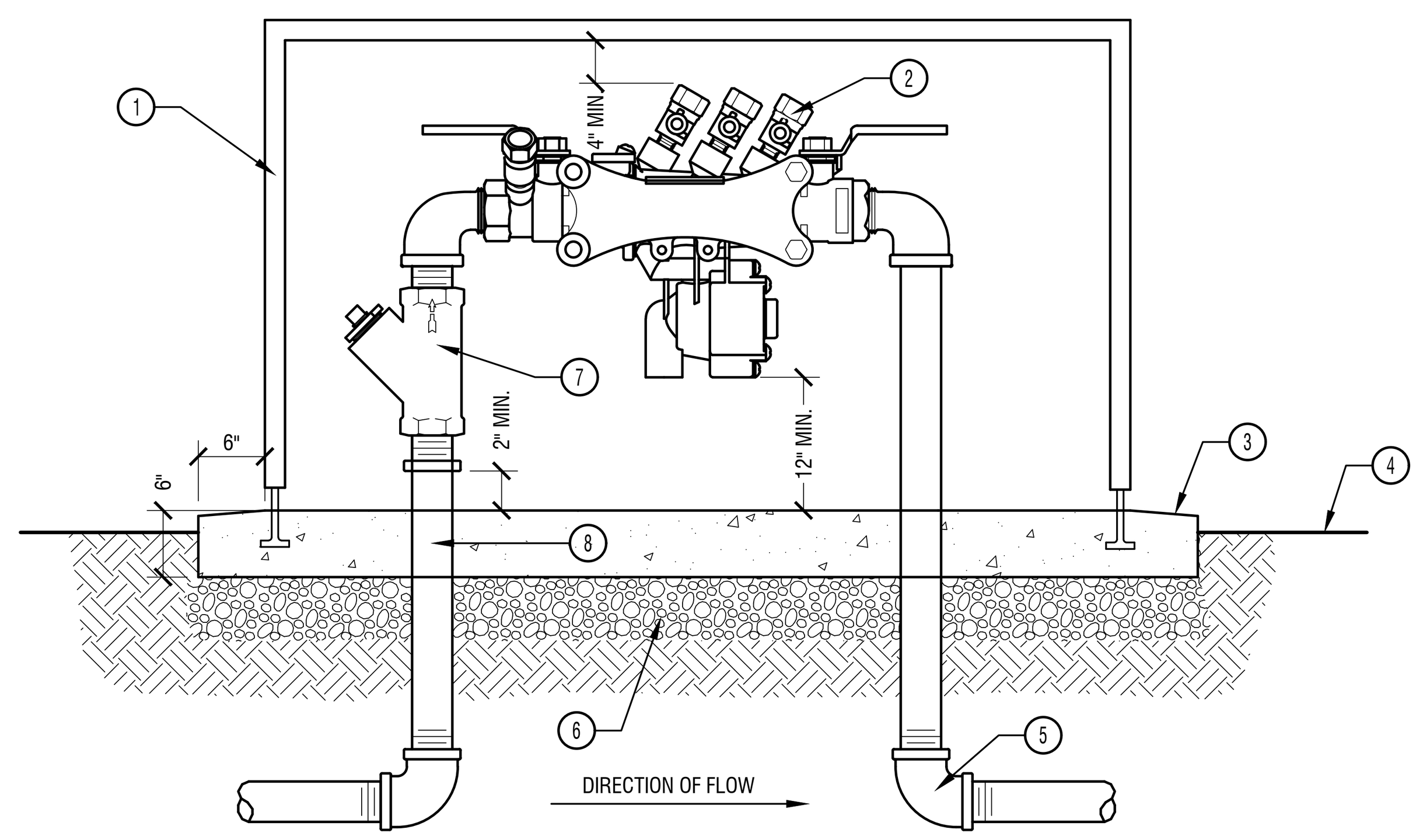


1. SAWCUT AND PATCH CONCRETE/ASPHALT AS REQUIRED
2. EXISTING CONCRETE/ASPHALT
3. COMPACTED BACKFILL FREE FROM ROCKS GREATER THAN 1/4" IN DIAMETER
4. CONTROL WIRES 6" TO EITHER SIDE OR 6" UNDER MAINLINE
5. PVC MAINLINE/LATERAL LINE IN SLEEVE
6. 2" SAND OR ROCK-FREE SOIL AROUND ALL PIPE

NOTES:
- SLEEVES 4" AND SMALLER, USE PVC SCH. 40 PIPE.
- SLEEVES >4", USE PVC SEWER PIPE.
- ALL SLEEVES FOR IRRIGATION PIPES SHALL BE 2X LARGER THAN PIPE TO BE SLEEVED.
- WIRE SLEEVES TO BE MINIMUM OF 2".
- SLEEVES TO EXTEND 12" INTO PLANTING AREA.

3 PAVEMENT SLEEVE SECTION
1 1/2" = 1'-0"

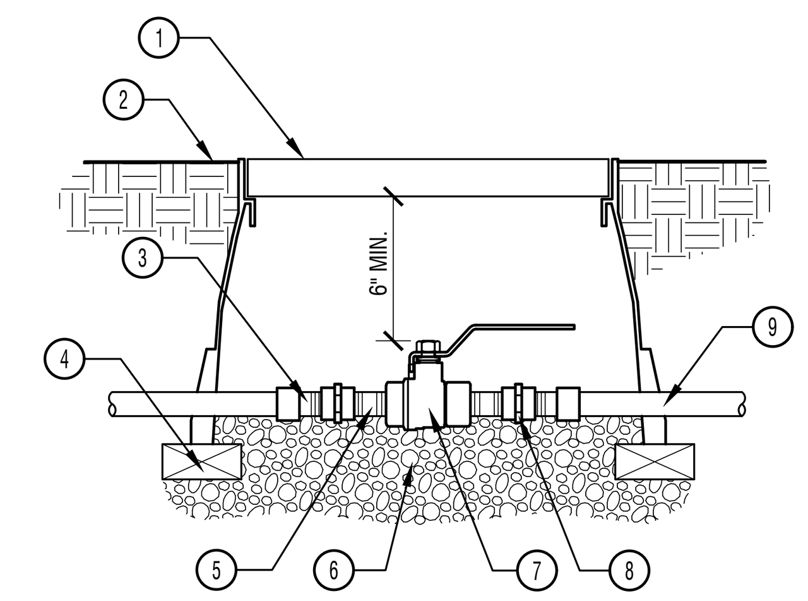
P-4-JIF-SAND-15



1. BACKFLOW ENCLOSURE
2. REDUCED PRESSURE BACKFLOW PREVENTER
3. SLOPE TO DRAIN. 0.5% MIN. (TYP.)
4. FINISH GRADE
5. GALVANIZED ELBOW
6. 6" GRANULAR FILL
7. WYE STRAINER
8. GALVANIZED NIPPLE

4 ZURN 375XL BACKFLOW PREVENTER W/OUT PRESSURE REGULATOR
3/4" = 1'-0"

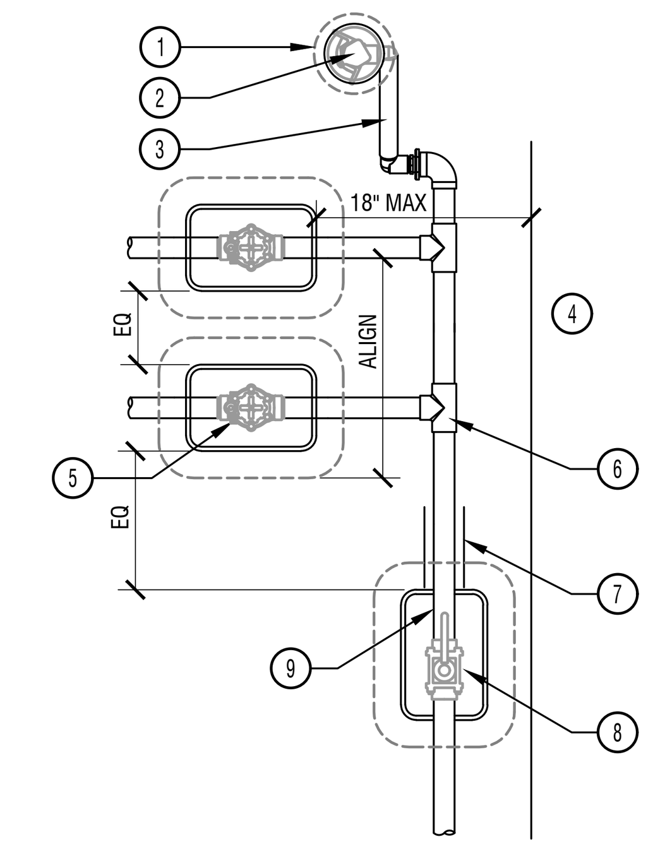
P-4-JIF-SAND-01



1. RECTANGULAR VALVE BOX
2. FINISH GRADE
3. TOE NIPPLE (TYP.)
4. BRICK PAVERS (TYP.)
5. CLOSE NIPPLE (TYP.)
6. 3/4" ROCK
7. ISOLATION BALL VALVE
8. PVC SCH. 80 UNION. SIZE AS REQUIRED (TYP.)
9. PVC MAINLINE

5 ISOLATION BALL VALVE
1 1/2" = 1'-0"

P-4-JIF-SAND-18

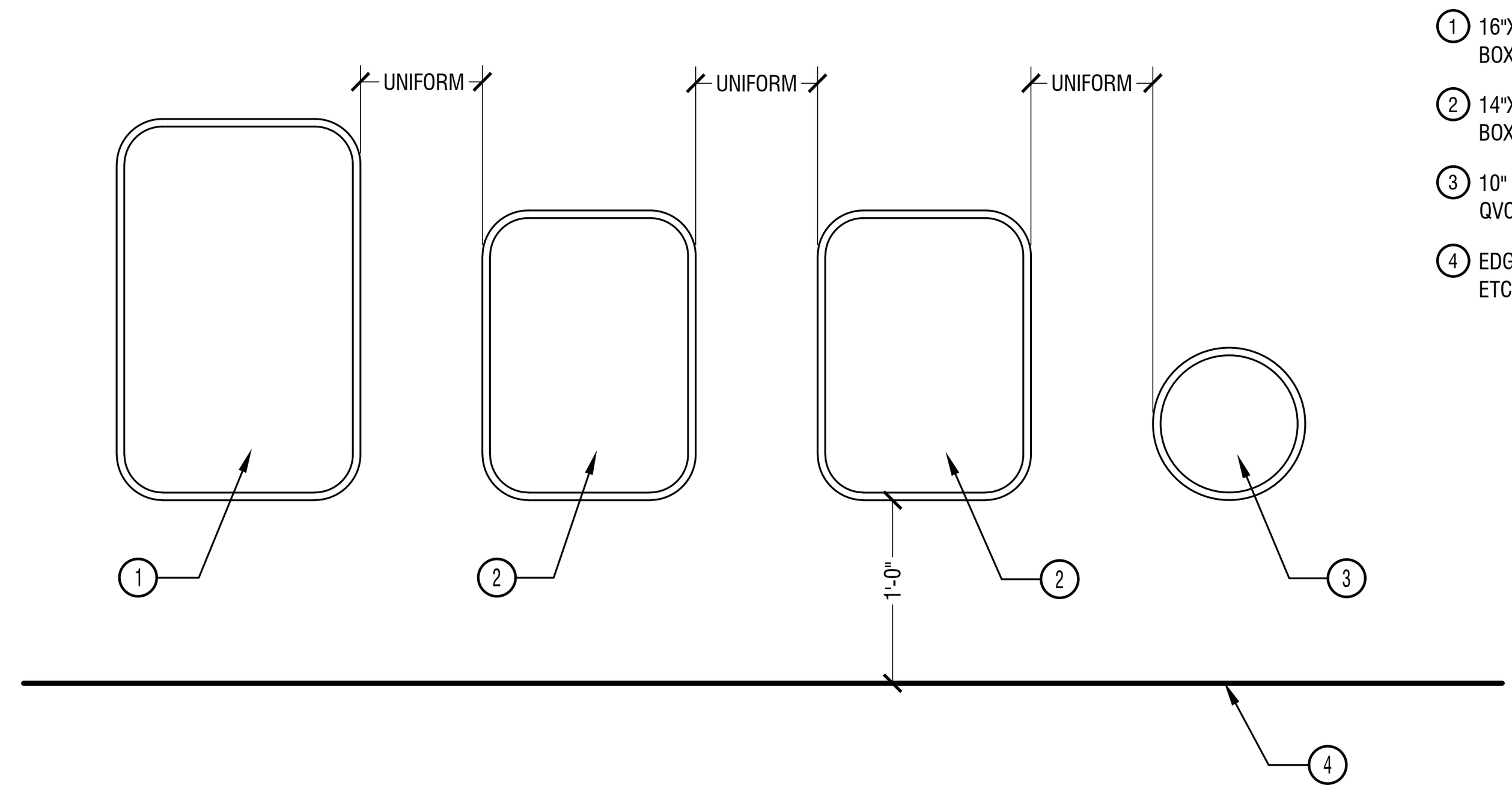


1. 10" ROUND VALVE BOX
2. QUICK COUPLER
3. SWING JOINT AND STABILIZER ELBOW
4. PAVED SURFACE CURBING OR FENCE LINE
5. AUTOMATIC CONTROL VALVE (TYP.)
6. PVC SCH. 80 TEE OR ELBOW
7. MAINLINE CONTINUES BELOW MANIFOLD LINE
8. ISOLATION VALVE
9. MANIFOLD CONNECTION

NOTES:
- NOT ALL MANIFOLD & VALVE ASSEMBLIES REQUIRE A QUICK COUPLER CONNECT. REFER TO IRRIGATION PLAN FOR QUICK COUPLER LOCATIONS.
- SINGLE DRIP VALVES DO NOT REQUIRE A MANIFOLD ASSEMBLY

7 MANIFOLD VALVE & ASSEMBLY
1/2" = 1'-0"

P-4-JIF-SAND-19

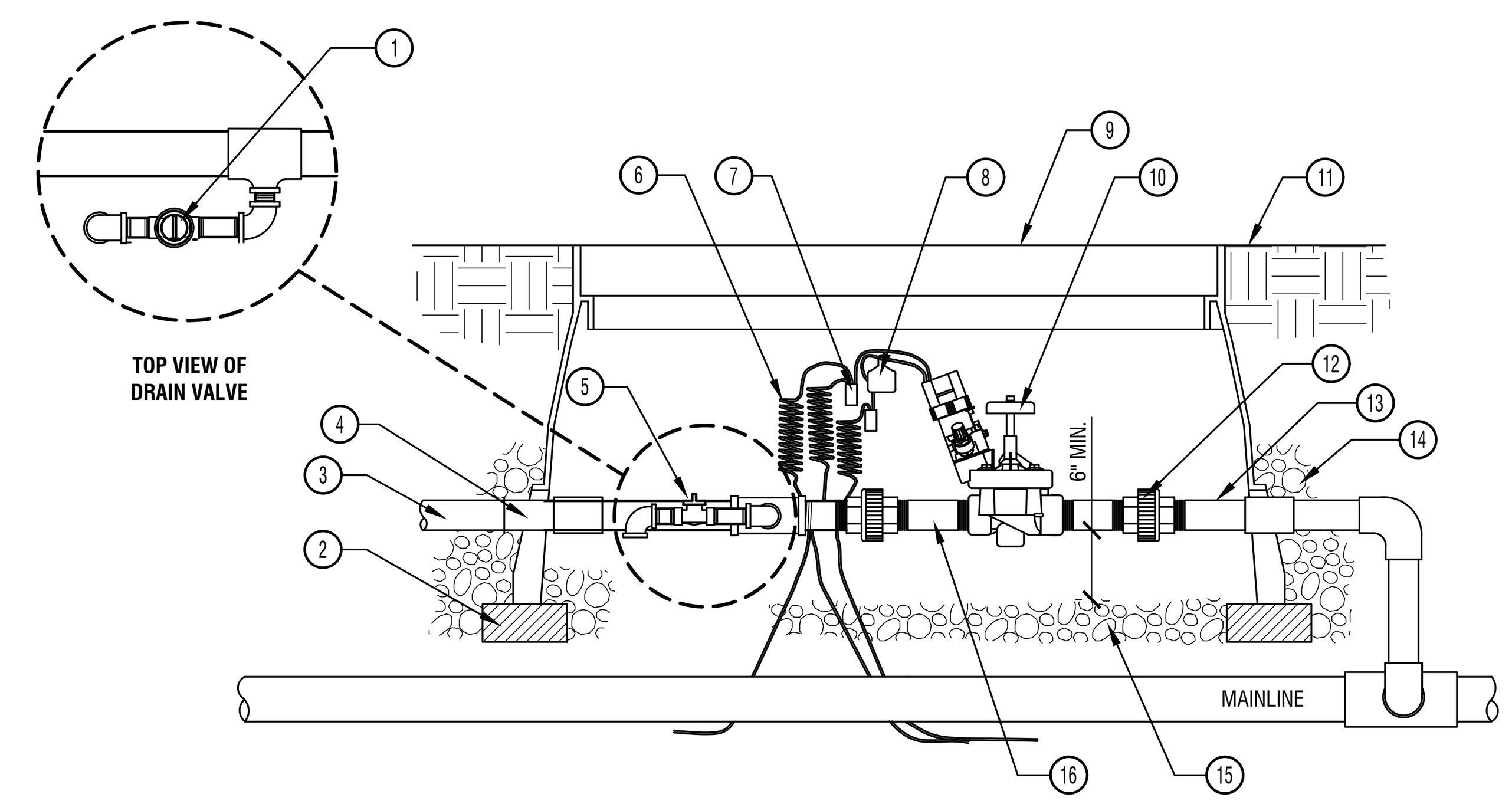


1. 18"X25" RECTANGULAR JUMBO BOX
2. 14"X19" RECTANGULAR VALVE BOX
3. 10" DIA. ROUND VALVE BOX FOR QVC AND SPLICE BOX
4. EDGE OF FENCE, LAWN, WALK, ETC.

NOTES:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREAS
3. INSTALL BOXES IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE. INSTALL IN TURF ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS

8 VALVE BOX INSTALLATION
1" = 1'-0"

P-4-JIF-SAND-22

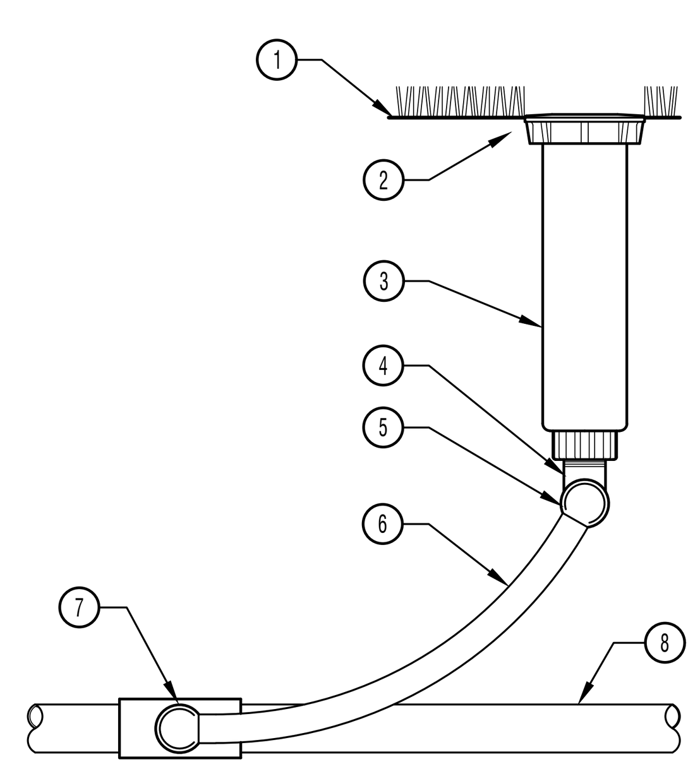


1. MANUAL DRAIN VALVE WHERE NEEDED
2. BRICK (4 REQ'D)
3. SCH. 40 LATERAL
4. COUPLER (2 REQ'D)
5. 3/4" BRASS BALL VALVE WITH 1" HANDLE
6. 30" LENGTH OF COILED WIRE (3 REQ'D)
7. WATER TIGHT CONNECTORS (2 REQ'D)
8. VALVE ID TAG
9. VALVE BOX
10. REMOTE CONTROL VALVE. SEE IRRIGATION SCHEDULE
11. FINISH GRADE
12. UNION (2 REQ'D)
13. TOE NIPPLE (2 REQ'D)
14. PLACE PEA GRAVEL AROUND PIPE ENTRANCE INTO BOX
15. PEA GRAVEL, 6" DEEP
16. 4" NIPPLE (2 REQ'D)

NOTE:
ALL FITTINGS AND PIPE INSIDE VALVE BOX SHALL BE SCH. 80 PVC.

6 RAIN BIRD REMOTE CONTROL VALVE
1 1/2" = 1'-0"

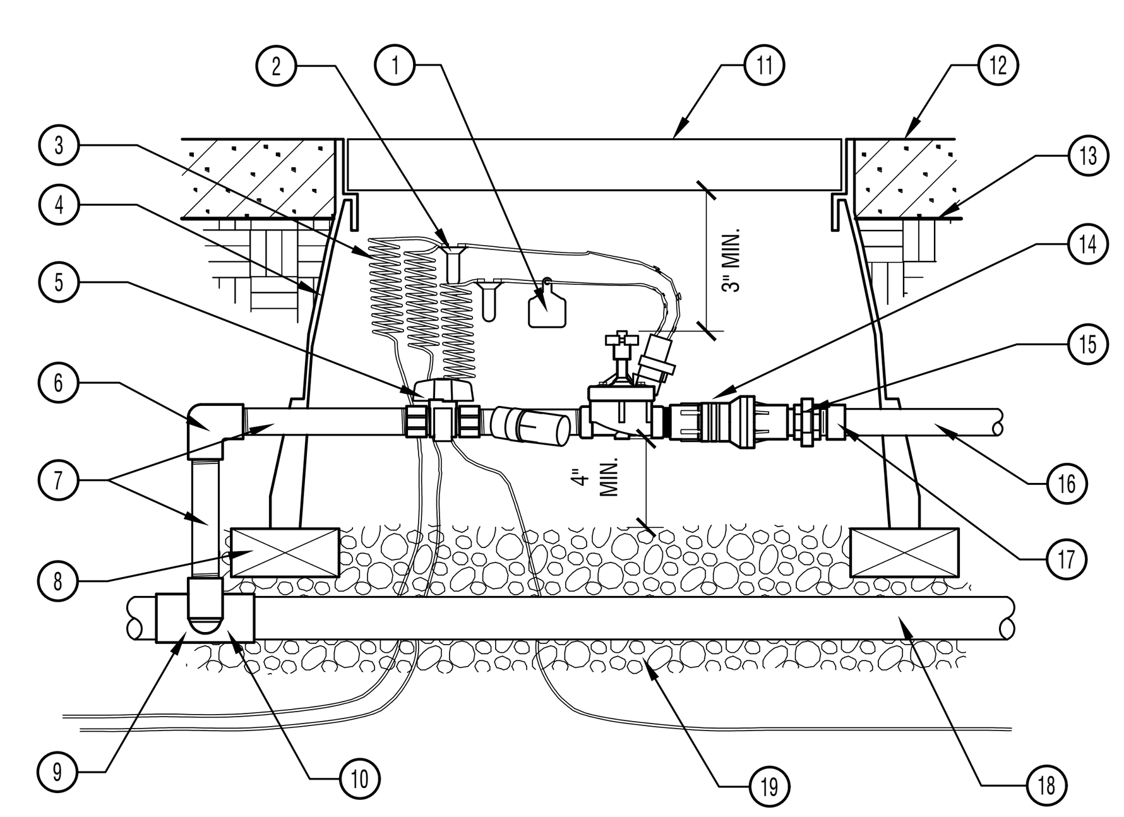
P-4-JIF-SAND-21



1. FINISH GRDE
2. FIRM SOIL IMMEDIATELY AROUND HEAD
3. POP-UP SPRAY HEAD
4. 90° MARLEX STREET ELL
5. 90° MARLEX ELL BARBED INSERT FITTING
6. LINEAR LOW DENSITY POLYETHYLENE PIPE (14" LONG MINIMUM, 24" LONG MAXIMUM)
7. 90° MARLEX ELL BARBED INSERT FITTING
8. PVC LATERAL LINE

9 4-6 IN. POP-UP SPRAY HEAD
3" = 1'-0"

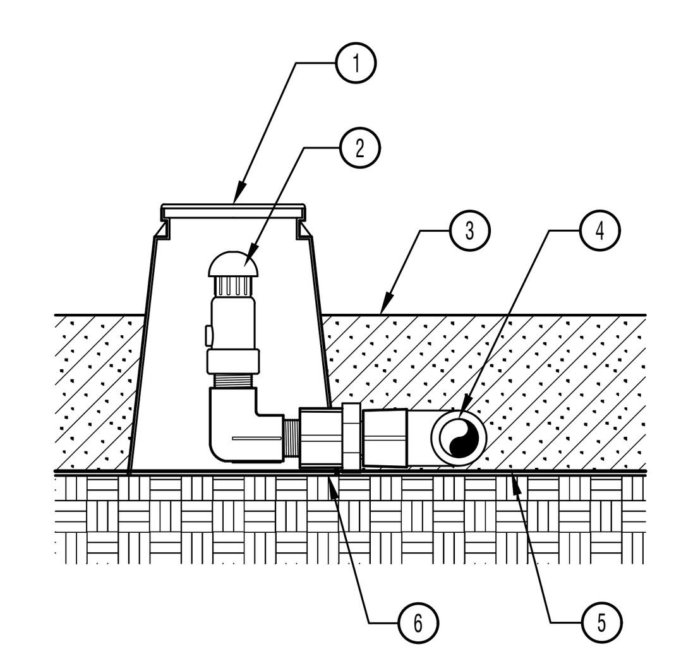
P-4-JIF-SAND-16



1. VALVE ID TAG
2. WATER PROOF CONNECTORS
3. 24" COILED WIRE (TYP.)
4. VALVE BOX EXTENSION AS REQUIRED
5. BALL VALVE
6. SCH. 80 PVC ELL
7. SCH. 80 PVC NIPPLE (LENGTH AS REQUIRED)
8. PAVING BRICK (TYP.)
9. SCH. 40 PVC TEE OR ELL
10. SCH. 80 PVC NIPPLE (2" LENGTH, HIDDEN) AND SCH. 40 PVC ELL
11. RECTANGULAR HEAVY DUTY PLASTIC VALVE BOX
12. TOP OF MULCH
13. FINISH GRADE
14. DRIP IRRIGATION ZONE ASSEMBLY
15. SCH. 80 PVC NIPPLE AND UNION
16. PVC LATERAL
17. SCH. 40 PVC MALE ADAPTER
18. MAINLINE
19. 6" DEEP GRAVEL SUMP

10 DRIP REMOTE CONTROL VALVE
1 1/2" = 1'-0"

P-4-JIF-SAND-12



1. 6" ROUND VALVE BOX
2. AIR RELIEF VALVE
3. TOP OF MULCH
4. DRIPLINE BARBED OR COMPRESSION TEE
5. LANDSCAPE FABRIC
6. FINISH GRADE

11 DRIPLINE AIR RELEASE VALVE
1 1/2" = 1'-0"

P-4-JIF-SAND-11

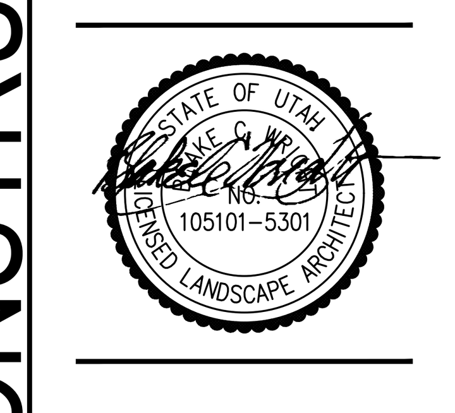
design west | architects
255 SOUTH 300 WEST LOGAN UT 84321
795 NORTH 400 WEST SALT LAKE CITY UT 84103

NEW JIFFY LUBE
APPROX. 2000 EAST 9400 SOUTH, SANDY, UT 84093

CONSTRUCTION DOCUMENTS

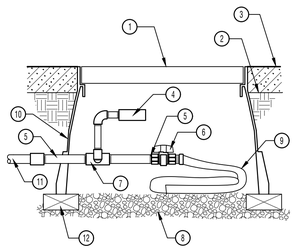
MARK:	DATE:	DESCRIPTION:
1	12.13.2023	ADDENDUM 1: SITE UPDATES AND ELIMINATION OF BAY 4

PROJECT #:	420674
DRAWN BY:	ALTHOUSE
CHECKED BY:	WRIGHT
ISSUED:	11/30/2020



LANDSCAPE DETAILS

L-501

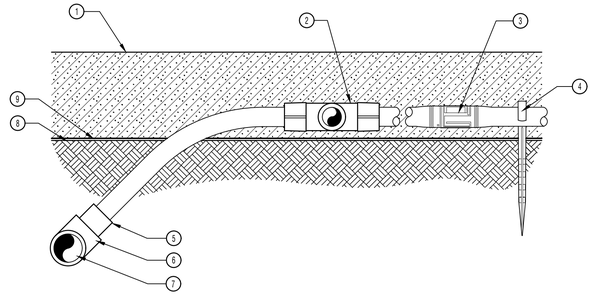


1. RECTANGULAR PLASTIC VALVE BOX
2. FINISH GRADE
3. TOP OF MULCH
4. PRESSURE GAUGE FACE UP
5. PVC SCH. 80 NIPPLE
6. BALL VALVE
7. PVC SCH. 40 TEE
8. 4" DEEP GRAVEL SUMP
9. 18" MINIMUM FLEXIBLE HOSE
10. EXTENSION AS REQUIRED
11. PVC DRIPLINE HEADER
12. PAVING BRICK (TYP.)

1 DRIPLINE FLUSHING VALVE

1" = 1'-0"

P-4-JIF-SAND-07

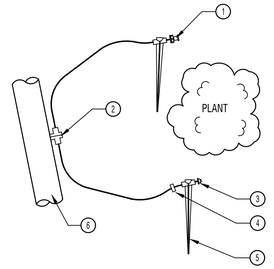


1. TOP OF MULCH
2. DRIPLINE COMPRESSION TEE
3. LANDSCAPE DRIPLINE TUBING WITH EMITTER OR BLANK TUBING FOR POINT SOURCE IRRIGATION
4. TIE DOWN STAKE
5. CONNECTOR TO INLINE DRIPLINE
6. PVC TEE
7. PVC DRIPLINE SUPPLY/EXHAUST HEADER
8. FINISH GRADE
9. LANDSCAPE FABRIC

2 DRIPLINE CONNECTIONS UNDER MULCH

1" = 1"

P-4-JIF-SAND-06



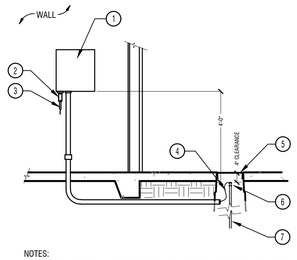
1. PRESSURE COMPENSATING MODULE WITH DIFFUSING CAP
2. 1/4" BARB TRANSFER TEE
3. DIFUSSER BUG CAP
4. SINGLE OUTLET EMITTER: RAIN BIRD XERI-BUG
5. 1/4" TUBING STAKE
6. 1/2" OR 3/4" SUPPLY TUBING

NOTE:
1. BOTH PRESSURE COMPENSATION EMITTER WITH DIFFUSION CAP OR XERI-BUG EMITTER WITH DIFFUSER BUG CAP ARE SHOWN. SEE IRRIGATION EQUIPMENT SCHEDULE FOR WHICH DEVICE TO BE USED.
2. MORE EMITTERS MAY BE REQUIRED. SEE IRRIGATION EQUIPMENT SCHEDULE..

3 DRIP EMITTERS AROUND PLANT

6" = 1'-0"

P-4-JIF-SAND-05



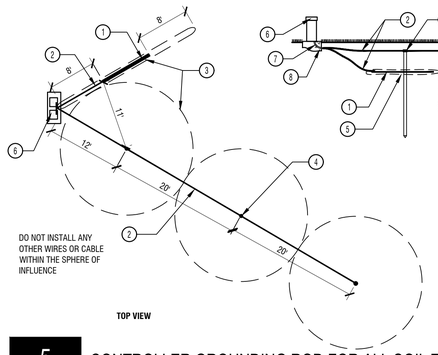
1. CONTROLLER: INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY.
3. POWER SUPPLY WIRE
4. SOLID BARE COPPER WIRE (#10 AWG) FROM GROUNDING ROD TO SATELLITE OR LDI/SDI/TWI ASSEMBLY. MAKE WIRE AS SHORT AND STRAIGHT AS POSSIBLE
5. COVER GROUNDING ROD WITH #10 ROUND VALVE BOX AS SHOWN
6. GROUND ROD CLAMP OR WELDS
7. 5/8" X 10' COPPER CLAD GROUNDING ROD OR GROUNDING PLATE. INSTALL RODS IN SOIL IN A TRIANGULAR PATTERN SPACED A MINIMUM OF 16' APART FROM EACH OTHER. GROUNDING GRID TO HAVE A RESISTANCE OF TEN (10) OHMS OR LESS

NOTES:
- USE STEEL CONDUIT FOR ABOVE GRADE AND SCH. 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
- PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.
- REFER TO MANUFACTURER'S INSTALLATION GUIDELINES.

4 WALL MOUNT CONTROLLER - TRADITIONAL

1/2" = 1'-0"

P-4-JIF-SAND-03



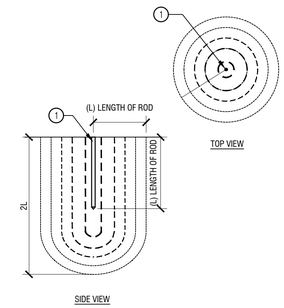
1. COPPER GROUND PLATE (4" X 96" X 0.0625")
2. #6 AWG SOLID BARE COPPER
3. ELECTRODE SPHERE OF INFLUENCE BOUNDARIED
4. GROUND ROD 5/8" X 10' FOR 96 STATIONS
5. EARTH CONTACT MATERIAL
6. CONTROLLER
7. PVC SWEEP ELL (1-1/2" OR LARGER)
8. CONCRETE PAD
9. CADWELD CONNECTION
10. SECOND AND THIRD GROUNDING ROD FOR 96 STATIONS

NOTES:
1. INSTALL GROUNDING SYSTEM TO MANUFACTURER'S SPECIFICATIONS.
2. 10 FOOT COPPER-CLAD GROUNDING ROD MUST BE A MINIMUM OF 8 FEET FROM THE CONTROLLER.
3. INSTALL COPPER GROUNDING PLATE HORIZONTALLY, 30 INCHES DEEP OR BELOW FROST LINE WHICH EVER IS DEEPER AND 11 FEET FROM THE GROUNDING ROD.
4. INSTALLATION SHALL INCLUDE 100 POUNDS OF EARTH CONTACT MATERIAL SPREAD EVENLY ALONG THE PLATE WITHIN THE 6" TRENCH FOR GROUNDING PLATE.
5. SOIL MOISTURE AROUND GROUNDING SYSTEM SHALL BE A MINIMUM 15% OR AS STATED IN PRODUCT SPECIFICATIONS. INSTALL IN TURF AREA OR CLOSE TO CONTROLLER AND IF NOT ENOUGH MOISTURE IS PRESENT INSTALL A DEDICATED IRRIGATION ZONE WITH SPRINKLER HEADS AND ITS OWN WATERING PROGRAM TO MAINTAIN SOIL MOISTURE AROUND THE GROUNDING SYSTEM.
6. CONTRACTOR SHALL TEST GROUNDING SYSTEM. THE SYSTEM SHALL HAVE A RESISTANCE 10 OHMS OR LESS. IF IT IS MORE THAN 10 OMHS ADD MORE RODS OR PLATES TO REACH THE LEVEL REQUIRED.

5 CONTROLLER GROUNDING ROD FOR ALL SOIL TYPES

3/32" = 1'-0"

P-4-JIF-SAND-08



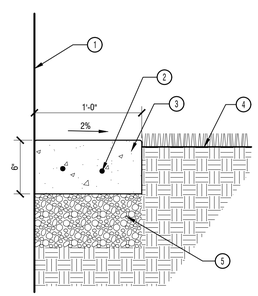
1. GROUNDING ROD

NOTE:
INSTALL PER MANUFACTURER'S RECOMMENDATIONS

6 GROUND ROD SPHERE OF INFLUENCE

1/8" = 1'-0"

P-4-JIF-SAND-04

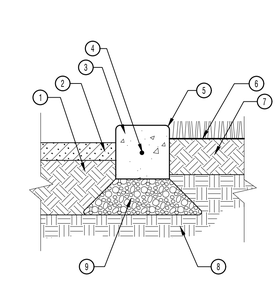


1. BUILDING OR RETAINING WALL WHERE OCCURS
2. (2) #4 BAR CONT. STEEL REINFORCEMENT
3. 12" X 6" CONCRETE MOWSTRIP
4. FINISH GRADE. 1" BELOW TOP OF MOWSTRIP FOR SOD, 1-1/2" FOR SEED
5. 6" MIN. AGGREGATE BASE COURSE ON WELL COMPACTED SUBGRADE

7 CONCRETE MOWSTRIP AT BUILDING - 12"

1 1/2" = 1'-0"

P-4-JIF-SAND-28



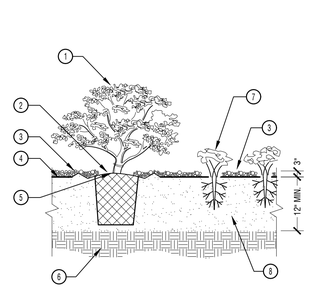
1. SPECIFIED TOPSOIL MIX
2. PLANTER BED, SEE PLANS FOR MATERIAL
3. 6" SQUARE CONCRETE MOWSTRIP
4. #3 REINFORCING BAR CONT. (OVERLAP 12" AT SPLICES)
5. 1/2" RADIUS TROWELED EDGE
6. FINISH GRADE 1" BELOW FOR SOD, 1/1-2" FOR SEED
7. TOP SOIL
8. UNDISTURBED OR COMPACTED SUBGRADE
9. 6" COMPACTED AGGREGATE BASE

NOTE: PROVIDE CONSTRUCTION OR CONTROL JOINTS AT 5' O.C. MAX.

8 CONCRETE MOWSTRIP - 6"

1 1/2" = 1'-0"

P-4-JIF-SAND-20



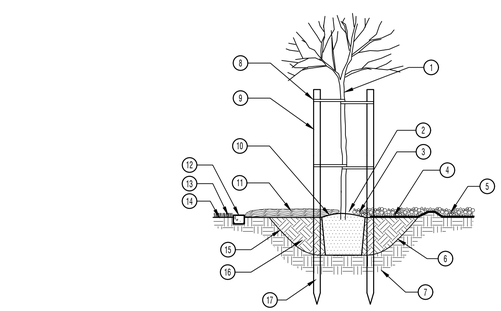
1. SHRUB (SEE PLANT SCHEDULE)
2. KEEP MULCH 3" AWAY FROM SHURB AND PERENNIALS STEMS
3. MULCH PER PLAN
4. LANDSCAPE FABRIC IF SPECIFIED ON PLANS
5. SOIL BACKFILL SHALL NOT BE ABOVE ROOT COLLAR
6. EXISTING SUBGRADE
7. PERENNIAL (SEE PLANT SCHEDULE)
8. BACKFILL WITH SPECIFIED TOPSOIL

NOTES:
1. LANDSCAPE FABRIC TO BE INSTALLED UNDER MULCH
2. LANDSCAPE FABRIC TO BE CUT AWAY 6 INCHES FROM SHRUB/PERENNIALS AND 12 INCHES FROM TREES

9 SHRUB AND PERENNIAL PLANTING

3/4" = 1'-0"

P-4-JIF-SAND-13



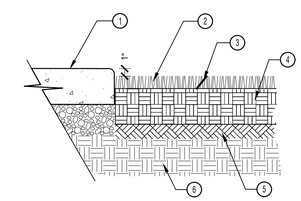
1. TREE (SEE PLANT SCHEDULE)
2. KEEP MULCH 3" AWAY FROM TREE TRUNK
3. PLACE 1-2" DEPTH OF MULCH OVER ROOT BALL
4. PLACE LANDSCAPE FABRIC UNDER MULCH WITH 12" CLEAR CIRCLE AROUND TREE TRUNK
5. ROCK OR SHREDDED BACK MULCH, SEE PLANS
6. EXCAVATE PLANTING PIT SO THAT THE ROOT FLARE SHALL BE 1-2" ABOVE FINAL GRADE OR 10% OF ROOT BALL
7. UNDISTURBED SUBGRADE
8. "CHAINLOCK" OR EQUAL TREE TIE MATERIAL (1" WIDTH). NAIL OR STAPLE TREE TIE MATERIAL TO STAKE TO HOLD VERTICALLY. LOOSELY LOOP EACH TIE AROUND HALF OF TREE TO PROVIDE 1" SLACK FOR TRUNK GROWTH
9. SUPPORT TREE WITH (2) 2" DIA. TREATED LODGEPOLE PINE DOWELED TREE STAKES (8'-0" LENGTH)
10. AFTER PLACING TREE IN HOLE, REMOVE WIRE AND BURLAP FROM THE UPPER HALF OF THE ROOT BALL (MORE IF THE ROOT BALL IS STABLE)
11. 3" DEEP SOIL PEP IN 3' DIA. TREE RING. SEE PLANS FOR TYPE OF EDGING
12. CONCRETE OR TRENCH EDGING, SEE PLANS
13. GRASS
14. FINISH GRADE
15. PLANT PIT SHALL BE THREE TIMES LARGER THAN ROOTBALL. SLOPE EDGES AT 45° AND SCARIFY SIDE BEFORE PLANTING
16. BACKFILL PLANTING PIT WITH WITH NATIVE SOIL OR 1/2 NATIVE SOIL AND 1/2 SPECIFIED BACKFILL MIX
17. DRIVE STAKES 6" TO 1'-0" INTO UNDISTURBED SOIL BEFORE BACKFILLING

NOTES:
1. TREES ARE PLACED IN EITHER GRASS AREA OR PLANTERS. SEE PLANS FOR LOCATION.
2. TREES STAKING SHALL BE DONE AT THE DISCRETION OF THE CONTRACTOR.
3. INSTALLATION INCLUDES STAKE REMOVAL ONE YEAR AFTER INSTALLATION.

10 TREE PLANTING

3/8" = 1'-0"

P-4-JIF-SAND-09



1. ADJACENT HARDSCAPE, SEE PLAN FOR MATERIAL
2. SOD
3. TIGHT BEVELED JOINTS
4. TOP SOIL (4" MINIMUM)
5. TRANSITION LAYER TOPSOIL AND NATIVE SOIL MIX
6. UNISTURBED OR COMPACTED SUBGRADE

NOTES:
1. ENSURE SMOOTH TRANSITION WHEN PATCHING OR TYING INTO EXISTING LAWNS.
2. MATCH SPECIES OF ADJACENT TURF.

11 SOD PLANTING

1 1/2" = 1'-0"

P-4-JIF-SAND-02

design west | architects
255 SOUTH 300 WEST LOGAN UT 84321
795 NORTH 400 WEST SALT LAKE CITY UT 84103

NEW JIFFY LUBE

APPROX. 2000 EAST 9400 SOUTH, SANDY, UT 84093

CONSTRUCTION DOCUMENTS

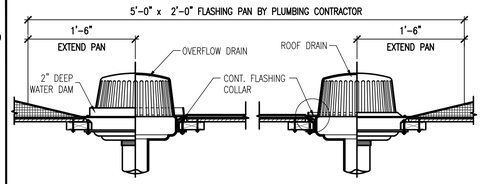
MARK:	DATE:	DESCRIPTION:
1	12.13.2023	ADDENDUM 1: SITE UPDATES AND ELIMINATION OF BAY 4

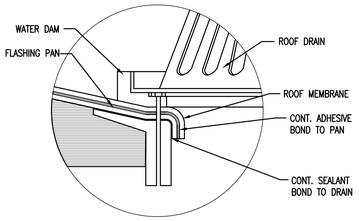
PROJECT #: 420674
DRAWN BY: ALTHOUSE
CHECKED BY: WRIGHT
ISSUED: 11/30/2020

STATE OF UTAH — JAMES A. WRIGHT — 105101-5301 — REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE DETAILS

L-502





D1 ROOF DRAIN

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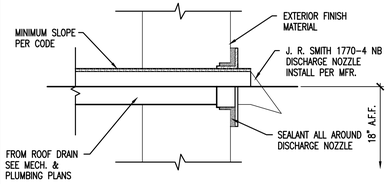

D3 ROOF OVERFLOW DISCHARGE

1 1/2" = 1'-0"

1. VENT THRU ROOF SEE PLUMBING DRAWINGS
2. BUILT-UP RIGID INSULATION CRICKET, INSTALL AS REQ'D TO ACHIEVE MIN. POSITIVE SLOPE ON ALL SIDES OF EQUIPMENT.
3. FACTORY FINISH MTL. COPING w/ STANDING SEAMS SLOPE TOWARD ROOF (TYP.)
4. MECHANICAL EQUIPMENT
5. ROOFING MEMBRANE
6. ROOF DRAIN SEE D1 / A-103 DRAIN PAN TO BE HELD TIGHT TO STRUCTURE
7. ROOF HATCH SEE D5 / A-103
8. MECH. VENT.
9. HEAT CABLE = - - - - - - - - - HEAT CABLE TO BE INSTALLED ON ALL SIDES OF ROOF DRAINS W/ MOISTURE SENSOR
10. LINE OF BUILDING BELOW
11. PROTECTIVE WALKWAY MEMBRANE PROVIDE AS REQ'D TO GAIN ACCESS TO ROOF TOP EQUIPMENT.
12. STANDING SEAM METAL ROOFING (ROOF PENETRATIONS ARE NOT ALLOWED)
13. STANDING SEAM METAL ROOFING HIP VENTING
14. PRE-FIN METAL GUTTER

NOTES:
1. ALL ROOFTOP EQUIPMENT, PIPING, VENTS, FLASHING AND PARAPET IN PUBLIC VIEW SHALL BE PAINTED TO MATCH ADJACENT ELEMENTS.
2. ROOF PENETRATIONS ARE NOT ALLOWED IN STANDING SEAM MTL. COPING.

D4 KEYED NOTES

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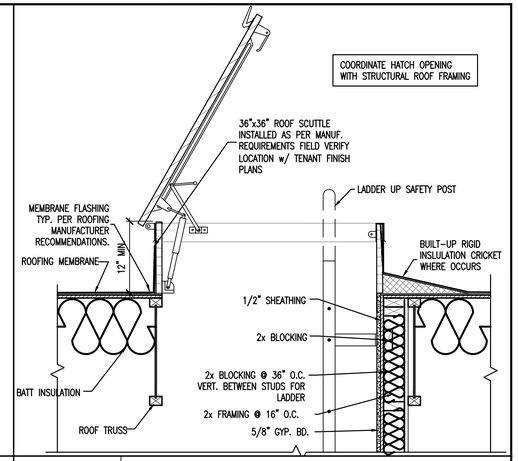
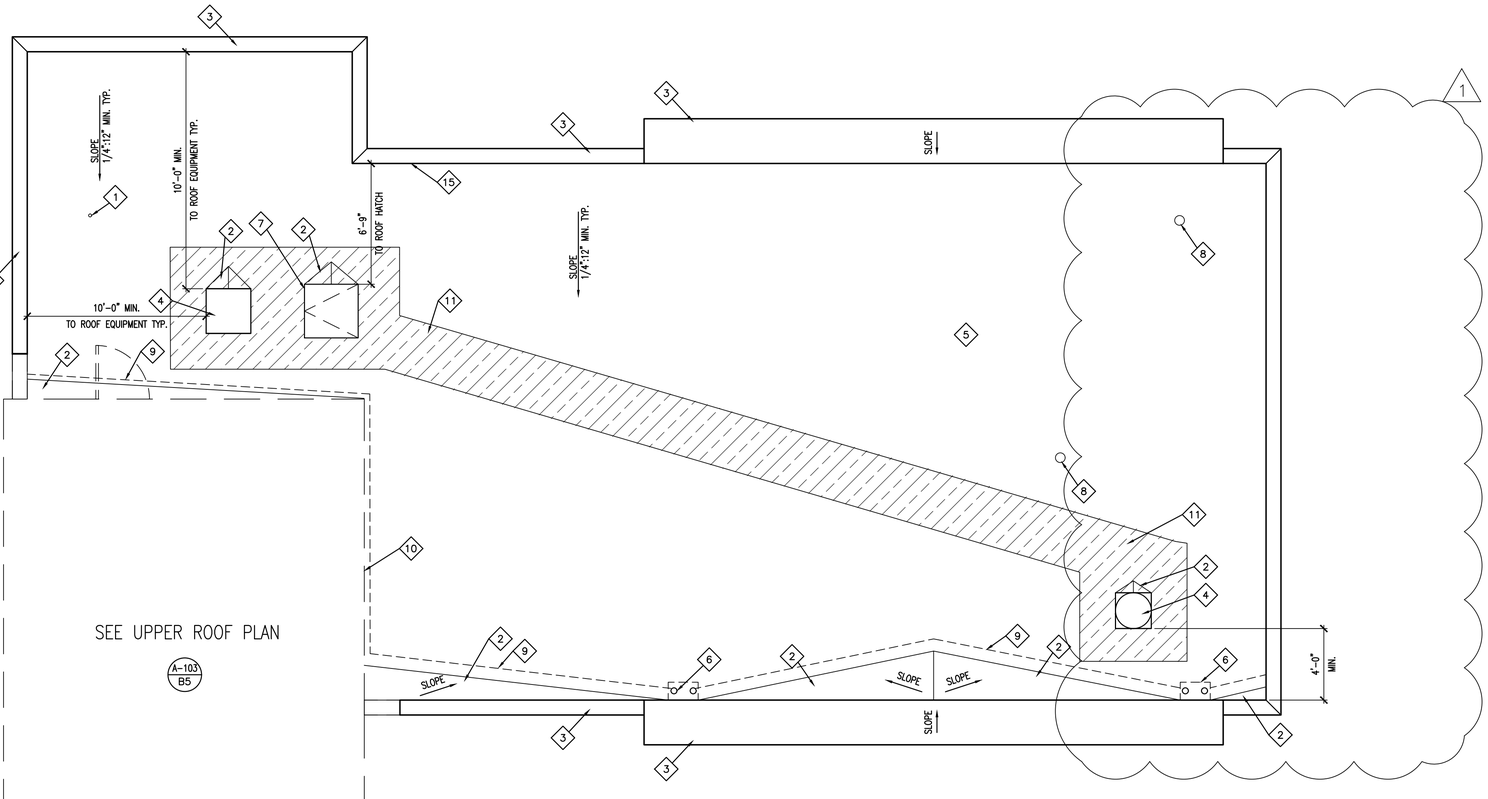


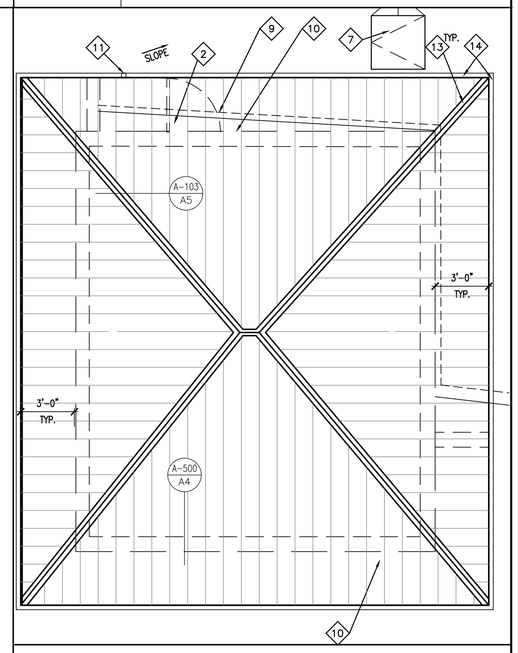
D5 ROOF HATCH

1" = 1'-0"



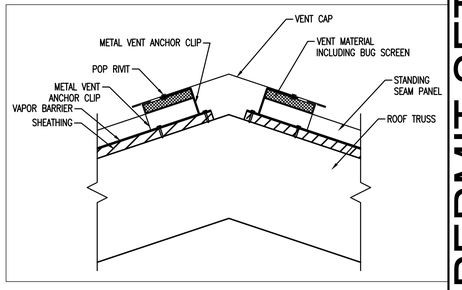
A1 ROOF PLAN

1/4" = 1'-0"



B5 UPPER ROOF PLAN

1/4" = 1'-0"



A5 RIDGE VENT DETAIL

3" = 1'-0"

PERMIT SET

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255 SOUTH 300 WEST LOGAN UT 84321
795 NORTH 400 WEST SALT LAKE CITY UT 84103

NEW JIFFY LUBE
APPROX. 2000 EAST 9400 SOUTH, SANDY, UT 84093

MARK	DATE:	DESCRIPTION:
1	2023-12-14	ADDENDUM 1 - ELIMINATION OF BAY 4

PROJECT #: 420674
DRAWN BY: HASLAM
CHECKED BY: OLCOTT
ISSUED: 10/07/2022

LICENSED ARCHITECT
SCOTT RICHARD OLCOTT
6010151
STATE OF UTAH

ROOF PLAN

A-103

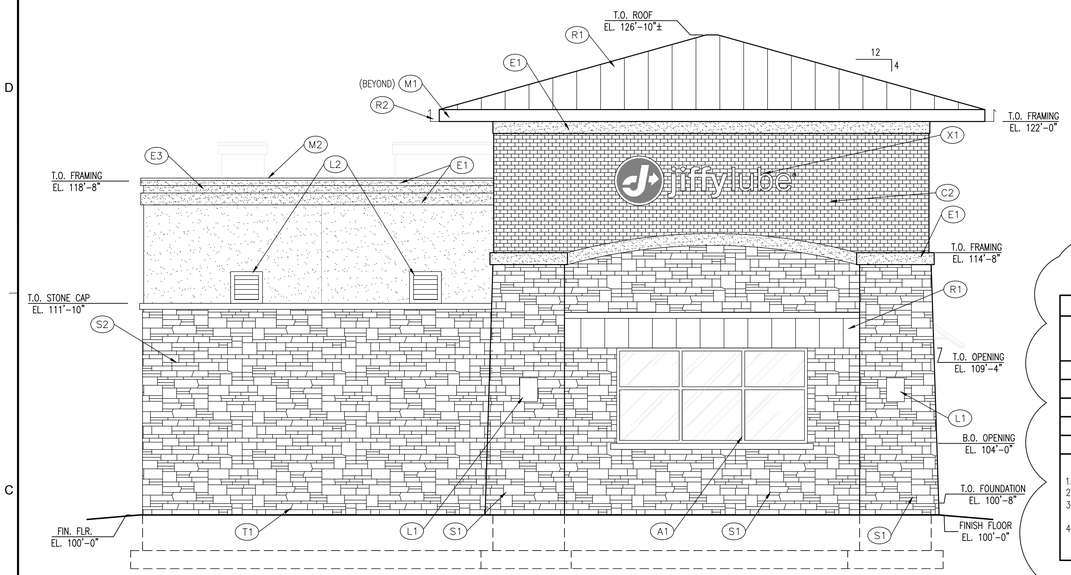
12/14/23 S:\420674 - Jiffy Lube - Sandy, UT (20th East)_Working\Sheets\A-103 ROOF PLAN.dwg

MARK	DESCRIPTION
A1	STOREFRONT – KAWNEER "BLACK ANODIZED ALUMINIUM"
B1	PAINTED BOLLARD – SW 02905 "CARMINE"
C1	SPLIT FACE CMU, COLOR TO MATCH E3
C2	BRICK – INTERSTATE BRICK "OBSIDIAN"
E1	EIFS – STO – 32243 JIFFY LUBE (CUSTOM COLOR)
E2	EIFS – STO – BURNT ASH
E3	EIFS – STO – DIAMOND DUST
D1	OVERFLOW DISCHARGE NOZZLE – "DARK BRONZE" (D3/A-103)
L1	EXTERIOR LIGHTS – COLOR TO MATCH A1
L2	LOUVERS – COLOR TO MATCH E3
M1	PRE-FINISHED METAL FLASHING – COLOR TO MATCH R1
M2	PRE-FINISHED METAL FLASHING – COLOR TO MATCH E2

MARK	DESCRIPTION
P1	EXTERIOR OVER HEAD DOOR AND TRIM – COLOR TO MATCH A1
P2	PAINT DOOR AND FRAME – COLOR TO MATCH S2
R1	STANDING SEAM METAL ROOFING – BLACK
R2	PRE-FINISHED METAL GUTTER & DOWNSPOUTS – COLOR TO MATCH R1
S1	STONE VENEER – HARRISTONE "WHITE SAND DIVINO LEDGE"
S2	STONE WAINSCOT – HARRISTONE "MIDNIGHT CHIEF JOSEPH"
T1	TROWEL PLASTER COAT – COLOR TO MATCH ADJACENT CONCRETE.
X1	SIGNAGE BY SIGN VENDOR. EXTERIOR FINISH TO RUN BEHIND SIGN, U.N.O. COORDINATE LOCATION WITH ELECTRICAL AND OWNER

NOTES:
1. ALL MATERIAL AND COLOR SAMPLES TO BE SUPPLIED TO THE OWNER AND ARCHITECT FOR APPROVAL PRIOR TO ORDERING MATERIAL.
2. PAINT ALL WALL MOUNTED EQUIPMENT TO MATCH WALL COLOR.
3. ALTERNATE COLORS / MATERIALS MAY BE SUBSTITUTED IF APPROVED BY OWNER
4. CONTINUOUS BLOCKING TO BE INSTALLED FOR LENGTH OF
5. STONE VENEER TO BE FULLY GROUTED. DRY STACK STONE IS NOT ALLOWED. CONTRACTOR TO STOP NOTIFY OWNER AND ARCHITECT IMMEDIATELY IF STONE IS UNAVAILABLE.

D1 EXTERIOR FINISH SCHEDULE

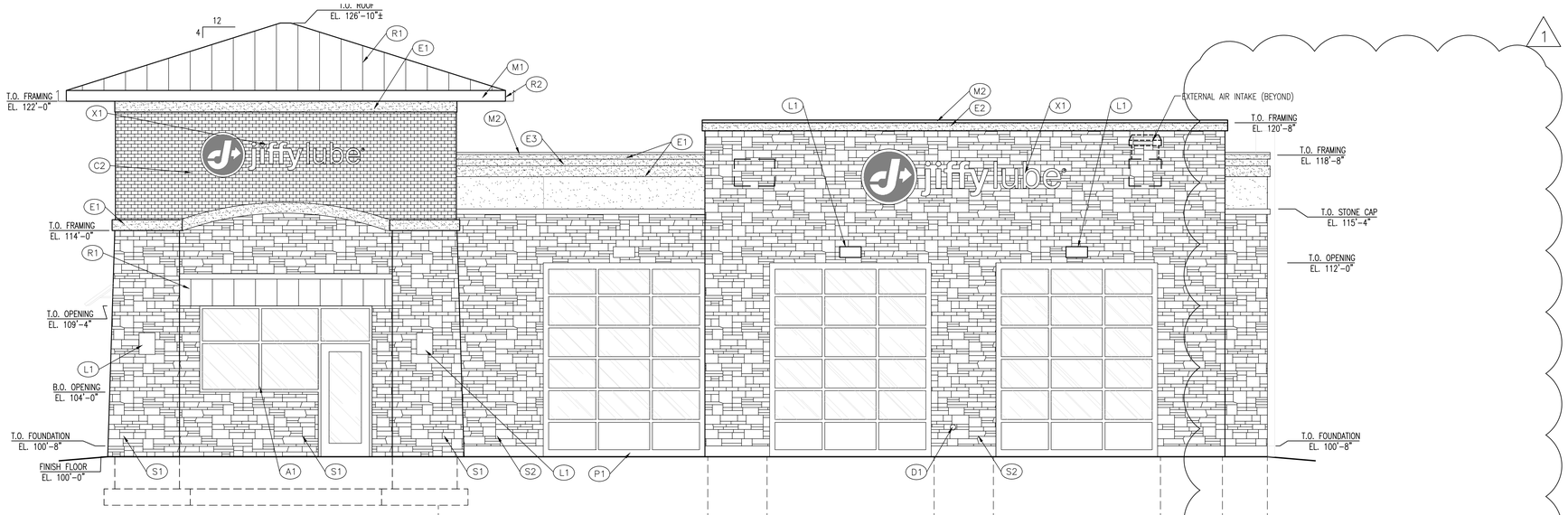


MATERIAL PERCENTAGES								
ELEVATION LENGTH (APROX SF)	HIGH QUALITY MATERIALS						ACCENTS (20% MAX)		MISC.
	HIGH QUALITY MIN.	MASONRY	CONCRETE	STOREFRONT	OVERHEAD DOOR	TOTAL	EIFS	MAN DOOR	PARAPET CAP
NORTH 43'-8" (701 SF)	80% (561 SF)	82% (577 SF)	3% (21 SF)			85% (598 SF)	10% (72 SF)	3% (24 SF)	1% (7 SF)
EAST 92'-4" (1,477 SF)	80% (1,182 SF)	62% (920 SF)	1% (14 SF)	5% (70 SF)	24% (360 SF)	92% (1,364 SF)	7% (106 SF)		1% (7 SF)
SOUTH 43'-8" (PRIMARY) (910 SF)	80% (728 SF)	75% (683 SF)		6% (57 SF)		81% (740 SF)	18% (167 SF)		0% (3 SF)
WEST 43'-8" (1,385 SF)	80% (1,108 SF)	57% (789 SF)	1% (15 SF)		26% (360 SF)	84% (1,164 SF)	15% (212 SF)		1% (9 SF)

NOTES:
1. THE PROPOSED PERCENTAGES ARE APPROXIMATIONS ONLY.
2. TOTAL SQUARE FOOTAGE FOR EACH ELEVATION IS MEASURED TO T.O. PARAPET
3. TO MINIMIZE GLARE AND ENCOURAGE VISIBLE ACTIVITY HIGHLY REFLECTIVE GLASS (EXCEEDING A REFLECTANCE FACTOR OF 0.19 OR HAVING A LIGHT TRANSMITTANCE FACTOR OF LESS THAN 60%) SHALL NOT BE USED AS PRIMARY GLAZING MATERIAL.
4. HIGH QUALITY MATERIALS SHALL BE USED FOR 80% MINIMUM ON EACH FACE OF BUILDING. MATERIALS INCLUDE: CULTURED STONE, VENEER BRICK, CMU, LAP SIDING, STOREFRONT, OH DOORS. FOR COMPLETE LIST, SEE SANDY CITY ARCHITECTURAL STANDARDS.
4.1. EIFS SHALL NOT BE USED ON MORE THAN 20% OF EACH FACE AND MUST BE USED AS AN ACCENT ONLY.

C1 EXTERIOR ELEVATION

1/4" = 1'-0" SOUTH



A1 EXTERIOR ELEVATION

1/4" = 1'-0" EAST

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255 SOUTH 300 WEST LOGAN UT 84321
795 NORTH 400 WEST SALT LAKE CITY UT 84103

NEW JIFFY LUBE
APPROX. 2000 EAST 9400 SOUTH, SANDY, UT 84093

MARK	DATE:	DESCRIPTION:
1	2023-12-14	ADDENDUM 1 – ELIMINATION OF BAY 4

PROJECT #: 420674
DRAWN BY: HASLAM
CHECKED BY: OLCOTT
ISSUED: 10/07/2022

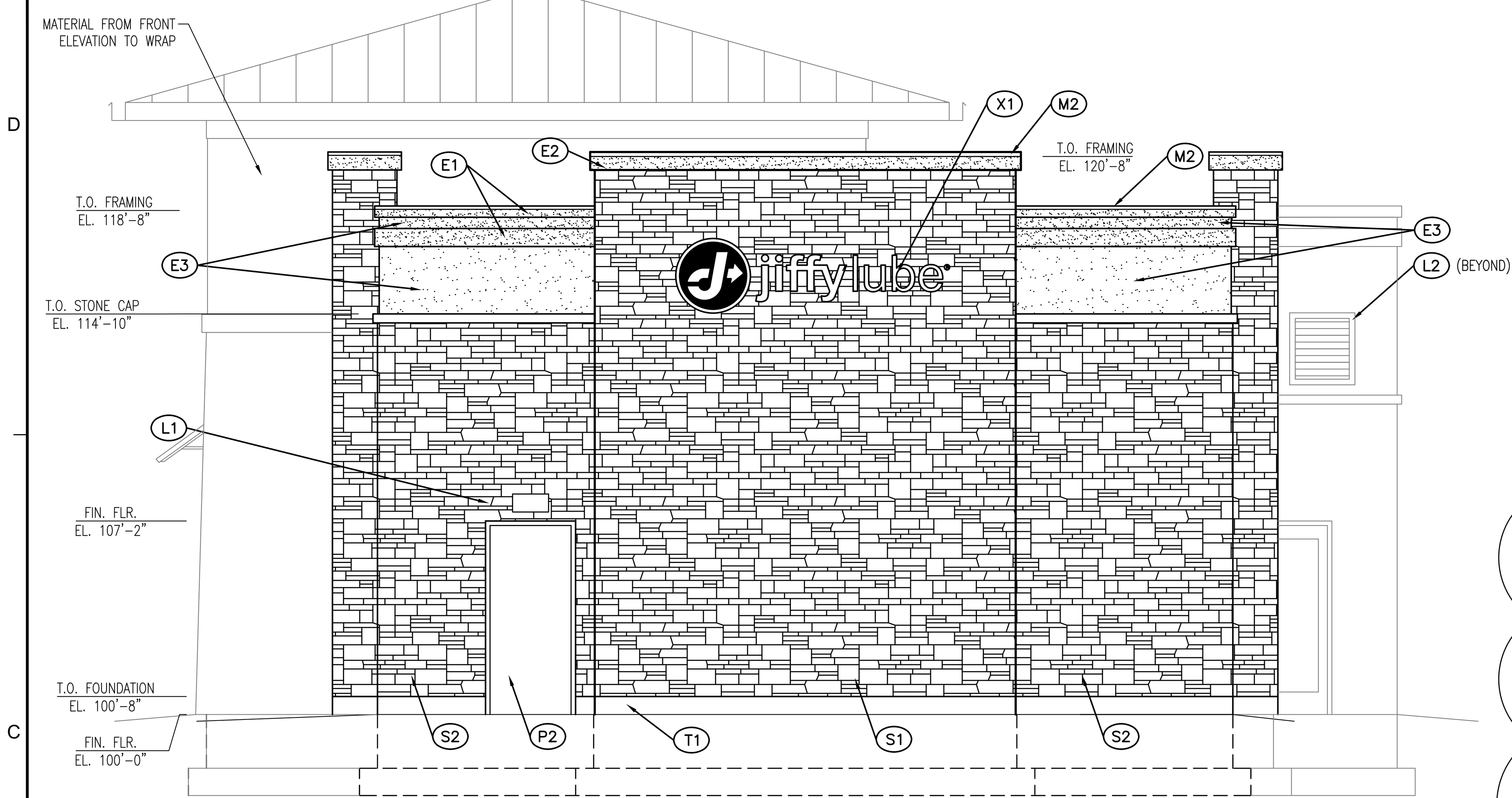
LICENSED ARCHITECT
SCOTT RICHARD OLCOTT
No. 10101
STATE OF UTAH

PERMIT SET

EXTERIOR ELEVATIONS

A-200

12/14/23 S:\420674 – Jiffy Lube – Sandy, UT (20th East)_Working\Sheets\A-200 ELEVATIONS.dwg



C1 EXTERIOR ELEVATION

1/4" = 1'-0" NORTH

MARK	DESCRIPTION	MARK	DESCRIPTION
A1	STOREFRONT – KAWNEER "BLACK ANODIZED ALUMINIUM"	P1	EXTERIOR OVER HEAD DOOR AND TRIM – COLOR TO MATCH A1
B1	PAINTED BOLLARD – SW 02905 "CARMINE"	P2	PAINT DOOR AND FRAME – COLOR TO MATCH S2
C1	SPLIT FACE CMU, COLOR TO MATCH E3	R1	STANDING SEAM METAL ROOFING – BLACK
C2	BRICK – INTERSTATE BRICK "OBSIDIAN"	R2	PRE-FINISHED METAL GUTTER & DOWNSPOUTS – COLOR TO MATCH R1
E1	EIFS – STO – 32243 JIFFY LUBE (CUSTOM COLOR)	S1	STONE VENEER – HARRISTONE "WHITE SAND DIVINO LEDGE"
E2	EIFS – STO – BURNT ASH	S2	STONE WAINSCOT – HARRISTONE "MIDNIGHT CHIEF JOSEPH"
E3	EIFS – STO – DIAMOND DUST	T1	TROWEL PLASTER COAT – COLOR TO MATCH ADJACENT CONCRETE.
D1	OVERFLOW DISCHARGE NOZZLE – "DARK BRONZE" (D3/A-103)	X1	SIGNAGE BY SIGN VENDOR. EXTERIOR FINISH TO RUN BEHIND SIGN, U.N.O. COORDINATE LOCATION WITH ELECTRICAL AND OWNER
L1	EXTERIOR LIGHTS – COLOR TO MATCH A1		
L2	LOUVERS – COLOR TO MATCH E3		
M1	PRE-FINISHED METAL FLASHING – COLOR TO MATCH R1		
M2	PRE-FINISHED METAL FLASHING – COLOR TO MATCH E2		

NOTES:
1. ALL MATERIAL AND COLOR SAMPLES TO BE SUPPLIED TO THE OWNER AND ARCHITECT FOR APPROVAL PRIOR TO ORDERING MATERIAL.
2. PAINT ALL WALL MOUNTED EQUIPMENT TO MATCH WALL COLOR.
3. ALTERNATE COLORS / MATERIALS MAY BE SUBSTITUTED IF APPROVED BY OWNER
4. CONTINUOUS BLOCKING TO BE INSTALLED FOR LENGTH OF
5. STONE VENEER TO BE FULLY GROUTED. DRY STACK STONE IS NOT ALLOWED. CONTRACTOR TO STOP NOTIFY OWNER AND ARCHITECT IMMEDIATELY IF STONE IS UNAVAILABLE.

D1 EXTERIOR FINISH SCHEDULE

--

MATERIAL PERCENTAGES

ELEVATION LENGTH (APPROX SF)	HIGH QUALITY MATERIALS						ACCENTS (20% MAX)		MISC.
	HIGH QUALITY MIN.	MASONRY	CONCRETE	STOREFRONT	OVERHEAD DOOR	TOTAL	EIFS	MAN DOOR	PARAPET CAP
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2. TOTAL SQUARE FOOTAGE FOR EACH ELEVATION IS MEASURED TO T.O. PARAPET
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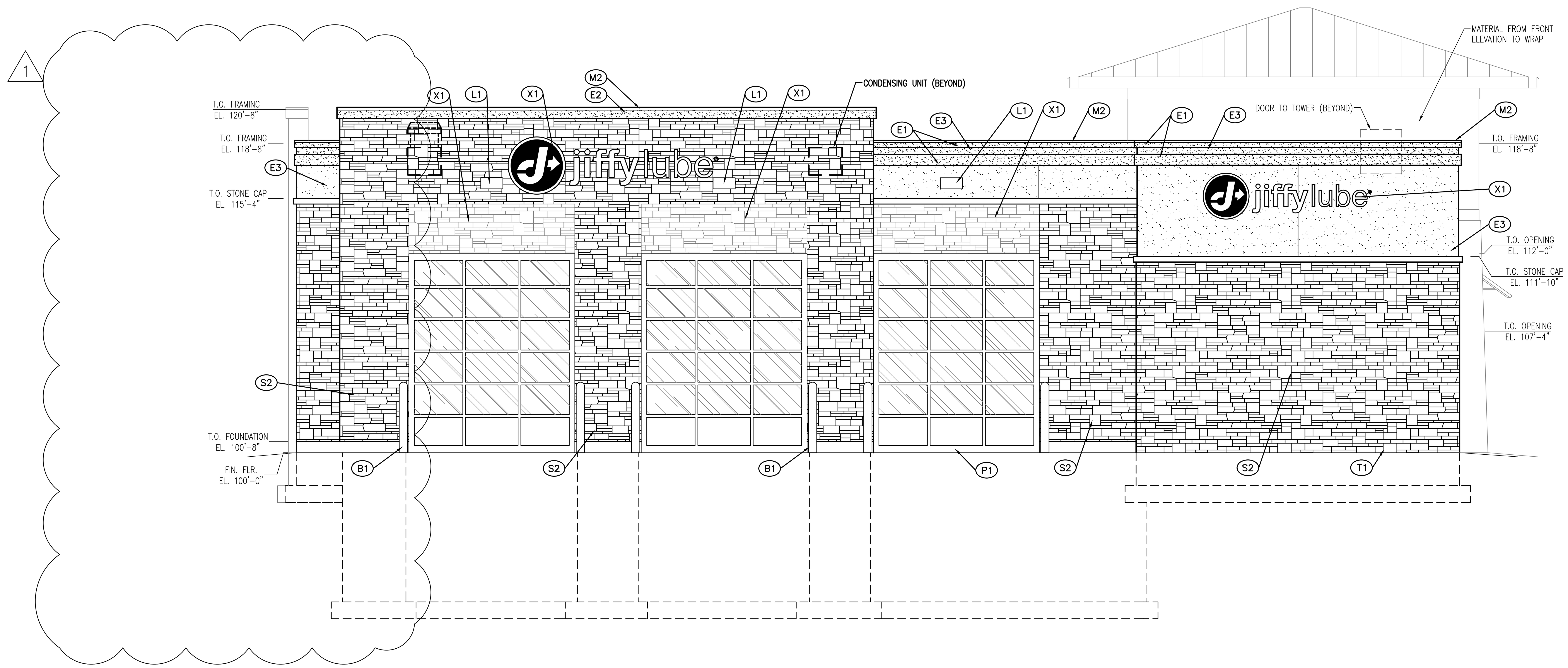
   4.1. EIFS SHALL NOT BE USED ON MORE THAN 20% OF EACH FACE AND MUST BE USED AS AN ACCENT ONLY.



A1 EXTERIOR ELEVATION

1/4" = 1'-0" WEST

PERMIT SET

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255 SOUTH 300 WEST LOGAN UT 84321
795 NORTH 400 WEST SALT LAKE CITY UT 84103

NEW JIFFY LUBE
APPROX. 2000 EAST 9400 SOUTH, SANDY, UT 84093

MARK:	DATE:	DESCRIPTION:
1	2023-12-14	ADDENDUM 1 – ELIMINATION OF BAY 4

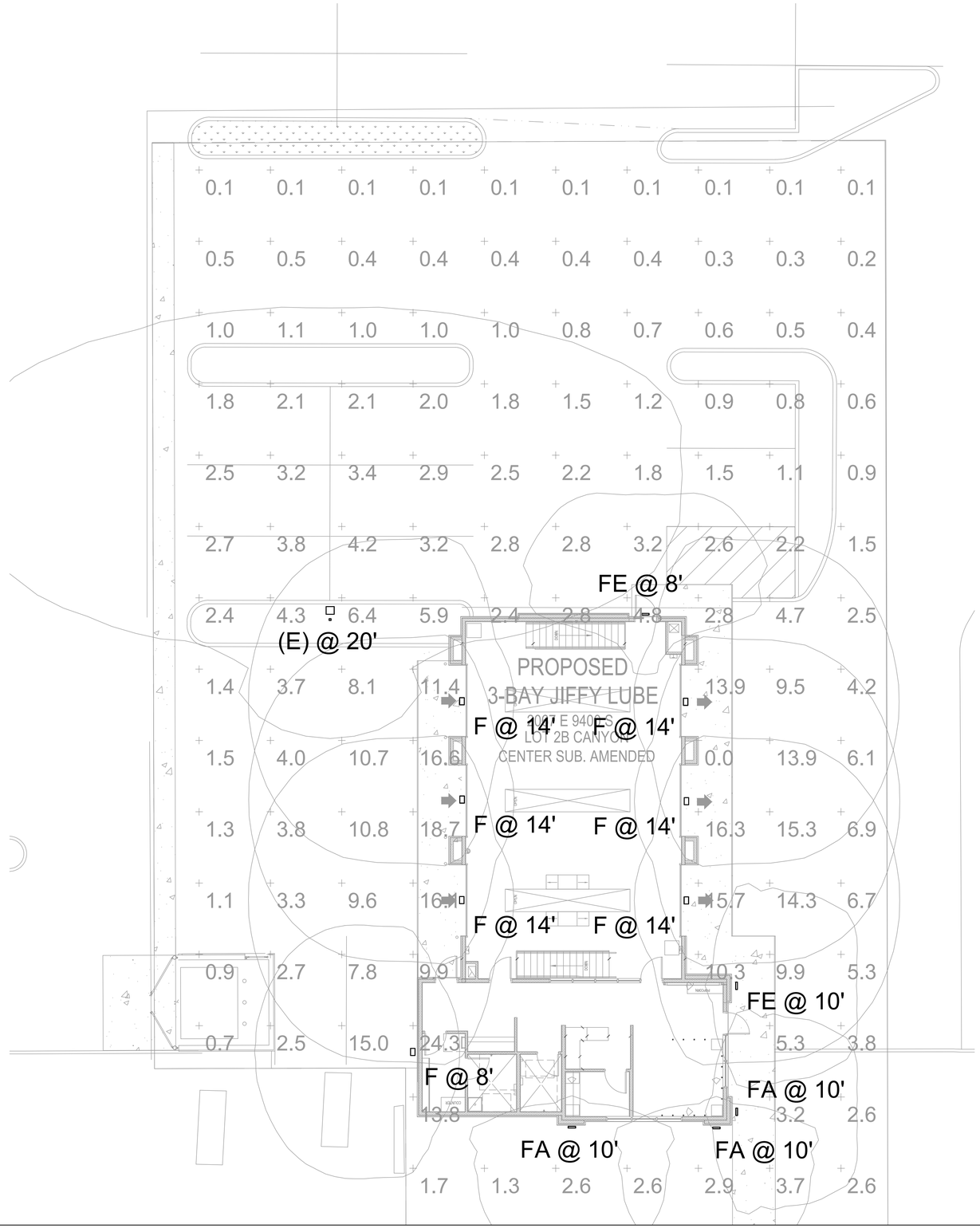
PROJECT #: 420674
DRAWN BY: HASLAM
CHECKED BY: OLCOTT
ISSUED: 10/07/2022

LICENSED ARCHITECT SCOTT RICHARD OLCOTT No. 501051 STATE OF UTAH

EXTERIOR ELEVATIONS

A-201

12/14/23 S:\420674 – Jiffy Lube – Sandy, UT (20th East)_Working\Sheets\A-201 ELEVATIONS.dwg



Schedule						
Symbol	Label	Quantity	Catalog Number	Lumens Per Lamp	Description	Wattage
	F	7	WST LED P3 40K VF MVOLT	6609	WST LED, Performance package 3, 4000 K, visual comfort forward throw, MVOLT	50
	FA	3	DSXW1 LED 10C 530 40K T4M MVOLT	2115	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 530mA.	19.1
	FE	2	DSXW1 LED 10C 530 40K T4M MVOLT	2115	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 530mA.	19.1
	(E)	1	DSX1 LED P3 40K 70CRI T3M	13763	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type 3 Medium	102.17

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property	+	4.0 fc	24.3 fc	0.0 fc	N/A	N/A

KEYED NOTES

1. EXISTING FIXTURE TO BE RELOCATED TO CENTER OF NEW PLANTER. FIXTURE SHOWN AS AN ESTIMATE OF EXISTING FIXTURE LIGHT OUTPUT.

N

A1	ELECTRICAL SITE PLAN
1" = 10'-0"	

ROCKY MOUNTAIN
CONSULTING ENGINEERS, INC.
2117 South 3600 West, Salt Lake City, UT 84119
(801) 566-0503 www.rmceut.com Project #22340

PERMIT SET

design west | architects
255 SOUTH 300 WEST LOGAN UT 84321
795 NORTH 400 WEST SALT LAKE CITY UT 84103

NEW JIFFY LUBE

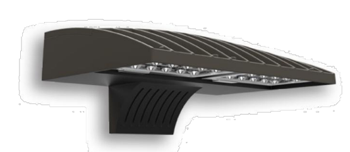
APPROX. 2000 EAST 9400 SOUTH, SANDY, UT 84093

MARK:	DATE:	DESCRIPTION:
1	12/13/2023	ADDENDUM #1

PROJECT #: 420674
DRAWN BY: NF/MM
CHECKED BY: ES
ISSUED: 12/13/2023

LICENSED PROFESSIONAL ENGINEER
No. 7945859-2202
DAVID W. STEWARD
STATE OF UTAH

ELECTRICAL SITE PLAN



D-Series Size 1
LED Wall Luminaire

d"series

Catalog Number	DSXW1 LED 10C 530 40 T4M 4000K
Notes	
Type	FA / FE

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

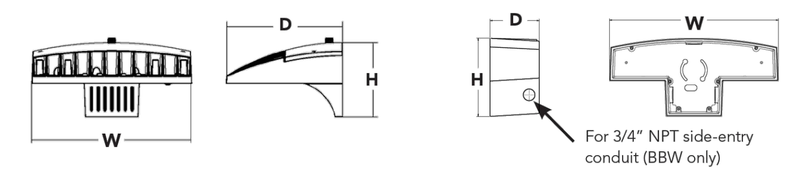
Specifications

Luminaire

Width: 13-3/4" (34.9 cm) Weight: 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, ELCW)

Width: 13-3/4" (34.9 cm) BBW Weight: 5 lbs (2.3 kg)
Depth: 4" (10.2 cm) ELCW Weight: 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)



Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT 120 [1] 208 [1] 240 [1] 277 [1] 347 [2] 480 [2]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [3]	**Shipped installed** PE Photoelectric cell, button type [4] DMG 0-10V dimming driver (no controls) PIR 180° motion/ambient light sensor, <15' mtg ht [5] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [5] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [5] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [5] ELCW Emergency battery backup (includes external component enclosure) [6]

FE ONLY

Other Options		Finish *(required)*		
Shipped installed	**Shipped separately** [8]	DDBXD Dark bronze	DSSXD Sandstone	DWHGXD Textured white
SF Single fuse (120, 277 or 347V) [7]	BSW Bird-deterrent spikes	DBLXD Black	DDBTXD Textured dark bronze	DSSTXD Textured sandstone
DF Double fuse (208, 240 or 480V) [7]	WG Wire guard	DNAXD Natural aluminum	DBLBXD Textured black	
HS House-side shield [8]	VG Vandal guard	DWHXD White	DNATXD Textured natural aluminum	
SPD Separate surge protection [9]	DDL Diffused drop lens			

Accessories
Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory

NOTES
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
2 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
3 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
4 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
5 PIR and PIR1FC3V specifies the Sensor Switch SBGR-10-ODP control; PIRH specifies the Sensor Switch SBGR-6-ODP control; see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with 20 LED/1000 mA configuration (DSXW1 LED 20C 1000).
6 Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
7 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option. Not available with ELCW.
8 Also available as a separate accessory; see Accessories information.
9 See the electrical section on page 3 for more details.

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com

WST LED
Architectural Wall Sconce

CERTIFIED IN TITLE 20 · NIGHTTIME FRIENDLY · A+ CAPABLE · BAA

Catalog Number	WST LED P3 40K VF MVOLT
Notes	
Type	F

Hit the Tab key or mouse over the page to see all interactive elements.

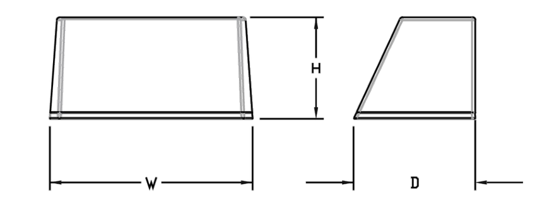
Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixilated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

Specifications

Luminaire

Height: 8-1/2" (21.59 cm)
Width: 17" (43.18 cm)
Depth: 10-3/16" (25.9 cm)
Weight: 20 lbs (9.1 kg)



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED

Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package P2 3,000 Lumen package P3 6,000 Lumen package	27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT [1] 120 [2] 208 [2] 240 [2] 277 [2] 347 [2] 480 [2]	**Shipped included** (blank) Surface mounting bracket PBBW Premium surface-mounted back box [3,4] **Shipped separately** BBW Surface-mounted back box [3]

Options

NLTAIR2 PIR	nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights [5,6,7]
NLTAIR2 PIRH	nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights [5,6,7]
PE	Photoelectric cell, button type [8]
PER	NEMA twist-lock receptacle only (controls ordered separate) [9]
PER5	Five-wire receptacle only (controls ordered separate) [9]
PER7	Seven-wire receptacle only (controls ordered separate) [9]
PIR	Motion/Ambient Light Sensor, 8-15' mounting height [5,6]
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [5,6]
PIRH	180° motion/ambient light sensor, 15-30' mounting height [5,6]
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [5,6]
SF	Single fuse (120, 277, 347V) [2]
DF	Double fuse (208, 240, 480V) [2]
DS	Dual switching [10]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [11]
E7WH	Emergency battery backup, Non CEC compliant (7W) [7]
E7WC	Emergency battery backup, CA Title 20 Noncompliant (cold, 7W) [7,12]
E7WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W) [7,13]
E20WH	Emergency battery pack 18W constant power, Certified in CA Title 20 MAEDBS [7]
E20WC	Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS [7,12]
E23WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W) [7,12,14]
LCE	Left side conduit entry [15]
RCE	Right side conduit entry [15]
BAA	Buy America(n) Act Compliant
Shipped separately	
RBPW	Retrofit back plate [3]
VG	Vandal guard [15]
WG	Wire guard [15]

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

See Accessories and Notes on next page.

LITHONIA LIGHTING COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com

WST-LED
Rev. 01/19/23

design west | architects
255 SOUTH 300 WEST LOGAN UT 84321
795 NORTH 400 WEST SALT LAKE CITY UT 84103

NEW JIFFY LUBE
APPROX. 2000 EAST 9400 SOUTH, SANDY, UT 84093

PERMIT SET

MARK:	DATE:	DESCRIPTION:
1	12/13/2023	ADDENDUM #1

PROJECT #: 420674
DRAWN BY: NF/MM
CHECKED BY: ES
ISSUED: 12/13/2023

REGISTERED PROFESSIONAL ENGINEER No. 7945859-2202 DAVID W. STEWARD STATE OF UTAH

ELECTRICAL SITE PLAN

A1 ELECTRICAL SITE PLAN
1" = 10'-0"

ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.
2117 South 3600 West, Salt Lake City, UT 84119
(801) 566-0503 www.rmceut.com Project #22340