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**COMPASS**

SANDY, UT

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**G00**

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**GENERAL NOTES**

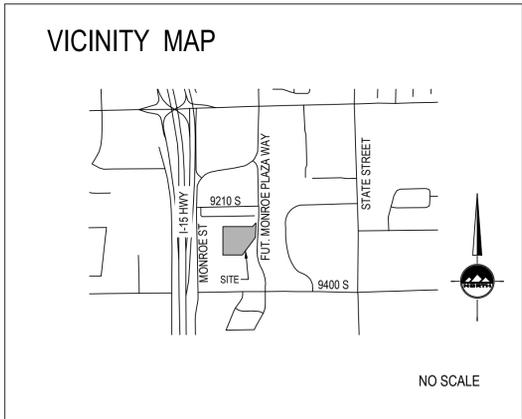
- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 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 TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, 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 THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW.
  - CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
  - CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
  - IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POT-HOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
  - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
  - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDBLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

**UTILITY NOTES**

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-462-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION, SECTION 0230- BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED). NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
- THE 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. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES EMERGENCY MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CANNOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

**DEMOLITION NOTES**

- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
- THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.



**TRAFFIC CONTROL AND SAFETY NOTES**

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- BARRICADE AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

**GRADING AND DRAINAGE NOTES**

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS)
- THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
- ALL DEBRIS PILERS AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
- THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND SOUND CONDITION. ALL SPILLS OF OIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

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**SANDY CITY PUBLIC WORKS GENERAL NOTES**

- BUILDER/OWNER SHALL OBTAIN 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.
- 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 ITEMS INSTALLED WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER.
- ALL PUBLIC IMPROVEMENTS, WHICH ARE TO BE OWNED AND MAINTAINED BY SANDY CITY, AND ALL PUBLICLY- AND PRIVATELY-OWNED AND MAINTAINED ROADS 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 (SEARCH FOR "STANDARD SPECIFICATIONS").
- PROVIDE A PROCTOR TEST, FOR ROADBASE 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.
- FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT. SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN, HOWEVER, UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.
- BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER, ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING, AS DIRECTED BY THE SANDY CITY INSPECTOR.
- 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. HOWEVER, THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
- ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
- PRIOR TO RELEASE OF THE GUARANTEE FOR IMPROVEMENTS (BOND), AND ACCORDING TO THE "CITY ENGINEER REQUIREMENTS" LETTER FOR THIS PROJECT, THE DEVELOPER SHALL SUBMIT A PDF COPY OF THE CONTRACTOR'S SITE (NOT BUILDING) CONSTRUCTION DRAWING SET TO SANDY CITY PUBLIC WORKS DEPARTMENT. AN AS-BUILT FIELD SURVEY IS NOT REQUIRED. THE AS-BUILT DRAWING MAY BE SUBMITTED BY E-MAIL AT DPOLSEN@SANDY.UTAH.GOV, OR ON A USB FLASH DRIVE. OR THE HARD-COPY ORIGINAL MAY BE SUBMITTED TO SANDY CITY (DAVE POLSEN, 801-568-6058), WHERE THE SET WILL BE SCANNED AND RETURNED TO THE OWNER.
- PROVIDE SLOPE AWAY FROM BUILDINGS THAT COMPLES WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (2% MINIMUM/1/2% MAXIMUM ON HARD SURFACES; 5% MINIMUM/2 1/2 MAXIMUM IN LANDSCAPE AREAS - FOR A MINIMUM OF 10 FEET IN ANY CASE).
- 2H:1V MAXIMUM SLOPE IN LANDSCAPED AREAS.
- PROVIDE AN ESTIMATE OF THE QUANTITIES OF EXCAVATION AND FILL, AS WELL AS LOCATIONS OF BORROW SITES, SURPLUS DISPOSAL SITES, AND HAIL ROUTES, TO THE SANDY CITY PUBLIC WORKS INSPECTOR, FOR RETAINING WALLS THAT WILL BE 4.0 FEET HIGH OR HIGHER (FROM BOTTOM OF WALL FOOTING TO TOP OF WALL), SUBMIT DESIGN CALCULATIONS AND DETAILS, STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN UTAH, FOR REVIEW AND APPROVAL, TO RYAN KUMP, SANDY CITY ENGINEER (801-568-2962).
- OBTAIN A PERMIT FROM THE SANDY CITY BUILDING DIVISION (801-568-7251) PRIOR TO CONSTRUCTING ANY RETAINING WALL THAT WILL BE 4.0 FEET HIGH OR HIGHER (FROM BOTTOM OF WALL FOOTING TO TOP OF WALL).
- A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT DURING CONSTRUCTION, AND APPROVE AFTER CONSTRUCTION, ANY RETAINING WALLS THAT ARE 4.0 FEET HIGH OR HIGHER, FROM TOP OF WALL TO BOTTOM OF FOOTING. SAID ENGINEER SHALL SUBMIT A LETTER, STAMPED, WITH THE STAMP SIGNED AND DATED, AND INDICATING THAT THE WALL WAS INSTALLED ACCORDING TO THE APPROVED DESIGN, TO THE SANDY CITY ENGINEER, PRIOR TO RELEASE OF THE GUARANTEE FOR IMPROVEMENTS.
- ALL IMPROVEMENTS WITHIN THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) RIGHT-OF-WAY/PROPERTY SHALL BE CONSTRUCTED AS REQUIRED BY UDOT REGION TWO.
- BUILDER/OWNER SHALL OBTAIN AN EXCAVATION PERMIT FROM UTAH DEPARTMENT OF TRANSPORTATION (UDOT) REGION TWO PRIOR TO DOING ANY WORK WITHIN THE UDOT RIGHT-OF-WAY/PROPERTY.

**ABBREVIATIONS**

APWA	AMERICAN PUBLIC WORKS ASSOCIATION	MJ	MECHANICAL JOINT
AR	ACCESSIBLE ROUTE	NG	NATURAL GROUND
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	NC	NOT IN CONTRACT
AWWA	AMERICAN WATER WORKS ASSOCIATION	NO	NUMBER
BOS	BOTTOM OF STEP	OC	ON CENTER
BVC	BEGIN VERTICAL CURVE	OCEW	ON CENTER EACH WAY
C	CURVE	OHP	OVERHEAD POWER
CB	CATCH BASIN	PC	POINT OF CURVATURE OR PRESSURE CLASS
CF	CURB FACE OR CUBIC FEET	PCC	POINT OF COMPOUND CURVATURE
CL	CENTER LINE	PI	POINT OF INTERSECTION
CO	CLEAN OUT	PV	POST INDICATOR VALVE
COMM	COMMUNICATION	PL	PROPERTY LINE
CONC	CONCRETE	PRC	POINT OF REVERSE CURVATURE
CONT	CONTINUOUS	PRO	PROPOSED
DIA	DIAMETER	PT	POINT OF TANGENCY
DIP	DUCTILE IRON PIPE	PVC	POINT OF VERTICAL CURVATURE
ELEC	ELECTRICAL	PVI	POINT OF VERTICAL INTERSECTION
ELEV	ELEVATION	PVT	POINT OF VERTICAL TANGENCY
EOA	EDGE OF ASPHALT	R	RADIUS
EVC	END OF VERTICAL CURVE	RD	ROOF DRAIN
EW	EACH WAY	ROW	RIGHT OF WAY
EXIST	EXISTING	S	SLOPE
FF	FINISH FLOOR	SAN SWR	SANITARY SEWER
FG	FINISH GRADE	SD	STORM DRAIN
FH	FIRE HYDRANT	SEC	SECONDARY
FL	FLOW LINE OR FLANGE	SS	SANITARY SEWER
GB	GRADE BREAK	STA	STATION
GF	GARAGE FLOOR	SW	SECONDARY WATER LINE
GV	GATE VALVE	TBC	TOP BACK OF CURB
HC	HANDICAP	TOG	TOP OF GATE
HP	HIGH POINT	TOA	TOP OF ASPHALT
IR	IRRIGATION	TOC	TOP OF CONCRETE
LD	LAND DRAIN	TOF	TOP OF FOUNDATION
LF	LINEAR FEET	TOW	TOP OF WALL
LP	LOW POINT	TOS	TOP OF STEP
MEX	MANHOLES EXISTING	TP	TYPICAL
MH	MANHOLE	VC	VERTICAL CURVE
		WV	WALL INDICATOR VALVE WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

**LEGEND**

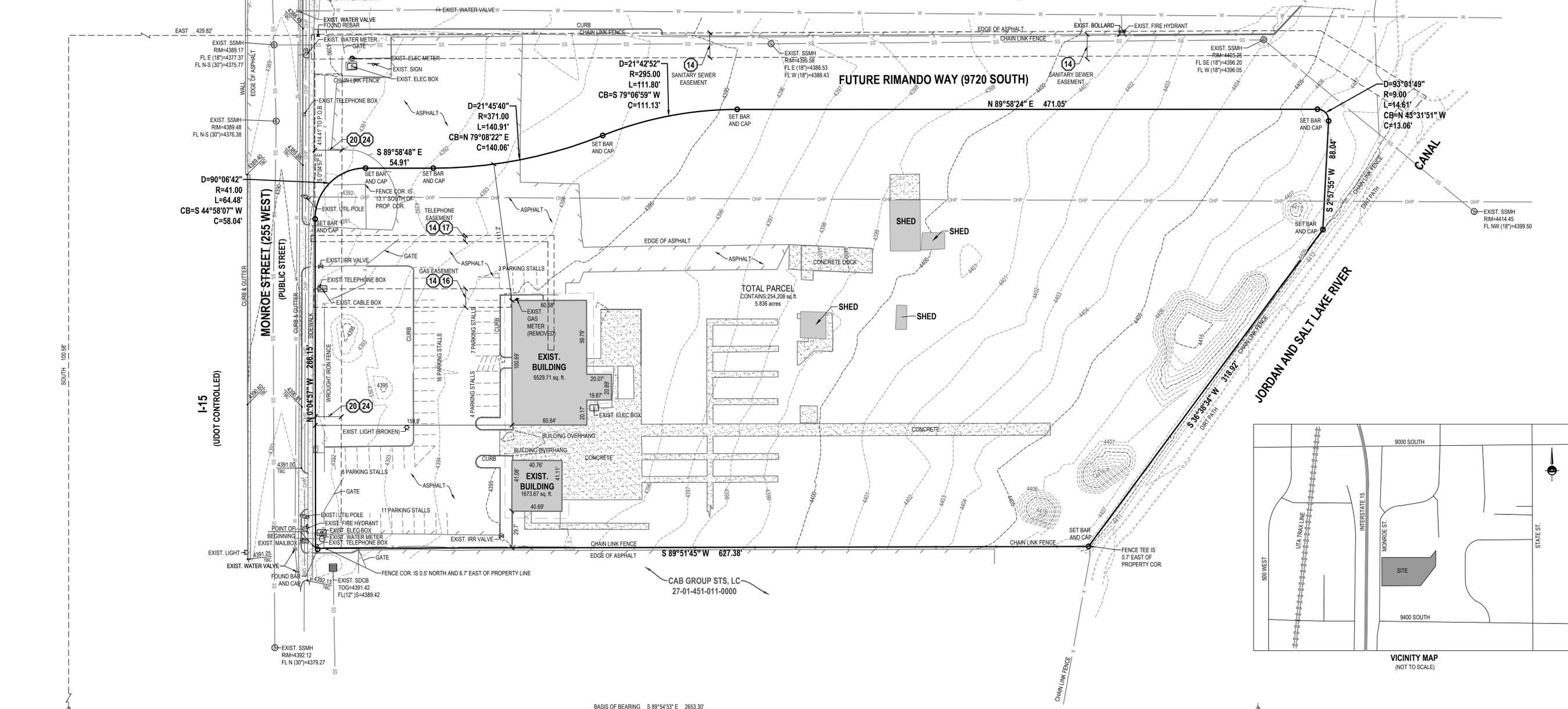
	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	EXISTING REBAR AND CAP		PROPOSED STRIPING
	SET ENSIGN REBAR AND CAP		EXISTING FENCE
	EXISTING WATER METER		PROPOSED FENCE
	PROPOSED WATER METER		EXISTING FLOW LINE
	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
	PROPOSED WATER MANHOLE		GRADE BREAK
	EXISTING WATER BOX		EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE		PROPOSED STORM DRAIN LINE
	PROPOSED WATER VALVE		ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT		HIGHWATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER VALVE		PROPOSED SANITARY SEWER LINE
	PROPOSED SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN LINE
	PROPOSED IRRIGATION VALVE		PROPOSED LAND DRAIN SERVICE LINE
	EXISTING IRRIGATION SEWER MANHOLE		EXISTING CULINARY WATER LINE
	PROPOSED IRRIGATION SEWER MANHOLE		PROPOSED CULINARY WATER LINE
	EXISTING SANITARY CLEAN OUT		PROPOSED CULINARY WATER SERVICE LINE
	PROPOSED SANITARY CLEAN OUT		EXISTING SECONDARY WATER LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX		PROPOSED SEC. WATER SERVICE LINE
	PROPOSED STORM DRAIN INLET BOX		EXISTING IRRIGATION LINE
	EXISTING STORM DRAIN CATCH BASIN		PROPOSED IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN		EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX		EXISTING ELECTRICAL LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING GAS LINE
	PROPOSED STORM DRAIN CLEAN OUT		EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CULVERT		ACCESSIBLE ROUTE
	PROPOSED STORM DRAIN CULVERT		TEMPORARY SAG INLET PROTECTION
	PROPOSED STORM DRAIN CULVERT		TEMPORARY IN-LINE INLET PROTECTION
	ROOF DRAIN		ROOF DRAIN
	EXISTING ELECTRICAL MANHOLE		TEMPORARY BERM
	PROPOSED ELECTRICAL MANHOLE		TEMPORARY SILT FENCE
	EXISTING ELECTRICAL BOX		LIMITS OF DISTURBANCE
	PROPOSED ELECTRICAL BOX		EXISTING WALL
	EXISTING TRANSFORMER		PROPOSED WALL
	EXISTING UTILITY POLE		EXISTING CONTOURS
	PROPOSED UTILITY POLE		



**BENCHMARK**  
SOUTH QUARTER CORNER OF SECTION 1,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
ELEV = 4385.14'

**LEGEND**

- SECTION CORNER, MONUMENT, EXIST REBAR AND CAP, SET ENSIGN REBAR AND CAP, SET RIVET, WATER METER, WATER MANHOLE, WATER VALVE, FIRE HYDRANT, STORM DRAIN CATCH BASIN, STORM DRAIN COMBO BOX, STORM DRAIN CULVERT, SIGN, UTILITY MANHOLE, UTILITY POLE, GAS METER, TREE, OVERHEAD POWER LINE, MINOR CONTOURS 1' INCREMENT, MAJOR CONTOURS 5' INCREMENT, CONCRETE, ELECTRIC METER, STORM DRAIN CLEAN OUT, SANITARY SEWER MANHOLE, WATER LINE, ADJACENT RIGHT OF WAY, RIGHT OF WAY, DEED LINE, TANGENT LINE, SECTION LINE, FENCE, EDGE OF ASPHALT, SANITARY SEWER, STORM DRAIN LINE, GAS LINE, BUILDING PRIMARY, SECONDARY WATERLINE, IRRIGATION LINE, CENTERLINE, PROPERTY LINE, ADJACENT PROPERTY LINE, ELECTRIC POWERLINE, TELEPHONE LINE, IRRIGATION VALVE, SCHEDULE B-2 REFERENCE NUMBER



SOUTH QUARTER CORNER SECTION 1, T3S, R1W, SLB8M (FOUND 2.5" BRASS CAP)

**SURVEYOR'S NARRATIVE**

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/NSPS Land Title Survey for use by the client. The Basis of Bearing is the line between the South Quarter Corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian and the Southeast Corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, measuring South 89°54'33" East 2653.30 feet.

**COMMITMENT DESCRIPTIONS**

That portion of Lot 1, Wasatch Real Subdivision lying Westerly of the proposed realignment of Monroe Street and Southerly of a proposed future street, located in the Southeast Quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, Sandy City, Salt Lake County, State of Utah, described by metes and bounds as follows:

Beginning at the Southwest corner of Lot 1, WASATCH REAL SUBDIVISION, according to the official plat thereof, recorded December 29, 2009 as Entry No. 10868244 in Book 2009P of Plats at Page 191 in the office of the Salt Lake County Recorder, said point lies North 1005.58 feet, East 429.81 feet and South 00°04'57" East 414.41 feet from the South Quarter Corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing for this description is South 89°54'33" East along the South line of said Section 1 as shown on the recorded plat of said WASATCH REAL SUBDIVISION); thence along the Westerly line of said Lot 1 and the Easterly right-of-way line of 255 West Street, North 00°04'57" West 256.16 feet; thence Northwesterly 64.48 feet along the arc of a tangent curve to the right, having a radius of 41.00 feet, a central angle of 90°06'09" and a chord bearing and length of North 44°58'08" East 58.03 feet to a point of tangency; thence South 89°58'48" East 54.92 feet to a point of curvature; thence Northwesterly 140.91 feet along the arc of a tangent curve to the left, having a radius of 371.00 feet, a central angle of 21°45'39" and a chord bearing and length of North 79°08'22" East 140.06 feet to a point of reverse curvature; thence Northwesterly 111.80 feet along the arc of a 295.00 foot radius reverse curve to the right whose center bears South 21°42'27" East, has a central angle of 21°42'29" and a chord bearing and length of North 79°06'59" East 111.13 feet to a point of tangency; thence North 89°58'24" East 471.05 feet to a point of curvature; thence Southwesterly 14.61 feet along the arc of a tangent curve to the right, having a radius of 9.00 feet, a central angle of 92°59'31" and a chord bearing and length of South 43°31'51" East 13.06 feet to a point of tangency; thence along the proposed Westerly right-of-way line of Monroe Street, South 2°57'55" West 88.04 feet to intersect a Southeasterly boundary of said Lot 1; thence along the boundary of said Lot 1 the following two (2) courses: (1) South 36°38'34" West 316.93 feet; (2) South 89°51'45" West 627.38 feet to the point of beginning.

To: (i) KC Gardner Company, L.C., (ii) Sandy City, (iii) Cottonwood Title Insurance Agency, and (iv) Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 13, 14, and 19 of Table A hereof.

The field work was completed on October 8, 2021  
Date of Plat or Map: October 15, 2021

11/3/21  
Patrick M. Harris  
License No. 286882

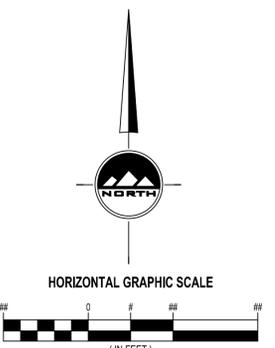
Note: For conditions of record not shown herein as well as specific references to items in the title report, please refer to a title report supplied by Cottonwood Title Insurance Agency, Inc. of Salt Lake City, Utah under Commitment No. 137483-CAM, dated effective September 17, 2021.

**Schedule B-2 Exemptions**

- 9. Taxes for the year 2021 were not assessed under Parcel No. 27-01-451-021 because of ownership by a tax-exempt entity. (covers this and other land) Subsequent assessments or taxes and any penalties and interest, due to any change in the Land usage or loss of exemption. (not survey related)
- 10. Intentionally deleted by Title Company.
- 11. The herein described Land is located within the boundaries of Sandy City, South Salt Lake Valley Mosquito Abatement District, Sandy Suburban Improvement District, Central Utah Water Conservancy District, Salt Lake City Metropolitan Water District, and is subject to any and all charges and assessments levied thereunder. (blanket in nature)
- 12. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. (blanket in nature)
- 13. Claim, right, title or interest to water or water rights whether or not shown by the public records. (blanket in nature)
- 14. Easements, notes and restrictions as shown on the recorded plat for Wasatch Real Subdivision recorded December 29, 2009 as Entry No. 10868244 in Book 2009P at Page 191. (shown on survey)
- 15. Intentionally deleted by Title Company.

- 16. Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded February 25, 1976, as Entry No. 2788950, in Book 4116, at Page 323. (shown on survey)
- 17. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities, from time to time, upon, over, under and across a portion of the subject Land, recorded March 22, 1976, as Entry No. 2796767, in Book 4142, at Page 224. (shown on survey)
- 18. Intentionally deleted by Title Company.
- 19. Right of Way for Jordan and Salt Lake Canal along the Southeasterly boundary thereof, and any facilities appurtenant thereto, including but not limited to, water pipelines and ditches, as the same may be found to intersect the herein described Land, together with any rights or asserted rights in and to said Canal or pertaining to the use and maintenance of said Canal. The Company further excepts any adverse claim based on (i) the assertion that some of the boundaries of the herein described Land have been affected by a change in the course of said Canal; (ii) the uncertainty of the boundaries of said Canal; and (iii) the assertion that the Land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands. (blanket in nature)
- 20. Perpetual Aerial Easement in favor of the Utah Department of Transportation for the installation, maintenance and repair of overhead power lines in an air space ranging from 25 feet above the existing grade to 130 feet above the existing grade, and coincident with the boundary of the Land; and for the blow out of the electrical lines within the easement and incidental purposes, by instrument recorded December 2, 2019, as Entry No. 13136698, in Book 10866, at Page 9549. (shown on survey)
- 21. Intentionally deleted by Title Company.
- 22. Notwithstanding those items described herein-above, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose. (blanket in nature)
- 23. Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s). (blanket in nature)
- 24. Perpetual Aerial Easement in favor of Utah Department of Transportation for the installation, maintenance and repair of overhead power lines in an air space ranging from 25 feet above the existing grade to 130 feet above the existing grade and incidental purposes, by instrument dated February 22, 2021 and recorded March 19, 2021, as Entry No. 13602583, in Book 11139, at Page 4574. (shown on survey)

- Table A
- 1. All monuments used are shown on the survey.
  - 2. The address is 9295 South 255 West, Sandy, UT 84070.
  - 3. The subject parcel is in FEMA Flood Zone X. Area of Minimal Flooding Hazard, as per FIRM Panel 4903C0434G, dated effective September 25, 2009.
  - 4. The subject parcel contains 254,208 square feet or 5.836 acres.
  - 5. Vertical relief is shown by 1 foot contours on the drawing.
  - 6. Exterior dimensions of the buildings are shown on the survey.
  - 7(a). Exterior footprints of the buildings are shown on the survey.
  - 7(b)(1). All substantial features are shown on the survey.
  - 8. There are 49 parking stalls on the subject parcel.
  - 9. The names of adjoining property owners are shown on the survey.
  - 10. The nearest intersecting street is shown on the survey.
  - 11. All professional liability insurance minimums are shown on the survey.



LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SANDY, SALT LAKE COUNTY, UTAH

**ENSIGN**  
THE STANDARD IN ENGINEERING  
**SALT LAKE CITY**  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
**LAYTON**  
Phone: 801.547.1100  
**TOOELE**  
Phone: 435.843.3590  
**CEDAR CITY**  
Phone: 435.865.1453  
**RICHFIELD**  
Phone: 435.896.2983

FOR: GARDNER COMPANY  
201 SOUTH MAIN STREET, SUITE 2000  
SALT LAKE CITY, UTAH 84111  
CONTACT: JOHN BANKHEAD  
PHONE: 801-456-4140

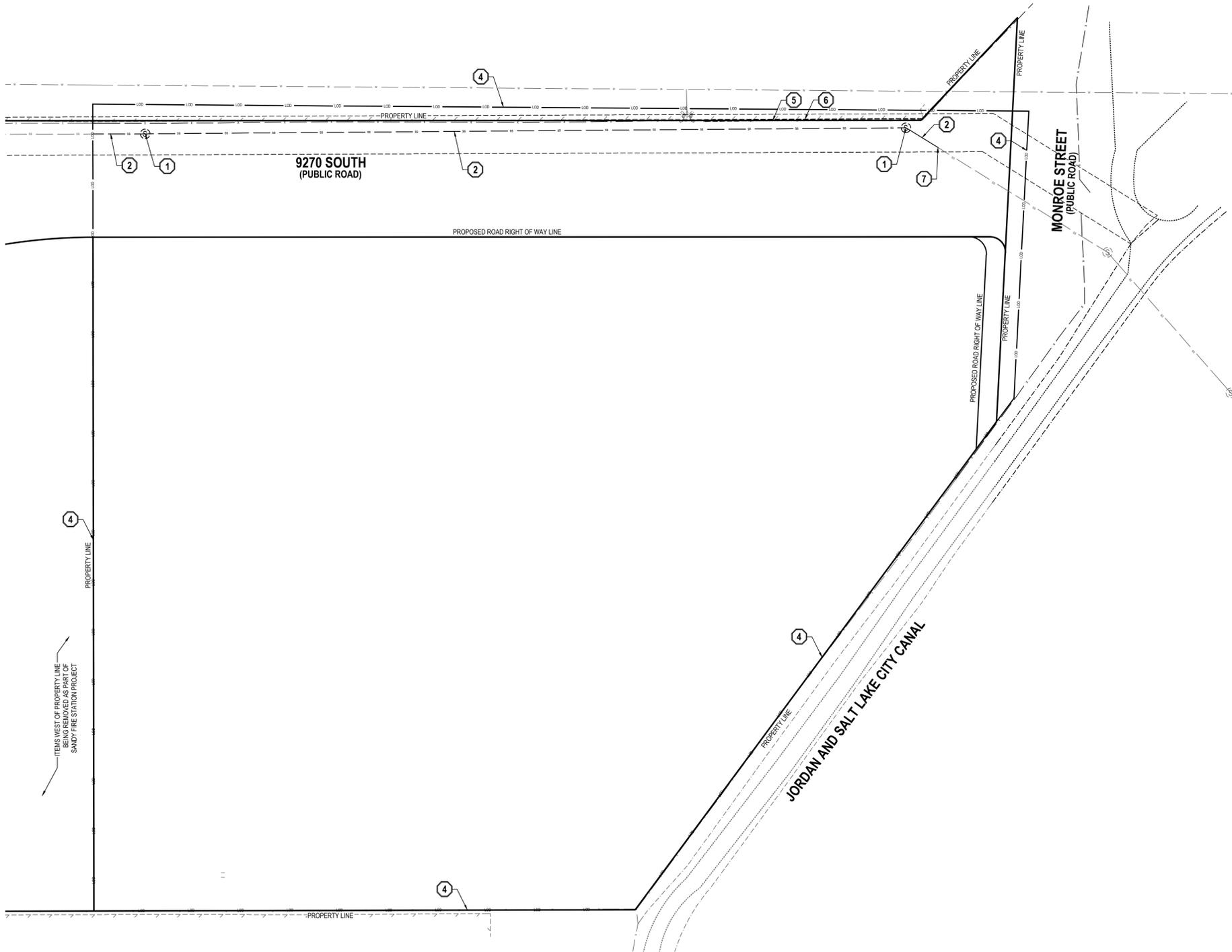
**WASATCH REAL LOT 1  
ALTA-NSPS LAND TITLE & TOPOGRAPHIC SURVEY**  
9295 SOUTH 255 WEST  
SANDY, UTAH



**ALTA/NSPS  
LAND TITLE  
& TOPOGRAPHY  
SURVEY**  
PROJECT NUMBER 11139 PRINT DATE 12/21  
DRAWN BY D. KORZEP CHECKED BY P. HARRIS  
PROJECT MANAGER P. HARRIS  
**1 OF 1**

**BENCHMARK**  
 SOUTH QUARTER CORNER OF SECTION 1,  
 TOWNSHIP 3 SOUTH, RANGE 1 WEST,  
 SALT LAKE BASE AND MERIDIAN  
 ELEV = 4385.14'

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



**GENERAL NOTES**

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

**SCOPE OF WORK:**

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

- 1 REMOVE AND PROPERLY DISPOSE OF EXISTING SANITARY SEWER MANHOLE CONE.
- 2 ABANDON EXISTING SANITARY SEWER PIPE IN PLACE, FILL WITH FLOWABLE CONCRETE FILL.
- 3 REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
- 4 LIMIT OF DISTURBANCE.
- 5 REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE. COORDINATE WITH NORTHERN PROPERTY OWNER.
- 6 REMOVE AND PROPERLY DISPOSE OF EXISTING WALL. COORDINATE WITH NORTHERN PROPERTY OWNER.
- 7 PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).



**COMPASS**

SANDY, UT

DEMOLITION PLAN



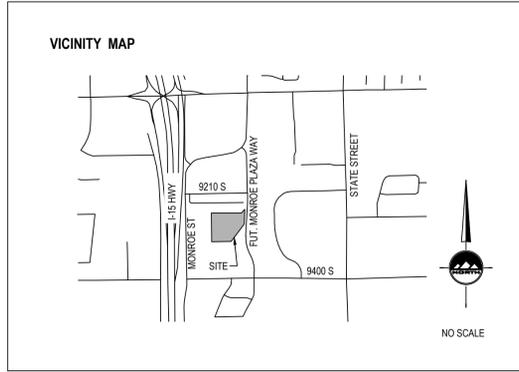
**Preliminary**

**C.100**

JOB NO. 11139C  
 DATE 06-28-2024

**BENCHMARK**  
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 TOWNSHIP 3 SOUTH, RANGE 1 WEST  
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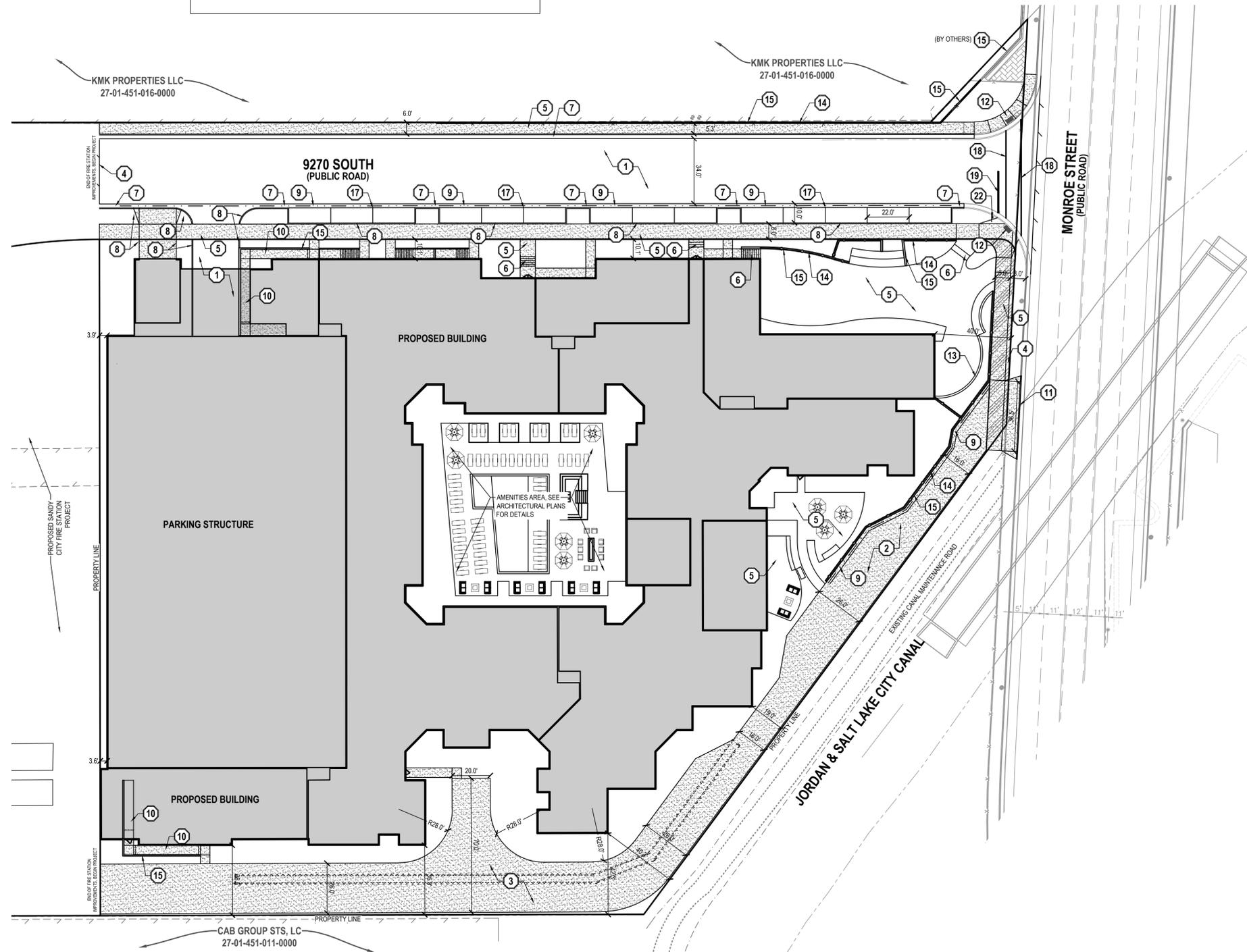


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C4.00	UTILITY PLAN
C5.00	EROSION CONTROL PLAN
PP.1	PLAN AND PROFILE 9270 SOUTH
C6.00	DETAILS

- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
  - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
  - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
  - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
  - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
  - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
  - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**  
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 1/C.600.
  - CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 2/C.600.
  - PERMEABLE CONCRETE PAVERS. SEE ARCHITECTURAL PLANS AND DETAIL X/C.XXX.
  - ADDITIONAL RIGHT OF WAY DEDICATION
  - 6" THICK CONCRETE SIDEWALK PER SANDY CITY STANDARD DETAIL SW-03.
  - STAIRS IN SIDEWALK. SEE GRADING PLAN FOR ELEVATION INFORMATION. SEE ARCHITECTURAL PLANS FOR HANDRAIL INFORMATION.
  - 30" CONCRETE STANDARD CURB & GUTTER PER SANDY CITY STANDARD DETAIL CG-01.
  - 6" TYPE "P" CURB WALL PER APWA STANDARD PLAN NO. 209.
  - 2" WATERWAY PER DETAIL X/C.600.
  - PEDESTRIAN RAMP: 6" THICK CONCRETE WITH #4 UNTREATED BASE COURSE WITH #4 EPOXY-COATED REBAR @ 24" O.C.E.W. PER DETAIL X/C.600. SEE GRADING AND DRAINAGE PLAN FOR ELEVATION INFORMATION.
  - OPEN DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 225.
  - CORNER HANDICAP ACCESS RAMP PER SANDY CITY STANDARD DETAIL SW-02.
  - CONCRETE MOW CURB. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
  - FENCE. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
  - RETAINING WALL. SEE GRADING PLAN FOR ELEVATION INFORMATION.
  - CONCRETE PAD FOR ELECTRICAL EQUIPMENT. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
  - 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
  - WHITE CROSSWALK MARKING PER M.U.T.C.D. STANDARD PLANS.
  - 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
  - PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
  - "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS AND SANDY CITY STANDARD DETAIL SN-01.
  - "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS AND SANDY CITY STANDARD DETAIL SN-01.
  - PAINTED LANE-USE ARROWS PER M.U.T.C.D. STANDARD PLANS.



**COMPASS**  
 SANDY, UT

SITE PLAN



**Preliminary**

**C.200**

JOB NO. 11139C  
 DATE 06-28-2024

**BENCHMARK**  
 SOUTH QUARTER CORNER OF SECTION 1,  
 TOWNSHIP 3 SOUTH, RANGE 1 WEST  
 SALT LAKE BASE AND MERIDIAN  
 ELEV = 4385.14'

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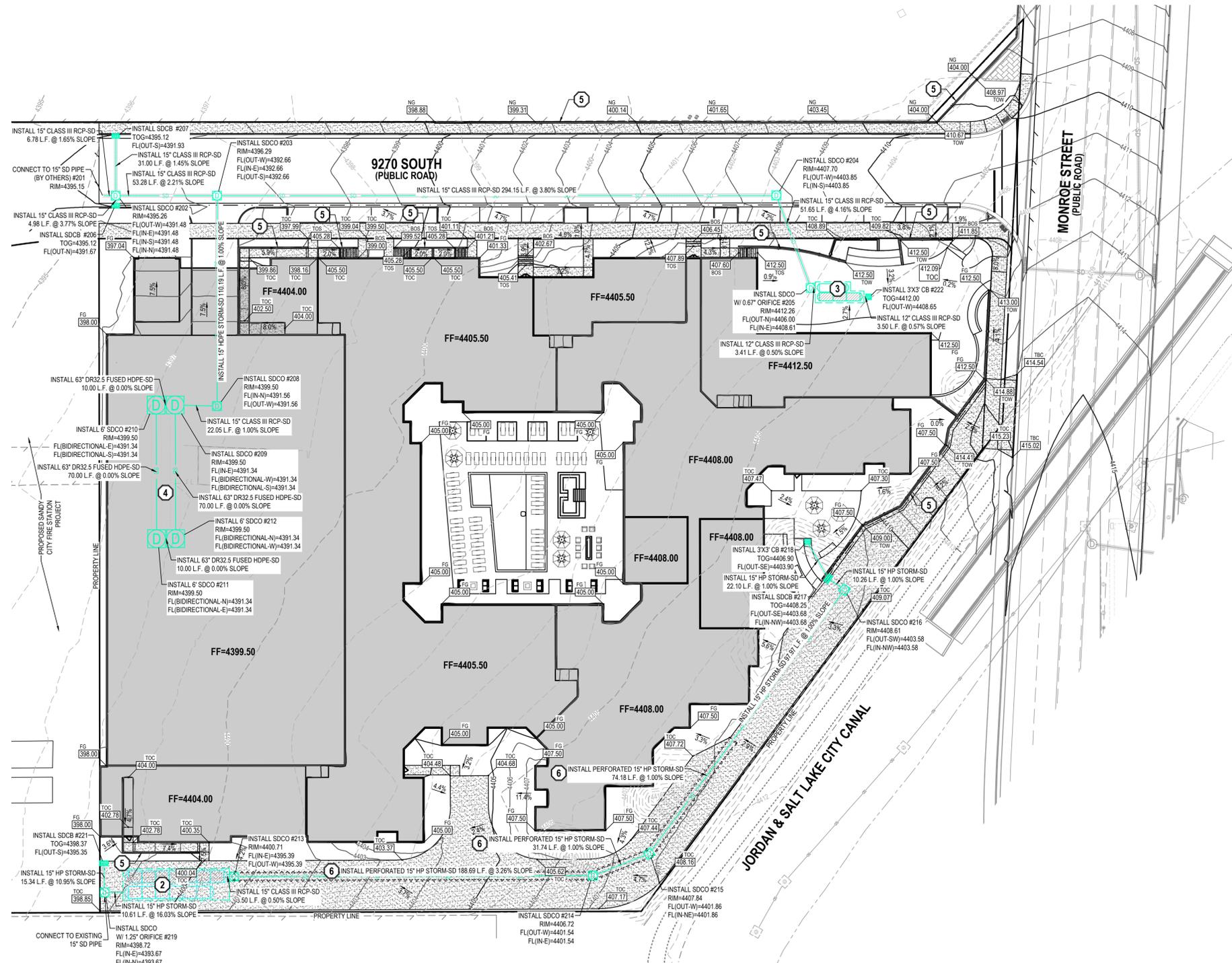
**GENERAL NOTES**

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 48XX.XX ON THESE PLANS.
- LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER SANDY CITY STANDARD PLANS AND SPECIFICATIONS.
- ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
- ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

**SCOPE OF WORK:**

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

- 4" ACCESS MANHOLE FOR UNDERGROUND RETENTION CHAMBER SYSTEM WITH SLOTTED COVER.
- UNDERGROUND DETENTION CHAMBER SYSTEM: INSTALL 13 BARRELS OF ADS MC-3500 CHAMBERS OR EQUIVALENT, PER MANUFACTURER'S RECOMMENDATIONS.  
 STORAGE REQUIRED = 1791 C.F.  
 STORAGE PROVIDED = 2802 C.F.  
 TOP OF GRAVEL = 4397.62'  
 TOP OF CHAMBERS = 4496.62'  
 BOTTOM OF CHAMBERS = 4392.87'  
 BOTTOM OF GRAVEL = 4392.12'
- UNDERGROUND DETENTION CHAMBER SYSTEM: INSTALL 5 BARRELS OF ADS SC-800 CHAMBERS OR EQUIVALENT, PER MANUFACTURER'S RECOMMENDATIONS.  
 STORAGE REQUIRED = 478 C.F.  
 STORAGE PROVIDED = 613 C.F.  
 TOP OF GRAVEL = 4410.00'  
 TOP OF CHAMBERS = 4409.50'  
 BOTTOM OF CHAMBERS = 4407.00'  
 BOTTOM OF GRAVEL = 4406.50'
- UNDERGROUND DETENTION SYSTEM: INSTALL 2 BARRELS OF 63"Ø NONPERFORATED CMP 70" IN LENGTH PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO MAINTAIN A MINIMUM OF 1' OF COVER ABOVE TOP OF EACH BARREL, FOR ENTIRE DETENTION SYSTEM.
- RETAINING WALL.
- PERFORATED PIPE WITH UNDERGROUND GRAVEL GALLERY. 1473 S.F., 3.5 FT DEEP. SEE DETAIL 4C-600. STORAGE PROVIDED = 2,602 C.F.



**COMPASS**  
 SANDY, UT

GRADING &  
 DRAINAGE PLAN



**Preliminary**

**C.300**

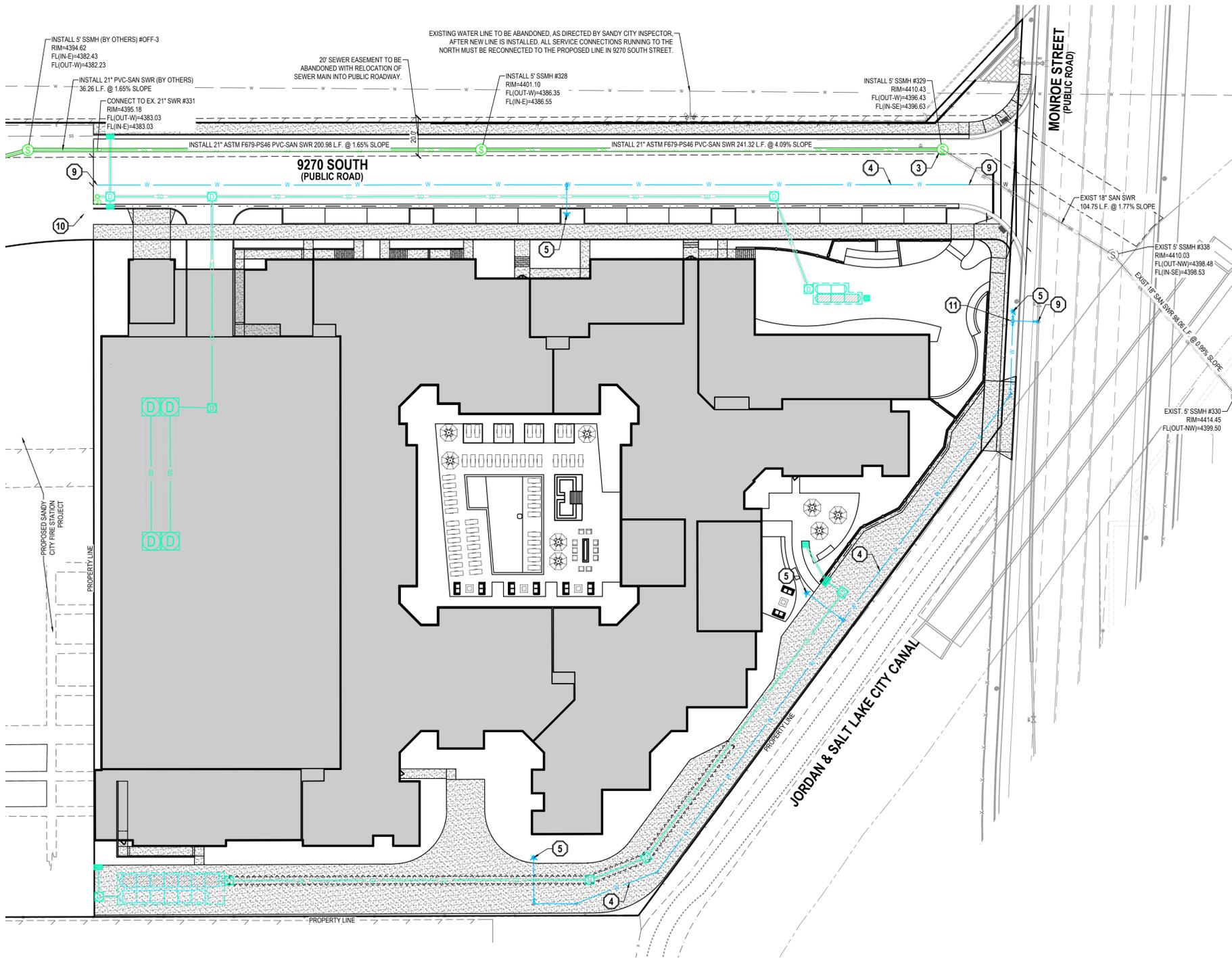
JOB NO. 11139C  
 DATE 06-28-2024



**BENCHMARK**  
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**GENERAL NOTES**

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER SANDY SUBURBAN SEWER DISTRICT STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER SANDY SUBURBAN SEWER DISTRICT STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

**SCOPE OF WORK:**

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

- 1 XX" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
- 2 SANITARY SEWER CLEANOUT PER SANDY SUBURBAN IMPROVEMENT DISTRICT'S STANDARDS AND SPECIFICATIONS.
- 3 CONNECT TO EXISTING SEWER MAIN PER SANDY SUBURBAN IMPROVEMENT DISTRICT'S STANDARDS AND SPECIFICATIONS.
- 4 8" C-900 PVC POTABLE WATER LINE PER SANDY CITY STANDARDS AND SPECIFICATIONS.
- 5 INSTALL FIRE HYDRANT ASSEMBLY COMPLETE PER SANDY CITY STANDARD DETAIL WTR-01.
- 6 4" CULINARY WATER METER AND CONCRETE VAULT PER SANDY CITY STANDARD DETAIL WTR-12.
- 7 POINT OF CONNECTION FOR IRRIGATION CONTRACTOR.
- 8 SEE PLUMBING PLANS FOR CONTINUATION.
- 9 CONNECT TO 8" WATER MAIN BY OTHERS PER APWA STANDARDS AND SPECIFICATIONS.
- 10 EXISTING FIRE HYDRANT ASSEMBLY.
- 11 INSTALL 8" TEE WITH THRUST BLOCK, 8"X8" REDUCER AND 6" GATE VALVE (NORTH), 8" GATE VALVE (SOUTH).

FROM 2018 IFC TABLES B105.1(2) & C102.1				
BLDG TYPE IIIA (200,000 SF)	TOTAL FIRE FLOW	50% FIRE FLOW W/ SPRINKLERS*	MIN REQ'D HYDRANTS	FLOW DURATION
166,501 SF - GREATER	6,000 GPM	3,000 GPM	3	3 HRS

\*IFC B105.2 REQUIRES A MIN OF 25% OF VALUE IN B105.1(2) = 1,500 GPM MIN



**COMPASS**

SANDY, UT

UTILITY PLAN



**Preliminary**

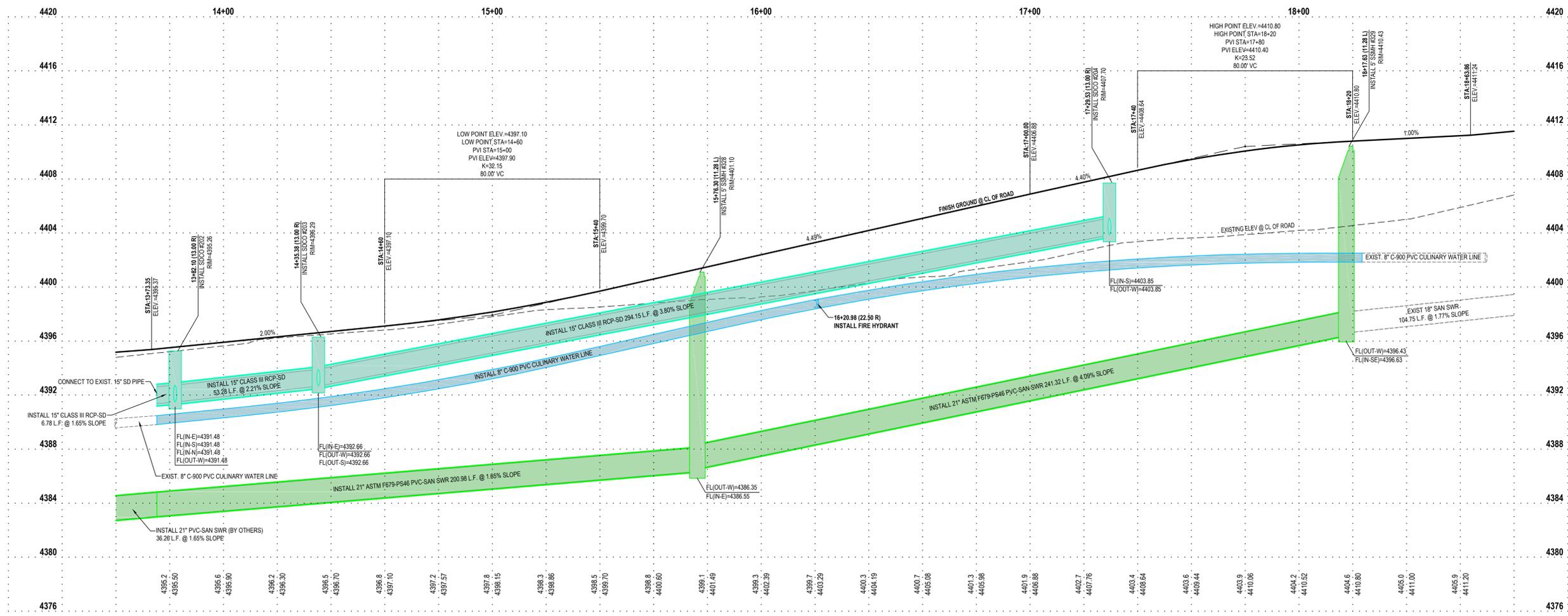
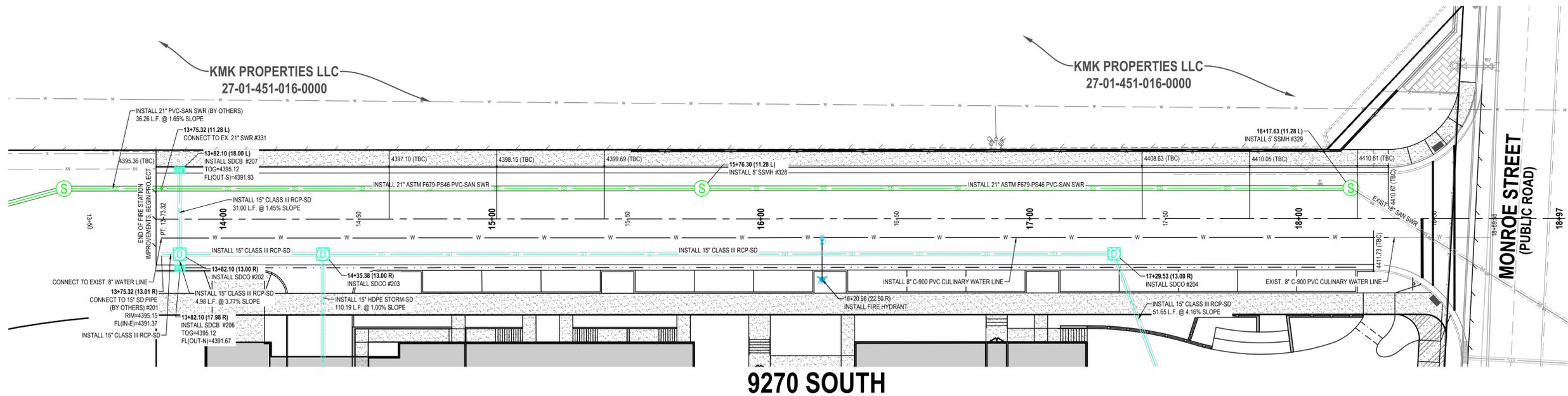
**C.400**

JOB NO. 11139C  
 DATE 06-28-2024

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**Preliminary**



**COMPASS**  
 SANDY, UT

PLAN AND PROFILE



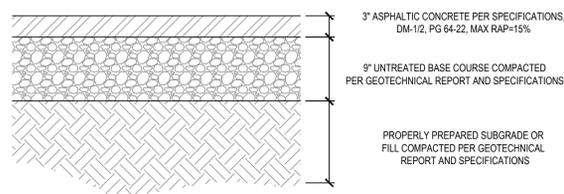
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ASPHALT NOTES  
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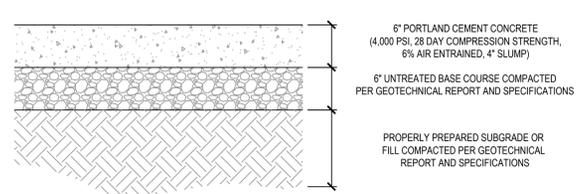
1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-99 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



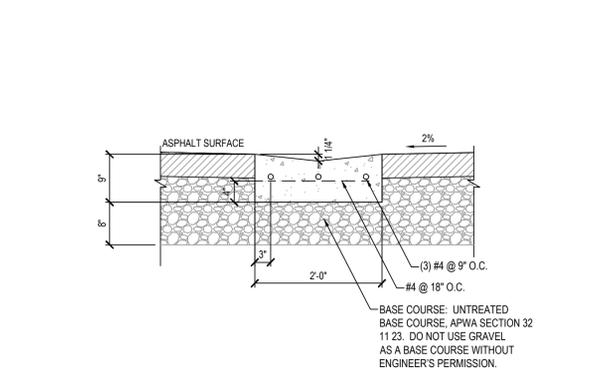
1 STANDARD ASPHALT SECTION SCALE: NONE

**CONCRETE NOTES**

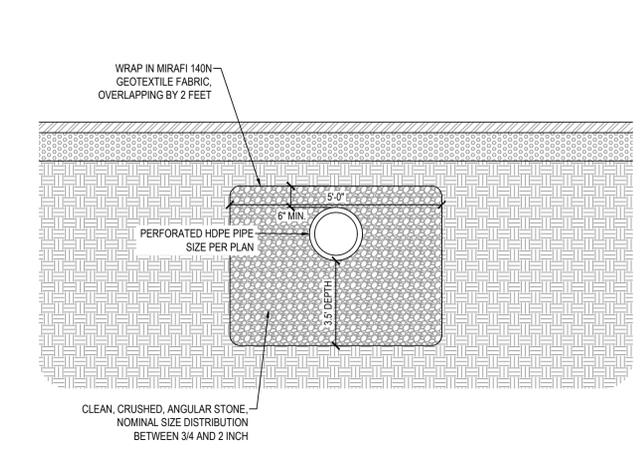
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3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



2 CONCRETE PAVEMENT SECTION SCALE: NONE



3 2' CONCRETE WATERWAY SCALE: NONE

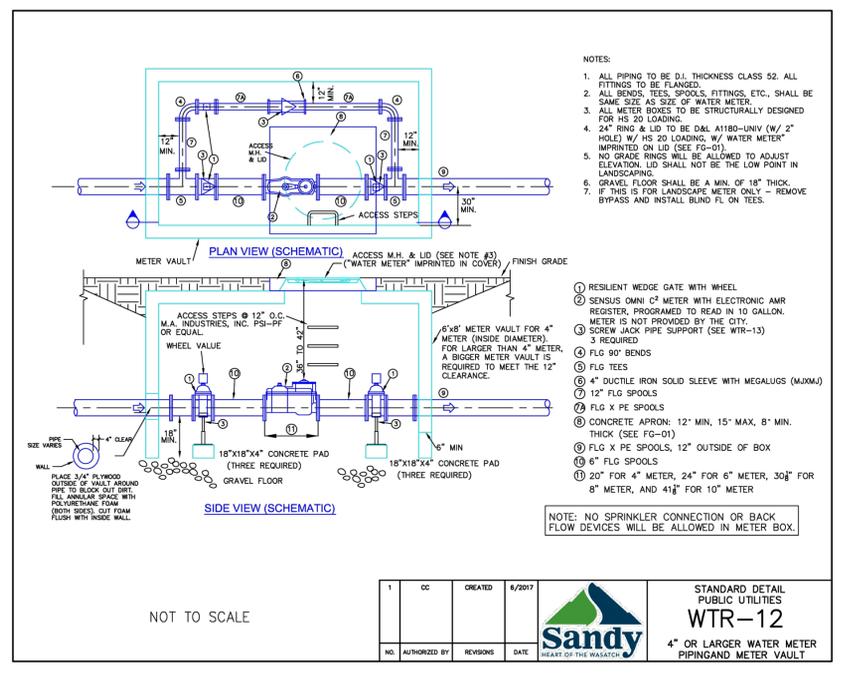
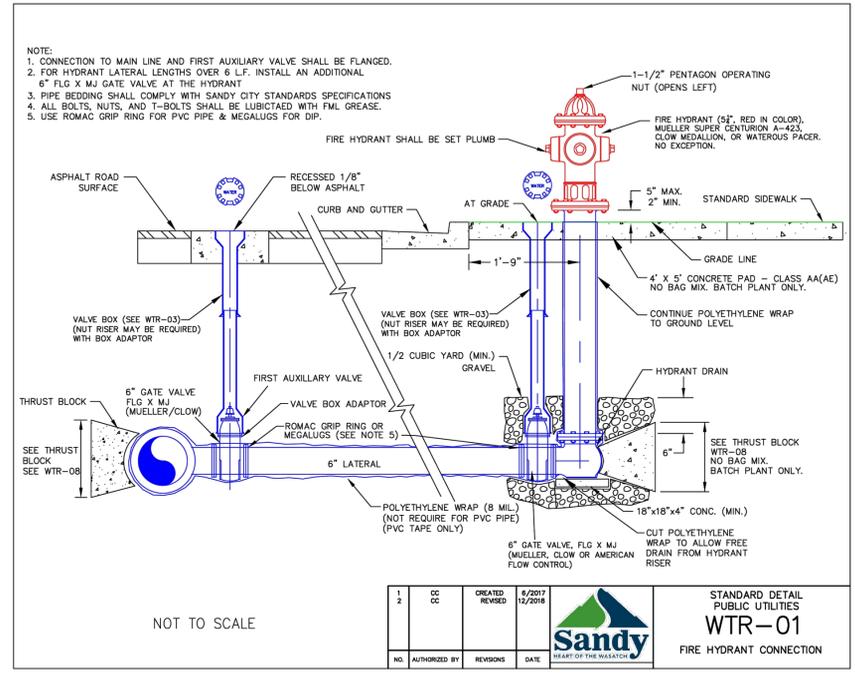
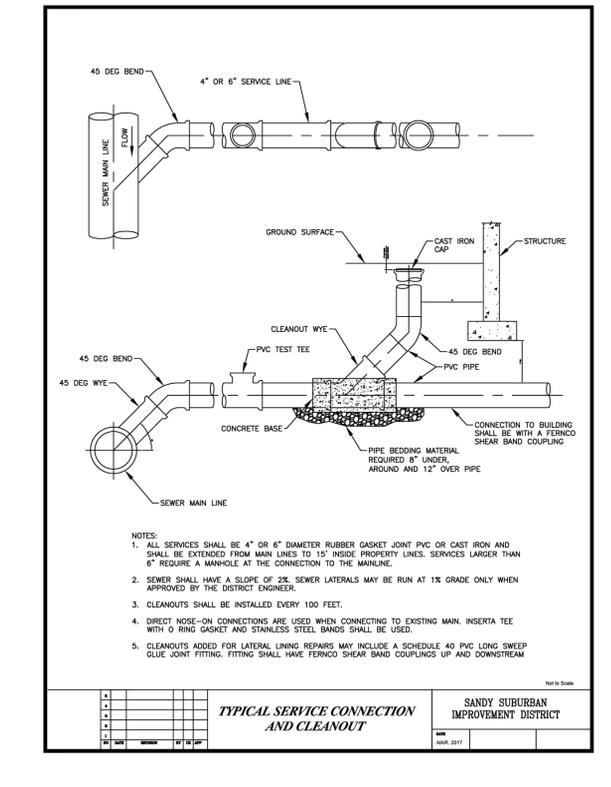
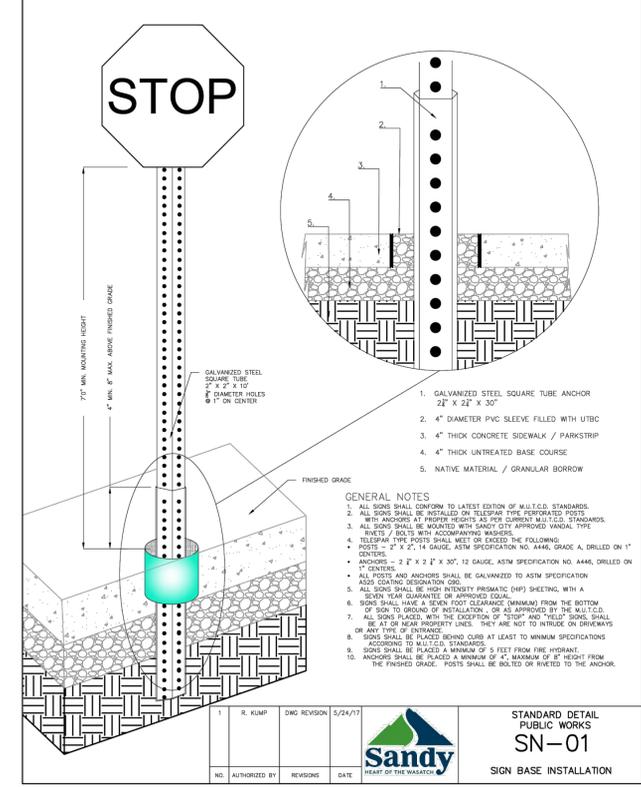
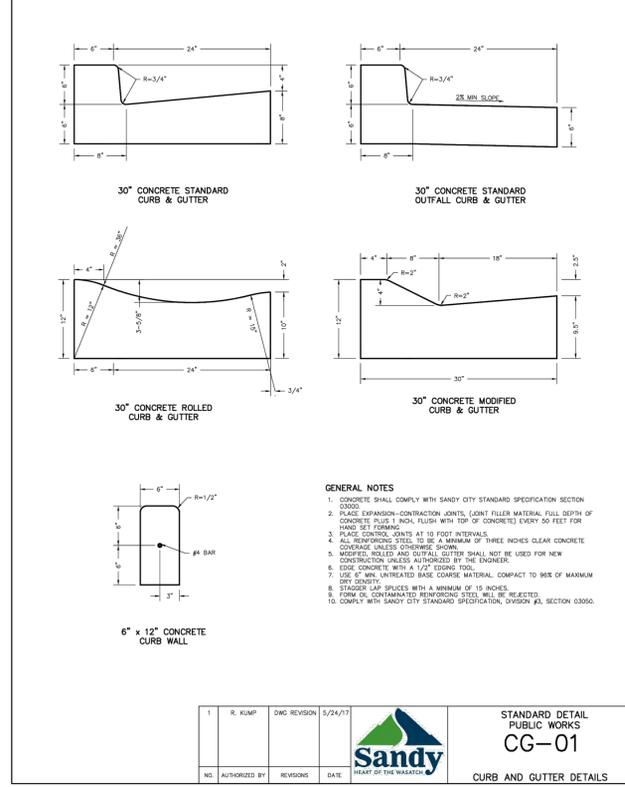
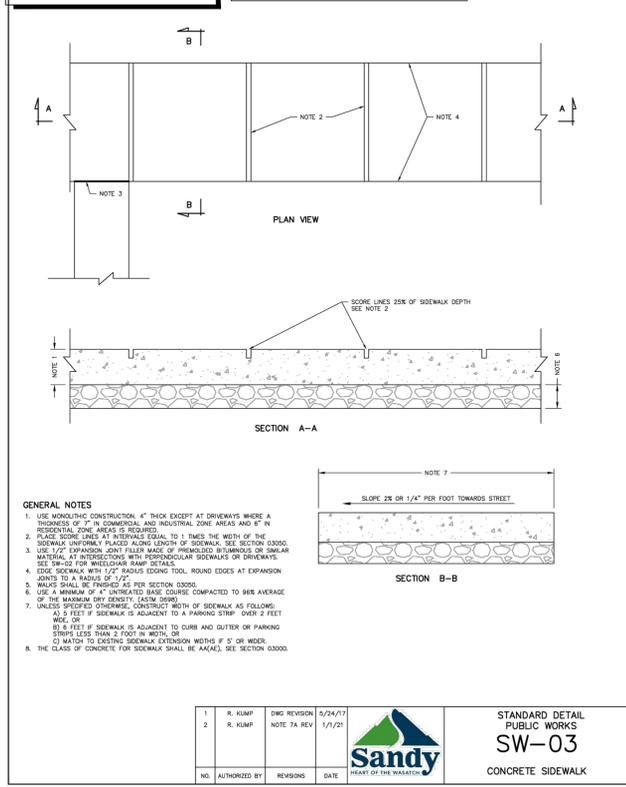


4 PERFORATED PIPE DETAIL SCALE: NONE

**BENCHMARK**  
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RIMANDO WAY

LANDSCAPE GENERAL NOTES

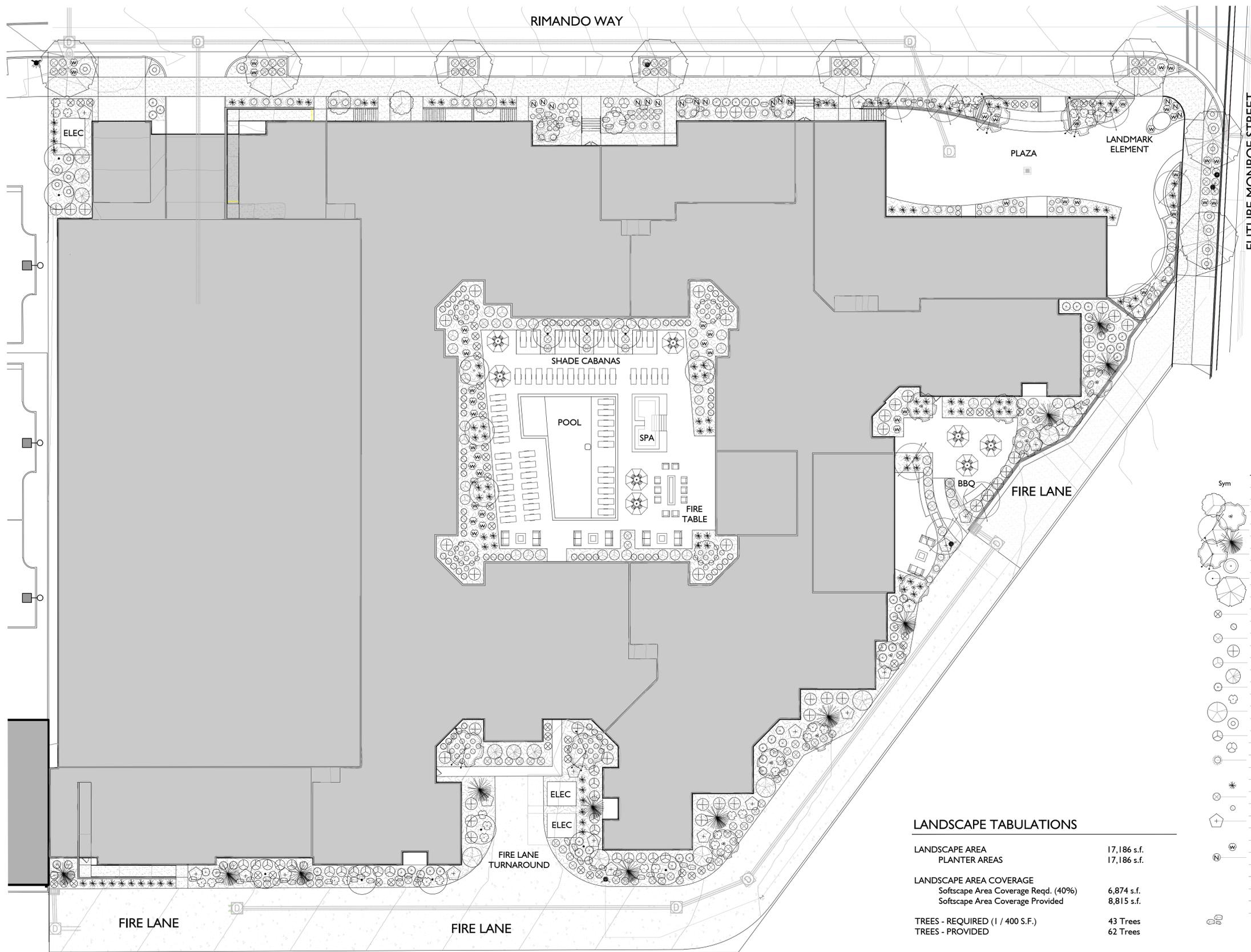
- Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
- Do not commence planting operation until rough grading has been completed.
- All plants shall bear the same relationship to finished grade as the original grade before digging.
- Pre-emergent herbicide shall be used prior to mulch placement.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
- All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
- Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:  
Sand (0.05 - 2.0 mm Dia.) 20 - 70%  
Clay (0.002 - 0.05 mm Dia.) 20 - 70%  
The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:  
pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones  $\frac{3}{4}$ " or larger. Soluble salts < 2 dS/m or mmho/cm and sodium absorption ration (sar) < 6.
- All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.

LANDSCAPE SCHEDULE

Sym	Qty	Scientific Name	Common Name	Size
<b>TREES</b>				
	11	<i>Acer japonicum</i> 'Acontifolium'	Full Moon Japanese Maple	20 Gal.
	9	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal.
	9	<i>Malus</i> 'Spring Snow'	Spring Snow Crabapple	2" Cal.
	12	<i>Pinus flexilis</i> 'Vanderwolfe's Pyramid'	Vanderwolfe's Pyramid Pine	6' - 7'
	4	<i>Prunus virginiana</i> 'Canada Red'	Canada Red Chokecherry	2" Cal.
	4	<i>Pyrus calleryana</i> 'Javelin'	Javelin Flowering Pear	2" Cal.
	12	<i>Zelkova serrata</i> 'Mushashino'	Mushashino Zelkova	2" Cal.
	8	<i>Zelkova serrata</i> 'Village Green'	Village Green Zelkova	2" Cal.
<b>SHRUBS</b>				
	53	<i>Buddleia dav.</i> 'Tobudo615' Buzz™ Sky Blue	Pugster Blue Dwf. Butterfly Bush	2 Gal.
	70	<i>Buxus</i>	Boxwood	2 Gal.
	22	<i>Caryopteris clandonensis</i> 'Grand Bleu'	Blue Mist Spirea	5 Gal.
	44	<i>Cornus alba</i> 'Bailhalo'	Ivory Halo Dogwood	5 Gal.
	36	<i>Hydrangea arbor.</i> 'Invincibelle Limetta®'	Smooth Hydrangea	2 Gal.
	6	<i>Juniperus scopulorum</i> 'Wichita Blue'	Rocky Mtn. Upright Juniper	5 Gal.
	61	<i>Mahonia aquifolium</i> 'Compacta'	Compact Oregon Grape	5 Gal.
	29	<i>Potentilla</i>	Shrubby Cinquefoil	5 Gal.
	7	<i>Prunus x cistena</i>	Cistena Plum	5 Gal.
	15	<i>Rhus aromatica</i> 'Gro Low'	Grow Low Sumac	5 Gal.
	21	<i>Ribes alpinum</i>	Alpine Currant	5 Gal.
	6	<i>Spiraea betulifolia</i> 'Tor Gold'	Yellow Birch Leaf Spiraea	5 Gal.
	44	<i>Taxus</i>	Yew	5 Gal.
<b>ORNAMENTAL GRASSES</b>				
	104	<i>Calamagrostis x acutifolia</i> 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
	99	<i>Festuca mairei</i>	Atlas Fescue	1 Gal.
	98	<i>Hakonechloa macra</i> 'Aldo striata'	Japanese Forest Grass	1 Gal.
	25	<i>Miscanthus sinensis</i> 'Sinensis'	Slender Maiden Grass	1 Gal.
<b>PERENNIALS / VINES</b>				
	45	<i>Gaura lindheimeri</i>	Whirling Butterflies	1 Gal.
	15	<i>Nepeta x faassenii</i> 'Novanepjun'	Junior Walker Catmint	1 Gal.
<b>MULCH</b>				
	18,528 S.F.	1 1/2" x 7/8" Gray Crushed Rock w/ Weed Barrier - All Planters		3" Depth
<b>BOULDERS / ROCK WORK</b>				
		Boulders 2 1/2' - 4', Color to Complement Building		

LANDSCAPE TABULATIONS

LANDSCAPE AREA	17,186 s.f.
PLANTER AREAS	17,186 s.f.
LANDSCAPE AREA COVERAGE	
Softscape Area Coverage Reqd. (40%)	6,874 s.f.
Softscape Area Coverage Provided	8,815 s.f.
TREES - REQUIRED (1 / 400 S.F.)	43 Trees
TREES - PROVIDED	62 Trees



LANDSCAPE PLAN



COMPASS

SANDY, UT

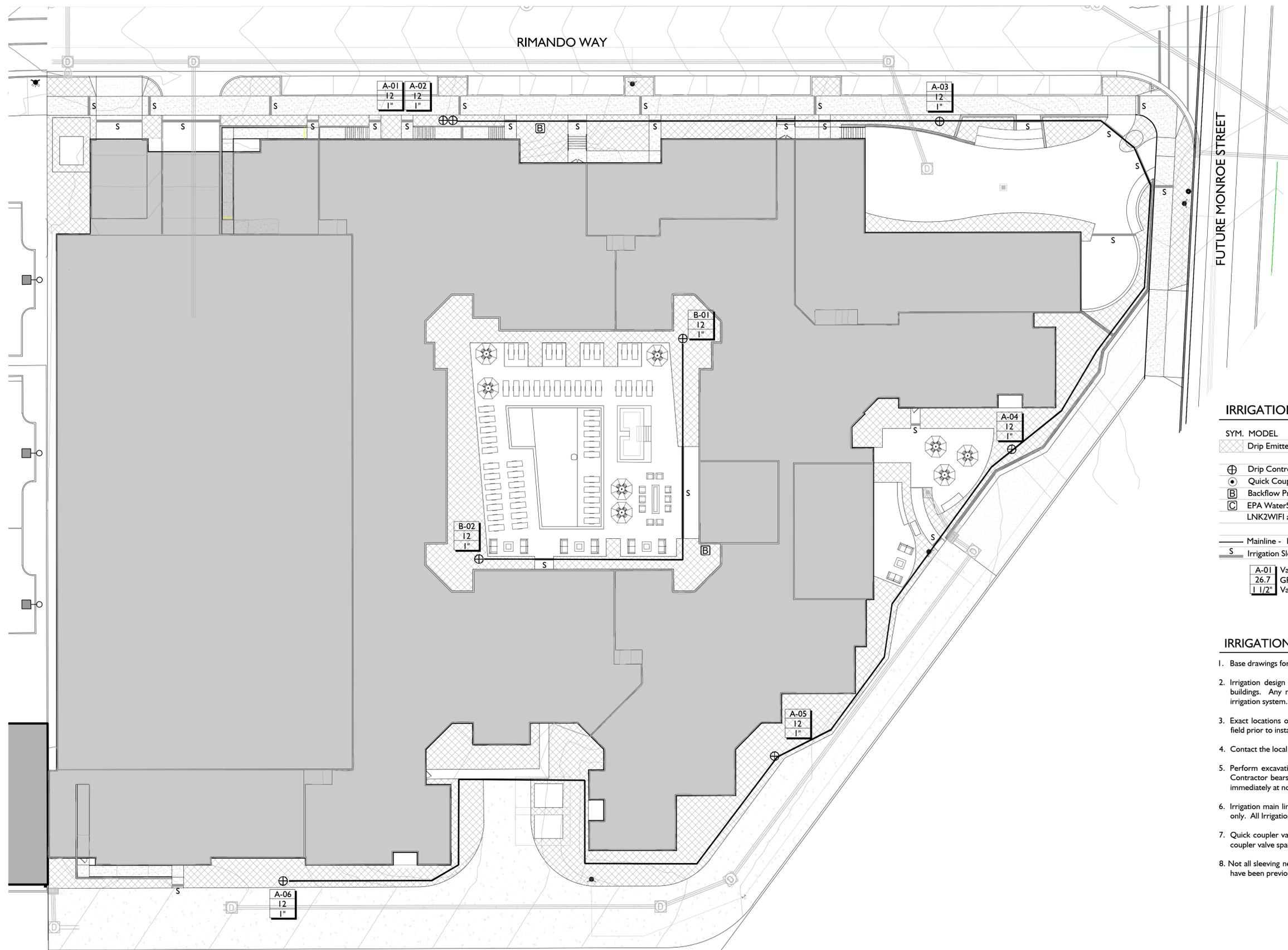


LANDSCAPE ARCHITECTURE & LAND PLANNING

L1.01

JOB NO. 2022-0282  
DATE 06-07-2024





FUTURE MONROE STREET

RIMANDO WAY

### IRRIGATION SCHEDULE

SYM. MODEL

	Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub
	Drip Control Zone - Rainbird XCZ-100-PRBCOM
	Quick Coupling Valve Assembly
	Backflow Preventer
	EPA WaterSense Controller - Rainbird ESP4ME3 - 4 Stations LNK2WIFI and WR2-RFC Rain Sensor
	Mainline - 1 1/4" Schedule 40 PVC
	Irrigation Sleeving (See Plan)
	A-01 Valve # / Hydrozone 12 26.7 1 1/2" Valve Size

### IRRIGATION GENERAL NOTES

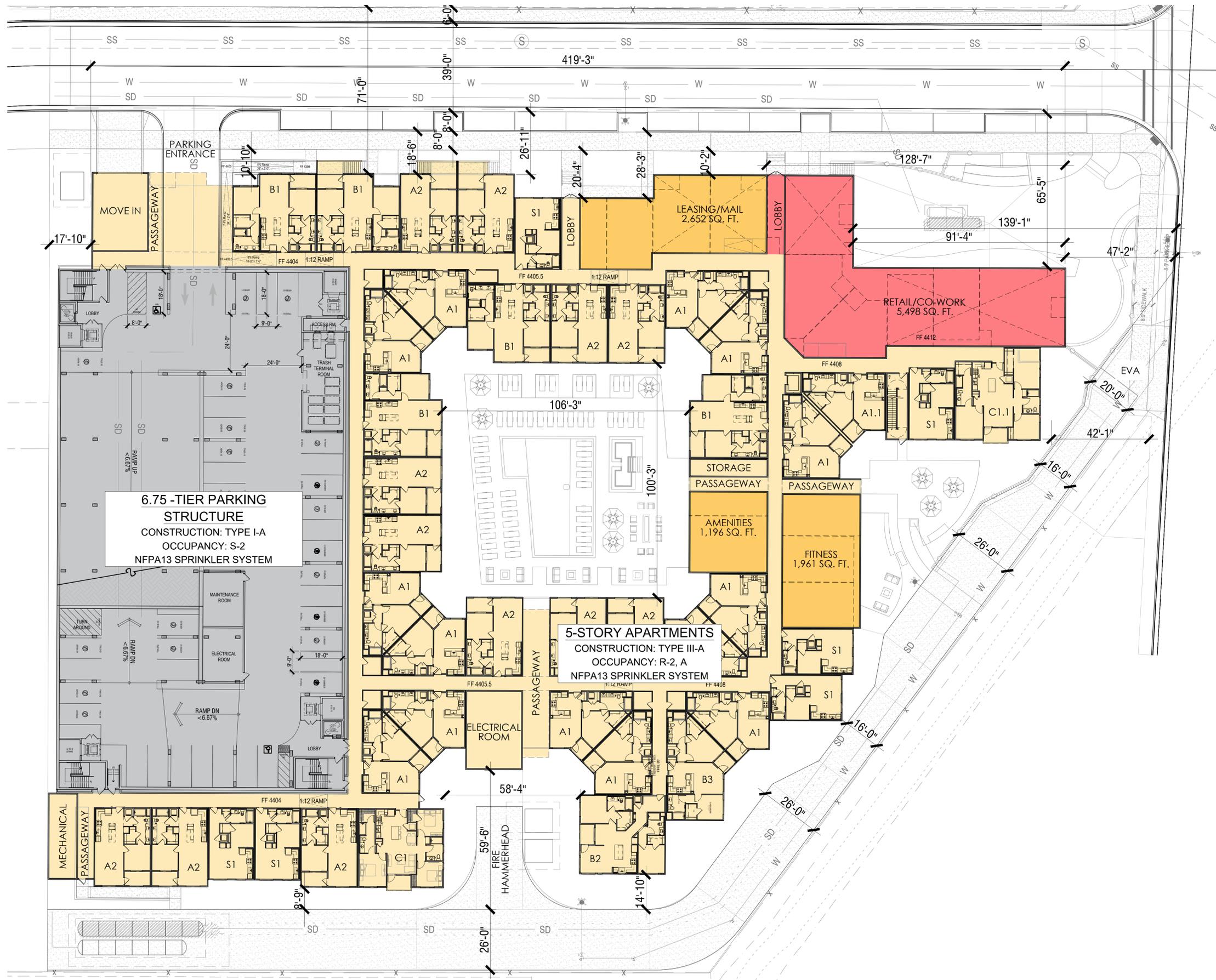
1. Base drawings for irrigation design have been provided by others.
2. Irrigation design based on schematic layout of turf-shrub areas, along with schematic depiction of buildings. Any major deviation in building design and/or turf-shrub areas may require re-design of irrigation system.
3. Exact locations of major irrigation components to be approved by the Owner's Representative in the field prior to installation.
4. Contact the local underground utility services for utility location and identification.
5. Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
6. Irrigation main line and/or other components are shown schematically in hardscapes for graphic clarity only. All Irrigation components shall be located in landscaped areas
7. Quick coupler valves in landscaped areas shall be installed as close as possible to plan locations. Quick coupler valve spacing shall not exceed 200 feet apart to allow for hand watering of plant material.
8. Not all sleeving necessary to complete this project is shown on plan. Portions of irrigation sleeving may have been previously installed by others. Coordinate location and usage with Owner's Representative.





**LEGEND**

- RETAIL  
5,498 SQ.FT
- LEASING & AMENITIES  
2,652 SQ.FT & 3,157 SQ.FT
- RESIDENTIAL  
278 UNITS
- PARKING



**6.75 -TIER PARKING  
STRUCTURE**  
CONSTRUCTION: TYPE I-A  
OCCUPANCY: S-2  
NFPA13 SPRINKLER SYSTEM

**5-STORY APARTMENTS**  
CONSTRUCTION: TYPE III-A  
OCCUPANCY: R-2, A  
NFPA13 SPRINKLER SYSTEM

**RETAIL/CO-WORK**  
5,498 SQ. FT.

**LEASING/MAIL**  
2,652 SQ. FT.

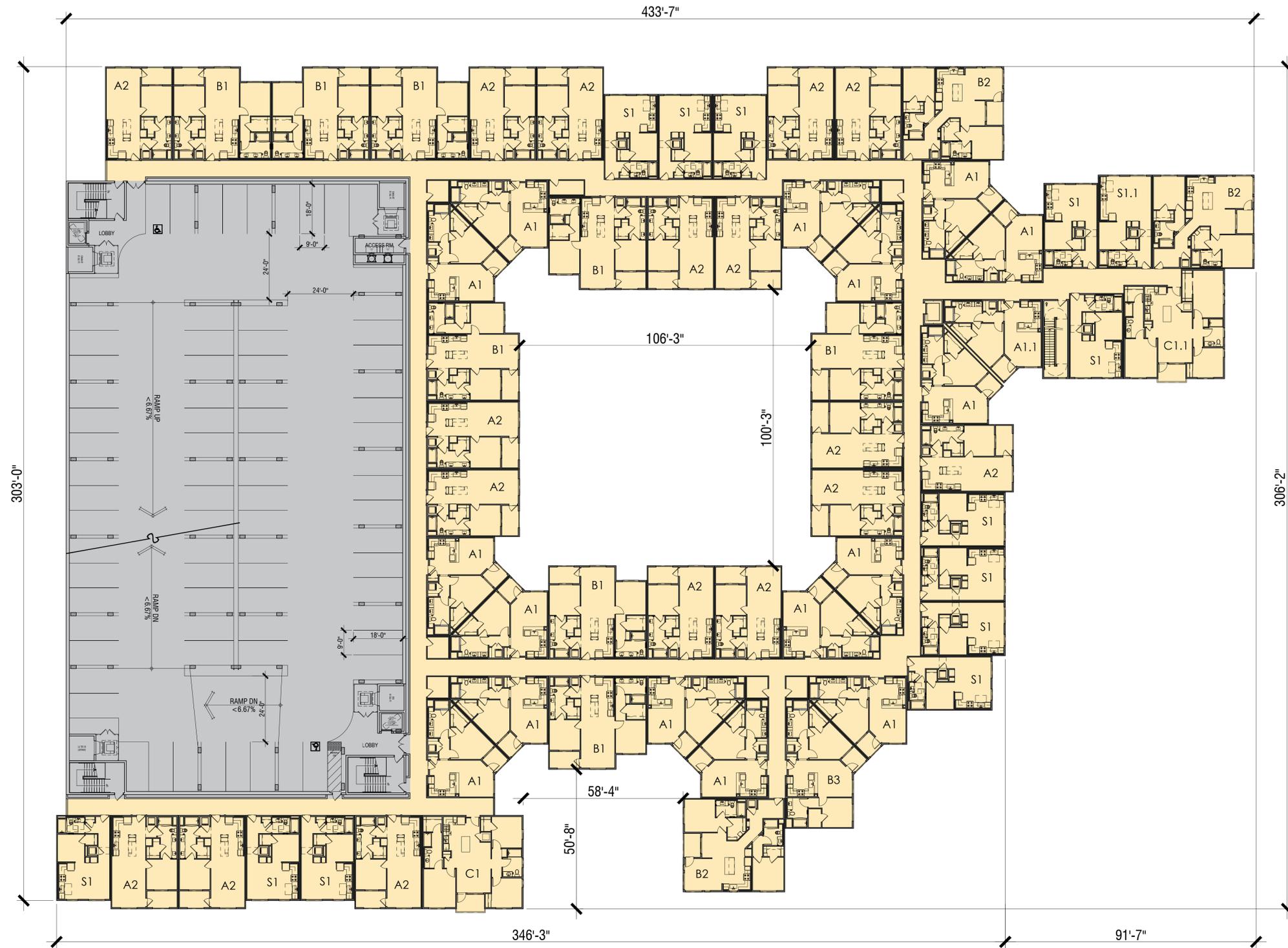
**AMENITIES**  
1,196 SQ. FT.

**FITNESS**  
1,961 SQ. FT.



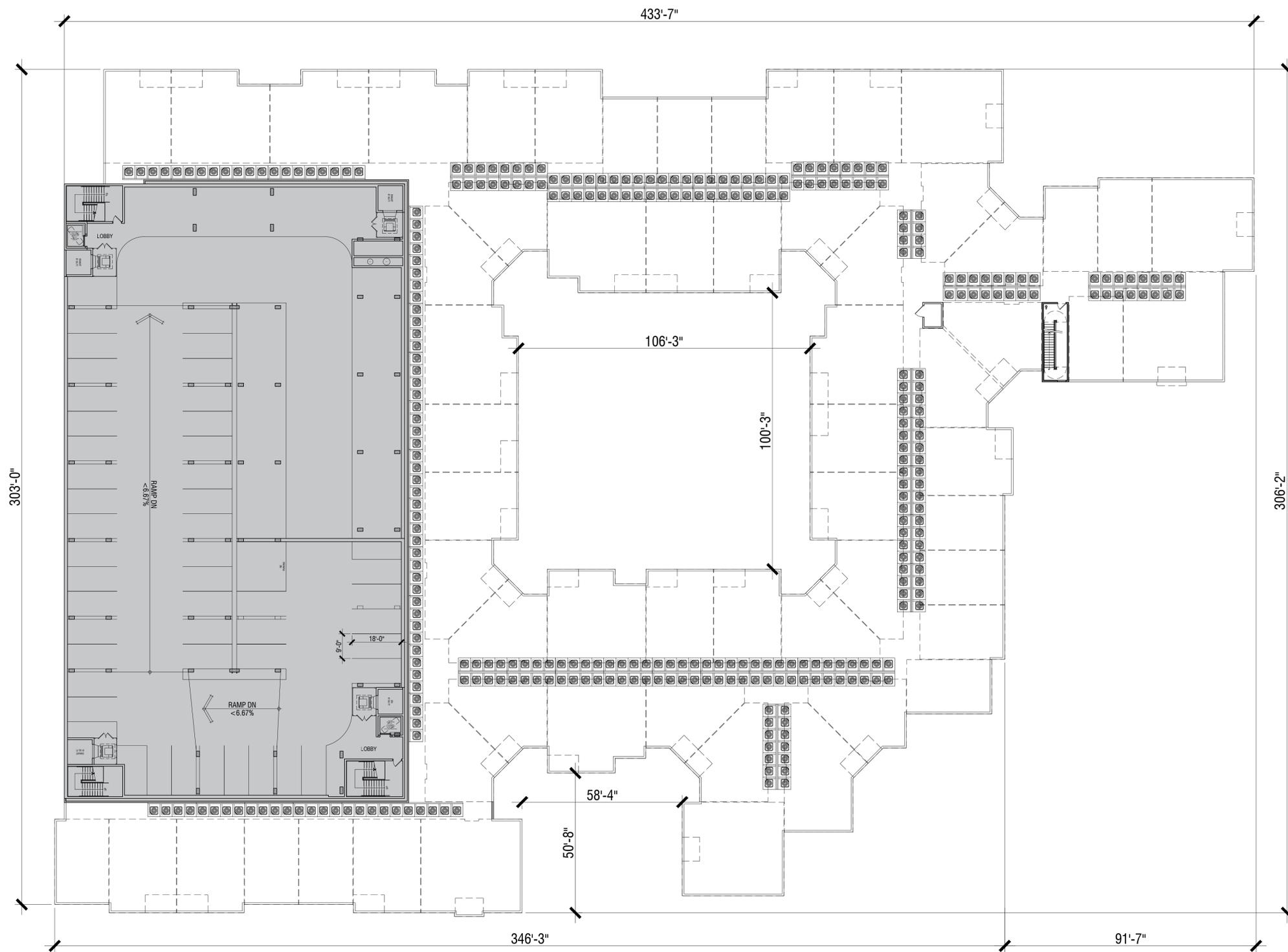
**LEGEND**

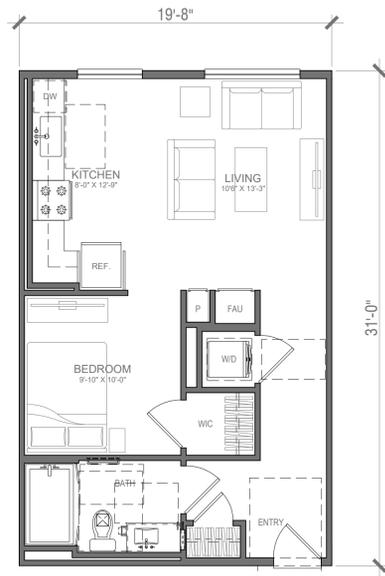
- RETAIL  
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**LEGEND**

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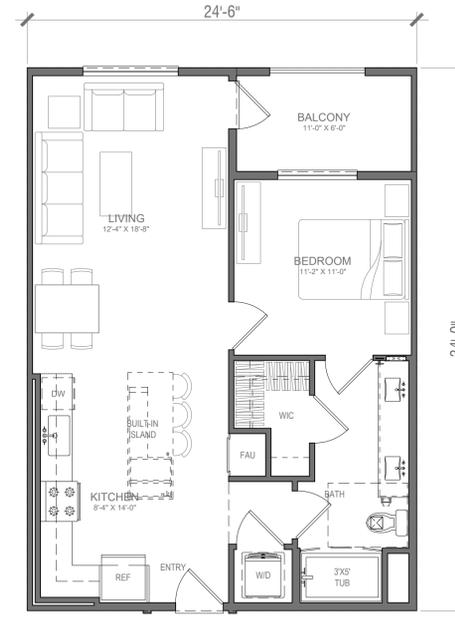




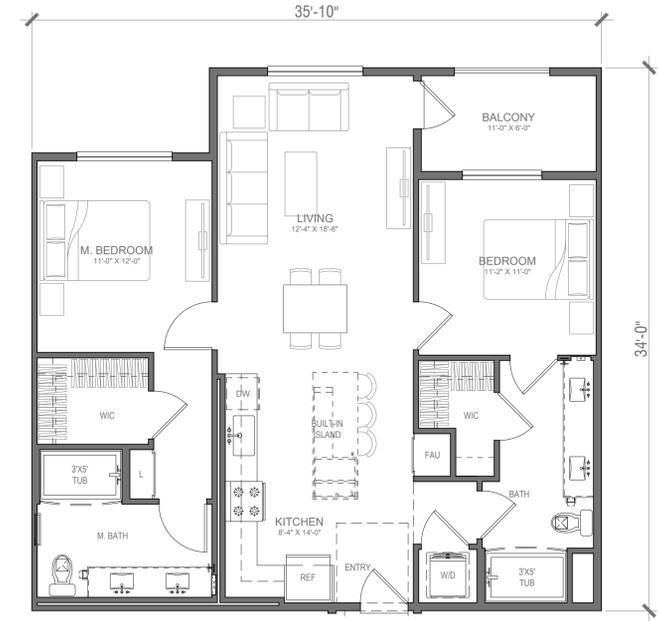
**UNIT S1**  
1 BEDROOM - 1 BATH  
AREA: 610 SQ. FT.  
BALCONY: -



**UNIT A2**  
1 BED - 1 BATH  
NET LIVABLE: 726 SQ. FT.



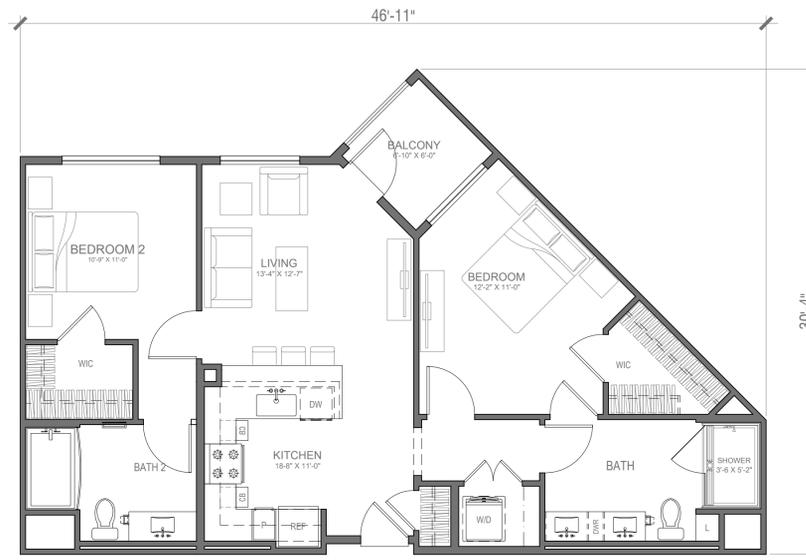
**UNIT A2**  
1 BEDROOM - 1 BATH  
AREA: 759 SQ. FT.  
BALCONY: 67 SQ. FT.



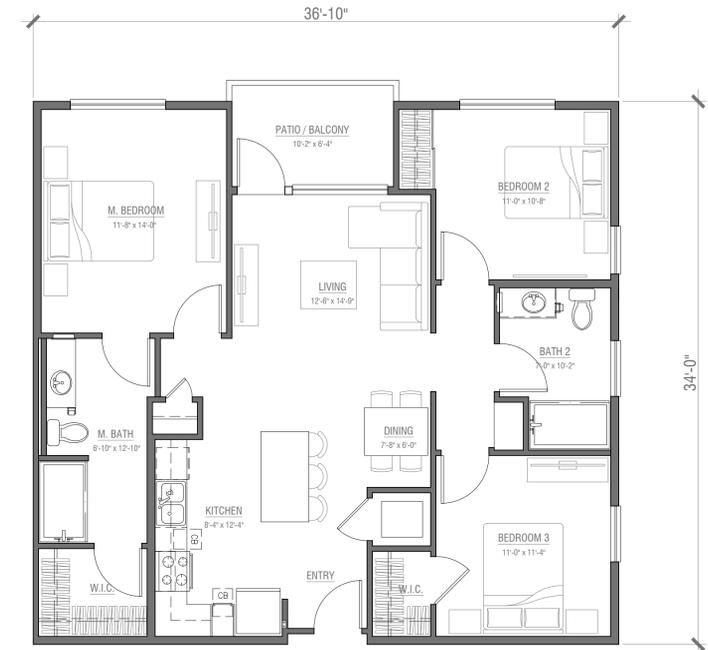
**UNIT B1**  
2 BEDROOM - 2 BATH  
AREA: 1,086 SQ. FT.  
BALCONY: 67 SQ. FT.



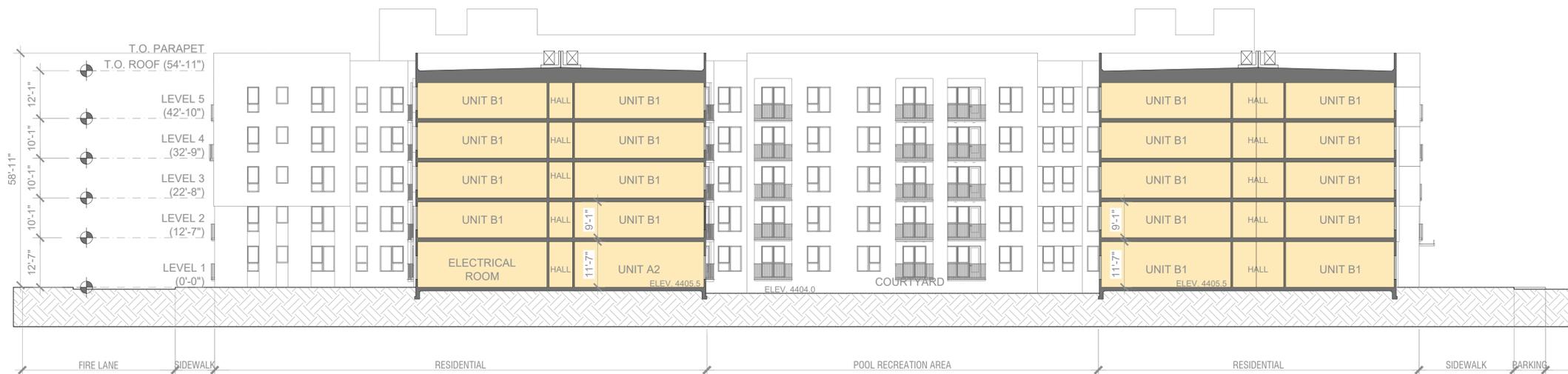
**UNIT B2**  
2 BEDROOM - 2 BATH  
AREA: 1206 SQ. FT.  
BALCONY: 52 SQ. FT.



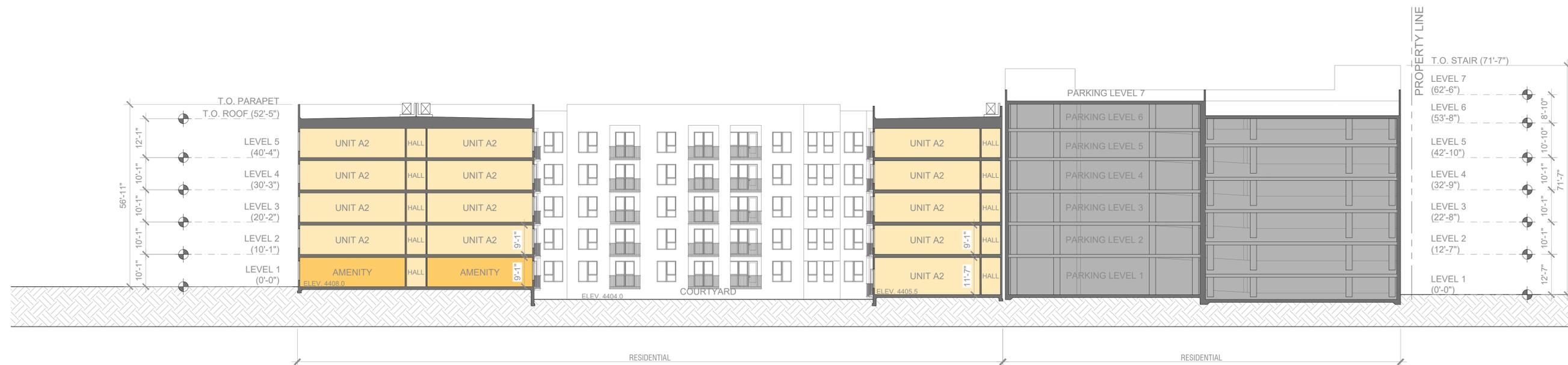
**UNIT B3**  
2 BEDROOM - 2 BATH  
AREA: 1,002 SQ. FT.  
BALCONY: 45 SQ. FT.



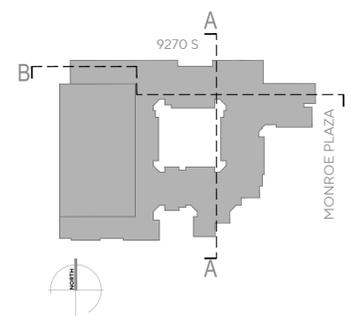
**UNIT C1**  
3 BEDROOM - 2 BATH  
AREA: 1,195 SQ. FT.  
BALCONY: 64 SQ. FT.



SECTION A-A



SECTION B-B

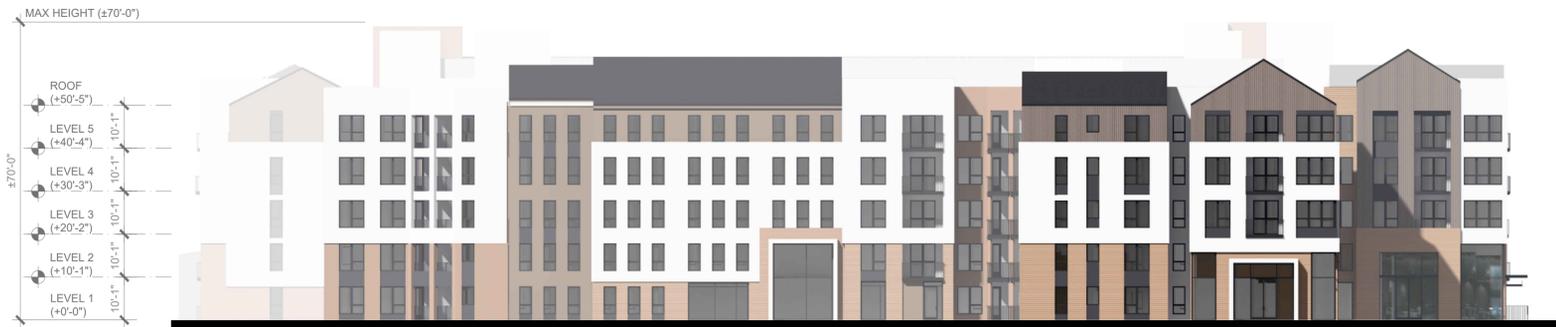




1. NORTH ELEVATION

**MATERIAL BREAKDOWN**

HORIZONTAL MATERIAL:	14.0%
VERTICAL FINISH:	3.1%
FENESTRATION:	33.6%
EXTERIOR PLASTER:	49.3%



2. EAST ELEVATION

**MATERIAL BREAKDOWN**

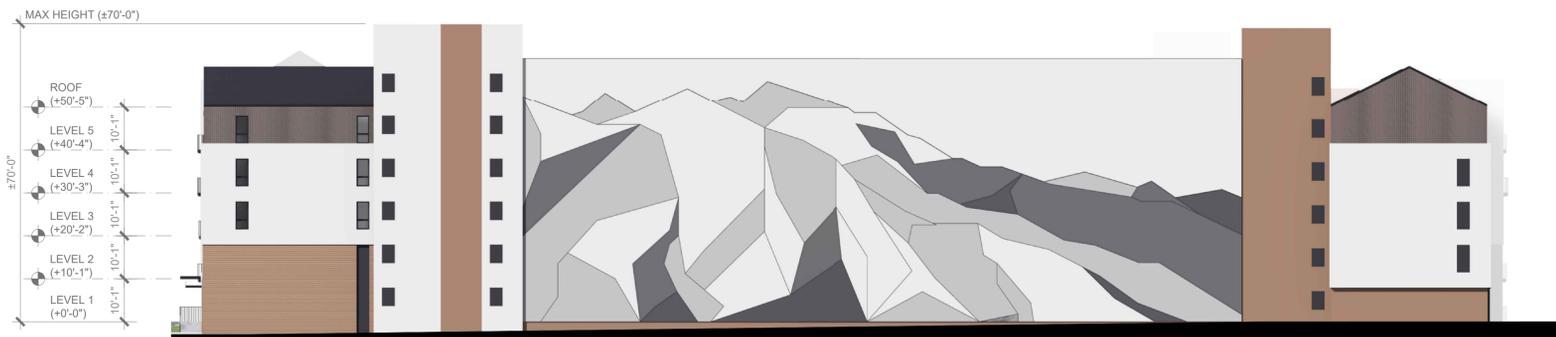
HORIZONTAL MATERIAL:	10.6%
VERTICAL FINISH:	6.7%
FENESTRATION:	30.9%
EXTERIOR PLASTER:	51.9%



3. SOUTH ELEVATION

**MATERIAL BREAKDOWN**

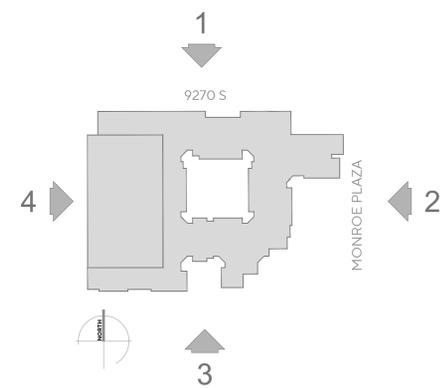
HORIZONTAL MATERIAL:	3.1%
VERTICAL FINISH:	2.4%
FENESTRATION:	26.8%
EXTERIOR PLASTER:	67.7%



4. WEST ELEVATION

**MATERIAL BREAKDOWN**

HORIZONTAL MATERIAL:	4.6%
VERTICAL FINISH:	60.2%
FENESTRATION:	0.6%
EXTERIOR PLASTER:	34.5%





A. SW 7757 HIGH REFLECTIVE WHITE



B. SW 6095 TOASTY



C. SW 7040 SMOKEHOUSE



D. SW 6258 TRICORN BLACK



1. STUCCO  
LIGHT SAND FINISH



2. JAMES HARDIE -  
FIBER CEMENT HORIZONTAL  
SIDING (PAINTED TO MATCH  
PAINT SPEC B)



3. METAL SIDING  
VERTICAL METAL SIDING  
(PAINTED TO MATCH PAINT  
SPEC C)



4. VINYL WINDOWS  
BLACK OR EQUAL



5. METAL RAILING  
BLACK OR EQUAL



6. METAL AWNING  
BLACK, WHITE, OR EQUAL



7. VINYL STOREFRONT  
WINDOW SYSTEM  
BLACK OR EQUAL



COMPASS

SANDY, UT

Artist Rendering  
View Monroe Plaza and 9270 S Corner



A6.0

JOB NO. 2022-0282  
DATE 06-28-2024



**COMPASS**

SANDY, UT

Artist Rendering  
View From Monroe Plaza



**A6.1**

JOB NO. 2022-0282  
DATE 06-28-2024



COMPASS

SANDY, UT

Artist Rendering  
View From 9270 S.



A6.2

N/A  
JOB NO. 2022-0282  
DATE 06-28-2024