

PROJECT TEAM

APPLICANT/OWNER: GARDNER GROUP & THE BOYER COMPANY 201 S. MAIN ST, SUIT 2000 SALT LAKE CITY, UT 84111

CONTACT: DAVID DENISON, NICHOLAI LAZAREV david.denison@gardnergroup.com nlazarev@boyercompany.com

CIVIL ENGINEER: ENSIGN

45 W 10000 S, SUITE 500 SANDY, UT 84070 (801) 255-0529 CONTACT: JARED FORD jford@ensignutah.com

LANDSCAPE ARCHITECT: **STB DESIGN**

PVE 1375 E. PERRYS HOLLOW ROAD 1040 N. 2200 W., SUITE 100 SALT LAKE CITY, UT 84103 SALT LAKE CITY, UT 84116 (801) 554-6146 (801) 359-3158 CONTACT: SCOTT BLAKE CONTACT: TODD HAIGHT scott@stbdesignllc.com thaight@pve-ut.com



COMPASS

SANDY, UT

G0.0 C.001 1 O F 1 C.100 C.200 C.300 C.400 PP.1 C.600 C.601 L1.01 L2.01 E1.2 A1.0 A1.1 A1.2 A1.3 A2.0 A3.0 A4.0 A5.0 A6.0 A6.1 A6.2

SHEET INDEX SHEET INDEX CIVIL GENERAL NOTES ALTA/NSPS LAND TITLE & TOPOGRAPHY SURVEY DEMOLITION PLAN SITE PLAN GRADING & DRAINAGE PLAN UTILITY PLAN PLAN AND PROFILE DETAILS DETAILS LANDSCAPE LANDSCAPE PLAN IRRIGATION PLAN PHOTOMETRIC SITE PHOTOMETRIC ARCHITECTURE BUILDING PLAN - LEVEL 1 BUILDING PLAN - LEVEL 2 BUILDING PLAN - LEVEL 3-5 BUILDING PLAN - ROOF UNIT PLANS **BUILDING SECTIONS** BUILDING ELEVATIONS COLOR & MATERIAL BOARD ARTIST RENDERING - MONROE PLAZA AND 9270 S. CORNER ARTIST RENDERING - VIEW FROM MONROE PLAZA ARTIST RENDERING - VIEW FROM 9270 S.



ELECTRICAL ENGINEER:

RESIDENTIAL ARCHITECT: AO

144 NORTH ORANGE STREET ORANGE, CA 92866 (714) 639-9860 CONTACT: IOANNA MAGIATI, JOSE HO ioannam@aoarchitects.com joseh@aoarchitects.com





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

INDEX

GENERAL NOTES

- 1. 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.
- 2. 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.
- 3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID. 4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- 5. 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.
- 7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- 8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT
- 9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- 10. 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.
- 11. 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.
- 12. 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.
- 13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER
- 14. 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.
- 15. 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
- 16. 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:
- 16.1. 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 "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED
- PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES. 16.4. 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. 16.5. 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.
- 17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- 18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- 19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN. SMOOTH EDGE.
- 20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- 21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- 22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- 23. 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.
- 24. 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.
- 25. 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.
- 26. 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.
- 27. 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.
- 28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- 29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- 30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
- 31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE
- 32. 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

- 1. 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.
- 2. 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.
- 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 1-800-662-4111 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
- 4. 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
- 5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - 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.
- 6. 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.
- 7. 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.
- 9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 10. 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.
- 11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION. 13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW
- 14. 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.
- 15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- 16. 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 CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
- 17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- 18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET
- 19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE

DEMOLITION NOTES

ACCESS

- 1. 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.
- 2. 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
- 3. 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 SATISEY HIMSELE 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.





SANDY, UT

COMPASS

3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT

12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A

TRAFFIC CONTROL AND SAFETY NOTES

- 1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- 2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D. 3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- 4. 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.
- 7. 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
- 10. 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 PILES 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.
- 7. 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
- 9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS
- 10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' 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.
- 12. 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.
- 13. 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.
- 14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- 15. 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 USABLE CONDITION. ALL SPILLS OF SOIL, 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.

INDEX OF DRAWINGS

1-1	ALTA-NSPS
C-001	GENERAL NOTES
C-100	DEMOLITION PLAN
C-200	SITE PLAN
C-300	GRADING AND DRAINAGE PLAN
C-400	UTILITY PLAN
C-500	EROSION CONTROL PLAN
PP-1	PLAN AND PROFILE 9270 SOUTH
C-600	DETAILS
C-601	DETAILS

SANDY CITY PUBLIC WORKS GENERAL NOTES

- 1. BUILDER/OWNER SHALL OBTAIN AN EXCAVATION PERMIT FR ANY WORK IN THE SANDY CITY RIGHT-OF-WAY. TRAFFIC PLAI
- NOTIFY SANDY CITY PUBLIC WORKS INSPECTION DEPARTME CONSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEME DONE PRIOR TO OR CONCURRENT WITH CONSTRUCTION. FA UNCOVERING AND/OR REMOVAL OF ALL ITEMS INSTALLED WI ENGINEER.
- ALL PUBLIC IMPROVEMENTS, WHICH ARE TO BE OWNED AND PRIVATELY-OWNED AND MAINTAINED ROADS SHALL BE CONS SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTI PDF FORMAT ONLINE AT WWW.SANDY.UTAH.GOV (SEARCH F
- PROVIDE A PROCTOR TEST, FOR ROADBASE MATERIAL THAT CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACE
- 5. FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTE AND DETAILS SHALL GOVERN, HOWEVER, UNLESS GEOTECH
- 6. BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK (THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED CITY INSPECTOR
- 7. DUST, MUD, AND EROSION SHALL BE ADEQUATELY CONTROL SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES. HO PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESS
- 8. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL ARCHITECT OF RECORD AND THE CITY ENGINEER.
- 9. PRIOR TO RELEASE OF THE GUARANTEE FOR IMPROVEMENT REQUIREMENTS" LETTER FOR THIS PROJECT, THE DEVELOPI (NOT BUILDING) CONSTRUCTION DRAWING SET TO SANDY CI NOT REQUIRED. THE AS-BUILT DRAWING MAY BE SUBMITTED FLASH DRIVE, OR THE HARD-COPY ORIGINAL MAY BE SUBMIT SET WILL BE SCANNED AND RETURNED TO THE OWNER.
- 10. PROVIDE SLOPE AWAY FROM BUILDINGS THAT COMPLIES WIT (2% MINIMUM/12% MAXIMUM ON HARD SURFACES; 5% MINIMU FEET IN ANY CASE).
- 11. 2H:1V MAXIMUM SLOPE IN LANDSCAPED AREAS.
- 12. PROVIDE AN ESTIMATE OF THE QUANTITIES OF EXCAVATION DISPOSAL SITES, AND HAUL ROUTES, TO THE SANDY CITY PL 4.0 FEET HIGH OR HIGHER (FROM BOTTOM OF WALL FOOTIN DETAILS, STAMPED AND SIGNED BY A PROFESSIONAL ENGIN APPROVAL, TO RYAN KUMP, SANDY CITY ENGINEER (801-568-
- 13. OBTAIN A PERMIT FROM THE SANDY CITY BUILDING DIVISION THAT WILL BE 4.0 FEET HIGH OR HIGHER (FROM BOTTOM OF
- 14. A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH AFTER CONSTRUCTION, ANY RETAINING WALLS THAT ARE 4.0 FOOTING. SAID ENGINEER SHALL SUBMIT A LETTER, STAMPE THE WALL WAS INSTALLED ACCORDING TO THE APPROVED D THE GUARANTEE FOR IMPROVEMENTS.
- ALL IMPROVEMENTS WITHIN THE UTAH DEPARTMENT OF TRA 15. CONSTRUCTED AS REQUIRED BY UDOT REGION TWO.
- 16. BUILDER/OWNER SHALL OBTAIN AN EXCAVATION PERMIT FRO TWO PRIOR TO DOING ANY WORK WITHIN THE UDOT RIGHT-C

				E
۸D				E
AD	BREVIATIONS			ERI
WA	AMERICAN PUBLIC WORKS ASSOCIATION	MJ	MECHANICAL JOINT	
	ACCESSIBLE ROUTE	NG	NATURAL GROUND	പ
TM	AMERICAN SOCIETY FOR TESTING AND	NIC	NOT IN CONTRACT	<u> </u>
	MATERIALS	NO	NUMBER	-Q-
WA	AMERICAN WATER WORKS ASSOCIATION	OC	ON CENTER	<u>_</u>
S	BOTTOM OF STEP	OCEW	ON CENTER EACH WAY	- 2
С	BEGIN VERTICAL CURVE	OHP	OVERHEAD POWER	
	CURVE	PC	POINT OF CURVATURE OR PRESSURE CLASS	- -
	CATCH BASIN	PCC	POINT OF COMPOUND CURVATURE	
	CURB FACE OR CUBIC FEET	PI	POINT OF INTERSECTION	G
	CENTER LINE	PIV	POST INDICATOR VALVE	GV
)	CLEAN OUT	PL	PROPERTY LINE	\bowtie
MM	COMMUNICATION	PRC	POINT OF REVERSE CURVATURE	
NC	CONCRETE	PRO	PROPOSED	\bigcirc
DNT	CONTINUOUS	PT	POINT OF TANGENCY	_
4	DIAMETER	PVC	POINT OF VERTICAL CURVATURE	U
C	DUCTILE IRON PIPE	PVI	POINT OF VERTICAL INTERSECTION	TRUTTA
EC	ELECTRICAL	PVT	POINT OF VERTICAL TANGENCY	TRAFFIC
EV	ELEVATION	R	RADIUS	
A	EDGE OF ASPHALT	RD	ROOF DRAIN	CABLE
С	END OF VERTICAL CURVE	ROW	RIGHT OF WAY	•
/	EACH WAY	S	SLOPE	0
IST	EXISTING	SAN SWR	SANITARY SEWER	•
	FINISH FLOOR	SD	STORM DRAIN	0
i	FINISH GRADE	SEC	SECONDARY	
	FIRE HYDRANT	SS	SANITARY SEWER	-0-
	FLOW LINE OR FLANGE	STA	STATION	
}	GRADE BREAK	SW	SECONDARY WATER LINE	- o -
	GARAGE FLOOR	TBC	TOP BACK OF CURB	XXXXX
/	GATE VALVE	TOG	TOP OF GRATE	TBC
;	HANDICAP	TOA	TOP OF ASPHALT	XXXX.XX
1	HIGH POINT	TOC	TOP OF CONCRETE	
२	IRRIGATION	TOF	TOP OF FOUNDATION	\rightarrow
	RATE OF VERTICAL CURVATURE	TOW	TOP OF WALL	line SPA
	LAND DRAIN	TOS	TOP OF STEP	
	LINEAR FEET	TYP	TYPICAL	
	LOW POINT	VC	VERTICAL CURVE	$\sim \tau$
X	MATCH EXISTING	WIV	WALL INDICATOR VALVE	+ + + + + + + + + + + + + + + + + + +
ł	MANHOLE	W	WATER LINE (+	

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

LE	GE

<u></u>	=(
OM SANDY CITY PUBLIC WORKS DEPARTMENT PRIOR TO DOING N, BONDING AND INSURANCE WILL BE REQUIRED.	_
NT, 801-568-2999, 48 HOURS PRIOR TO BEGINNING INTS, INCLUDING SEWER FACILITIES. ALL INSPECTIONS MUST BE ILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE ITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY	
MAINTAINED BY SANDY CITY, AND ALL PUBLICLY- AND STRUCTED ACCORDING TO THE SANDY CITY STANDARD ON (LATEST EDITION). THE SPECIFICATIONS CAN BE FOUND IN OR "STANDARD SPECIFICATIONS".)	
IS TO BE PLACED IN THE PUBLIC RIGHT-OF-WAY, TO THE SANDY CED ON SITE.	
ECHNICAL REPORT. SANDY CITY STANDARD SPECIFICATIONS NICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.	
DR CURB & GUTTER, ALONG THE FRONTAGE OF THIS PROJECT, , OR NOT PROPERLY DRAINING, AS DIRECTED BY THE SANDY	
LED, BY WHATEVER MEANS NECESSARY, AND THE ROADWAY DWEVER, THE USE OF MOTOR OILS AND OTHER SION, IS ABSOLUTELY PROHIBITED.	
L BE REVIEWED AND APPROVED BY THE ENGINEER OR	
'S (BOND), AND ACCORDING TO THE "CITY ENGINEER ER SHALL SUBMIT A .PDF COPY OF THE CONTRACTOR'S SITE TY PUBLIC WORKS DEPARTMENT. AN AS-BUILT FIELD SURVEY IS BY E-MAIL AT DPOULSEN@SANDY.UTAH.GOV, OR ON A USB 'TED TO SANDY CITY (DAVE POULSEN, 801-568-6058), WHERE THE	
TH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE JM/2:1 MAXIMUM IN LANDSCAPE AREAS - FOR A MINIMUM OF 10	
AND FILL, AS WELL AS LOCATIONS OF BORROW SITES, SURPLUS IBLIC WORKS INSPECTOR. FOR RETAINING WALLS THAT WILL BE G TO TOP OF WALL), SUBMIT DESIGN CALCULATIONS AND EER CURRENTLY LICENSED IN UTAH, FOR REVIEW AND -2962).	
(801-568-7251) PRIOR TO CONSTRUCTING ANY RETAINING WALL WALL FOOTING TO TOP OF WALL).	
H, SHALL INSPECT DURING CONSTRUCTION, AND APPROVE D FEET HIGH OR HIGHER, FROM TOP OF WALL TO BOTTOM OF D, WITH THE STAMP SIGNED AND DATED, AND INDICATING THAT DESIGN, TO THE SANDY CITY ENGINEER, PRIOR TO RELEASE OF	
ANSPORTATION (UDOT) RIGHT-OF-WAY/PROPERTY SHALL BE	(
OM UTAH DEPARTMENT OF TRANSPORTATION (UDOT) REGION DF-WAY/PROPERTY.	

SECTION CORNER
EXISTING MONUMENT
PROPOSED MONUMENT
EXISTING REBAR AND CAP
SET ENSIGN REBAR AND C
EXISTING WATER METER
PROPOSED WATER METER
EXISTING WATER MANHOLE
PROPOSED WATER MANHO
EXISTING WATER BOX

SET ENSIGN REBAR AND CAP
EXISTING WATER METER
PROPOSED WATER METER
EXISTING WATER MANHOLE
PROPOSED WATER MANHOLE
EXISTING WATER BOX
EXISTING WATER VALVE
PROPOSED WATER VALVE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
PROPOSED FIRE DEPARTMENT CONNECTION
EXISTING SECONDARY WATER VALVE
PROPOSED SECONDARY WATER VALVE
EXISTING IRRIGATION BOX
EXISTING IRRIGATION VALVE
PROPOSED IRRIGATION VALVE
EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE
EXISTING SANITARY CLEAN OUT
EXISTING STORM DRAIN CLEAN OUT BOX
PROPOSED STORM DRAIN CLEAN OUT BOX
EXISTING STORM DRAIN INI ET BOX
EXISTING STORM DRAIN CATCH BASIN
PROPOSED STORM DRAIN CATCH BASIN
TEMPORARY IN-LINE INLET PROTECTION
ROOF DRAIN
EXISTING ELECTRICAL MANHOLE
EXISTING ELECTRICAL BOX
EXISTING TRANSFORMER
EXISTING UTILITY POLE
EXISTING LIGHT
PROPOSED LIGHT
EXISTING GAS METER
EXISTING GAS MANHOLE
EXISTING GAS VALVE
EXISTING TELEPHONE MANHOLE
EXISTING TELEPHONE BOX
EXISTING TRAFFIC SIGNAL BOX
EXISTING CABLE BOX
EXISTING BOLLARD
PROPOSED BOLLARD
EXISTING SIGN
PROPOSED SIGN
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION

EXISTING FLOW DIRECTION

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

EXISTING TREE

1"=30'

DENSE VEGETATION

EAR
PRC
EXIS
PRC
EXIS
PRC
EXIS
PRC
GRA
EXIS
PRC
ROC
САТ
EVIC
PRC
PRC
EXIS
PRC
PRC
EXIS
PRC
PRC
EXIS
PRC
PRC
EXIS
PRC
EXIS
EXIS
EXIS
EXIS
ACC
SAV
STR
TEM
TEM
LIMI
FXIS
PRC
FXIS
PRC
RIII
E A IC
PRC
PRC
TRA
CON
EXIS
PRC
BUIL
EXIS
PRC

EXISTING EDGE OF ASPHALT OPOSED EDGE OF ASPHAL ISTING STRIPING OPOSED STRIPING ISTING FENCE OPOSED FENCE ISTING FLOW LINE OPOSED FLOW LINE RADE BREAK ISTING STORM DRAIN LINE OPOSED STORM DRAIN LINE OF DRAIN LINE **CHMENTS** HWATER LINE ISTING SANITARY SEWER **DPOSED SANITARY SEWER LINE** OPOSED SAN. SWR. SERVICE LINE STING LAND DRAIN LINE OPOSED LAND DRAIN LINE OPOSED LAND DRAIN SERVICE LINE STING CULINARY WATER LINE OPOSED CULINARY WATER LINE DPOSED CULINARY WATER SERVICE LINE ISTING SECONDARY WATER LINE OPOSED SECONDARY WATER LINE OPOSED SEC. WATER SERVICE LINE ISTING IRRIGATION LINE OPOSED IRRIGATION LINE ISTING OVERHEAD POWER LINE ISTING ELECTRICAL LINE ISTING GAS LINE ISTING TELEPHONE LINE CESSIBLE ROUTE W CUT LINE RAW WATTLE MPORARY BERM **IPORARY SILT FENCE** TS OF DISTURBANCE STING WALL OPOSED WALL STING CONTOURS OPOSED CONTOURS LDABLE AREA WITHIN SETBACKS BLIC DRAINAGE EASEMENT STING ASPHALT TO BE REMOVED OPOSED ASPHALT ISTING CURB AND GUTTER **DPOSED CURB AND GUTTER** DPOSED REVERSE PAN CURB AND GUTTER ANSITION TO REVERSE PAN CURB NCRETE TO BE REMOVED STING CONCRETE OPOSED CONCRETE LDING TO BE REMOVED STING BUILDING OPOSED BUILDING





JOB NO. DATE

11139C 06-28-2024



GENERAL NOTES





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









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.
- 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.
- 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.
- 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.
- PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).



DEMOLITION PLAN





JOB NO. DATE 06-28

C.100







GENERAL NOTES

- 1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- 3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
- 4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
- 5. 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.
- 6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
- 7. 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.
- (2) CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 2/C.600.
- (3) PERMEABLE CONCRETE PAVERS. SEE ARCHITECTURAL PLANS AND DETAIL X/C-XXX.
- (4) ADDITIONAL RIGHT OF WAY DEDICATION
- (5) 6" THICK CONCRETE SIDEWALK PER SANDY CITY STANDARD DETAIL SW-03.
- 6 STAIRS IN SIDEWALK. SEE GRADING PLAN FOR ELEVATION INFORMATION. SEE ARCHITECTURAL PLANS FOR HANDRAIL INFORMATION.
- (7) 30" CONCRETE STANDARD CURB & GUTTER PER SANDY CITY STANDARD DETAIL CG-01.
- (8) 6" TYPE "P" CURB WALL PER APWA STANDARD PLAN NO. 209.
- (9) 2' WATERWAY PER DETAIL X/C.600.
- PEDESTRIAN RAMP: 6" THICK CONCRETE WITH 6" 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.
- (11) OPEN DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 225.
- (12) CORNER HANDICAP ACCESS RAMP PER SANDY CITY STANDARD DETAIL SW-02.
- (13) CONCRETE MOW CURB. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- fence. See Architectural plans for additional information.
- (15) RETAINING WALL. SEE GRADING PLAN FOR ELEVATION INFORMATION.
- (16) CONCRETE PAD FOR ELECTRICAL EQUIPMENT. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- (17) 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
- (18) WHITE CROSSWALK MARKING PER M.U.T.C.D. STANDARD PLANS
- (19) 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
- (20) PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
- (21) "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS AND SANDY CITY STANDARD DETAIL SN-01.
- (22) "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS AND SANDY CITY STANDARD DETAIL SN-01.
- 23 PAINTED LANE-USE ARROWS PER M.U.T.C.D. STANDARD PLANS.





SITE PLAN

| 90'

60'

1"=30' | | |20'



JOB NO. DATE

BENCHMARK

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







SANDY, UT

NORTH

GENERAL NOTES

- 1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- 3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- 4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- 5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 48XX.XX ON THESE PLANS.
- 6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
- 8. 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.
- 9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER SANDY CITY STANDARD PLANS AND SPECIFICATIONS.
- 10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
- 11. 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.
- 12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- 14. 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'Ø 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 = 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'

GRADING &

90'

1"=30'

120'

DRAINAGE PLAN

60'

- 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.
- **5** RETAINING WALL.
- 6 PERFORATED PIPE WITH UNDERGROUND GRAVEL GALLERY. 1473 S.F., 3.5 FT DEEP. SEE DETAIL 4/C-600. STORAGE PROVIDED = 2,602 C.F.





JOB NO. DATE 06-2

ENSIGN

THE STANDARD IN ENGINEERING



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







COMPASS

SANDY, UT

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.
- 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:

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.

- SANITARY SEWER CLEANOUT PER SANDY SUBURBAN IMPROVEMENT DISTRICT'S STANDARDS AND SPECIFICATIONS.
- ONNECT 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"X6" 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					





UTILITY PLAN

90'

1"=30'

120'



JOB NO. DATE 06-



BOYER Gardner

SANDY, UT

COMPASS

18	+00				4420
LEV.=4410.80 STA=18+20 =17+80 =4410.40 .52 ' VC		18+17.63 (11.28 L) STALL 5' SSMH #329 RIM=4410.43		8+63.86 44111:24 	4416
	· · · · · · · · · · · · · · · · · · ·	ELEV.=4410.80		ELEV =	4412
					4408
LEV @ CL OF ROAD	· · · · · · · · · · · · ·	EXIST. 8" C-900	PVC CULINARY WAT	ER LINE 7	4404
	· · · · · ·		EXIST 18" SAN SWR)PE	4400
		104 FL(OUT-W)=4396.43 FL(IN-SE)=4396.63	1.75 L.F. @ 1.77 / 200		4396
		· · · · · · · · · · · · ·	· · · · · · · · · · · · ·		4392
	· · · · · · · · · · · · ·	· · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · ·		4388
					4384
4410.06 . 	. 4410.52 · · · · · · · · · · · · · · · · · · ·	. 4410.80		4411.20	4380
	• • • • • • • • • •				4376





JOB NO. 11139C DATE 06-28-2024

PLAN AND PROFILE

1"=20' | 80'





SCALE: NONE





SANDY, UT

6" PORTLAND CEMENT CONCRETE (4,000 PSI, 28 DAY COMPRESSION STRENGTH, 6% AIR ENTRAINED, 4" SLUMP) 6" UNTREATED BASE COURSE COMPACTED PER GEOTECHNICAL REPORT AND SPECIFICATIONS

> PROPERLY PREPARED SUBGRADE OR FILL COMPACTED PER GEOTECHNICAL REPORT AND SPECIFICATIONS



2' CONCRETE WATERWAY

SCALE: NONE

SCALE: NONE







JOB NO. 11139C DATE 06-28-2024

DETAILS





SANDY, UT







STANDARD DETAIL

PUBLIC WORKS

CG-01

CURB AND GUTTER DETAILS

Sandy







DETAILS







C.601

JOB NO. DATE





SANDY, UT

LANDSCAPE GENERAL NOTES

STREET

ONROE

Σ

ITURE

Ľ

w w



- 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.
- 4. 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.
- 6. 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.
- 9. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
- 10. 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 $\frac{3^{\circ}}{4}$ or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.

II. All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.

LANDSCAPE SCHEDULE

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

LANDSCAPE PLAN

|

| 60'

40'





JOB NO. DATE

ESIGN

LANDSCAPE ARCHITECTURE & LAND PLANNING

D

1"=20' | 80'

2022-0282 06-07-2024





SANDY, UT

IRRIGATION SCHEDULE

SYM. MODEL

MONROE STREET

FUTURE

Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub

\oplus	Drip Control Zone - Rainbird XCZ-100-PRBCOM
$\textcircled{\bullet}$	Quick Coupling Valve Assembly
В	Backflow Preventer
C	EPA WaterSense Controller - Rainbird ESP4ME3 - 4 Stations
	LNK2WIFI and WR2-RFC Rain Sensor
	Mainline - 11/4" Schedule 40 PVC
S	Irrigation Sleeving (See Plan)

A-01 Valve # / Hydrozone 26.7 GPM 1 1/2" Valve Size

IRRIGATION GENERAL NOTES

IRRIGATION PLAN

I. Base drawings for irrigation design have been provided by others.

- 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.



L2.01

LANDSCAPE ARCHITECTURE & LAND PLANNING

DESIGN

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

ORGANIX ORX-2-CM 1.1 1.8 2.8 $+^{1.5}$ $+^{2.1}$ $+^{4.6}$ +1.4 +2.0 +4.2 $+^{1.1}$ $+^{1.8}$ $+^{2.4}$ 5.3 9.5 43.8 15.4 5.1 12.6 7.7 4.3 2.4 +5.4 +9.1 +12.5 +15.4 +16.8 +16.7 +14.6 +11.4 +7.9 +4.1 + $\begin{array}{c} 11.6 \\ B^{+} \end{array} + \begin{array}{c} 13.3 \\ + \begin{array}{c} 15.2 \\ B \end{array} + \begin{array}{c} 15.1 \\ + \begin{array}{c} 15.0 \\ B \end{array} + \begin{array}{c} 15.0 \\ B \end{array} + \begin{array}{c} 13.8 \\ + \begin{array}{c} 12.0 \\ B \end{array} + \begin{array}{c} 9.5 \\ B \end{array} + \begin{array}{c} 9.5 \\ - \begin{array}{c} 13.8 \\ B \end{array} + \begin{array}{c} 12.0 \\ - \begin{array}{c} 9.5 \\ B \end{array} + \begin{array}{c} 13.8 \\ - \begin{array}{c} 12.0 \\ B \end{array} + \begin{array}{c} 12.0 \\ - \begin{array}{c} 12.0 \\ - \end{array} + \begin{array}{c} 12.0 \\ - \begin{array}{c} 12.0 \\ - \end{array} + \begin{array}{c} 12.0 \\ - \begin{array}{c} 12.0 \\ - \end{array} + \begin{array}{c} 12.0 \\ - \begin{array}{c} 12.0 \\ - \end{array} + \begin{array}{c} 12.0 \\ - \begin{array}{c} 12.0 \\ - \end{array} + \begin{array}{c} 12.0 \\ - \begin{array}{c} 12.0 \\ - \end{array} + \begin{array}{c} 12.0 \\ - \begin{array}{c} 12.0 \\ - \end{array} + \begin{array}{c} 12.0 \\ - \begin{array}{c} 12.0 \\ - \end{array} + \begin{array}{c} 12.0 \\ - \begin{array}{c} 12.0 \\ - \end{array} + \begin{array}{c} 12.0 \\ - \begin{array}{c} 12.0 \\ - \end{array} + \begin{array}{c} 12.0 \\ - \begin{array}{c} 12.0 \\ - \end{array} + \begin{array}{c} 12.0 \\ - \begin{array}{c} 12.0 \\ - \end{array} + \begin{array}{c} 12.0 \\ - \end{array} + \begin{array}{c} 12.0 \\ - \begin{array}{c} 12.0 \\ - \end{array} + \begin{array}{c} 12.0 \\ +$ +2.0 +2.9 +10.9 +12.6 +12.9 +13.0 +12.6 +11.8 +10.5 +8.3+4.3 +8.4 +10.2 +11.6 +11.6 +11.5 +10.5 +10.0 +9.0 +6.7+6.9 +11.0 +10.6 +11.4 +13.3 +11.8 +11.4 +11.2 +10.4 +8.4 +8.4+7.3 +9.9 +11.5 +11.9 +11.7 +12.1 $+13_{B}$ +12.8 $+12.1_{B+}$ 10.3+7.3 +9.8 +11.6 +11.9 +11.6 +12.0 +12.5 +12.7 +12.9 +11.2 +7.4 +4.1+7.0 +10.7 +10.7 +11.0 +12.4 +10.6 +10.3 +12.4 +13.3 +12.2 +9.7 +5.4 +5.4+6.7 +9.0 +10.7 +10.8 +9.8 +9.3 +9.7 $+12_{B3}$ +13.5 $+13.3_{B}$ +11.0 +6.1+6.5 +8.7 +10.4 +10.5 +9.3 +9.1 +9.5 +11.4 +13.4 +13.6 +10.8 +7.0+6.2 +10.1 +9.3 +9.4 +10.9 +8.2 +8.1 +10.8 +13.8 +14.0 +11.8 +7.5+4.8 +6.7 +7.4 +7.5 7.1 6.2 +6.4 $+9.1^{B}$ +14.0 $+14.2^{B}$ +12.1 7.7+2.6 +3.1 +4.1 +4.1 +3.1 +2.6 $+^{13.3}+^{13.9}+^{11.4}+^{7.6}$ +13.6+14.0+12.0+7.6+^{13.1}+^{13.6}+^{11.4}+^{7.5}++5.6 +10.4 +3.7 +15.0 +13.5 +9.4 +15.0 +13.5 +9.4 $+^{12.7}+^{13.4}+^{10.7}+^{7.2}$ $^{+14.2}$ + $^{14.0}$ + $^{11.9}$ + $^{6.4}$ 5.4 10.4 14.4 15.7 14.8 12.1 +5.1 +10.1 +13.9 +15.7 +15.4 +14.2 +12.6 +13.1 +14.8 +14.6+^B10.7 11.6 12.1 11.3 10.0 11.6 12.1 11.4 9.1 4.5 +6.1 +7.2 +7.2 +6.9 +6.8 +7.1 +7.6 7.2A 4 . - N. A. ┶╼╲╚╝╲╘╶┽ +0.5 (1.2 1.4 1.7 1.3 1.1 0.4) + 0.2 + 0.7 + 1.2 + 1.6 + 1.8 + 1.6 + 1.8 + 1.9 + 2.7 + 3.1 + 3.5 + 4.7 + 7.7 + 11.1 + 12.6 + 11.4 + 8.1 + 4.9 + 3.5 + 3.1 + 2.8 + 1.9



+4.0 +3.2 +3.0 +3.6 +4.2^{KAG}41.3 12.4 11.8 9.1 60 3.9 3.7 **3**.7 **3**.3 **3**.7 4.1 4.8 6.7 8.7 8.6 8.2 6.2 4.2 3.9 + 3.2 + 2.3 + 2.5 + 3.7 + 4.6 + 4.7 sible 4.9 igar 3.6 + 2.6 + 1.9 + vegetated swate, or + 1.9 $+^{3.3}$ $+^{3.9}$ $+^{3.9}$ 1.7 0.9 +3.4 +1.9 +1.2 +0.4+^{3.8} +^{1.9} +^{1.0} +^{0.3} $+^{2.6}$ $+^{1.5}$ $+^{0.9}$ $+^{0.2}$ 4.4^A 4.6 4.3 2.3 0.8 1.7 / 0.6 3.2 3.7 2.4 1.5 0.3 2.1 1.0 6.8 + 4.1 + 3.0 + 3.7 + 4.8 + 4.3 + 2.6 + 0.7 +0.9 2.8 1.6 +3.3 +2.8 +2.7 +2.3 +2.2 +1.9 +1.6 +0.8 +1.6 +1.9+2.6 +2.2 +1.8 +1.5 +1.3 +1.0 +0.6 +0.5 +0.5+ 3.4 + 1.8 + 1.4 + 0.6 0.3 0.3 0.2 0.2 0.2+4.6 +1.9 +1.2 +0.3 +0.1 +0.1 +0.1 +0.1+4.0 +1.8 +1.2 0.3 0.1 0.0 $+^{2.5}$ $+^{1.7}$ $+^{1.1}$ $+^{0.4}$ $+^{0.1}$ $+^{0.0}$ $+^{1.5}$ $+^{1.6}$ $+^{1.1}$ $+^{0.4}$ $+^{0.1}$ $+^{2.5}$ $+^{1.4}$ $+^{0.9}$ $+^{0.3}$ 1.7 + 3.2 + 1.6 + 0.8Min Max/Min Avg/Min Symbol Avg Max + 10.3 fc 16.8 fc 2.0 fc 8.4:1 5.2:1 Garage Calculation Zone
 +
 2.4 fc
 12.6 fc
 0.0 fc
 N/A
 N/A

 +
 25.6 fc
 49.5 fc
 10.0 fc
 5.0:1
 2.6:1
 Perimeter Calculation Zone Pool Calculation Zone
 Symbol
 Label
 Image
 Quantity
 Manufacturer

 20
 NLS LIGHTING
 20
 NLS LIGHTING

 Number Lamps
 Lumens Per Lamp
 Light Loss Factor
 Wattage
 Plot

 1
 4436
 1
 51
 1
 Catalog Number Description ORX-2-W-T4-16L-1-27K8 ORX-2-WM A 30 NLS LIGHTING ORX-2-AM-T5-32L-1-30K8 9778 В as ORX-3-SPT-T2-144L-1-ORX-3 POST TOP NICHIA LE 40000 С -











SANDY













RETAIL 5,498 SQ.FT

LEASING & AMENITIES 2,652 SQ.FT & 3,157 SQ.FT

RESIDENTIAL 278 UNITS

PARKING



1"=20'

80'

60'

40'



JOB NO. 2022-0282 DATE

06-28-2024





SANDY, UT

BUILDING PLAN - LEVEL 2





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

1"=20' 60' ∎ 80' **4**0'

NORTH





COMPASS

BUILDING PLAN - LEVELS 3-5





JOB NO. DATE

2022-0282 06-28-2024

1"=20' **1** 20' 60' ∎ 40'

80'





SANDY, UT

L ___ _ _ _ _ ______ _ _ _ 100 106'-3" 100 223 _ _ _ _ _ _ _ _ 100'-3" 1220 _ _ _ _ _ _ _ _ _ _ _ _ _ DE ----_____ 58'-4" 50'-8"

 \square

346'-3"

433'-7"



BUILDING PLAN - ROOF





JOB NO.2022-0282DATE06-28-2024

1"=20' 0 20' 40' 60' 80'

NORTH









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



COMPASS

SANDY, UT



UNIT A2 <u>1 BEDROOM - 1 BATH</u> AREA: 759 SQ. FT. BALCONY: 67 SQ. FT.

UNIT A2 NET LIVABLE: 726 SQ. FT.



UNIT B3 <u>2 BEDROOM - 2 BATH</u> AREA: 1,002 SQ. FT. BALCONY: 45 SQ. FT.



BALCONY: 67 SQ. FT.



UNIT C1 <u>3 BEDROOM - 2 BATH</u> AREA: 1,195 SQ. FT. BALCONY: 64 SQ. FT.





JOB NO. DATE





SECTION B-B





				PARKING LEVEL 7	
				PARKING LEVEL 6	
		UNIT A2	HALL	PARKING LEVEL 5	
		UNIT A2	HALL	PARKING LEVEL 4	
		UNIT A2	HALL	PARKING LEVEL 3	
		UNIT A2	HALL	PARKING LEVEL 2	
		UNIT A2	HALL	PARKING LEVEL 1	
RESIDI	ENTIAL				RES











JOB NO. DATE

2022-0282 06-28-2024

 1"=16'

 0
 16'

 32'
 48'

 64'







2. EAST ELEVATION



3. SOUTH ELEVATION



4. WEST ELEVATION



COMPASS

SANDY, UT

MATERIAL BREAKDOWN

HORIZONTAL MATERIAL: VERTICAL FINISH: FENESTRATION: EXTERIOR PLASTER:

MATERIAL BREAKDOWN

HORIZONTAL MATERIAL: VERTICAL FINISH: FENESTRATION: EXTERIOR PLASTER:

MATERIAL BREAKDOWN

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

-		

10.6%
6.7%
30.9%
51.9%

			_
	m	T	
-			

MATERIAL BREAKDOWN

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

4.6%
60.2%
0.6%
34.5%



BUILDING ELEVATIONS - EXTERIOR

1"=20'
 I
 I
 I
 I

 0
 20'
 40'
 60'
 80'

JOB NO. DATE





1. STUCCO LIGHT SAND FINISH



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



3. METAL SIDING SPEC C)





SANDY, UT

VERTICAL METAL SIDING (PAINTED TO MATCH PAINT



4. VINYL WINDOWS BLACK OR EQUAL



5. METAL RAILING BLACK OR EQUAL





A. SW 7757 HIGH REFLECTIVE WHITE









6. METAL AWNING BLACK, WHITE, OR EQUAL



7. VINYL STOREFRONT WINDOW SYSTEM BLACK OR EQUAL

COLOR & MATERIAL BOARD





JOB NO. DATE



Artist Rendering View Monroe Plaza and 9270 S Corner

JOB NO. DATE

Artist Rendering View From Monroe Plaza

JOB NO. DATE

Artist Rendering View From 9270 S.

JOB NO. DATE

N/A 2022-0282 06-28-2024