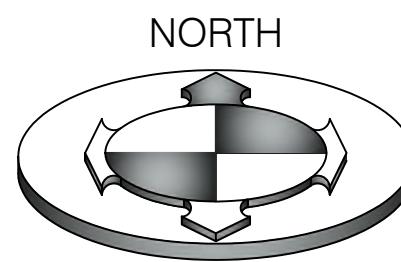
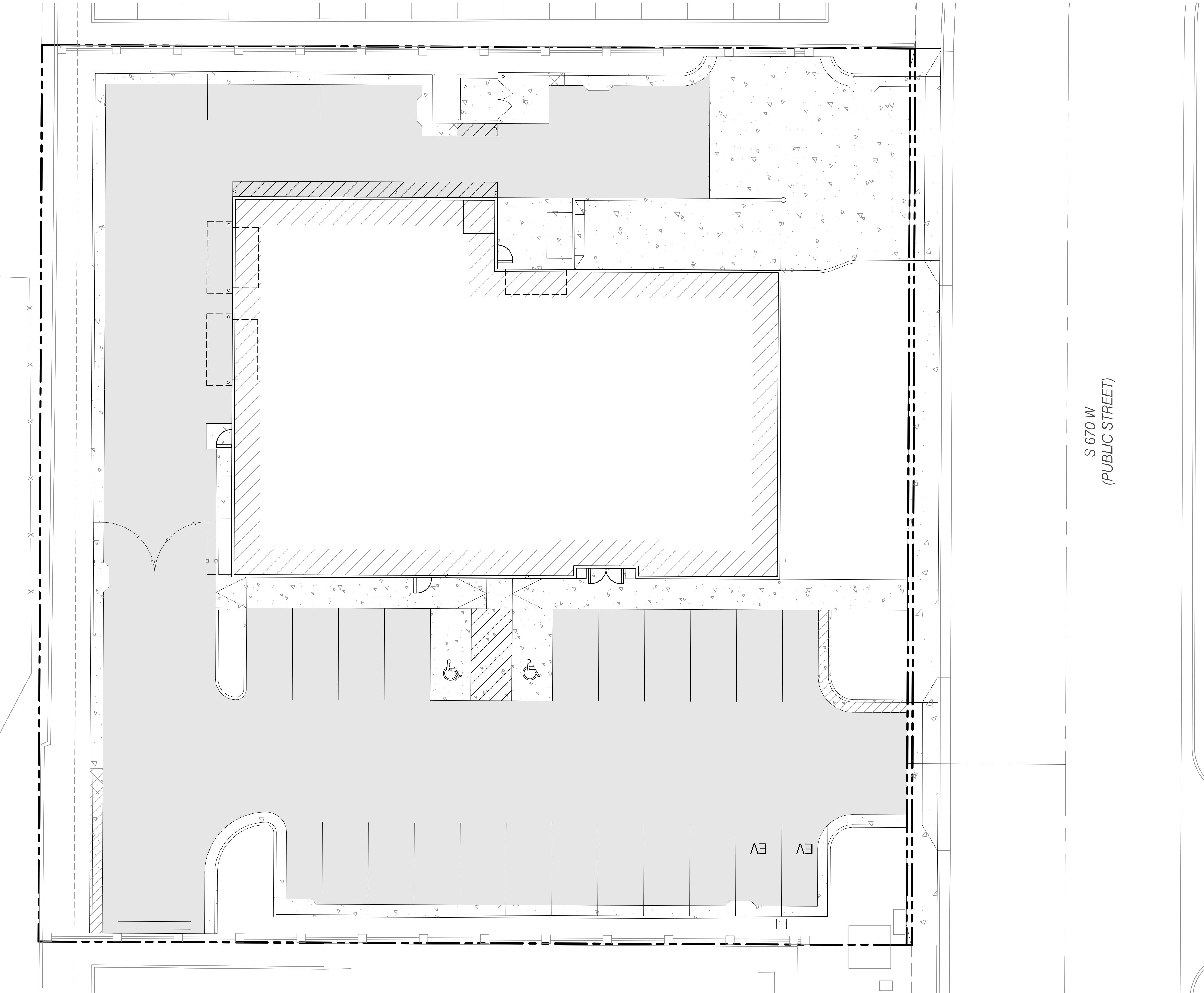
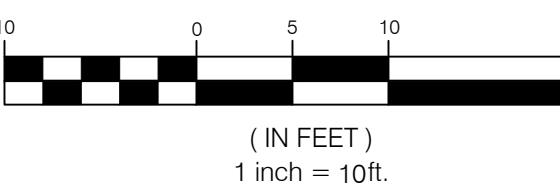


AC HQ

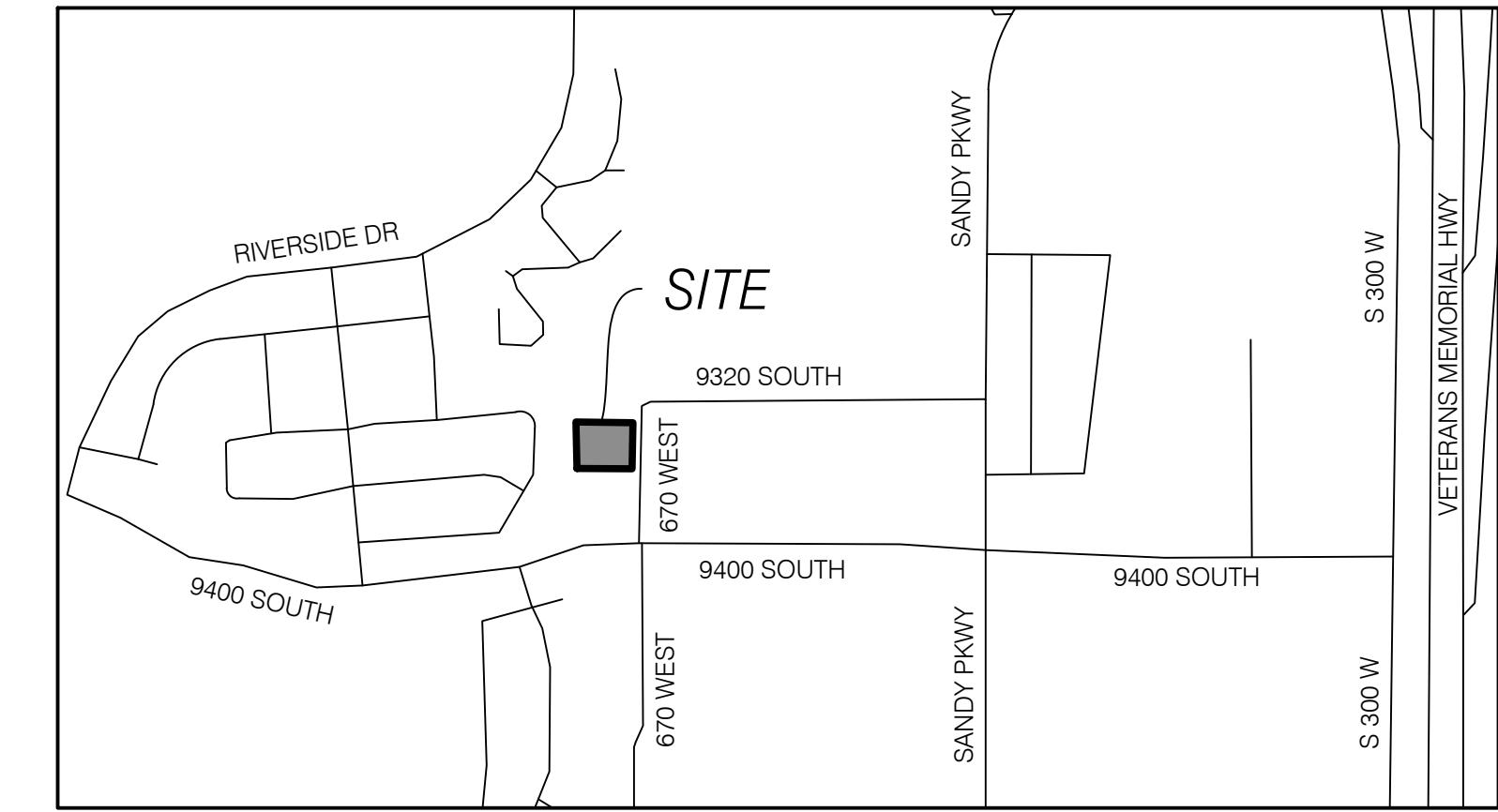
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP
3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY,
9352 SOUTH 670 WEST, SANDY, UTAH



GRAPHIC SCALE



S 670 W
151' 0" STREET

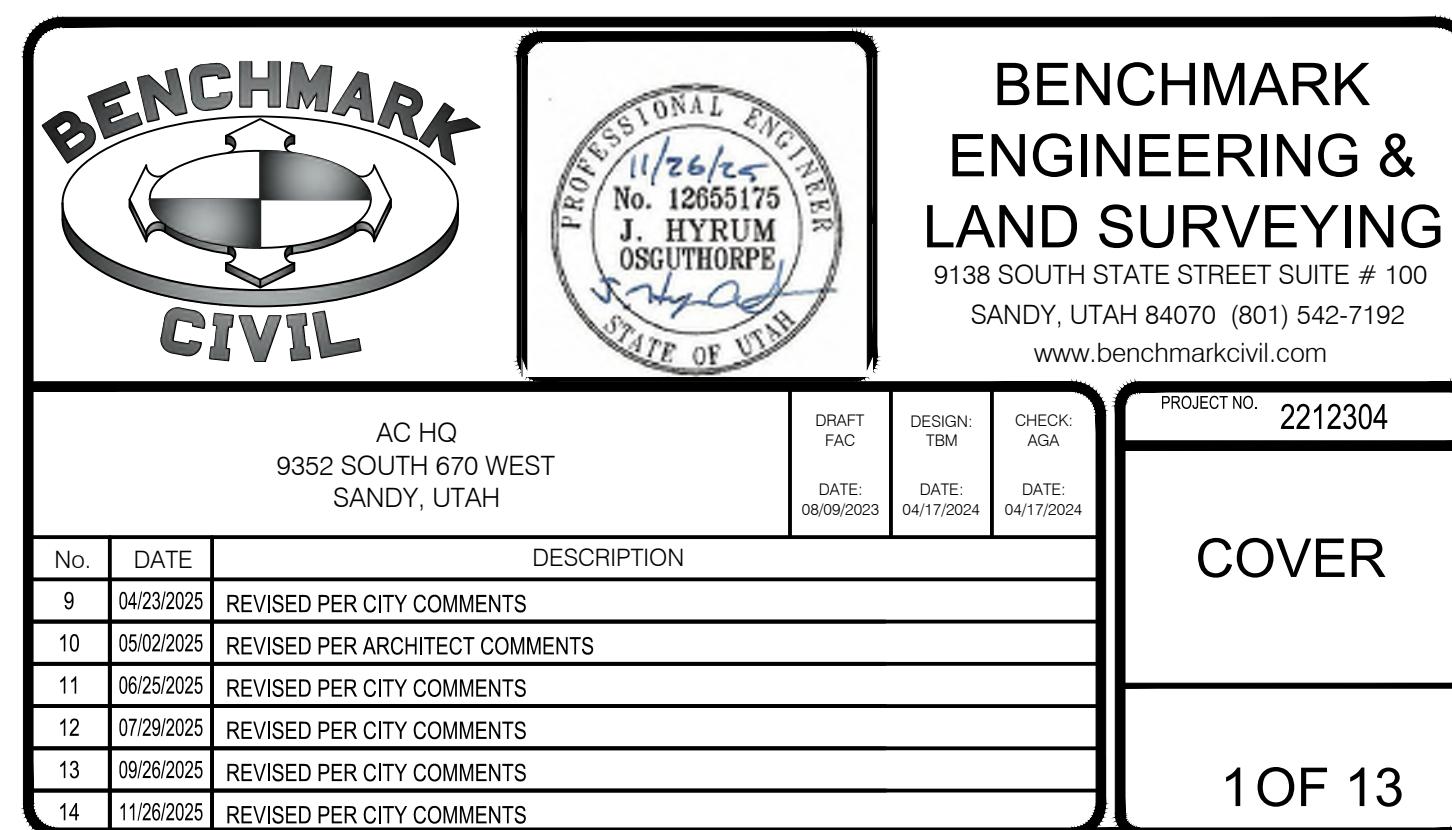


VICINITY MAP N.T.S.

OWNER/DEVELOPER:
ARCHITECTURAL COMPONENTS INC.
JOSH NAYLOR
2774 WEST 15250 SOUTH BLUFFDALE, UT 84065
801-561-0846
jnaylorac@gmail.com

DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CGN.02	SANDY GENERAL NOTES
CDP.01	DEMO PLAN
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS SHEET
CDT.02	DETAILS SHEET
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CDT.04	DETAILS SHEET



SANDY CITY PUBLIC UTILITIES GENERAL NOTES

GENERAL NOTES:

1. INSTALL SURVEY RIVETS, OFFSET FROM EACH LOTS PROPERTY CORNERS, IN CURB OR SIDEWALK.
2. BUILDER/OWNER SHALL SECURE AN EXCAVATION PERMIT FROM SANDY CITY PUBLIC WORKS DEPARTMENT PRIOR TO DOING ANY WORK IN THE SANDY CITY RIGHT OF WAY. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED.
3. 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 INSPECTION MUST BE DONE PRIOR TO, OR CONCURRENT WITH, CONSTRUCTION. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE UNCOVERING AND/OR REMOVAL OF ALL CONSTRUCTION DONE WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER.
4. ALL PUBLIC IMPROVEMENTS IN THE STATE RIGHT OF WAY SHALL BE CONSTRUCTED AS REQUIRED BY UTAH DEPARTMENT OF TRANSPORTATION REGION TWO.
5. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD AND THE CITY ENGINEER.
6. UTILITY BOXES ARE TO BE PLACED AT LEAST 5' BEHIND THE ROW AND NEAR SIDE PROPERTY LINES.
7. INSTALL SURVEY MONUMENTS ACCORDING TO THE RECORDED PLAT PER SALT LAKE COUNTY SPECIFICATIONS.

EROSION CONTROL NOTES:

1. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
2. 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.

STORM WATER NOTES:

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE CONSULTING ENGINEER FOR ALL BEDDING, BACKFILL, PIPE AND STRUCTURES (INLET BOXES, COMBO BOXES, AND JUNCTION BOXES). SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
6. ALL MATERIALS AND WORK DONE IN UDOT RIGHT-OF-WAY SHALL CONFORM TO UDOT STANDARDS AND SPECIFICATIONS.
7. NON-SHRINK GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN FACILITIES.
8. CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE AND GROUT AT CONNECTION OF PIPE TO BOX TO A SMOOTH FINISH. ADDITIONALLY, ALL JAGGED OR SHARP EDGES AT PIPE CONNECTIONS ARE TO BE REMOVED AND GROUTED SMOOTH.
9. GROUT BETWEEN GRADE RINGS. FOR EACH INLET BOX THAT IS LOCATED NEXT TO A CURB, THE CURB AND GUTTER CONTRACTOR IS RESPONSIBLE TO REMOVE ALL PROTRUDING, JAGGED OR SHARP CONCRETE EDGES AND TO GROUT BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX. GROUT TO CREATE A SMOOTH, BEVELED TRANSITION AT ALL EDGES IN CLEAN OUT AND INLET BOXES. GROUT AROUND ALL EDGES OF THE RESTRICTIVE ORIFICE PLATE.
10. REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD.
11. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL INLET BOXES, COMBO BOXES, JUNCTION BOXES AND PIPE. THE BOXES AND PIPES ARE TO BE MAINTAINED IN A CLEAN CONDITION UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
12. CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
13. WHERE A SUMP IS REQUIRED, THE SANDY CITY PUBLIC UTILITIES INSPECTOR SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE AN OPPORTUNITY TO CHECK THE VOLUME OF GRAVEL AND GRAVEL GRADATION.
14. SIGNS MUST BE POSTED NEAR EACH INLET BOX LOCATED IN A DRINKING WATER RECHARGE ZONE WITH THE FOLLOWING WORDS "WARNING THIS IS A DRINKING WATER AQUIFER RECHARGE AREA. DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."
15. ALL INLET, COMBO, AND JUNCTION BOXES SHALL BE PLACED ON 12-INCH (MIN) COMPAKTED STABILIZATION MATERIAL.
16. A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
17. A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON-SITE DURING INSTALLATION OF OIL/WATER SEPARATORS AND UNDERGROUND DETENTION/RETENTION SYSTEMS. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE A LETTER STATING THAT THE SYSTEM WAS INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IF IT IS UNKNOWN WHETHER A REPRESENTATIVE IS REQUIRED TO BE PRESENT DURING INSTALLATION, CONTACT THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
18. A LETTER FROM THE CONSULTANT ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 90% BOND RELEASE, VERIFYING THAT THE VOLUME FOR RETENTION/DETENTION PONDS WAS INSTALLED PER THE APPROVED PLANS.

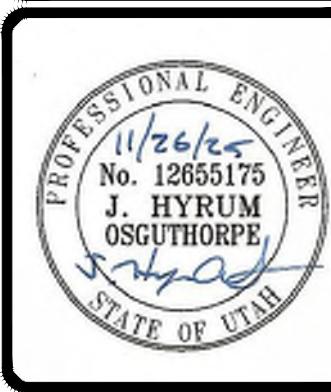
WATER NOTES:

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE CONSULTING ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, METERS, BOXES, VAULTS, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, ETC. RELATING TO THE WATER SYSTEM. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
6. LOCATE WATER LINE 4-FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY.
7. A MINIMUM OF 48-INCHES AND A MAXIMUM OF 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.
8. FOR DUCTILE IRON PIPE, USE THICKNESS CLASS 82 OR BETTER
9. FOR POLYVINYL CHLORIDE (PVC) PIPE, USE CLASS DR-14 OR BETTER. 10 GAUGE WIRE SHALL BE PLACED ON TOP OF THE PIPE (PER SANDY CITY SPECIFICATIONS) FOR FUTURE RELOCATION. NO DEFLECTION IN PIPE JOINTS WILL BE ALLOWED ON PVC PIPES.
10. ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS OR APPROVED EQUAL.
11. USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS.
12. WHEN THE DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 6-FEET AN ADDITIONAL AUXILIARY VALVE SHALL BE FLANGED TO THE FIRE HYDRANT.
13. ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT.
14. ALL DUOTILE IRON WATER LINES, FITTING, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
15. ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM BELOW AND 12-INCHES MINIMUM ON EACH SIDE AND ON TOP OF THE PIPE).
16. WATER METERS SHALL NOT BE INSTALLED IN DRIVEWAY

SEWER CONSTRUCTION NOTES:

1. SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH SANDY SUBURBAN IMPROVEMENT DISTRICT (SSID) DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS. COPIES OF THE DISTRICT STANDARDS AND SPECIFICATIONS ARE AVAILABLE AT THE DISTRICT OFFICE, 8855 S. 700 W. SANDY, UTAH 84070.
2. VIDEO INSPECTION, AIR TESTS, VACUUM TESTS OF MANHOLES AND DEFLECTION TESTS SHALL BE PERFORMED ON ALL INSTALLED SEWER IMPROVEMENTS PRIOR TO FINAL ACCEPTANCE. ADDITIONAL TESTS MAY BE REQUIRED BY THE DISTRICT ENGINEER OR INSPECTOR. DEFECTS DESIGNATED BY THE DISTRICT ENGINEER OR INSPECTOR SHALL BE REPAIRED AT NO COST TO THE DISTRICT PRIOR TO ACCEPTANCE OF THE SEWER IMPROVEMENTS.

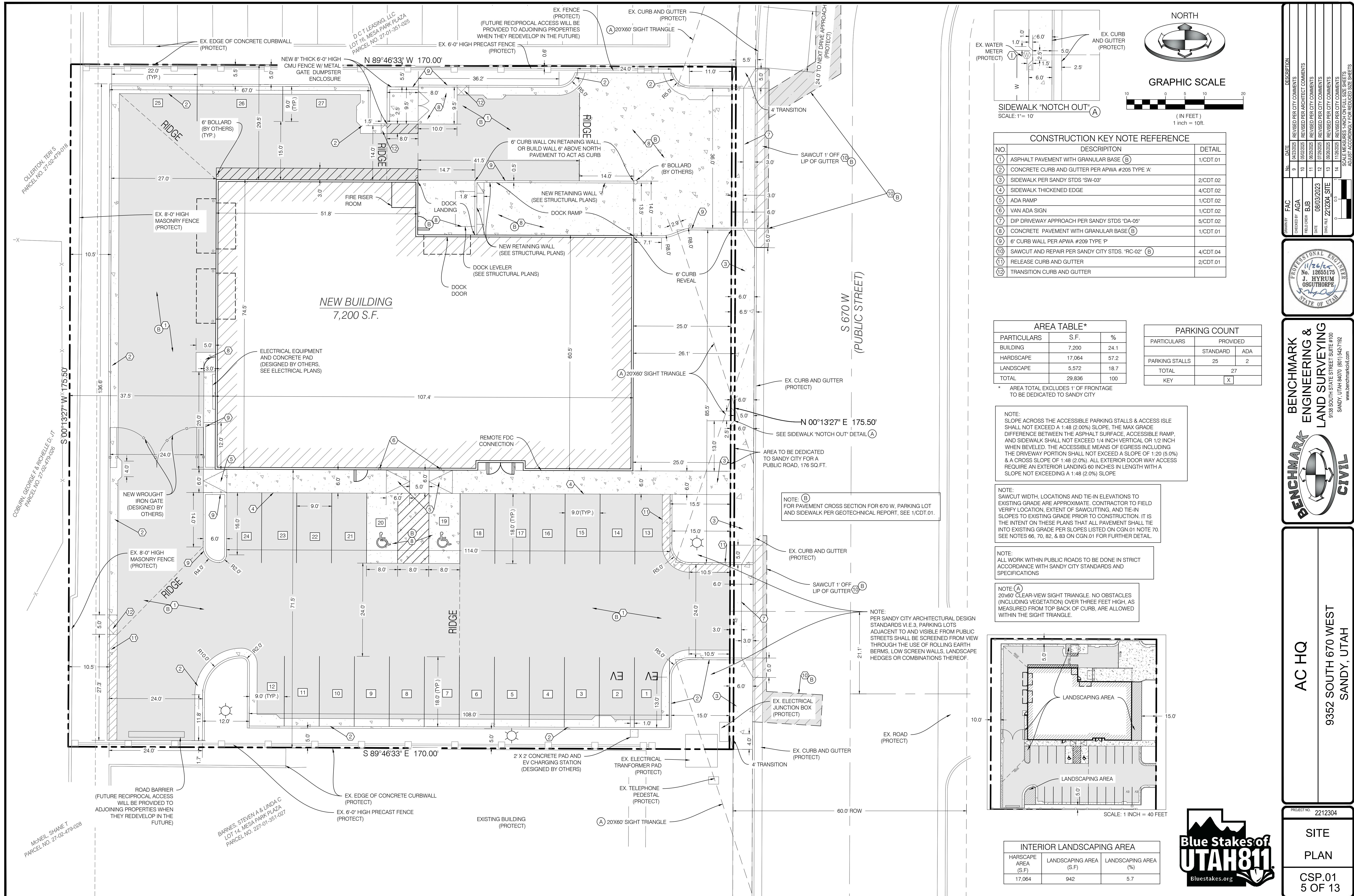
DRAWN BY	FAC	No.	DATE	DESCRIPTION
CHECKED BY	AGA	9	04/23/2025	REVISED PER CITY COMMENTS
REMOVED	BIB	10	05/02/2025	REVISED PER ARCHITECT COMMENTS
DATE		11	06/25/2025	REVISED PER CITY COMMENTS
FILE	2212304 SITE	12	07/29/2025	REVISED PER CITY COMMENTS
0		13	08/26/2025	REVISED PER CITY COMMENTS
		14	11/26/2025	REVISED PER CITY COMMENTS
SCALE: MEASURES 1/4 INCH ON FULL SIZE SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS				

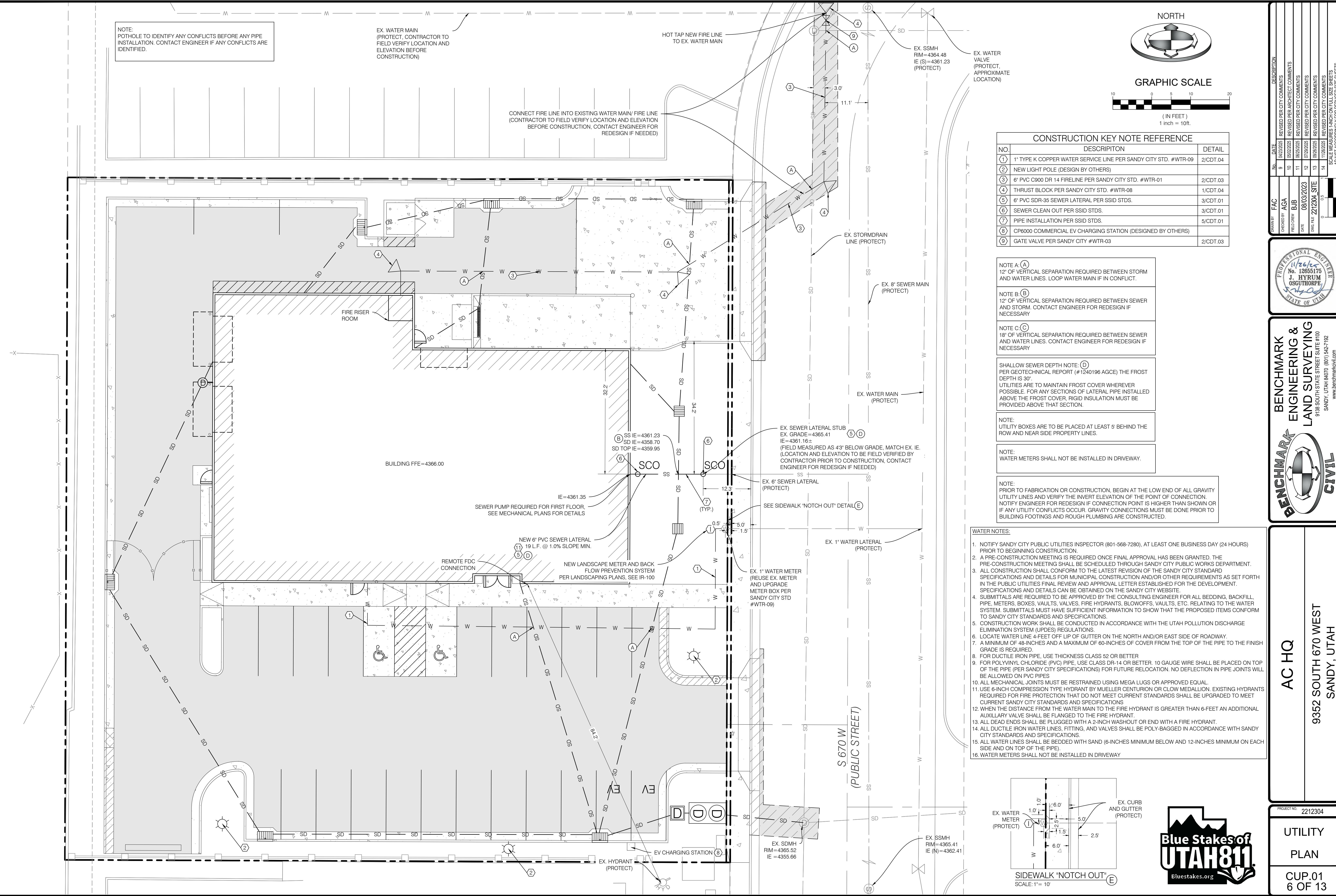


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SANDY, UTAH 84070 (801) 442-7132		
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SANDY, UTAH

PROJECT NO.	2212304
SANDY	GENERAL
NOTES	
CGN.02	3 OF 13

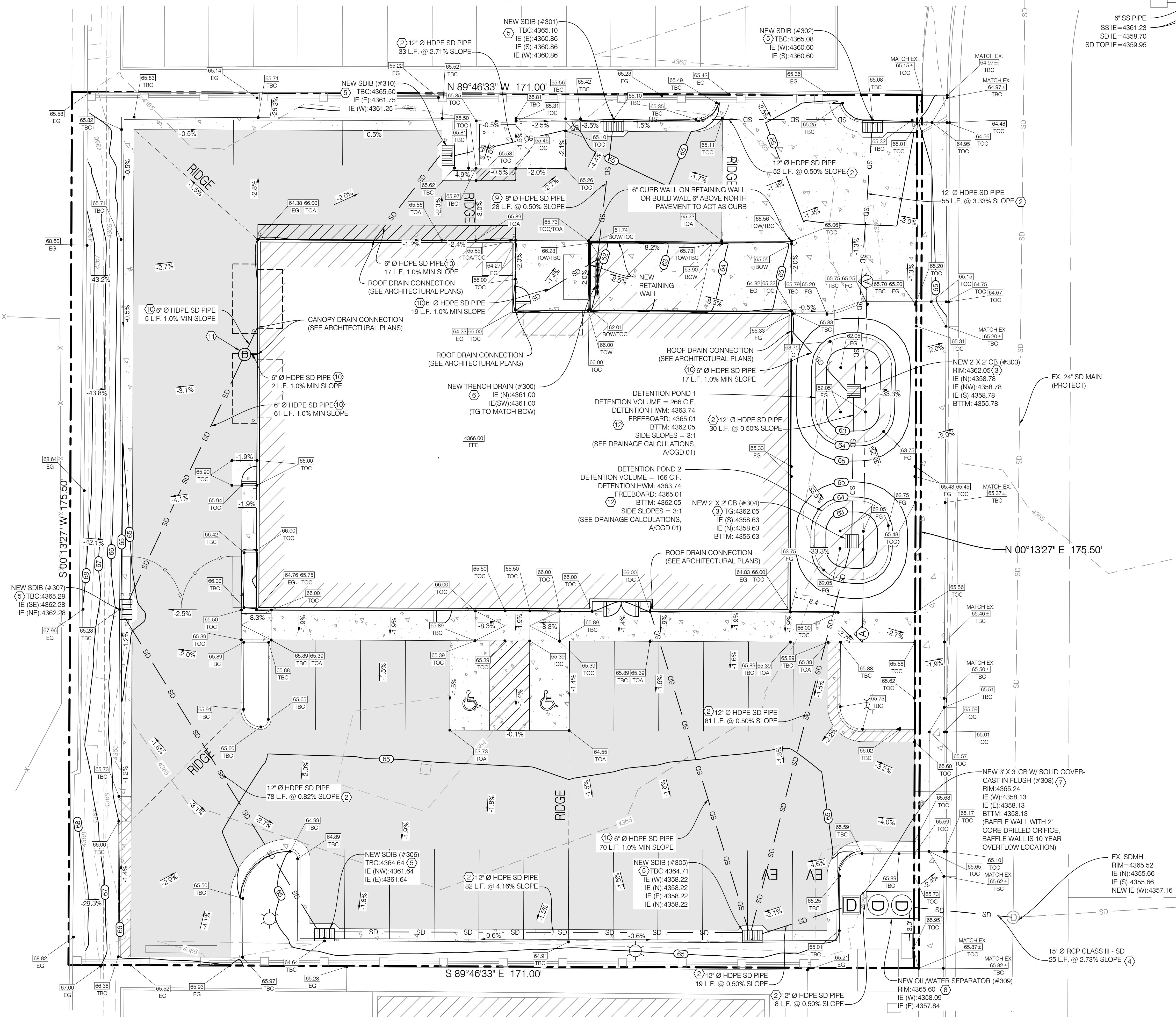




NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE
INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE
IDENTIFIED.

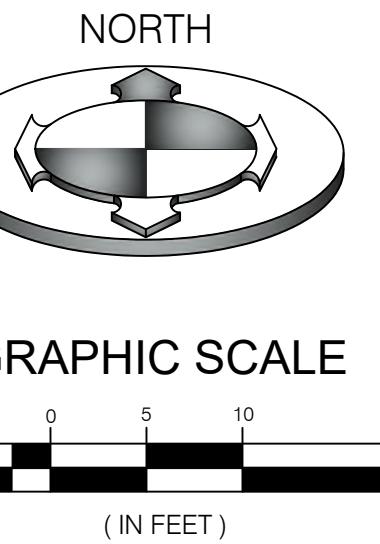
NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY
UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION.
NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR
IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR
TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO
EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD
VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN
SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS
THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE
INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 70.
SEE NOTES 6, 70, 82, & 83 ON CGN.01 FOR FURTHER DETAIL.

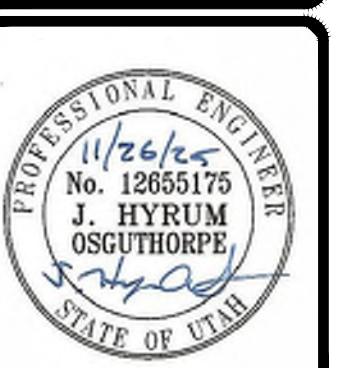


GRADING AND DRAINAGE KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
①	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
②	12" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	3/CDT.02
③	2X2' CATCH BASIN	
④	15" DIAMETER RCP CLASS III STORM DRAIN LINE	
⑤	NEW SDIB PER SANDY CITY STANDARD SD-02	1/CDT.03
⑥	ZURN TRENCH DRAIN ZB86-HDGL-D (TRENCH NO. 8609) (OR EQUIVALENT)	3/CDT.04
⑦	3X3' SDCB WITH SOLID LID, BAFFLE WALL AND 2' DRILLED ORIFICE	6/CDT.01
⑧	NEW 1,200 GAL. OIL WATER SEPARATOR BY OLDCASTLE	4/CDT.01
⑨	8" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
⑩	6" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
⑪	ROOF DRAIN CLEANOUT (DESIGNED BY OTHERS)	
⑫	DRAINAGE CALCULATIONS (A)	5/CDT.04

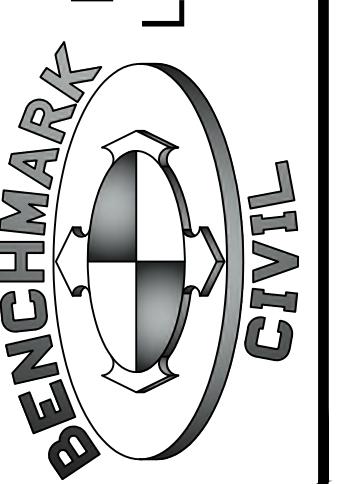
ALL HDPE/RCP CLASS III PIPE TO HAVE SOIL TIGHT JOINTS



NO.	DATE	DESCRIPTION
9	04/20/2025	REVISED PER CITY COMMENTS
10	05/20/2025	REVISED PER ARCHITECT COMMENTS
11	06/20/2025	REVISED PER CITY COMMENTS
12	11/20/2025	REVISED PER CITY COMMENTS
13	01/20/2026	REVISED PER CITY COMMENTS
14	11/20/2025	SCALE MEASURES 1/400 OF FULL SIZE SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



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SANDY, UTAH

PROJECT NO. 2212304
GRADING &
DRAINAGE
PLAN
CGD.01
7 OF 13

BENCHMARK:
WITNESS TO THE SOUTHWEST CORNER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN
FOUND BRASS CAP MONUMENT
(RING AND LID)

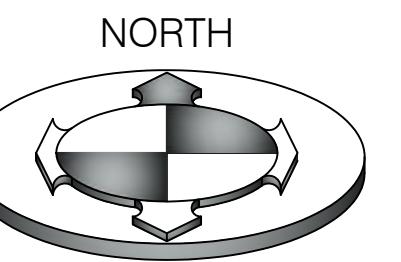


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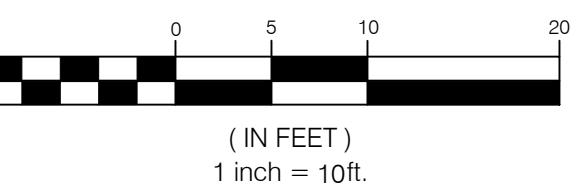
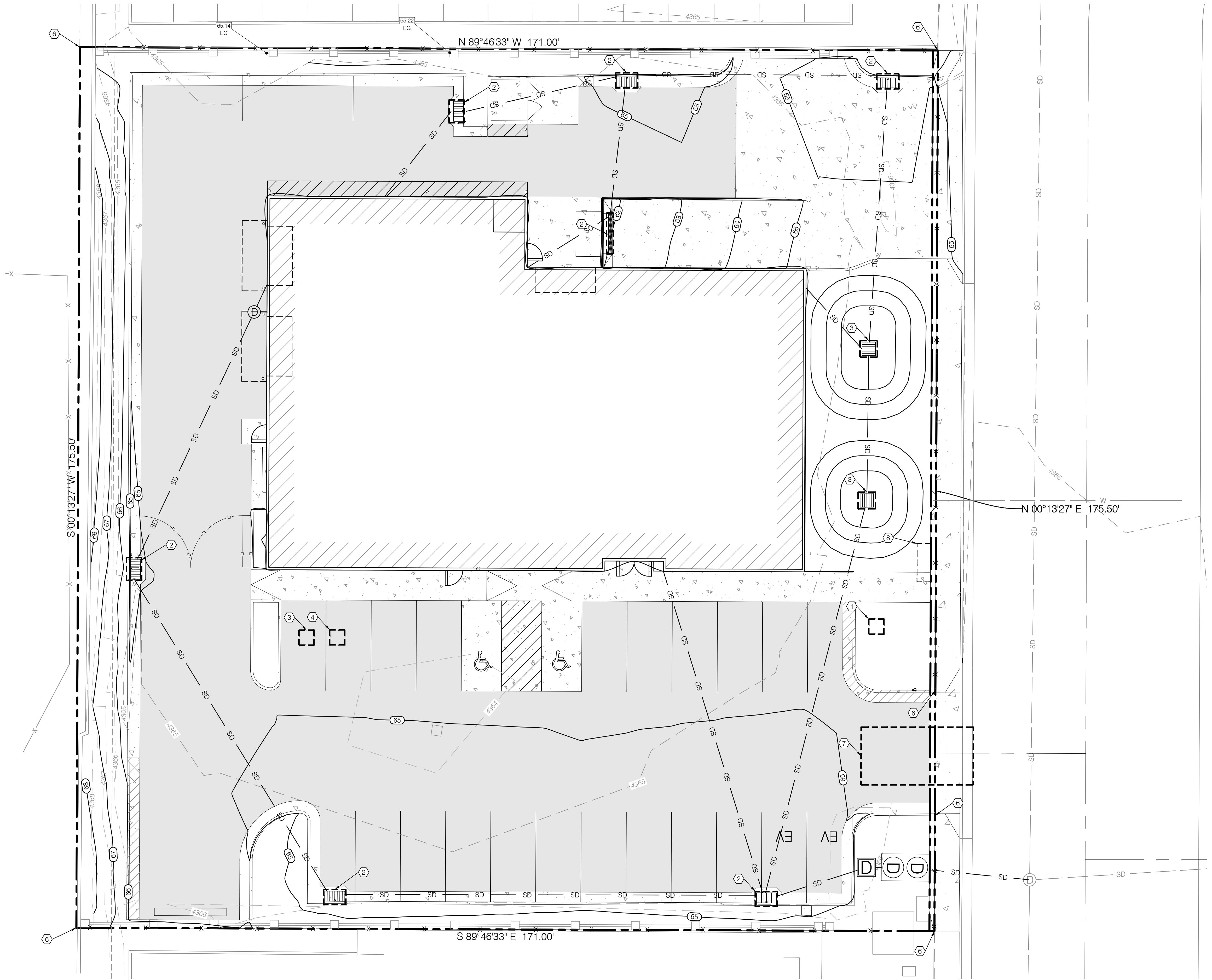
STORM WATER NOTES:

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED FROM THE SANDY CITY WEBSITE.
4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE CONSULTING ENGINEER FOR ALL BEDDING, BACKFILL, PIPE AND STRUCTURES (INLET BOXES, COMBO BOXES, AND JUNCTION BOXES). SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
6. ALL MATERIALS AND WORK DONE IN UDOT RIGHT-OF-WAY SHALL CONFORM TO UDOT STANDARDS AND SPECIFICATIONS.
7. NON-SHRINK GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN FACILITIES.
8. CUT TPIES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE AND GROUT AT CONNECTION OF PIPE TO BOX TO A SMOOTH FINISH. ADDITIONALLY, ALL JAGGED OR SHARP EDGES AT PIPE CONNECTIONS ARE TO BE REMOVED AND GROUTED SMOOTH.
9. GROUT BETWEEN GRADE RINGS. FOR EACH INLET BOX THAT IS LOCATED NEXT TO A CURB, THE CURB AND GUTTER CONTRACTOR IS RESPONSIBLE TO REMOVE ALL PROTRUDING, JAGGED OR SHARP CONCRETE EDGES AND TO GROUT BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX. GROUT TO CREATE A SMOOTH, BEVELED TRANSITION AT ALL EDGES IN CLEAN OUT AND INLET BOXES. GROUT AROUND ALL EDGES OF THE RESTRICTIVE ORIFICE PLATE.
10. REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD.
11. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL INLET BOXES, COMBO BOXES, JUNCTION BOXES AND PIPE. THE BOXES AND PIPES ARE TO BE MAINTAINED IN A CLEAN CONDITION UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
12. CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
13. WHERE A SUMP IS REQUIRED, THE SANDY CITY PUBLIC UTILITIES INSPECTOR SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE AN OPPORTUNITY TO CHECK THE VOLUME OF GRAVEL AND GROUTATION.
14. SIGNS MUST BE POSTED NEAR EACH INLET BOX LOCATED IN A DRINKING WATER RECHARGE ZONE WITH THE FOLLOWING WORDS "WARNING THIS IS A DRINKING WATER AQUIFER RECHARGE AREA. DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."
15. ALL INLET, COMBO, AND JUNCTION BOXES SHALL BE PLACED ON 12-INCH (MIN) COMPACTED STABILIZATION MATERIAL.
16. A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
17. A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON-SITE DURING INSTALLATION OF OIL/WATER SEPARATORS AND UNDERGROUND DETENTION/RETENTION SYSTEMS. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE A LETTER STATING THAT THE SYSTEM WAS INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IF IT IS UNKNOWN WHETHER A REPRESENTATIVE IS REQUIRED TO BE PRESENT DURING INSTALLATION, CONTACT THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
18. A LETTER FROM THE CONSULTANT ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 90% BOND RELEASE, VERIFYING THAT THE VOLUME FOR RETENTION/DETENTION PONDS WAS INSTALLED PER THE APPROVED PLANS.

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GRAPHIC SCALE

(IN FEET)
1 inch = 10ft.

SWPPP KEY NOTES REFERENCE

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

NO	DESCRIPTION	DETAIL
①	CONCRETE WASTE MANAGEMENT	1/CEP.02
②	INLET PROTECTION WATTLE	2/CEP.02
③	MATERIALS STORAGE	3/CEP.02
④	PORTABLE TOILETS	4/CEP.02
⑤	SPILL CLEAN UP	5/CEP.02
⑥	SILT FENCE	6/CEP.02
⑦	TEMPORARY CONSTRUCTION ENTRANCE	7/CEP.02
⑧	SWPPP INFORMATION SIGN	8/CEP.02

NOTE: CONTRACTOR SHALL INSTALL EROSION CONTROLS (SILT FENCES, STRAW BALES, ETC) AS REQUIRED BY REGULATORY AGENCIES. SAID CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. STRAW BALES SHOWN ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.

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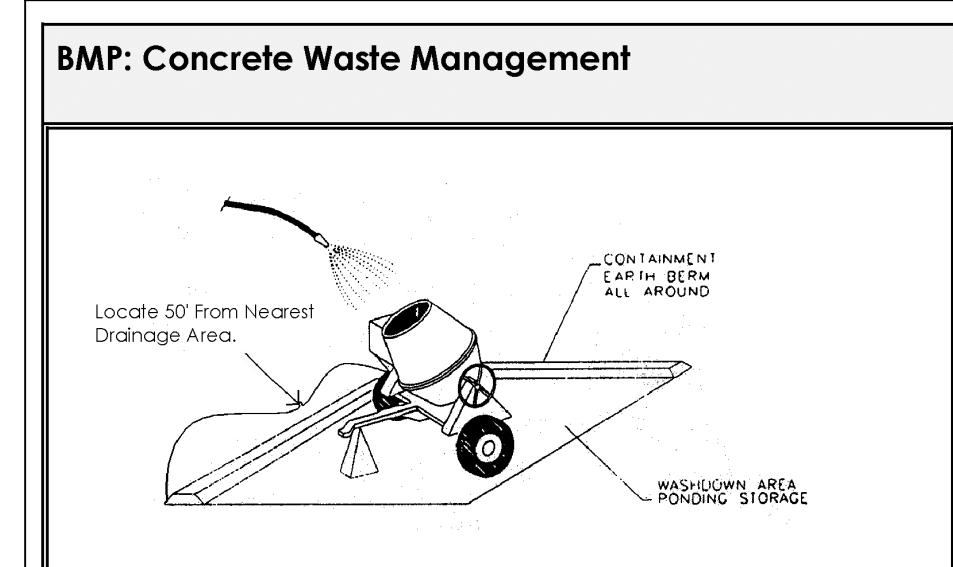
AC HQ
9352 SOUTH 670 WEST
SANDY, UTAH

PROJECT NO. 2212304



EROSION
CONTROL
PLAN

CEP.01
8 OF 13



DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:

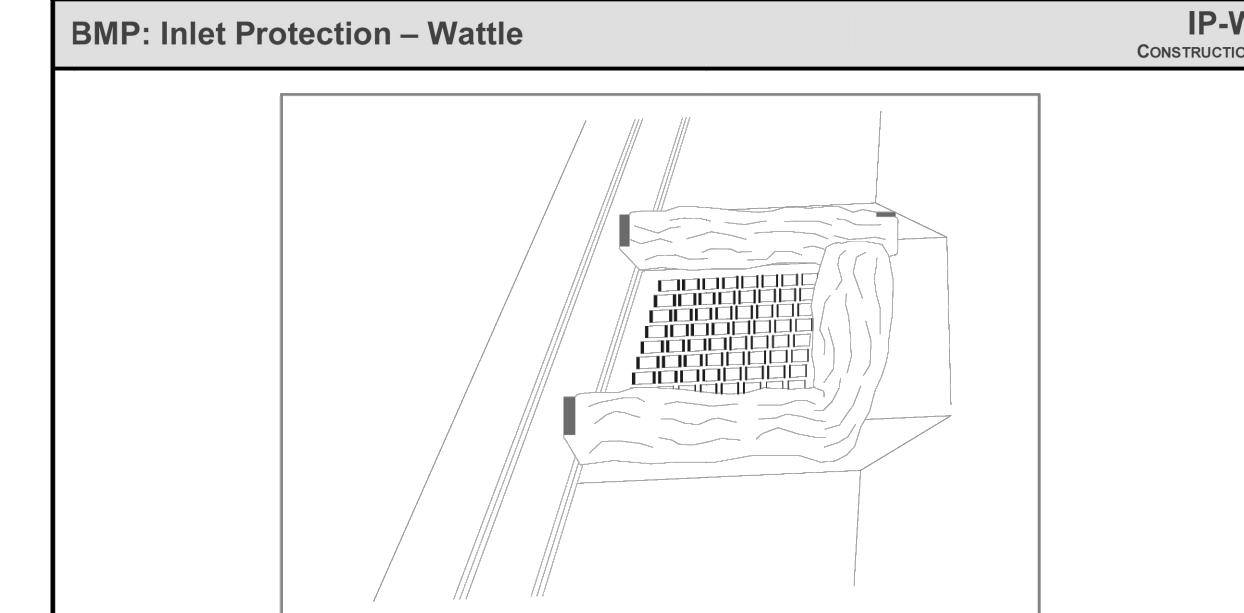
- Locate 50' from nearest drainage area.
- Locate 50' from nearest drainage area.
- Avoid placing concrete waste near cover, away from drainage areas.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- Wash concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a berm or level area. (See Earth Berm Barrier Information sheet).
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:

- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:

- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.



DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

INSTALLATION/APPLICATION CRITERIA:

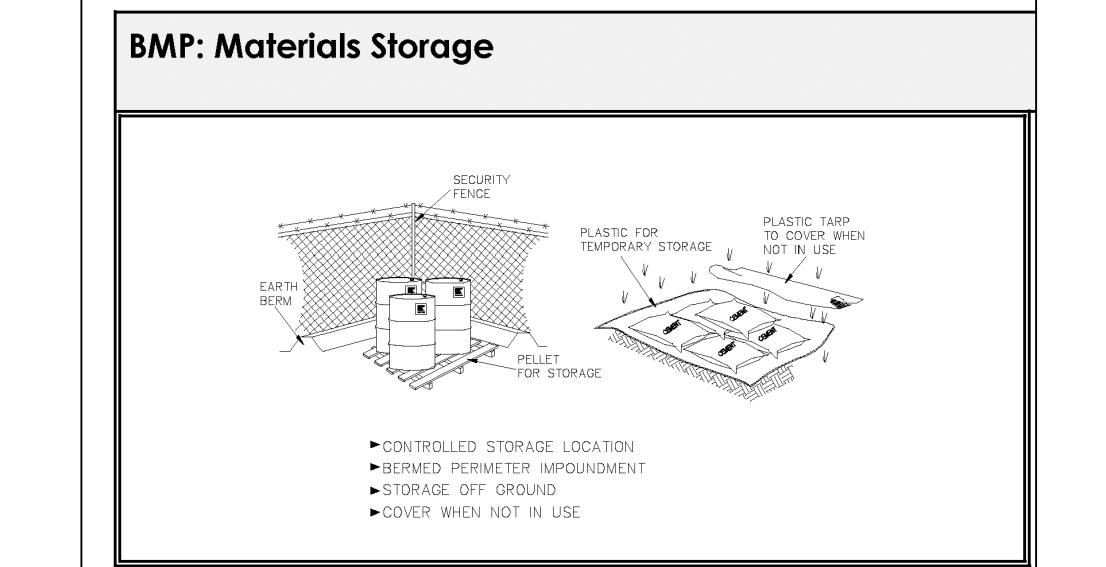
- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadways is complete, install gravel filled wattles around perimeter of inlet

LIMITATIONS:

- Recommended maximum contributing drainage area of one acre
- Requires shallow slopes adjacent to inlet

MAINTENANCE:

- Inspect inlet protection following storm event and at a minimum of once every 14 days.
- Remove accumulated sediment when it reaches 4 inches in depth.
- Look for bypassing or undercutting and repair or realign as needed.



DESCRIPTION:
Controlled storage of on-site materials.

APPLICATION:

- Storage of hazardous, toxic, and all chemical substances.
- All construction site with outside storage of materials.

INSTALLATION/APPLICATION CRITERIA:

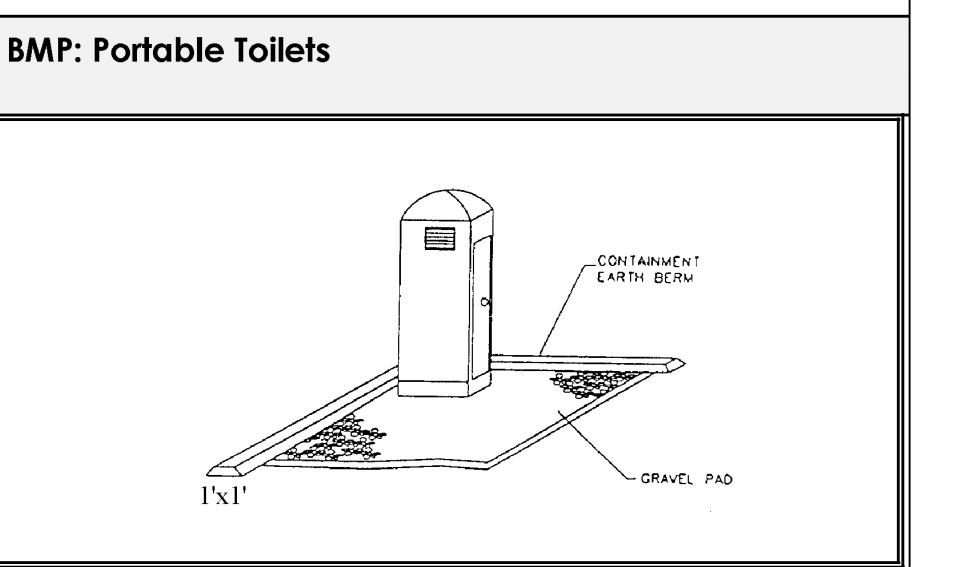
- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earth berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site materials are stored in the designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

LIMITATIONS:

- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

MAINTENANCE:

- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright), in labeled containers, tightly capped) and that no materials are being stored away from the designated location.



DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

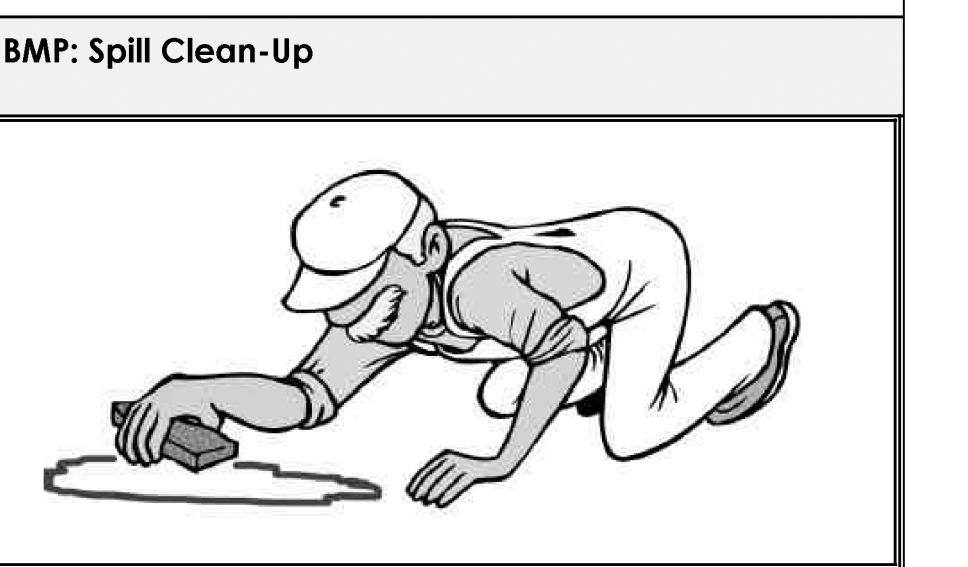
INSTALLATION/APPLICATION CRITERIA:

- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.

LIMITATIONS:
No limitations.

MAINTENANCE:

- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.



DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

APPLICATION:
All sites

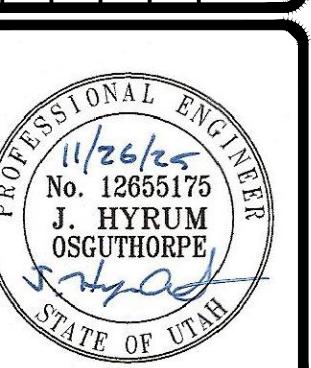
GENERAL:

- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

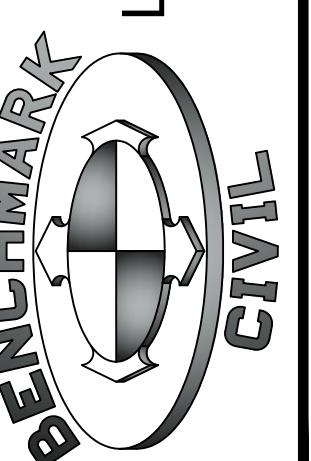
METHODS:

- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #536-4100) for any spill of reportable quantity.

No.	Date	DESCRIPTION
9	04/23/2025	REVISED FOR CITY COMMENTS
10	15/02/2025	REVISED FOR ARCHITECT COMMENTS
11	03/25/2025	REVISED FOR CITY COMMENTS
12	13/02/2025	REVISED FOR CITY COMMENTS
13	14/02/2025	REVISED FOR CITY COMMENTS
14	11/26/2025	SCALE MEASURES WHICH ACCORDINGLY FOR REDUCED SIZE SHEETS



PROFESSIONAL ENGINEER
No. 12655175
J. HYRUM
OSGUTHORPE
STATE OF UTAH
11/26/2025



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CONCRETE WASTE MANAGEMENT 1

SCALE: NTS

INLET PROTECTION WATTLE 2

SCALE: NTS

MATERIALS STORAGE 3

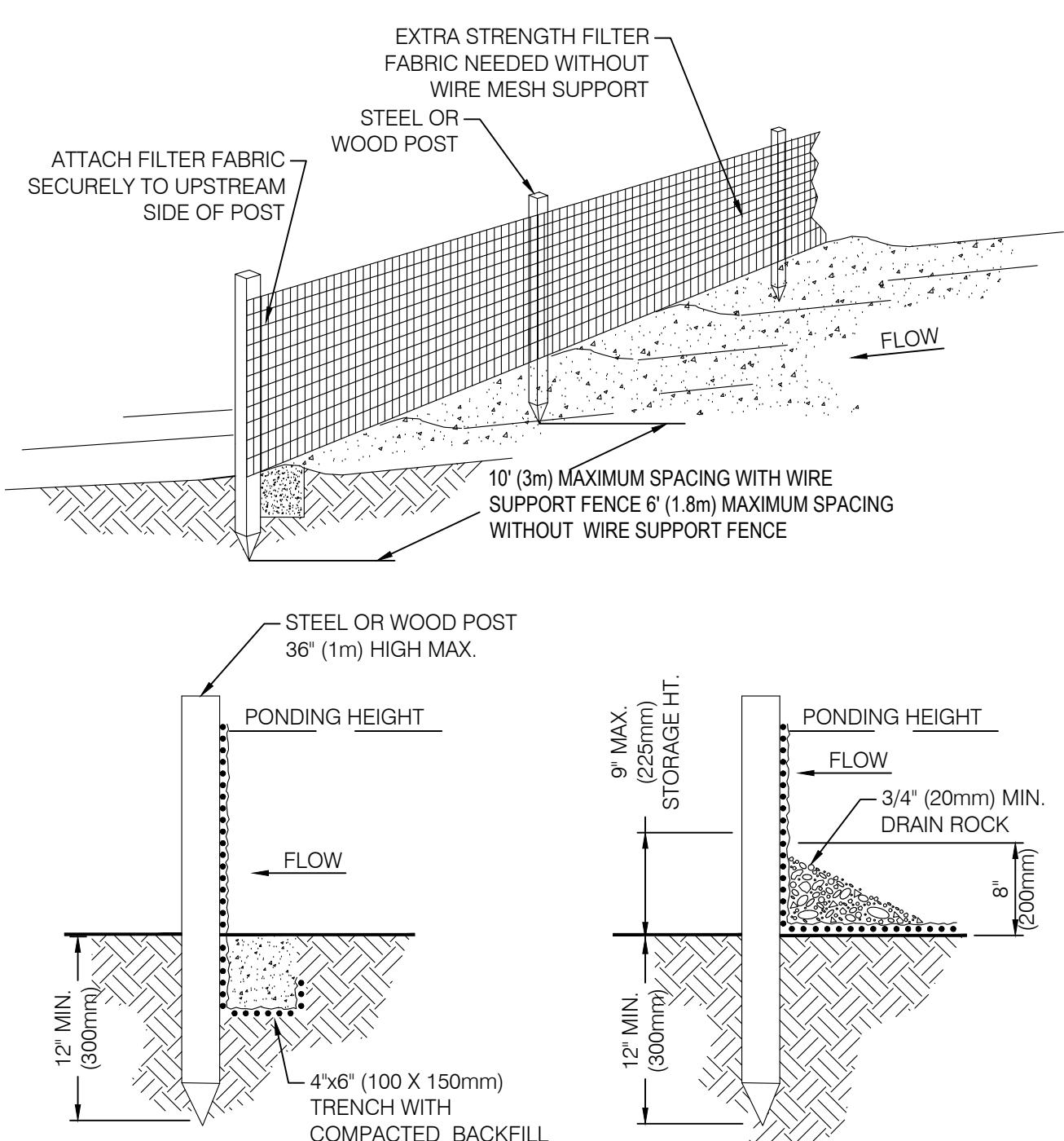
SCALE: NTS

PORTABLE TOILETS 4

SCALE: NTS

SPILL CLEAN UP 5

SCALE: NTS



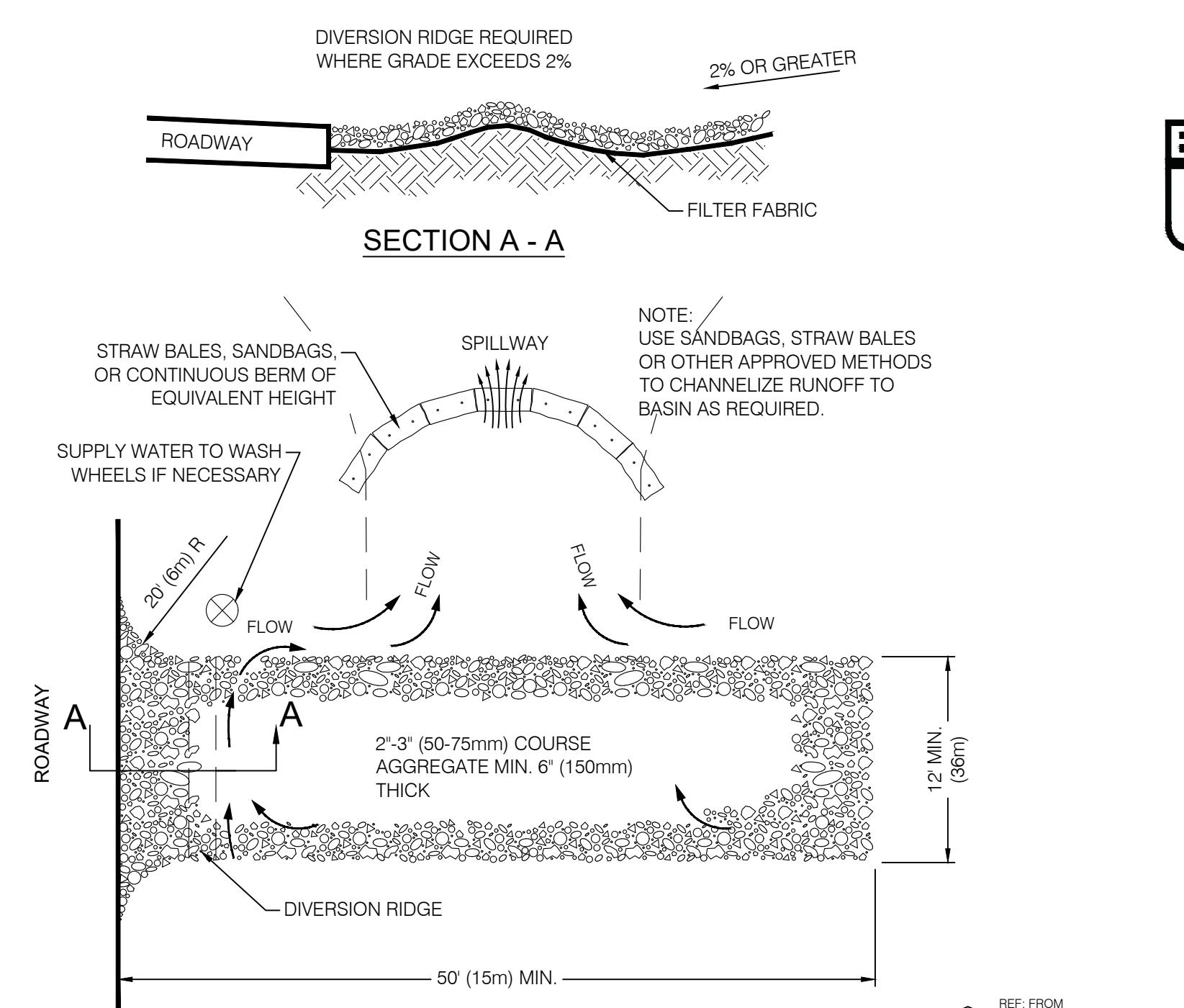
NOTES:

- SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9' (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
- REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

NOTES:

1. SILT FENCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

REF. FROM
1994 JOHN McCULLAH



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

REF. FROM
1994 JOHN McCULLAH

SILT FENCE 6

SCALE: NTS



"SWPPP INFORMATION" MUST BE
DISPLAYED PROMINENTLY ACROSS THE
TOP OF THE SIGN, AS SHOWN IN THE
DETAIL.

SIGN TO BE CONSTRUCTED OF A RIGID
MATERIAL SUCH AS PLYWOOD OR
OUTDOOR SIGN BOARD. SIGN MUST BE
CONSTRUCTED IN A MANNER TO
PROTECT DOCUMENTS FROM DAMAGE
DUE TO WEATHER (WIND, SUN,
MOISTURE, ETC.)

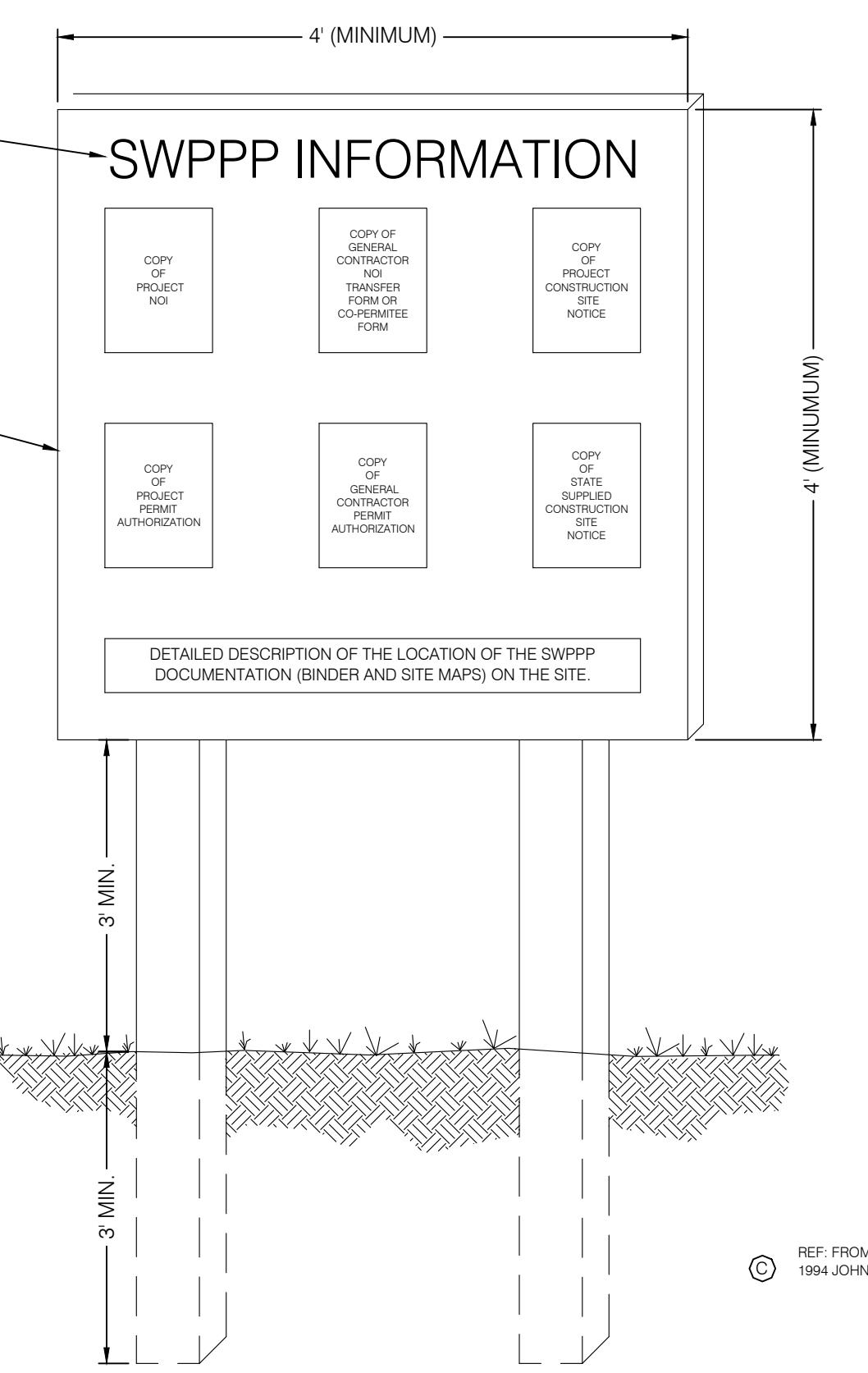
NOTES:
1) THE SWPPP INFORMATION SIGN MUST BE LOCATED
NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS
ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT
NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.

2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A
CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT
CONSTRUCTION AND UNTIL THE NOTICE-TO TERMINATION
(NOT) IS FILED FOR THE PERMIT.

3) CONTRACTOR SHALL POST OTHER STORM WATER
AND/OR EROSION AND SEDIMENT CONTROL RELATED
PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING
AGENCY.

4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC
RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE
GOVERNING AGENCY.

5) CONTRACTOR IS RESPONSIBLE FOR ENSURING
STABILITY IF THE SWPPP INFORMATION SIGN.



REF. FROM
1994 JOHN McCULLAH

PROJECT NO. 2212304

EROSION
CONTROL
DETAILS

CEP.02
9 OF 13

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT 7

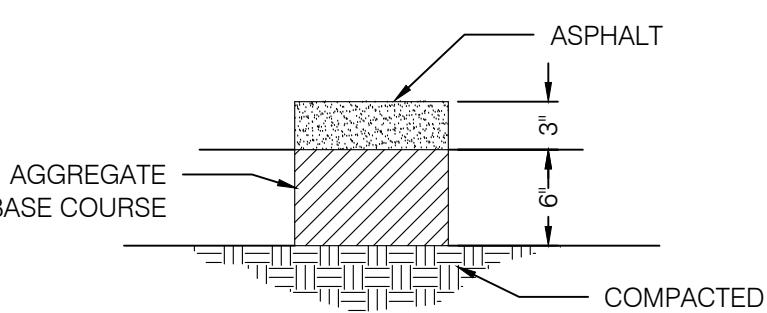
SCALE: NTS

SWPPP INFORMATION SIGN 8

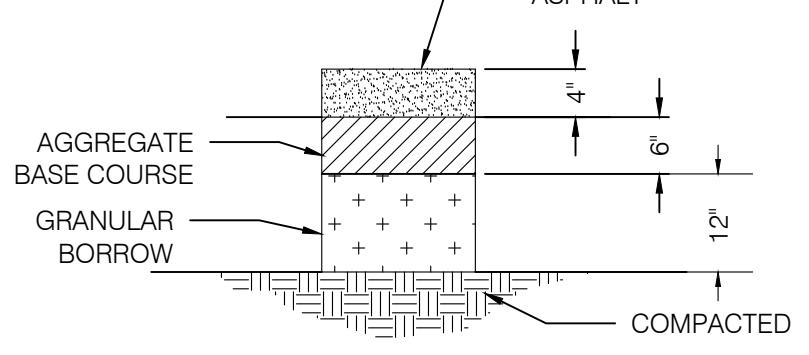
SCALE: NTS

Rigid Pavement		Flexible Pavement		
Traffic	Portland Cement Concrete	Asphaltic Concrete	Base Course	Granular Borrow
Predominantly Car Traffic		3"	6"	—
2 Semis per Day	5"	3"	6"	8"
10 Semis per Day	5 1/2"	4"	6"	12"
	6"			

ABOVE FROM GEOTECHNICAL REPORT:



LIGHT DUTY TRAFFIC (DRIVeway AND PARKING STALLS)



HEAVY DUTY TRAFFIC* (670 WEST PUBLIC STREET)

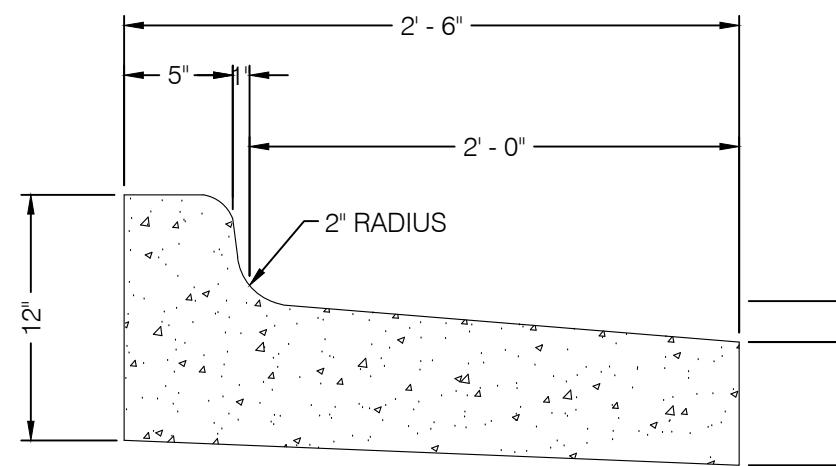
NOTE:
1. FOR REINFORCEMENT DESIGN OF PCC PAVEMENT SECTIONS SEE STRUCTURAL ENGINEER
2. FOR DOWEL DESIGN OF PCC PAVEMENT SECTIONS SEE GEOTECHNICAL ENGINEER.
3. FOR FULL PAVEMENT RECOMMENDATIONS, SEE AGCE REPORT DATED APRIL 4, 2024. (PROJECT NO. 1240196)

PAVEMENT SECTIONS (1)

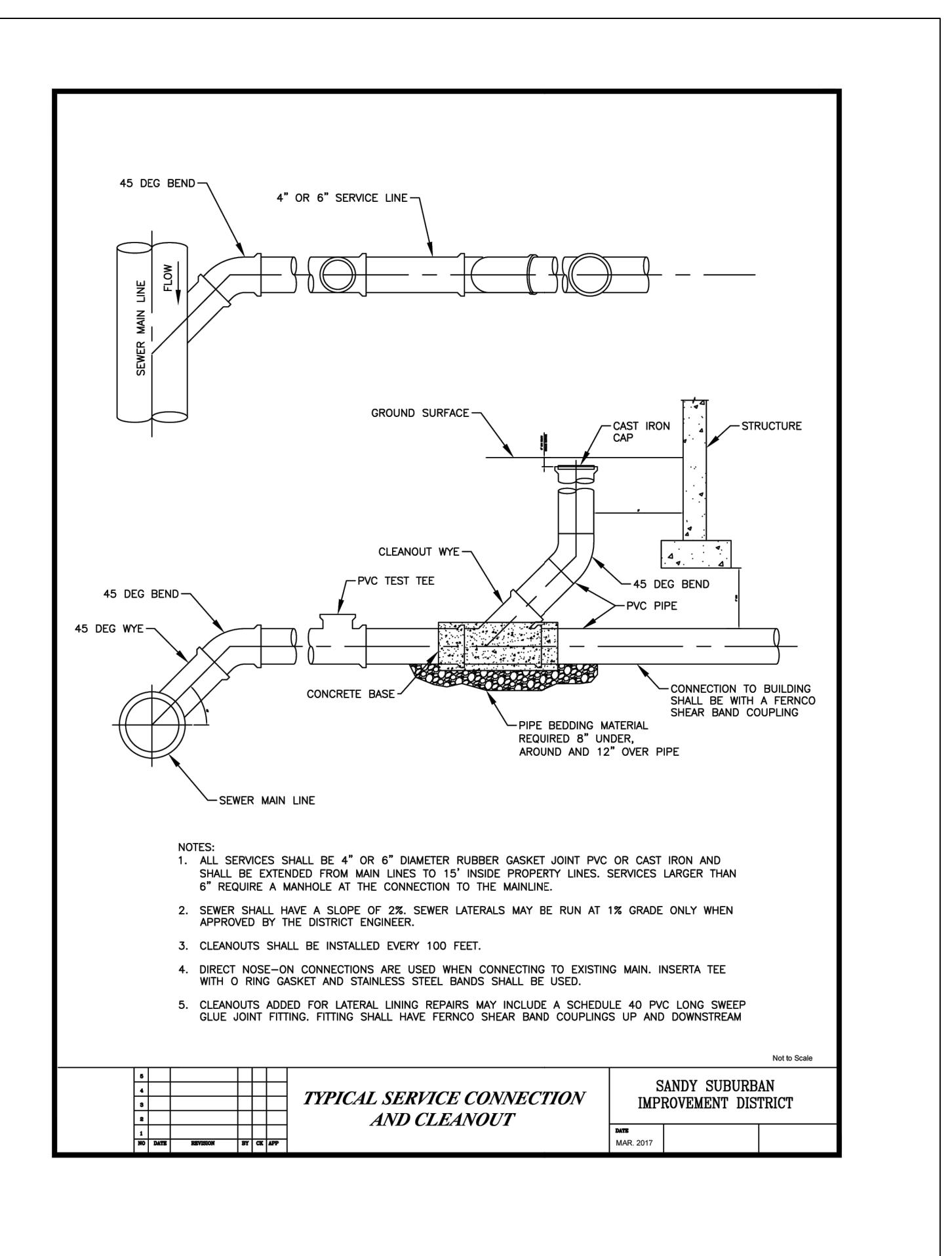
NOTE:
CONTRACTOR TO VERIFY PAVEMENT PLACEMENT AND DESIGN WITH OWNER

TYPICAL RELEASE CURB & GUTTER (2)

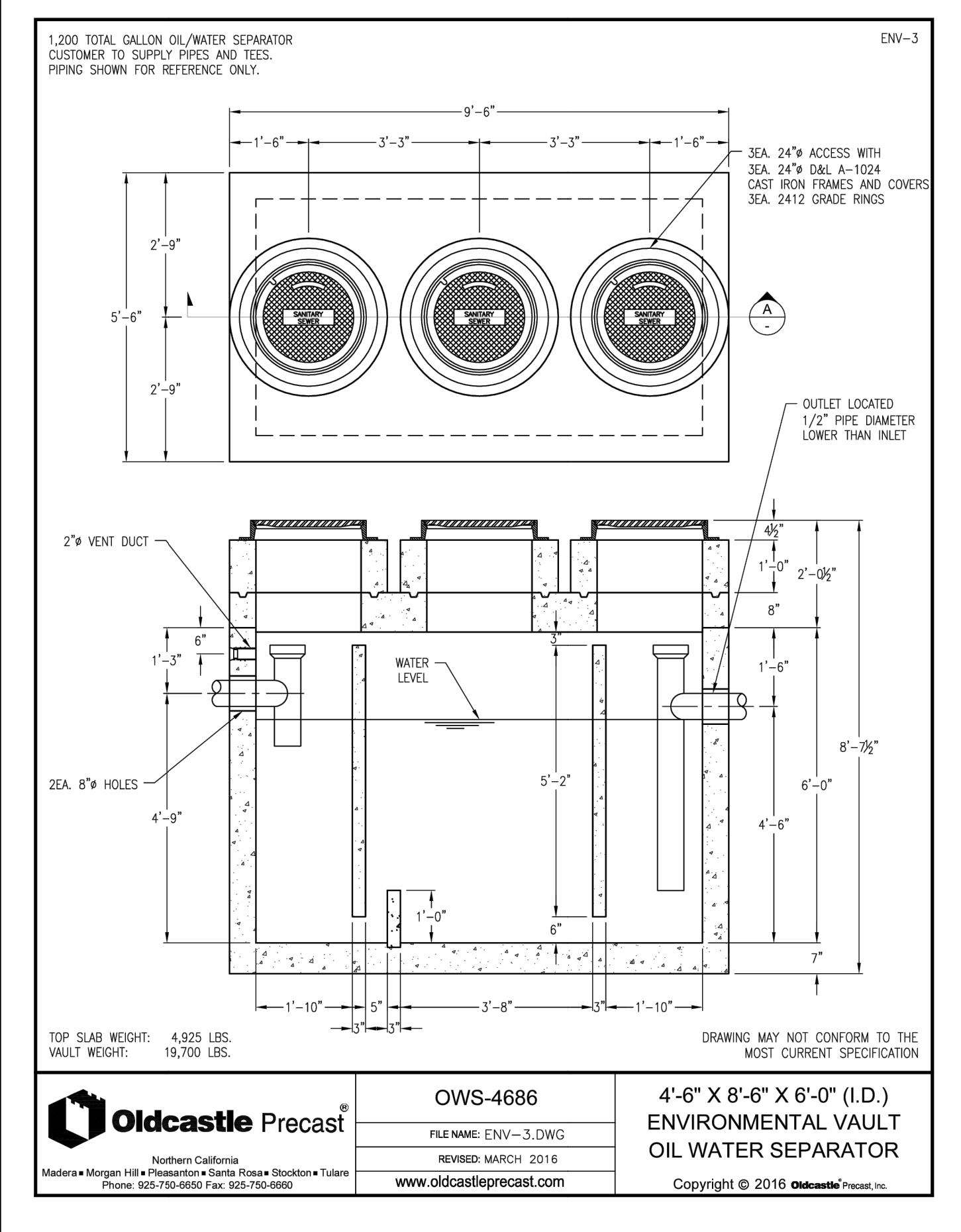
NOTE: 6' MIN. OF UNTREATED BASE COURSE REQ'D UNDER CURB AND GUTTER. COMPACT TO 95% ASHTO T-180 - METHOD D.



DUMPSTER PAD STANDARD:
PAD CONCRETE 6.5' MIN
AGGREGATE 4" MIN
BASE COURSE



TYPICAL SERVICE CONNECTION AND CLEANOUT
SANDY SUBURBAN IMPROVEMENT DISTRICT

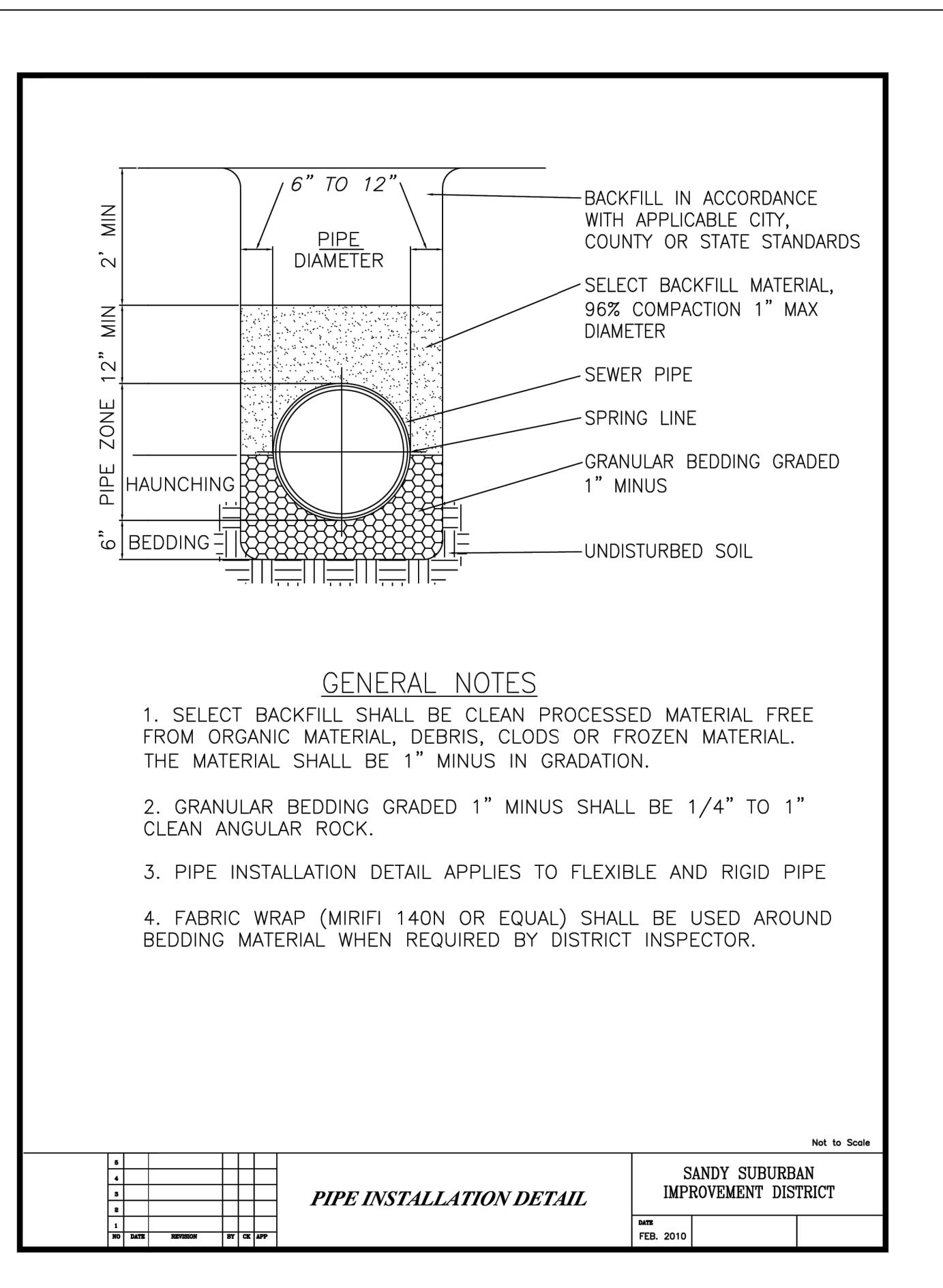


Oldcastle Precast
4'6" X 8'6" X 6'0" (I.D.)
ENVIRONMENTAL VAULT
OIL WATER SEPARATOR

DRAWING MAY NOT CONFORM TO THE MOST CURRENT SPECIFICATION

OLDCASTLE OIL & WATER SEPARATOR (4)

SSID SEWER SERVICE & CLEANOUT (3)



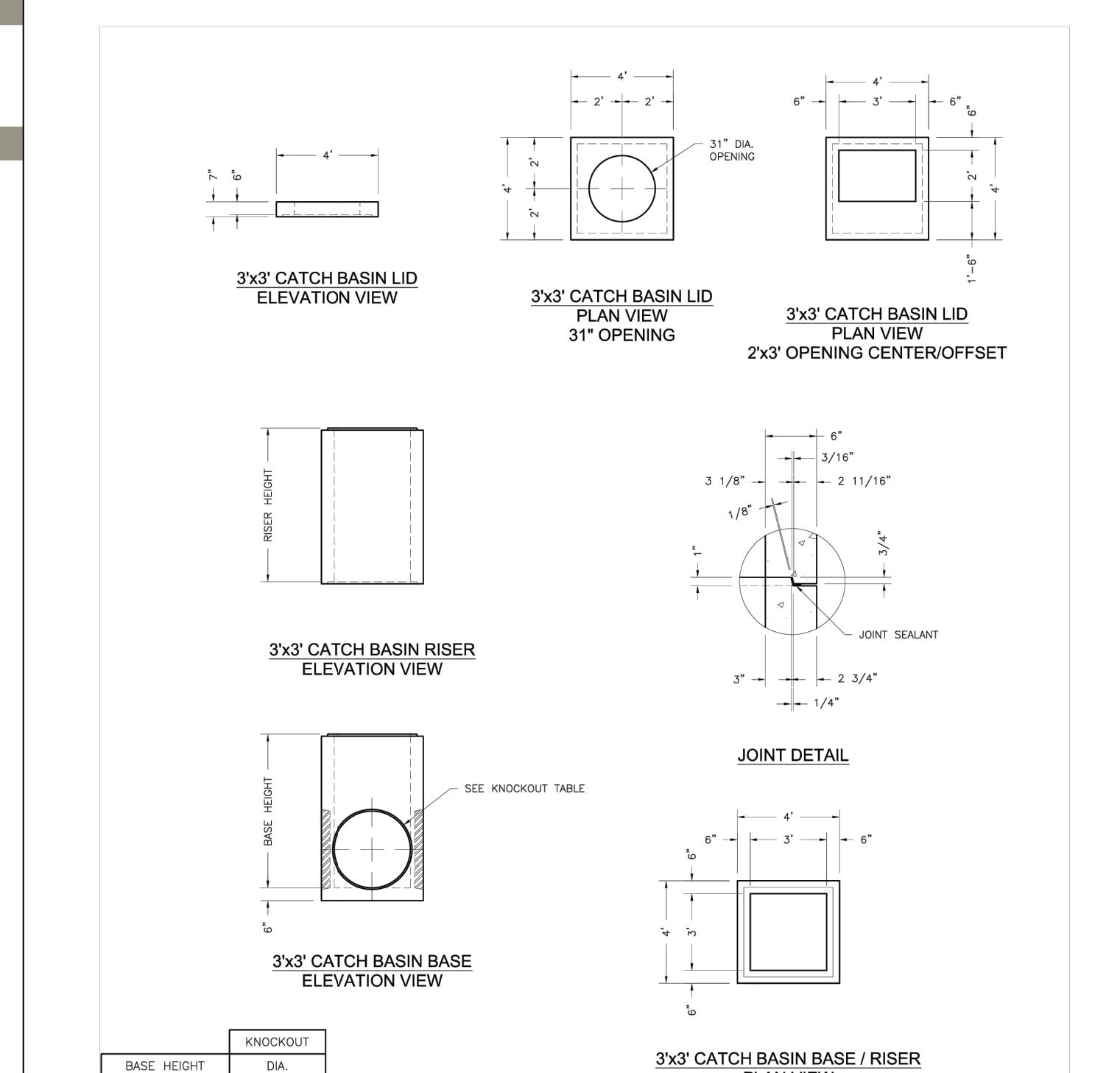
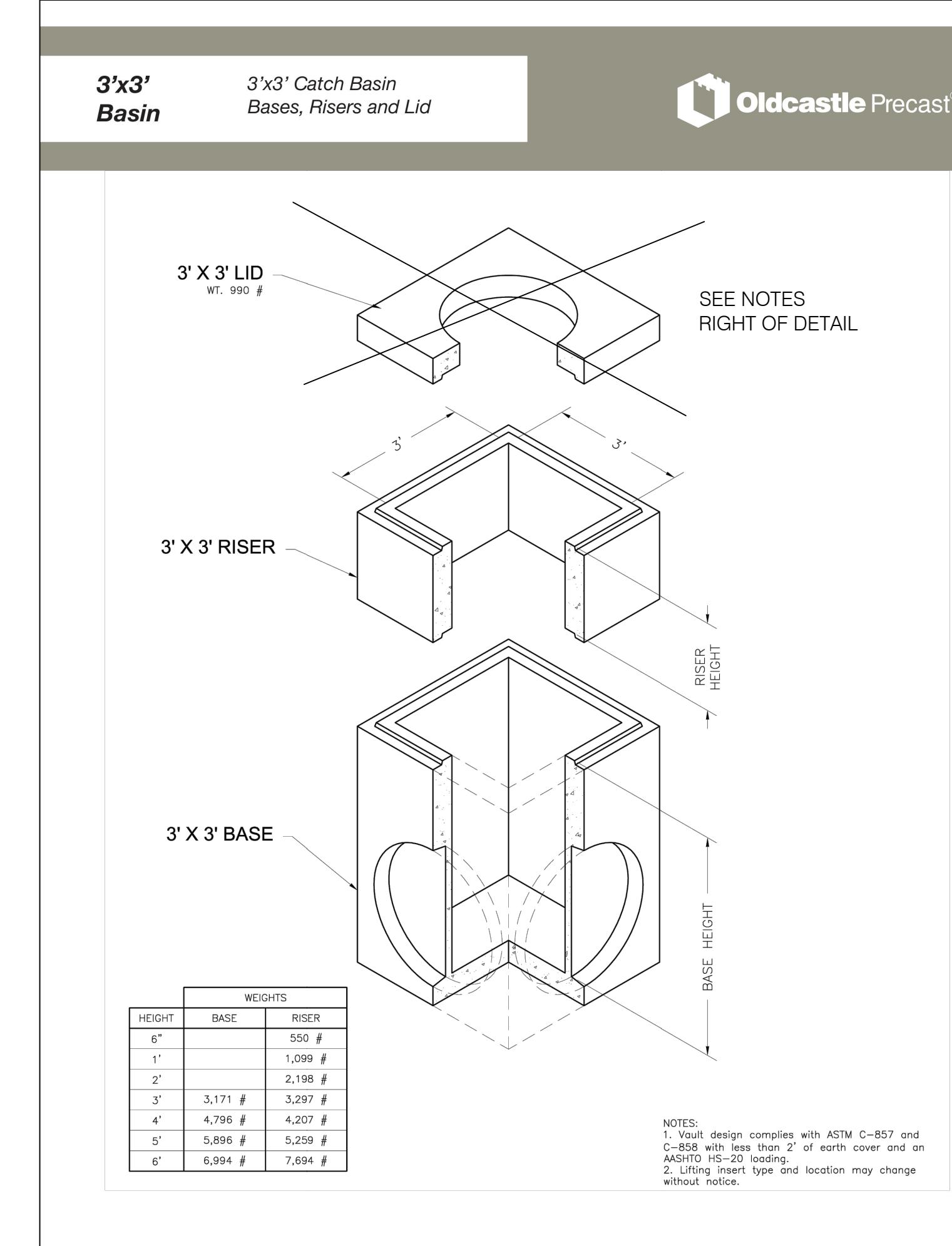
GENERAL NOTES

1. SELECT BACKFILL SHALL BE CLEAN PROCESSED MATERIAL FREE FROM ORGANIC MATERIAL, DEBRIS, CLODS OR FROZEN MATERIAL. THE MATERIAL SHALL BE 1" MINUS IN GRADATION.
2. GRANULAR BEDDING GRADED 1" MINUS SHALL BE 1/4" TO 1" CLEAN ANGULAR ROCK.
3. PIPE INSTALLATION DETAIL APPLIES TO FLEXIBLE AND RIGID PIPE
4. FABRIC WRAP (MIRIFI 140N OR EQUAL) SHALL BE USED AROUND BEDDING MATERIAL WHEN REQUIRED BY DISTRICT INSPECTOR.

PIPE INSTALLATION DETAIL

SANDY SUBURBAN IMPROVEMENT DISTRICT

PIPE INSTALLATION PER SSID (5)

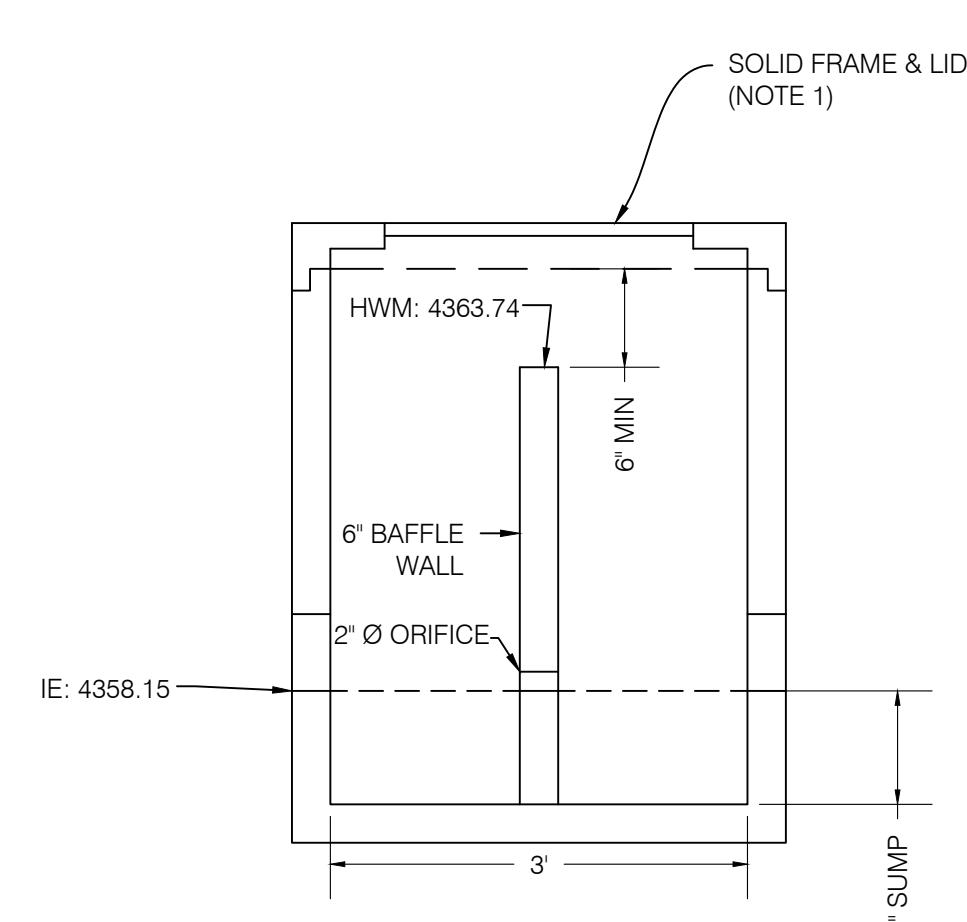


Oldcastle Precast
801 West 12th Street
Ogden, Utah 84404
Phone: (801) 399-1171
Fax: (801) 392-7849
For more information about our products, please visit
oldcastleprecast.com

OLDCASTLE 3'X3' CB (6)

SCALE: NTS

NOTE:
1. INSTALL OLDCASLE 332P FRAME AND COVER (CAST IN FLUSH) & 55-332P-PCP, NOT THE TYPICAL LID & GRATE.
2. A 6" BAFFLE WALL MUST BE ADDED TO THE CATCH BASIN SEPARATING THE WEST AND EAST PIPE INVERTS. THE TOP OF THE BAFFLE WALL MUST BE AT THE ELEVATION 4363.74.
3. A 2" Ø CORE DRILLED ORIFICE MUST BE ADDED TO THE BAFFLE WALL MATCHING THE ELEVATION OF THE PIPE INVERTS. SEE CGD.01 FOR INVERT ELEVATIONS.

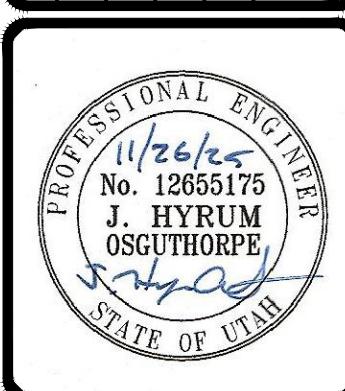


NORTH SIDE SECTION VIEW
NOT TO SCALE

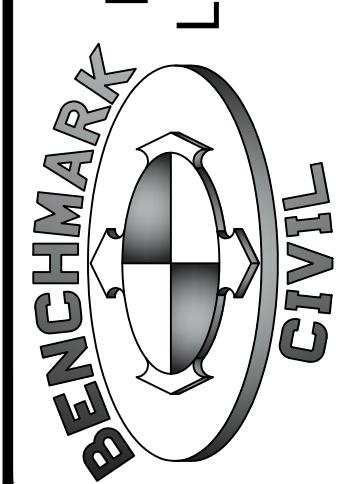
AC HQ

9352 SOUTH 670 WEST
SANDY, UTAH

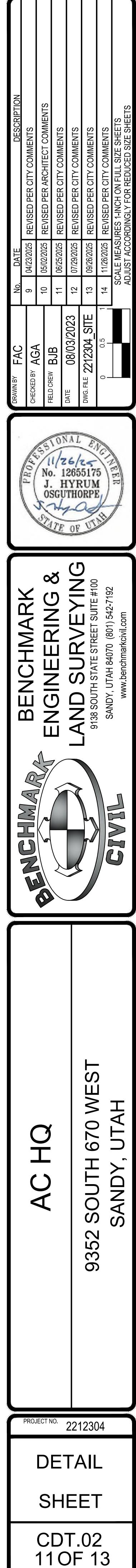
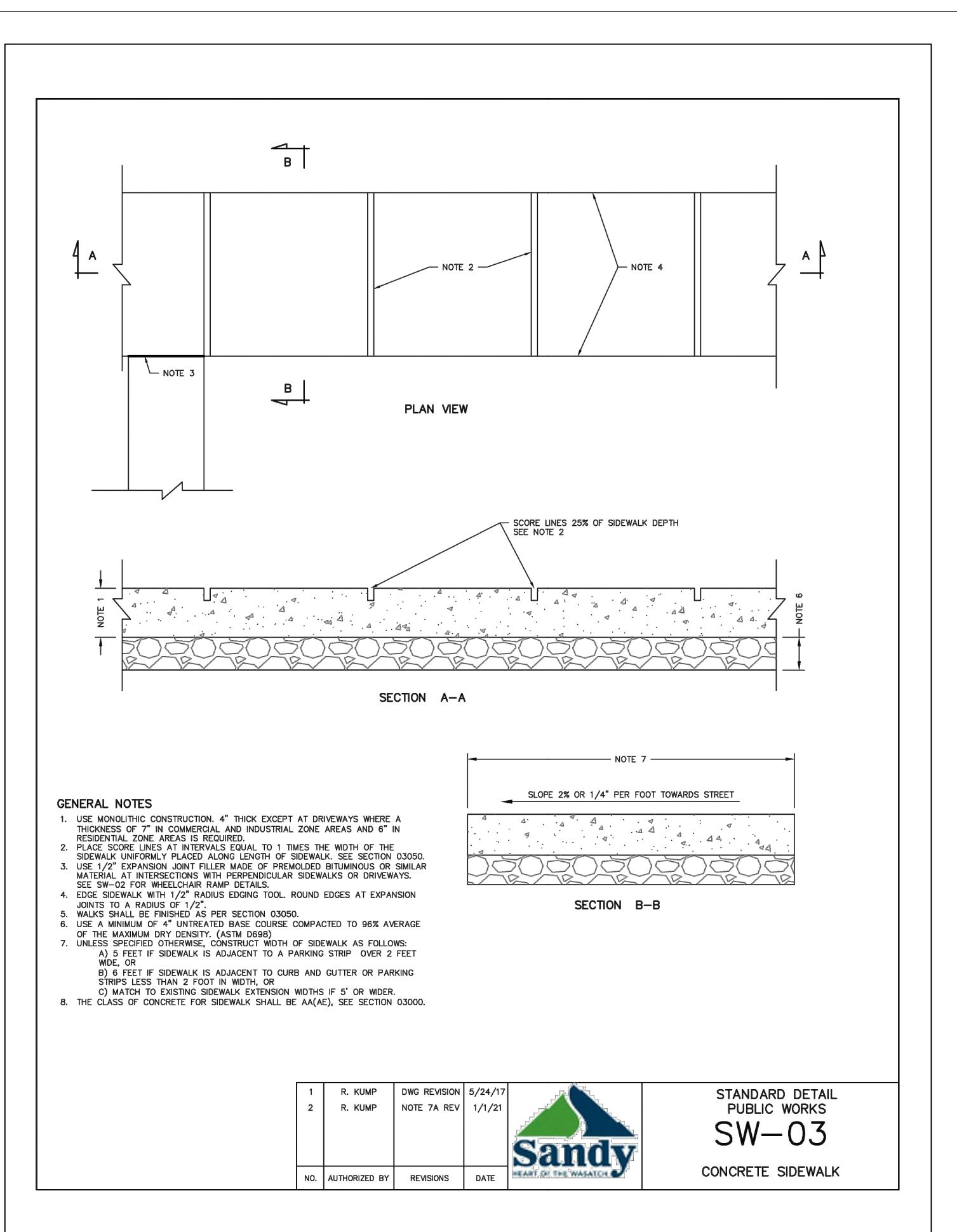
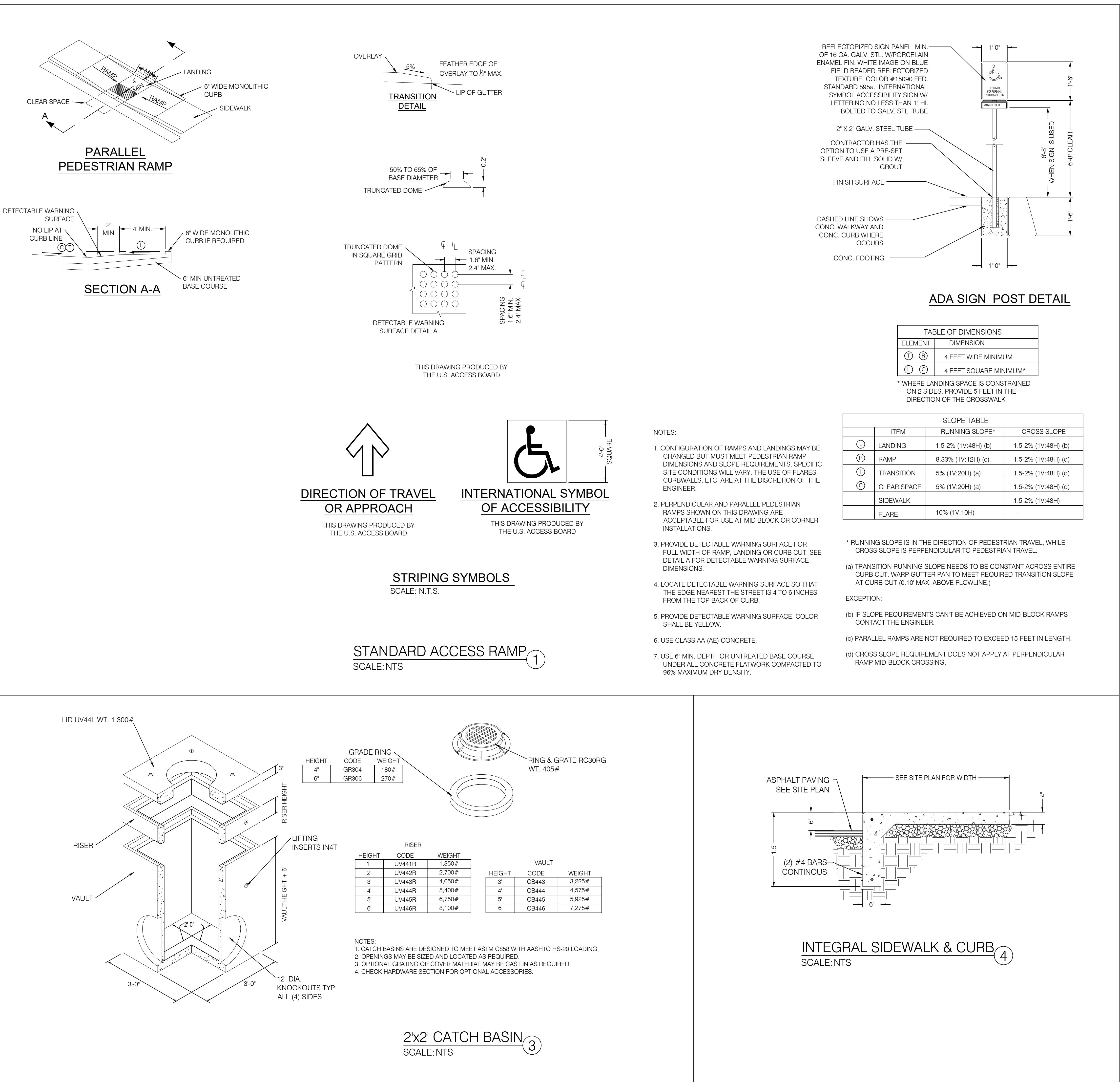
PROJECT NO. 2212304
DETAIL SHEET
CDT.01
10OF 13

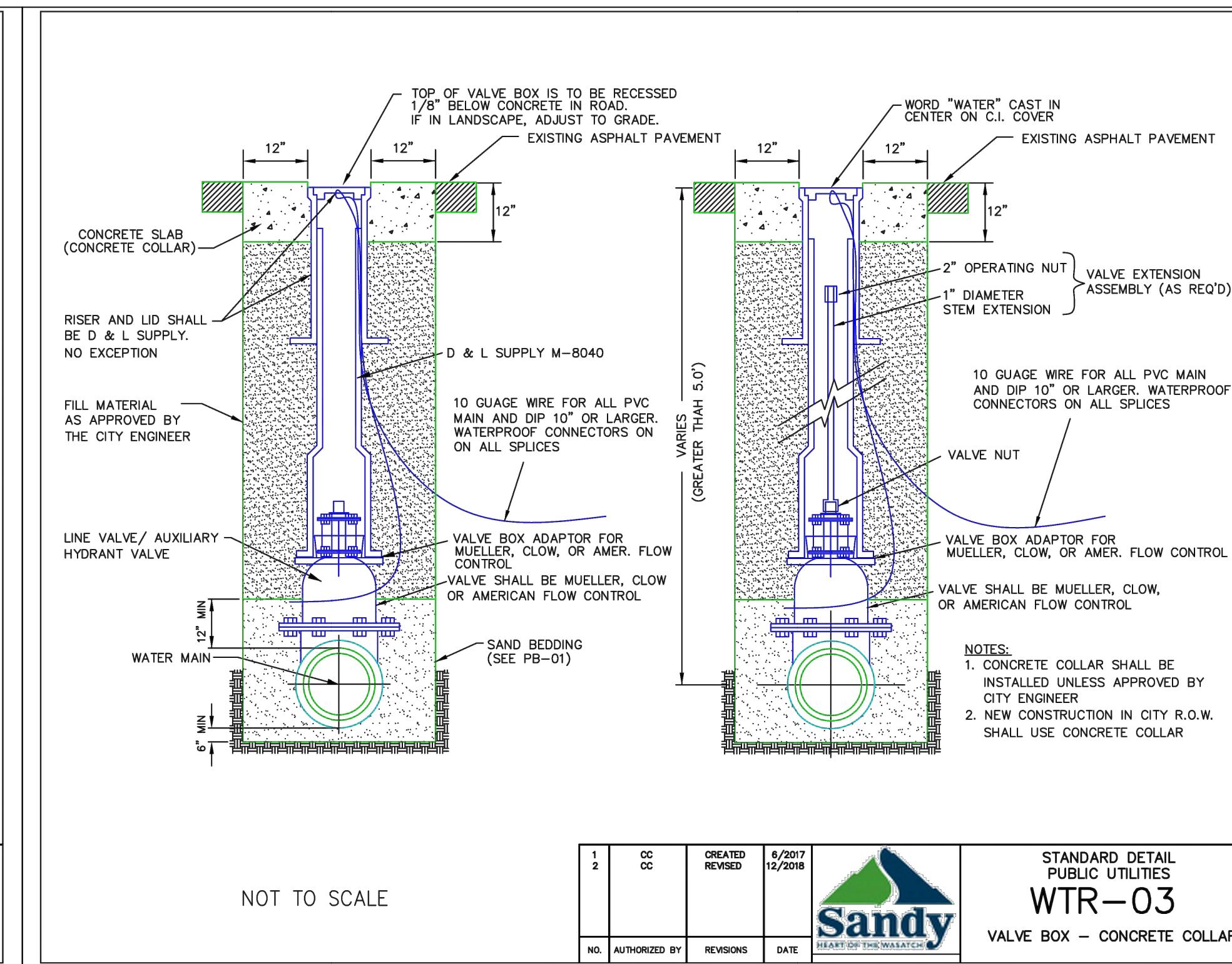
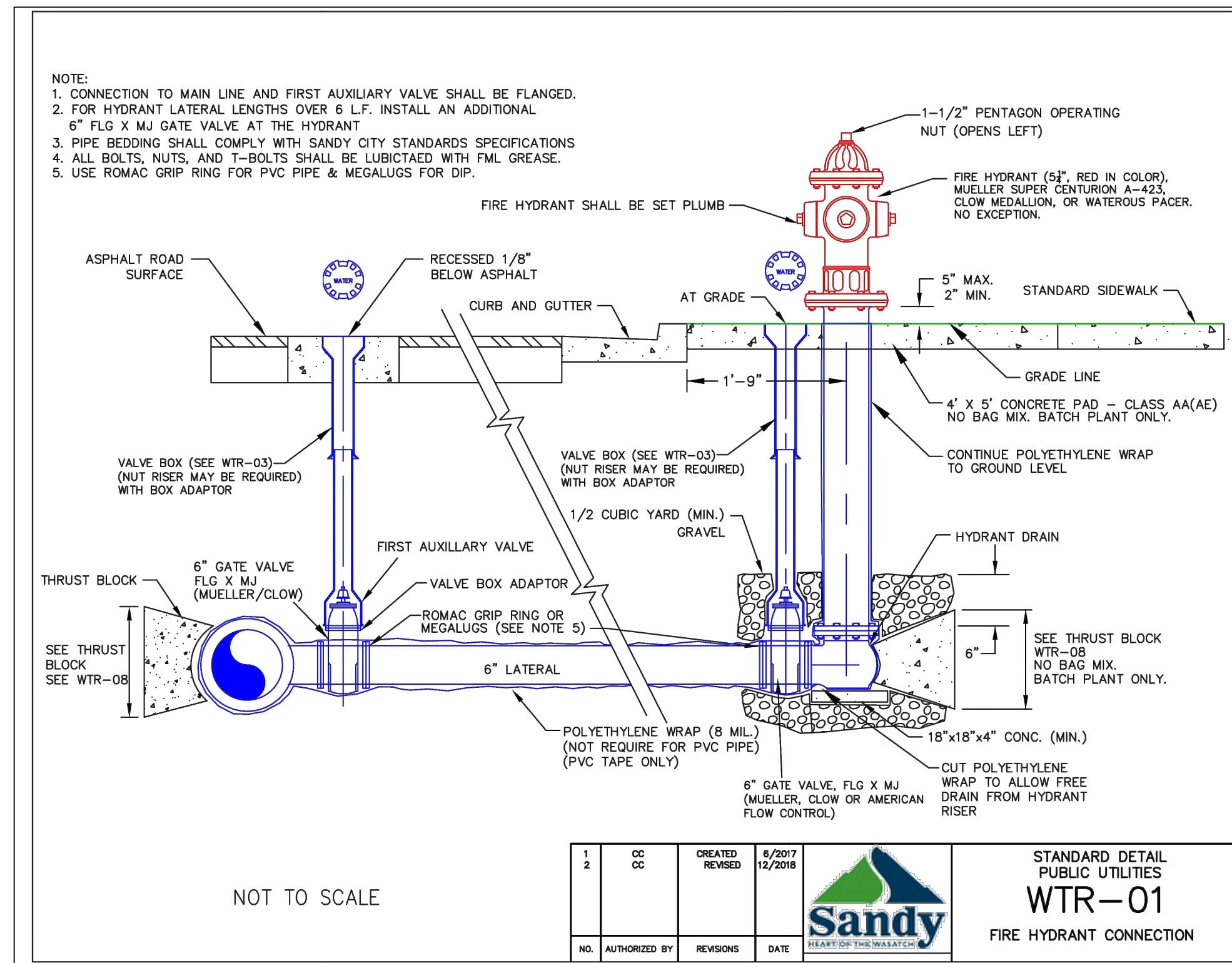
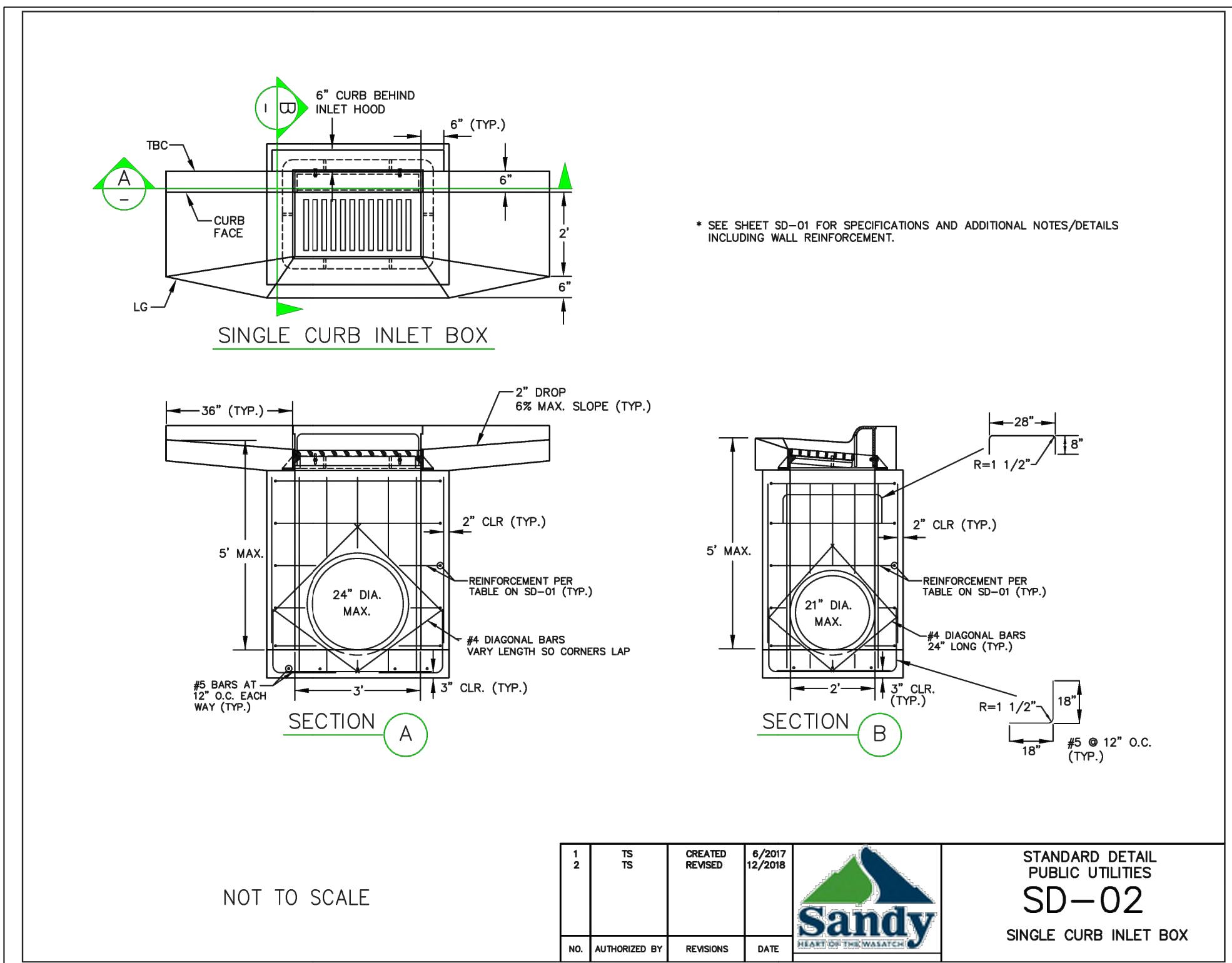


14/26/2023
No. 12655175
J. HYRUM
OSGUTHORPE
STATE OF UTAH
www.oldcastleprecast.com



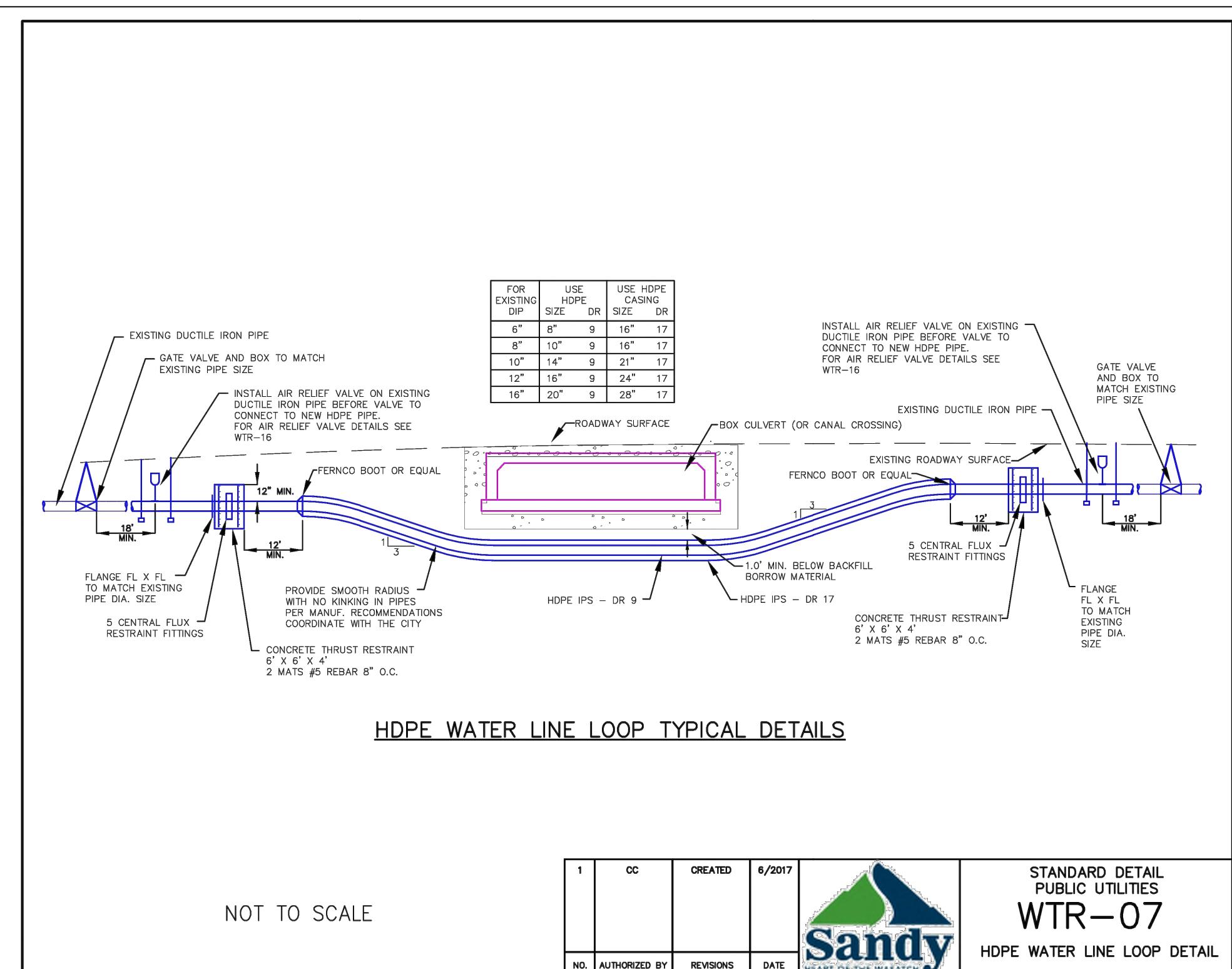
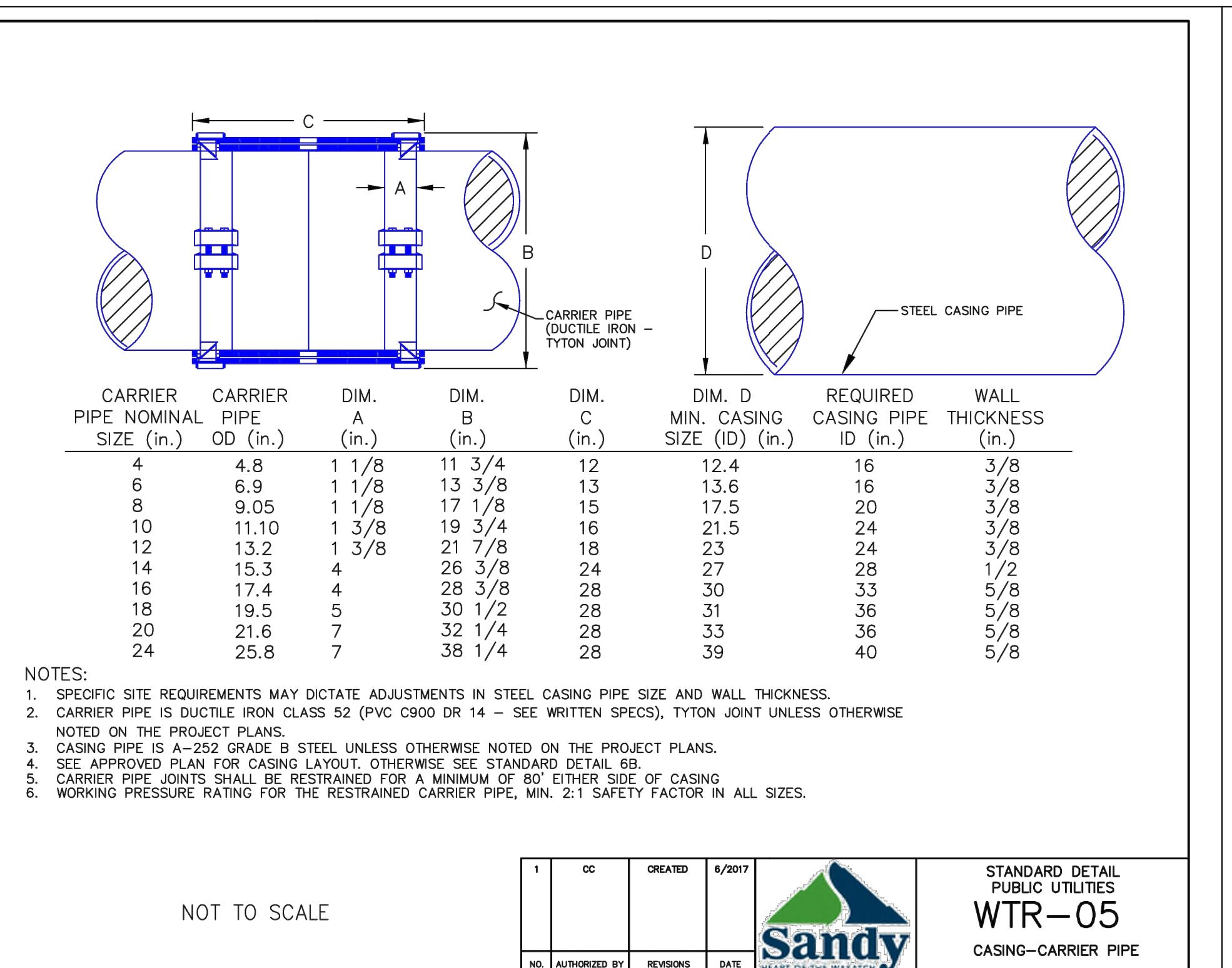
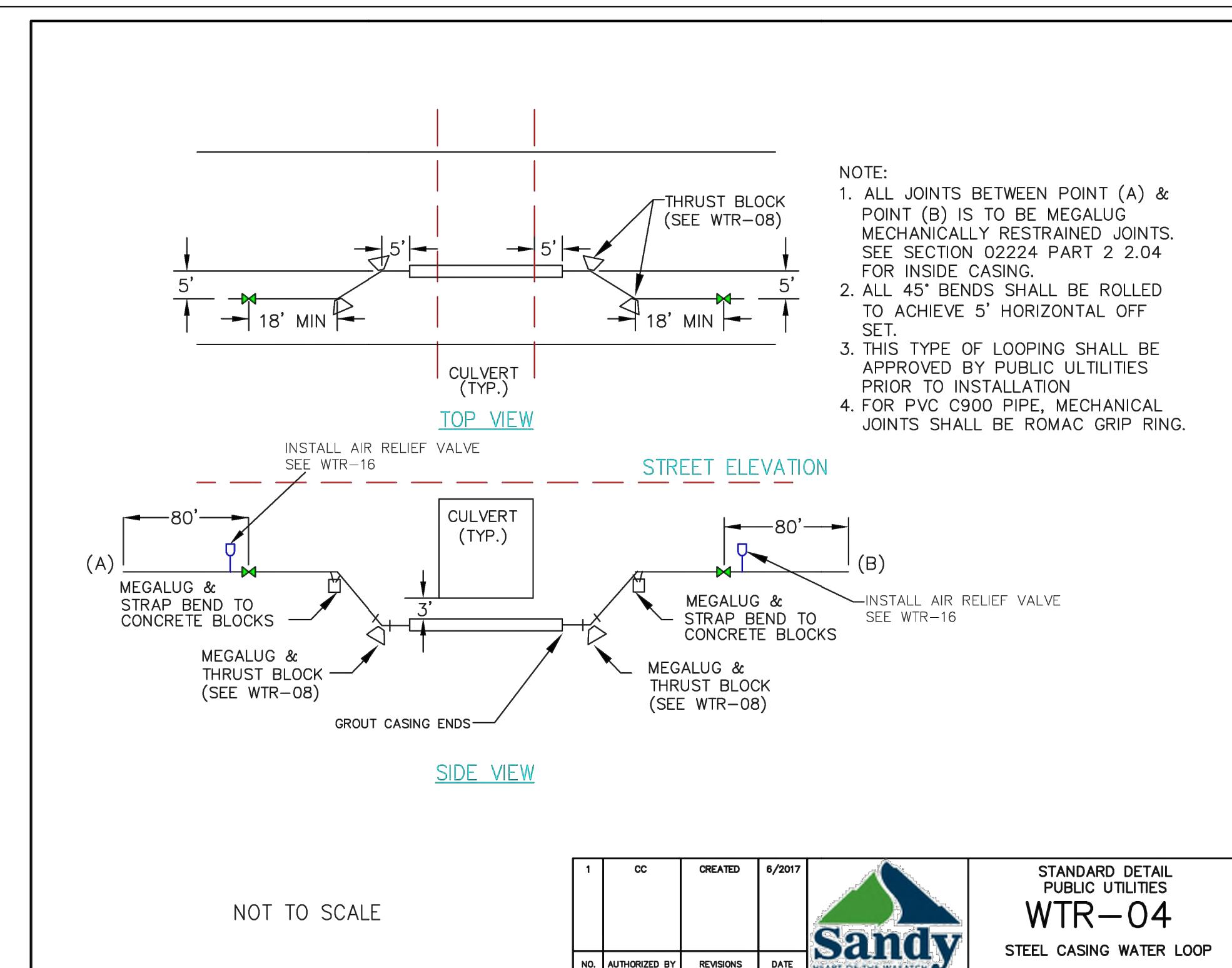
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7132
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SDIB PER SANDY CITY STANDARD SD-02
SCALE: NTS 1

FIRE HYDRANT AND GATE VALVE PER SANDY CITY STANDARDS WTR-01 & WTR-03



WATER LINE LOOP AND CASING PER SANDY CITY STANDARD WTR-04, WTR-05, & WTR-07 3

DRAWN BY	FAC	No.	DATE	DESCRIPTION
CHECKED BY	AGA	9	04/23/2025	REVISED PER CITY COMMENTS
FIELD CREW	BJB	10	05/05/2025	REVISED PER ARCHITECT COMMENTS
DATE	08/03/2023	11	06/25/2025	REVISED PER CITY COMMENTS
DWG. FILE	2212304_SITE	12	07/29/2025	REVISED PER CITY COMMENTS
		13	09/26/2025	REVISED PER CITY COMMENTS
		14	11/26/2025	REVISED PER CITY COMMENTS
0	0.5			SCALE MEASURES 1-INCH ON FULL SIZE SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

A circular professional engineer seal. The outer ring contains the text "PROFESSIONAL ENGINEER" at the top and "STATE OF UTAH" at the bottom. The center of the seal contains the date "11/26/25", the name "J. HYRUM OSGUTHORPE", and the number "No. 12655175". There is a handwritten signature "J. Hyrum Osguthorpe" over the center text.

**BENCHMARK
ENGINEERING &
SURVEYING**

1138 SOUTH STATE STREET SUITE #100
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The logo for Benchmark Civil features the word 'BENCHMARK' in a large, bold, sans-serif font, oriented vertically along the left side of a thick, dark grey oval. Inside the oval is a stylized, three-dimensional representation of a bridge arch, rendered in white and grey. To the right of the oval, the word 'CIVIL' is written in a large, bold, sans-serif font, oriented vertically.

AC HQ

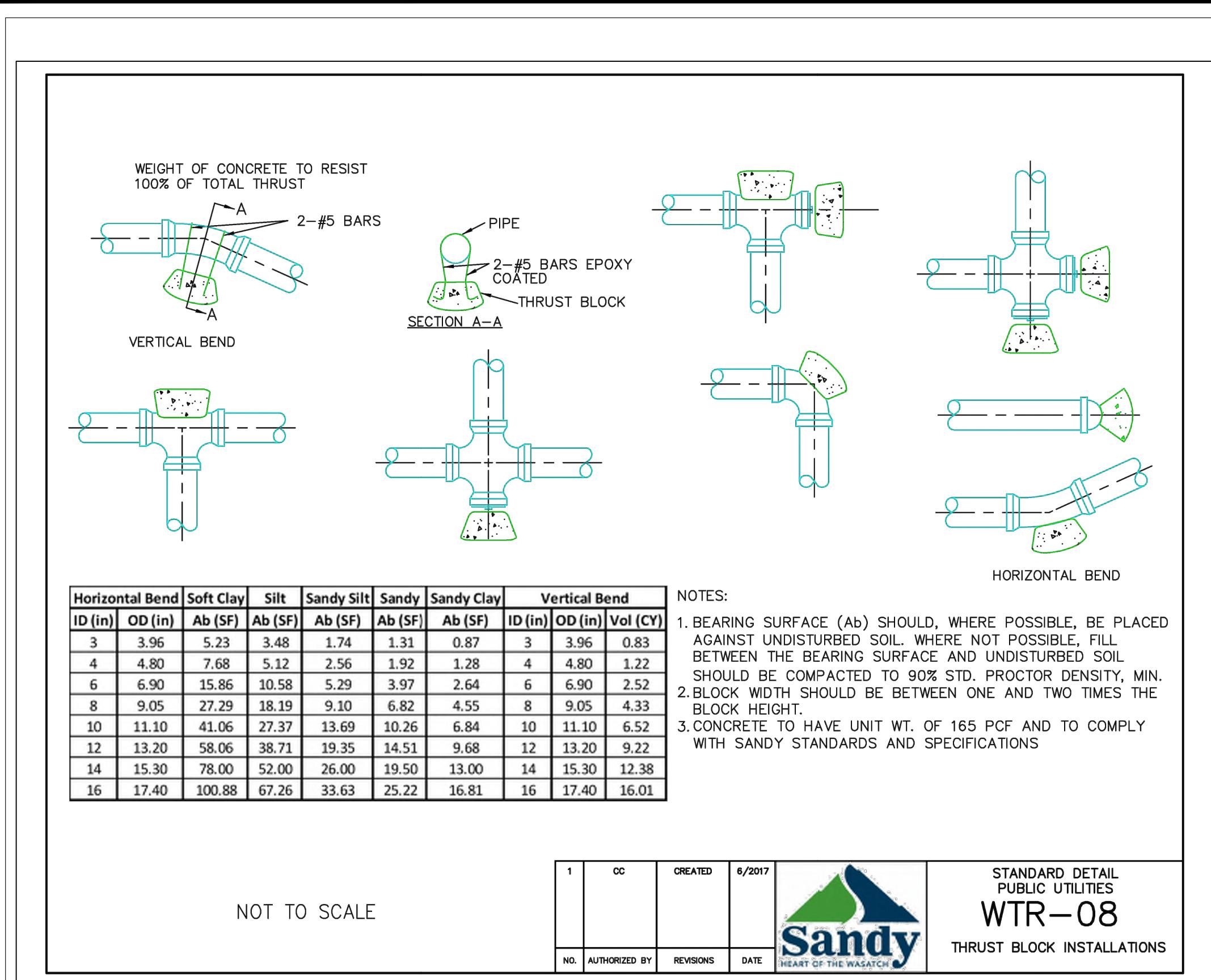
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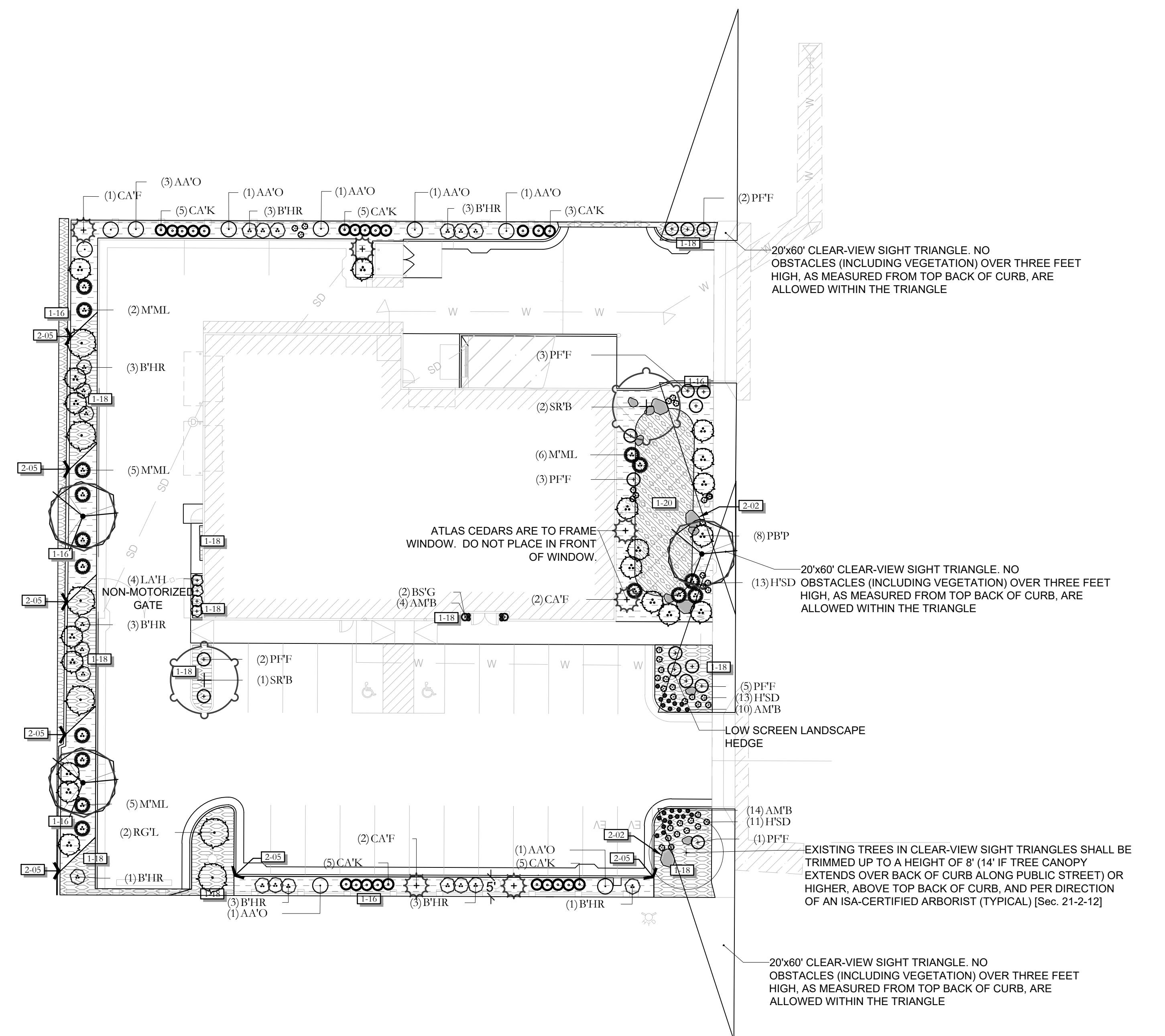
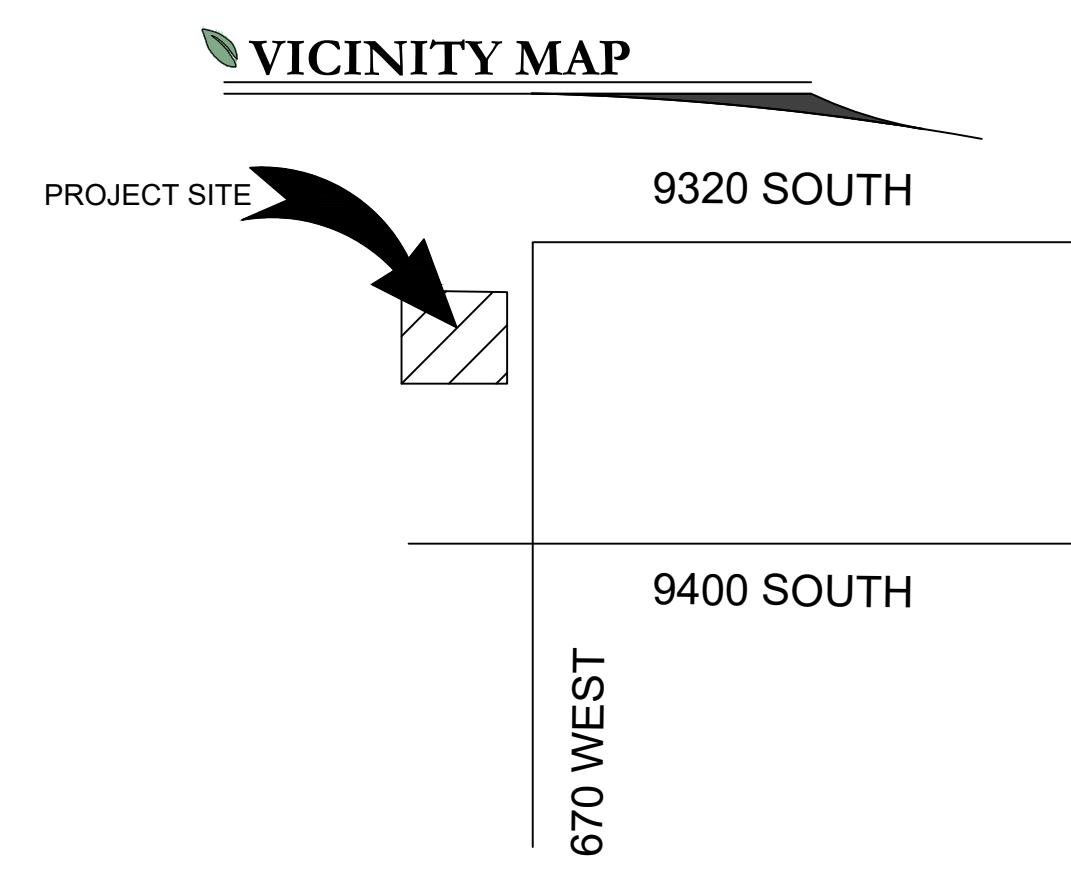
PROJECT NO. 2212304

DETAIL

SHEET

CDT.03
12 OF 13

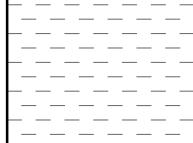
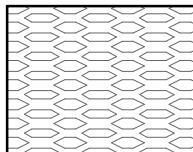
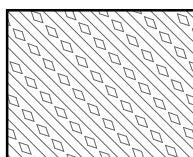




 **PLANT LEGEND** (NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
CONIFERS						
	CA'F	6	Cedrus atlantica glauca 'Fastigiata' Columnar Blue Atlas Cedar low to moderate; 30x10; sun to part shade; z6; Utah Lake water tolerant	B & B		6'
DECIDUOUS TREES						
	SR'B	2	Syringa reticulata 'Bailnse' Snowdance Tree Lilac Td3; 18x20; AV 314; sun; z3	B & B	2"Cal	
	ZS'C	3	Zelkova serrata 'JFS-KW1' TM City Sprite Zelkova Td4; 24x18; AV 490; sun; z5; Utah Lake water tolerant	B & B	2"Cal	
SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT						
DECIDUOUS SHRUBS						
	AA'O	9	Amelanchier alnifolia 'Obelisk' TM Standing Ovation Serviceberry Sd2; 15x4; AV50; sun to part shade; z2; Utah Lake water tolerant	5 gal		
	B'HR	20	Buddleja davidii 'Tobud1202' Buzz™ Hot Raspberry Butterfly Bush Moderate; 4'x4'; sun; z5; Utah Lake water tolerant	5 gal		
	PB'P	19	Prunus besseyi 'P011S' 'Pawnee Buttes' Pawnee Buttes Sand Cherry Sd1; 1.5 x 6; AV19.5; sun; z4; Potentilla fruticosa 'Fargo' Dakota Sunspot TM	5 gal		
	PF'F	16	Fargo Yellow Shrubby Cinquefoil Sd2; 2-3 x3-4; AV 7; sun; z2; Utah Lake water tolerant	5 gal		
	RG'L	6	Rhus aromatica 'Gro-Low' Gro-Low Sumac GV1; 2 x 8; AV 28; full to part sun; z4; Utah Lake water tolerant	5 gal		
EVERGREEN SHRUBS						
	BS'G	2	Buxus sempervirens 'Graham Blandy' Graham Blandy English Boxwood moderate; 9x2; Sun to part shade; z5; Utah Lake water tolerant	5 gal		
	LA'H	4	Lavandula angustifolia 'Hidcote Blue' Hidcote Blue Lavender P2; 1.5x3; AV 3; sun; z4; Utah Lake water tolerant	1 gal		
GRASSES						
	CA'K	23	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal		
	M'ML	16	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass Tw2; 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant	2 gal		
PERENNIALS						
	AM'B	28	Armeria maritima 'Bloodstone' Bloodstone Sea Thrift 8-10" x 12-18; sun to part shade; low water z3	1 gal		
	H'SD	41	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily P3; 2x2; AV 1; full to part sun; z3; Utah Lake water tolerant	1 gal		

SITE MATERIALS LEGEND (NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY; SITE MATERIALS QUANTITIES PROVIDED ARE PROVIDED FOR CONVENIENCE ONLY)

1 LANDSCAPE	
	1-16 1" PERMA BARK ROCK MULCH. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101. 2,696 sf
	1-18 1" CRUSHED LAKESIDE GRAVEL, SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101. 1,977 sf
	1-20 2-4" SOUTHTOWN COBBLE. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101. 702 sf
2 HARDCAPE	
	2-01 BOULDERS- DECORATIVE 2'. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.. 7
	2-02 BOULDERS- DECORATIVE 4'. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501. 4
	2-05 5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION. 63 lf

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11/26/2025	UT24048	 811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org		ARCHITECTURAL COMPONENTS ATT: JOSH NAYLOR 801-557-5233 JNAYLOR@ARCH-COMPONENTS.COM	AC HQ 9352 S. 670 W. SANDY, UTAH <small>Copyright: PKJ DESIGN GROUP</small>		DRAWN: JJA CHECKED: ALR PLAT DATE: 11/16/2025
NO.	REVISION	DATE					
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LANDSCAPE OVERALL PLANS CITY PERMIT SET

P-100

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY
A THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:

1. SITE CONDITIONS
2. GUARANTEES
3. MAINTENANCE
4. SOIL AMENDMENTS
5. FINE GRADING
6. LANDSCAPE EDGING
7. FURNISH AND INSTALLING PLANT
8. TURF PLANTING
9. WEED BARRIER

1.2 SITE CONDITIONS

A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS; AND SHALL INCLUDE IN THE BID THE ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.

B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.

C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.

1.3 PERMITS

A. BLUE STAKE / DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.

1.5 FINAL INSPECTION

A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.

1.7 MAINTENANCE

A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 60 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUAGING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.

1.8 GUARANTEE

A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW IN A HEALTHY AND GROWING CONDITION AND NOT BE ALLOWED TO GROW IN AN UNACCEPTABLE UPRIGHT POSITION, ANY PLANT NOT ALIVE IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE.

PART II - PRODUCTS

GENERAL LANDSCAPE NOTES

GRADING AND DRAINAGE REQUIREMENTS

- AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6".
- AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES.
- A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO MOW, IMPROVE FINAL GRADE AND PROPER DRAINAGE. ESTABLISH AND EXPOSE ALL DRAINS, BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE.
- DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHEREVER DISTANCE IS GREATER.

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL, SOIL, AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
- SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOIL.
- SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARF TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL, SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
- EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6" TREE RING OF THE SAME EDGING.

LAWN/GRASS AREA

- ON ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL, IF SOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED IN DRIZZLING, FINISH LEVEL ALL AREAS PRIOR TO LAYING SOIL. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOIL AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
- SEED: ON SOIL TEST FOR ADEQUATE FERTILITY, ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR. COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18"

ISSUE DATE PROJECT NUMBER PLAN INFORMATION

11/26/2025 UT24048

PROJECT INFORMATION

PROJECT INFORMATION

DATE

4-4-2025

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REVISION

DATE

4-15-2025

NO.

REVISION

DATE

4-4-2025

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REVISION

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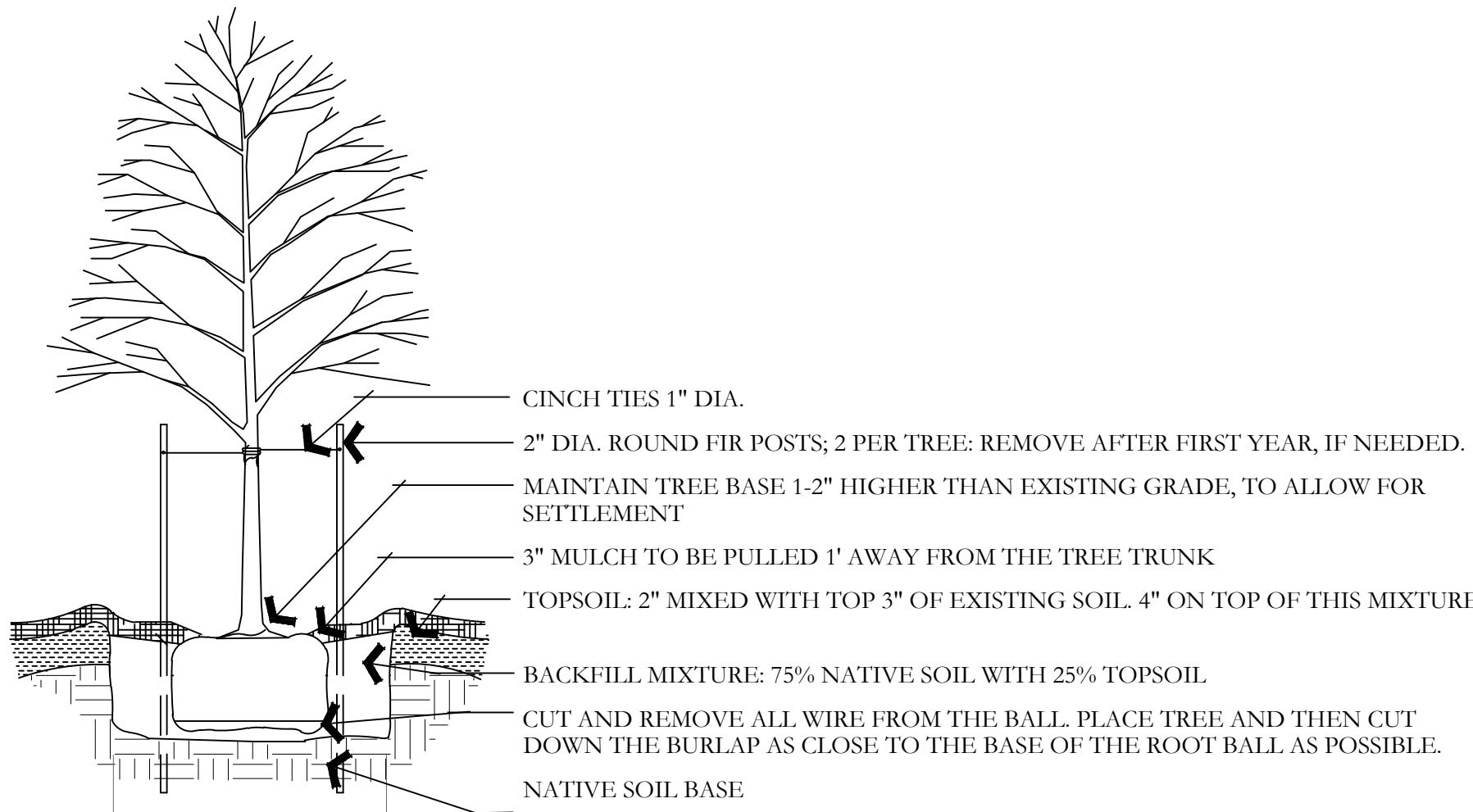
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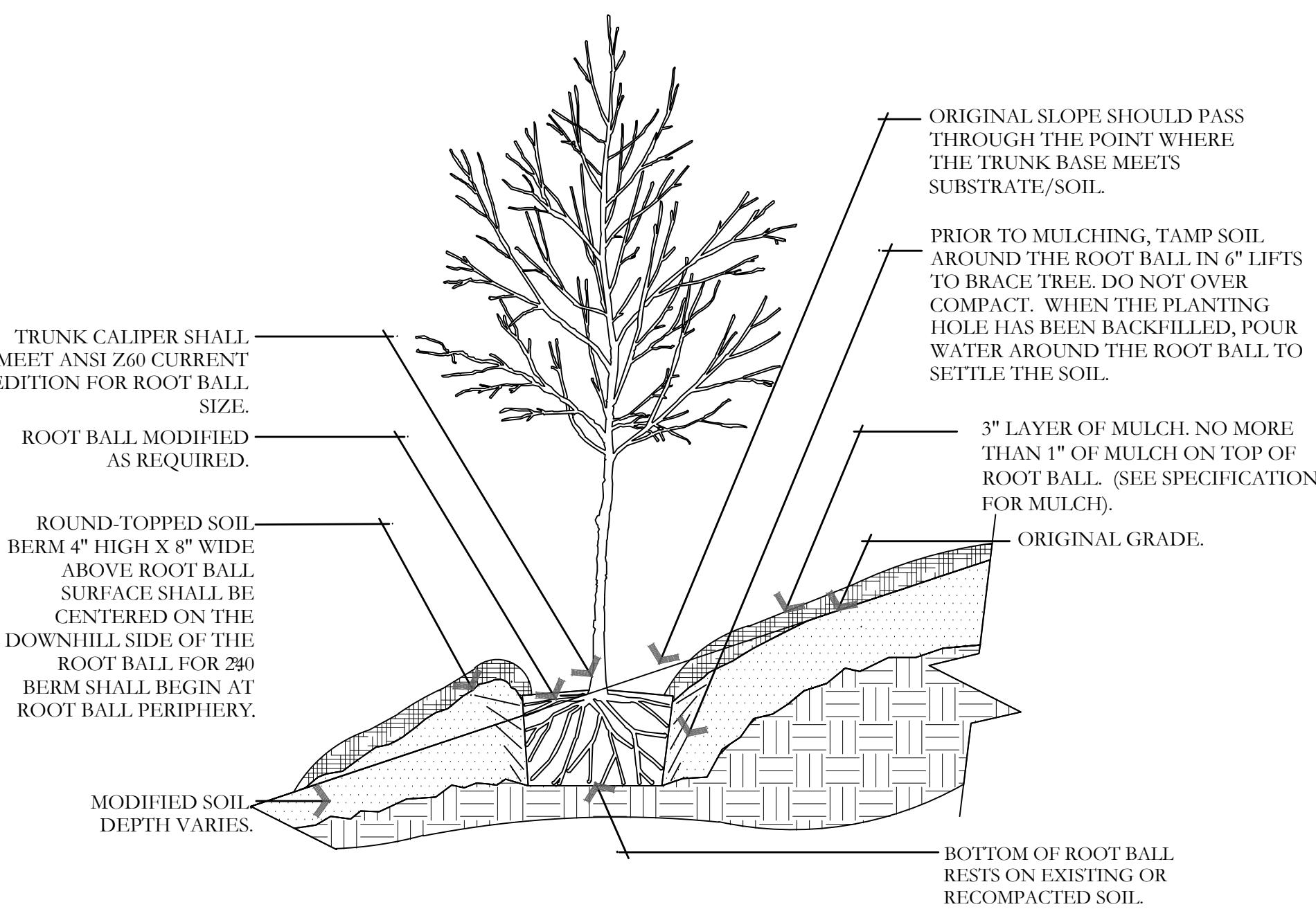
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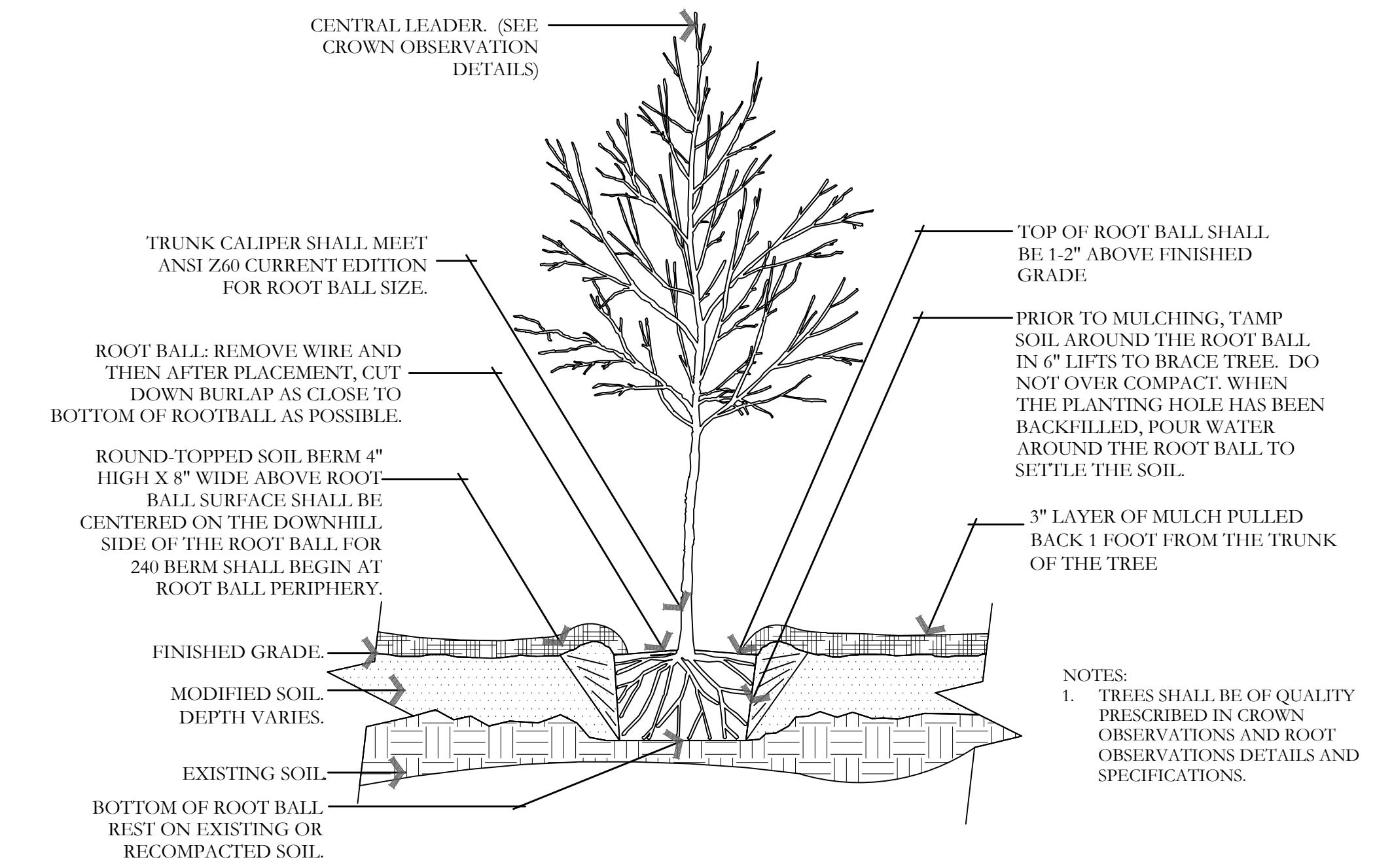
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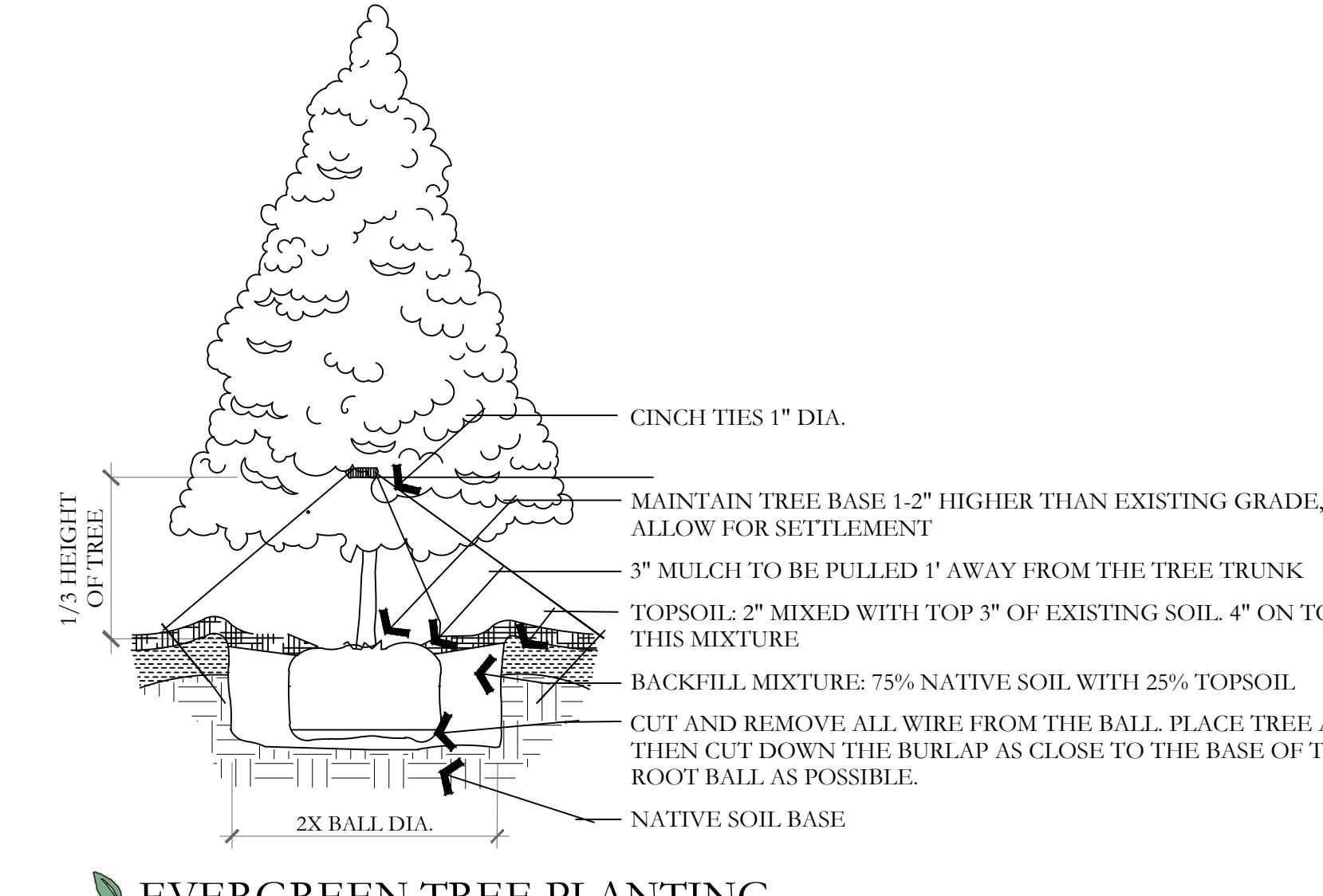
A DECIDUOUS TREE PLANTING
NOT TO SCALE



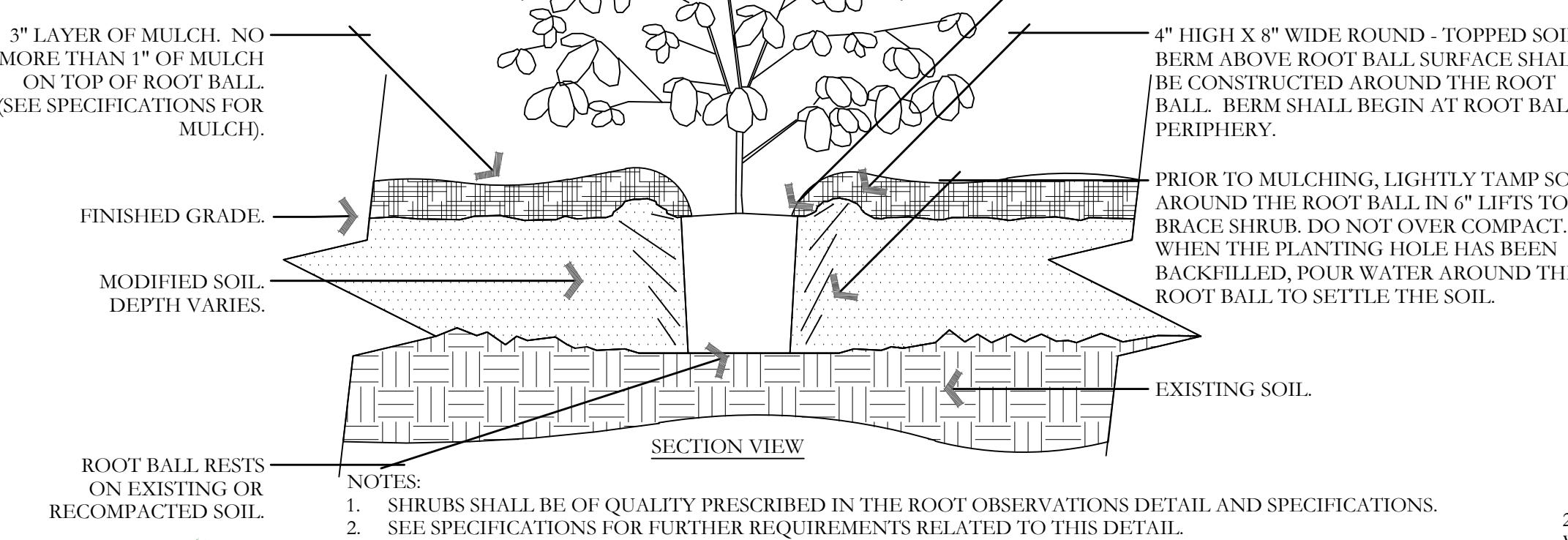
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE



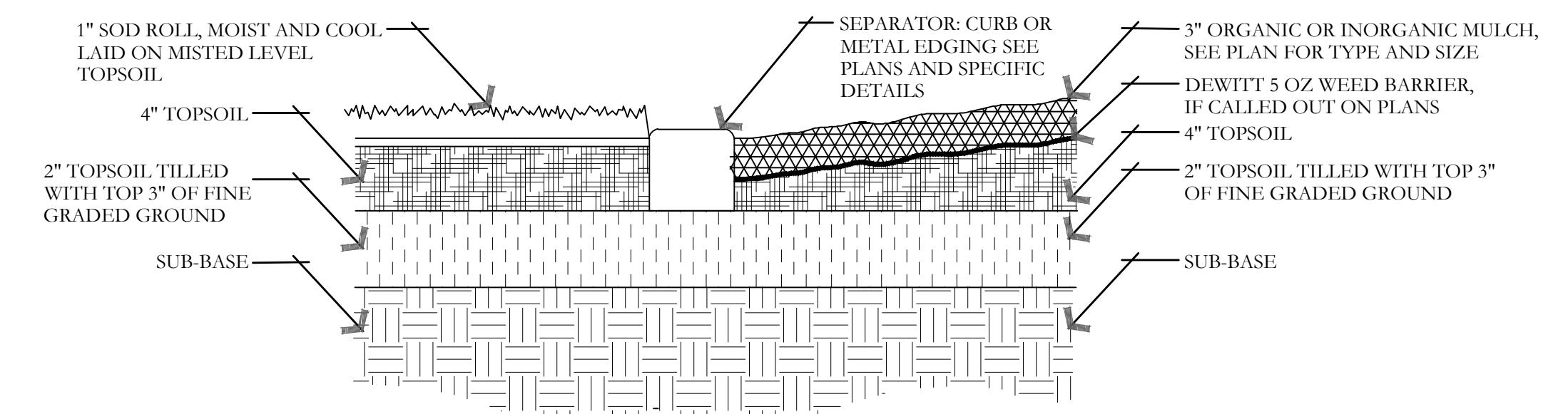
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



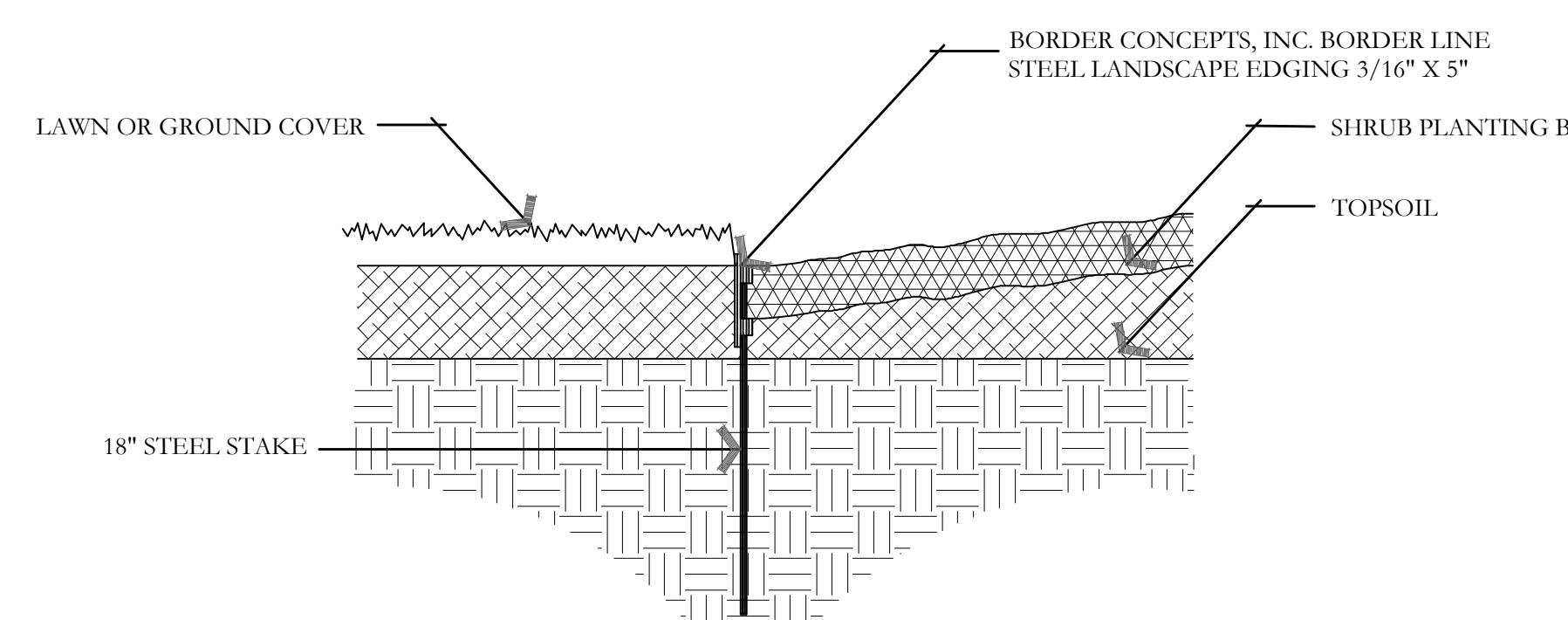
D EVERGREEN TREE PLANTING
NOT TO SCALE



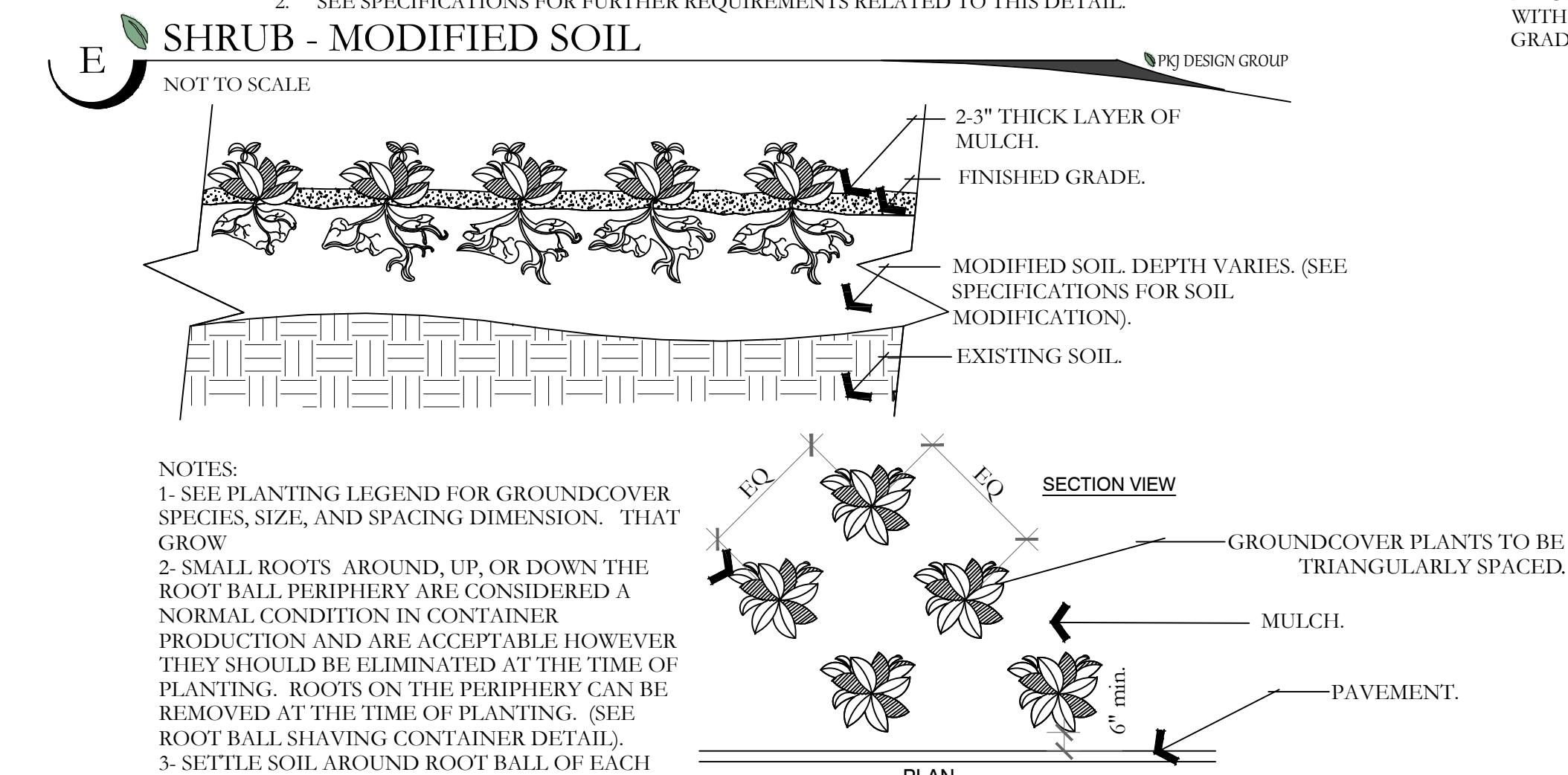
E SHRUB - MODIFIED SOIL
NOT TO SCALE



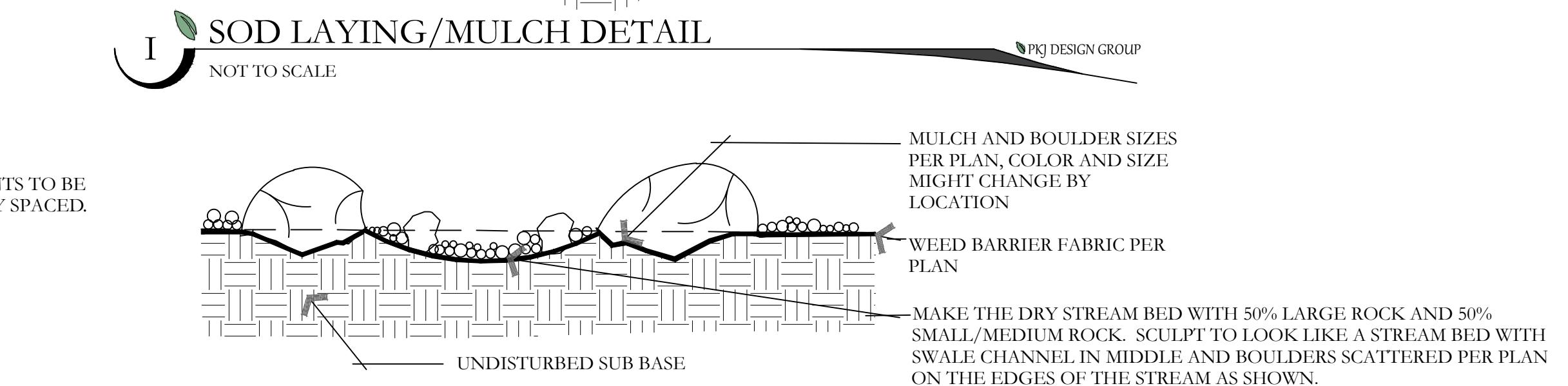
F PERENNIAL PLANTING
NOT TO SCALE



G METAL EDGING DETAIL
NOT TO SCALE



H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE



I SOD LAYING/MULCH DETAIL
NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE

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NO.	REVISION	DATE					
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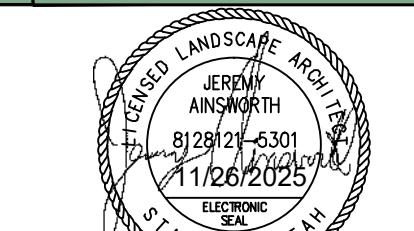


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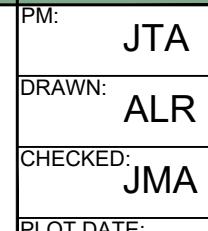
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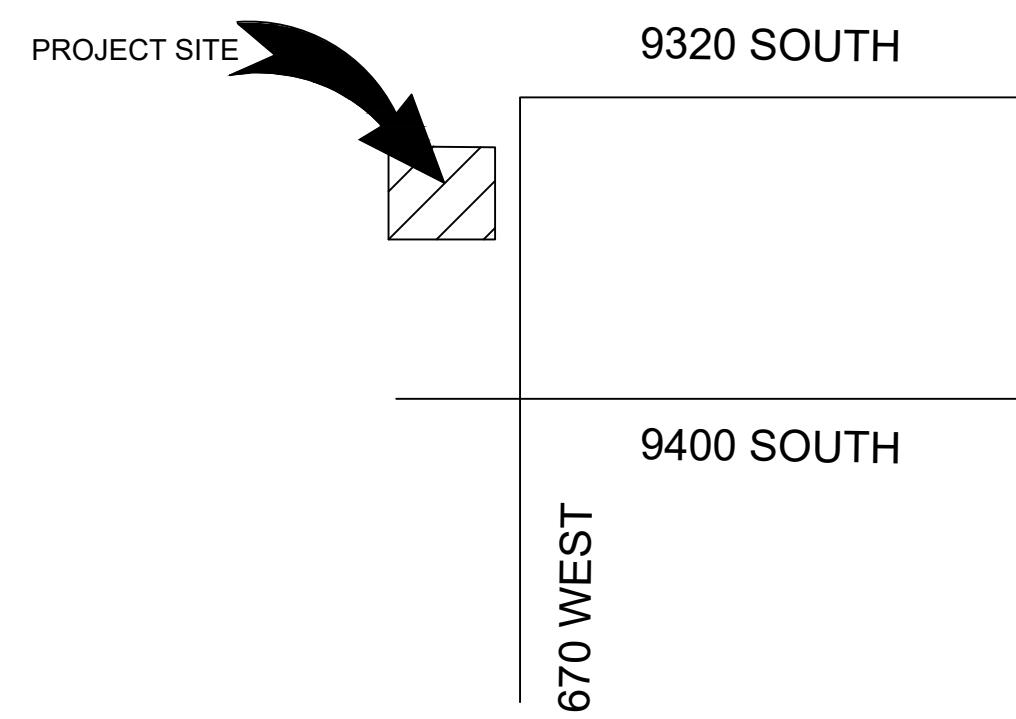


LANDSCAPE DETAILS
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LP-501

VICINITY MAP

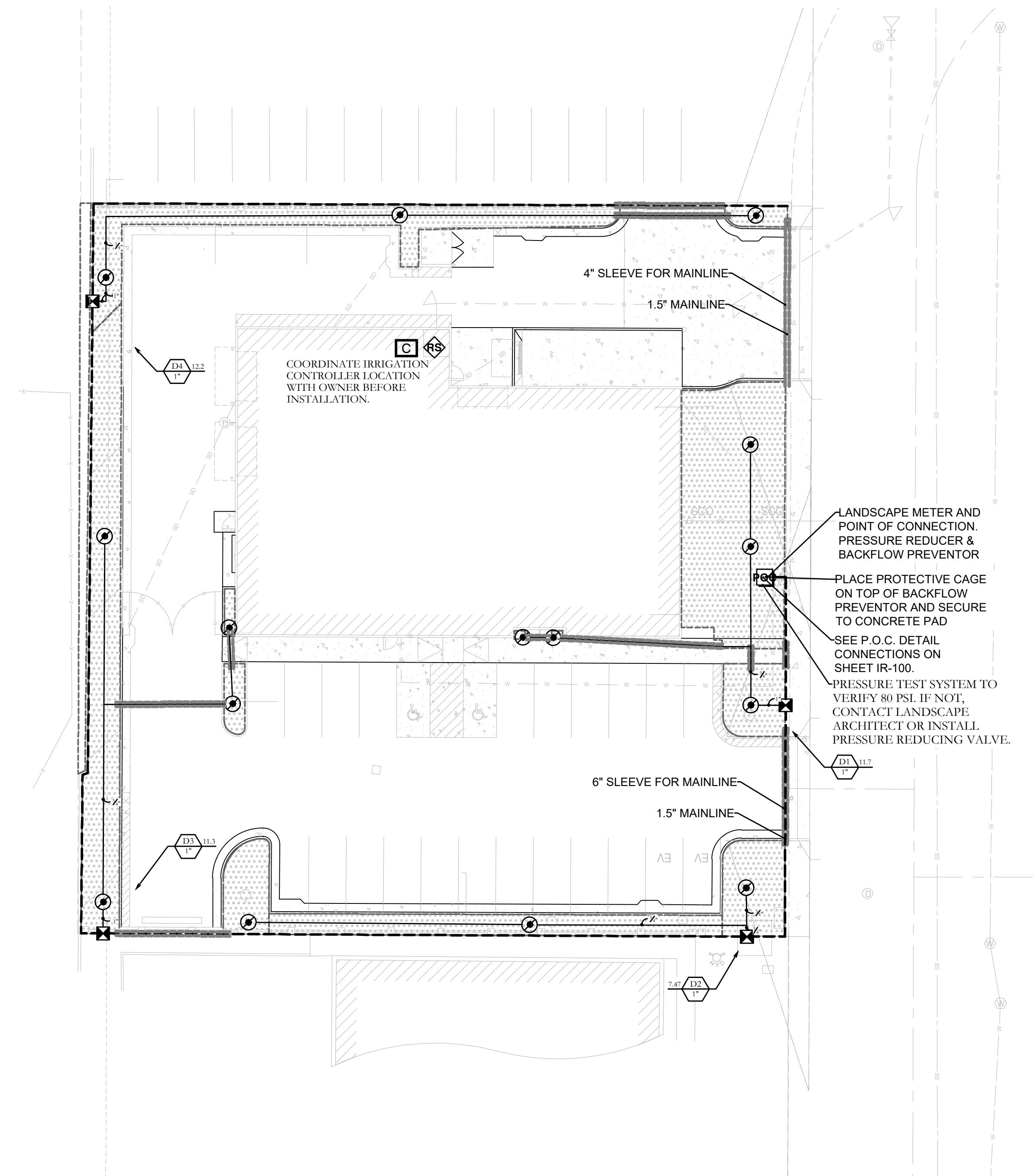


P.O.C. CONFIGURATION

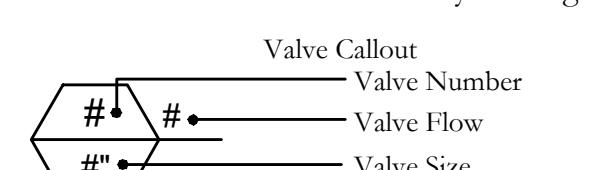
(NOTE: PRESSURE TEST SYSTEM TO VERIFY 80 PSI. IF NOT, CONTACT LANDSCAPE ARCHITECT OR INSTALL PRESSURE REDUCING VALVE.)

POC SOURCE DATA

- POC BACKFLOW PREVENTOR
- BF SHUTOFF VALVE
- M MASTER VALVE
- FS 1" FLOW SENSOR
- QC QUICK COUPLER



Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction. 241.0 lf



Valve Callout
— Valve Number
— Valve Flow
— Valve Size

IRRIGATION LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Rain Bird XCZ-100-IVMQ (2) 1"	4
◎	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	15

■	Area to Receive Drip Emitters Rain Bird PC (2) Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet. Flow rate: 5 GPH=light brown; 7 GPH=violet; 10 GPH=green; 12 GPH=dark brown; 18 GPH=white; 24 GPH=orange. Emitter Notes: PC-05 emitters (1 assigned to each flat plant) PC-05 emitters (1 assigned to each 4" pot plant) PC-05 emitters (2 assigned to each 1 gal plant) PC-05 emitters (2 assigned to each 2 gal plant) PC-05 emitters (3 assigned to each 3 gal plant) PC-05 emitters (3 assigned to each 5 gal plant) PC-05 emitters (3 assigned to each 15 gal plant) PC-05 emitters (3 assigned to each 20 gal plant) PC-05 emitters (3 assigned to each B & B, 1.25"Cal plant) PC-05 emitters (3 assigned to each B & B, 2"Cal plant) PC-05 emitters (3 assigned to each B & B, 4-6' plant) PC-05 emitters (3 assigned to each B & B, 5'-6' plant) PC-05 emitters (3 assigned to each B & B, 6' plant) PC-05 emitters (3 assigned to each B & B, 7'-9' plant) PC-05 emitters (3 assigned to each B & B, 8'-10' plant) PC-05 emitters (4 assigned to each B & B, Multi-trunked plant) PC-05 emitters (4 assigned to each Bulb plant) PC-05 emitters (4 assigned to each Plug plant)	192
■	PC-05 emitters (2 assigned to each 1 gal plant)	32
■	PC-05 emitters (3 assigned to each 3 gal plant)	216
■	PC-05 emitters (3 assigned to each 5 gal plant)	216
■	PC-05 emitters (3 assigned to each 15 gal plant)	
■	PC-05 emitters (3 assigned to each 20 gal plant)	
■	PC-05 emitters (3 assigned to each B & B, 1.25"Cal plant)	
■	PC-05 emitters (3 assigned to each B & B, 2"Cal plant)	15
■	PC-05 emitters (3 assigned to each B & B, 4-6' plant)	
■	PC-05 emitters (3 assigned to each B & B, 5'-6' plant)	
■	PC-05 emitters (3 assigned to each B & B, 6' plant)	18
■	PC-05 emitters (3 assigned to each B & B, 7'-9' plant)	
■	PC-05 emitters (3 assigned to each B & B, 8'-10' plant)	
■	PC-05 emitters (4 assigned to each B & B, Multi-trunked plant)	
■	PC-05 emitters (4 assigned to each Bulb plant)	
■	PC-05 emitters (4 assigned to each Plug plant)	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Rain Bird 44-RC 1"	1
■	1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
■	Shut Off Valve	1
■	Rain Bird EFB-CP-PRS-D 1-1/2"	1
■	1in., 1-1/4in., 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
■	Zurn 475 2-1/2"	1
■	Reduced Pressure Backflow Preventer.	
■	Rain Bird ESPLXIVM	1
■	60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
■	Rain Bird WR2-RC	1
■	Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.	
■	Rain Bird FS-200-B	1
■	2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) LXD LXME2(P) ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	
■	Water Meter 1"	1
—	Irrigation Lateral Line: PVC Schedule 40 3/4"	557.0 lf
—	Irrigation Lateral Line: PVC Schedule 40 1"	24.8 lf
—	Irrigation Mainline: PVC Schedule 40	603.9 lf

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0' 10' 20' 40' 80'
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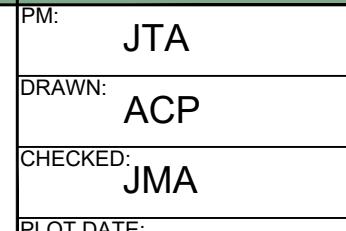
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IRRIGATION OVERALL PLAN
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IR-100



11/26/2025

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleaving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscapes, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as "OAR") to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Culinary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to backflow preventor, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require backflow preventor, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

The following standards will apply to the work of this Section:

- a. ASTM-American Society for Testing and Materials
- b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have been reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

1.6 OPERATION AND MAINTENANCE MANUAL:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

- i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.
- ii. Parts list for each operating element of the system.
- iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.
- iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

- i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.
- ii. Completed Project As-Built Drawings

c. Prior to final inspection, prepare and submit to OAR accurate as-built drawings including 2 wire path and junction box locations.

d. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.

e. Field dimensioning of sleeves, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.

f. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.

g. Controller Map: Upon completion of system, place in each controller a color coded copy of the area that controller services indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that project connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work at supplied POC. Notify OAR in writing of problems encountered and pressure reading prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

- i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.
- ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.
- iii. Contractor is bondable for the work to be performed.

b. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

c. Listing of suppliers where materials will be obtained for use on this Project.

d. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience.

This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of the time.

e. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contractor.

f. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleaving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling or repairing depressions or replacing man or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNERS INSTRUCTIONS

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

- a. Two quick coupler keys with hose swivels.
- b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

- a. Winterize entire irrigation system installed under this contract. Winterize by "blow-out" method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

1.20 PRODUCT INSTRUCTIONS

A. GENERAL

- i. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

1.21 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated. Connection must meet state guidelines

1.22 CONNECTION ASSEMBLY

A. Culinary water shall be used on this Project. Install backflow preventor and RPZ as needed.

1.23 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contractor. To be installed by owner or electrical contractor.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

c. Installation of wall-mount controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount controllers shall be 120 VAC unless otherwise noted.

d. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

e. Cables connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum of 0.045 inches.

f. The cables shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Page Electric Co., ID specification number P7079D.

g. A minimum of 36" of additional wire shall be left at each valve, each splice box and at each controller.

h. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare wire shall be looped within each valve box of the grouping it is to service.

i. Wire splice connectors shall use 3M brand DBV wire connectors. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains control valves shall be stamped "WIRE SPLICE" or "WS" on box lid.

j. Prior to final inspection, prepare and submit to OAR accurate as-built drawings including 2 wire path and junction box locations.

k. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.

l. Field dimensioning of sleeves, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.

m. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.

n. Controller Map: Upon completion of system, place in each controller a color coded copy of the area that controller services indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.20 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

1.21 MANUAL CONTROL VALVES

A. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than

1.22 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than

1.23 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination,

damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a

1.24 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Wateous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating handle. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2 1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with SCH180 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the off position.

1.25 MANIFOLD FITTINGS

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld end.

b. Maximum flows allowed through main line pipe shall be:

3/4" 8 GPM

1" 12 GPM

1 1/2" 30 GPM

2" 53 GPM

2 1/2" 75 GPM

3" 110 GPM

4" 180 GPM

b. Main line pipe shall be buried with 24" cover

1.26 MAIN LINE FITTINGS

A. All main line piping 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

1.27 ISOLATION VALVE

A. Isolation valves 3" and larger shall be Wateous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating handle. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2 1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with SCH180 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the off position.

1.28 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walls, curbs, or paths shall be located at grade and 2" away from hardscapes.

C. Control valves shall be opened. Then fully flush line piping and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

1.29 FIELD QUALITY CONTROL

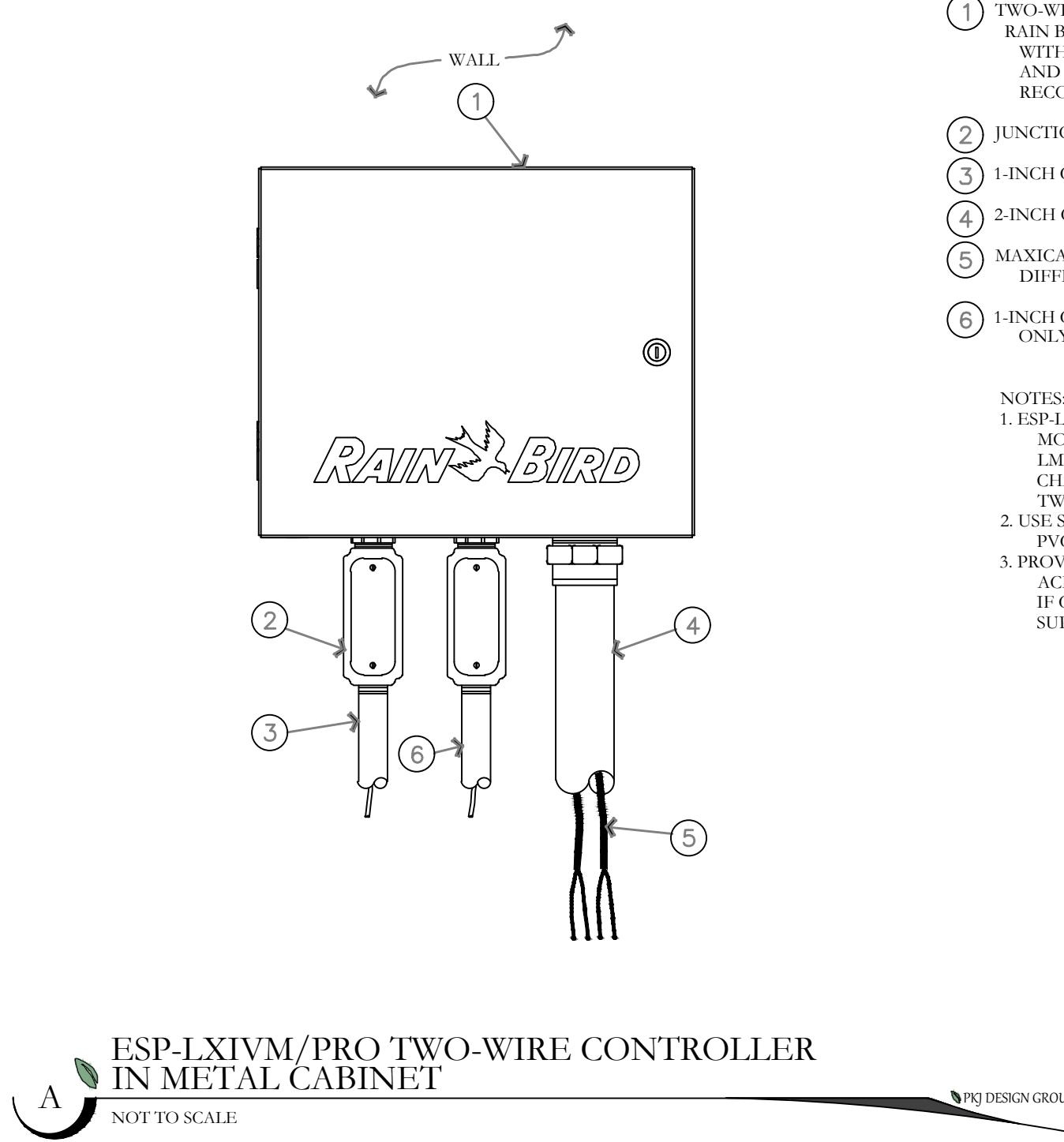
A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than

1.30 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.



ESP-LXIVM/PRO TWO-WIRE CONTROLLER
IN METAL CABINET

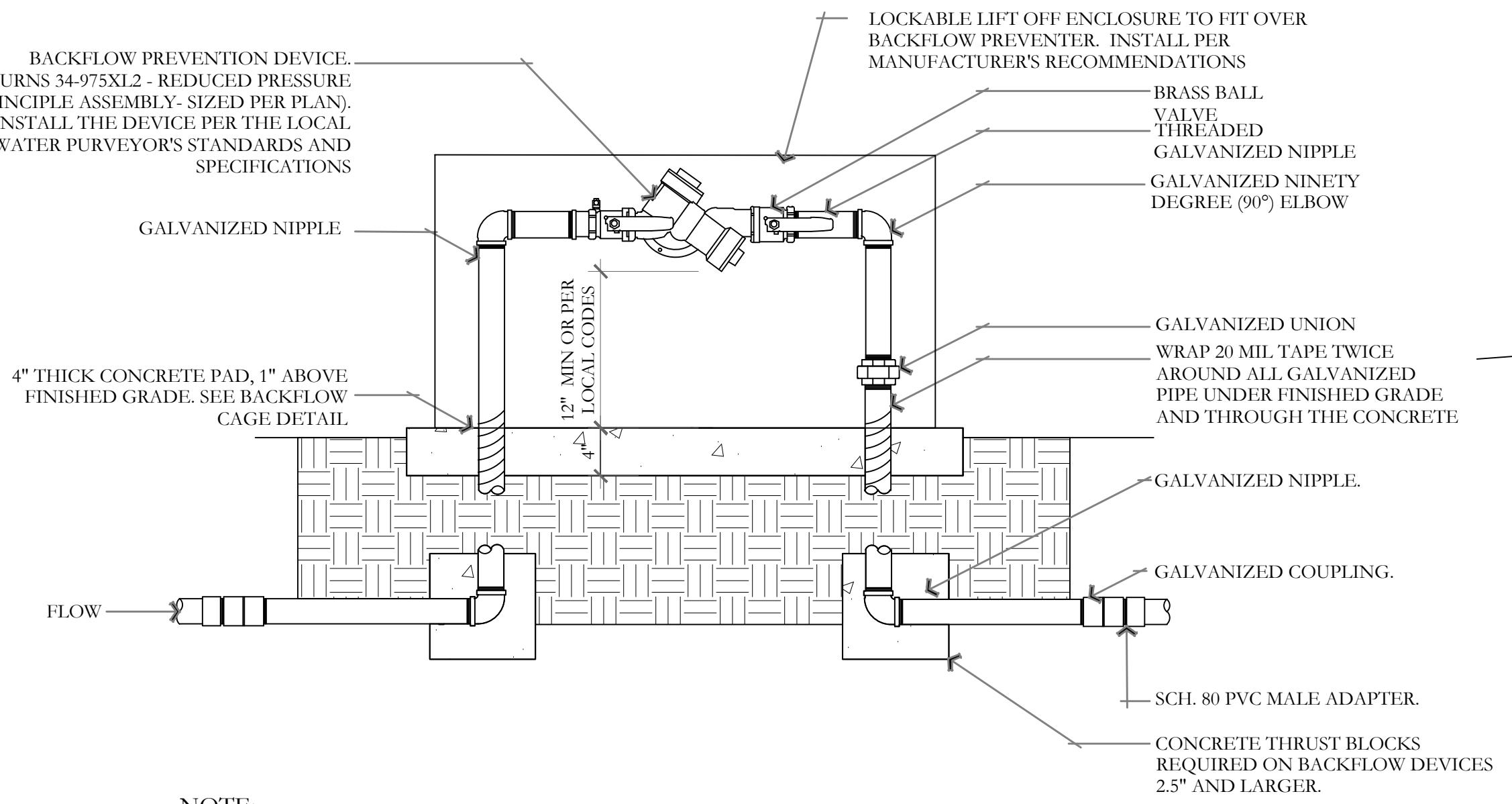
NOT TO SCALE

①	TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN LXIVM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
②	JUNCTION BOX
③	1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
④	2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
⑤	MAXIMUS TWO-WIRE PATH TO FIELD DEVICES, USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
⑥	1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE. ONLY FOR OUTDOOR INSTALLATIONS.

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS: THE LXIVM WITH 60 STATIONS AND THE LXIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. USE SCH. 40 CONDUIT FOR ABOVE-GRADE AND SCH. 40 PVC CONDUIT FOR BELOW-GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

KEY SPECIFICATIONS

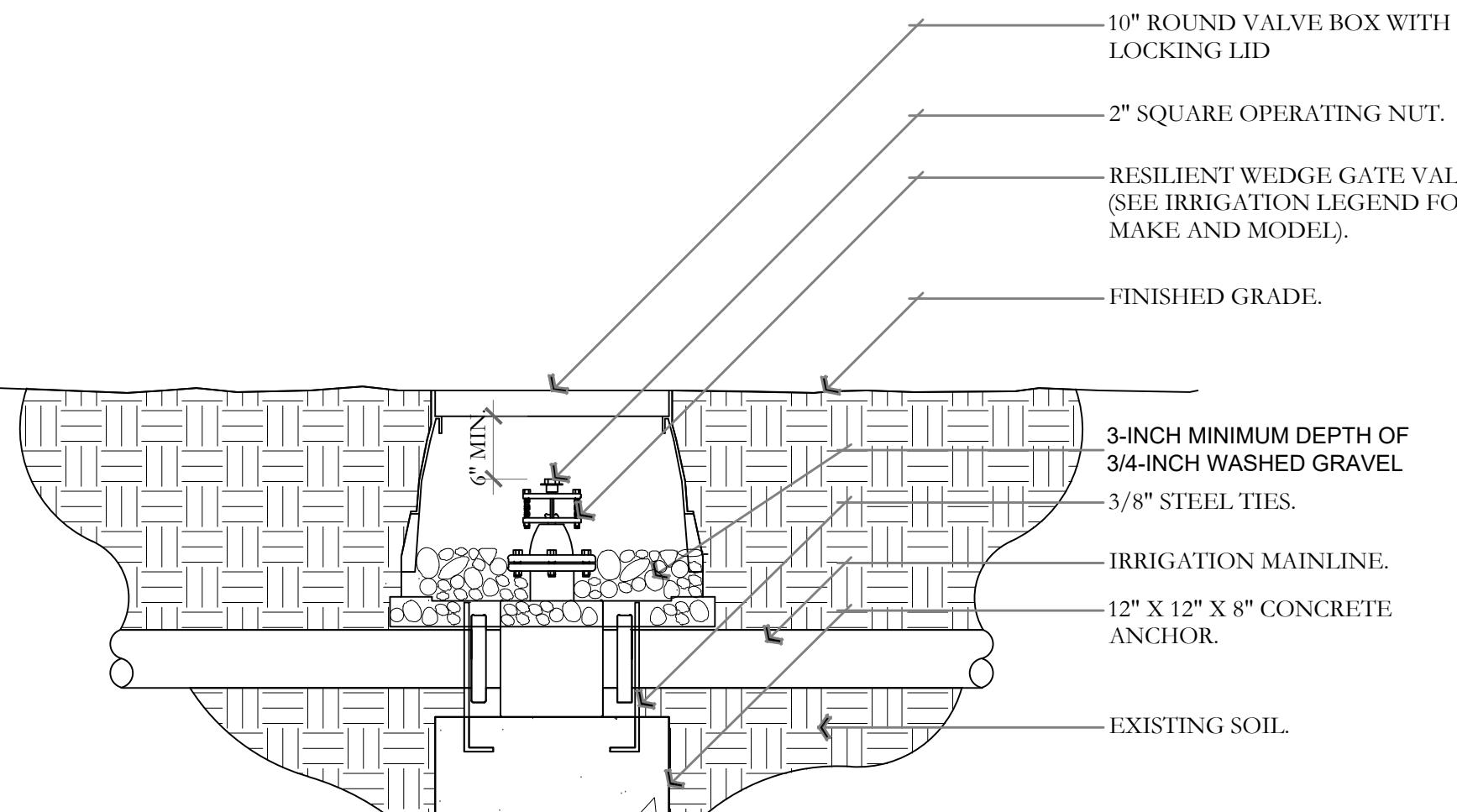
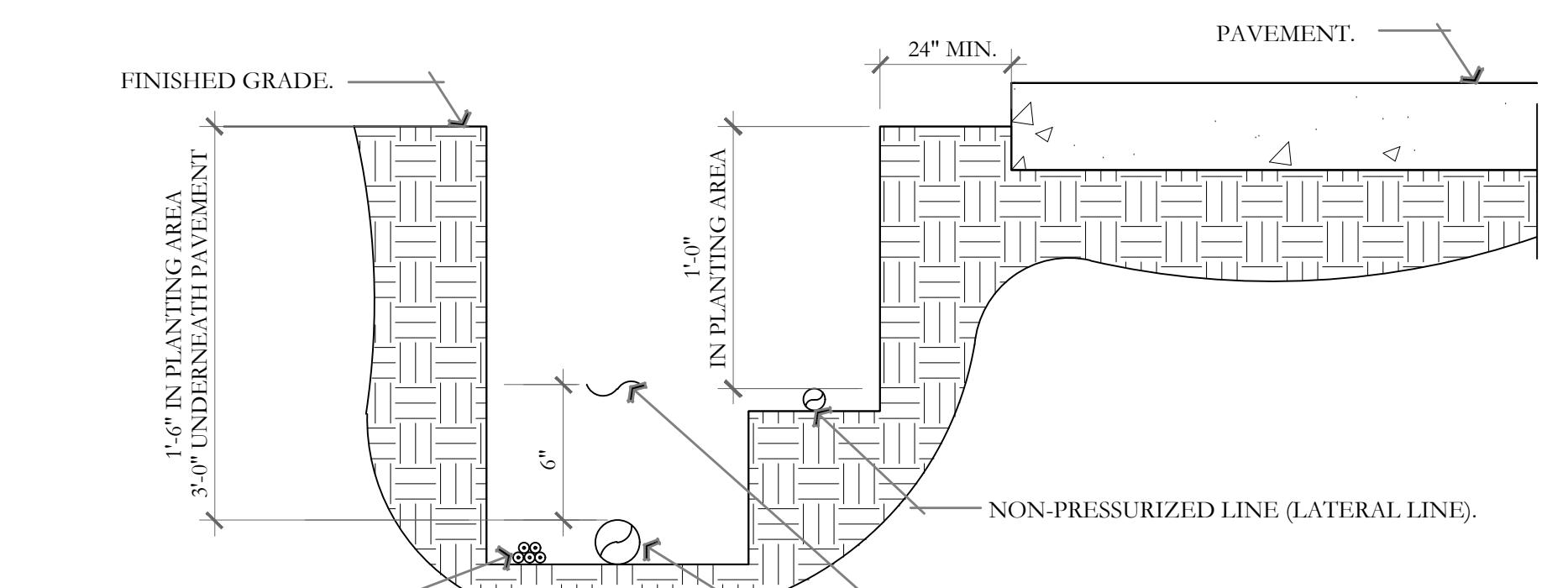
FEATURE	MODEL	MAX. PROGRAMS	STATIONS	MAX. SIMUL. STATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
	LX-IVM	10	60	8	5	5	4
	LX-IVM PRO	40	240	16	10	10	8



NOTE:
1. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
2. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZED TO THE MAINLINE.
3. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
5. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
6. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
8. ALL GALVANIZED CONNECTIONS SHALL BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLOON TAPE.

B BACKFLOW PREVENTION DETAIL

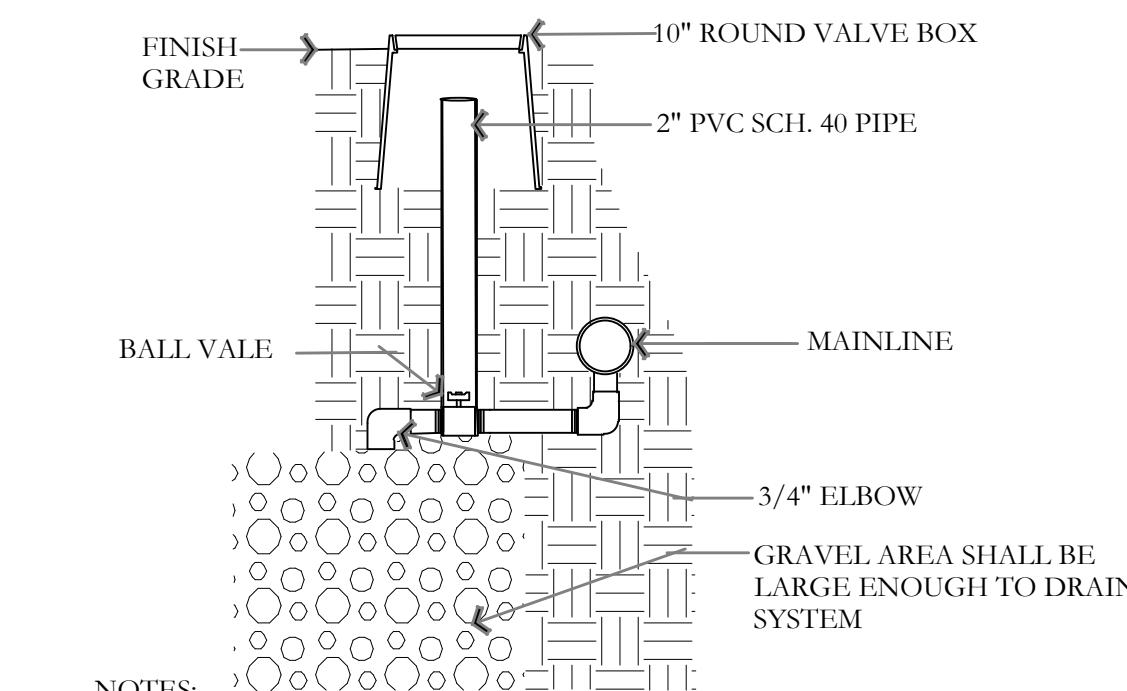
NOT TO SCALE



NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL

NOT TO SCALE



NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

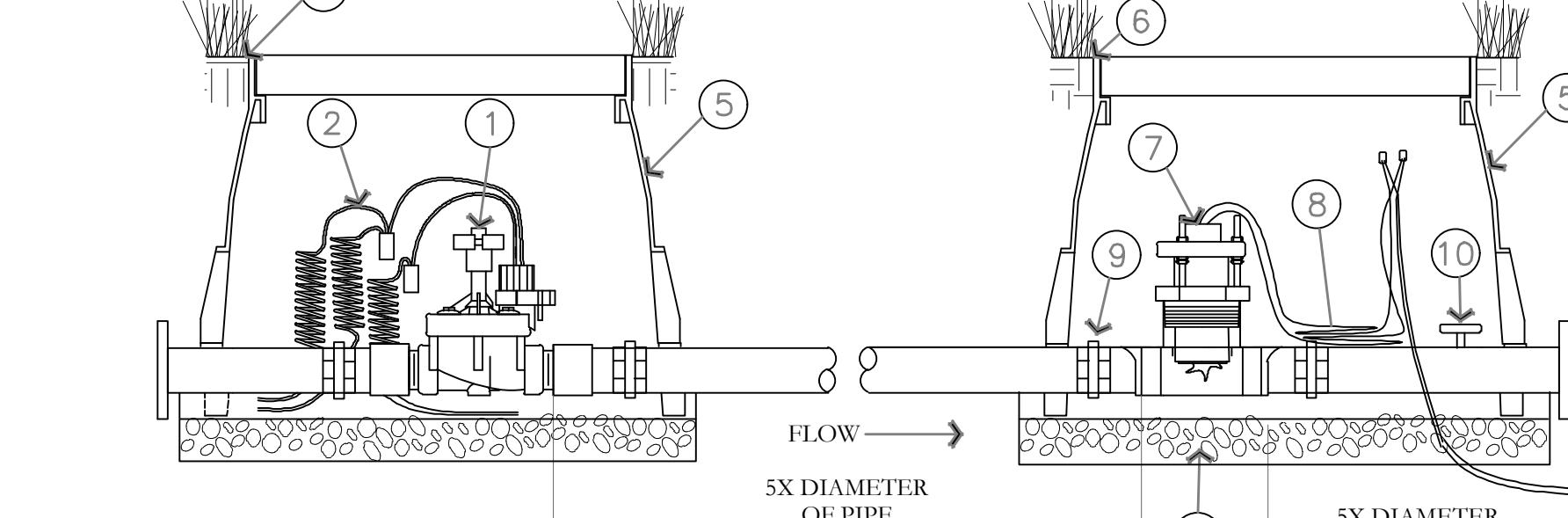
F MANUFACTURER DRAIN DETAIL

NOT TO SCALE

- ① NORMALLY CLOSED MASTER VALVE(S)
- ② 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
- ③ 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

G QUICK COUPLER DETAIL

NOT TO SCALE



H STOP AND WASTE VALVE ASSEMBLY DETAIL

NOT TO SCALE

I MASTER VALVE AND FLOW SENSOR DETAIL

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
11/26/2025	UT24048						PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 11/26/2025
NO.	REVISION	DATE					
1	CITY COMMENTS	4-4-2025					
2	CITY COMMENTS	4-15-2025					
3							
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9352 S. 670 W.
SANDY, UTAH

ARCHITECTURAL COMPONENTS
ATT: JOSH NAYLOR
801-557-7523
JNAYLOR@ARCH-COMPONENTS.COM

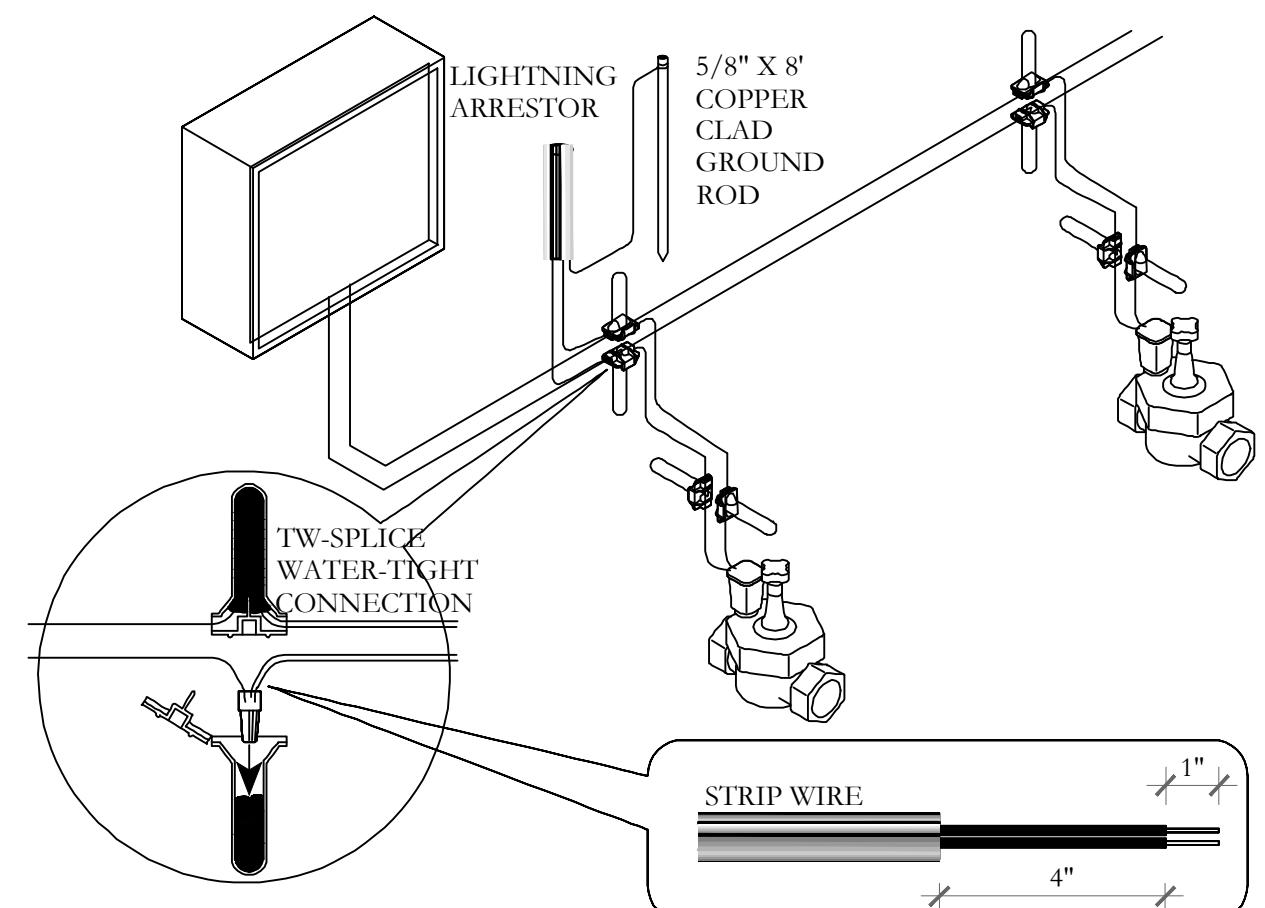
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DRAWN: ACP
CHECKED: JMA
PLOT DATE: 11/26/2025

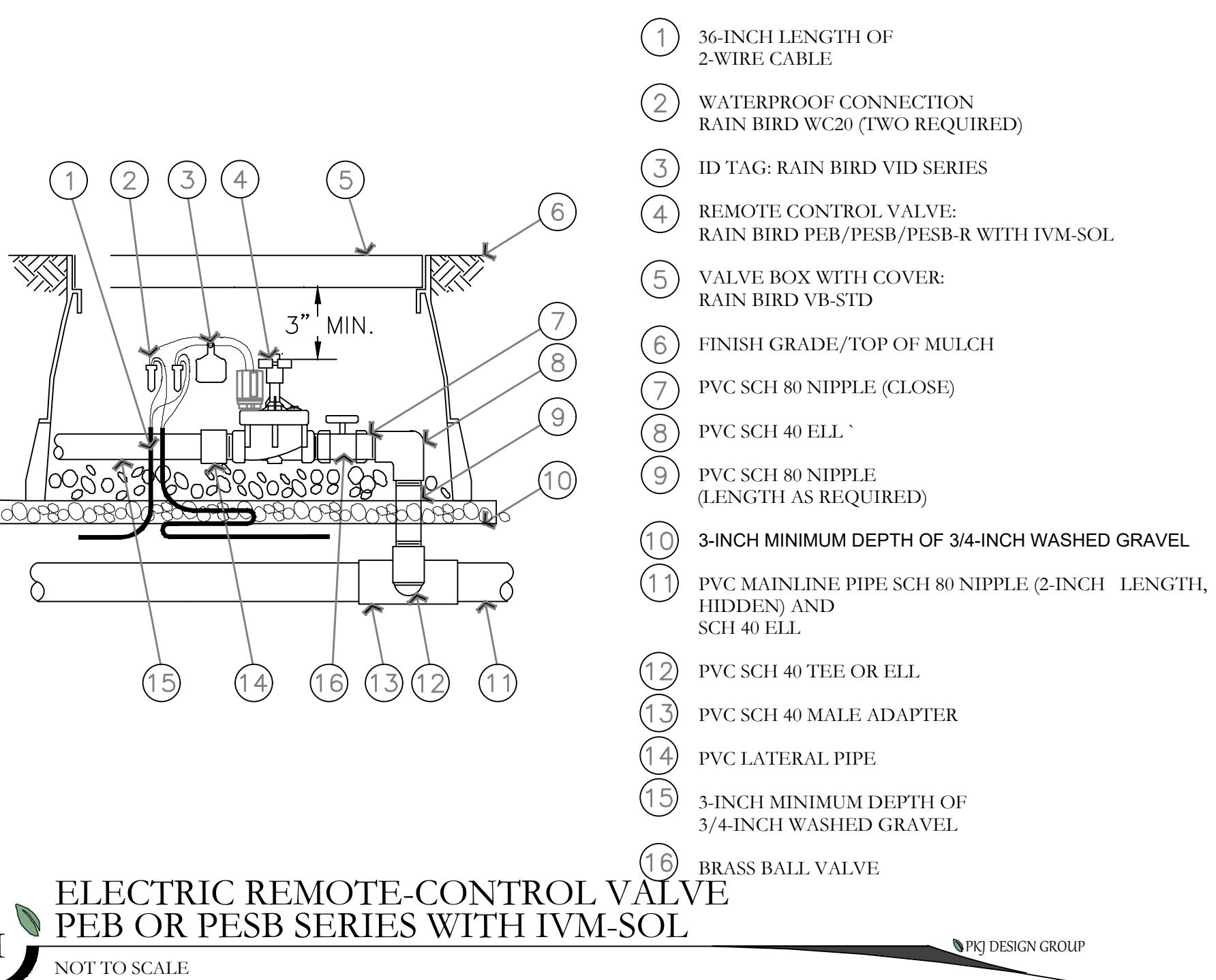
IR-501
IRRIGATION DETAILS
CITY PERMIT SET



J 2-WIRE CONNECTION DETAIL

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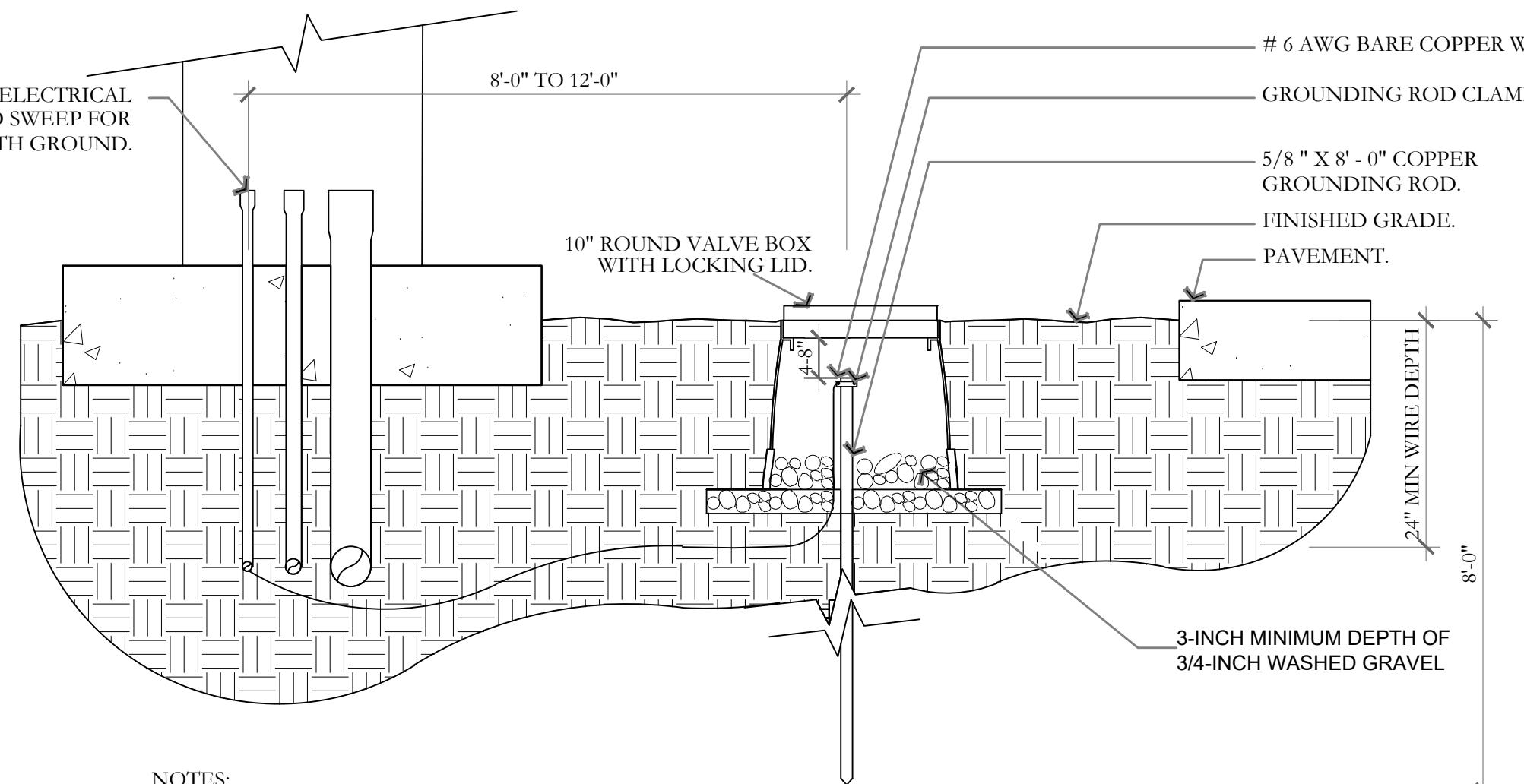
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ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM-SQL

O SCALE

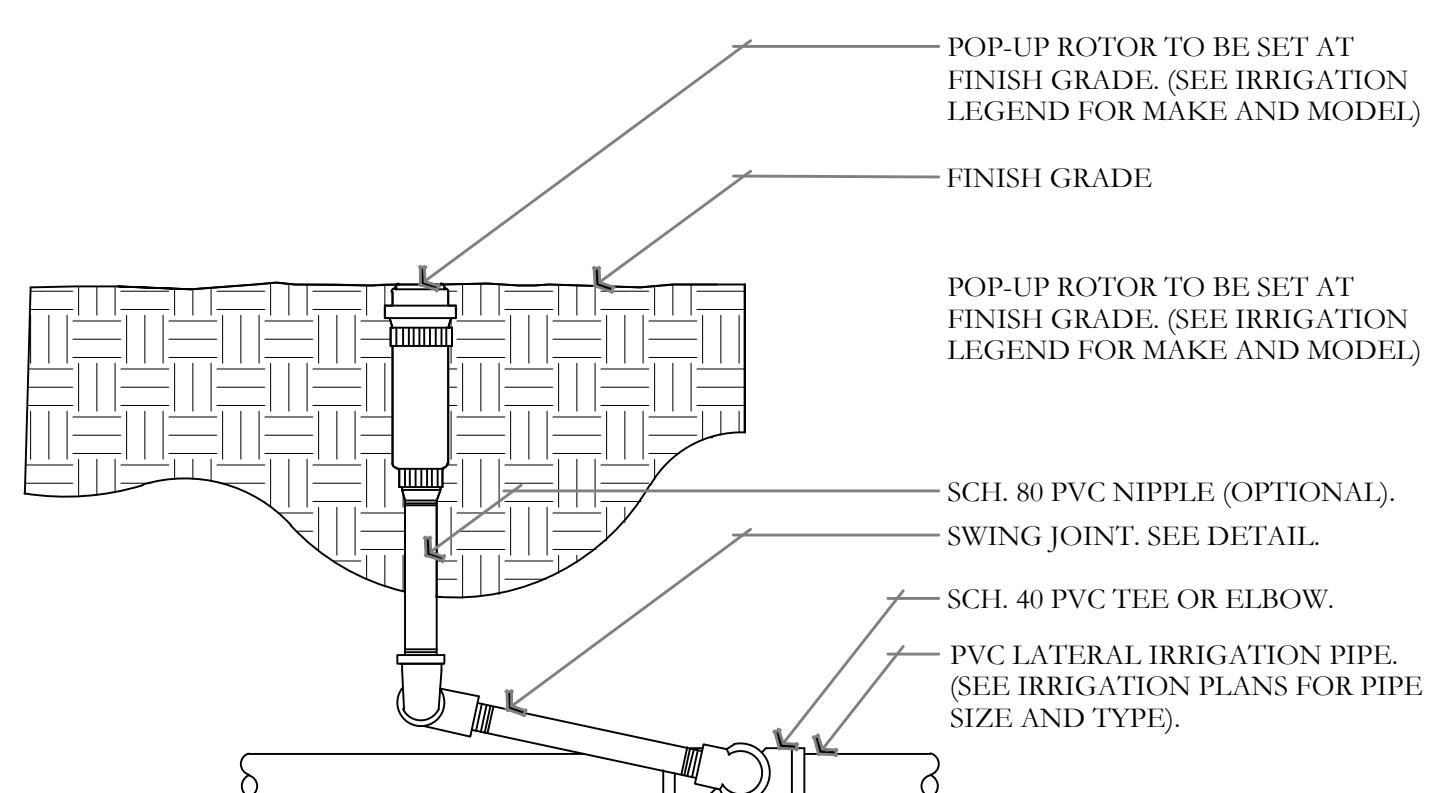
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GROUNDING ROD DETAIL

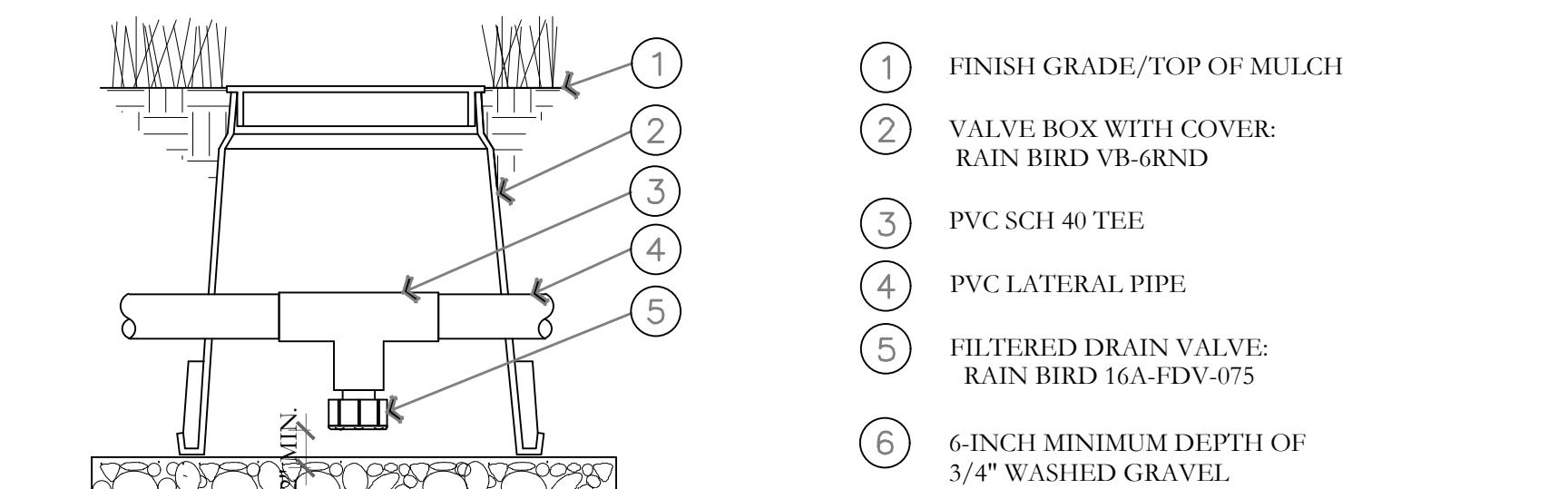
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W GROUP



ROTOR HEAD DETAIL

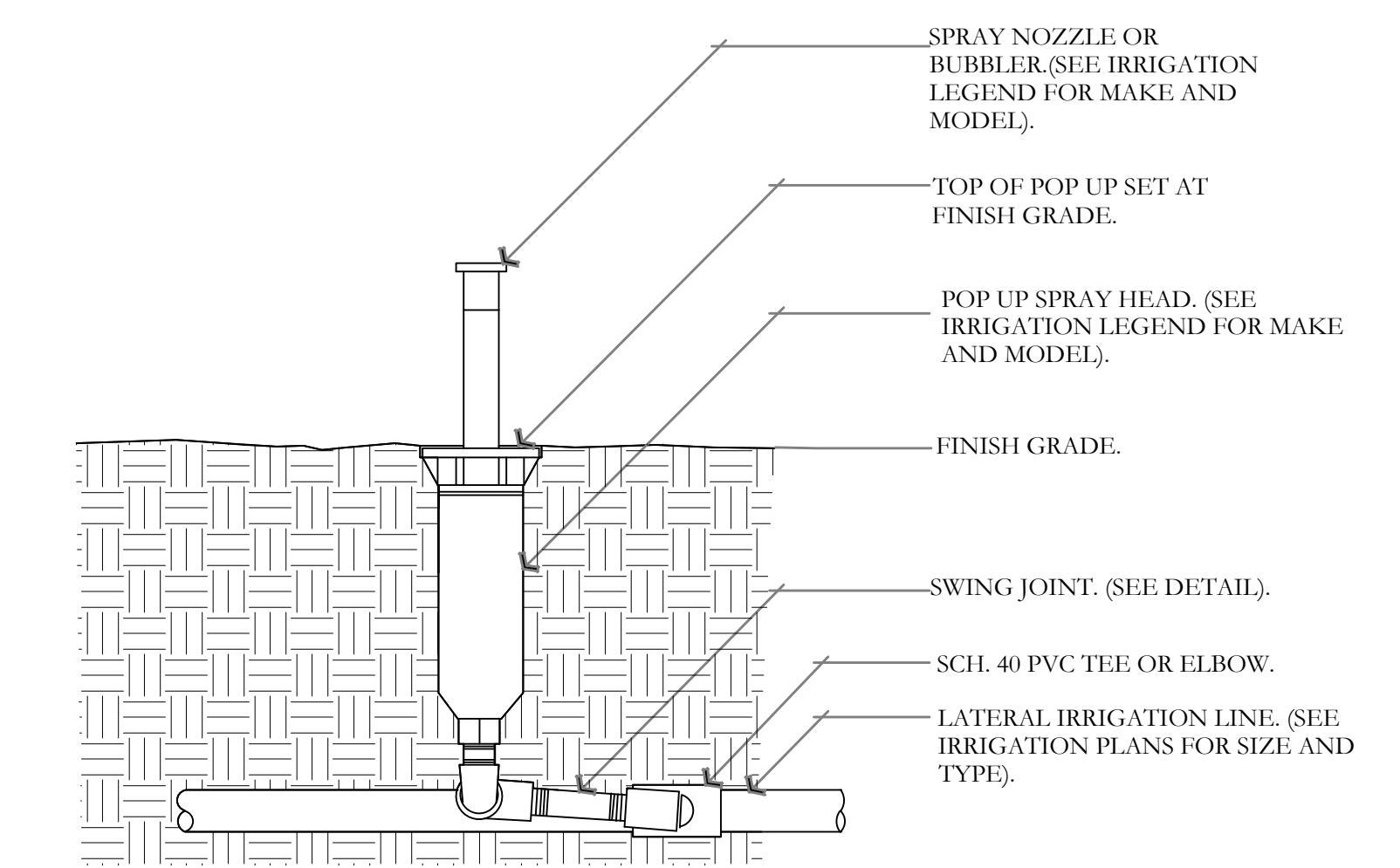
N NOT TO SCALE



MANUAL LINE DRAIN VALVE DETAIL

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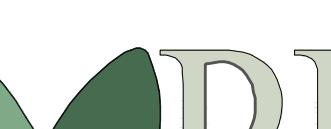
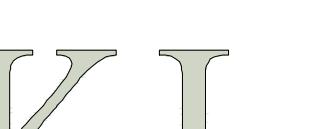
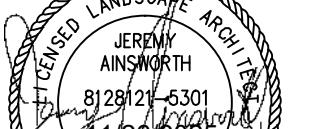
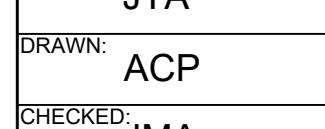
POP UP-SPRAY HEAD DETAIL

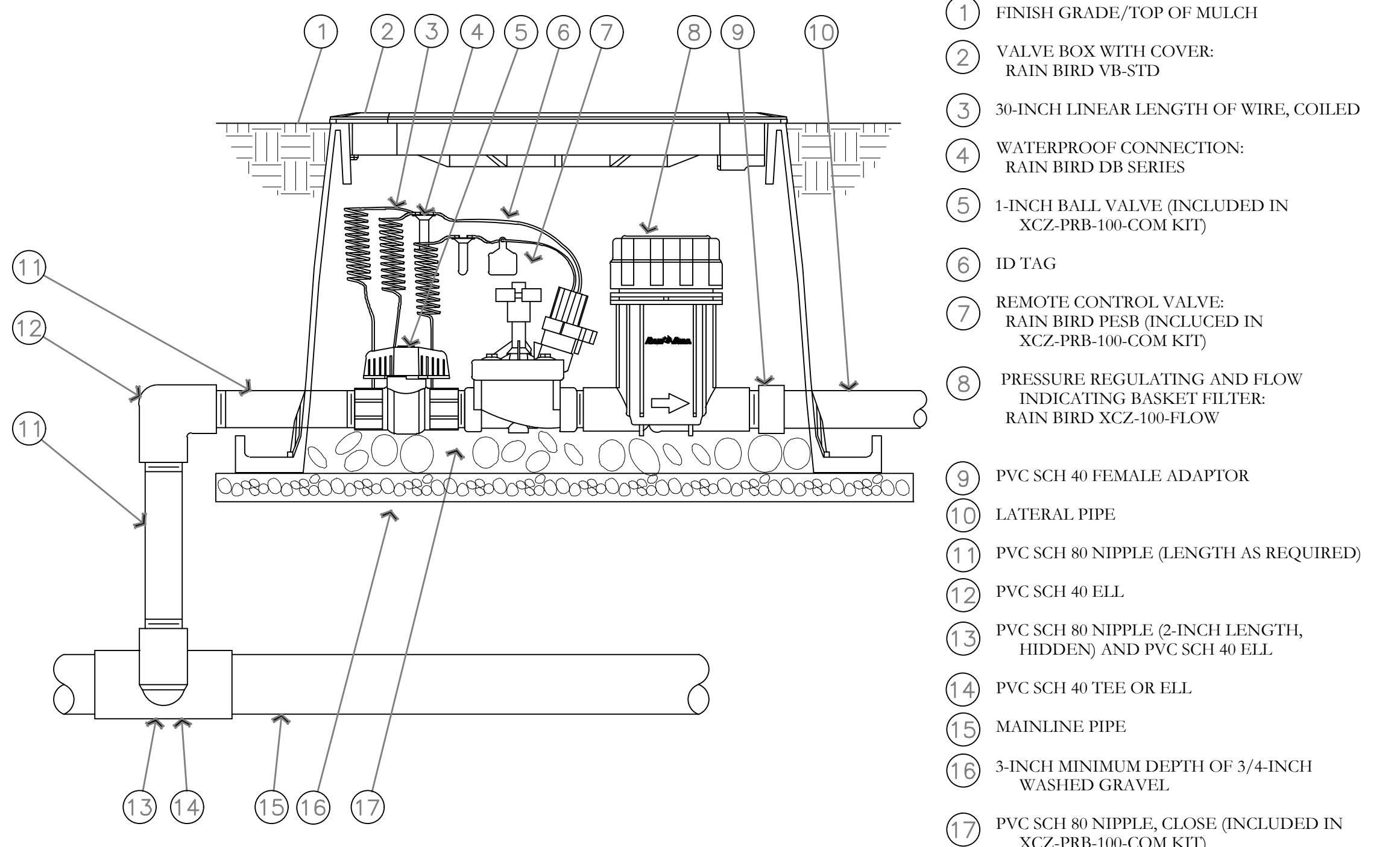
10 FOR OR



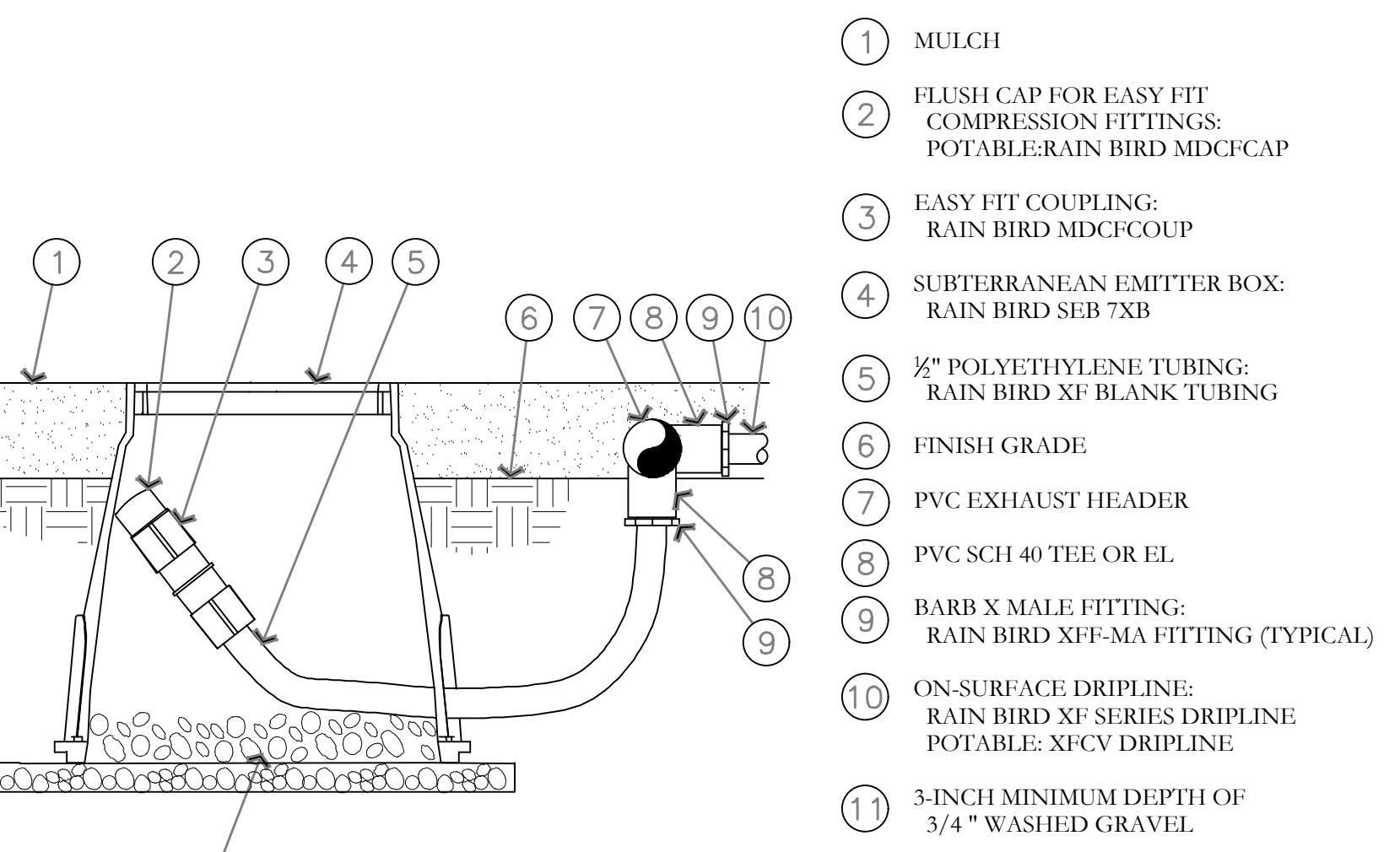
IRRIGATION DETAILS

IR-502

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER/PROPERTY OWNER/CLIENT	LANDSCAPE ARCHITECT/PLANNER	LICENSE STAMP	DRAWING INFO
11/26/2025	UT24048						
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ARCHITECTURAL COMPONENTS ATT: JOSH NAYLOR 801-577-5233 JNAYLOR@ARCH-COMPONENTS.COM				AC HQ 9352 S. 670 W. SANDY, UTAH			
IRRIGATION DETAILS				CITY PERMIT SET			
							
IR-502							

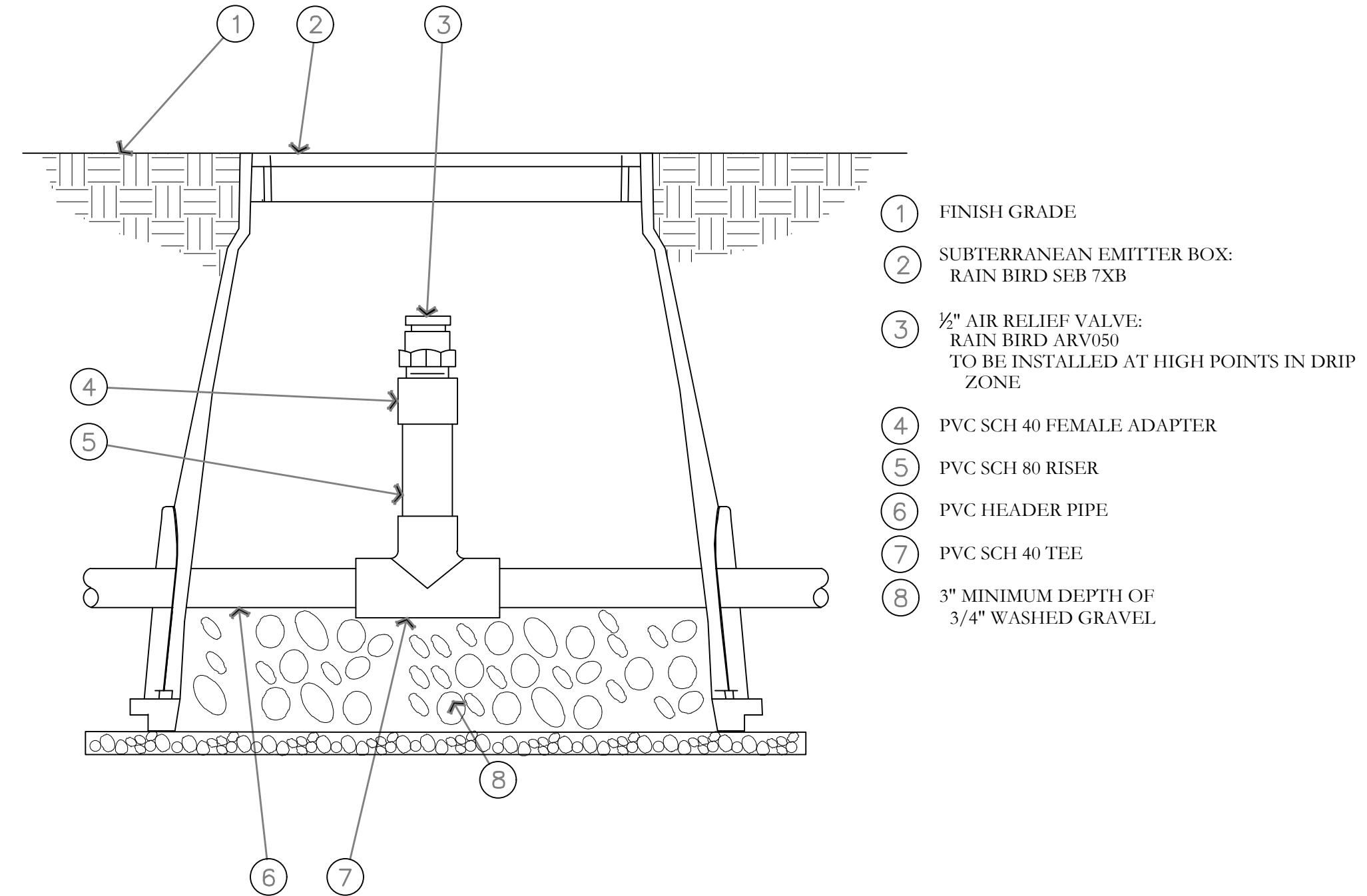


P DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE

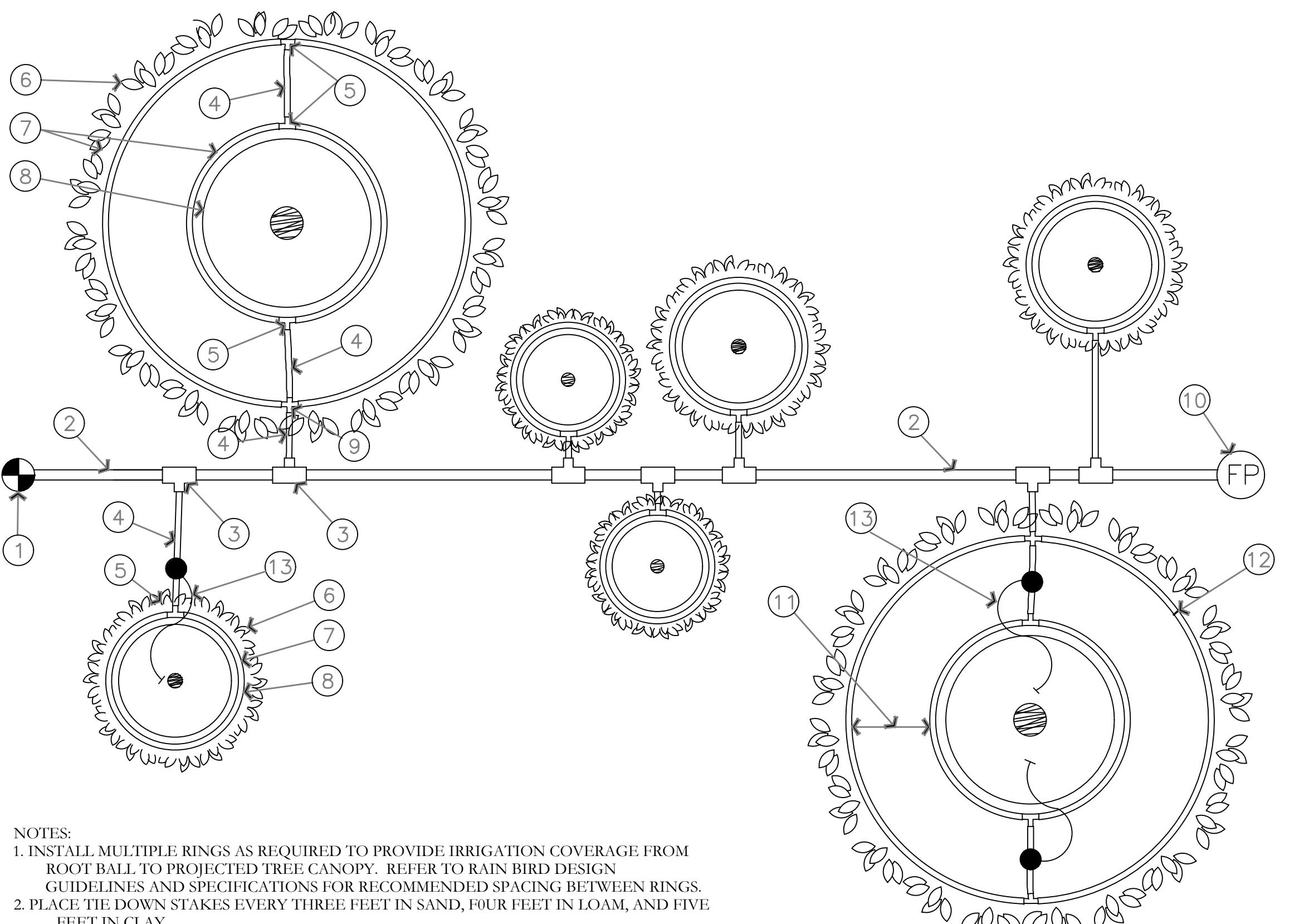


NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



R AIR RELIEF VALVE DETAIL
NOT TO SCALE



NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
11/26/2025	UT24048			ARCHITECTURAL COMPONENTS ATT: JOSH NAYLOR 801-557-7523 JNAYLOR@ARCH-COMPONENTS.COM	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 11/26/2025	
		811 BLUE STAKES OF UTAH 1-800-662-4111 www.bluestakes.org					
NO.	REVISION	DATE					
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IRRIGATION DETAILS
CITY PERMIT SET

IR-503

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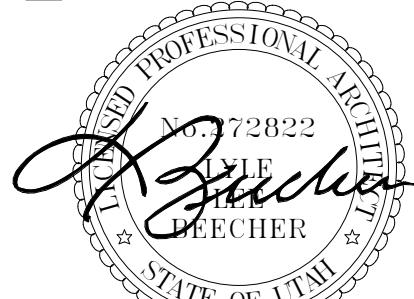
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KEYNOTE LEGEND

301 CONCRETE FOUNDATION WALL, SEE STRUCTURAL DRAWINGS.
 308 POURLED-IN-PLACE CONCRETE RAMP.
 310 CONCRETE CURB/GUTTER, SEE CIVIL DRAWINGS.
 506 PAINTED EXTERIOR METAL GUARDRAIL, SEE DETAILS
 521 BIKE RACK, SEE DETAIL C4/AS501
 2101 FDC LOCATION
 2602 ELECTRICAL EQUIPMENT, SEE ELECTRICAL
 3203 ASPHALT PAVING, SEE CIVIL DRAWINGS
 3204 LANDSCAPED AREA, SEE LANDSCAPE DRAWINGS
 3205 ADA PARKING
 3207 WROUGHT IRON GATE, SEE AS501, DESIGN BY SUPPLIER, COORDINATE WITH OWNER.
 3209 PIPE BOLLARD, TYPICAL, SEE DETAILS ON AS501, PAINTED SAFETY YELLOW
 3210 TRASH DUMPSTER ENCLOSURE SEE AS501
 3211 CONCRETE SIDEWALK, SEE CIVIL DRAWINGS
 3214 PARKING STALLS
 3303 FIRE HYDRANT, SEE CIVIL

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE
1	AS#1	09/11/25		11/19/25
2	AS#2			
1	PLAN REVIEW SET	6/25/2025		

C
ARCHITECTURAL COMPONENTS HQ
9352 SOUTH 670 WEST
SANDY, UTAH 84070

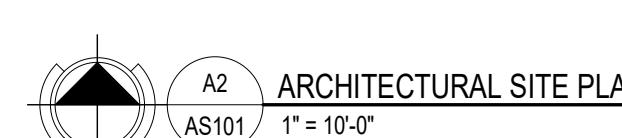
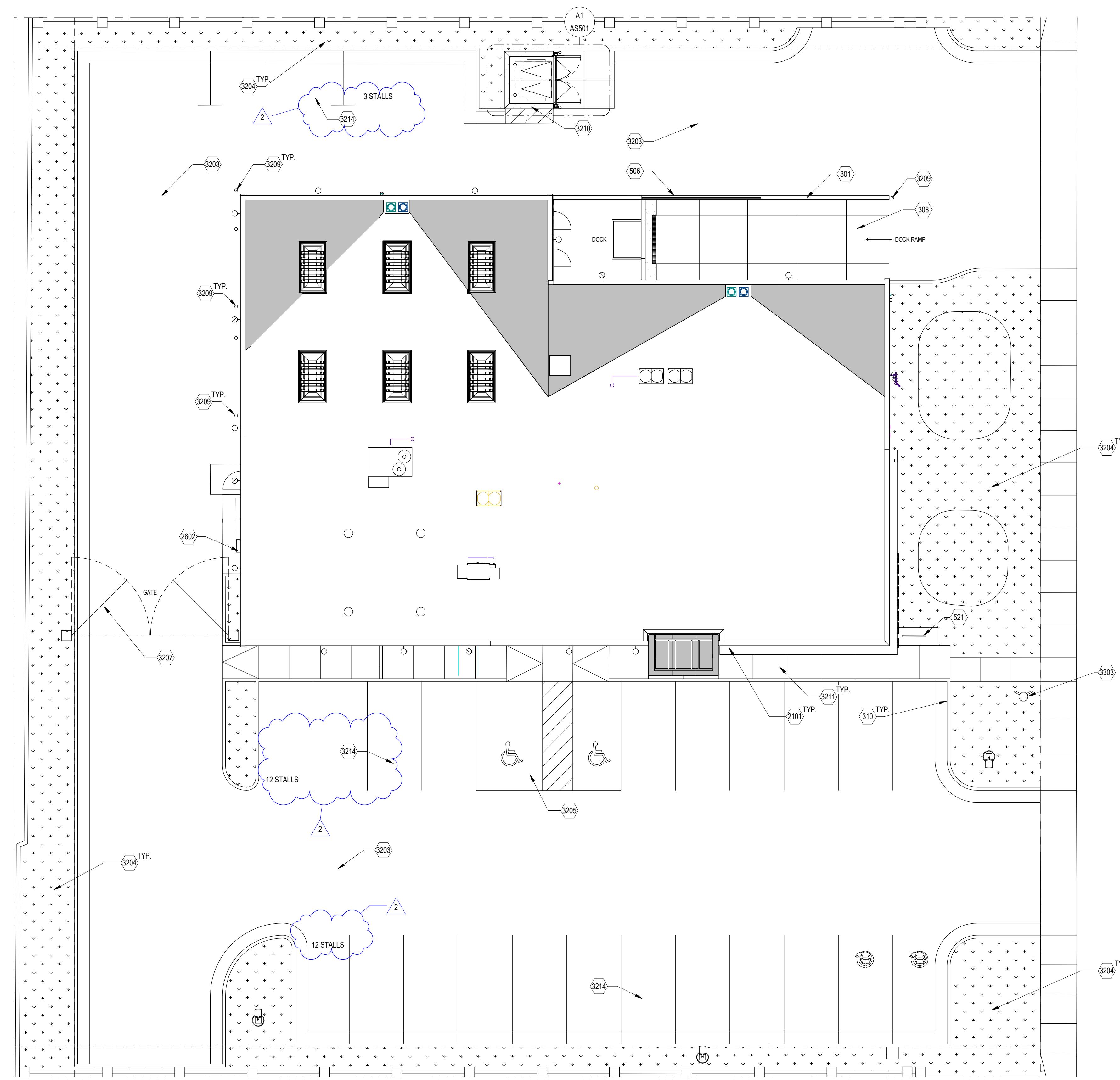
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PLAN REVIEW SET

ARCHITECTURAL SITE PLAN

DRAWING NUMBER

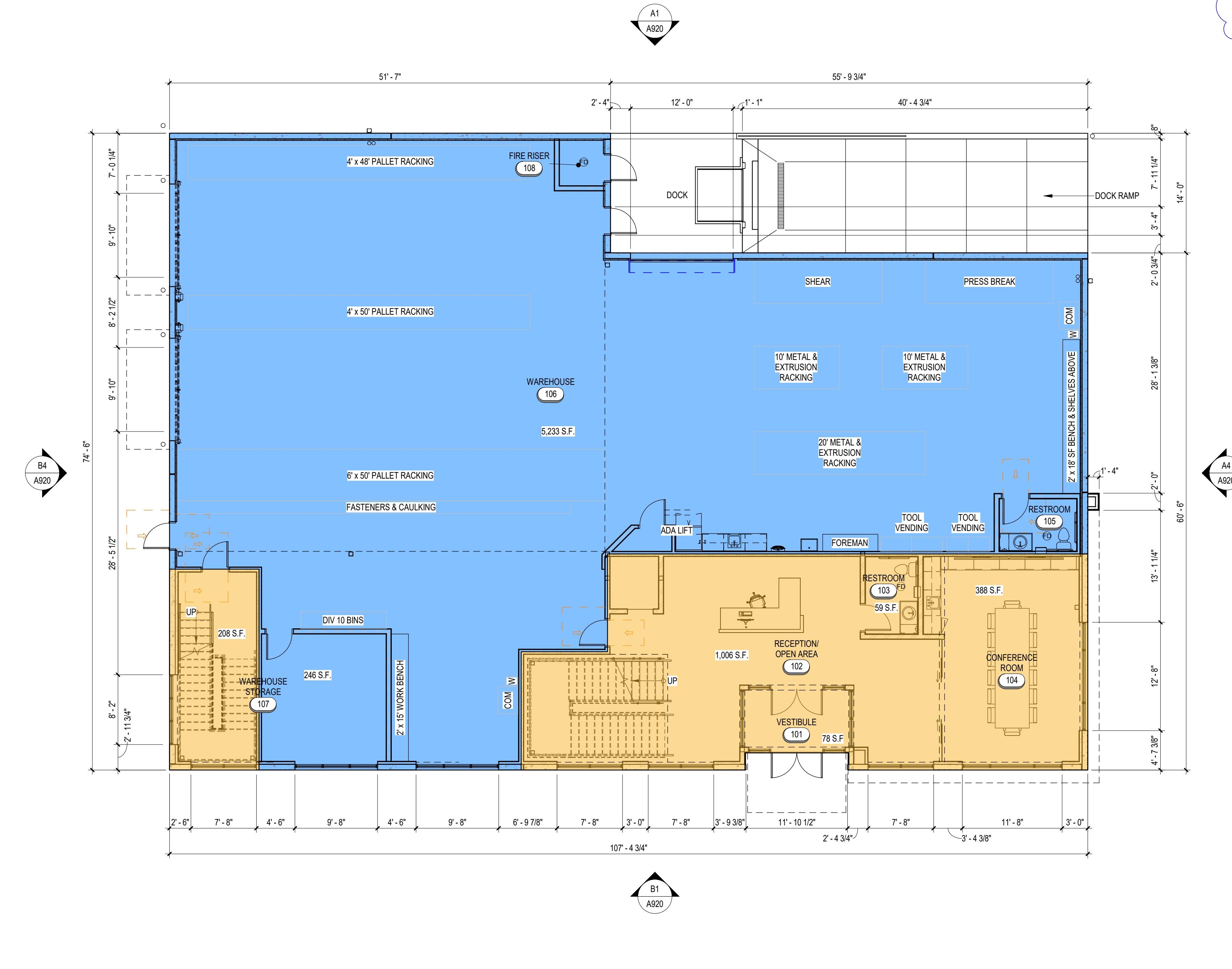
AS101



ARCHITECTURAL SITE PLAN

AS101

1" = 10'-0"





A3
A901 CONCEPTUAL MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

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CONCEPTUAL MAIN LEVEL FLOOR PLAN

DRAWING NUMBER

A901

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C

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This architectural floor plan illustrates a building section with the following dimensions and key features:

- Overall Width:** 107' - 4 3/4"
- Overall Depth:** 60' - 6"
- Office Areas:** The plan shows several office spaces, each with a specific area and identification number:
 - OFFICE 209 (154 S.F.)
 - OFFICE 208 (154 S.F.)
 - OFFICE 207 (154 S.F.)
 - OFFICE 206 (154 S.F.)
 - OFFICE 205 (154 S.F.)
 - OFFICE 204 (154 S.F.)
 - OFFICE 203 (154 S.F.)
 - OPEN OFFICE AREA 202 (4,130 S.F.)
 - OPEN OFFICE AREA 214 (8' - 2")
- Common Areas:** The plan includes a CIRCULATION area (201), a MECH/IT/STORAGE room (210), two RESTROOMS (211, 212), a JANITOR WH (213), and an ELEVATOR (ELEV.).
- Staircases:** Staircases are located on the left and right sides of the building section.
- Warehouse Below:** A dashed line indicates the presence of a WAREHOUSE BELOW the building section.
- Dimensions:** Detailed dimensions are provided for the building's exterior and interior spaces, including room widths and depths.

The image shows a horizontal line representing a floor plan section. On the left, there is a circular callout containing the text 'A3' and 'A902' stacked vertically. To the right of the callout, the text 'CONCEPTUAL UPPER LEVEL FLOOR P' is written. Below the text 'CONCEPTUAL' is a vertical scale bar consisting of a circle with a diagonal line through it, followed by the text '1/8" = 1'-0".

ARCHITECTURAL COMPONENTS HQ

A circular professional seal for an architect. The outer ring contains the text "PROFESSIONAL ARCHITECT" at the top and "STATE OF UTAH" at the bottom, with a five-pointed star on each side. The inner circle contains "LYNN LYLE BEECHER" in the center, with "No. 372822" written above it. A large, handwritten signature of "Lyle Beecher" is written across the center of the seal.

B
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CONCEPTUAL UPPER LEVEL FLOOR PLAN

DRAWING NUMBER

A902

A902

