

THE RIDGES AT DIMPLE DELL TOWNHOMES / RETAIL

1405 EAST 10600 SOUTH,
SANDY, UTAH



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

BENCHMARK
 STREET MONUMENT AT
 10600 SOUTH 1500 EAST
 ELEV = 4754.71'

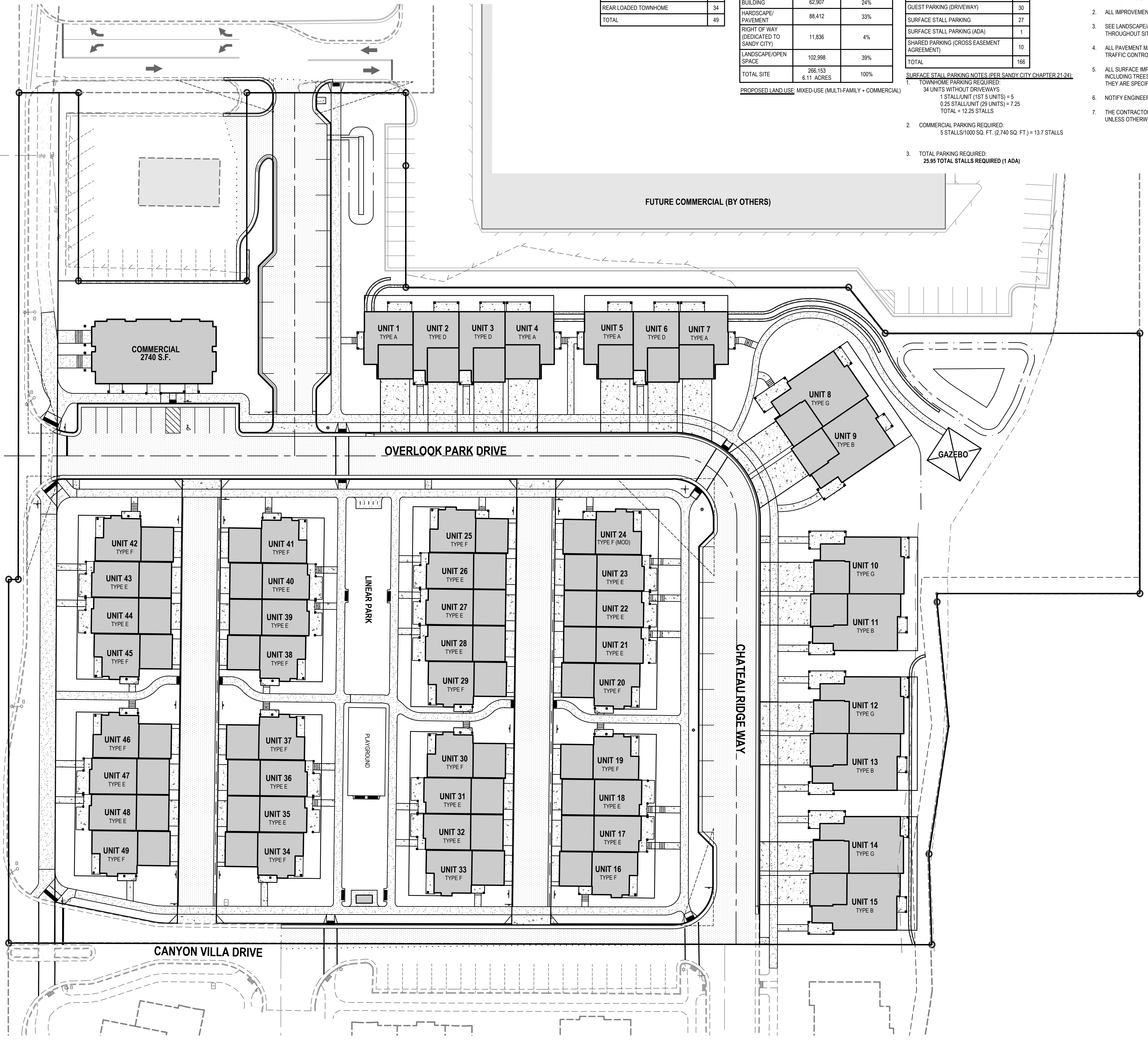
UNIT BREAKDOWN TABLE	
FRONT LOADED TOWNHOME	15
REAR LOADED TOWNHOME	34
TOTAL	49

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
BUILDING	62,907	24%
HARDSCAPE/ PAVEMENT	88,412	33%
RIGHT OF WAY (DEDICATED TO SANDY CITY)	11,836	4%
LANDSCAPE/OPEN SPACE	102,998	39%
TOTAL SITE	266,153	100%
	6.11 ACRES	

PARKING DATA TABLE	
GARAGE PARKING (UNIT)	98
GUEST PARKING (DRIVEWAY)	30
SURFACE STALL PARKING	27
SURFACE STALL PARKING (ADA)	1
SHARED PARKING (CROSS EASEMENT AGREEMENT)	10
TOTAL	166

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

- SURFACE STALL PARKING NOTES (PER SANDY CITY CHAPTER 21.24):**
- TOWNHOME PARKING REQUIRED:
 34 UNITS WITHOUT DRIVEWAYS
 1 STALL/UNIT (1ST 5 UNITS) = 5
 0.25 STALL/UNIT (29 UNITS) = 7.25
 TOTAL = 12.25 STALLS
 - COMMERCIAL PARKING REQUIRED:
 5 STALLS/1000 SQ. FT. (2,740 SQ. FT.) = 13.7 STALLS
 - TOTAL PARKING REQUIRED:
 25.95 TOTAL STALLS REQUIRED (1 ADA)



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THE RIDGES AT DIMPLE DELL

1405 EAST 10600 SOUTH
 SANDY, UTAH

PROFESSIONAL
 ENGINEER
 No. 169379
 ROBERT Q. ELDER
 9-27-21
 STATE OF UTAH

2021.09.29 FOR REVIEW

OVERALL SITE PLAN

PROJECT NUMBER: 10287 PRINT DATE: 9/30/21
 DRAWN BY: JBG CHECKED BY: RQE
 PROJECT MANAGER: RQE

C-200

