

ENGINEER:
NAME:
LONNY REED
LEGEND ENGINEERING
ADDRESS:
52 WEST 100 NORTH
HEBER CITY, UT 84032
(435) 654-4828

SURVEYOR:
NAME:
CORY NEERINGS
LEGEND ENGINEERING
ADDRESS:
52 WEST 100 NORTH
HEBER CITY, UT 84032
(435) 654-4828

DEVELOPER:
NAME:
DALLAS HAKES
LONESTAR BUILDERS
ADDRESS:
QQ UTAH COUNTY PO BOX 887
SPRINGVILLE, UT 84663
(801) 509-0277



LOT LINES (PROPERTY)

EXISTING CURB AND GUTTER

PROPOSED CURB AND GUTTER

ACCESSIBLE ROUTE

INVERT ELEVATION IE

TOP OF ASPHALT TA

TOP BACK OF CURB TBC

PROPOSED PROP

EXISTING EX

FINISHED GRADE FG

FINISHED FLOOR ELEVATION FFE

LANDSCAPE AREA

CONCRETE AREA

ASPHALT AREA

SITE DATA

LOT AREA:	47,883 SF	(1.10 ACRES)
BUILDING AREA:	3,825 SF	8.0%
PAVEMENT AREA:	30,380 SF	63.4%
LANDSCAPE AREA:	13,698 SF	28.6%

ZONING: CBD (CENTRAL BUSINESS DISTRICT)

BUILDING DATA

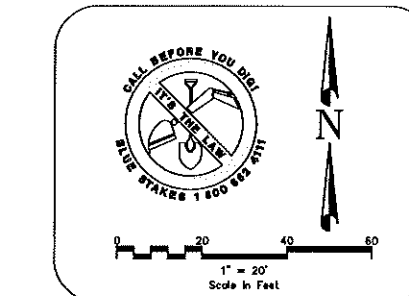
CONSTRUCTION TYPE: V-B

INTERNATIONAL BUILDING CODE

PARKING TABULATION

REQUIRED:	5 STALLS PER 1,000 SF OF FLOOR AREA.
	WASH BAY DOES NOT COUNT TOWARDS FLOOR AREA.
	887 SF X (1/100 SF) = 4.435 STALLS
	4 STALLS
PROVIDED:	4 STALLS
	1 ADA STALL

- NOTES:
- PROPOSED 6" SIDEWALK PER CITY STANDARD CG-02.
 - ALL HANDICAP STALLS, RAMPS, AND SIGNS TO BE INSTALLED PER ADA STANDARDS. SEE SHEET C-5 FOR SIGNAGE DETAILS.
 - PROPOSED CURB & GUTTER TYPE E PER APWA PLAN 205.
 - PROPOSED CURB TYPE P PER APWA PLAN 209.
 - CONSTRUCT VACUUM ENCLOSURE WITH CONCRETE PAD AND APRON. INSTALL OWNER PROVIDED VACUUM EQUIPMENT, UNDERGROUND TRUNK LINES, PIPING, ETC. COORDINATE WITH ARCHITECTURAL PLANS.
 - PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
 - INSTALL OWNER PROVIDED "TOMMY BALL" PLANTERS/GARBAGE RECEPTACLE (TYPICAL). COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
 - INSTALL OWNER PROVIDED PAY STATIONS WITH CANOPIES. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
 - INSTALL OWNER PROVIDED GATES AND LOOP DETECTION SYSTEM. COORDINATE TIMING OF INSTALLATION PRIOR TO CONSTRUCTION OF PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - PROPOSED DUMPSTER LOCATION.



- SANDY CITY NOTES:
- ALL PARKING STALLS AND DRIVE LANE DIMENSIONS ARE TO FACE OF CURB WHERE APPLICABLE.
 - 20'X60' CLEAR VIEW TRIANGLE (60'X60' CLEAR VIEW TRIANGLE REQUIRED AT FOUR-WAY ROAD INTERSECTIONS). NO OBSTACLES OVER THREE FEET HIGH, AS MEASURED FROM THE TOP BACK OF CURB ARE ALLOWED WITHIN THE TRIANGLE.

SITE QUANTITIES (ONSITE)

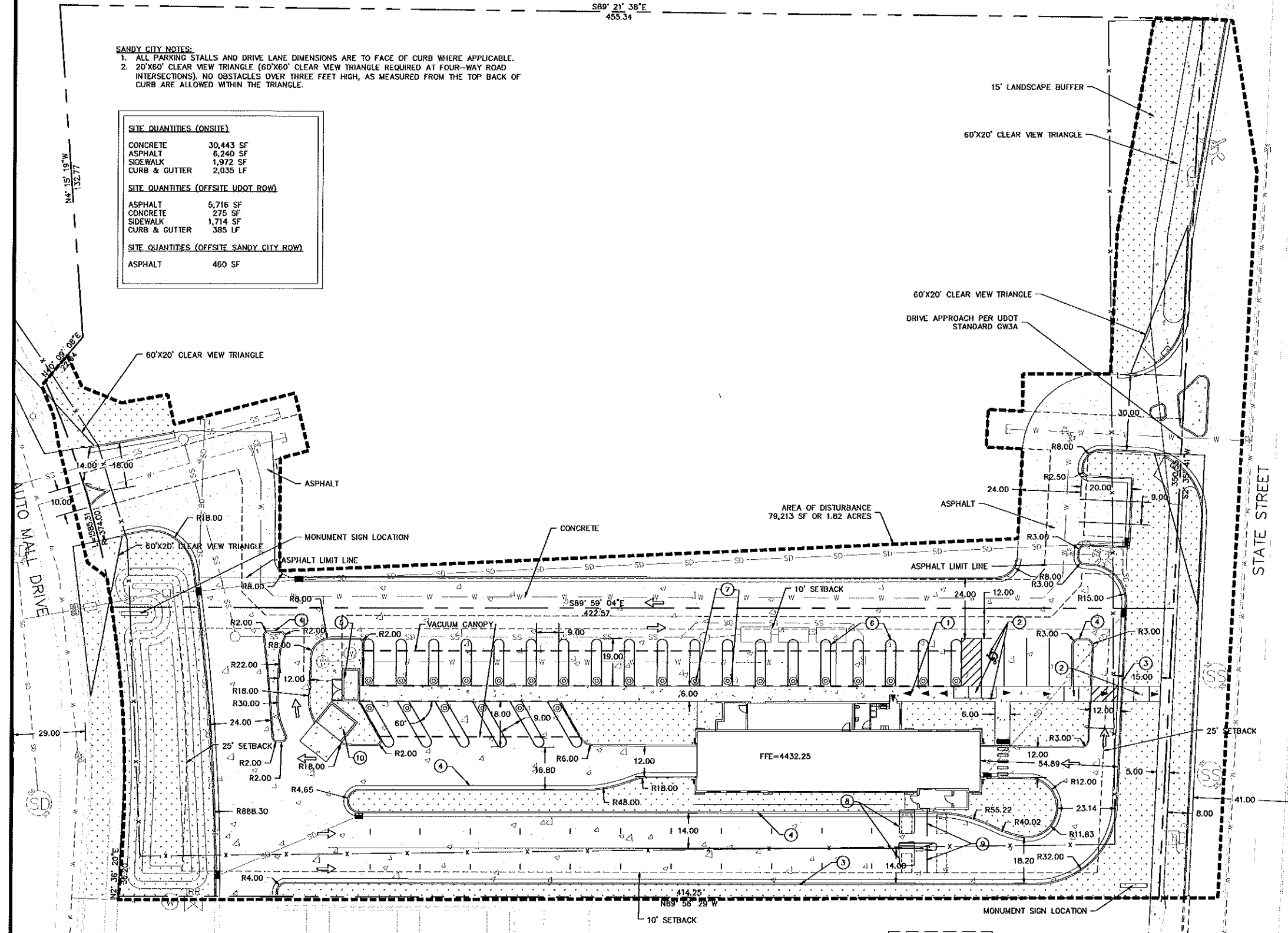
CONCRETE	30,443 SF
ASPHALT	6,240 SF
SIDEWALK	1,972 SF
CURB & GUTTER	2,035 LF

SITE QUANTITIES (OFFSITE UDOT ROW)

ASPHALT	5,716 SF
CONCRETE	275 SF
SIDEWALK	1,714 SF
CURB & GUTTER	385 LF

SITE QUANTITIES (OFFSITE SANDY CITY ROW)

ASPHALT	460 SF
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- GENERAL NOTES:
- CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
 - CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
 - ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
 - ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
 - ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
 - SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
 - ALL WORK TO BE ACCORDING TO CITY STANDARDS.

NO.	REVISIONS	BY	DATE

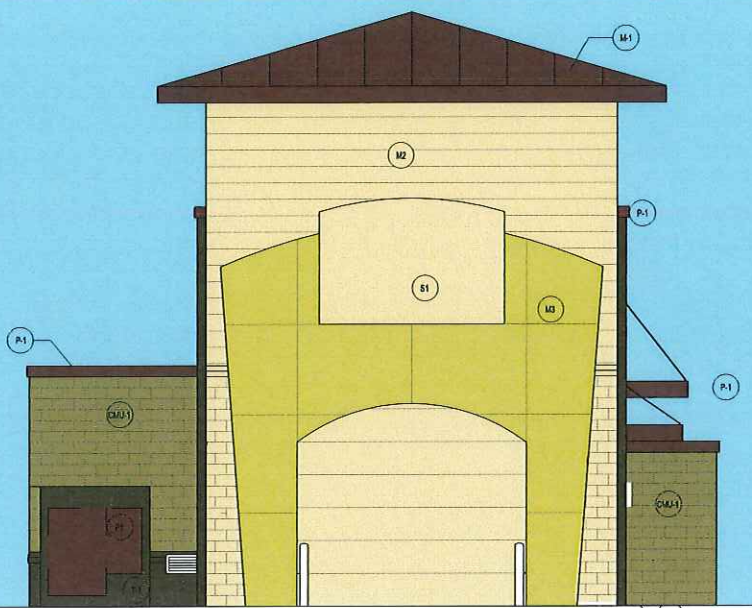
LEGEND ENGINEERING
52 WEST 100 NORTH
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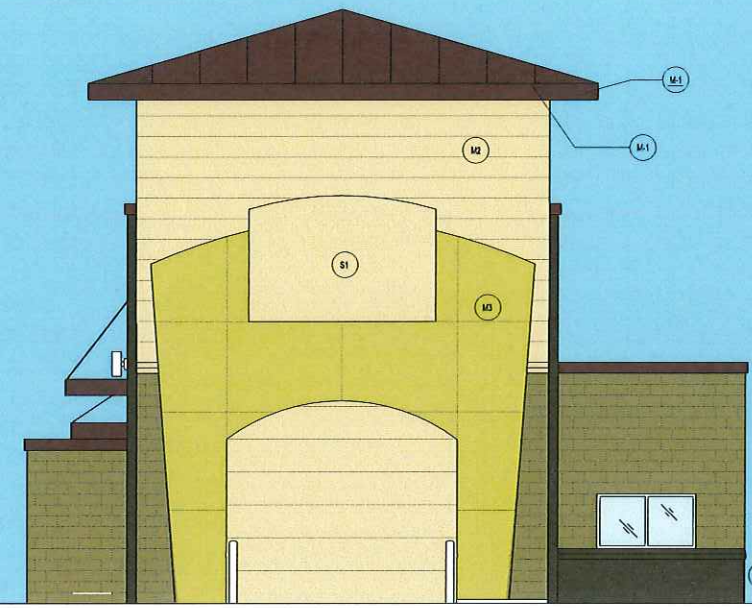
QUICK QUACK SANDY
SITE PLAN
11114 S STATE STREET, SANDY, UT



SHEET:
C-1
DATE:
Mar 13, 2018



EXIT EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 09



ENTRY EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 03

EXTERIOR FINISH SCHEDULE

LABEL	MATERIAL	COLOR / MANUFACTURER
CMU-1	SMOOTH FACE CMU	SUPERLITE / OLD CASTLE "DESERT YELLOW" INTEGRAL COLOR
S-1	STUCCO	MATCH SW 6120 "SILVERABLE BUFF"
P-1	PAINT	SW 6065 "FIERY BROWN"
T-1	STONE VENEER	CORONADO STONE PRODUCTS "QUICK STACK CARMEL MOUNTAIN"
M-1	STANDING SEAM ROOFING	MATCH SW 6065 "FIERY BROWN"
M-2	METAL PANELS	MATCH SW 6120 "SILVERABLE BUFF"
M-3	METAL PANELS	MATCH SW 6003 "CHEERFUL" (YELLOW)

	EQUIPMENT SIDE ELEVATION	ENTRY ELEVATION	DOY ELEVATION	WINDOW SIDE ELEVATION	TOTAL			
VISIBLE VERTICAL WALL	3192	1128	1128	3192	8640			
STUCCO	205	6.45%	82	7.27%	205	6.45%	576	6.67%
BLOCK	1370	42.92%	237	21.01%	1005	31.48%	2849	32.97%
STONE	189	5.92%	61	5.41%	408	12.33%	997	11.54%
ROLL UP DOOR	48	1.50%	165	14.72%	0	0.00%	310	4.40%
DOOR	42	1.32%	0	0.00%	21	0.66%	63	0.73%
METAL FASCIA	100	3.13%	40	3.55%	60	5.32%	437	5.05%
WINDOW	105	3.29%	20	1.77%	0	0.00%	105	1.21%
RAISED ENTRY & EXIT (MTL PNL)	732	22.93%	450	39.89%	450	39.89%	732	22.93%
METAL PNL ROOF	200	6.27%	72	6.38%	72	6.27%	544	6.30%
TOTAL	3192	100.00%	1128	100.00%	1128	100.00%	3192	100.00%

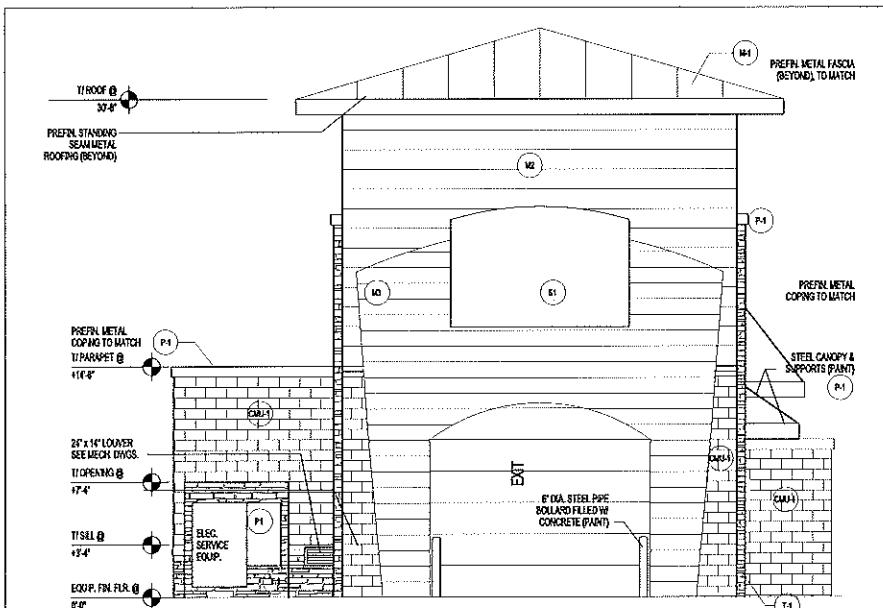


EQUIPMENT SIDE EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 02

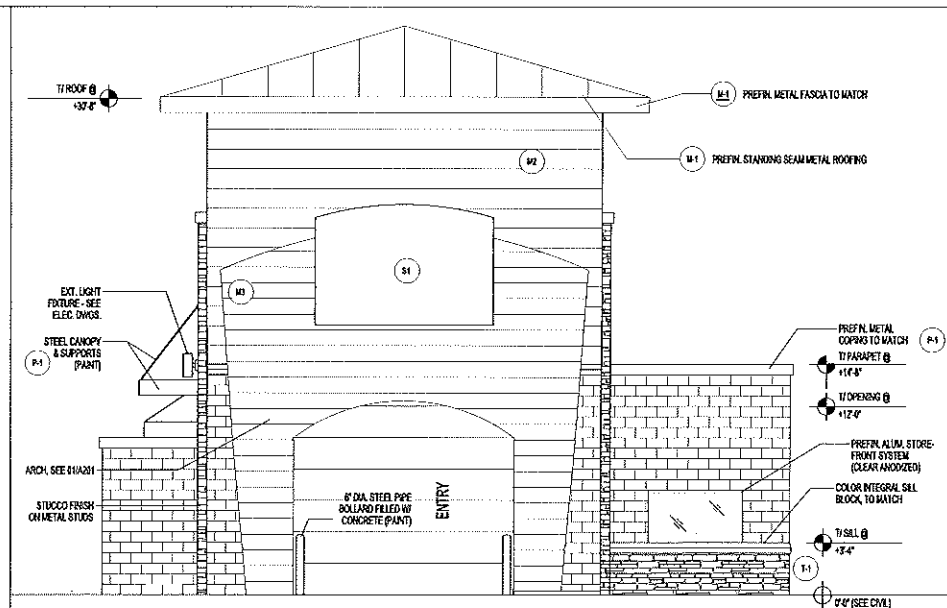


WINDOW SIDE EXTERIOR ELEVATION 01 SCALE: 3/16" = 1'-0"

RECEIVED
 APR 11 2018
 SANDY CITY
 COMMUNITY DEVELOPMENT



EXIT EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 09

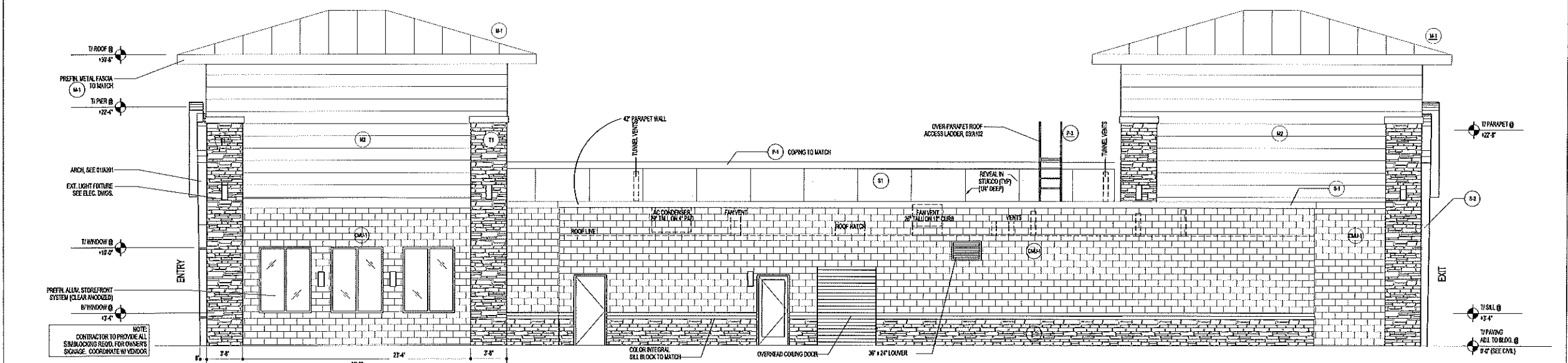


ENTRY EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 03

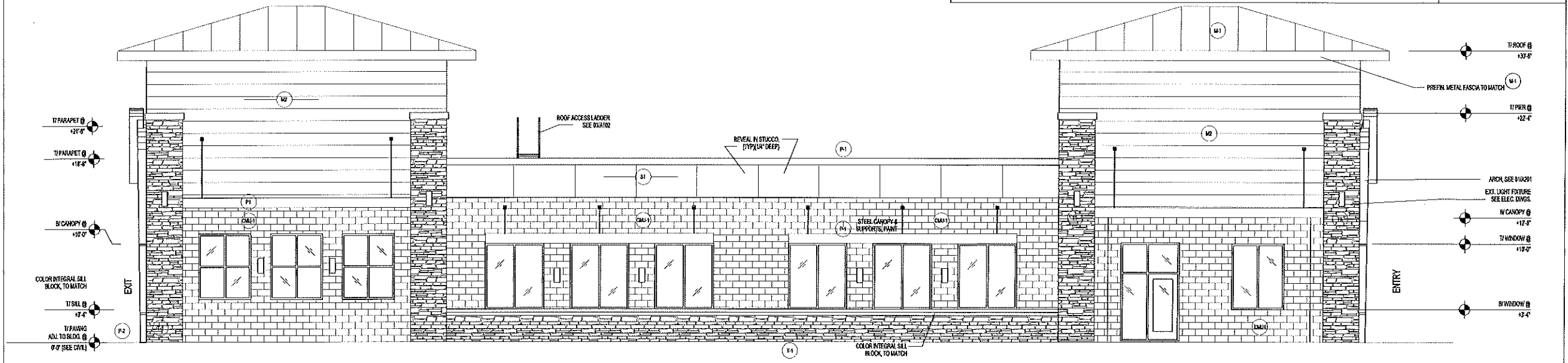
EXTERIOR FINISH SCHEDULE

LABEL	MATERIAL	COLOR / MANUFACTURER
T-1	SMOOTH FACE CMU	SUPERLITE / OLD CASTLE "DESERT YELLOW" INTEGRAL COLOR
S-1	STUCCO	MATCH SW 655 "TERRY BROWN"
S-2	STUCCO	MATCH SW 621 "TORCHLIGHT"
S-3	STUCCO	MATCH SW 612 "BELIEVABLE BLUE"
P-1	PAINT	SW 655 "TERRY BROWN"
P-2	PAINT	SW 614 "TERRIBLE BROWN"
P-3	PAINT	SW 612 "BELIEVABLE BLUE"
T-1	STONE VENEER	CORONADO STONE PRODUCTS "BLACK STACK CAMEL MOUNTAIN"
M-1	STANDING SEAM ROOFING	MATCH SW 655 "TERRY BROWN"
M-2	METAL PANELS	MATCH SW 612 "BELIEVABLE BLUE"

VISUAL VERTICAL WALL	EQUIPMENT SIDE ELEVATION	ENTRY ELEVATION	EXIT ELEVATION	WINDOW SIDE ELEVATION	TOTAL
STUCCO	265	82	82	206	635
BRICK	1370	237	237	1025	3869
STONE	239	61	61	488	1049
ROCK UP DOOR	48	166	166	0	380
DOOR	42	0	0	21	63
METAL FASCIA	100	60	60	437	657
WINDOW	105	20	0	175	300
PAVED DRIVE & CURB (MET. PAV.)	732	450	450	732	2364
METAL PAN. ROOF	200	72	72	300	644
TOTAL	3192	100.00%	100.00%	100.00%	100.00%



EQUIPMENT SIDE EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 02



WINDOW SIDE EXTERIOR ELEVATION 01 SCALE: 3/16" = 1'-0"

PROJECT NOTES

PROJECT TITLE

DRAIN & ASSOCIATES
ARCHITECTS DESIGN PROJECT MANAGEMENT
JAMES A. DRAIN ARCHITECT
PHONE (901) 555-1000

DATE: March 2018

REVISIONS:

DATE: March 2018

REVISIONS:

A200

Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
2		<i>Amelanchier grandifolia</i>	A. Brilliance Serviceberry	2" Calliper 8'-10" Height	Full Head Crown Straight Trunk
10		<i>Celtis occidentalis</i>	Common Hackberry	2" Calliper 10'-12" Height	Full Head Crown Straight Trunk
5		<i>Pinus leucodermis</i>	Dwarf Bosnian Pine	6'-8" Height B 4 B	Full Throughout Specimen
3		<i>Pinus nigra</i>	Columnar Austrian Pine	6'-8" Height B 4 B	Full Throughout Specimen
5		<i>Syringa reticulata</i>	Japanese Flowering Lilac	2" Calliper 8'-10" Height	Full Head Crown Straight Trunk
5		<i>Tilia tomentosa</i>	Starling Silver Linden	2" Calliper 10'-12" Height	Full Head Crown Straight Trunk

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
9		<i>Berberis thunbergii</i>	Crimson Pygmy Barberry	5 Gallon	15'-18" Height
9		<i>Caryopteris clandonensis</i>	Blue Mist Spiraea	5 Gallon	18"-24" Height
9		<i>Physocarpus opulifolius</i>	Summer Wine Ninebark	5 Gallon	24"-30" Height
55		<i>Prunus besseyi</i>	Faunee Buttes Sandcherry	5 Gallon	18"-24" Spread
14		<i>Rosa Knock Out Red</i>	Knock Out Red Rose	5 Gallon	18"-24" Height
8		<i>Rosa Maidland Red</i>	Red Groundcover Rose	5 Gallon	18"-24" Spread
10		<i>Spiraea bumalda</i>	Goldmound Spiraea	5 Gallon	15"-18" Height
20		<i>Spiraea japonica</i>	Neon Flash Spiraea	5 Gallon	15"-18" Height
14		<i>Yucca filam</i>	Golden Sword Yucca	5 Gallon	15"-18" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
14		<i>Calamagrostis a.</i>	Avalanche Feather Grass	5 Gallon	24"-30" Height
18		<i>Calamagrostis a.</i>	Foerster Feather Grass	5 Gallon	24"-30" Height
8		<i>Miscanthus sinensis</i>	Maiden Grass	5 Gallon	24"-30" Height
20		<i>Pennisetum alopecuroides</i>	Hamel Fountain Grass	5 Gallon	15"-18" Height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
18		<i>Agastache 'Sunset'</i>	Sunset Hyssop	1 Gallon	Full Can
51		<i>Hemerocallis 'Stella d'Oro'</i>	Stella d'Oro Day Lily	1 Gallon	Full Can
21		<i>Lavandula 'Hidcote Blue'</i>	Blue Lavender	1 Gallon	Full Can
26		<i>Salvia 'East Friesland'</i>	East Friesland Sage	1 Gallon	Full Can

** Plant material quantities are provided for convenience in bidding ONLY! The contractor shall provide and install all plant materials either shown or noted on the plans, and the sizes and heights specified.

Planting Notes

- All lawn areas shall receive a 6 inch depth of topsoil, shrub areas 4 inch depth. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Peep/or equal), and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
- Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shredded bark mulch mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric.
- In decorative stone beds, cut the fabric from around the water wall of each plant, then apply fine ground bark inside water wall. The remainder of the planter bed shall receive the depth of decorative stone.
- Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include weeding, pruning and one fertilization.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.

General Notes

- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
- The landscape contractor, at all times, shall have personal on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any rumps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawing.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall plant all plants per the planting details, stakes/guy as shown. The top of the rootballs shall be planted flush with the finish grade.
- 60" x 20" clear view triangles: No obstacles over 3 feet high, as measured from top back of curb, are allowed within triangle (typical 4 places).
- No trees shall be planted in public park strips less than 8 feet wide. Centerline of trees shall be planted minimum of 4 feet away from back of curb and either side of sidewalk.
- 2H:1V maximum slope in landscaped areas.

Submittal Requirements

- The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil amendments 4 import topsoil in order to obtain approval to be used on the project, and prior to shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
- All plant materials shall be secured for the project, a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.

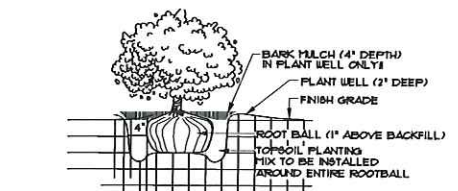
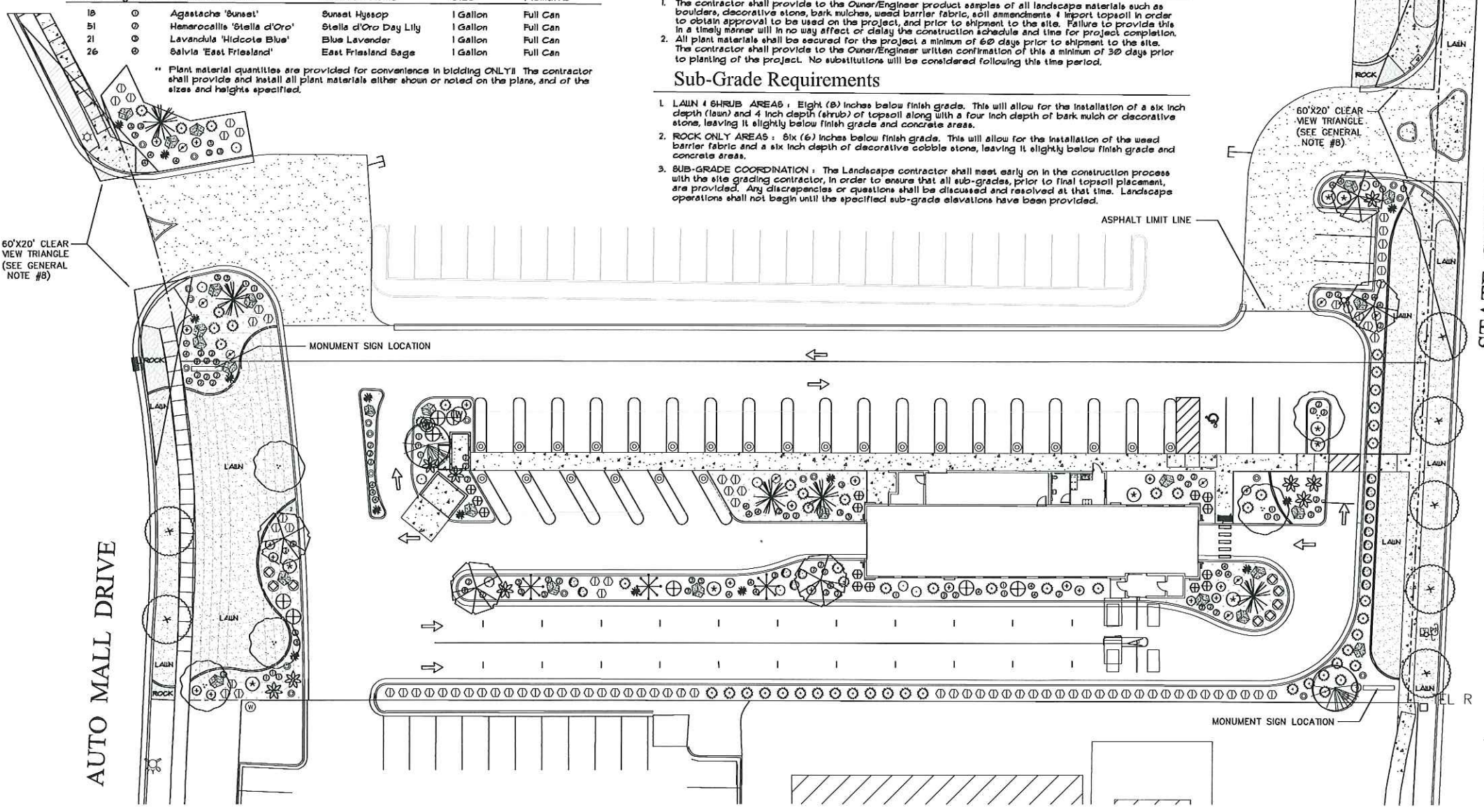
Sub-Grade Requirements

- LAWN & SHRUB AREAS: Eight (8) inches below finish grade. This will allow for the installation of a six inch depth (lawn) and 4 inch depth (shrub) of topsoil along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
- ROCK ONLY AREAS: Six (6) inches below finish grade. This will allow for the installation of the weed barrier fabric and a six inch depth of decorative cobble stone, leaving it slightly below finish grade and concrete areas.
- SUB-GRADE COORDINATION: The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

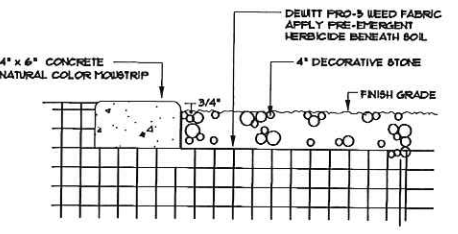
Legend

Symbol	Description
	Landscape Boulder / 3'-4" Min. Size / Individually Placed
	4" x 6" Extruded Concrete Mowstrip / Natural Color
	New Shrub - Rock Area / 2" Minus Size / "Sona"
	New Shrub - Rock Area / 1 1/2" Min. Size / "Calico"

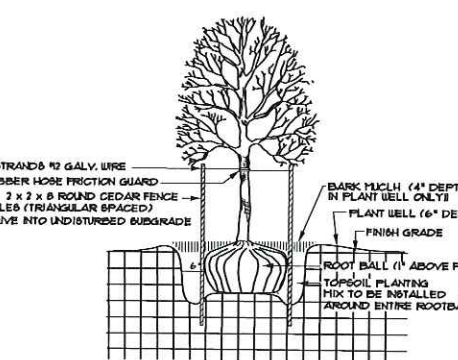
STATE STREET



1 Shrub Planting
N.T.S.



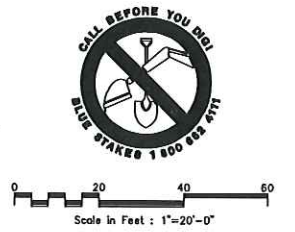
2 Mowstrip / Stone Mulch
N.T.S.



3 Tree Planting
N.T.S.

Landscape Architect

RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84103
Phone: 801-647-3114
Email: rdl@rdldesign.comcast.net



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LEGEND ENGINEERING

QUICK QUACK SANDY
LANDSCAPE PLAN
1114 S. STATE STREET, SANDY, UTAH

STATE OF UTAH
LANDSCAPE ARCHITECT
02-21-18

SHEET: **L-1**
DATE: 02-27-2018