

V:\070793 - Sandy SWIG Sued\070793-01-001 (ENG) - SWIG S, State St., Sandy, UT\Engineering\Engineering Plans\Sheet Sued\070793 - SITE AND PAVING PLAN.dwg, SITE PLAN, April 23, 2025, 4:40 PM, jpflynn

NOTE: SITE IS LOCATED IN ZONE X (OUTSIDE OF THE 100-YEAR FLOOD PLAIN) PER FEMA FIRM NUMBER 49035C0434G, EFFECTIVE SEPTEMBER 25, 2003

BENCHMARK:

- THE SITE BENCHMARK IS A FOUND STREET MONUMENT LOCATED IN S STATE STREET, HAVING THE LATITUDE N40°34'23.75" AND LONGITUDE W111°53'27.20". ELEVATION = 4443.56' (NAVD83)
- THE SITE BENCHMARK IS A FOUND STREET MONUMENT LOCATED AT THE INTERSECTION OF S STATE STREET AND W 10200 S. ELEVATION = 4417.567' (NAVD83)

PAVING LEGEND

	LIGHT DUTY (PARKING AREAS) 5" OF 3,000 PSI PORTLAND CEMENT CONCRETE PAVEMENT WITH 4 INCHES OF COMPACTED ROAD BASE (UTBC) OVER APPROVED SUBGRADE AND SELECT FILL WITH 6% ±1% ENTRAINED AIR.
	MEDIUM DUTY (DRIVE AREAS) 6" OF 3,000 PSI PORTLAND CEMENT CONCRETE PAVEMENT WITH 6 INCHES OF COMPACTED ROAD BASE (UTBC) OVER APPROVED SUBGRADE AND SELECT FILL WITH 6% ±1% ENTRAINED AIR.
	HEAVY DUTY (DUMPSTER PADS) 6.5" OF 3,000 PSI PORTLAND CEMENT CONCRETE PAVEMENT OVER 6 INCHES OF AGGREGATE BASE OVER APPROVED SUBGRADE AND SELECT FILL WITH 6% ±1% ENTRAINED AIR.

**REFER TO GEOTECHNICAL REPORT BY CMT PROJECT NO. 23332, DATED NOVEMBER 27, 2024 FOR MORE PAVEMENT RECOMMENDATION DETAILS.

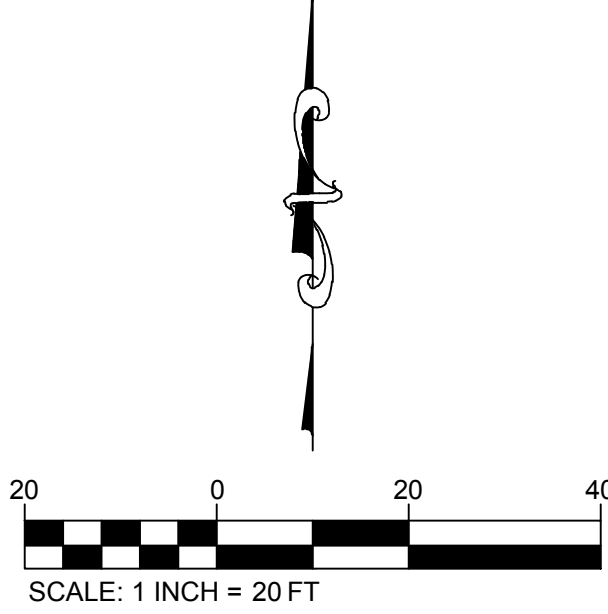
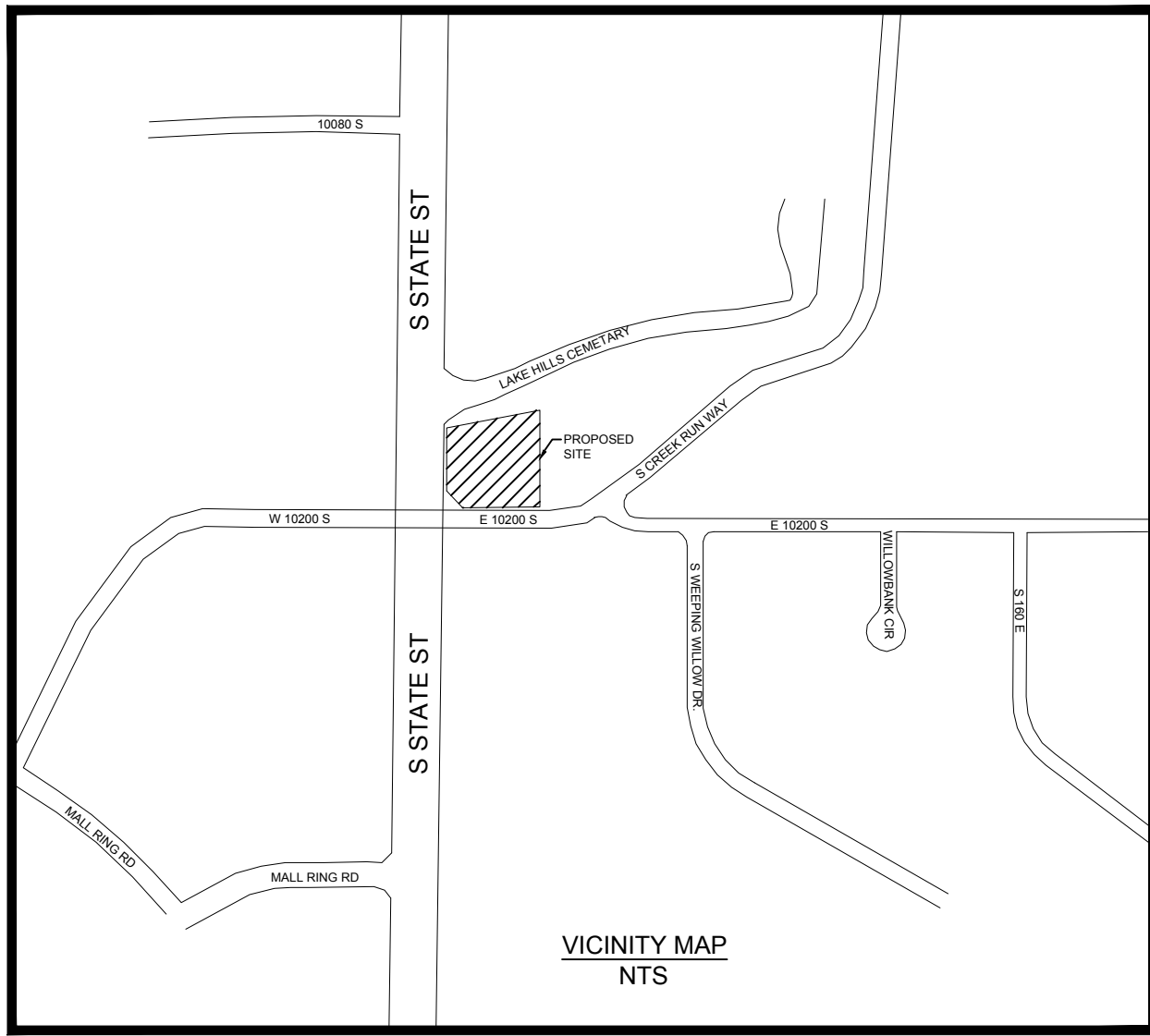
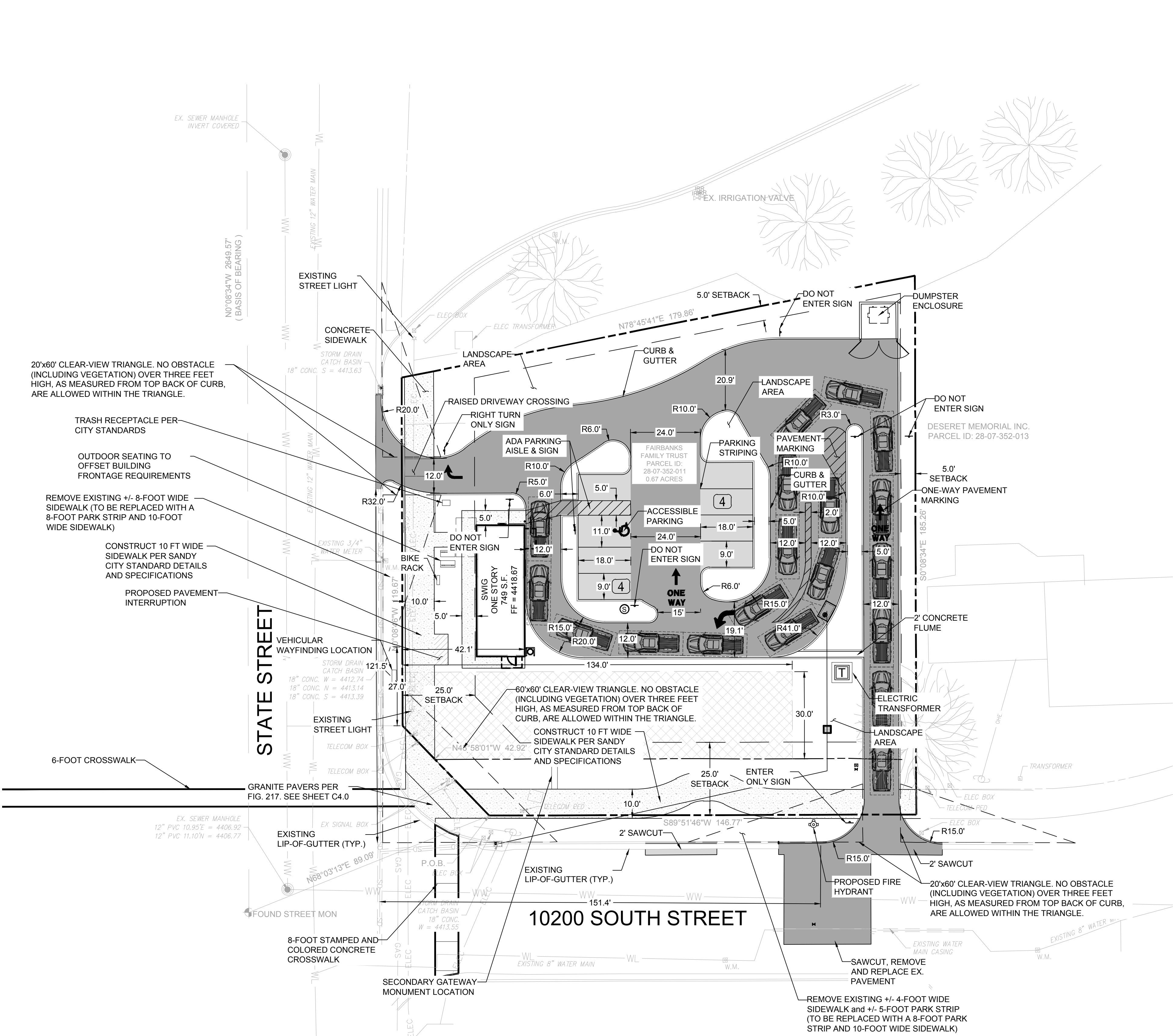
SITE DATA TABLE

PROJECT NAME	SWIG
CURRENT LOCAL JURISDICTION	CITY OF SANDY
ZONING	CBD (CENTRAL BUSINESS DISTRICT)
EXISTING USE	EXISTING BUILDING
PROPOSED USE	RESTAURANT
LOT AREA/SF AND AC	0.67 AC. / 29,185 SF
BUILDING AREA (GROSS SQUARE FOOTAGE)	749 SF
BUILDING HEIGHT (FEET AND NUMBER OF STORIES)	16 FT (1-STORY)
FRONT YARD SETBACK	25 FT FROM BACK OF CURB
SIDE (E&W) YARD SETBACK	10 FT
REAR YARD SETBACK	20 FT
TOTAL PARKING REQUIRED	REGULAR PARKING RATIO FOR DRIVE-THRU RESTAURANT 1/100 GF+4749/100 = 8 SPACES 1 ACCESSIBLE PARKING REQUIRED FOR 1 to 25 SPACES PROVIDED
TOTAL PARKING PROVIDED	8
TOTAL IMPERVIOUS AREA	15962 SQ.FT. / 0.37 AC
TOTAL PERVIOUS AREA	13223 SQ.FT. / 0.30 AC



Know what's below.
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PROPOSED LEGEND

PROPOSED BUILDING	
STD. 6" CONCRETE CURB	
SIDEWALK	
PARKING SPACE COUNT	6
CURB INLET	
GRATE INLET	
MANHOLE	
STAMPED CONCRETE	

EXISTING LEGEND

	COUNTY MONUMENT		EXISTING WATER METER
	PROPERTY CORNER AS DESCRIBED		EXISTING WATER MANHOLE
	SUBDIVISION BOUNDARY		EXISTING FIRE HYDRANT
	LOT LINE		EXISTING WATER VALVE
	ADJACENT PARCEL		EXISTING STORM MANHOLE
	SECTION LINE		EXISTING CATCH BASIN
	EASEMENT		EXISTING SEWER MANHOLE
	EXISTING FENCE LINE		EXISTING SEWER CLEAN OUT
	EXISTING WATER LINE		EXISTING IRRIGATION VALVE
	EXISTING IRRIGATION LINE		EXISTING POWER POLE
	EXISTING STORM DRAIN		EXISTING TRANSFORMER
	EXISTING SANITARY SEWER		EXISTING TELECOM MANHOLE
	EXISTING OVERHEAD POWER		EXISTING ELECTRICAL BOX
	EXISTING GAS LINE		EXISTING AC UNIT
	EXISTING CONCRETE		EXISTING GAS METER
	EXISTING ASPHALT		

SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY LAYTON SURVEYING LLC, DATED MAY 03, 2024, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
- A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
- CITY OF SANDY SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
- TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE TxDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM THE STREET.
- CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
- ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
- BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- ALL CURB RADII ARE 3" UNLESS SHOWN OTHERWISE.
- PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.
- CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT.
- CONTRACTOR TO REFER TO PHOTOMETRIC PLAN FOR LIGHT POLE DETAILS.
- MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

REVISIONS

REVISION	DATE	DESCRIPTION

SITE ND PAVING PLAN

SWIG
10187 S STATE ST.
SANDY, UTAH 84070

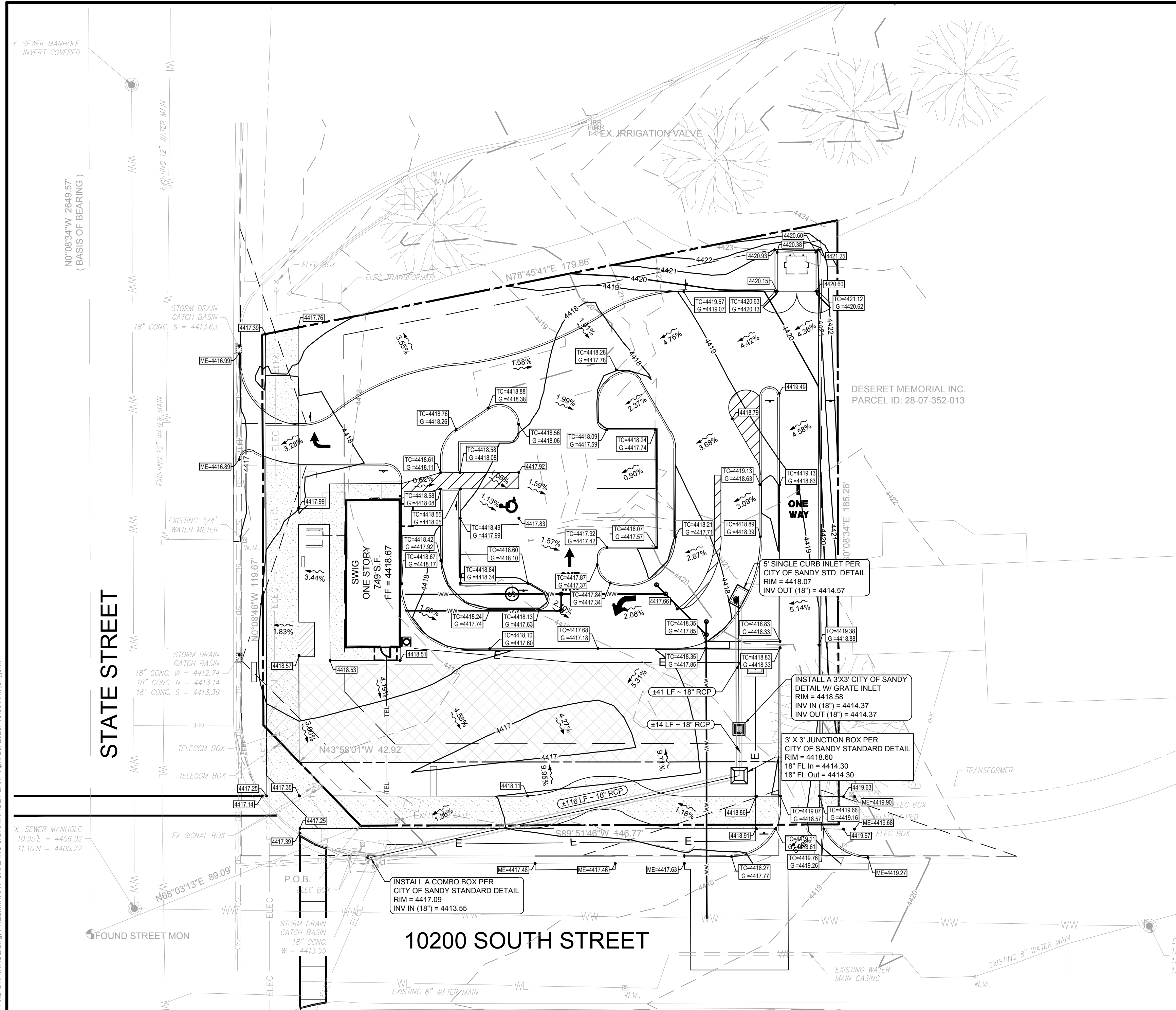
DESIGN AM	DRAWN AM	CHKD KB
JOB No.	070793-01-001	

SHEET
C1.0

Bowman

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www.bowman.com



GRADING LEGEND

PROPERTY LINE

LEASE LOT LINE

PROPOSED BUILDING

PROPOSED CONTOUR 430

EXISTING CONTOUR 430

DIRECTION OF FLOW 2.30























SPOT ELEVATION 441.6

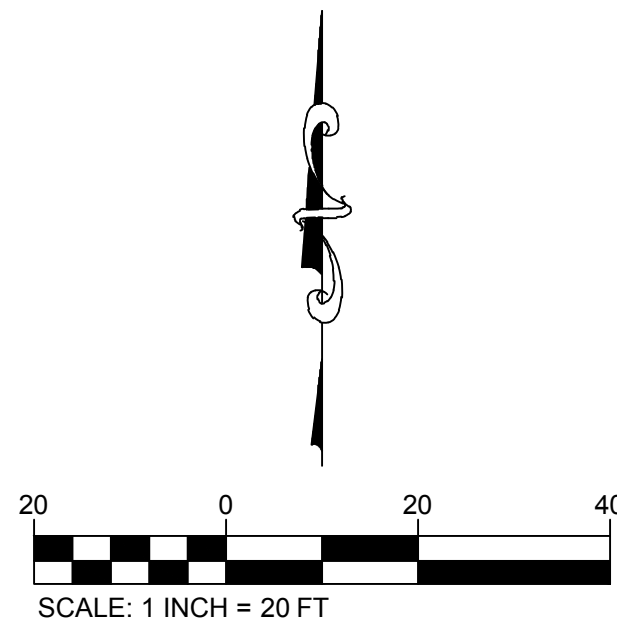
TOP AND GUTTER ELEVATION 441.9

MATCH EXISTING ELEVATION 441.8

HIGH POINT ELEVATION 441.8

EXISTING LEGEND

	PROPERTY CORNER AS DESCRIBED
	LOT LINE
	ADJACENT PARCEL
	SECTION LINE
	EXISTING FENCE LINE
	EXISTING WATER LINE
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD POWER
	EXISTING GAS LINE
	EXISTING CONCRETE
	EXISTING ASPHALT
	EXISTING WATER METER
	EXISTING CATCH BASIN
	EXISTING SEWER MANHOLE
	EXISTING IRRIGATION VALVE
	EXISTING POWER POLE
	EXISTING TRANSFORMER
	EXISTING TELECOM PEDESTAL
	EXISTING ELECTRICAL BOX
	EXISTING AC UNIT
	EXISTING GAS METER



GRADING & DRAINAGE NOTES

1. CONTRACTOR SHALL SAWCUT AND REPAIR 2" INTO THE EXISTING CONCRETE AT ALL DRIVEWAY CONNECTIONS.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THESE PLANS ARE APPROXIMATE AND WERE LOCATED BASED ON EITHER VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS, AND/OR FROM UTILITY OWNERS. THE OWNER DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) BEFORE ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND/OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED. NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 3:1.
4. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILTS AND DEBRIS.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
6. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUDED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
7. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
8. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTIONS ACTIVITIES.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATURAL AND PAVED AREAS.
10. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH CITY SPECIFICATIONS UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
11. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
12. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
13. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE, AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
14. ALL PROPOSED SPOT ELEVATIONS ARE PAVEMENT GRADES, UNLESS OTHERWISE NOTED, TOP OF CURB ELEVATIONS ARE 6 INCH ABOVE ELEVATIONS SHOWN ON THIS PLAN.
15. ALL ELEVATIONS PRESENTED IN THESE PLANS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF NAVD 88.
16. CONTRACTOR TO MAINTAIN 1' MINIMUM CLEARANCE BETWEEN PIPES.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING CONSTRUCTION ACTIVITIES TO ENSURE THAT PUBLIC STREETS AND RIGHT-OF-WAYS ARE KEPT CLEAN OF MUD, DUST OR DEBRIS. THE CONTRACTOR SHALL MAINTAIN ADEQUATE WATERING OF THE SITE BY THE CONTRACTOR.
18. CLEAR AND GRUB WITHIN WORK LIMITS FOR ALL SURFACE VEGETATION, TREES, STUMPS, BRUSH, ROOTS, ETC. DO NOT DAMAGE OR REMOVE TREES EXCEPT AS APPROVED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS. PROTECT ALL ROOTS TWO INCHES IN DIAMETER OR LARGER.
19. STRIP WORK LIMITS, REMOVING ALL ORGANIC MATTER WHICH CANNOT BE COMPACTED INTO A STABLE MASS. ALL TREES, BRUSH, AND DEBRIS ASSOCIATED WITH CLEARING, STRIPPING OR GRADING SHALL BE REMOVED AND DISPOSED OFF SITE BY THE CONTRACTOR.
20. IMMEDIATELY FOLLOWING FINE GRADING OPERATIONS, COMPACT SUBGRADE TO 95% OF MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR). PROOF ROLLING WITH A LOADED ROLLER TRUCK IS A SUITABLE ALTERNATIVE TO THIS PROJECT.
21. ALL FILLS WITHIN PUBLIC ROW AND EASEMENTS SHALL BE ENGINEERED. ADDITIONALLY, ANY FILLS OUTSIDE OF PUBLIC ROW WHICH ARE OVER TWO (2) FEET IN DEPTH SHALL BE ENGINEERED. ENGINEERED FILLS SHALL BE CONSTRUCTED IN 6" LIFTS, EACH LIFT SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR).
22. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, STRAIGHT GRADES SHALL BE RUN BETWEEN ALL FINISH GRADE ELEVATIONS AND/OR FINISH CONTOUR LINES SHOWN. FINISH PAVEMENT GRADES AT TRANSITION TO EXISTING PAVEMENT SHALL MATCH EXISTING PAVEMENT GRADES OR SHALL BE FEATHERED PAST JOINTS WITH EXISTING PAVEMENT AS REQUIRED TO PROVIDE A SMOOTH, FREE DRAINING SURFACE.
23. ALL FINISH GRADES AND ELEVATIONS SHALL BE MAINTAINED. CLEANOUTS, MONUMENTS, GAS VALVES, WATER VALVES, AND SIMILAR STRUCTURES SHALL BE ADJUSTED TO MATCH FINISH GRADE OF THE PAVEMENT, SIDEWALK, LANDSCAPED AREA, OR MEDIAN STRIP WHEREIN THEY LIE.
24. CONTRACTOR SHALL HYDROSEED ALL EXPOSED SLOPES AND DISTURBED AREAS WHICH ARE NOT SCHEDULED TO BE LANDSCAPED.

ADA NOTES

1. THE DESIGN PROFESSIONAL SIGNING THIS DOCUMENT REPRESENTS THAT TO THE BEST OF HIS/HER PROFESSIONAL JUDGEMENT, KNOWLEDGE, AND BELIEF THE DESIGN SPECIFICATIONS HEREIN COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
2. ALL GRADES/SLOPES SHOWN ON THIS PLAN WERE DESIGNED AT OR BELOW MAXIMUMS ALLOWED BY THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, AND THE ADA DESIGN MANUAL, IN THE EVENT THAT A PERSON WITH A QUESTION OR CONCERN SHOULD FILE THAT IT IS DIFFERENT FROM THOSE SHOWN ON THESE PLANS, WORK SHOULD CEASE AND THE ENGINEER SHOULD BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
3. THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL THE PHASES OF WORK RELATING TO ADA ACCESSIBILITY FOR THIS PROJECT. SINCE THE CODE DOES NOT ALLOW FOR CONSTRUCTION TOLERANCE, ANY CONSTRUCTION THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS REQUIRED BY ADA ARE SUBJECT TO REJECTION AND MAY BE REQUIRED TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
4. THE CIVIL ENGINEER OR THE CONTRACTOR CANNOT EXTEND THE METHODS OR MEANS USED BY THE GENERAL CONTRACTOR OR THEIR SUBCONTRACTORS DURING GRADING AND CONSTRUCTION OF THE PROJECT. THE CIVIL ENGINEER OR SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE FINAL ACCEPTANCE OF AMERICANS WITH DISABILITIES ACT ACCESSIBILITY RELATED ITEMS BY THE CITY, ANY OTHER AUTHORITY, OR AFFECTED PARTIES.

CITY OF SANDY GRADING AND DRAINAGE 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 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 (DELETE IF NOT APPLICABLE).
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.) 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 SEPARATOR, MECHANICAL TREATMENT DEVICES, MEDIA FILTERS, AND UNDERGROUND DETENTION/RETENTION SYSTEMS. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE A LID LIFTING INSTRUCTIONS MANUAL. IF 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 STAMPED "LETTER OF CONFORMANCE" FROM THE DESIGN ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 90% BOND RELEASE, STATING THAT STORM WATER FLOW CONTROL ELEMENTS AND STORM WATER TREATMENT FACILITIES (E.G. DETENTION, RETENTION, LID BEST MANAGEMENT PRACTICES, OIL-WATER SEPARATORS, SUMPS, ETC.) WERE CONSTRUCTED ACCORDING TO THE APPROVED PLANS. A

BENCHMARK:

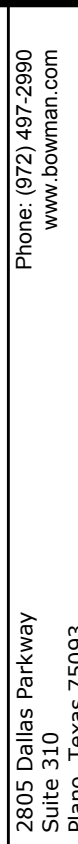
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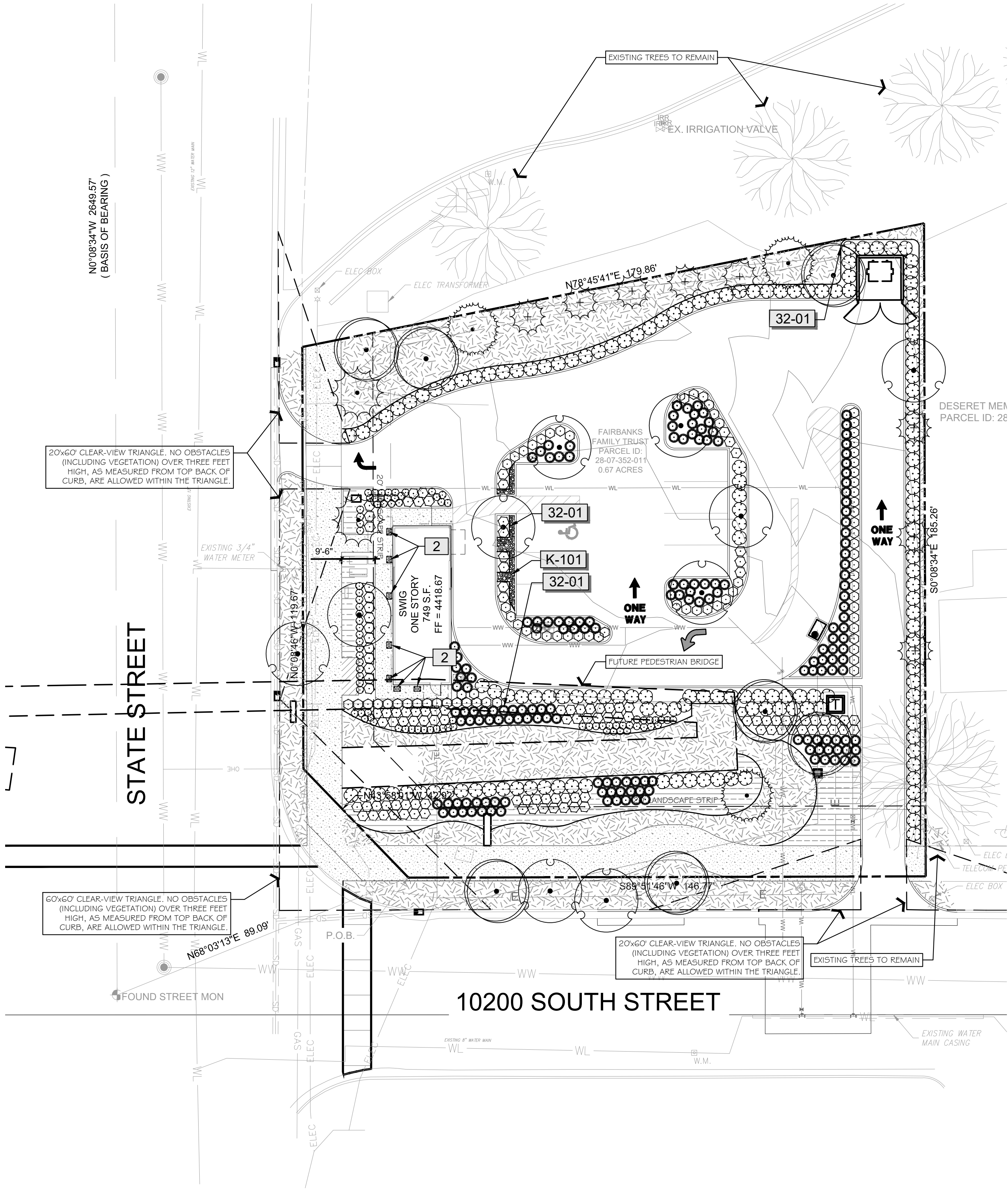


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[illegible]





LANDSCAPE STANDARDS

- 20' FRONT YARD LANDSCAPE DEPTH
- 5' LANDSCAPE BETWEEN PARKING AREAS AND SIDE/REAR PROPERTY LINES
- 15% LANDSCAPE AREA WITHIN ALL PARKING AND DRIVEWAY AREAS

TOTAL SITE AREA: 29,181 SF
TOTAL LANDSCAPE AREA PROVIDED: 12,610 SF (43.2%)

PARKING AREA: 12,084 SF
PARKING AREA LANDSCAPE PROVIDED: 1,666 SF (13.7%)

1 TREE PER 400 SQUARE FEET OF ON-SITE LANDSCAPE
11,574 / 400 = 28.94 ~ 29 TREES REQUIRED
29 TREES PROVIDED

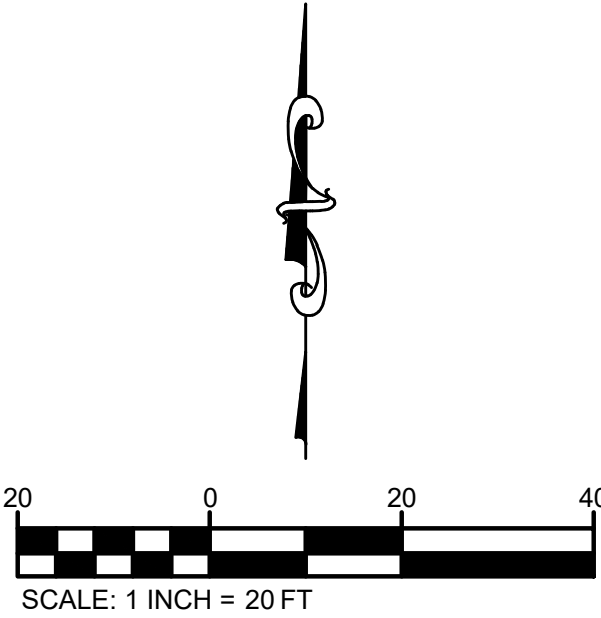
LANDSCAPE WILL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM
FRONTAGE: ONE STREET TREE PER 35 LF

S STATE STREET: 141 LF/35 = 4 STREET TREES REQUIRED
4 STREET TREES PROVIDED

W 10200 S: 168 LF/35 = 5 STREET TREES REQUIRED
5 STREET TREES PROVIDED

SHRUBS, BUSHES, AND GRASSES SHALL COVER NO LESS THAN 40% OF ALL
SOFTSCAPE AREAS. TOTAL SOFTSCAPE AREA: 12,610 SF

SHRUB AREA REQUIRED: 5,044 SF
SHRUBS AREA PROVIDED: 5,032 SF (41%)



LANDSCAPE NOTES

- ALL MATERIAL QUANTITIES ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES.
- CONTRACTOR SHALL HAVE ALL UTILITY LINES LOCATED BEFORE PERFORMING ANY EXCAVATION FOR LANDSCAPE AND/OR IRRIGATION INSTALLATION. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING UTILITIES.
- PRIOR TO APPLYING SOD OR HYDROSEED, ALL STONES AND DEBRIS LARGER THAN 1 INCH IN ANY DIMENSION SHALL BE REMOVED AND SURFACE MUST BE TOP DRESSED WITH 2" OF TOPSOIL AND FINE GRADED SMOOTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A FULL AND HEALTHY STAND OF GRASS AT THE TIME OF POSSESSION BY THE OWNER.
- ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING AREAS OUTSIDE PROPERTY LINES) SHALL BE PLANTED AND WATERED A MINIMUM OF 10 WEEKS OR UNTIL GRASS IS FULLY ESTABLISHED.
- LANDSCAPE BED EDGING SHALL BE PROVIDED WHERE INDICATED ON PLANS AND BETWEEN PLANTING/STONE BEDS AND LAWN AREAS/SIDEWALKS.
- OPEN AREAS WITHIN LANDSCAPE BEDS SHALL BE MULCHED.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING PHOTOGRAPHS OF ACTUAL LANDSCAPE MATERIALS AND SUBMITTING THEM TO THE LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.
- PLANT MATERIAL SELECTED SHALL FOLLOW THE GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND MEET OR EXCEED ALL SIZE REQUIREMENTS LISTED ON PLANT SCHEDULE.
- ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY STATE BY LANDSCAPE CONTRACTOR AND SHALL BE WARRANTED (FOR REPLACEMENT) FOR ONE (1) CALENDAR YEAR AFTER ACCEPTANCE OF THE LANDSCAPE INSTALLATION.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	CAL.	HT.	SP.
TREES							
	AG	10	Bigtooth Maple / Acer grandidentatum	30 gal	2"Cal	8'-10'	4'-5'
	CD	8	Incense Cedar / Calocedrus decurrens	30 gal	2"Cal	8'-10'	4'-5'
	PA	3	Norway Spruce / Picea abies	30 gal	2"Cal	8'-10'	4'-5'
	PP	2	Pinyon Pine / Pinus edulis	30 gal	2"Cal	8'-10'	4'-5'
	QM	7	Burr Oak / Quercus macrocarpa	30 gal	2"Cal	8'-10'	4'-5'
SHRUBS							
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	HT.	O.C.	
	AU	116	Utah Milkvetch / Astragalus utahensis	5 gal	12"	36"	
	BC	167	Side Oats Grama / Bouteloua curtipendula	3 gal	10"	36"	
	EC	81	Yellow Storksbill / Erodium chrysanthum	3 gal	10"	24"	
	JB	154	Blue Star Juniper / Juniperus squamata 'Blue Star'	3 gal	10"	48"	
	RW	79	White Meidland® Shrub Rose / Rosa x 'Meicoubian'	5 gal	12"	36"	

GROUND COVERS

	FB	7,205 sf	Dwarf Tall Fescue / Festuca arundinacea 'Bonsai'	sod		
	SB	1,035	Lamb's Ear / Stachys byzantina	flat	6"	12"

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	HARDWOOD MULCH - 3" DEPTH PROVIDED IN ALL PLANTING BEDS
2	Tournesol Siteworks DR-241818
32-01	STEEL BED EDGE
K-101	BULL ROCK 1"-3" IN VARIOUS SHADES OF BROWN; PLACED 5" DEEP

REVISIONS

REVISION	DESCRIPTION	DATE

PLANTING PLAN

SWIG
10187 S STATE ST.
SANDY, UTAH 84070

01.29.25

DESIGN AM	DRAWN AM	CHKD KB
JOB No. 070793-01-001		

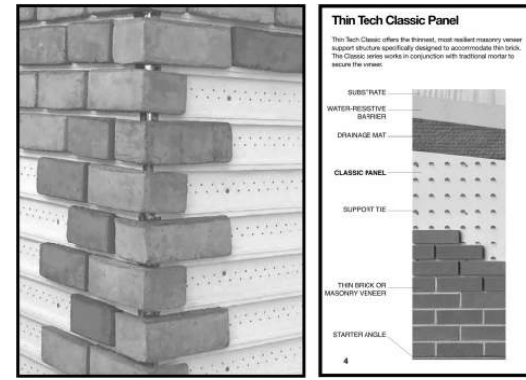
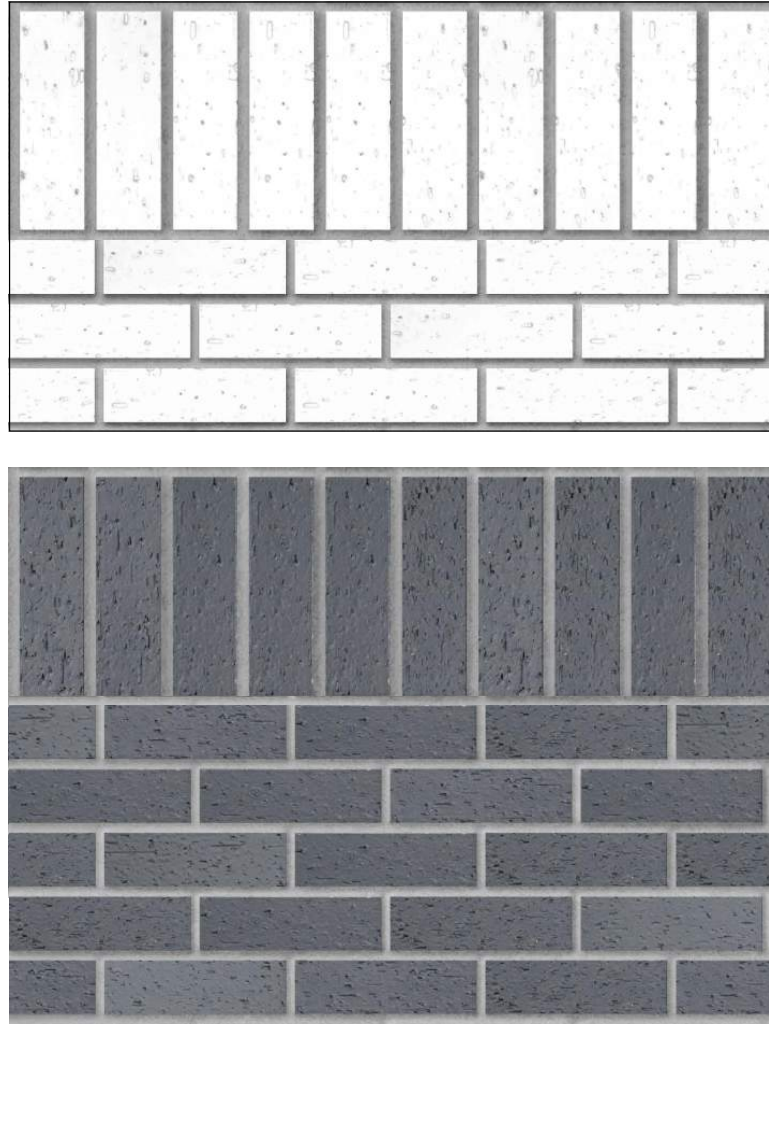
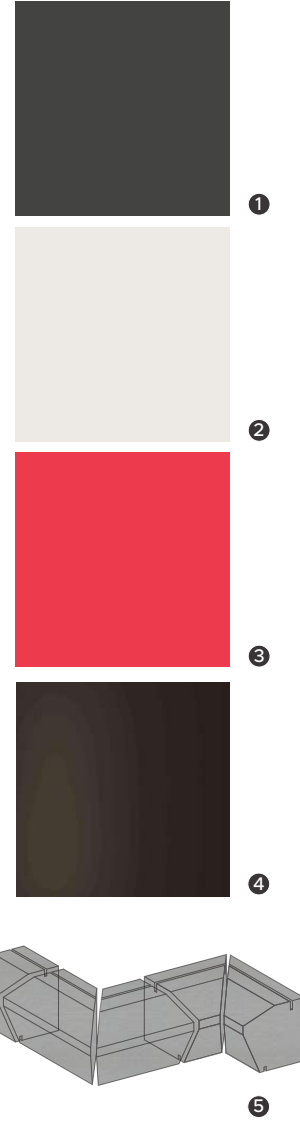
SHEET
L1.01



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

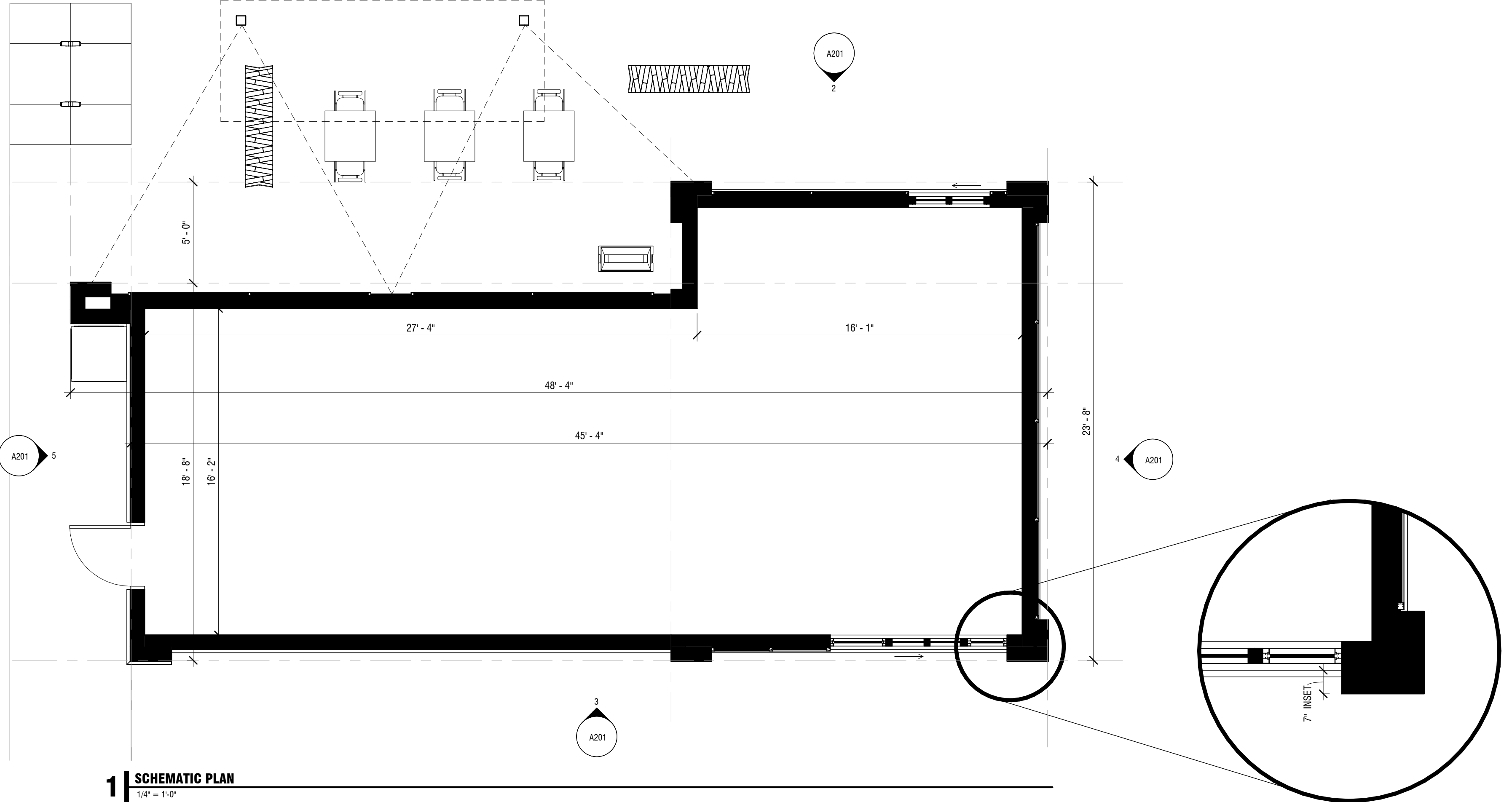


- Product Highlights:**
- Two hinged, lockable doors for easy access to f connections, valves and gauges
 - Outlet port accommodates two inch conduit connections
 - Bottom tabs for bolting the cabinet down to c pad or floor
 - Lowered panels provide over 60% open surfac for natural cross ventilation
 - Ribbed roof panel provides protection from su snow and hail. (Rib panel can be removed as
 - Powder coated gray primer finish is ready to p custom colors
 - Rust proof, lightweight and strong – .125" thick aluminum construction
 - 32.6" W x 32.6" D x 76.5" H
- Optional Vent Kit - directs vent discharge from tl down towards the floor
- Optional 'fit Connection - connects fill box style hose connection directly to the tank fill valve



KEY

- EIFS CORNICE & CANOPIES SW #706 — ROWN GRE
- TRIM & SOFFITS SW #706 — ACCESSIBLE BEIGE
- EXTERIOR "SWIG" SIGNAGE
- STOREFRONT DARK BRONZE ALUMINUM
- Endicott Rowlock Sill SW-3 Glazed Series
- Endicott Theivrick Modular on Metal Panel White Glazed Velour texture VC-1
- Endicott Theivrick Modular on Metal Panel Gray Glazed Velour texture VC-5 9%; VC-6 20%; VC-7 79%

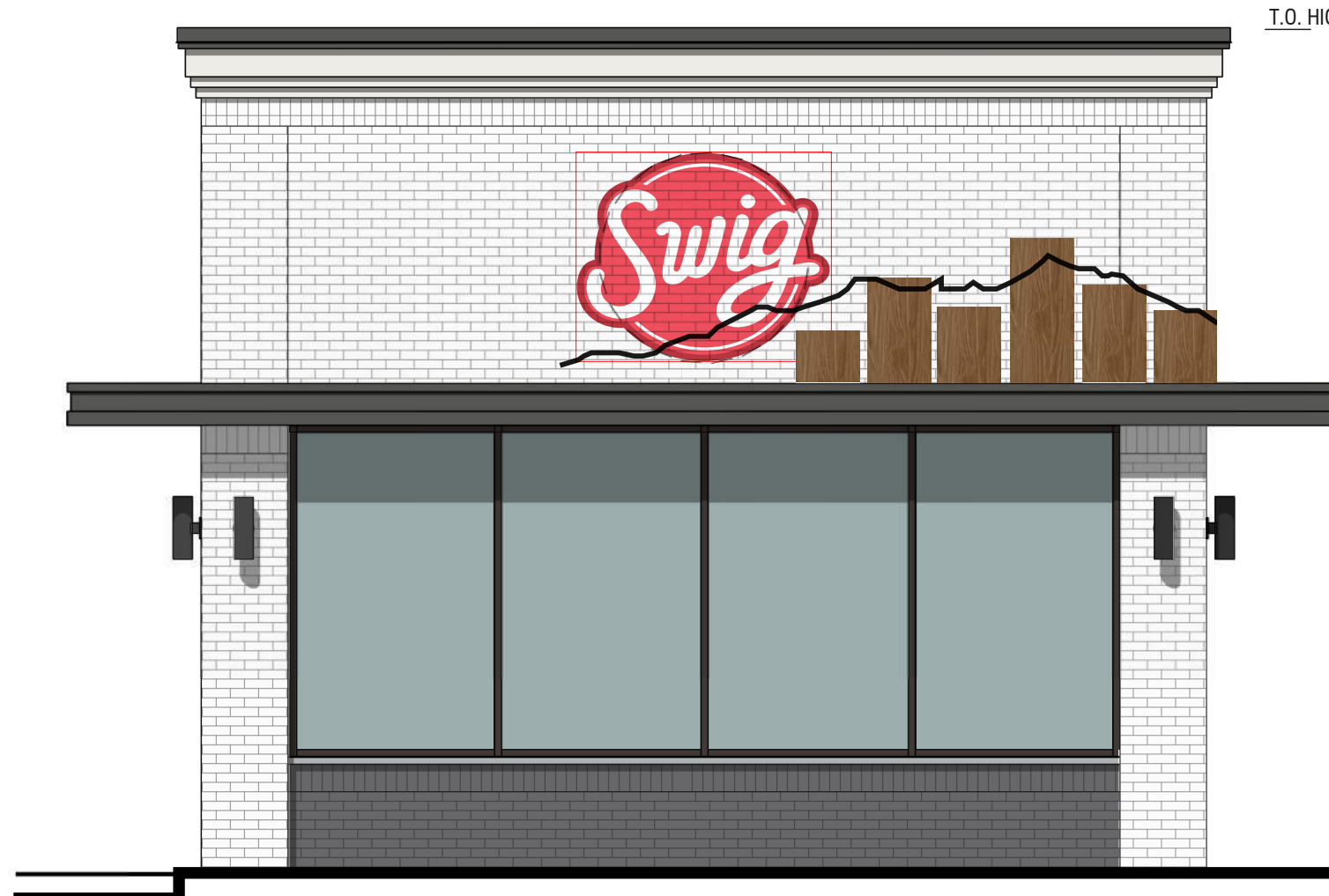


PROPOSED NORTH ELEVATION:

AREA OF ELEVATION BELOW ROOF (10'-10" A.F.F.) = 258 SF
_REQ: FENESTRATION = N/A
(A) _PROV: FENESTRATION (60%) = 153 SF

(B) TOTAL ELEVATION AREA = 485 SF
_REQ: EIFS CORNICE(20% OF TOTAL MAX) = 97 SF
_PROV: EIFS CORNICE (8 %) = 41 SF
_PROV: NICHHA PANELS (4 %) = 21 SF

AREA NOT INCLUDING OPENINGS (B) - (A) = 332 SF
_REQ: BRICK (80% MIN) = 207 SF
_PROV: BRICK (79 %) = 202 SF



4 | NORTH ELEVATION
1/4" = 1'-0"

PROPOSED SOUTH ELEVATION:

AREA OF ELEVATION BELOW ROOF (10'-10" A.F.F.) = 258 SF
_REQ: FENESTRATION = N/A
(A) _PROV: FENESTRATION (2 %) = 7 SF

(B) TOTAL ELEVATION AREA = 484 SF
_REQ: EIFS CORNICE(20% OF TOTAL MAX) = 97 SF
_PROV: EIFS CORNICE (13 %) = 63 SF
_PROV: NICHHA PANELS (3 %) = 15 SF

AREA NOT INCLUDING OPENINGS (B) - (A) = 463 SF
_REQ: BRICK (80% MIN) = 370 SF
_PROV: BRICK (82 %) = 400 SF



5 | SOUTH ELEVATION (BACK)
1/4" = 1'-0"



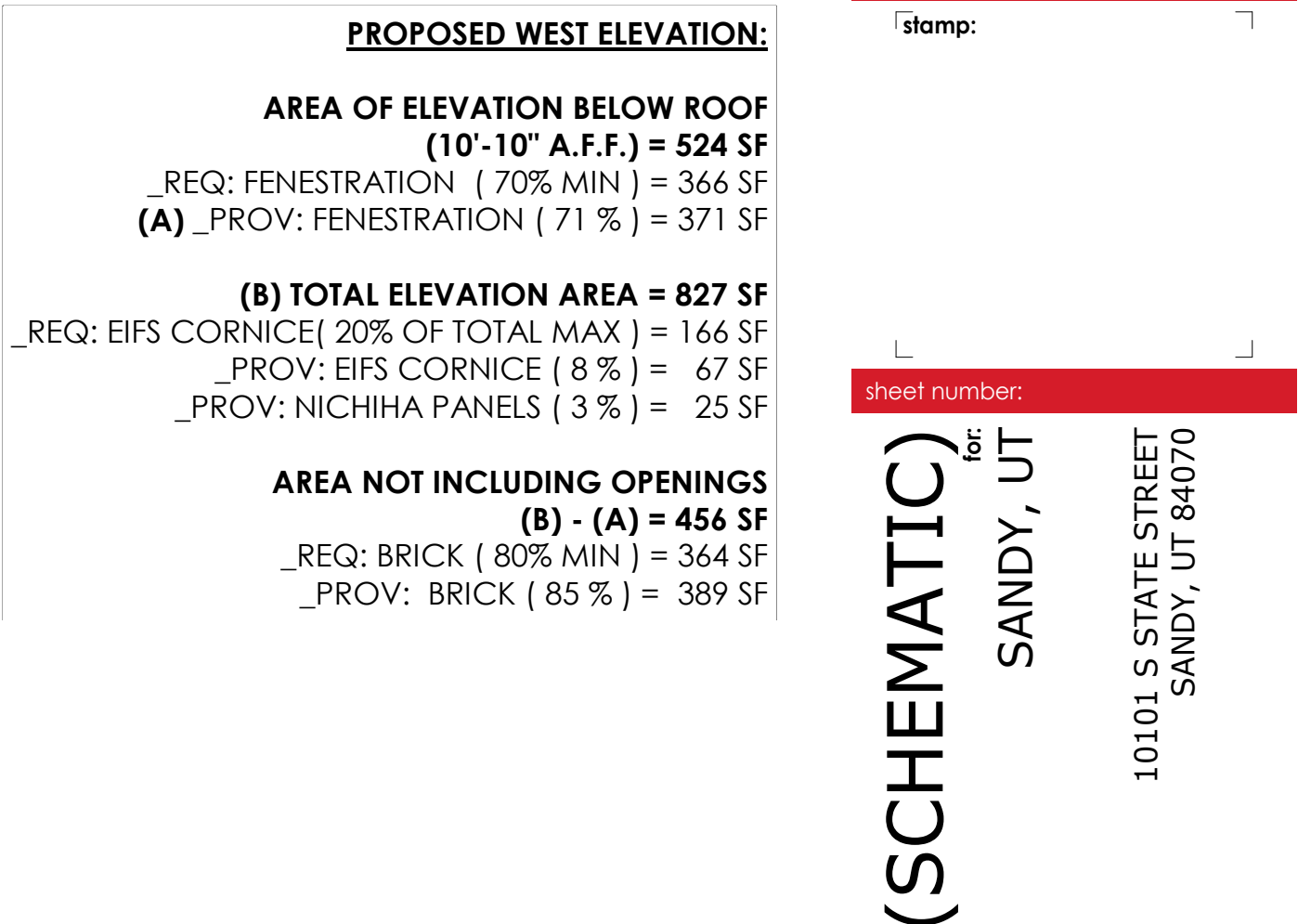
2 | WEST ELEVATION (FRONT FACING STATE ST.)
1/4" = 1'-0"

PROPOSED WEST ELEVATION:

AREA OF ELEVATION BELOW ROOF (10'-10" A.F.F.) = 524 SF
_REQ: FENESTRATION (70% MIN) = 366 SF
(A) _PROV: FENESTRATION (71 %) = 371 SF

(B) TOTAL ELEVATION AREA = 827 SF
_REQ: EIFS CORNICE(20% OF TOTAL MAX) = 166 SF
_PROV: EIFS CORNICE (8 %) = 67 SF
_PROV: NICHHA PANELS (3 %) = 25 SF

AREA NOT INCLUDING OPENINGS (B) - (A) = 456 SF
_REQ: BRICK (80% MIN) = 364 SF
_PROV: BRICK (85 %) = 389 SF



PROPOSED EAST ELEVATION:

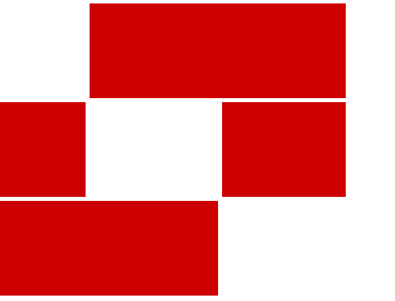
AREA OF ELEVATION BELOW ROOF (10'-10" A.F.F.) = 493 SF
_REQ: FENESTRATION = N/A
(A) _PROV: FENESTRATION PROVIDED (12 %) = 59 SF

(B) TOTAL ELEVATION AREA = 783 SF
_REQ: EIFS CORNICE(20% OF TOTAL MAX) = 157 SF
_PROV: EIFS CORNICE (8 %) = 63 SF

AREA NOT INCLUDING OPENINGS (B) - (A) = 727 SF
_REQ: BRICK (80% MIN) = 582 SF
_PROV: BRICK (92 %) = 668 SF



3 | EAST ELEVATION (FACING DRIVE THRU)
1/4" = 1'-0"



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babcockdesign.com

sheet information

revisions: description date

date: issue date

project number: project number

project status: project status

original drawing is 24" x 36"
current as of: 6/30/2025 1:12:18 AM

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sheet number:

SWIG (SCHEMATIC)
SANDY, UT
10101 S STATE STREET
SANDY, UT 84070

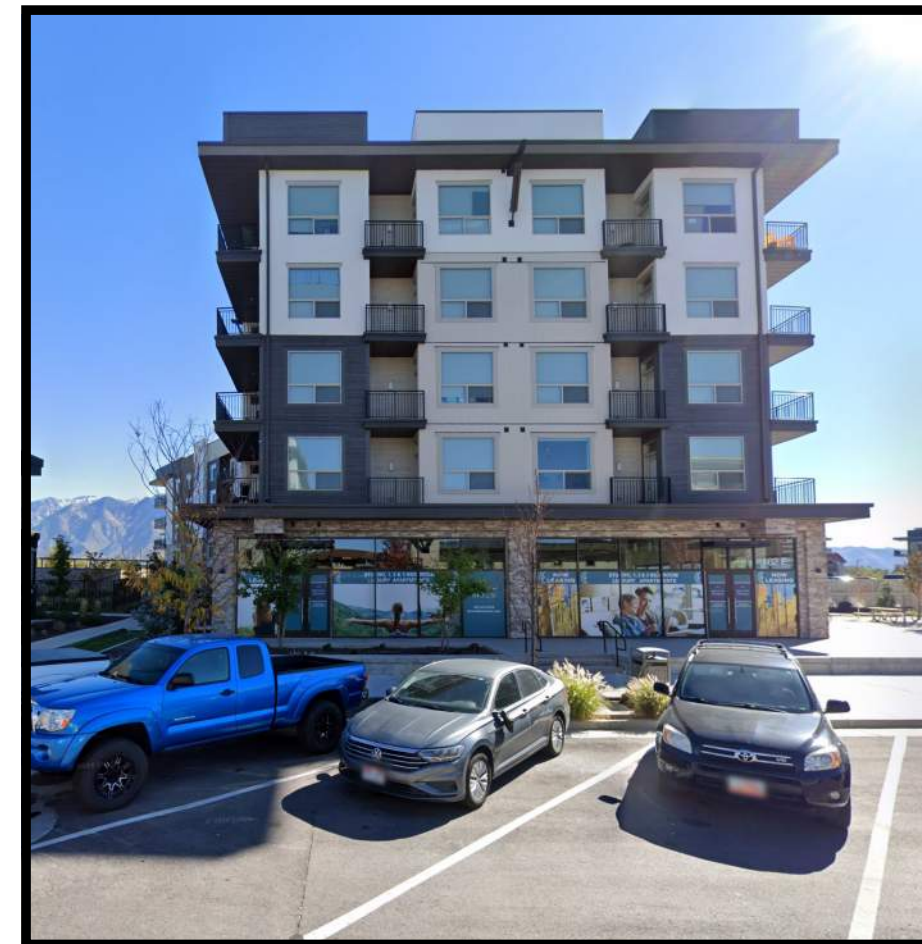
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sheet number:

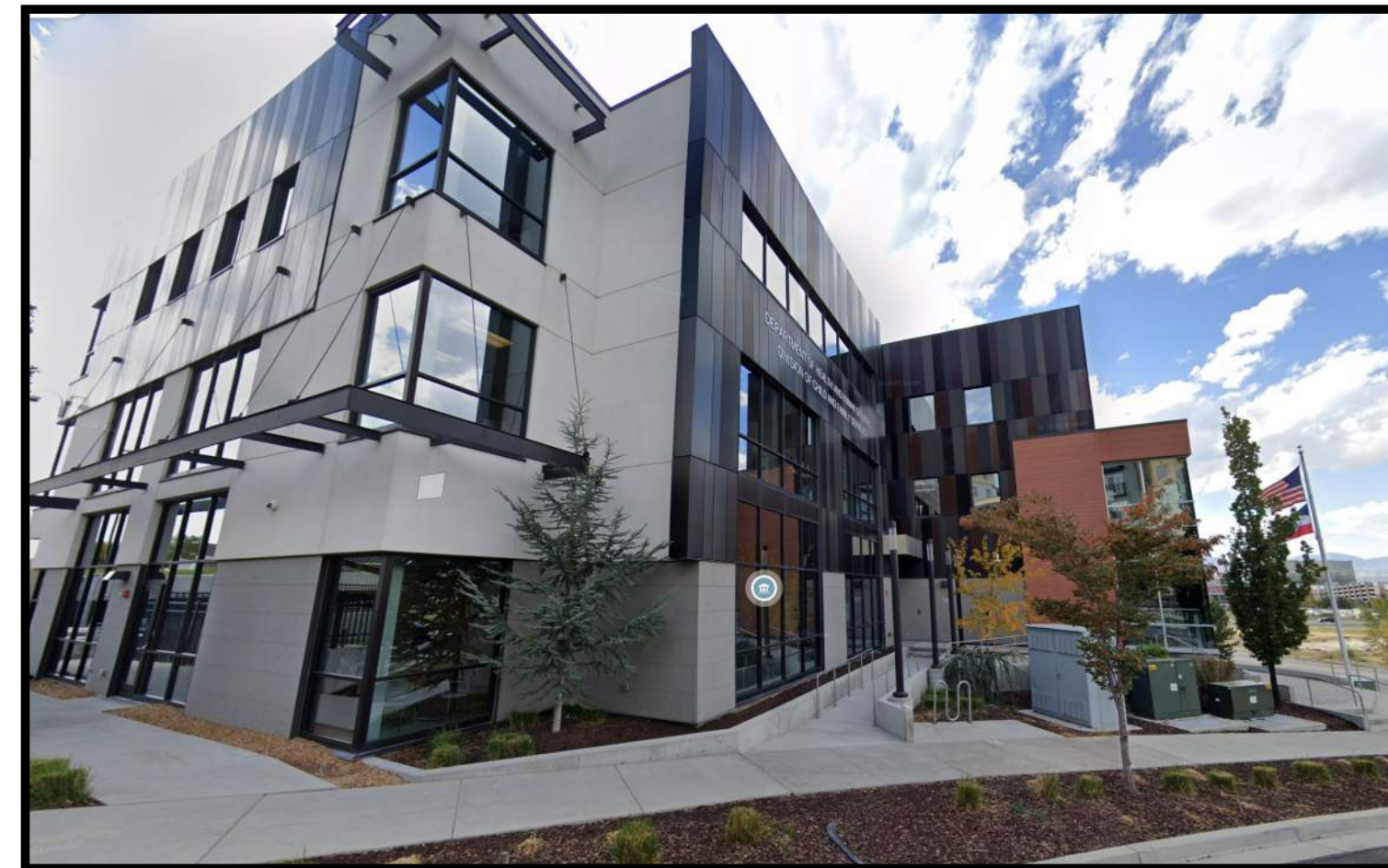
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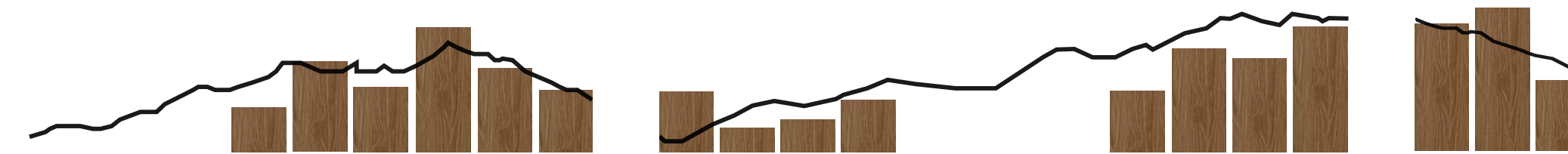
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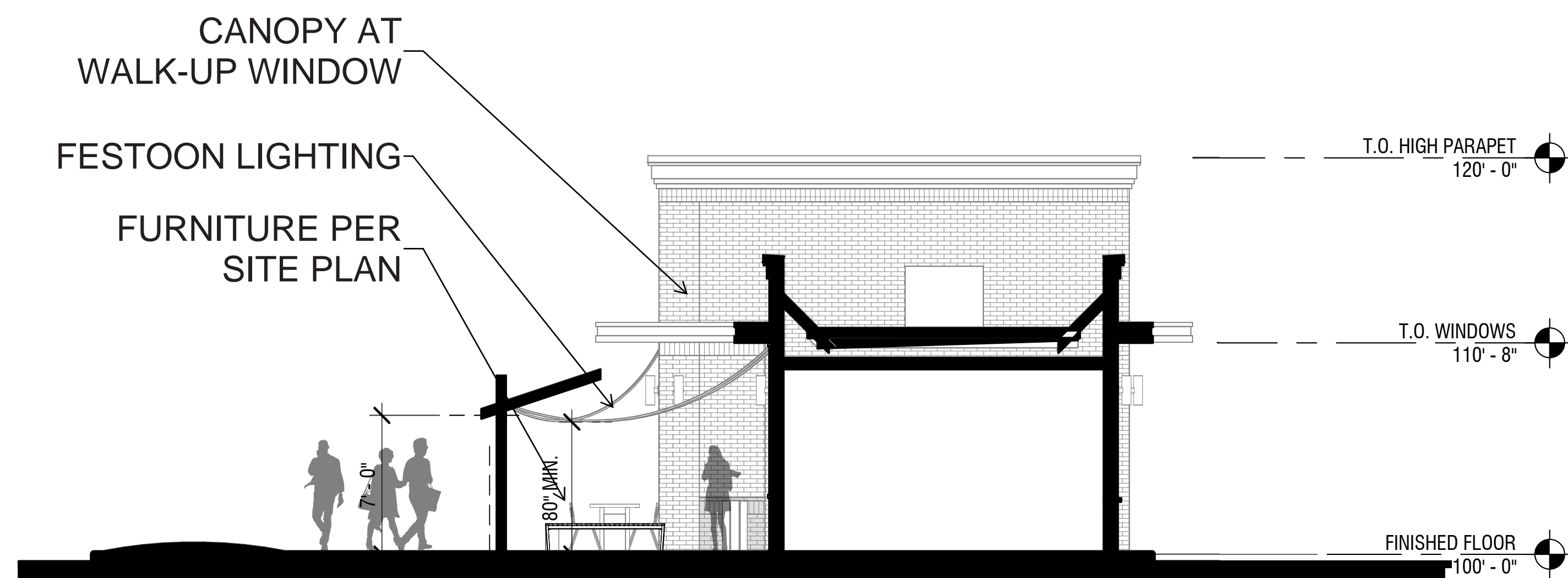


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KEY

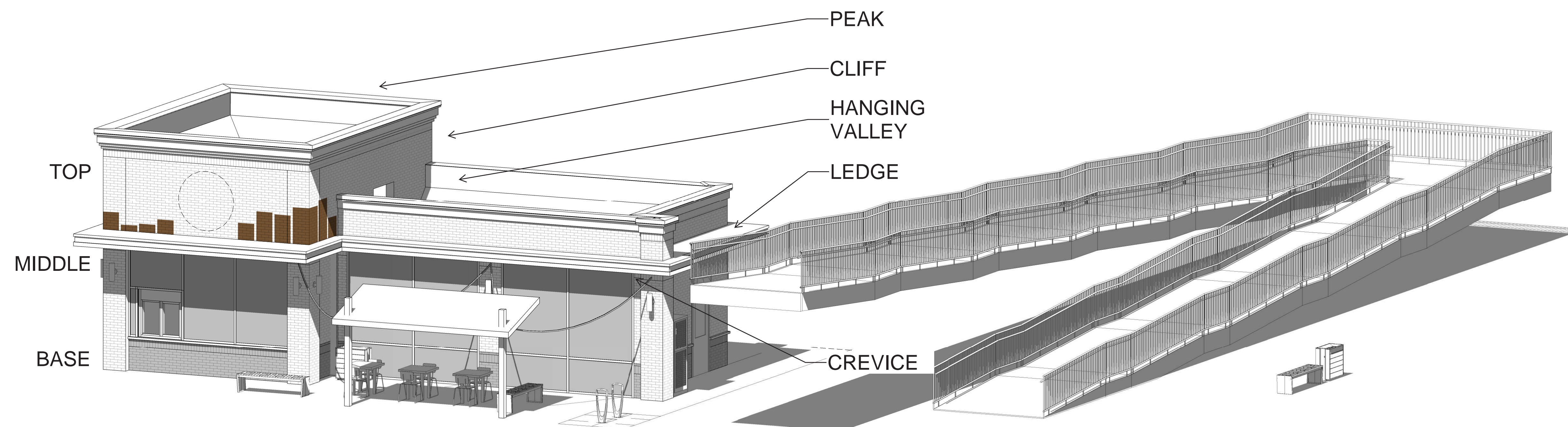
- 1 SITE LOCATION
- 2 BASIS OF DESIGN — FOR REFERENCE MOUNTAIN RANGE
- 3 PROTOTYPICAL SWIG — FOR REFERENCE
- 4 FORMS ON PROPOSED BUILDING MASSING
- 5 BASIS OF DESIGN — FOR REFERENCE RESIDENTIAL BUILDING ALREADY BUILT
- 6 BASIS OF DESIGN — FOR REFERENCE COMMERCIAL BUILDING ALREADY BUILT
- 7 PROPOSED SECTION THRU PATIO



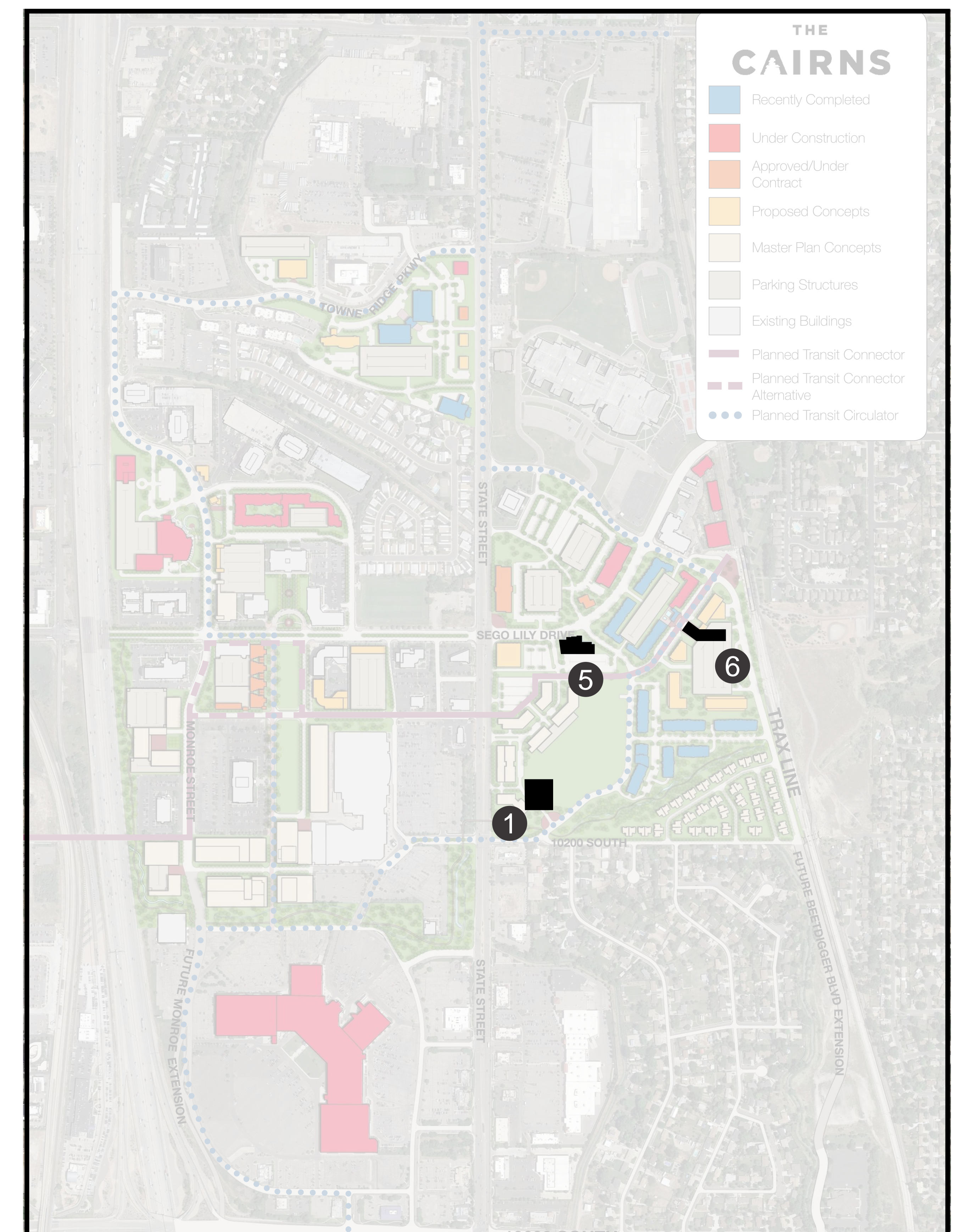
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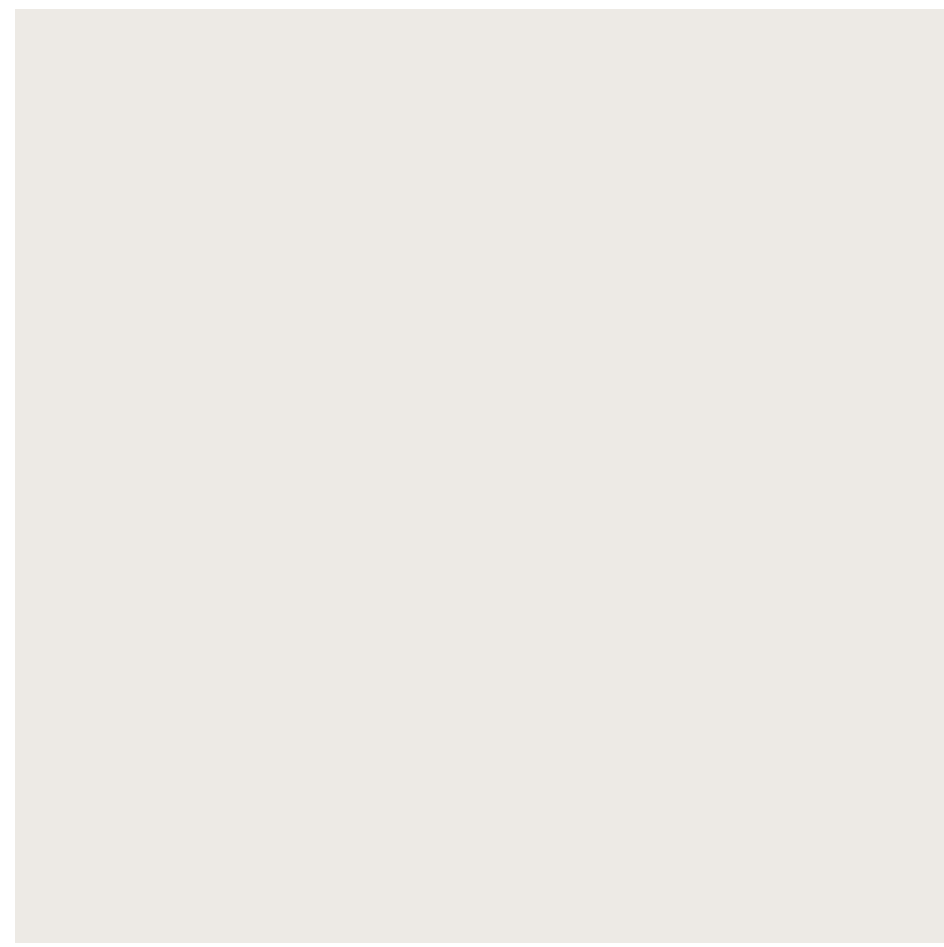


SWIG
UT1057 State Street | Sandy, UT

Salt Lake City Exchange Place Salt Lake City, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com



1



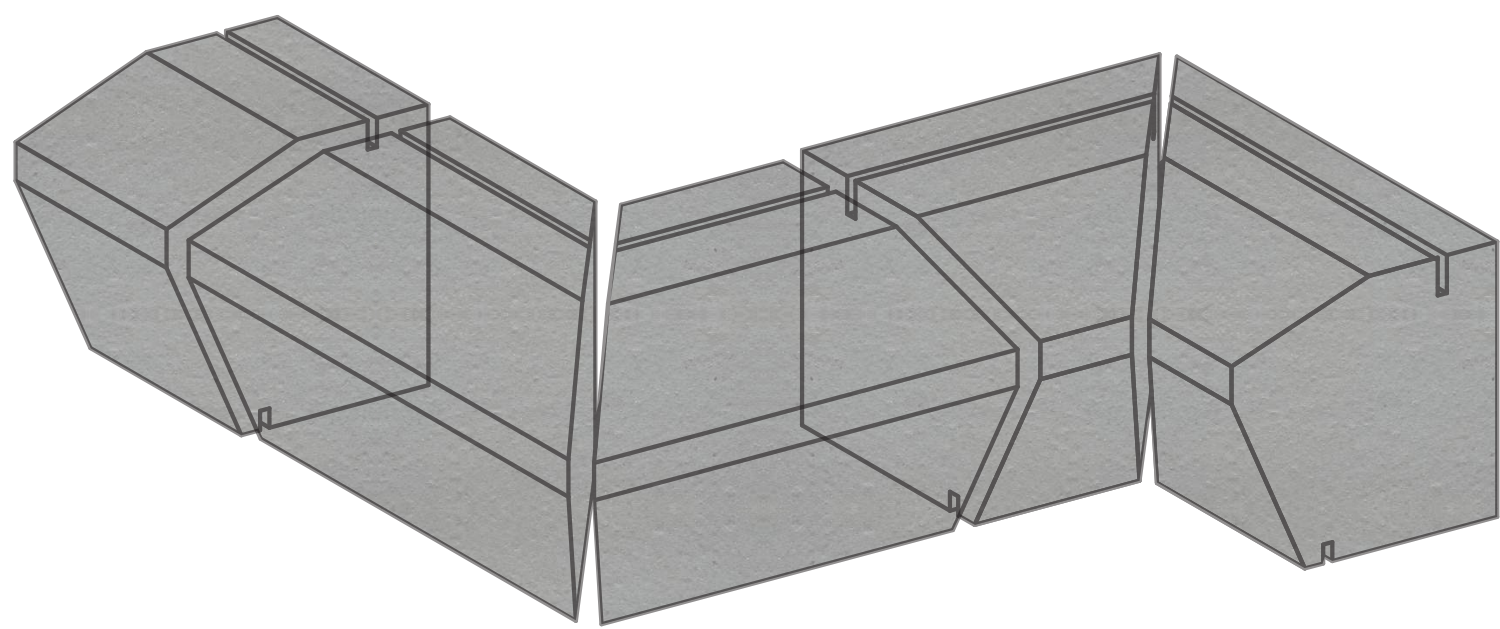
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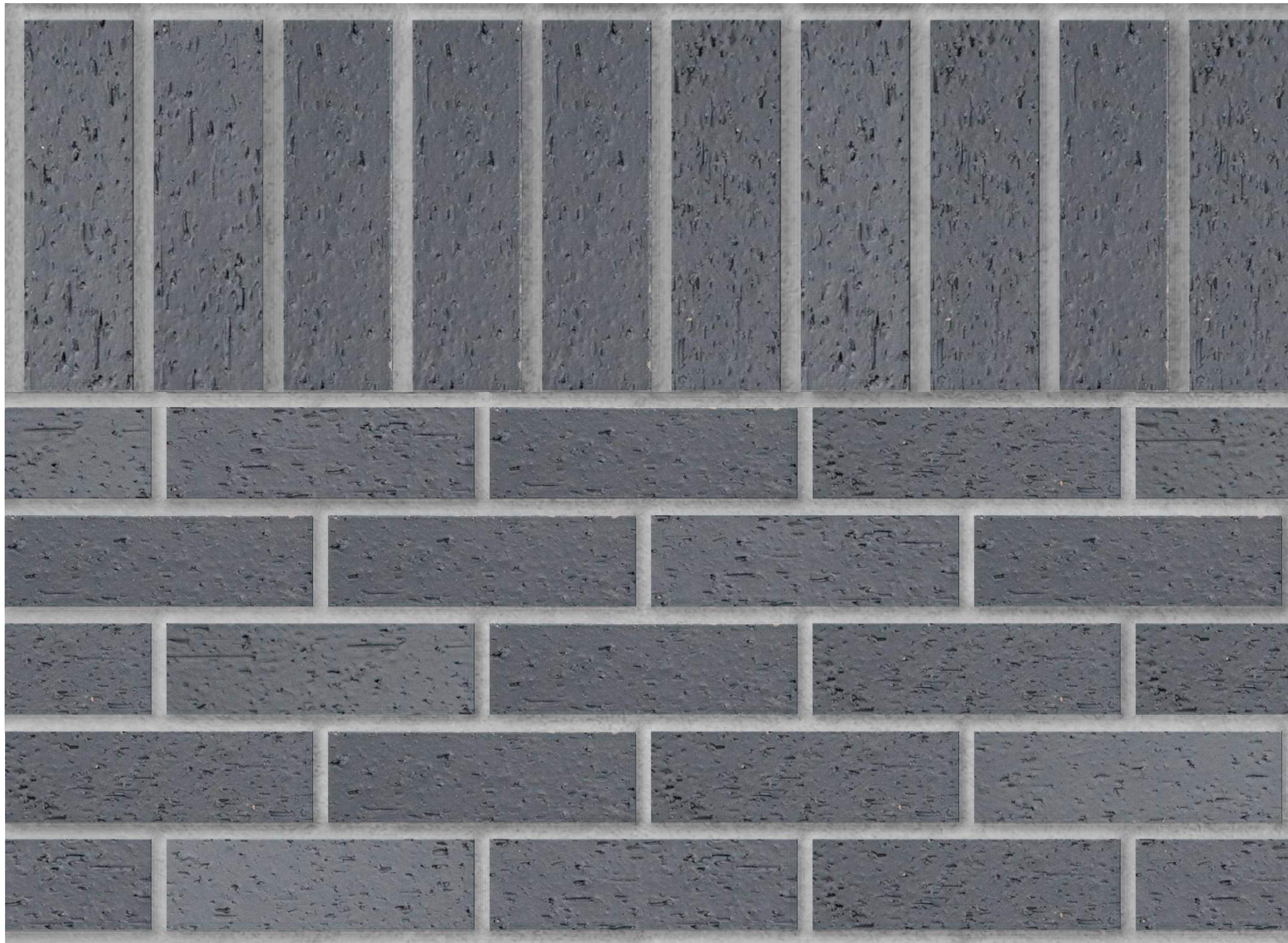
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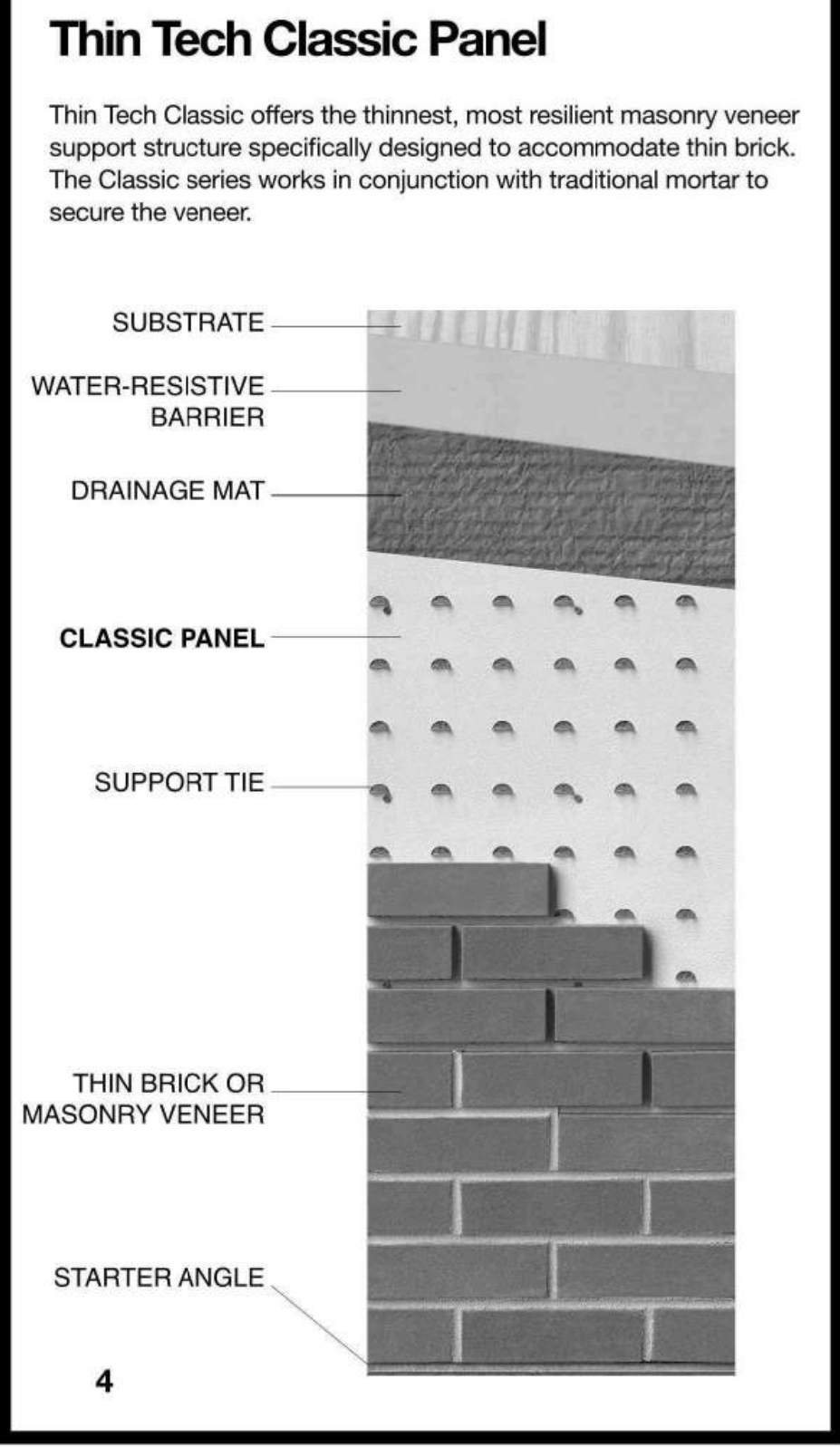
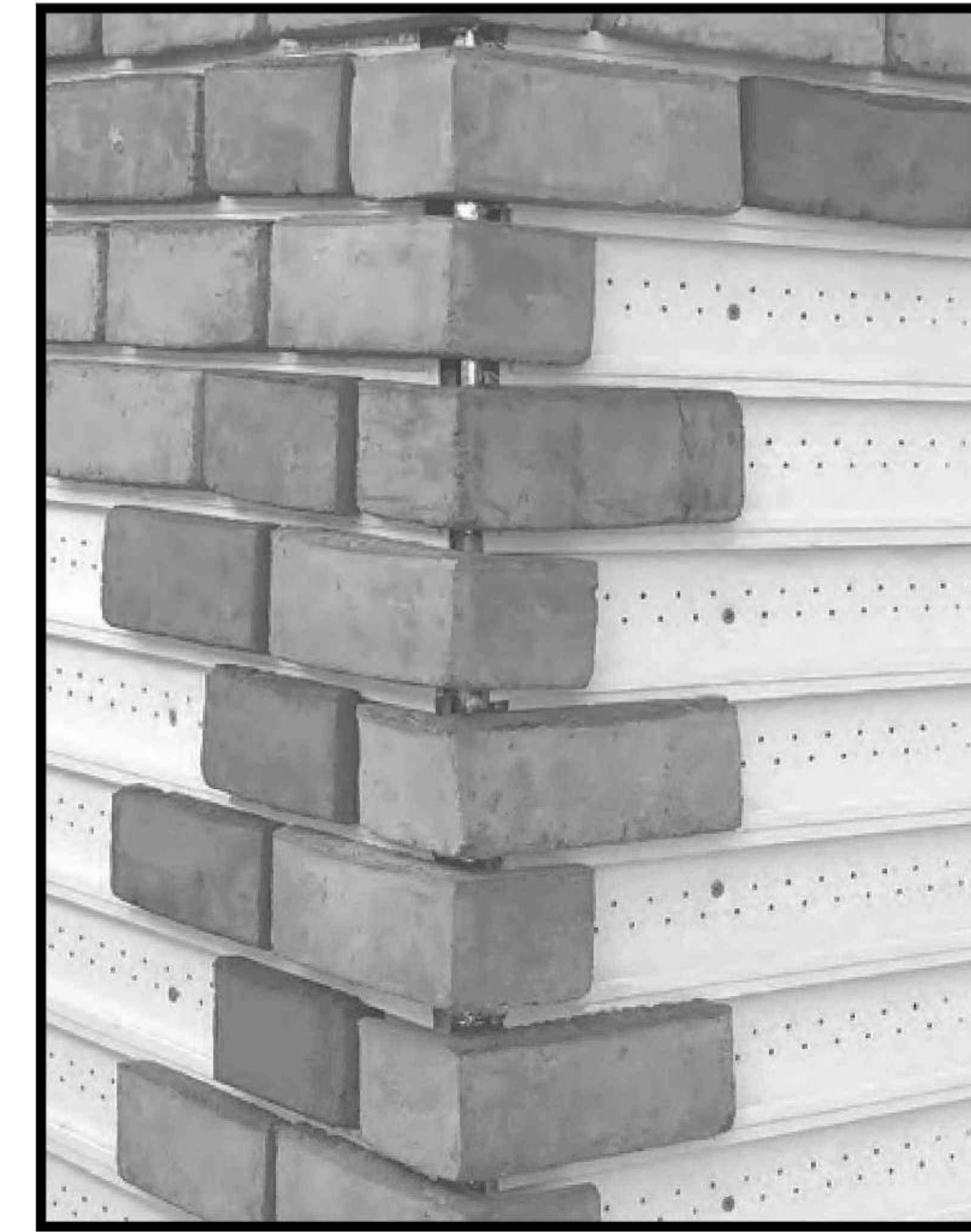
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6



8



KEY

- 1 EIFS CORNICE & CANOPIES
SW #7069 — IRON ORE
- 2 TRIM & SOFFITS
SW #7036 — ACCESSIBLE BEIGE
- 3 EXTERIOR “SWIG” SIGNAGE
- 4 STOREFRONT
DARK BRONZE ALUMINUM
- 5 Endicott Rowlock Sill
SN-3 Glazed Series

Endicott Thinbrick Modular on Metal Panel
White Glazed Velour texture
VC-1
- 7 FIBER CEMENT PANELS
NICHINHA: VINTAGE WOOD — CEDAR
17-7/8” x 5/8” THICK
VERTICAL SLAT INSTALL
- 8 Endicott Thinbrick Modular on Metal Panel
Gray-Glazed Velour texture
VC-5 5%; VC-6 20%; VC-7 75%



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