





SPR11172022-006447 Multi Family Site Plan Review 575 E 11000 S

> Feet 650

Community Development Department Cartography Eleanore Mearns FFE: 4540.25

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ADDRESS: 5790 FLEET STREET, SUITE 300, CARLSBAD, CA, 92008 PHONE #: 760-801-7096

CIVIL ENGINEER: CIVIL SOLUTIONS GROUP, JOSEPH DAY, PE

ADDRESS: 498 W 100 S, PROVIDENCE, UT 84332 PHONE #: 801-624-0588 EMAIL: JDAY@CIVILSOLUTIONSGROUP.NET

SURVEYOR: CIVIL SOLUTIONS GROUP, CURTIS BOWN

ADDRESS: 498 W 100 S, PROVIDENCE, UT 84332

PARKING NOTES:

EXISTING PROJECT PARKING DATA:

REQUIRED STALLS: 179 BEDS @ .5 STALLS = 80 STALLS REQUIRED PROVIDED STALLS: 114 STALLS PROVIDED

REQUIRED STALLS: 60 BEDS @ .5 STALLS = PROVIDED STALLS:

REQUIRED STALLS:

PROPOSED PROJECT PARKING DATA:

70 STALLS PROVIDED • TOTAL CAMPUS PARKING:

239 BEDS @ .5 STALLS = PROVIDED STALLS: 184 STALLS PROVIDED

30 STALLS REQUIRED

120 STALLS REQUIRED

 ALL PARKING STALL AND LINE DIMENSIONS ARE TO FACE OF CURB WHERE APPLICABLE

GENERAL 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 BOX. 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
- 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
- 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 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 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 (EG. DETENTION, RETENTION, LID BEST MANAGEMENT PRACTICES, OIL-WATER SEPARATORS, SUMPS, ETC.) WERE CONSTRUCTED ACCORDING TO THE
- APPROVED PLANS. 19. ALL TENANTS TO UTILIZE ADJACENT PROPERTY'S SOLID WASTE COLLECTION FACILITIES.

CIVIL LEGEND

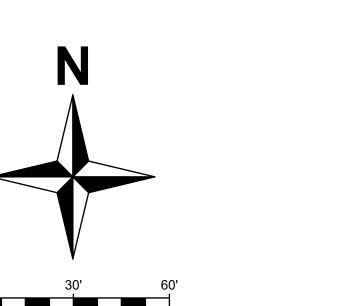
EXISTING WATER LINE

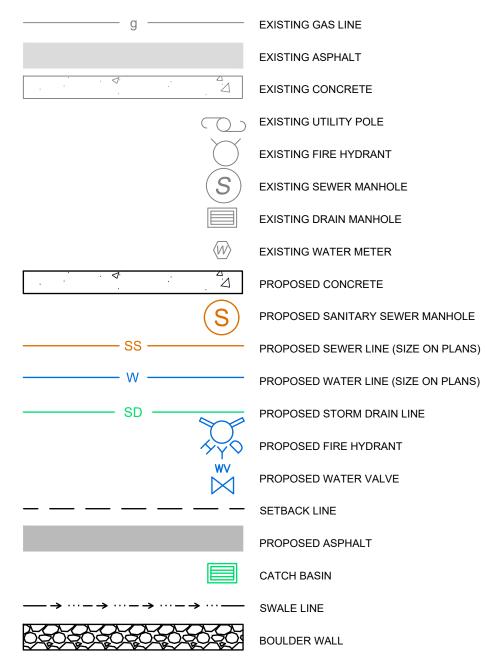
EXISTING SEWER LINE

EXISTING STORM DRAIN LINE

1 SITE SHEET KEY NOTES
PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1. CONCRETE SIDEWALK (1/C501) 2. CONCRETE FLATWORK (4/C502)
- 3. HEAVY DUTY CONCRETE PAVEMENT (2/C502) 4. 2.50' CURB & GUTTER (2/C501)
- 6" STEPS
- 6. STANDARD DUTY ASPHALT PAVEMENT (3/C502)
 7. RAISED CURB (2/C501)
- 8. 4' CONCRETE WATERWAY (6/C502) 9. CONCRETE DRIVEWAY APPROACH (3/C501)
- 10. CORNER ADA RAMP
- 11. CURB WALL (5/C502) 12. BOULDER WALL (8/C502)
- 13. 20' X 60' CLEAR VIEW TRIANGLE. NO OBSTACLES (INCLUDING VEGETATION) OVER THREE FEET HIGH, AS MEASURED FROM TOP
- BACK OF CURB, ARE ALLOWED WITHIN THE TRIANGLE 14. PROPOSED STREET LIGHT - SEE ELECTRICAL PLANS
- 15. 6' CONCRETE WATERWAY (6/C502)







21-363 DWN BY CHKD BY

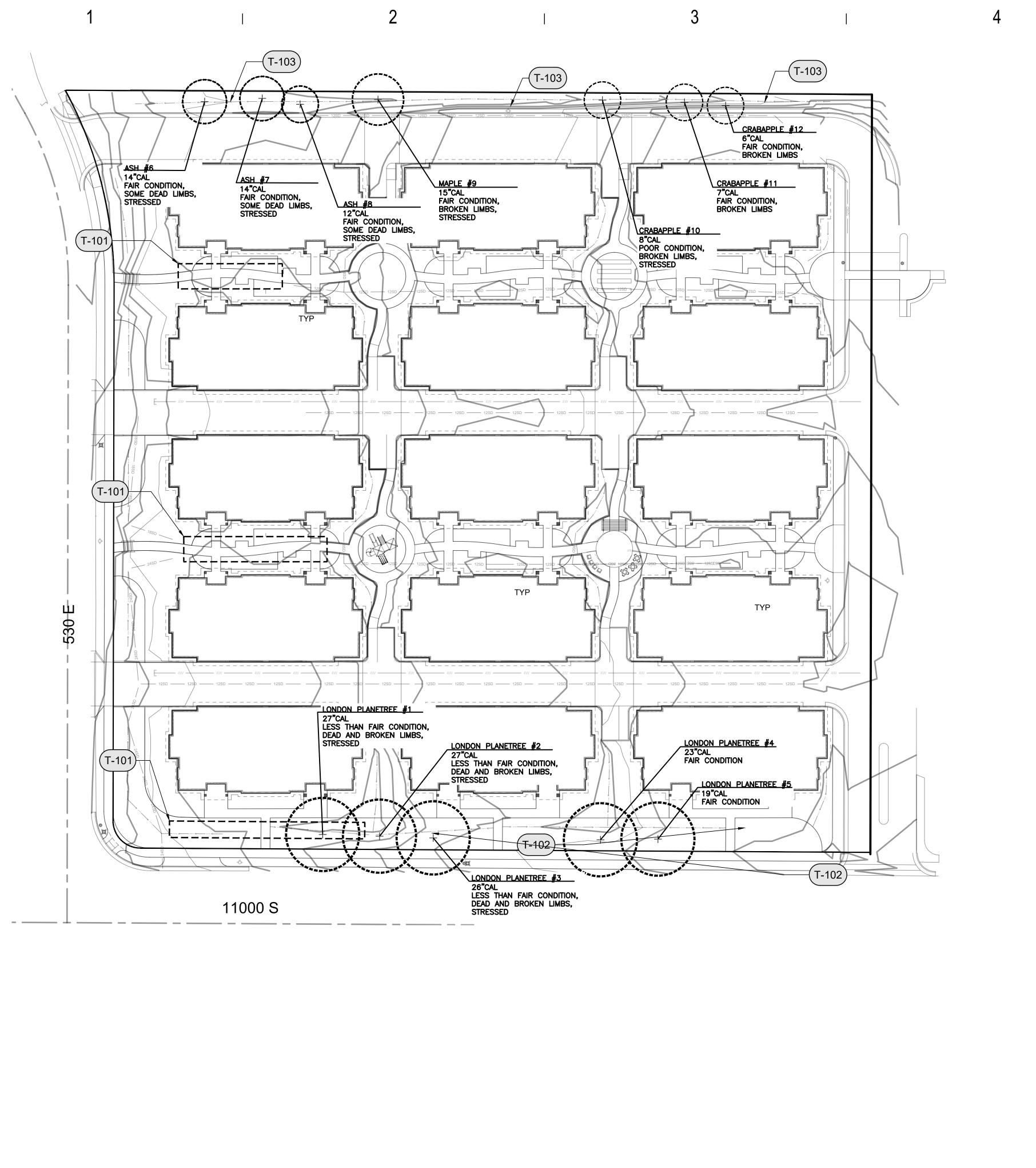
APPROVAL

11000 SOUTH

4 4 4 4

L. WESTON J. DAY PRELIMINARY SITE

SITE PLAN



URBAN FORESTRY SCHEDULE

<u>SYMBOL</u> <u>DESCRIPTION</u>

QTY DETAIL

(T-102)

NEW DRAINAGE LINE. SEE CIVIL PLANS.

NEW DRAINAGE SYSTEM. SEE CIVIL PLANS.

NEW SWALE. SEE CIVIL PLANS

REPLACEMEN'	T TREES						
TYPE	NUMBER	DBH	Height	Total number	Total Caliper inches	Reason for Removal	
London Planetree	1	27		1	27	New StormTech system	
London Planetree	2	27		1	27	New drainage line	
London Planetree	3	26		1	26	New drainage line	
London Planetree	4	23		1	23	New drainage line	
London Planetree	5	19		1	19	New drainage line	
Ash	6	14		1	14	In new swale area	
Ash	7	14		1	14	In new swale area	
Ash	8	12		1	12	In new swale area	
Maple	9	15		1	15	In new swale area	
Crabapple	10	7		1	7	In new swale area	
Crabapple	11	8			8	In new swale area	
Crabapple	12	6		1	6	In new swale area	
TOTAL CALIPER INCHES TO BE REPLACED		198			198	In new swale area	
NEW REPLACEMENT TREES		CALIPER	Height	Total number	Total Caliper inches		
Sargent Tina Crabapple		2	6' min.	14	28		
Autumn Brilliance Service Berry		2	6' min.	5	10		

1.25 6' min. 10

13

	Bosnian Pine		1.25	6' min.	10	13	
	Skinny Genes Oak		2	6' min.	68	136	
TOTAL CALIPER REPLACEMENT INCHES		199			199		

TREE NOTES

Engleman Spruce

- 1. THE TREE PRESERVATION & DEMO PLAN ARE PROVIDED TO FULFILL THE TREE SURVEY REQUIREMENTS IN 21-25-3 (J).
- 2. SEE TABLE ABOVE FOR REASON FOR REMOVAL ON EACH TREE.

Note: Evergreen replacement trees should have a min. 1.25" Caliper.

PROJECT NUMBER
21-363

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SCHEMATIC DESIGN

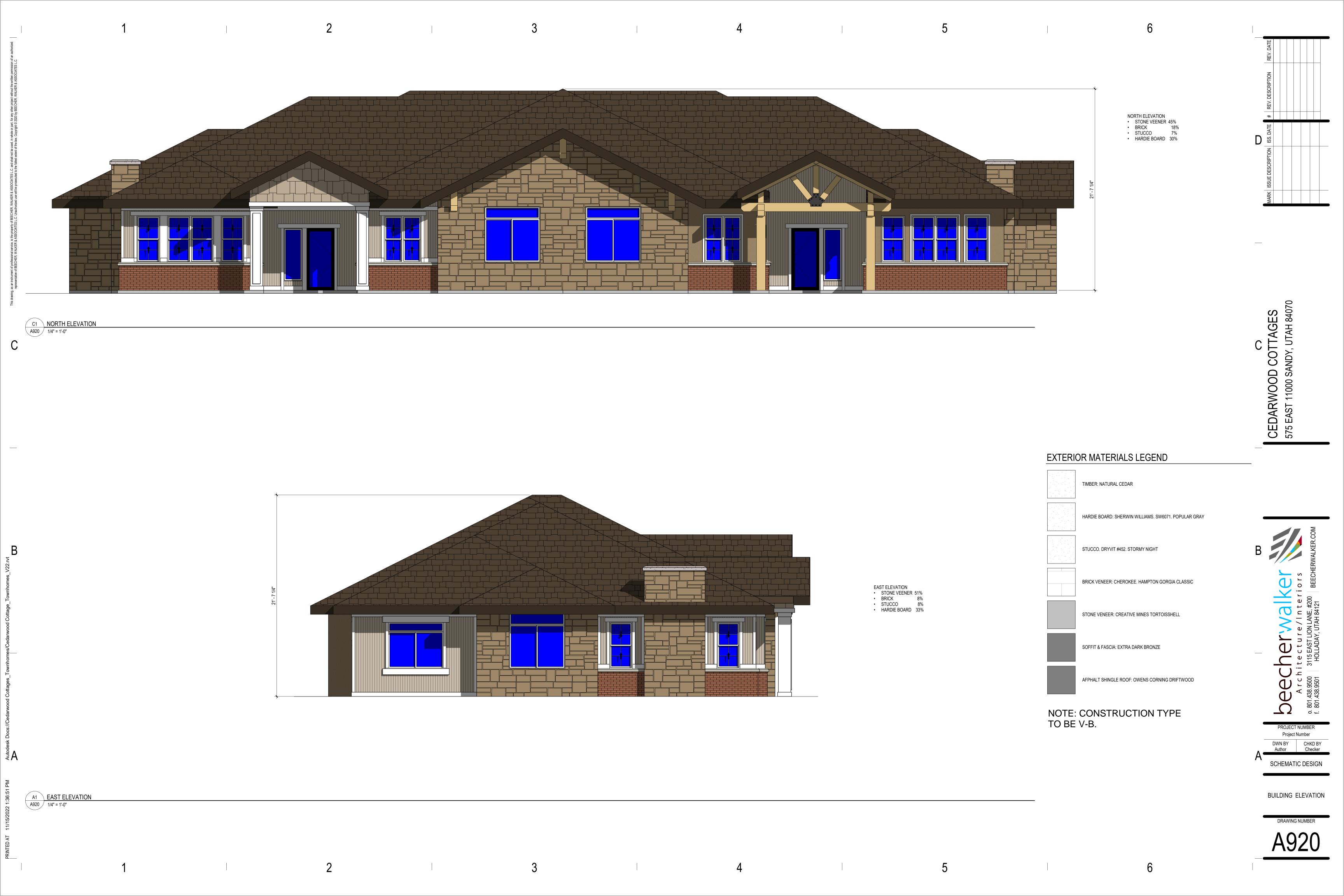
TREE PRESERVATION AND DEMO PLAN

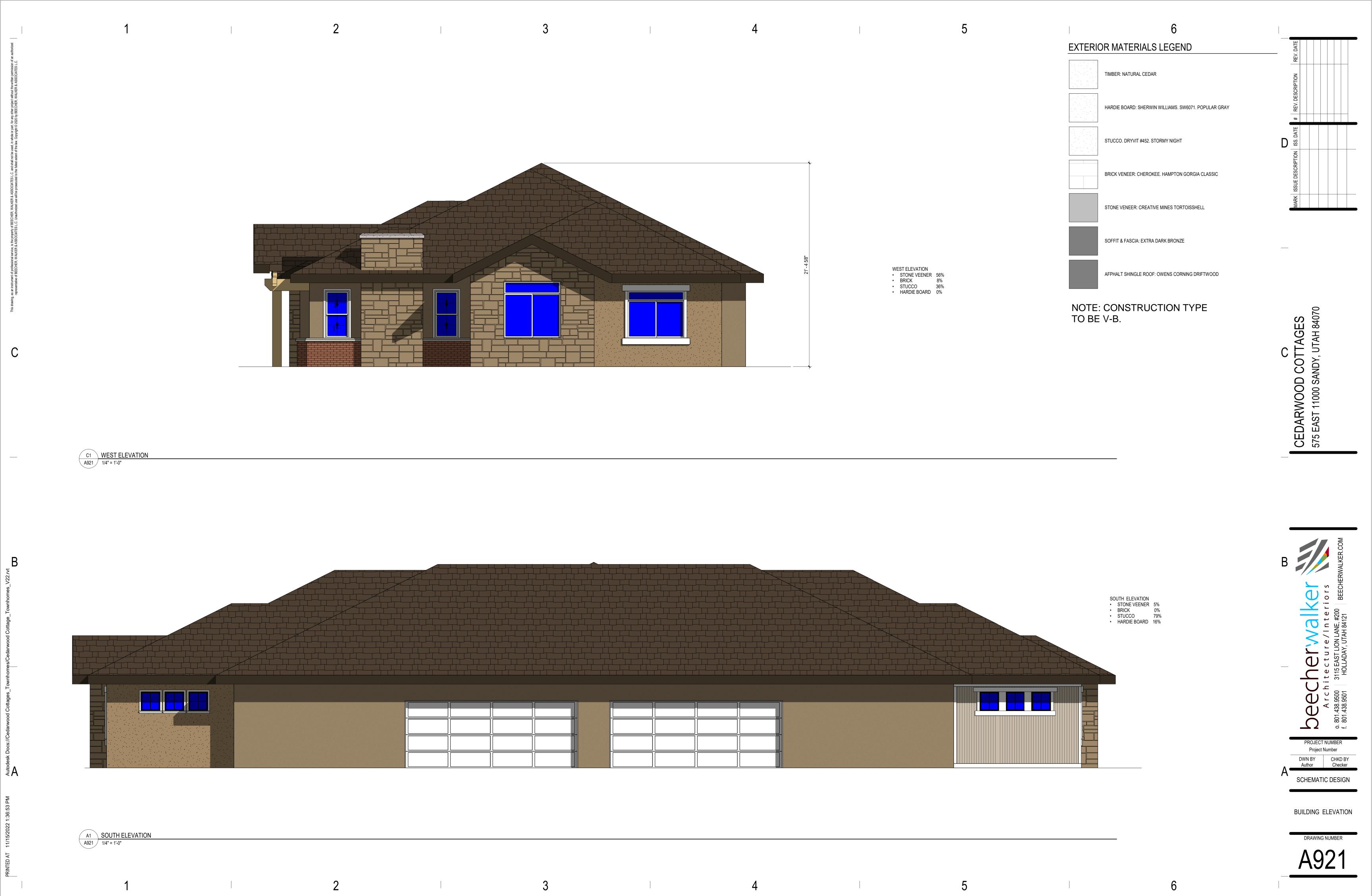
DRAWING NUMBER

L100

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LEVEL 1 FLOOR PLAN





ROOF: OWENS CORNING DRIFTWOOD

SOFFIT & FASCIA: EXTRA DARK BRONZE

STONE: CREATIVE MINES
TORTOISESHELL

HARDIE BOARD: SHERWIN WILLIAMS SW6071 POPULAR GRAY STUCCO: DRYVIT #452 STORMY NIGHT

Project Number

SCHEMATIC DESIGN

EXTERIOR ELEVATIONS