

9000 SOUTH C-STORE

694 WEST 9000 SOUTH

SANDY, UT 84070

CIVIL CONSTRUCTION SET - MARCH 2025

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DEVELOPMENT SUMMARY

LOCATION:	SANDY CITY, SALT LAKE COUNTY
ZONING:	RC, REGIONAL COMMERCIAL
INTENDED USE:	CONVENIENCE STORE / RETAIL
PROPERTY SIZE:	70,253 SF / 1.61 ACRES
BUILDING FOOTPRINT:	6,721 SF (10%)
IMPERVIOUS AREA:	50,590 SF (72%)
LANDSCAPE AREA:	12,942 SF (18%)
PARKING:	5 PARKING STALLS / 1,000 SF 6,721 SF / 1,000 = 6.721 34 STALLS REQUIRED
	1 STALL / EV CHARGING STATION 6 EV CHARGERS = 6 STALLS REQUIRED
	40 TOTAL STALLS REQUIRED 41 TYPICAL STALLS PROVIDED 2 ADA + 1 VAN ADA PROVIDED 44 TOTAL STALLS PROVIDED

SITE DATA

AFFECTED PARCEL NO.:
27-01-151-002

FLOOD INFORMATION:
FLOOD ZONE DESIGN ZONE "X", AREA OF MINIMAL FLOOD HAZARD.
REFERENCE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY
PANEL NUMBER 49035C0433G, DATED 09/25/2009.

BENCHMARK INFORMATION:
FOUND PROPERTY CORNER MARKER, "MCNEIL ENGINEERING"
ELEV = 4320.635'
HORIZONTAL DATUM: UT83-CF
VERTICAL DATUM: NAVD88

TITLE REPORT BOUNDARY DESCRIPTION:
BEGINNING ON THE EAST LINE OF A COUNTY ROAD AT A POINT NORTH
0°13'50" EAST 352.70 FEET AND NORTH 89°49' EAST 49.0 FEET FROM
THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING
THENCE SOUTH 3°08'45" EAST 274.40 FEET TO THE NORTH RIGHT OF
WAY LINE OF 9000 SOUTH STREET (HIGHWAY PROJECT NO. S-0151 (10);
THENCE NORTH 89°53'45" EAST ALONG SAID RIGHT OF WAY LINE
326.03 FEET; THENCE NORTH 77°33'30" EAST 126.01 FEET; THENCE
NORTH 83°31'25" EAST 47.0 FEET, MORE OR LESS, TO THE WEST RIGHT
OF WAY LINE OF THE GALENA CANAL; THENCE NORTH 22°30' EAST
ALONG SAID CANAL RIGHT OF WAY LINE 262.91 FEET TO AN EXISTING
FENCE LINE; THENCE SOUTH 89°49' WEST 611.46 FEET TO THE POINT
OF BEGINNING.

PROJECT TEAM

DEVELOPER:
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SURVEYOR:
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CIVIL ENGINEER (PROJECT CONTACT):
HUNT DAY
ATTN: THOMAS HUNT, PE
3445 ANTELOPE DRIVE
SYRACUSE, UT 84075
PHONE: (801) 664-4724

LANDSCAPE ARCHITECT:
HUNT DAY
ATTN: THOMAS HUNT, PE
3445 ANTELOPE DRIVE
SYRACUSE, UT 84075
PHONE: (801) 664-4724

GEOTECHNICAL ENGINEER:
UES
ATTN: MARTIN JENSEN
477 PARKLAND DRIVE
SANDY, UT 84070
PROJECT NO: 4430.2400039

NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR
STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM
AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY
PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE
AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO
THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY
CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE ENGINEER OF
RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT
THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO
PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

AGENCY / UTILITY CONTACTS

SANDY CITY COMMUNITY DEVELOPMENT DEPARTMENT:
10000 S CENTENNIAL PARKWAY, SUITE 210
SANDY, UT 84070
PHONE: (801) 568-7250

SANDY CITY PUBLIC UTILITIES DEPARTMENT:
10000 S CENTENNIAL PARKWAY, SUITE 241
SANDY, UT 84070
PHONE: (801) 568-7280

SANDY CITY PUBLIC WORKS DEPARTMENT:
8775 SOUTH 700 WEST
SANDY, UT 84070
PHONE: (801) 568-2999

SANDY CITY FIRE DEPARTMENT, STATION 31:
9010 SOUTH 150 EAST
STATION 31
SANDY, UT 84070
PHONE: (801) 568-2930

SANDY SUBURBAN IMPROVEMENT DISTRICT:
8855 SOUTH 700 WEST
SANDY, UT 84070
PHONE: 801-561-7662

DOMINION ENERGY
ATTN: JUSTIN CALDWELL
EMAIL: JUSTIN.CALDWELL@DOMINIONENERGY.COM
PHONE: (801) 789-1111

CENTURYLINK (LUMEN)
ATTN: ELYSIA VALDEZ
1425 WEST 3100 SOUTH
SALT LAKE CITY, UTAH 84119
EMAIL: PAUL.BIERING@LUMEN.COM
PHONE: (801) 954-1211

ROCKY MOUNTAIN POWER
ATTN: BUILDERS HOTLINE
12840 PONY EXPRESS ROAD,
DRAPER, UTAH 84020
PH: (800) 469-3981

UDOT, REGION 2
2010 SOUTH 2760 WEST
SALT LAKE CITY, UT 84104
PHONE: (801) 975-4900

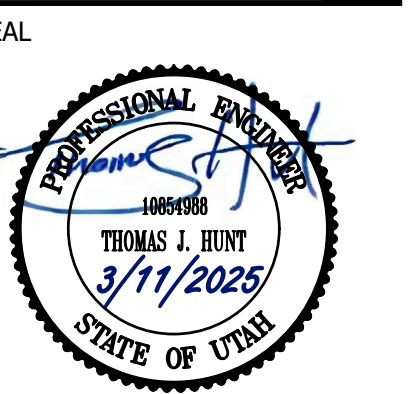
VICINITY MAP



HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

PROJECT TITLE
9000 SOUTH C-STORE
694 WEST 9000 SOUTH
SANDY, UTAH 84070
LOCATED IN THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

REV.	DATE	DESCRIPTION	BY
2	03-06-2025	CITY COMMENTS	TP
1	01-16-2025	CITY COMMENTS	TP
0	12-04-2024	INITIAL SUBMITTAL TO CITY	TP



VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" = 100'

PROJECT INFO.
Engineer: T. Hunt
Drawn: T. Pridemore
Date: 09 / 19 / 2024
Proj. No. 103-05

COVER SHEET

SHEET NO.
C0.00



General Notes

1.0 COMPLIANCE

- 1.1 ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
1.2 ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING:
- INTERNATIONAL BUILDING CODES (IBC)
- INTERNATIONAL PLUMBING CODES
- STATE DRINKING WATER REGULATIONS
- APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS
- ADA ACCESSIBILITY GUIDELINES.
1.3 ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

2.0 PERMITTING AND INSPECTIONS

- 2.1 PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2.2 CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
2.3 ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

3.0 COORDINATION AND VERIFICATION

- 3.1 ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
3.2 CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3.3 CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO:
- LANDSCAPE PLANS
- SITE ELECTRICAL PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S)
- FIRE PROTECTION
- ARCHITECTURAL SITE PLANS
- ACCESSIBLE ROUTES
- ETC.
3.4 CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

4.0 SAFETY AND PROTECTION

- 4.1 CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
4.2 CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
4.3 CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS AND PUBLIC.
4.4 CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
4.5 CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
4.6 IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
4.7 CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
4.8 CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
4.9 CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
4.10 CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
4.11 WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
4.12 CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
4.13 NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
4.14 THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

5.0 MATERIALS

- 5.1 SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR -1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. SEE SPECIFICATION:
- SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
- CONCRETE WATERWAYS, CURB/WALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED 1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
- UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
- UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) MIN. SUBGRADE.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN."
- ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.
5.2 ASPHALT CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE.
- ASPHALT COMPACTION SHALL BE A MINIMUM 96%.
- SURFACE COARSE SHALL BE 1/2" MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
- AC PAVEMENT TO BE A 1/4" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
- THICKNESS OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

6.0 GRADING & SOILS

- 6.1 SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
6.2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
6.3 CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
6.4 SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6.5 ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

7.0 UTILITIES

- 7.1 THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
7.2 CONTRACTOR TO VERIFY BY POTHOLES BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES, NOT ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
7.3 CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWER POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
7.4 CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLES A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
7.5 CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
7.6 SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7.7 STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
7.8 ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
7.9 ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
7.10 NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
7.11 ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

8.0 SURVEY CONTROL

- 8.1 CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEY OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
8.2 THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
8.3 CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

9.0 AMERICAN DISABILITIES ACT

- 9.1 PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
- ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
- ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
- RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
9.2 ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
9.3 THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

10.0 EROSION CONTROL

- 10.1 THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.
10.2 CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.
10.3 WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.
10.4 THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.
10.5 ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION.

11.0 MAINTENANCE

- 11.1 ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.
11.2 THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.
11.3 SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.
11.4 SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.
11.5 ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
- TRACKING STRAW PERPENDICULAR TO SLOPES
- INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Linetypes

Table listing various linetypes and their corresponding utility types, such as PROPERTY LINE, BASIS OF BEARING, CENTERLINE, ADJACENT LOT LINE, EASEMENT, SETBACK, CHAINLINK FENCE, WOODEN FENCE, VINYL FENCE, RAILROAD, CONTOUR MAJOR, CONTOUR MINOR, EXIST. CONTOUR MAJOR, EXIST. CONTOUR MINOR, UTILITY FLOW DIRECTION, EX UNKNOWN UTILITY, EX OVERHEAD POWER, EX UNDERGROUND POWER, OVERHEAD POWER, POWER, EX TRAFFIC SIGNAL, TRAFFIC SIGNAL, EX NATURAL GAS, NATURAL GAS, EX CABLE TV, CABLE TV, EX COMMUNICATIONS, COMMUNICATIONS, EX FIBER OPTIC, FIBER OPTIC, EX TELEPHONE, TELEPHONE, EX CULINARY WATER, CULINARY WATER, EX FIRE SERVICE, FIRE SERVICE, EX FIRE SERVICE, FIRE SERVICE, EX SANITARY SEWER, SANITARY SEWER, FORCE MAIN, EX STORM DRAIN, EX STORM DRAIN, STORM DRAIN, ROOF DRAIN, EX STORM DRAIN, EX STORM DRAIN, EX ROOF DRAIN, EX IRRIGATION, EX LAND DRAIN, EX SECONDARY WATER, EX IRRIGATION, IRRIGATION, LAND DRAIN, SECONDARY WATER, EX IRRIGATION.

Abbreviations

Table listing abbreviations and their meanings, such as BFE = BASEMENT FLOOR ELEVATION, BLDG = BUILDING, BOS = BOTTOM OF STAIRS, BOW = BOTTOM OF WALL, BP = BEGINNING POINT, C&G = CURB & GUTTER, CB = CATCH BASIN, CF = CUBIC FEET, CFS = CUBIC FEET PER SECOND, FF = FINISH FLOOR, FFE = FINISH FLOOR ELEVATION, FG = FINISHED GRADE, FH = FIRE HYDRANT, FL = FLOW LINE, GB = GRADE BREAK, INV = INVERT, LF = LINEAR FEET, NG = NATURAL GRADE, PC = POINT OF CURVATURE, PP = POWER/UTILITY POLE, PRC = POINT OF RETURN CURVATURE, PT = POINT OF TANGENCY, PUE = PUBLIC UTILITY EASEMENT, QTY = QUANTITY, RCP = REINFORCED CONCRETE PIPE, RIM = RIM OF MANHOLE, ROW = RIGHT-OF-WAY, SD = STORM DRAIN, SS = SANITARY SEWER, TBC = TOP BACK OF CURB, TOA = TOP OF ASPHALT, TOC = TOP OF CONCRETE, TOFF = TOP OF FINISHED FLOOR, TOS = TOP OF STAIRS, TOW = TOP OF WALL, TSW = TOP OF SIDEWALK, W = CULINARY WATER, WM = WATER METER.

Hatching

Table showing hatching patterns for different materials: PROPOSED BUILDING, EXISTING BUILDING, PROPOSED CONCRETE PAVEMENT, PROPOSED ASPHALT PAVEMENT, EXISTING CONCRETE PAVEMENT, EXISTING ASPHALT PAVEMENT.

Symbols

Table listing symbols and their meanings, such as SIGN, STREET LIGHT, LIGHT, SD MH, INLET, AND COMBO BOX, SEWER MANHOLE, CLEAN-OUT, VALVE, TEE, & BEND, WATER BLOW-OFF, WATER METER, FIRE HYDRANT, POWER POLE, ELECTRICAL BOX, TRAFFIC BOX, TELEPHONE MANHOLE, IRRIGATION VALVE, PROP STREET MONUMENT, EX STREET MONUMENT, SECTION CORNER, SURVEYOR MONUMENT, SPOT ELEVATION.

Detail Identification

Table showing detail identification symbols and their meanings: DETAIL NUMBER, SHEET NUMBER, DETAIL NAME (Scale: NTS), TYPICAL DETAIL NUMBER, TYPICAL DETAIL NAME (Scale: NTS), SECTION LETTER, SHEET NUMBER.

Sandy City Public Works General Construction Notes

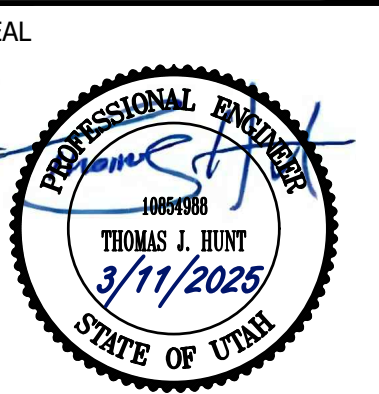
- 1. ALL IMPROVEMENTS WITHIN THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) RIGHT-OF-WAY SHALL BE CONSTRUCTED AS REQUIRED BY UDOT REGION TWO.
2. THE CONTRACTOR SHALL OBTAIN PERMISSION (ENCROACHMENT PERMIT) TO WORK IN THE 9000 SOUTH STREET U.D.O.T. RIGHT-OF-WAY FROM THE UTAH DEPARTMENT OF TRANSPORTATION, REGION TWO. CONTACT THE U.D.O.T. REGION TWO PERMITS OFFICER, SHANE SAFFORD (801-975-4809, LSAFFORD@UTAH.GOV) FOR REQUIREMENTS PRIOR TO DOING ANY WORK WITHIN THE UDOT RIGHT-OF-WAY.
3. THE CONTRACTOR SHALL OBTAIN A PERMIT TO WORK IN THE PUBLIC WAY (ROAD CUT PERMIT) FROM THE PUBLIC WORKS DEPARTMENT. CONTACT MONICA PETERSEN (801-568-2960, MPETERSEN@SANDY.UTAH.GOV) FOR REQUIREMENTS. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED (Sec. 10-1).
4. 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 INSPECTIONS MUST BE DONE PRIOR TO OR CONCURRENT WITH CONSTRUCTION. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE UNCOVERING AND/OR REMOVAL OF ALL ITEMS INSTALLED WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER.
5. ALL PUBLIC IMPROVEMENTS, WHICH ARE TO BE OWNED AND MAINTAINED BY SANDY CITY, AND ALL PUBLICLY- AND PRIVATELY-OWNED AND MAINTAINED ROADS SHALL BE CONSTRUCTED ACCORDING TO THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION (LATEST EDITION). THE SPECIFICATIONS CAN BE FOUND IN .PDF FORMAT ON LINE AT WWW.SANDY.UTAH.GOV (SEARCH FOR "STANDARD SPECIFICATIONS").
6. PROVIDE A PROCTOR TEST, FOR ROADBASE MATERIAL THAT IS TO BE PLACED IN THE PUBLIC RIGHT-OF WAY, TO THE SANDY CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACED ON SITE. FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT. FOR IMPROVEMENTS THAT WILL BE OWNED AND MAINTAINED BY SANDY CITY, HOWEVER, SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.
7. 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. HOWEVER, THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
8. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
9. BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER, ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING, AS DIRECTED BY THE SANDY CITY INSPECTOR.
10. PRIOR TO RELEASE OF THE IMPROVEMENT COMPLETION ASSURANCE (BOND), THE DEVELOPER SHALL SUBMIT A .PDF COPY OF THE CONTRACTOR'S SITE (NOT BUILDING) CONSTRUCTION DRAWING SET TO SANDY CITY PUBLIC WORKS DEPARTMENT. AN AS-BUILT FIELD SURVEY IS NOT REQUIRED. THE AS-BUILT DRAWING MAY BE SUBMITTED BY E-MAIL, AT DPOLSEN@SANDY.UTAH.GOV, OR ON A USB FLASH DRIVE.
11. PROVIDE AN ESTIMATE OF THE QUANTITIES OF EXCAVATION AND FILL, AS WELL AS LOCATIONS OF BORROW SITES, SURPLUS DISPOSAL SITES, AND HAUL ROUTES, TO THE SANDY CITY PUBLIC WORKS INSPECTOR.



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9000 SOUTH C-STORE
694 WEST 9000 SOUTH
SANDY, UTAH 84070
LOCATED IN THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

Table with columns: REV. NO., DATE, DESCRIPTION, BY. Includes entries for CITY COMMENTS and INITIAL SUBMITTAL TO CITY.



VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" = 1'
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Table with columns: PROJECT INFO, Engineer, Drawn, Date, Proj. No. Includes SHEET TITLE information.

GENERAL NOTES, LEGEND, & ABBREV.

THOMAS C:\Users\liburna\Hunt Day Dropbox\Projects\1102-05-Sandy_C-store\00-CAD\01-AutoCAD\103_05_Sandy-2025.03.10.31\4/2025 10:59 AM



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PROJECT TITLE

REV/ISSUES

SEAL



VERIFY SCALES

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 0 1"
 IF NOT ONE INCH ON THIS SHEET, ADJUST
 SCALES ACCORDINGLY

PROJECT INFO.

Engineer: T. Hunt
 Drawn: T. Pridemore
 Date: 09 / 19 / 2024
 Proj. No. 103-05

SHEET TITLE

**PROPOSED
 SITE PLAN**

SHEET NO.

C1.00

UDOT Notes

- ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS).
- THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
- UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
- OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
- OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
- ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A 83 SLIP BASE. INSTALL ALL SIGNS PER UDOT SIGN SERIES STANDARD DRAWINGS.
- COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS - COUNTY SURVEYOR TO BE NOTIFIED - COORDINATION WITH CERTAIN STATE AGENCIES).
- FOR ASPHALT CONSTRUCTION WITHIN THE UDOT ROW MATCH EXISTING, OR THE ANTICIPATED EXISTING OF 7 INCHES OF UDOT-APPROVED HOT MIX ASPHALT (HMA), PG-GRADE 64-34 ASPHALT BINDER, 1/2 INCH NOMINAL MAX. 7-7.5 115 GYRATION PER UDOT STANDARD SPECIFICATION 02741; OVER 6 INCHES UNTREATED BASE COURSE (UTBC) PER UDOT SPECIFICATION 02721; OVER 12 INCHES GRANULAR BORROW (GB) PER UDOT SPECIFICATION 02056 (WHICHEVER IS GREATER). PROVIDE DOCUMENTATION OF COMPACTION FROM A UDOT-QUALIFIED LABORATORY.
- FOR METHOD OF SEALING THE PAVEMENT: MICRO-SURFACING PER UDOT STANDARD SPECIFICATION 02735 REQUIRED FOR THIS ROADWAY ON AT LEAST ALL NEW PAVEMENT PLACED WITHIN UDOT RIGHT-OF-WAY.

General Notes

- ALL SIDEWALK / CURB AND GUTTER SHALL BE REPLACED TO THE NEAREST JOINT.
- ANY DAMAGED SIDEWALK / CURB AND GUTTER MUST BE REPLACED PER CITY OF SANDY STANDARDS. MATCH EXISTING.
- ALL PARKING STALL AND DRIVE LANE DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE.

Key Notes

- BUILDING ENTRY, REFERENCE ARCHITECTURAL DRAWINGS.
- ACCESSIBLE VAN PARKING SIGN, SEE DETAIL CA3 / SHEET C1.90.
- ACCESSIBLE PARKING SIGN, SEE DETAIL CA3 / SHEET C1.90.
- ATTACHED CONCRETE WALKWAY, SEE DETAIL CP8 / SHEET C1.90.
- CONCRETE WALKWAY, SEE DETAIL CP7 / SHEET C1.90.
- 'CATCH' CURB & GUTTER, SEE DETAIL CG1 / SHEET C1.90.
- 'SPILL' CURB & GUTTER, SEE DETAIL CG2 / SHEET C1.90.
- TRANSITION BETWEEN CURB TYPES.
- TRASH ENCLOSURE WITH FOUNDATION, REFERENCE ARCHITECTURAL DRAWINGS.
- TRASH ACCESS PAD, SEE DETAIL CP6 / SHEET C1.90.
- UTILITY CONCRETE COLLAR, SEE DETAIL CU1 / SHEET C1.90.
- 5' X 5' ADA LANDING, NOT TO EXCEED GREATER THAN 1.8% IN ANY DIRECTION.
- CONCRETE RAISED MEDIAN ISLAND, SEE DETAIL CG6 / SHEET C1.90.
- PIPE BOLLARD (TYP OF 2 / EACH COLUMN).
- TRUNCATED DOME PAD.
- CONCRETE PAD UNDER FUEL CANOPY, REFERENCE FUELING PLANS.
- UNDERGROUND FUEL STORAGE TANKS, REFERENCE FUELING PLANS.
- PETROLEUM TRENCH CAP, REFERENCE FUELING PLANS.
- AIR STATION.
- R1-1 STOP SIGN PER MUTCD STANDARDS.
- R3-SL LEFT TURN ONLY SIGN PER MUTCD STANDARDS.
- R3-SR RIGHT TURN ONLY SIGN PER MUTCD STANDARDS.
- 3.0' CONCRETE WATERWAY, SEE DETAIL CG11 / SHEET C1.90.
- REQUIRED FOUNDATIONAL LANDSCAPING, TYP.
- RELOCATED LIGHT POLE AND POWER BOX, COORDINATE WITH SANDY CITY.
- RELOCATED HOSPITAL SIGN.
- RELOCATED TRAFFIC SIGN.
- TYPE 'B1' CURB & GUTTER PER UDOT STD DWG GW-2A.
- ASPHALT PAVEMENT PER UDOT STANDARDS, MATCH EXISTING PAVEMENT SECTION.
- OPEN CONCRETE DRIVEWAY PER UDOT STD DWG GW-3B.
- 30" STANDARD CURB & GUTTER PER SANDY CITY STD DETAIL CG-01.
- 5' CONCRETE SIDEWALK PER SANDY CITY STD DETAIL SW-03, PER PLAN WIDTH.
- 10' MEANDERING CONCRETE SIDEWALK PER SANDY CITY STD DETAIL SW-04.
- RADIUS DRIVE APPROACH PER SANDY CITY STD DETAIL DA-03.
- ASPHALT PAVEMENT PER SANDY CITY STANDARDS, MATCH EXISTING PAVEMENT SECTION.
- EMERGENCY GATE WITH KNOX BOX, COORDINATE WITH SANDY CITY.
- CONCRETE RETAINING WALL, REFERENCE STRUCTURAL PLANS.
- EV CHARGER, REFERENCE EV INSTALLER PLANS.
- SIDEWALK ADA RAMP PER APWA STANDARD DRAWING 235.4.
- CURB TRANSITION FROM 0" TO STANDARD CURB HEIGHT OVER 12" RUN
- EV CHARGING EQUIPMENT LOCATION, FINAL DESIGN TO BE PROVIDED BY INSTALLER
- 20' X 60' CLEAR-VIEW TRIANGLE. NO OBSTACLES (INCLUDING VEGETATION) OVER THREE-FOOT HIGH, AS MEASURED FROM TOP BACK OF CURB, ARE ALLOWED WITHIN THE TRIANGLE.
- 60' X 60' CLEAR-VIEW TRIANGLE. NO OBSTACLES (INCLUDING VEGETATION) OVER THREE-FOOT HIGH, AS MEASURED FROM TOP BACK OF CURB, ARE ALLOWED WITHIN THE TRIANGLE.
- 37' X 32' AASHTO SIGHT TRIANGLE. NO OBSTACLES (INCLUDING VEGETATION) OVER THREE-FOOT HIGH, AS MEASURED FROM TOP BACK OF CURB, ARE ALLOWED WITHIN THE TRIANGLE.
- 33' X 50' AASHTO SIGHT TRIANGLE. NO OBSTACLES (INCLUDING VEGETATION) OVER THREE-FOOT HIGH, AS MEASURED FROM TOP BACK OF CURB, ARE ALLOWED WITHIN THE TRIANGLE.

Development Summary

LOCATION:	SANDY CITY, UTAH		
ZONING:	RC, REGIONAL COMMERCIAL		
INTENDED USE:	CONVENIENCE STORE / RETAIL		
PARCEL AREA:	70,253 SF	1.61 AC	(100%)
BUILDING AREA:	6,721 SF	0.15 AC	(10%)
IMPERVIOUS AREA:	50,590 SF	1.16 AC	(72%)
LANDSCAPE AREA:	12,942 SF	0.30 AC	(18%)
PARKING:	41 PARKING STALLS PROVIDED 3 ADA STALL PROVIDED (2 ADA + 1 VAN) 44 TOTAL PARKING STALLS PROVIDED		

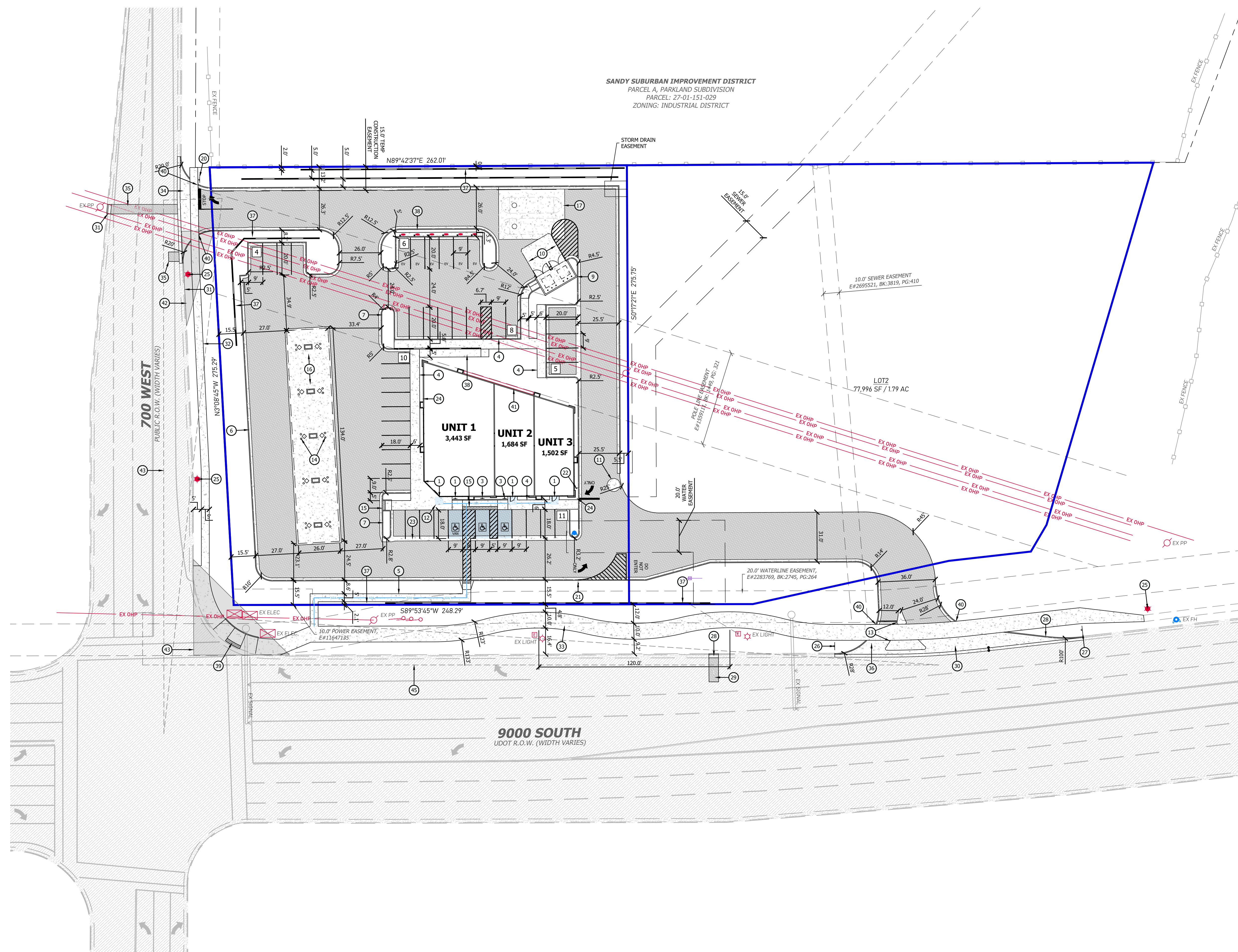
Legend

- ADA — = ACCESSIBLE PATH
- [Blue Shaded Area] = AREAS TO COMPLY WITH ADA STANDARDS
- [Grey Shaded Area] = SPILL CURB, SEE APPLICABLE CURBING DETAIL
- # = PARKING STALL QUANTITY

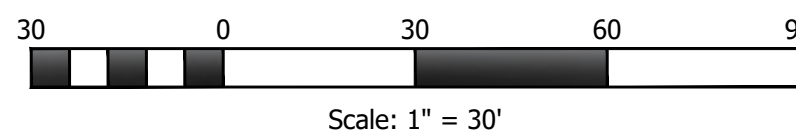
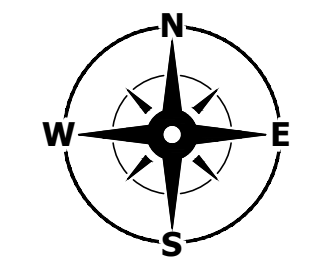
Notice To Contractors

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SANDY SUBURBAN IMPROVEMENT DISTRICT
 PARCEL A, PARKLAND SUBDIVISION
 PARCEL: 27-01-151-029
 ZONING: INDUSTRIAL DISTRICT



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 SANDY, UTAH 84070
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 1,
 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

PROJECT TITLE

REVISIONS

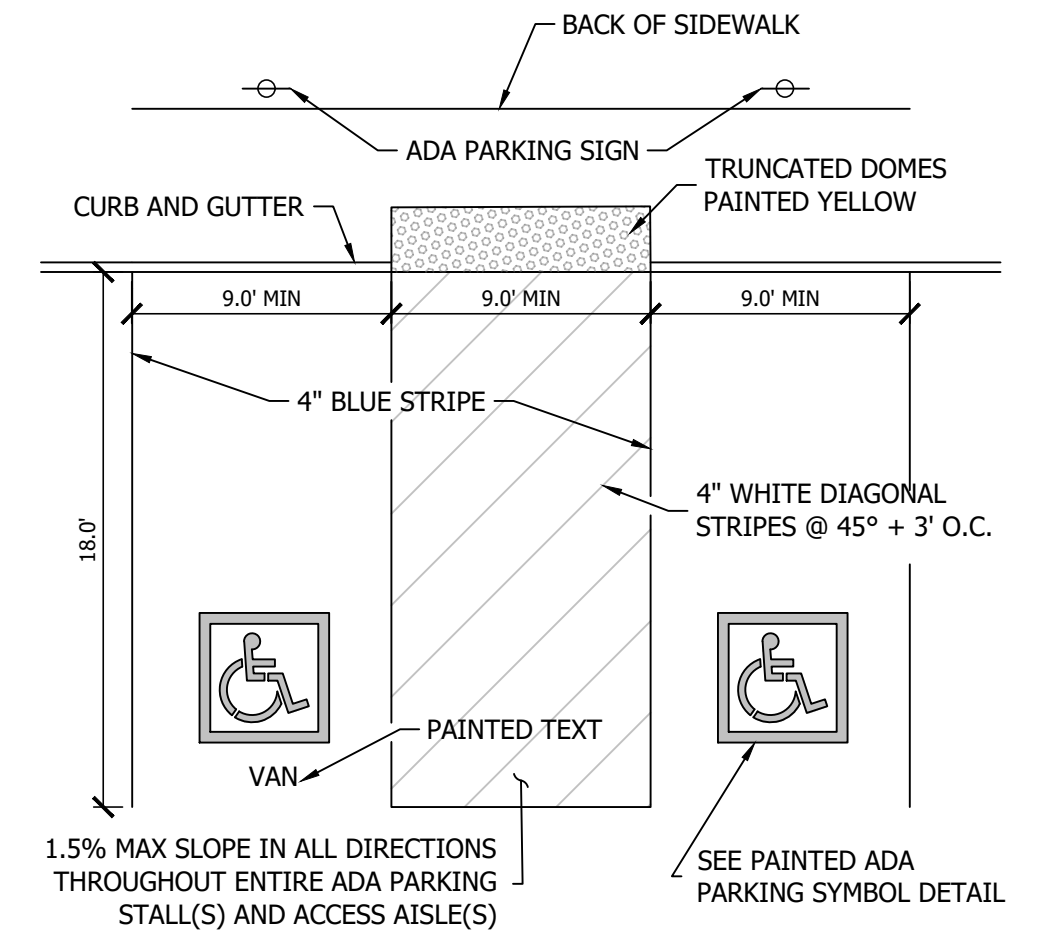
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 IF NOT ONE INCH ON THIS SHEET, ADJUST
 SCALES ACCORDINGLY

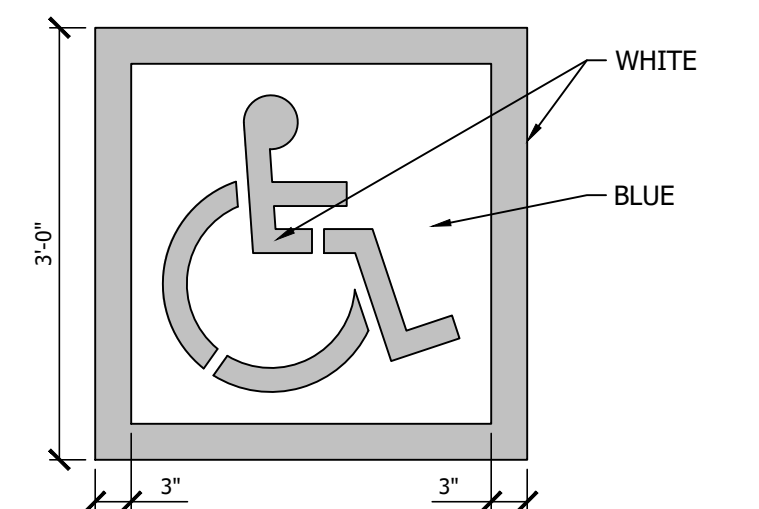
PROJECT INFO.
 Engineer: T. Hunt
 Drawn: T. Pridemore
 Date: 09 / 19 / 2024
 Proj. No. 103-05
 SHEET TITLE

SITE STRIPING PLAN

SHEET NO.
C1.10

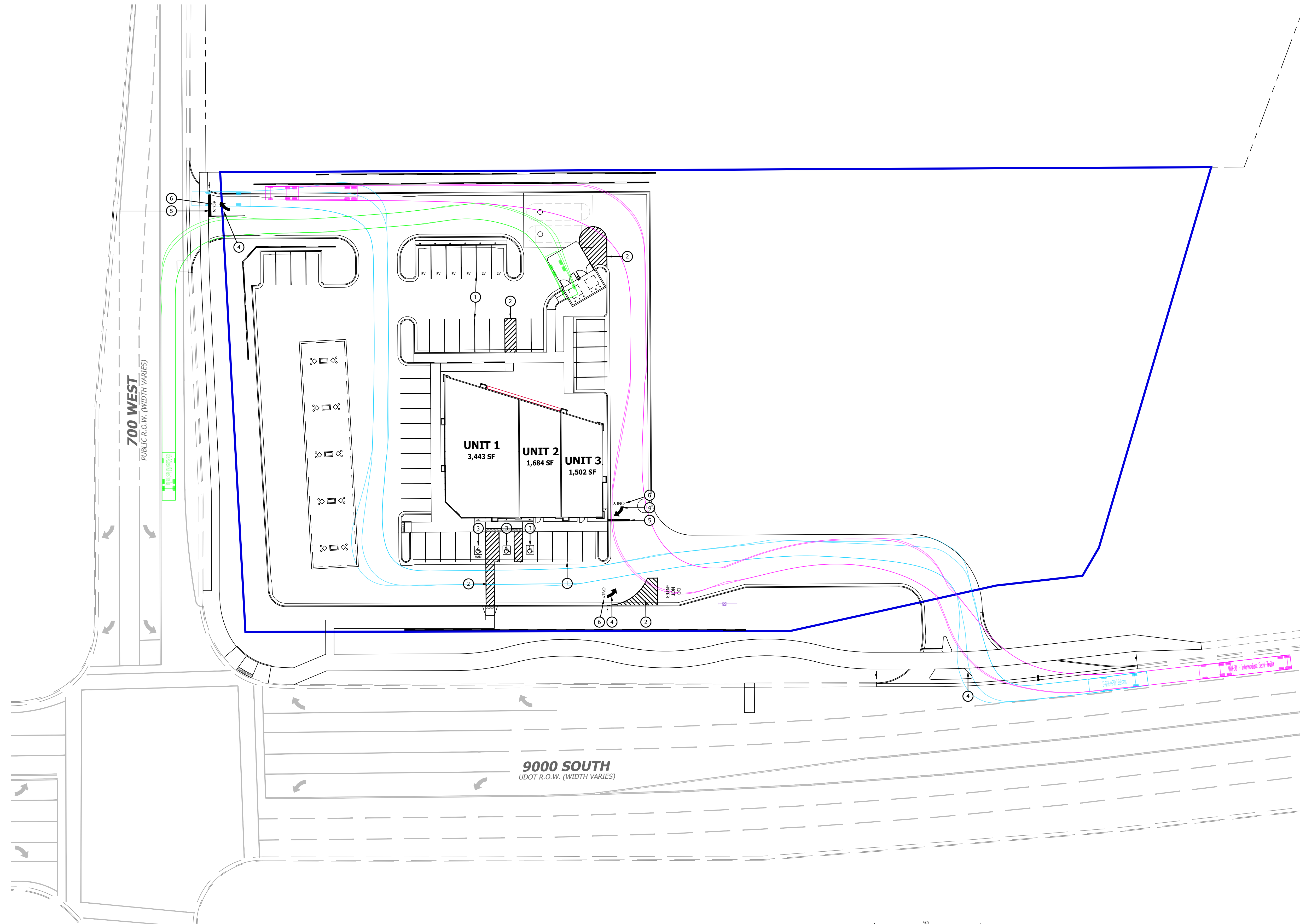


1 ADA Striping and PED Access
 Scale: NTS

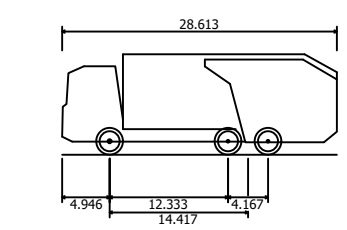


NOTES:
 - LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO.
 - BLUE BACKGROUND WITH WHITE SYMBOL.

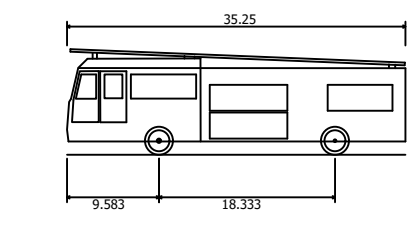
2 ADA Symbol
 Scale: NTS



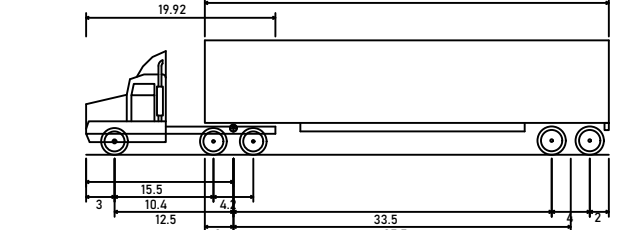
- FUEL TRUCK VEHICLE
- TRASH VEHICLE PATH
- FIRE VEHICLE PATH



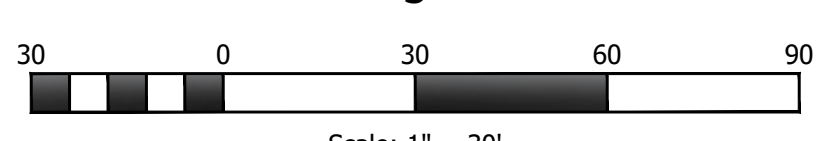
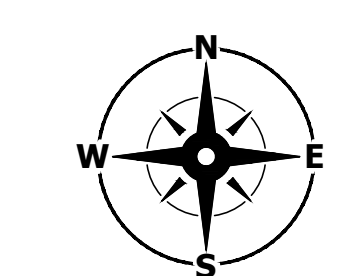
MACK TERRAPRO CABOVER 6X4 MRU613
 OVERALL LENGTH 28.613R
 OVERALL WIDTH 8.000R
 OVERALL BODY HEIGHT 10.481R
 MIN BODY GROUND CLEARANCE 1.311R
 TRACK WIDTH 8.000R
 LOCK-TO-LOCK TIME 6.00S
 CURB TO CURB TURNING RADIUS 33.500R



E-ONE HPSO TELEBOOM
 OVERALL LENGTH 35.250FT
 OVERALL WIDTH 8.333FT
 OVERALL BODY HEIGHT 11.000FT
 MIN BODY GROUND CLEARANCE 1.393FT
 TRACK WIDTH 8.333FT
 LOCK-TO-LOCK TIME 6.00S
 MAX WHEEL ANGLE 45.00°



WB-50 - INTERMEDIATE SEMI-TRAILER
 OVERALL LENGTH 55.000R
 OVERALL WIDTH 8.500R
 OVERALL BODY HEIGHT 12.052R
 OVERALL BODY HEIGHT 1.334R
 MIN BODY GROUND CLEARANCE 8.500R
 MAX TRACK WIDTH 6.00S
 LOCK-TO-LOCK TIME 6.00S
 MAX STEERING ANGLE (VIRTUAL) 17.90°



Key Notes

1. 4" WIDE SOLID YELLOW PAINTED STRIPING.
2. 4" WIDE SOLID YELLOW PAINTED DIAGONAL STRIPING @ 45° + 3.0' O.C.
3. ACCESSIBLE PARKING SYMBOLS AND STRIPING PER DETAIL 1 & 2 / THIS SHEET.
4. SOLID YELLOW DIRECTIONAL ARROWS PER APPLICABLE JURISDICTIONAL STANDARDS.
5. SOLID YELLOW PAINTED STOP BAR.
6. SOLID YELLOW PAINTED TEXT.

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THOMAS J. HUNT DAY PROJECTS 103-05 SANDY C-STORE 03-11-2025 10:59 AM





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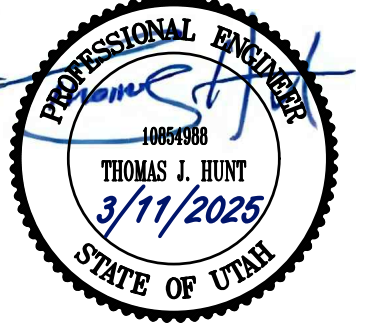
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LOCATED IN THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

PROJECT TITLE

REV/ISSUES

SEAL



VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

0 = 1/8" = 1'

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO

Engineer: T. Hunt

Drawn: T. Pridmore

Date: 09 / 19 / 2024

Proj. No. 103-05

SHEET TITLE

SITE GRADING PLAN

SHEET NO.

C2.00

Sandy City Required Notes

- FOR STORM WATER MAINTENANCE, REFER TO POST-CONSTRUCTION STORM WATER MAINTENANCE AGREEMENT FOR MAINTENANCE OF STORM WATER SYSTEM.
- NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
- 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.
- 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.
- 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.
- CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
- ALL MATERIALS AND WORK DONE IN UDOT RIGHT-OF-WAY SHALL CONFORM TO UDOT STANDARDS AND SPECIFICATIONS (DELETE IF NOT APPLICABLE).
- NON-SHRINK GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN FACILITIES.
- 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.
- 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 HARP CONCRETE EDGES AND TO GROUT BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE GROUT TO CREATE A SMOOTH BEVEL TRANSITION AT ALL EDGES IN CLEAN OUT AND INLET GROUT AROUND ALL EDGES OF THE RESTRICTIVE ORIFICE PLATE.
- REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD.
- 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.
- CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
- 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.
- 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 RECHARGE AREA. DISPOSAL OF ANY WASTE MATERIALS IN THIS STORM WATER IS STRICTLY PROHIBITED."
- ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12-INCH (MIN.) COMPACTED STABILIZATION MATERIAL.
- A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
- 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.
- 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.

General Notes

- REFERENCE SHEET C2-90 FOR REQUIRED STORM DRAIN CALCULATIONS.
- REFERENCE SHEET C2-90 FOR PROVIDED STORMTECH ELEVATIONS.
- REFERENCE ARCHITECTURAL DRAWINGS FOR PROVIDED ROOF DRAIN LOCATIONS. CONNECT ALL ROOF DRAINS TO THE PROPOSED STORM DRAIN SYSTEM.
- SITE STRIPING OTHER THAN PROVIDED PARKING HAS BEEN REMOVED FOR CLARITY. REFERENCE SHEET C1.10 FOR SITE STRIPING DESIGN.
- PROVIDE SLOPE AWAY FROM BUILDINGS THAT COMPLIES WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (2% MINIMUM/12% MAXIMUM ON HARD SURFACES; 5% MINIMUM/21% MAXIMUM IN LANDSCAPE AREA - FOR A MINIMUM OF 10 FEET IN ANY CASE).
- 2:1 V MAXIMUM SLOPE IN LANDSCAPED AREAS.
- A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT DURING CONSTRUCTION, AND APPROVE AFTER CONSTRUCTION, ANY RETAINING WALLS THAT ARE 4.0 FEET HIGH OR HIGHER, FROM TOP OF WALL TO BOTTOM OF FOOTING. SAID ENGINEER SHALL SUBMIT A LETTER, STAMPED, WITH THE STAMPE SIGNED AND DATED, AND INDICATING THAT THE WALL WAS INSTALLED ACCORDING TO THE APPROVED DESIGN. TO THE SANDY CITY ENGINEER, PRIOR TO RELEASE OF THE GUARANTEE FOR IMPROVEMENTS.

Key Notes

- ENSURE SIDEWALKS ABUTTING BUILDING DRAIN AWAY FROM STRUCTURE AT 1.5% MINIMUM
- ENSURE TRASH ENCLOSURE PAD DOES NOT EXCEED 2% IN ANY DIRECTION
- 5' x 5' ADA LANDING, NOT TO EXCEED GREATER THAN 1.8% IN ANY DIRECTION
- ENSURE GRADES WITHIN ACCESSIBLE PARKING AREA DO NOT EXCEED 1.5% IN ANY DIRECTION
- GRADE TRASH ENCLOSURE AWAY FROM BACK OF ENCLOSURE, NOT TO EXCEED 2%
- ENSURE GRADES WITHIN CONCRETE PAD UNDER FUEL CANOPY DO NOT EXCEED 2% IN ANY DIRECTION
- START LANDSCAPE GRADING 2' OF OFF BACK OF CURB, TYP
- 1' MAX FILL ABOVE EXISTING GRADE, TYP OF AREA SURROUNDING EXISTING POWER POLE.

Benchmark and Basis of Bearing

DESC: FOUND PROPERTY CORNER MONUMENT, THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 13°50' EAST 354.13 FEET ALONG MICHELL ENGINEERING'S SECTION BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

Flood Zone

FLOOD ZONE DESIGN UNSHADED ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, REFERENCE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 4903SC0433G, DATED 09/25/2009.

Legend

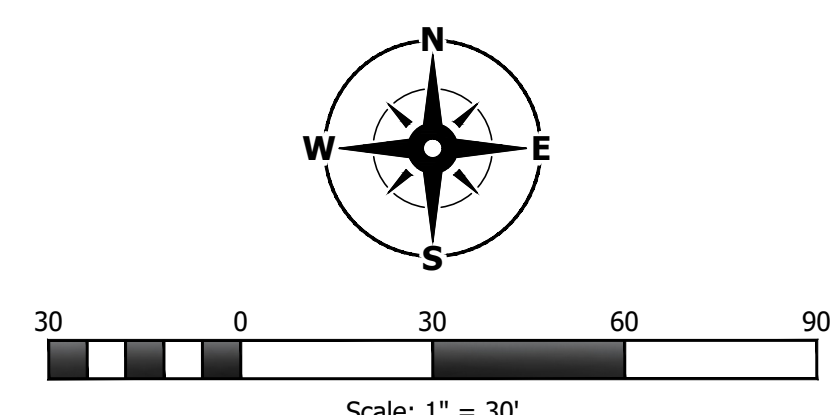
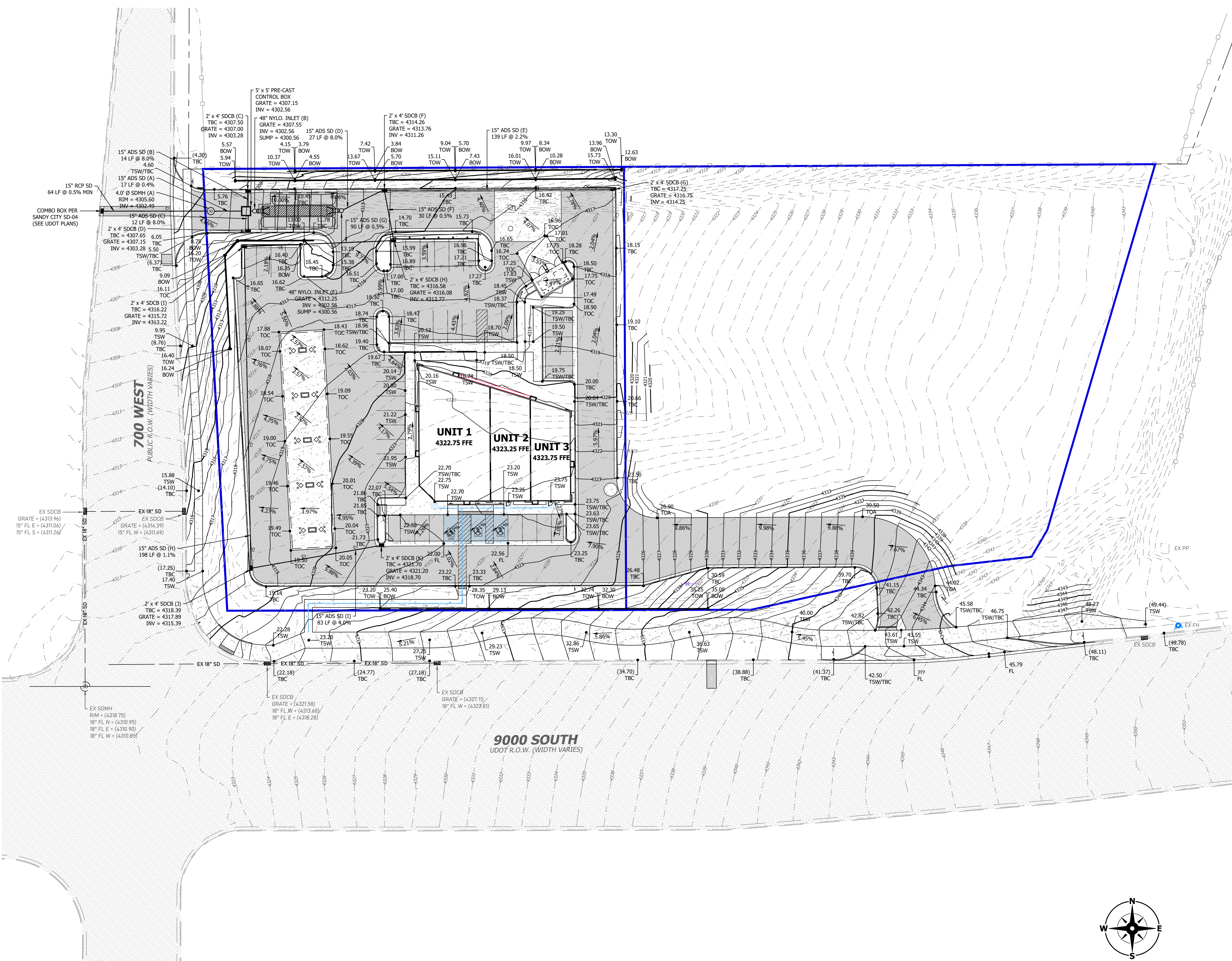
- ADA — = ACCESSIBLE PATH
- = AREAS TO COMPLY WITH ADA STANDARDS
- = SPILL CURB, SEE APPLICABLE CURBING DETAIL
- = GRADE BREAK

Development Summary

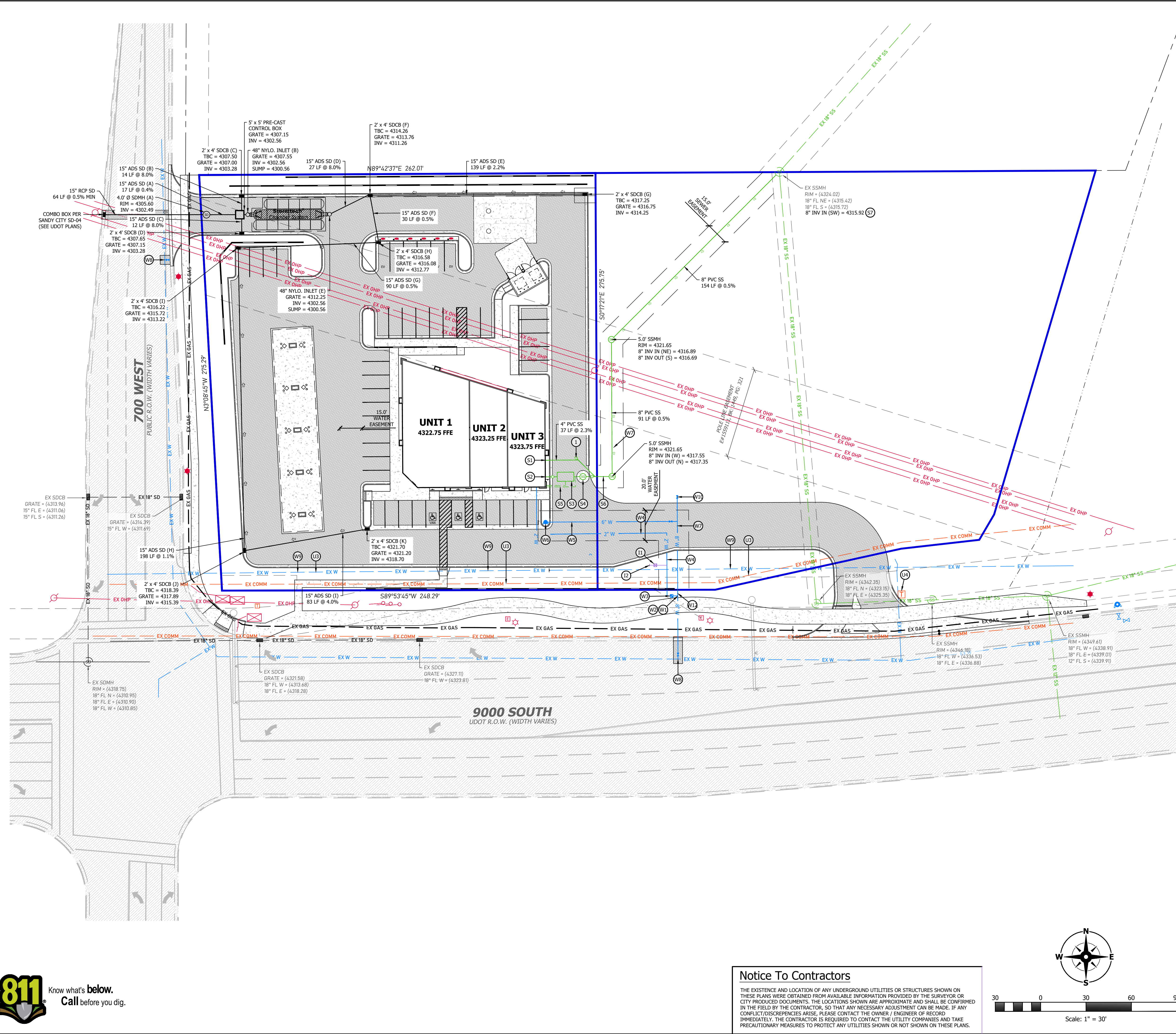
LOCATION:	SANDY CITY, UTAH		
ZONING:	RC, REGIONAL COMMERCIAL		
INTENDED USE:	CONVENIENCE STORE / RETAIL		
PARCEL AREA:	70,253 SF	1.61 AC	(100%)
BUILDING AREA:	6,721 SF	0.15 AC	(10%)
IMPERVIOUS AREA:	50,590 SF	1.16 AC	(72%)
LANDSCAPE AREA:	12,942 SF	0.30 AC	(18%)
PARKING:	41 PARKING STALLS PROVIDED		
	3 ADA STALLS PROVIDED (2 ADA + 1 VAN)		
	44 TOTAL PARKING STALLS PROVIDED		

Notice To Contractors

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THOMAS J. HUNT, DAY DROPTOP PROJECTS, 103-05 SANDY, C-STORE, 03.10.24, 11:42:05 AM



Jordan Basin Improvement District Notes

- ALL CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES
- FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES
- THE NOSE-ON FOR THE SEWER LATERAL SHALL BE PERFORMED BY SOUTH VALLEY SEWER DISTRICT (SVSD) PERSONNEL. CONTACT SVSD AT LEAST 24 HOURS PRIOR TO CONSTRUCTION

Sandy City Required Notes

WATER NOTES

- NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
- 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.
- 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.
- SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE 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.
- CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
- WATER LINES SHALL BE INSTALLED 4-FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY. WATER LINES SHALL NOT BE INSTALLED WITHIN OR THROUGH PARKING STALLS OR UNDER CONCRETE PAVEMENT, UNLESS WATER LINE IS TO BE MAINTAINED BY PRIVATE PROPERTY OWNER.
- A MINIMUM OF 48-INCHES AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.
- FOR CONSTRUCTION EAST OF THE UTAH TRANSIT AUTHORITY'S TRAX LINE, USE DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER.
- FOR CONSTRUCTION WEST OF UTAH TRANSIT AUTHORITY'S TRAX LINE, USE POLYVINYL CHLORIDE PIPE, USE CLASS 104 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.
- ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS FOR DIP AND ROMAC GRIP RINGS FOR PVC OR APPROVED EQUAL. MEGA LUGS SHALL NOT BE ALLOWED ON PVC PIPE.
- USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR LOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS.
- 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.
- ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT.
- ALL DUCTILE IRON WATER LINES, FITTINGS, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
- 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).

STREETLIGHT NOTES

- NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
- THE DEVELOPER IS REQUIRED TO GRANT TO THE CITY A MINIMUM OF 15-FOOT WIDE STREETLIGHT EASEMENT (7.5-FEET EACH SIDE OF PIPE) FOR CONDUIT AND WIRES TO THE POWER SOURCE ON PRIVATE PROPERTY.
- 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.
- 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.
- SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR STREETLIGHTS, JUNCTION BOXES, AND ELECTRICAL WIRING. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
- INSTALLATIONS SHALL BE LOCATED AS INDICATED ON THE APPROVED PLANS FOR THE PROJECT. FIELD MODIFICATIONS MUST BE APPROVED BY THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
- STREET LIGHT POLES SHALL BE INSTALLED IN A MANNER THAT WILL NOT HINDER THE OPERATION OF FIRE HYDRANTS. UNDERGROUND WATER SYSTEM ISOLATION VALVES, AND OTHER UTILITIES.
- INSTALLATIONS WITHIN CLOSE PROXIMITY TO TREES SHALL BE AVOIDED UNLESS APPROVED BY SANDY CITY PUBLIC UTILITIES INSPECTOR.
- OVERHEAD POWER LINES FOR STREETLIGHTS ARE NOT ALLOWED.

General Notes

- SITE STRIPING OTHER THAN PROVIDED PARKING HAS BEEN REMOVED FOR CLARITY. REFERENCE SHEET C1.00 FOR SITE STRIPING DESIGN.
- REFERENCE SHEET C2.90 FOR ADDITIONAL STORM DRAIN CALCULATIONS.
- REFERENCE SHEET C2.90 FOR PROVIDED STORMTECH ELEVATIONS.

Key Notes

- GENERAL
- CLEAN-OUT FRAME & COLLAR, SEE DETAIL CU2 (TYP)

DRY UTILITIES

- POWER EQUIPMENT / POINT OF SERVICE TO BUILDING, COORDINATE WITH POWER COMPANY FOR SIZE, TYPE, AND ROUTING INFORMATION
- GAS METER / POINT OF SERVICE TO BUILDING, COORDINATE WITH NATURAL GAS COMPANY
- LOWER EXISTING COMMUNICATION LINE AS REQUIRED, COORDINATE WITH SERVICE PROVIDER
- RELOCATE EXISTING COMMUNICATIONS BOX, COORDINATE WITH SERVICE PROVIDER

SANITARY SEWER

- 4-INCH SANITARY CLEAN-OUT / POINT OF SERVICE FROM RESTROOMS, REFERENCE PLUMBING DRAWINGS
INV = 4318.65
- 6-INCH SANITARY CLEAN-OUT / POINT OF SERVICE FROM KITCHEN, REFERENCE PLUMBING DRAWINGS
INV = 4418.65
- 1,500 GALLON GREASE INTERCEPTOR PER J.B.I.D. STD PT-1
RIM = 4323.10
INV IN / OUT = 4318.27
- 5.0' Ø SANITARY SEWER SAMPLING MANHOLE J.B.I.D. STD PT-2
RIM = 4323.20
INV IN / OUT = 4318.08
- VENT LINES FROM GREASE INTERCEPTOR TO BUILDING, REFERENCE PLUMBING DRAWINGS
- SANITARY SEWER LATERAL PER J.B.I.D. SS-3A
- CONNECT TO EXISTING MANHOLE, FIELD VERIFY PRIOR TO CONSTRUCTION

WATER

- 2" WATER LATERAL SERVICE CONNECTION PER SANDY CITY STD DWG WTR-10
- 2" TYPE 'K' SOFT COPPER WATER LATERAL PER SANDY CITY STD DWG WTR-10
- 2" WATER METER PER SANDY CITY STD DWG WTR-10
- 2" BLUE C.T.S. POLY PIPE (12" MIN OUTSIDE OF BOX) WATER LATERAL PER SANDY CITY STD DWG WTR-10
- 6" FIRE HYDRANT CONNECTION PER SANDY CITY STD DWG WTR-01
- FIRE HYDRANT PER SANDY CITY STD DWG WTR-01
- 8" PVC C-900 (DR-14) WATER LINE PER SANDY CITY STANDARDS
- CONNECT TO EXISTING WATER LINE PER SANDY CITY STANDARDS
- LOWER EXISTING WATER LINE AS REQUIRED, COORDINATE WITH SERVICE PROVIDER
- 8" TEE W/ BLIND FLANGE FOR FUTURE CONNECTION PER SANDY CITY STANDARDS

IRRIGATION

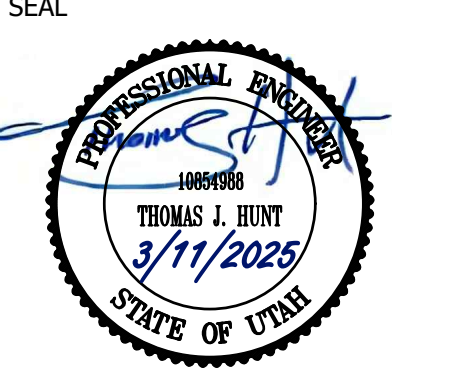
- RPZ BACKFLOW PREVENTER PER SANDY CITY STD DRAWINGS.
- SEE IRRIGATION PLANS FOR CONTINUATION.



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9000 SOUTH C-STORE
694 WEST 9000 SOUTH
SANDY, UTAH 84070
LOCATED IN THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

REV.	DATE	DESCRIPTION	BY
2	03-06-2025	CITY COMMENTS	TP
1	01-16-2025	CITY COMMENTS	TP
0	12-04-2024	INITIAL SUBMITTAL TO CITY	TP



VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0' 1" 2" 3" 4" 5" 6" 7" 8" 9" 10'
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

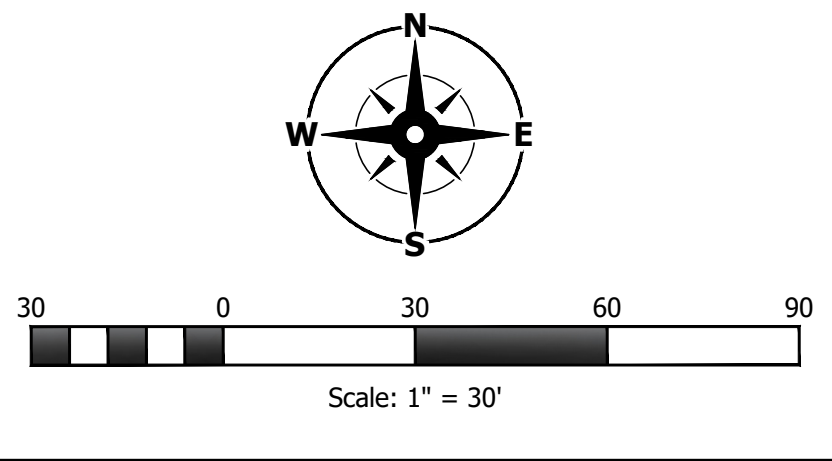
PROJECT INFO.
Engineer: T. Hunt
Drawn: T. Pridemore
Date: 09 / 19 / 2024
Proj. No. 103-05

SHEET TITLE
C3.00

SITE UTILITY PLAN

SHEET NO.
C3.00

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PROJECT TITLE

REV.	DATE	DESCRIPTION	BY
2	03-06-2025	CITY COMMENTS	TP
1	01-16-2025	CITY COMMENTS	TP
0	12-04-2024	INITIAL SUBMITTAL TO CITY	TP

SEAL



VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
 0 1/4" = 1'

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO

Engineer: T. Hunt
 Drawn: T. Pridemore
 Date: 09 / 19 / 2024
 Proj. No. 103-05

SHEET TITLE

**SITE
 LANDSCAPE
 PLAN**

SHEET NO.

L1.00

PLANT SCHEDULE

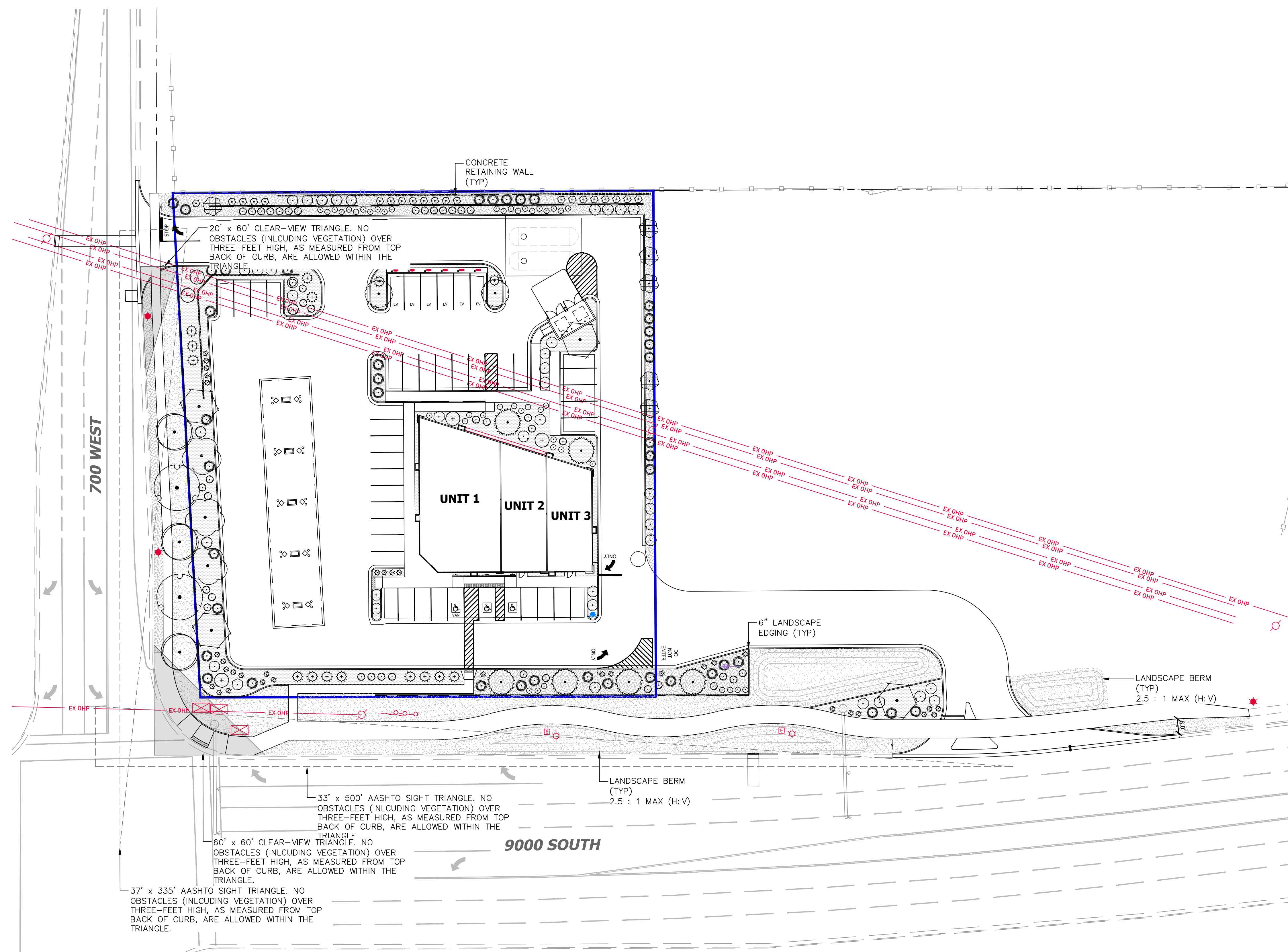
SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	REMARKS
TREES				
	ACE COL	Acer platanoides 'Columnare' / Columnar Norway Maple	3	
	ACE CRK	Acer platanoides 'Crimson King' / Crimson King Norway Maple	2	
	MAL SPR	Malus x 'Spring Snow' / Spring Snow Crabapple	3	
	PIN FLE	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine	6	
	PRU CAN	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	4	
	ZEL MUS	Zelkova serrata 'Musashino' / Musashino Japanese Zelkova	2	
SHRUBS				
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	43	
	CAR BLU	Caryopteris x clandonensis 'Longwood Blue' / Longwood Blue Bluebeard	49	
	GAU WHI	Gaura lindheimeri 'Whirling Butterflies' / Whirling Butterflies Gaura	34	
	JUN FOR	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5	
	JUN BAR	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	11	
	MIS GRA	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	21	
	PER ATR	Perovskia atriplicifolia / Russian Sage	11	
	PIN MU4	Pinus mugo / Mugo Pine	18	
	PRU PAW	Prunus besseyi 'P0115' / Pawnee Buttes Sand Cherry	15	
	RHU GRO	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	42	
	RHU GLA	Rhus glabra / Smooth Sumac	6	

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION
	'Wasatch Area Ground Specialist' 1.5" Wasatch, Landscape Cobble Mix (or approved equal) Install 3" deep min over top weed barrier fabric.
	'Wasatch Area Ground Specialist' 4 - 6" Beck Grey, Landscape Rock Mulch (or approved equal) Install 3" deep min over top weed barrier fabric.
	Poa Pratensis, Kentucky Bluegrass (or approved equal)

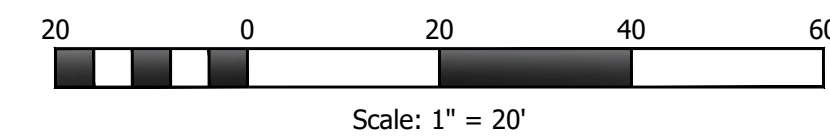
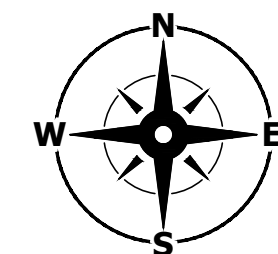
LANDSCAPE / IRRIGATION NOTES

- MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-TURF AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH TO RETAIN WATER, INHIBIT WEED GROWTH AND MODERATE SOIL TEMPERATURE. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE 4-INCH MULCH IN ALL IRRIGATED NON-TURF AREAS. IF ROCK MULCH, MINIMUM IS 3-INCH. BARK MULCH IS NOT ALLOWED IN PARK STRIP. ROCK MULCH IN PARK STRIP MUST BE A MINIMUM OF 3".
- LANDSCAPE WATER METER: A WATER METER AND BACKFLOW PREVENTION ASSEMBLY THAT ARE IN COMPLIANCE WITH STATE CODE SHALL BE INSTALLED FOR LANDSCAPE IRRIGATION SYSTEMS, AND THE LANDSCAPE WATER METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE SEPARATE FROM THE WATER METER AND BACKFLOW PREVENTION ASSEMBLY INSTALLED FOR INDOOR USES. THE SIZE OF THE METER SHALL BE DETERMINED BASED ON IRRIGATION DEMAND.
- PRESSURE REGULATION: A PRESSURE REGULATING VALVE SHALL BE INSTALLED AND MAINTAINED BY THE CONSUMER IF THE STATIC SERVICE PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH (PSI). THE PRESSURE REGULATING VALVE SHALL BE LOCATED BETWEEN THE LANDSCAPE WATER METER AND THE FIRST POINT OF WATER USE, OR FIRST POINT OF DIVISION IN THE PIPE, AND SHALL BE SET AT THE MANUFACTURER'S RECOMMENDED PRESSURE FOR SPRINKLERS.
- AUTOMATIC CONTROLLER: ALL IRRIGATION SYSTEMS SHALL INCLUDE AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAM AND MULTIPLE REPEAT CYCLE CAPABILITIES AND A FLEXIBLE CALENDAR PROGRAM. ALL CONTROLLERS SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF.
- ON SLOPES EXCEEDING 30%, THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP EMITTERS, BUBBLERS, OR SPRINKLERS WITH A MAXIMUM PRECIPITATION RATE OF 0.85 INCHES PER HOUR AND ADJUSTED SPRINKLER CYCLE TO ELIMINATE RUNOFF.
- EACH VALVE SHALL IRRIGATE A LANDSCAPE WITH SIMILAR SITE, SLOPE AND SOIL CONDITIONS AND PLANT MATERIALS WITH SIMILAR WATERING NEEDS. TURF AND NON-TURF AREAS SHALL BE IRRIGATED ON SEPARATE VALVES.
- DRIP EMITTERS OR A BUBBLER SHALL BE PROVIDED FOR EACH TREE WHERE PRACTICABLE. BUBBLERS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE PER DEVICE. BUBBLERS FOR TREES SHALL BE ON SEPARATE VALVE UNLESS SPECIFICALLY EXEMPTED BY SANDY CITY PUBLIC UTILITIES DUE TO THE LIMITED NUMBER OF TREES ON THE PROJECT SITE.
- SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATE WITH EACH CONTROL VALVE CIRCUIT.
- CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENCES WILL CAUSE LOW-HEAD DRAINAGE. PRESSURE COMPENSATING VALVES AND SPRINKLERS SHALL BE REQUIRED WHERE A SIGNIFICANT VARIATION IN WATER PRESSURE WILL OCCUR WITHIN THE IRRIGATION SYSTEM DUE TO ELEVATION DIFFERENCES.
- DRIP IRRIGATION LINES SHALL BE PLACED UNDERGROUND OR OTHERWISE PERMANENTLY COVERED, EXCEPT FOR DRIP EMITTERS AND WHERE APPROVED AS A TEMPORARY INSTALLATION. FILTERS AND END FLUSH VALVES SHALL BE PROVIDED AS NECESSARY.
- IRRIGATION ZONES WITH OVERHEAD SPRAY OR STREAM SPRINKLERS SHALL BE DESIGNED TO OPERATE BETWEEN 6:00 P.M. AND 10:00 A.M. TO REDUCE WATER LOSS FROM WIND AND EVAPORATION. THIS WOULD EXCLUDE DRIP OR BUBBLER ZONES.
- PROGRAM VALVES FOR MULTIPLE REPEAT CYCLES WHERE NECESSARY TO REDUCE RUNOFF, PARTICULARLY SLOPES AND SOILS WITH SLOW INFILTRATION RATES OF THE SECONDARY BOND GUARANTEE POSTED FOR THE PROJECT. A WATER USE EFFICIENCY REVIEW WILL BE CONDUCTED BY A LANDSCAPE IRRIGATION AUDITOR. THE AUDITOR SHALL BE INDEPENDENT OF THE CONTRACTOR, DESIGN ENGINEER, AND DEVELOPER/PROJECT OWNER. THE WATER PERFORMANCE AUDIT WILL VERIFY THAT THE IRRIGATION SYSTEM COMPLIES WITH THE MINIMUM STANDARDS REQUIRED BY SANDY CITY ORDINANCE. THE MINIMUM EFFICIENCY REQUIRED FOR THE IRRIGATION SYSTEM IS 60% FOR DISTRIBUTION EFFICIENCY FOR ALL FIXED SPRAY SYSTEMS AND 70% DISTRIBUTION EFFICIENCY FOR ALL ROTOR SYSTEMS. THE AUDITOR SHALL FURNISH A CERTIFICATE TO THE CITY, DESIGNER, INSTALLER AND DEVELOPER/PROJECT OWNER CERTIFYING COMPLIANCE WITH THE MINIMUM DISTRIBUTION REQUIREMENTS. ALSO, FORM SUBSTANTIAL COMPLETION OF WATER AUDIT MUST BE COMPLETED AND SENT TO PUBLIC UTILITIES. COMPLIANCE WITH THIS PROVISION IS REQUIRED BEFORE THE CITY WILL RELEASE THE BOND FOR THIS PROJECT.
- PLANTS WHICH REQUIRE DIFFERENT AMOUNTS OF WATER SHALL BE IRRIGATED BY SEPARATE IF ONE VALVE IS USED FOR A GIVEN AREA, ONLY PLANTERS WITH SIMILAR WATER USE SHALL BE USED IN THAT AREA. LAWN AREAS AND PLANTERS SHALL BE IRRIGATED BY SEPARATE VALVES.
- A SEPARATE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED FOR THE IRRIGATION SYSTEM.
- A RAIN SENSING OVERRIDING DEVICE SHALL BE INSTALLED SO THAT THE IRRIGATION SYSTEM WILL AUTOMATICALLY TURN OFF IN THE EVENT OF RAIN.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVERSPRAY AND WATER RUN-OFF ONTO ADJACENT-PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS OR STRUCTURES.
- AN AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLER HEADS SHALL BE REQUIRED FOR ALL NEW



PLANTING NOTES

- CONTRACTOR TO VERIFY ALL CONDITIONS PERTAINING TO THIS PLAN AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY OPERATIONS (WHICH OCCUR ON OR OFF SITE) TO THE ARCHITECT'S AND OWNER'S SATISFACTION.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISH BY THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL QUANTITIES SHOWN ARE APPROXIMATE AND ARE FURNISHED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. THEY DO NOT NECESSARILY CORRESPOND TO BID SCHEDULE ITEMS. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVER-RIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE.
- ALL PLANTING AREAS TO HAVE TWO-INCH DEPTH OF COMPOSTED MULCH APPLIED AND TILLED IN TO A SIX-INCH DEPTH.
- ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED.
- TOP DRESS ALL SPREADING PERENNIALS AND GROUND COVERS WITH TWO-INCH DEPTH OF SOIL PEP.
- TOP DRESS ALL TREES, SHRUBS, NON-SPREADING PERENNIALS, AND GROUND COVERS WITH THREE-INCH DEPTH OF SHREDDED BARK MULCH.
- REPAIR ALL LANDSCAPING WHERE NEW CONSTRUCTION MEETS EXISTING.
- PERFORM PERCOLATION TEST ON ALL TREE PLANTING HOLES AND PLANTING BEDS PRIOR TO PLANTING.
- LANDSCAPE CONTRACTOR SHALL COORDINATE AND ADJUST PLANT PLACEMENT WITH SPRINKLERS. PLANTS SHALL NOT BE PLACED WITHIN TWELVE INCHES OF A SPRINKLER HEAD.
- CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL PLANT MATERIALS INCLUDING SOD AREAS IN A HEALTHY STATE DURING CONSTRUCTION. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLIGENCE BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.



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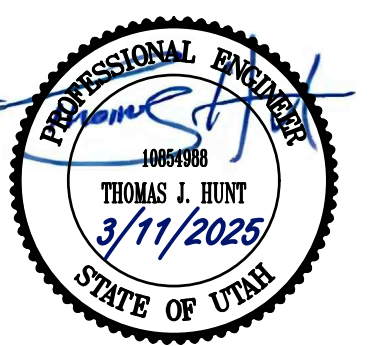
9000 SOUTH C-STORE
694 WEST 9000 SOUTH
SANDY, UTAH 84070

LOCATED IN THE NORTHWEST QUARTER OF SECTION 1,
 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

PROJECT TITLE

REVISIONS

SEAL



VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
 0 1" = 20'
 IF NOT ONE INCH ON THIS SHEET, ADJUST
 SCALES ACCORDINGLY

PROJECT INFO.

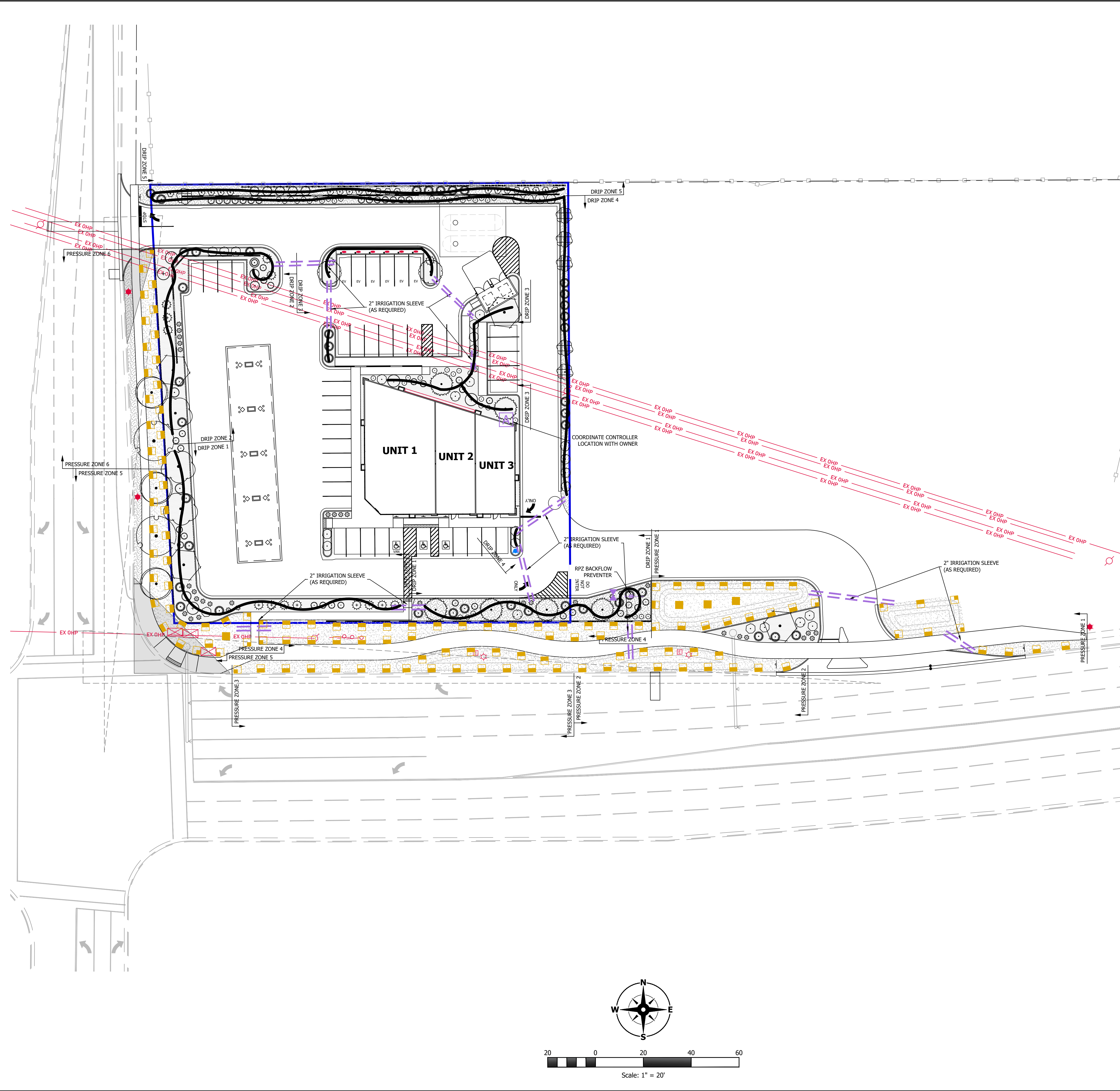
Engineer: T. Hunt
 Drawn: T. Pridemore
 Date: 09 / 19 / 2024
 Proj. No. 103-05

SHEET TITLE

**SITE
 IRRIGATION
 PLAN**

SHEET NO.

L1.10

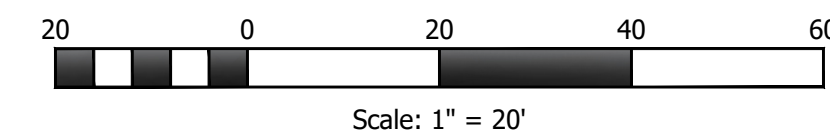
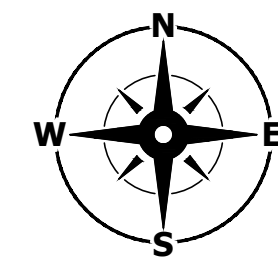


IRRIGATION LEGEND

- RAINBIRD 10' 1/4 CIRCLE PATTERN NOZZLE
- RAINBIRD 10' HALF CIRCLE PATTERN NOZZLE
- RAINBIRD 10' FULL CIRCLE PATTERN NOZZLE
- RAINBIRD COMMERCIAL CONTROL ZONE KIT DRIP VALVE
- = DRIP LATERAL LINE - POLY PIPE MAY BE USED
- = THREADED IN-LINE WATER SOFTENER
- = RAINBIRD INDOOR/OUTDOOR MOUNT BASE CONTROLLER
- = RPZ BACKFLOW PREVENTION, SIZE PER CITY STANDARDS
- = LOW FLOW DRIP VALVE

LANDSCAPE / IRRIGATION NOTES

1. MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-TURF AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH TO RETAIN WATER, INHIBIT WEED GROWTH AND MODERATE SOIL TEMPERATURE. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE 4-INCH MULCH IN ALL IRRIGATED NON-TURF AREAS. IF ROCK MULCH, MINIMUM IS 3-INCH. BARK MULCH IS NOT ALLOWED IN PARK STRIP. ROCK MULCH IN PARK STRIP MUST BE A MINIMUM OF 3".
2. LANDSCAPE WATER METER: A WATER METER AND BACKFLOW PREVENTION ASSEMBLY THAT ARE IN COMPLIANCE WITH STATE CODE SHALL BE INSTALLED FOR LANDSCAPE IRRIGATION SYSTEMS. AND THE LANDSCAPE WATER METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE SEPARATE FROM THE WATER METER AND BACKFLOW PREVENTION ASSEMBLY INSTALLED FOR INDOOR USES. THE SIZE OF THE METER SHALL BE DETERMINED BASED ON IRRIGATION DEMAND.
3. PRESSURE REGULATION: A PRESSURE REGULATING VALVE SHALL BE INSTALLED AND MAINTAINED BY THE CONSUMER IF THE STATIC SERVICE PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH (PSI). THE PRESSURE-REGULATING VALVE SHALL BE LOCATED BETWEEN THE LANDSCAPE WATER METER AND THE FIRST POINT OF WATER USE, OR FIRST POINT OF DIVISION IN THE PIPE, AND SHALL BE SET AT THE MANUFACTURER'S RECOMMENDED PRESSURE FOR SPRINKLERS.
4. AUTOMATIC CONTROLLER: ALL IRRIGATION SYSTEMS SHALL INCLUDE AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAM AND MULTIPLE REPEAT CYCLE CAPABILITIES AND A FLEXIBLE CALENDAR PROGRAM. ALL CONTROLLERS SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF.
5. ON SLOPES EXCEEDING 30%, THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP EMITTERS, BUBBLERS, OR SPRINKLERS WITH A MAXIMUM PRECIPITATION RATE OF 0.85 INCHES PER HOUR AND ADJUSTED SPRINKLER CYCLE TO ELIMINATE RUNOFF.
6. EACH VALVE SHALL IRRIGATE A LANDSCAPE WITH SIMILAR SITE, SLOPE AND SOIL CONDITIONS AND PLANT MATERIALS WITH SIMILAR WATERING NEEDS. TURF AND NON-TURF AREAS SHALL BE IRRIGATED ON SEPARATE VALVES.
7. DRIP EMITTERS OR A BUBBLER SHALL BE PROVIDED FOR EACH TREE WHERE PRACTICABLE. BUBBLERS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE PER DEVICE. BUBBLERS FOR TREES SHALL BE ON SEPARATE VALVE UNLESS SPECIFICALLY EXEMPTED BY SANDY CITY PUBLIC UTILITIES DUE TO THE LIMITED NUMBER OF TREES ON THE PROJECT SITE.
8. SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATE WITH EACH CONTROL VALVE CIRCUIT.
9. CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENCES WILL CAUSE LOW-HEAD DRAINAGE. PRESSURE COMPENSATING VALVES AND SPRINKLERS SHALL BE REQUIRED WHERE A SIGNIFICANT VARIATION IN WATER PRESSURE WILL OCCUR WITHIN THE IRRIGATION SYSTEM DUE TO ELEVATION DIFFERENCES.
10. DRIP IRRIGATION LINES SHALL BE PLACED UNDERGROUND OR OTHERWISE PERMANENTLY COVERED, EXCEPT FOR DRIP EMITTERS AND WHERE APPROVED AS A TEMPORARY INSTALLATION. FILTERS AND END FLUSH VALVES SHALL BE PROVIDED AS NECESSARY.
11. IRRIGATION ZONES WITH OVERHEAD SPRAY OR STREAM SPRINKLERS SHALL BE DESIGNED TO OPERATE BETWEEN 6:00 P.M. AND 10:00 A.M. TO REDUCE WATER LOSS FROM WIND AND EVAPORATION. THIS WOULD EXCLUDE DRIP OR BUBBLER ZONES.
12. PROGRAM VALVES FOR MULTIPLE REPEAT CYCLES WHERE NECESSARY TO REDUCE RUNOFF, PARTICULARLY SLOPES AND SOILS WITH SLOW INFILTRATION RATES.
13. FOLLOWING CONSTRUCTION AND PRIOR TO RELEASE OF THE SECONDARY BOND GUARANTEE POSTED FOR THE PROJECT, A WATER USE EFFICIENCY REVIEW WILL BE CONDUCTED BY A LANDSCAPE IRRIGATION AUDITOR. THE AUDITOR SHALL BE INDEPENDENT OF THE CONTRACTOR, DESIGN ENGINEER, AND DEVELOPER/PROJECT OWNER. THE WATER PERFORMANCE AUDIT WILL VERIFY THAT THE IRRIGATION SYSTEM COMPLIES WITH THE MINIMUM STANDARDS REQUIRED BY SANDY CITY ORDINANCE. THE MINIMUM EFFICIENCY REQUIRED FOR THE IRRIGATION SYSTEM IS 60% FOR DISTRIBUTION EFFICIENCY FOR ALL FIXED SPRAY SYSTEMS AND 70% DISTRIBUTION EFFICIENCY FOR ALL ROTOR SYSTEMS. THE AUDITOR SHALL FURNISH A CERTIFICATE TO THE CITY, DESIGNER, INSTALLER AND DEVELOPER/PROJECT OWNER CERTIFYING COMPLIANCE WITH THE MINIMUM DISTRIBUTION REQUIREMENTS. ALSO, FORM SUBSTANTIAL COMPLETION OF WATER AUDIT MUST BE COMPLETED AND SENT TO PUBLIC UTILITIES. COMPLIANCE WITH THIS PROVISION IS REQUIRED BEFORE THE CITY WILL RELEASE THE BOND FOR THIS PROJECT.
14. PLANTS WHICH REQUIRE DIFFERENT AMOUNTS OF WATER SHALL BE IRRIGATED BY SEPARATE IF ONE VALVE IS USED FOR A GIVEN AREA, ONLY PLANTERS WITH SIMILAR WATER USE SHALL BE USED IN THAT AREA. LAWN AREAS AND PLANTERS SHALL BE IRRIGATED BY SEPARATE VALVES.
15. A SEPARATE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED FOR THE IRRIGATION SYSTEM.
16. A RAIN SENSING OVERRIDING DEVICE SHALL BE UTILIZED SO THAT THE IRRIGATION SYSTEM WILL AUTOMATICALLY TURN OFF IN THE EVENT OF RAIN.
17. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVERSPRAY AND WATER RUN-OFF ONTO ADJACENT PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS OR STRUCTURES.
18. AN AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLER HEADS SHALL BE REQUIRED FOR ALL NEW LANDSCAPES. LOW FLOW SPRINKLER HEADS SHALL BE USED WHEREVER POSSIBLE.
19. NO IRRIGATION OF WALKWAYS OR DRIVE.
20. WATER AUDIT IS REQUIRED PRIOR TO BOND BEING RELEASED. SUGGEST THE AUDIT BE DONE WITHIN 60 DAYS OF INSTALLING IRRIGATION AND LANDSCAPE.

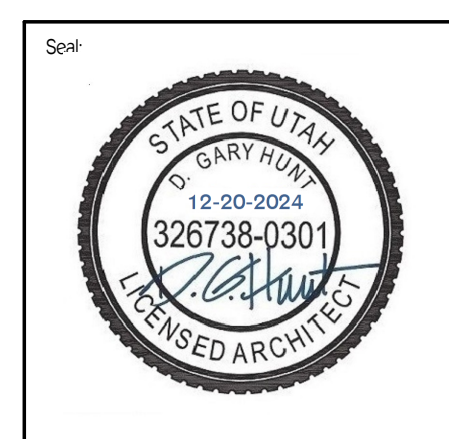


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KEY NOTES

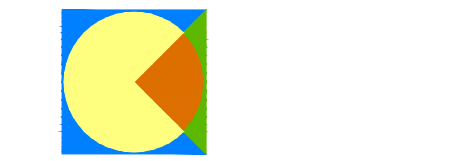
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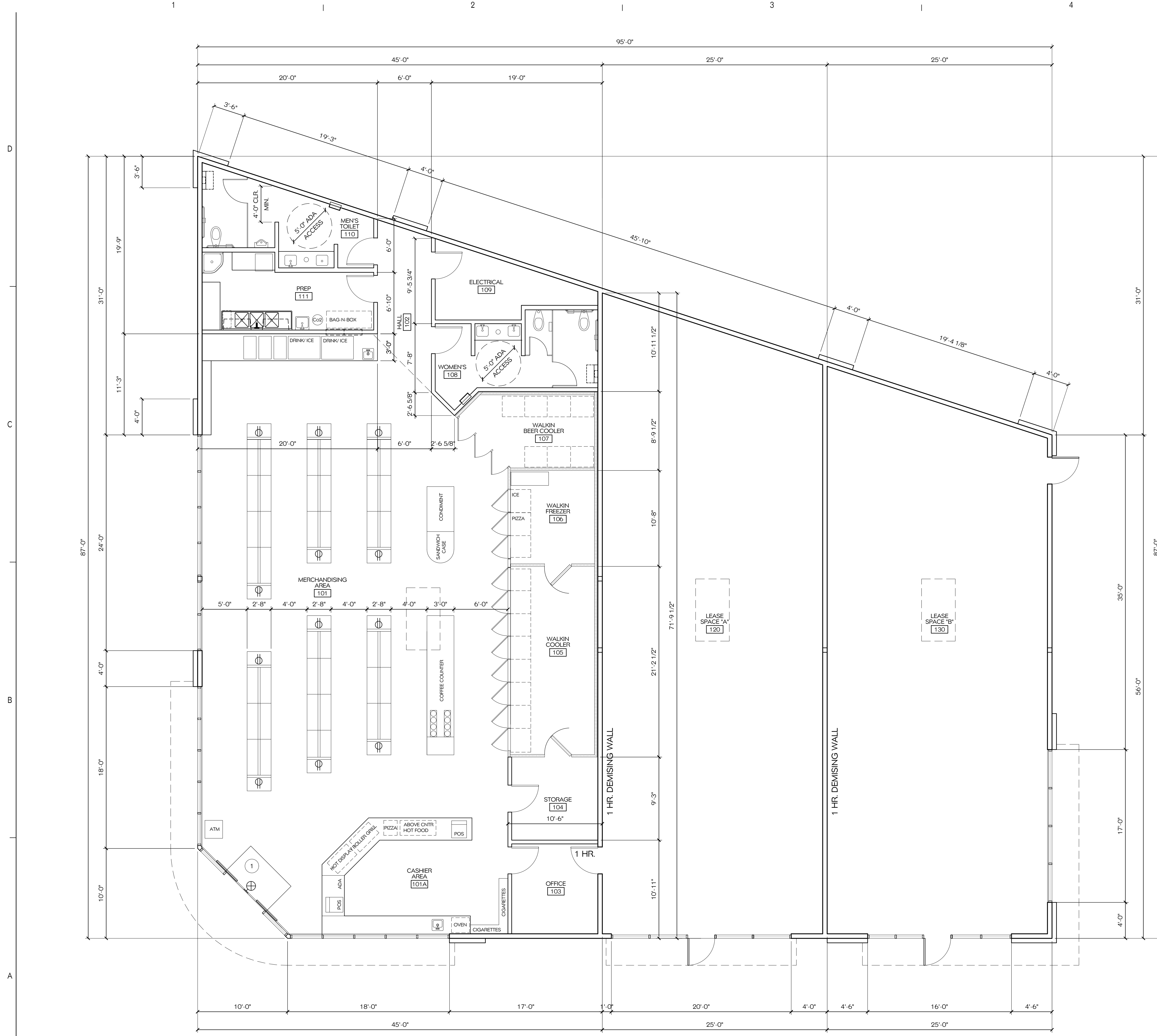


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Sheet Title	
Floor Plan	
Project No:	Date: 20 Dec 24
2024-	Scale: As Noted
Sheet No:	A1.1



Floor Plan
 SCALE: 3/16" = 1'-0"

KEY NOTES

- No. DESCRIPTION:
- 1 MECHANICALLY FASTENED SINGLE-PLY TAN TPO ROOFING SYSTEM OVER RIGID INSULATION R-30 MIN. SLOPE 1/4":12" DRAIN. ENTIRE ROOF COVERING SYSTEM INCLUDING FOAM PLASTIC ROOF INSULATION AND ROOFING MEMBRANE SHALL BE AN APPROVED UL OR EQUAL CLASS C ASSEMBLY.
 - 2 ROOF DRAIN AND OVER FLOW RE: B3/A5.1, PLUMBING PLANS AND CIVIL.
 - 3 TAPERED RIGID INSULATION CRICKETS, SHAPE AS REQUIRED TO MAINTAIN 1/4":12" SLOPE TO ROOF DRAINS.
 - 4 RTU RE: MECHANICAL PLANS AND RELATED DETAILS.

No.	Revision/Issue	Date

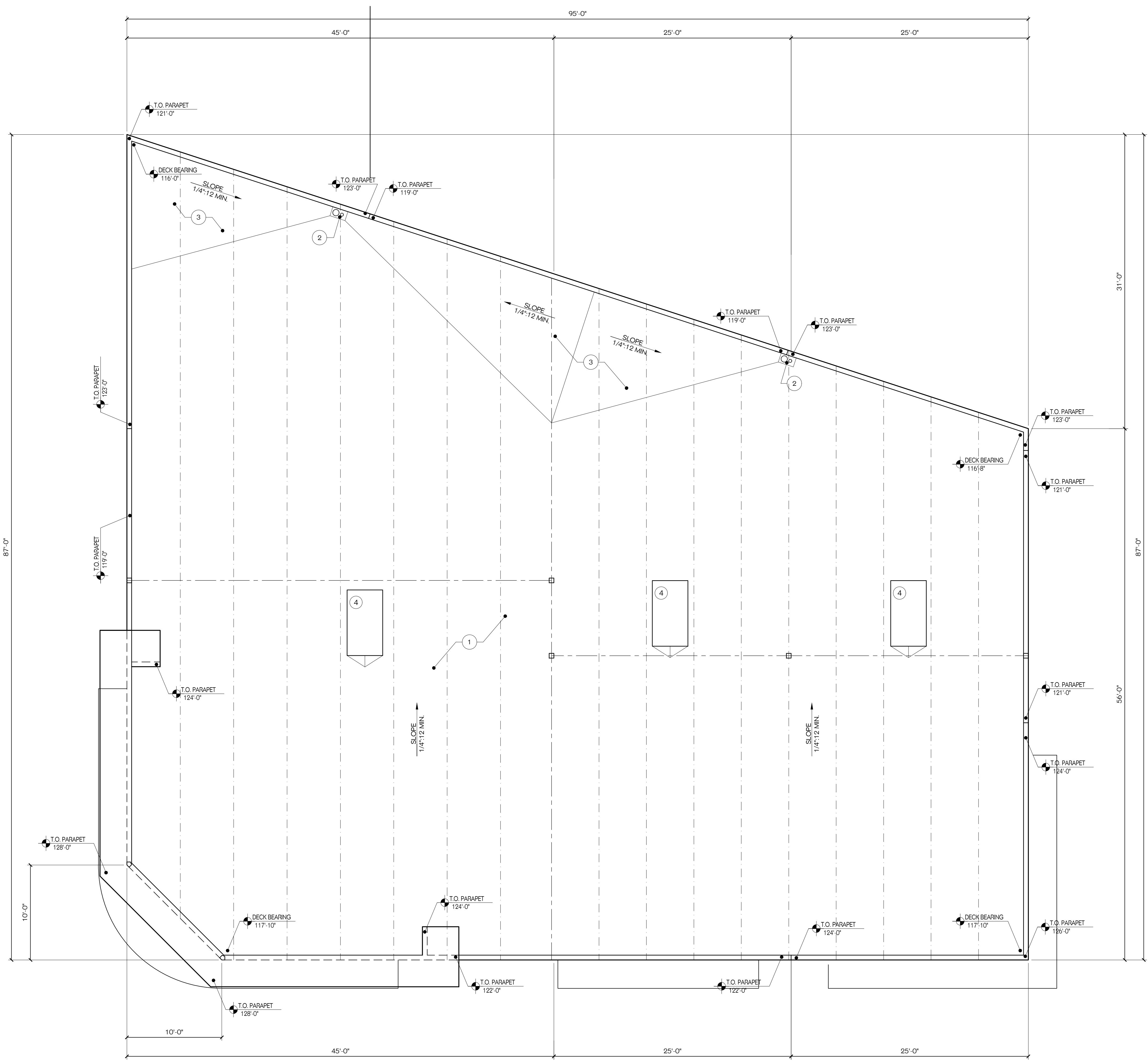


Project Title:
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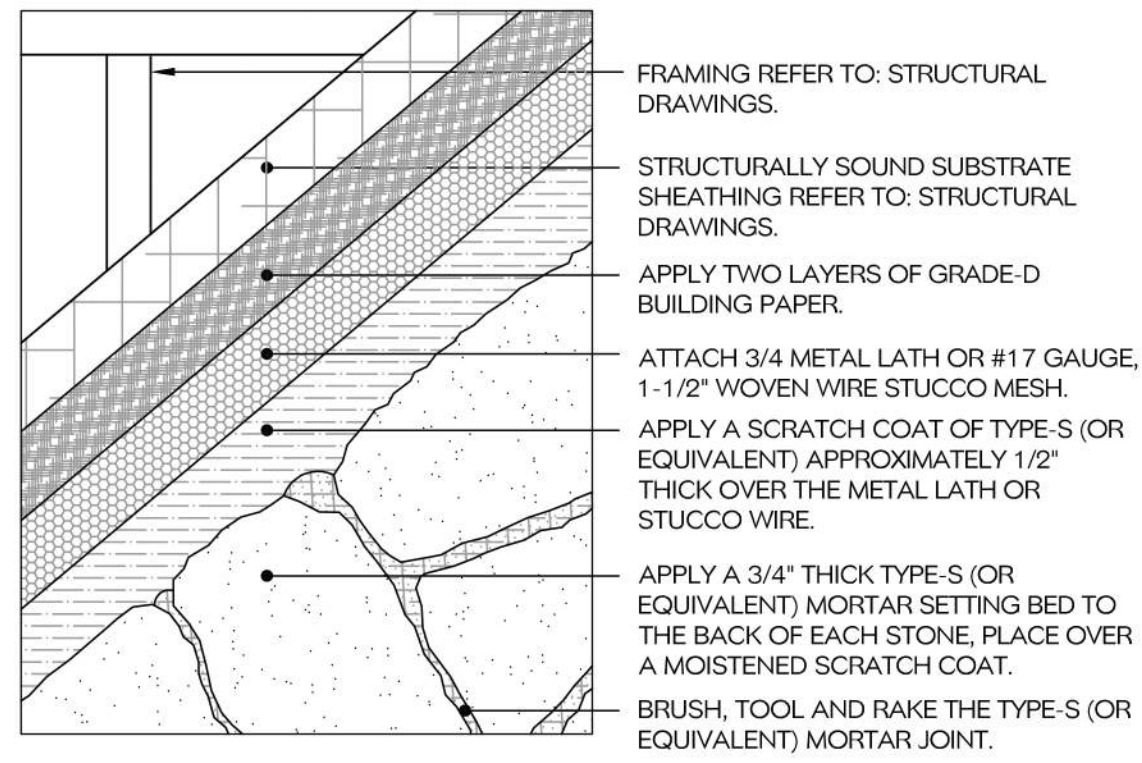


Project No:		Date: 20 Dec 24	
2024-		Scale: As Noted	
Sheet No:		A1.3	



1 PROVIDE A COMPLETE NATURAL CUT STONE SYSTEMS PER MANUFACTURES RECOMMENDATIONS, SUCH AS MERRILLSTONE VERIFY MANUFACTURE WITH OWNER.

INSTALLATIONS MUST COMPLY WITH LOCAL BUILDING CODES AND MANUFACTURER'S SPECIFICATIONS.

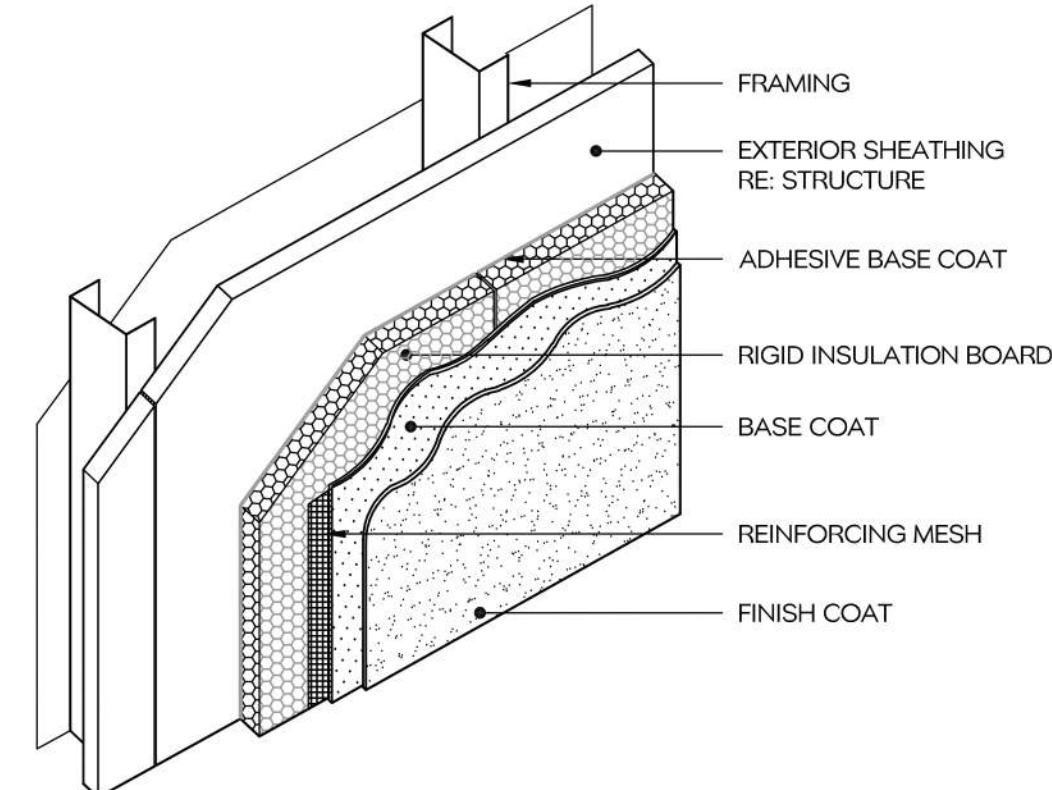


Merrillstone System

SCALE: NONE

D1
A2.1

2 PROVIDE A COMPLETE EIFS SYSTEMS PER MANUFACTURES RECOMMENDATIONS, SUCH AS SENERGY PB CLASS.



EIFS System

SCALE: NONE

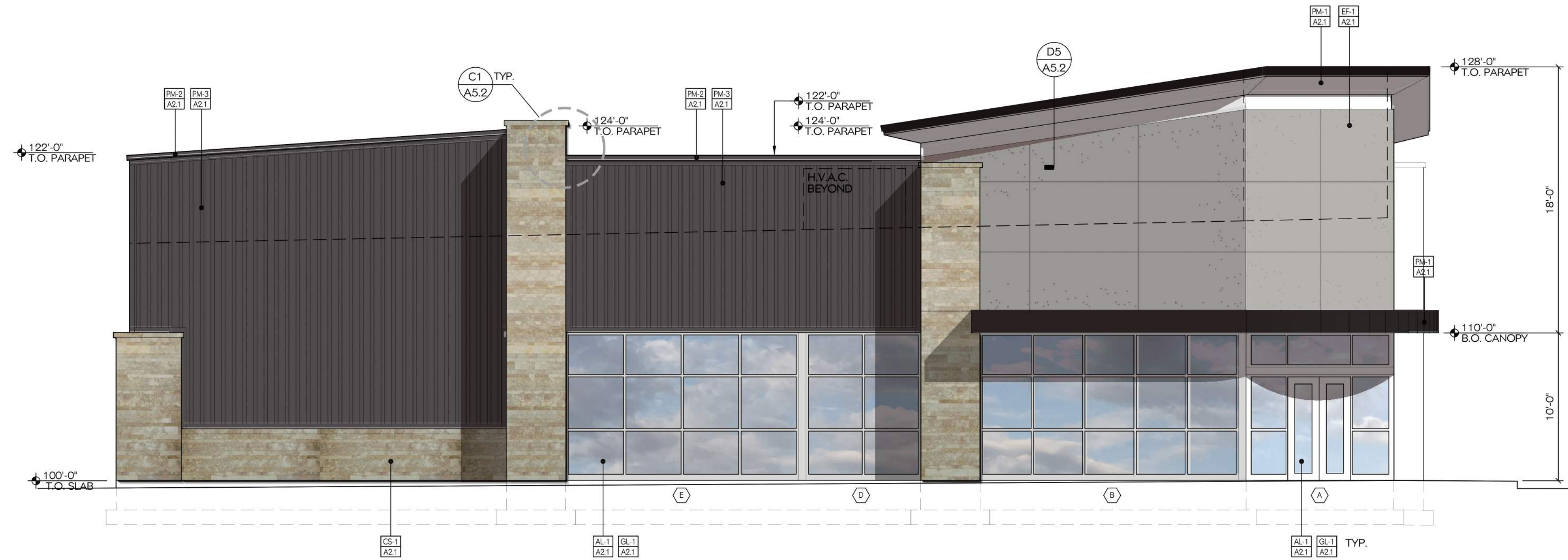
D2
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EXTERIOR FINISH SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	PRODUCT NUMBER	DIMENSION W x L x T OR H	COLOR	NOTES
PM-1 A2.1	PRE-FINISHED METAL COPING: FASCIA/ TRIM	MBCI	29 GA.	PER MANUFACTURES ERECTION DRAWINGS	COBALT BLUE	
PM-2 A2.1	PRE-FINISHED METAL COPING: FASCIA/ TRIM	MBCI	29 GA.	PER MANUFACTURES ERECTION DRAWINGS	CHARCOAL GRAY	
PM-3 A2.1	PRE-FINISHED METAL	ARCHITECTURAL PANEL	29 GA.	PER MANUFACTURES ERECTION DRAWINGS	CHARCOAL GRAY VERTICAL	
AL-1 A2.1	ALUMINUM STOREFRONT	KAWNEER			CLEAR ANODIZED	LOW "E" CLEAR VISION STOREFRONT SYSTEM, W/ BLACK ALUM. FRAME.
CS-1 A2.1	NATURAL STONE	SUN VALLEY			STRATA	RE: DETAIL D1/A2.1
CS-2 A2.1	WATERTABLE/SILLS	OWENS CORNING	SWT-1371		GRAY	RE: DETAIL D3/A2.1
EF-1 A2.1	SENERGY PB CLASS.	OR APPROVED EQUAL		PER MANUFACTURES SPECIFICATIONS	MORNING MIST	RE: DETAIL D3/A2.1
GL-1 A2.1	WINDOW GLAZING	PPG		1" THICK		RE: SHEET A6.2 FOR WINDOW TYPES, AND SAFETY GLAZING LOCATIONS
GL-2 A2.1	SPANDREL GLAZING	PPG		INSULATED		MATCH GLAZING GL-1
PS-1 A2.1	PAINTED	-	-	-	CHARCOAL GRAY	-

West Exterior Surface Area

MATERIAL	S.F.	Area %
STUCCO	362 S.F.	18.9 %
TOTAL	1916 S.F.	100%



West Exterior Elevation (Left Side)

SCALE: 3/16" = 1'-0"

B1
A2.1

South Exterior Surface Area

MATERIAL	S.F.	Area %
STUCCO	362 S.F.	17.7 %
TOTAL	2043 S.F.	100%



South Exterior Elevation (Front)

SCALE: 3/16" = 1'-0"

A1
A2.1

No.	Revision/Issue	Date



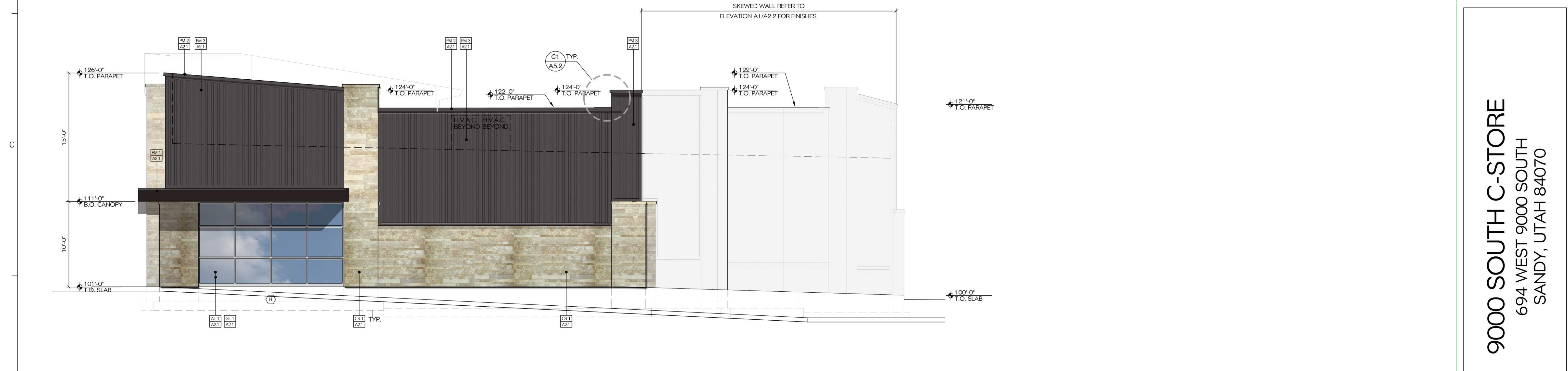
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Sheet Title: Exterior Elevations	
Project No: 2024-12	Date: 12 Feb 25
Scale: As Noted	
Sheet No: A2.1	

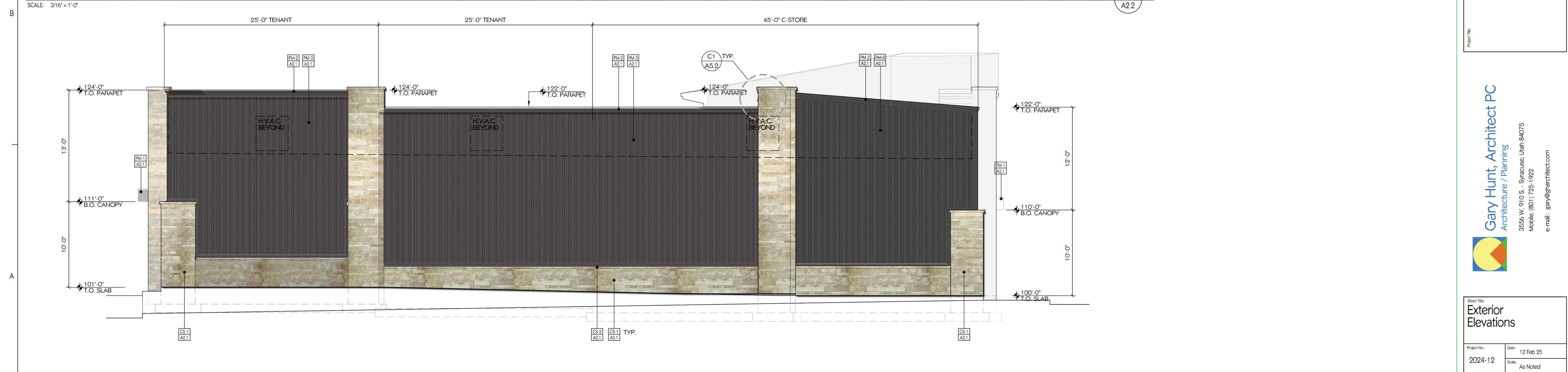
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East Exterior Elevation (Right Side)

SCALE: 3/16" = 1'-0"

B1
A2.2



North Exterior Elevation (Rear)

SCALE: 3/16" = 1'-0"

A1
A2.2

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Sheet Title: Exterior Elevations	
Project No: 2024-12	Date: 12 Feb 25
Scale: As Noted	
Sheet No.:	A2.2