



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

October 17, 2019

To: Planning Commission
From: Community Development Department
Subject: Quick Quack Car Wash Site Plan Review
9750 S. 700 E. Street
[Community #5]

CN Zone
SPR-06-19-5676
0.90 Acres

Public Notice: In addition to the posting of the meeting agenda, this project was noticed for this meeting to property owners within 500 feet of the subject property, by U.S. Mail delivery.

PROPERTY CASE HISTORY	
Case Number	Case Summary
CUP-81-29	Goodwin T.V. Repair Shop—Request to add 6 video game amusement devices to an existing T.V. repair shop business, approved 10-15-1981.
SPR-96-24	Alpine Electronics Repair Shop—Request to add a 130 square foot addition to the existing electronics repair shop building and develop required parking lot and landscaping, approved 04-04-1996.
CUP-09-11	Wholesale Plant Network—Conditional Use request to add a Plant Nursery to the excess property surrounding Alpine Electronic building, approved 06-11-2009, but never established—Dead Project.

DESCRIPTION OF REQUEST

The applicant, Mr. Joseph Earnest, representing Lone Star Builders, LLC, is requesting that the Planning Commission review and approve a commercial site plan for a new Quick Quack Car Wash facility, which also requires Conditional Use review. An associated staff report addresses the Conditional Use application for the Car Wash land use. Another related application is for a two lot commercial subdivision, which is also before the Planning Commission at this meeting. The Planning Commission is the land use approval body for this action, as designated in the Sandy City Development Code.

BACKGROUND

The subject project is proposed to be located on the southern portion of the property currently occupied by Alpine Electronics, which is being sold to the applicant. The Alpine Electronics property is 1.55 acres in size, which is mostly vacant. The small building which houses the electronics shop will be demolished, with the entire property being redeveloped in two phases.

The first phase consists of this Quick Quack Car Wash facility on the southern 0.90 acres. The remainder 0.65 acre parcel/lot will be sold for future retail development.

NEIGHBORHOOD MEETING

A neighborhood meeting was held for the Conditional Use on this project on September 25, 2019. No one from the public attended the meeting. (See the neighborhood meeting summary attached)

ANALYSIS

Access and Parking. Access to the site will be from expanding an existing shared driveway on 700 East Street at the south end of the property. With phase 2 development, as conceptually shown on the exhibit site plan, reciprocal driveway accesses from the commercial properties to the west, north and south will be provided, completing the local system of shared driveways and reciprocal driveway accesses in the area. (Please see the attached site plan.) The car wash customer's vehicle queuing will be directed from the 700 East Street driveway, north across the front of the proposed building, then west to the end of the site and then loop back to the east through the wash tunnel building, before either exiting the site or entering the vacuum area.

The proposed front yard setback landscaping will help screen the access driveways, partially screening the view of the vehicles waiting in the queue from 700 East Street and the sidewalk. The site plan proposes to develop three parking stalls for employees or visitors to the business office. An additional 20 vehicle parking stalls are to be provided in the vacuum area. Since the car wash is an automated tunnel, the only place that any customers might need to park on site is for the vacuum area. Access and parking will be adequate for the proposed business.

Building Siting and Massing. Setbacks for the new building meets or exceed the zone-required minimums. The layout of the wash tunnel structure and its vehicle queuing on the north and west sides of the building places most of the waiting cars to the side and to the backside of the tunnel building. The siting of the building is suitable for the intended use. Staff has no concerns about the building siting or massing as proposed.

Architectural Design, Materials and Colors. The proposed tunnel building is a company branded building, with standard building materials and colors, which have been modified to meet the Sandy City Architectural Design Requirements, in this case to keep the percentages of stucco/EIFS under the 20 percent limit and to screen the roof top equipment and vents from view.

Landscaping. Landscaping will be installed to the site as per the attached landscaping plan. Landscaping will meet the City requirements and help buffer the building from the street. (Please see the attached vicinity map, site plan and landscaping plan.)

Masonry Buffer Wall. Because the site does not abut residentially zoned property, no masonry buffer wall is required or proposed.

Land Use. The proposed use of the new building is classified by the Sandy City Development Code as "Car Wash" which is listed as a Conditional Use in the CN zoning district. The Conditional Use is addressed in a separate staff report for an additional action by the Planning Commission. (Also on this agenda.)

City and Agency Reviews. All of the regular reviewing agencies and City Departments have reviewed and approved this project, subject to their normal conditions, as per the site plan and site civil design drawings.

STAFF ISSUES

700 East Street Parking Strip and Front Yard Landscaping. Staff has looked at many different development proposals for the Alpine Electronics property. The lack of current landscaping, particularly along 700 East Street has been a continuous problem for the City, and many zoning enforcement cases have been generated here. Because the applicant is buying the entire 1.55 acre property, but only needs the southern portion to develop this business, staff is concerned about the northern portion remaining unsightly. Because of this, staff discussed with the applicant a possible requirement with this phase, to extend the required landscaped parking strip and front yard landscaping to the northern property as a part of phase 1.

Reciprocal Driveway Connections. Also, staff has raised the issue of connecting all of the currently "stubbed in" parking lot access driveways to the entirety of this property. There are currently four "stubbed in" driveway connections to the 1.55 acre site. With the phased development, only one of the four total "stubbed in" driveway can be physically connected with the phase 1 construction. Because of this, staff discussed with the applicant a possible requirement, that with this phase, the applicant be required to extend at least 20 foot wide driveway access connections as required through the entire northern lot.

Timed Implementation. In response to these concerns of staff, Mr. Earnest has proposed that he be given time to fully develop the phase 1 site, which will take about a year, and then market the northern lot (with these requirements) to another commercial property developer, who would implement the reciprocal driveway and front yard landscaping requirements with the development of phase 2. The developer further offered to enter into some form of legal performance agreement or some form of guarantee bonding with Sandy City, requiring him to install both of these concerning issues on the phase 2 property within 2 years of the certificate of occupancy for the car wash facility.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary site plan review is complete, based on this **staff report**, and the **two findings listed below and subject to the following eight conditions:**

FINDINGS:

- A. That the various City Departments and Divisions, including the City Engineer, Transportation Engineer, Fire Marshal, and the Public Utilities Department Chief Engineer have all preliminarily approved the proposed site plan.
- B. That the proposed driveway access, internal site circulation and off-street vehicle parking will be adequate for the proposed use of the building and the site.

CONDITIONS:

1. That the developer proceed through the final site plan review process with staff prior to the start of any construction (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site), according to the Site Plan Review Procedures Handout. The final site plan shall be in compliance with all Development Code requirements and those modifications determined by the Planning Commission.
2. That the developer enter into agreements with the City to install at his cost the required reciprocal driveway access connections from the north side of the southern lot to the northern boundary of the proposed northern lot. And to similarly install the 700 East Street parking strip and front yard setback landscaping, within two years of the date of the City's issuance of the building certificate of occupancy for the car wash facility.
3. That the development comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
4. All utility boxes shall be screened from view to the extent possible (i.e. transformers, switch gear, telephone, cable TV, etc.) and shall be shown on the site plan and shall be placed underground or moved behind the front setback (minimum of 30 feet from the front property line) and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length and approved by staff.
5. That the architectural design, colors and materials proposed for this development will comply with the Sandy City Architectural Design Standards and the details shall be finalized with staff prior to the issuance of a building permit.
6. That the developer be responsible for the placement of a temporary 6 foot high chain link fence around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.
7. That the applicant comply with the Sandy City Noise Ordinance, including working hours during construction.

8. That the applicant comply with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review.
9. That all building and site signage must be reviewed separately and meet the Sandy City Development Code provisions for signage.

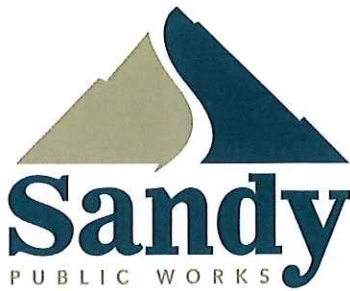
Planner:

Reviewed by:





Douglas L. Wheelwright
Development Services Manager



DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn
Mayor

Matthew Huish
Chief Administrative Officer

Michael Gladbach, P.E.
Director

READY-FOR-PLANNING-COMMISSION MEMORANDUM

Date: August 19, 2019

To: Doug Wheelwright, Development Services Manager

From: Ryan C. Kump, P.E., City Engineer *R. Kump*
Britney Ward, P.E., City Transportation Engineer *Britney Ward*
David J. Poulsen, Development Engineering Coordinator *David J. Poulsen*

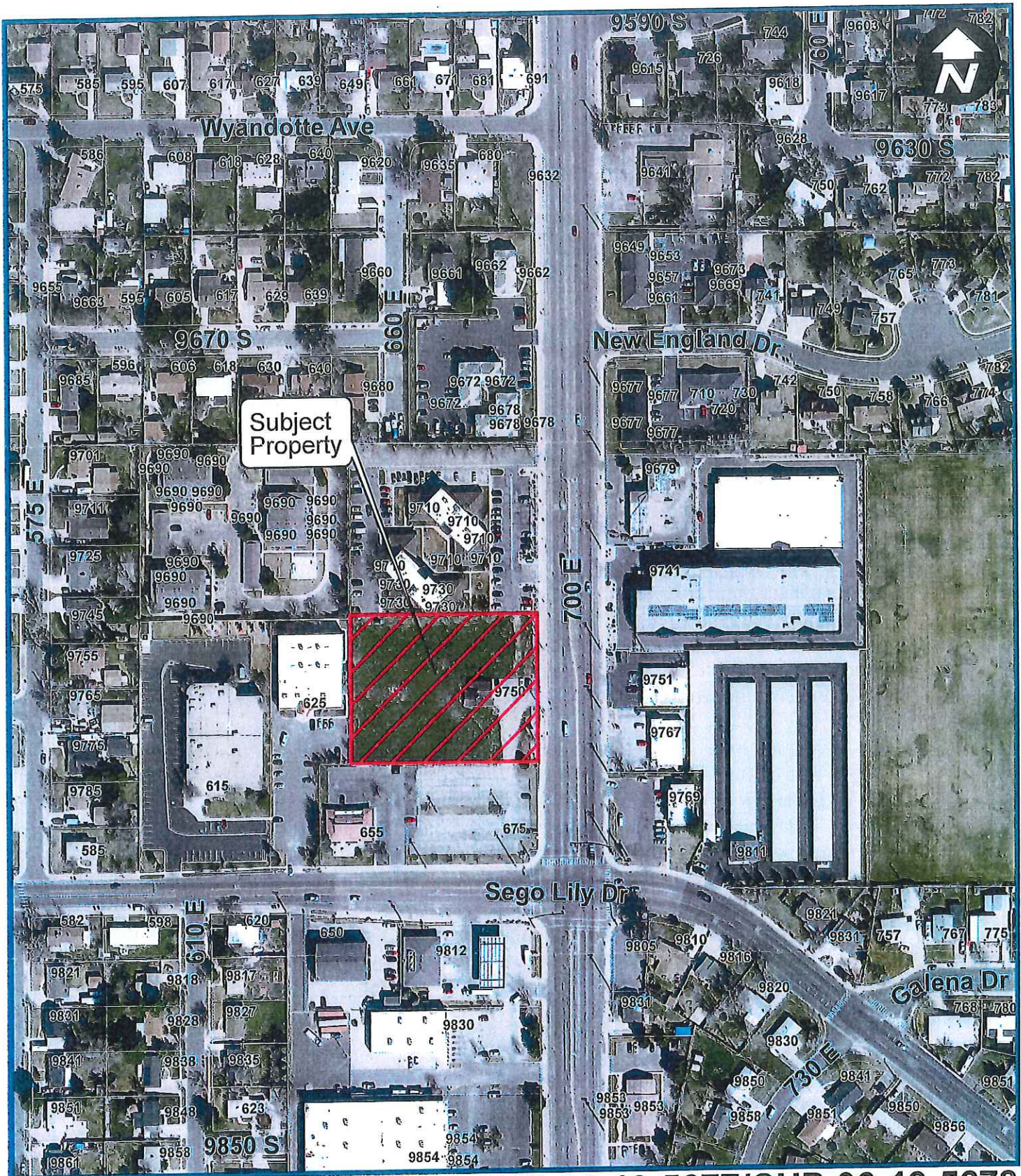
Project Name: Quick Quack Sandy – 700 East

Plan Case Number: SPR-06-19-005676

Project Address: 9750 South 700 East Street

A review of the above-mentioned project has been made. Following is a list of comments from the Public Works Department:

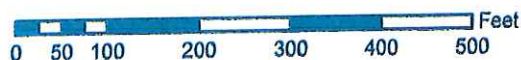
1. THE PRELIMINARY SITE PLAN AND OTHER DOCUMENTS SUBMITTED BY THE DEVELOPER ARE GENERALLY ADEQUATE at this stage of the project with regard to Public Works Department concerns. A number of items will be required prior to final approval, including items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter, but these items are not required as part of this preliminary submittal.
2. THE PUBLIC WORKS DEPARTMENT RECOMMENDS THAT THE PLANNING COMMISSION DECLARE THAT PLANNING COMMISSION PRELIMINARY SITE PLAN REVIEW IS COMPLETE, and that final project documents be prepared by the developer for review by city staff members.
3. PRIOR TO FINAL APPROVAL BY THE PUBLIC WORKS DEPARTMENT, the developer is required to complete all items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter.



SPR-06-19-5676/SUB-06-19-5677/CUP-06-19-5678

Quick Quack 700 East

9750 S 700 E



PRODUCED BY DARRYL WOLNIK
THE COMMUNITY DEVELOPMENT DEPARTMENT



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary – Community #5

Date: 9/25/19

Location: East Conference Room

Community #/Name: #5

Community Coordinator:

Project Name: Quick Quack Car Wash

Number of Attendees: 0

Applicants:

Number of Invitees: 67

Length of Meeting:

Notice Radius: 500 ft.

Project Description: Quick Quack Car Wash, 9750 South 700 E., site of the former Alpine Electronics business, zoned Neighborhood Commercial (CN). Car Wash is a Conditional Use in the CN zone. Includes a subdivision to split the site into two commercial lots.

Community Comments:

1. No residents came to the meeting.

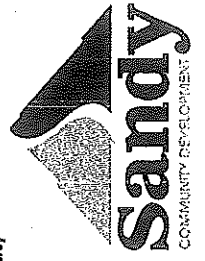
Neighborhood Meeting Sign-In Sheet

9/25/2019

	Name	Email	Cell Phone Number
1	Joseph Earnest	Joseph@lonestarbuidersinc.com	801 400 1944
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

67

By providing your email address, you may receive various email notifications from Sandy City. However, Sandy City will not share or sell your information, but will only use it for city communications. Additionally, you can unsubscribe at any time.











Quack
WASH

Welcome

- YOUR WASH
- Protect
 - Shine
 - Clean
 - Dry

Quack Wash
Car Wash

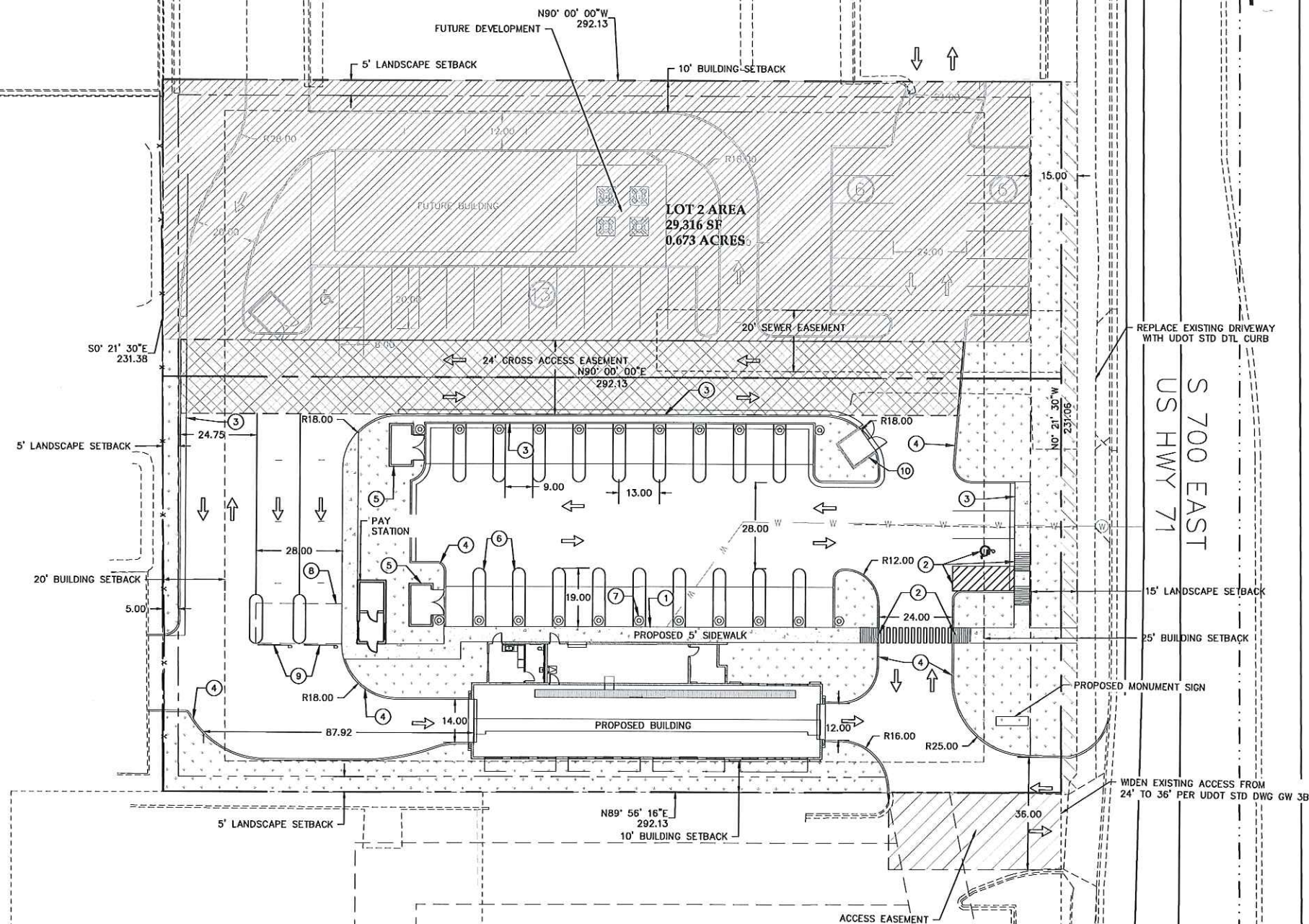
RECYCLES
water with 100% re-circulation.

CONSERVES
by using only 10-15 gallons
of fresh water each wash.

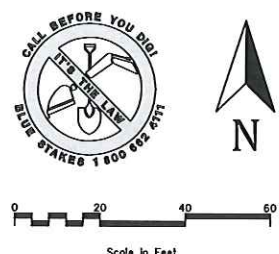
PROTECTS
the environment by using
safe soaps and detergents.







































DEVELOPER:
NAME:
JOSEPH EARNEST
LONESTAR BUILDERS
ADDRESS:
QQ UTAH COUNTY PO BOX 887
SPRINGVILLE, UT 84663
(801) 400-1944



1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. AND OFF THE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.



LEGEND

LOT LINES (PROPERTY)			
EXISTING CURB AND GUTTER			
PROPOSED CURB AND GUTTER			
STRIPING			
BUILDING SETBACK			
LANDSCAPE SETBACK			
EXISTING BUILDING			
EXISTING FENCE			
TOP BACK OF CURB			
FINISHED FLOOR ELEVATION			
LANDSCAPE AREA			
CONCRETE AREA			

SITE DATA

LOT AREA QQ:	39,355	SF (0.903 ACRES)
BUILDING AREA:	3,852	SF± 9.8%
PAVEMENT AREA:	26,014	SF± 66.1%
LANDSCAPE AREA:	9,488	SF± 24.1%

ZONING: CN (NEIGHBORHOOD COMMERCIAL DISTRICT)
CONDITIONAL USE

BUILDING DATA

CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
SETBACKS:
FRONT=25 FEET
REAR=20 FEET
SIDE(NO SHARED WALLS)=10

PARKING TABULATION

REQUIRED: 1 PER EMPLOYEE
PROVIDED: 3 STALLS
1 ADA STALL

VACUUM STALLS: 20 STALLS
TUNNEL LENGTH: 114 FEET
STACKING: 8 STALLS

NOTES:

- ① PROPOSED 5' SIDEWALK PER CITY STANDARD CG-02. SEE SHEET C-5 FOR DETAILS.
- ② ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA AND APWA STANDARDS. SEE SHEET C-5 FOR DETAILS.
- ③ PROPOSED CURB & GUTTER TYPE E PER APWA PLAN 205. SEE SHEET C-5 FOR DETAILS.
- ④ PROPOSED CURB TYPE P PER APWA PLAN 209. SEE SHEET C-5 FOR DETAILS.
- ⑤ CONSTRUCT VACUUM ENCLOSURE WITH CONCRETE PAD AND APRON. INSTALL OWNER PROVIDED VACUUM EQUIPMENT, UNDERGROUND TRUNK LINES, PIPING, ETC. COORDINATE WITH ARCHITECTURAL PLANS.
- ⑥ PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
- ⑦ INSTALL OWNER PROVIDED "TOMMY BALL" PLANTERS/GARBAGE RECEPTACLE (TYPICAL). COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
- ⑧ INSTALL OWNER PROVIDED PAY STATIONS WITH CANOPIES. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
- ⑨ INSTALL OWNER PROVIDED GATES AND LOOP DETECTION SYSTEM. COORDINATE TIMING OF INSTALLATION PRIOR TO CONSTRUCTION OF PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
- ⑩ PROPOSED DUMPSTER LOCATION. SEE SHEET C-5 FOR DETAILS.

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

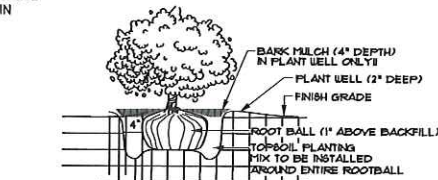
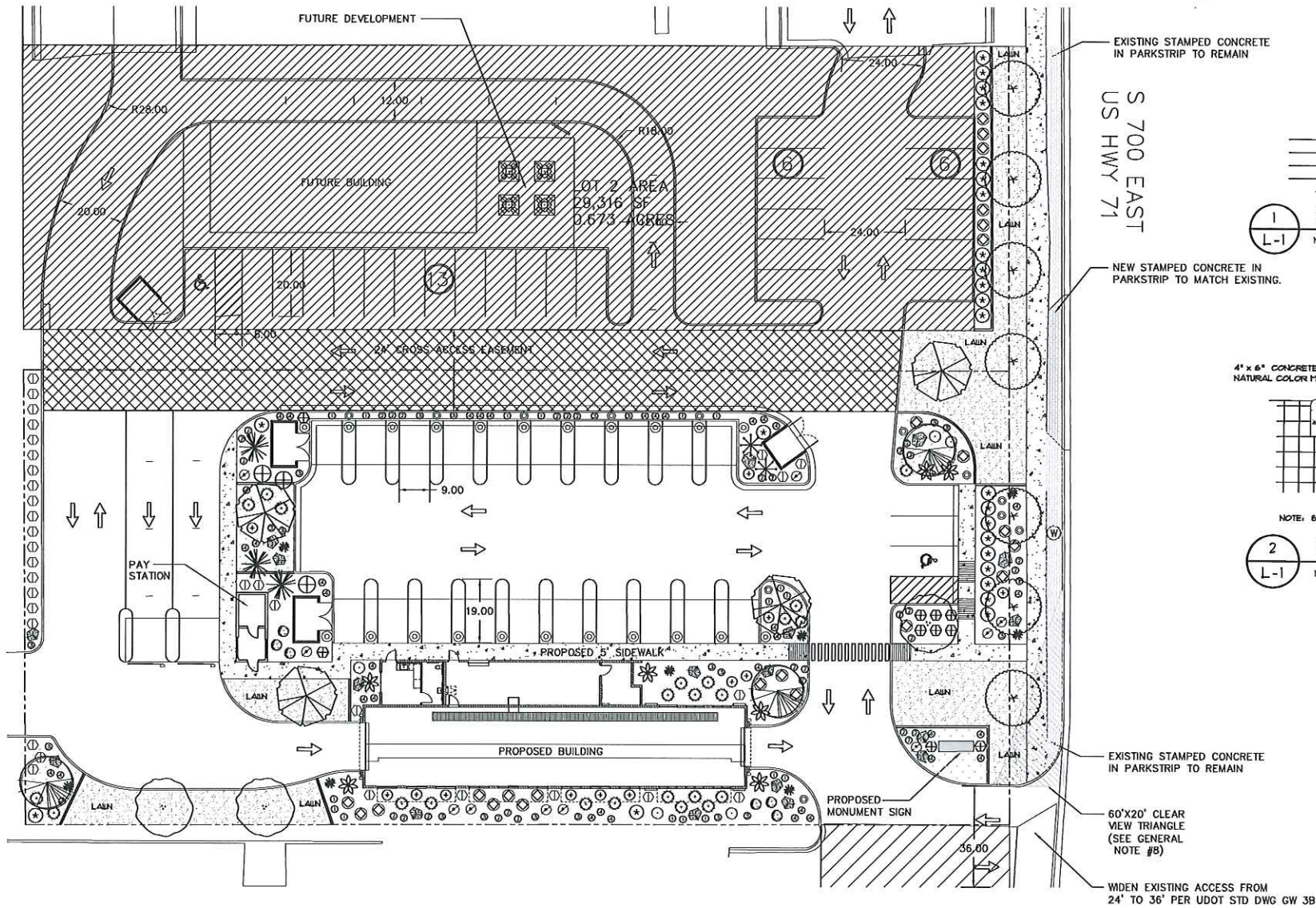
ELEVATE ENGINEERING

**QUICK QUACK SANDY - 700 EAST
SITE PLAN**
9730 SOUTH 700 EAST SANDY UT 84070

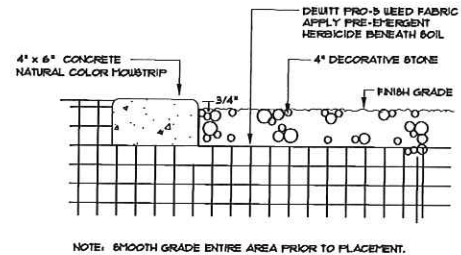


SHEET:
C-1

TE: Jul 25, 2019



1 Shrub Planting
N.T.S.



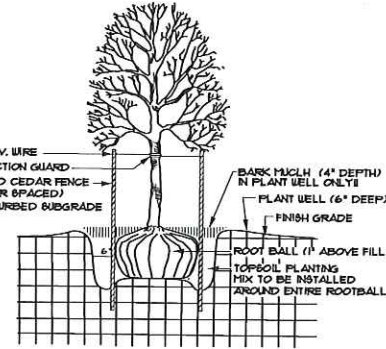
2 Mowstrip / Stone Mulch
N.T.S.

Landscape Architect

RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone : 801-641-3114
Email : rdlcdesign@comcast.net



Scale in Feet : 1"=20'-0"



3 Tree Planting
N.T.S.

Planting Notes

- All lawn areas shall receive a 6 inch depth of topsoil, shrub areas 4 inch depth. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (80% Peat/20% equal), and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be 'Agrilom' brand 21 gram tablets used as per manufacturers recommendations.
- Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shredded bark mulch mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4 inch depth of decorative stone surfacing over Pro-B weed barrier fabric.
- In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
- Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include weeding, pruning and one fertilization.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.

General Notes

- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
- The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall plant all plants per the planting details, stake/guy as shown. The top of the rootballs shall be planted flush with the finish grade.
- 60' X 20' clear view triangle: No obstacles over 3 feet high, as measured from top back of curb, are allowed within triangle (typical 4 places).
- No trees shall be planted in public park strips less than 8 feet wide. Centerline of trees shall be planted minimum of 4 feet away from back of curb and either side of sidewalk.
- 24:1 maximum slope in landscaped areas.

Submittal Requirements

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

Sub-Grade Requirements

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

Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
3		Anelachier grand. 'Autumn B.'	A. Brilliance Serviceberry	2" Caliper 8'-10" Height	Full Head Crown Straight Trunk
1		Celtis occidentalis	Common Hackberry	2" Caliper 10'-12" Height	Full Head Crown Straight Trunk
2		Pinus leucodermis heldreichii	Dwarf Bosnian Pine	6'-8" Height 5 1/2" DB	Full Throughout Specimen
2		Pinus nigra 'Arnold's Sentinel'	Columnar Austrian Pine	6'-8" Height 5 1/2" DB	Full Throughout Specimen
4		Syringa reticulata 'Ivory Silk'	Japanese Flowering Lilac	2" Caliper 8'-10" Height	Full Head Crown Straight Trunk
3		Tilia tomentosa 'Sterling Silver'	Sterling Silver Linden	2" Caliper 10'-12" Height	Full Head Crown Straight Trunk

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
10		Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gallon	15"-18" Height
25		Caryopteris clandonensis	Blue Mist Spiraea	5 Gallon	18"-24" Height
1		Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	5 Gallon	24"-30" Height
23		Prunus besseyi 'Pauense Buttes'	Pauense Buttes Sandcherry	5 Gallon	18"-24" Spread
6		Rosa 'Knock Out Red'	Knock Out Red Rose	5 Gallon	18"-24" Height
23		Rosa 'Maidland Red'	Red Groundcover Rose	5 Gallon	18"-24" Spread
5		Spiraea bumalda 'Goldmound'	Goldmound Spiraea	5 Gallon	15"-18" Height
12		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	15"-18" Height
8		Yucca filam. 'Golden Sword'	Golden Sword Yucca	5 Gallon	15"-18" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
10		Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	5 Gallon	24"-30" Height
33		Calamagrostis a. 'Foarster'	Foarster Feather Grass	5 Gallon	24"-30" Height
3		Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 Gallon	24"-30" Height
12		Pennisetum alopec. 'Hameln'	Hameln Fountain Grass	5 Gallon	15"-18" Height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
11		Agastache 'Sunset'	Sunset Hyssop	1 Gallon	Full Can
32		Hemerocallis 'Stella d'Oro'	Stella d'Oro Day Lily	1 Gallon	Full Can
20		Lavandula 'Wildcote Blue'	Blue Lavender	1 Gallon	Full Can
31		Salvia 'East Friesland'	East Friesland Sage	1 Gallon	Full Can

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

Legend

Symbol	Description
	Landscape Boulder / 3'-4" Min. Size / Individually Placed
	4" x 6" Extruded Concrete Mowstrip / Natural Color
	New Lawn Area / Use Drought Tolerant Sodding Mixture
	New Shrub - Rock Area / 2" Minus Size / "boms"
	New Shrub - Rock Area / 1 1/2" Min. Size / "Calico"
	Boulder Type And Color Shall Be From Nearest Local Source, Blonde-Tan Colored Quartzite, Block Edges (Not Rounded).
	Install In Straight True Lines And Uniform Curves, 4 Between All Lawn And Shrub Areas. Compact Sub-grade To 90% Prior To Installation.
	Install In Areas Shown To A Depth Of 4 Inches Over "Dellitt" Brand Weed Barrier Fabric. Submit Gray-Beige Sample For Approval.
	Install In Areas Shown To A Depth Of 4 Inches Over "Dellitt" Brand Weed Barrier Fabric. Rock To Be A "boms" Product Or Equal.

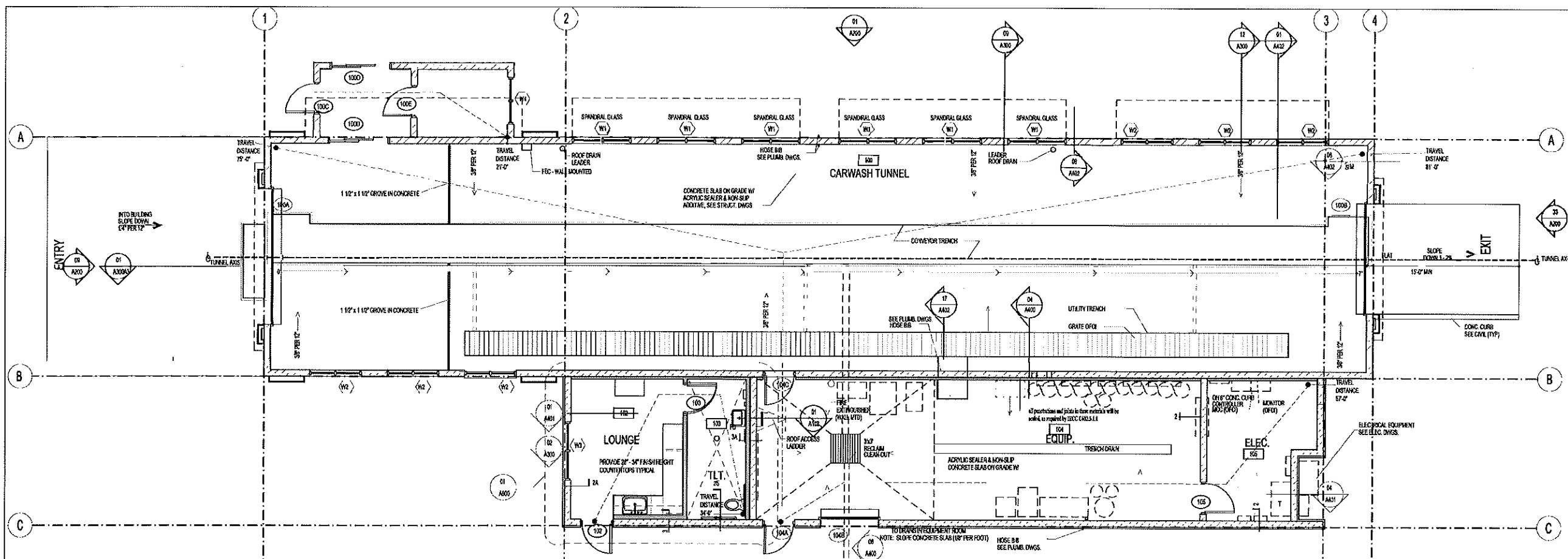
ELEVATE ENGINEERING
482 WEST 1200 NORTH
SPRINGVILLE, UT 84663
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lev@elevateeng.com

ELEVATE
ENGINEERING

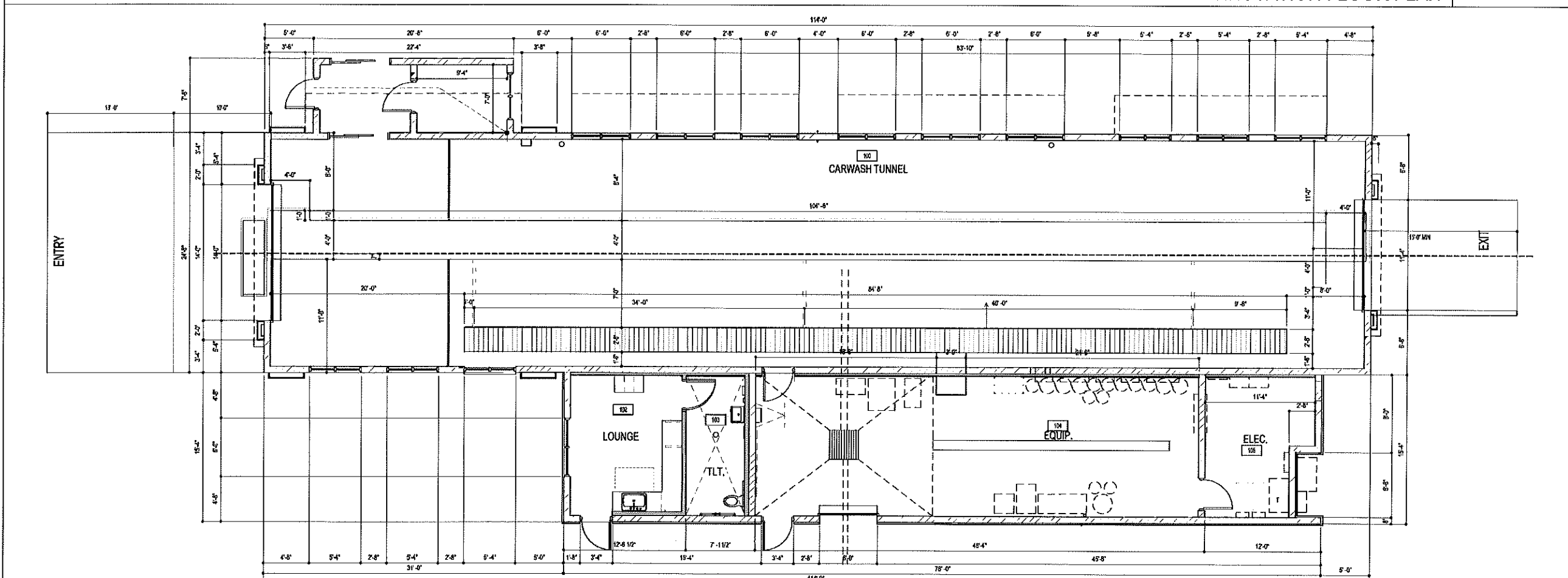
QUICK QUACK SANDY
LANDSCAPE PLAN
9730 South 700 East Sandy, UT 84070



SHEET:
L-1
DATE: 07-11-2019



ANNOTATION FLOOR PLAN SCALE: 3/16" = 1'-0" 02



DIMENSION FLOOR PLAN SCALE: 3/16" = 1'-0" 01

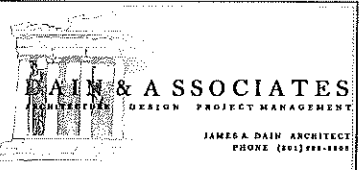
PROJECT NOTES

ALL EXTERIOR WALL TO BE FILLED WITH PERLITE INSULATION

Service counters 36 maximum height. Also areas used for check writing must have an area that is no more than 34 inches maximum in height. Work service counters 28-34 inches maximum in height ANSI 904.4.2 & 904.4.3 (Front Reception Counters and Breakroom)

PROJECT TITLE

Sandy Utah



DATE: November 23 2018

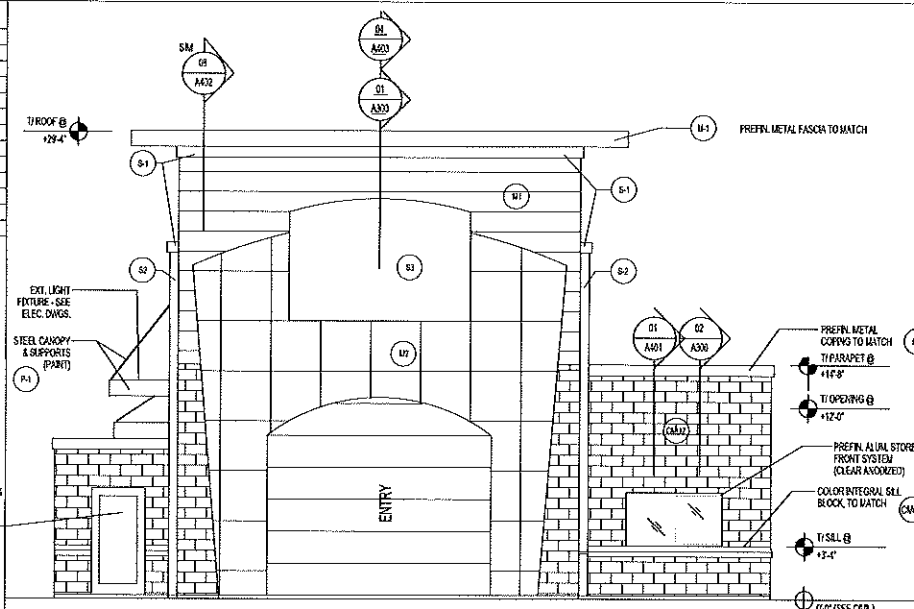
REVISIONS:

A100

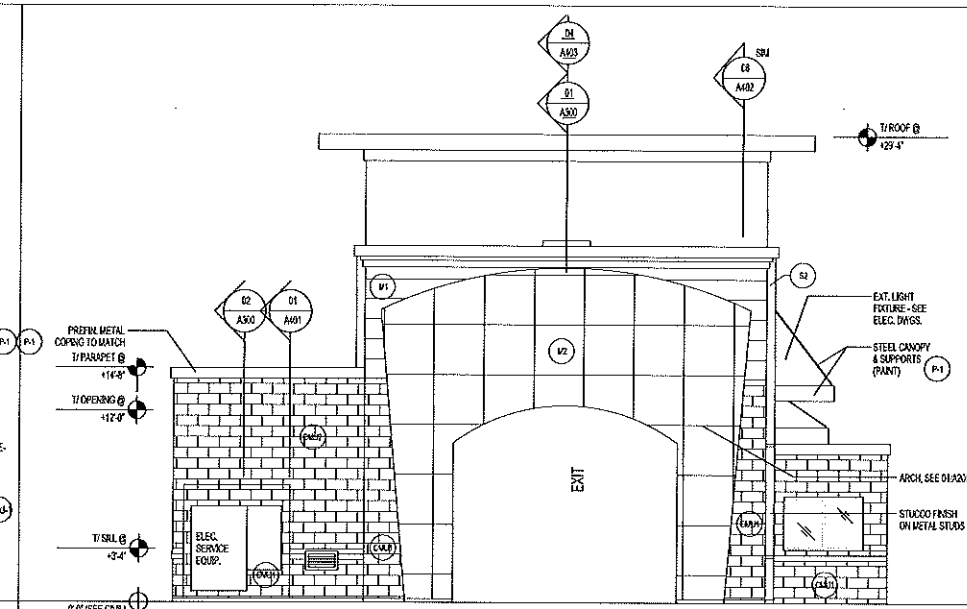
EXTERIOR FINISH SCHEDULE		
LABEL	MATERIAL	COLOR / MANUFACTURER
CMU-1	SPLIT-FACE CMU TEXTURE	(DARK GREY) TO MATCH SW 7025 "BACDROP"
CMU-2	SMOOTH-FACE CMU TEXTURE	(LIGHT GREY) TO MATCH SW 7025 "BOGGING PAINT"
S-1	STUCCO	MATCH SW 6025 "STANDARD" (GREEN)
S-2	STUCCO	MATCH SW 6025 "CHEERFUL" (YELLOW)
S-3	STUCCO	MATCH SW 7025 "SHOWROOM" (WHITE)
P-1	PAINT	SW 6025 "STANDARD" (GREEN)
P-2	PAINT	SW 6025 "CHEERFUL" (YELLOW)
P-3	PAINT	SW 7025 "BACDROP" (DARK GREY)
P-4	PAINT	SW 6025 "TRICOLOR" (BLACK)
M-1	METAL PANELS	MATCH SW 6120 "SILVERABLE BUFF"
M-2	METAL PANELS	MATCH SW 6025 "CHEERFUL" (YELLOW)

VISIBLE VERTICAL WALL	STUCCO SIDE ELEVATION	ENTRY ELEVATION	EXIT ELEVATION	WINDOW SIDE ELEVATION	TOTAL
STUCCO	200	103	102	200	705
BRICK	1250	48.08%	230	22.50%	274
ROCK UP DOOR	48	1.85%	166	16.24%	166
DOOR	42	1.62%	22	2.15%	0
METAL FASCIA / PNL	533	36.25%	451	47.00%	544
WINDOW	105	4.04%	20	1.96%	20
TOTAL	2600	100.00%	1022	100.00%	2000
					7244

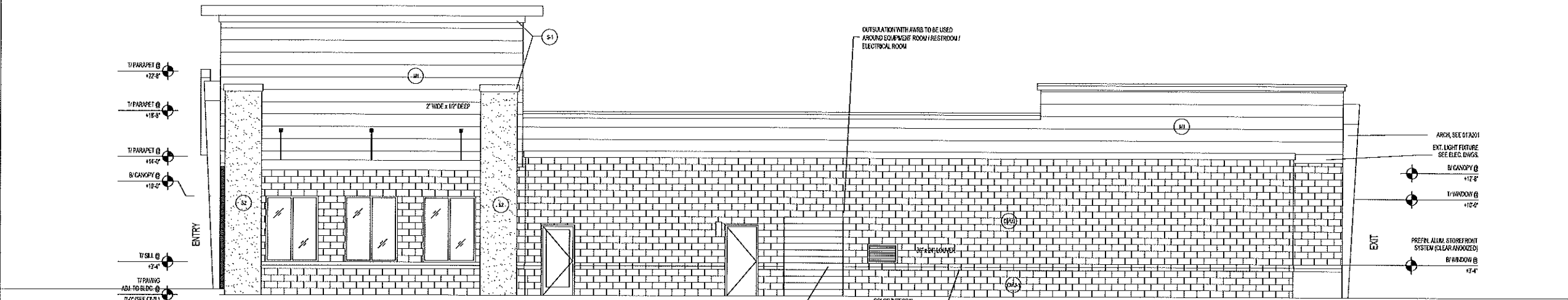
Provide approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road bordering the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 1/8 inch (3.2 mm).
Verify Approved Address With Eagle Mountain



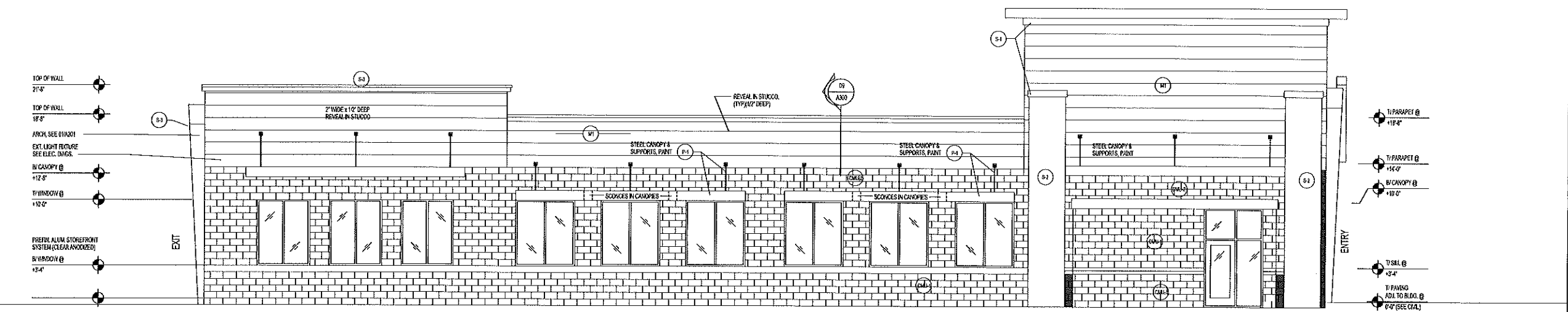
EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 04



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



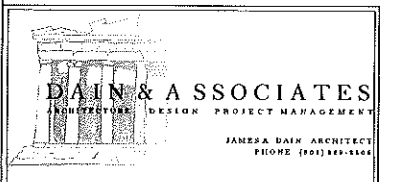
EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 02



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

PROJECT NOTES

PROJECT TITLE
Sandy Utah

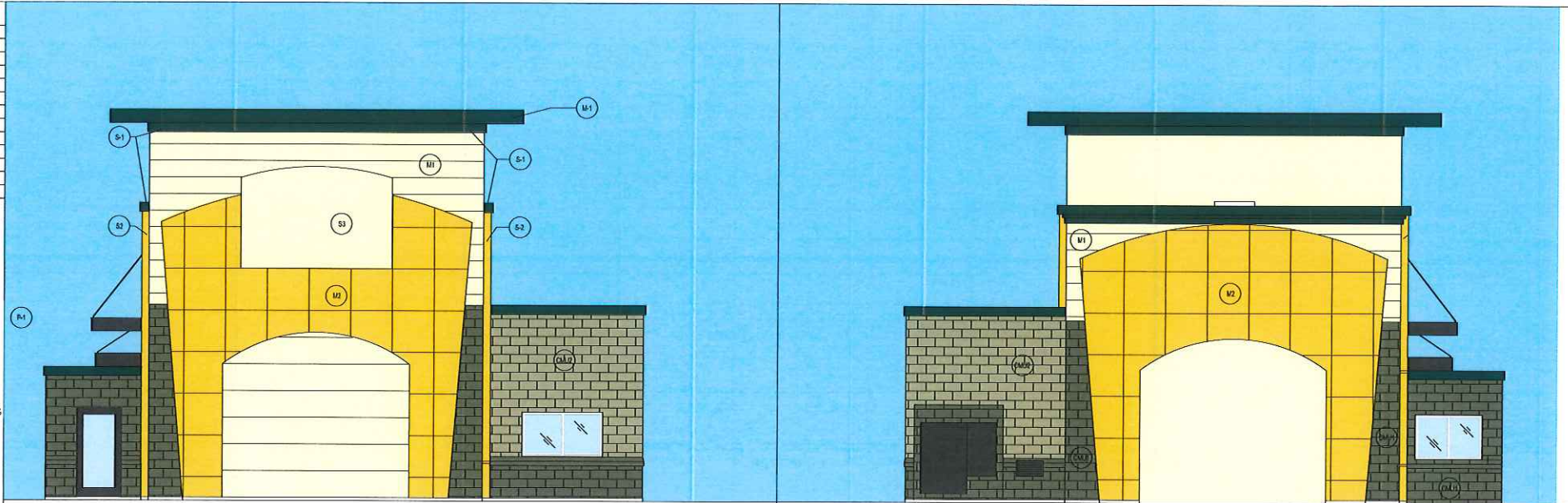


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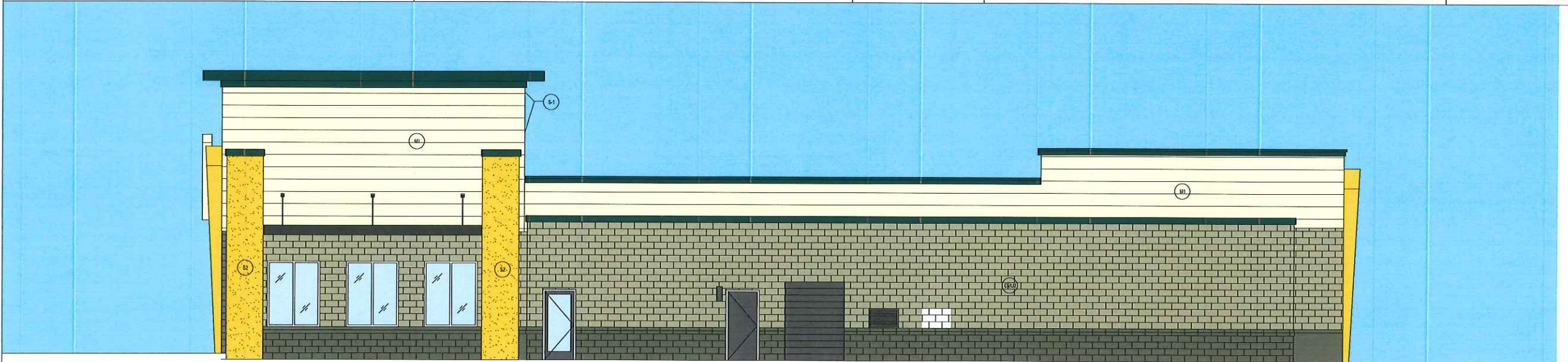
EXTERIOR FINISH SCHEDULE		
LABEL	MATERIAL	COLOR / MANUFACTURER
CMU-1	SPLIT-FACE CMU TEXTURE	(DARK GREY) TO MATCH SW 7638 "BACKDROP"
CMU-2	SMOOTH-FACE CMU TEXTURE	(LIGHT GREY) TO MATCH SW 7638 "JOGGING PATH"
S-1	STUCCO	MATCH SW 6755 "STARBOARD" (GREEN)
S-2	STUCCO	MATCH SW 6803 "CHEERFUL" (YELLOW)
S-3	STUCCO	MATCH SW 7638 "SNOWBOLLY" (WHITE)
P-1	PAINT	SW 6755 "STARBOARD" (GREEN)
P-2	PAINT	SW 6803 "CHEERFUL" (YELLOW)
P-3	PAINT	SW 7638 "BACKDROP" (DARK GREY)
P-7	PAINT	SW 6258 "TWOODEN BLACK"
M-1	METAL PANELS	MATCH SW 6755 "SNOWBOLLY" (WHITE)
M-2	METAL PANELS	MATCH SW 6803 "CHEERFUL" (YELLOW)

VISIBLE VERTICAL WALL	SOUPPIMENT SIDE ELEVATION		ENTRY ELEVATION		EXIT ELEVATION		WINDOW SIDE ELEVATION		TOTAL	
	2600		1022		1022		2600			
STUCCO	200	7.69%	103	10.08%	18	1.70%	200	7.69%	521	7.15%
BLOCK	1250	48.00%	230	22.50%	274	26.81%	988	38.00%	2742	37.82%
ROLL UP DOOR	48	1.85%	165	16.24%	165	16.24%	0	0.00%	380	5.25%
DOOR	42	1.62%	22	2.15%	0	0.00%	21	0.81%	85	1.17%
METAL FASCIA / PILLS	955	36.79%	483	47.60%	544	53.23%	919	35.35%	2699	40.00%
WINDOW	105	4.04%	20	1.90%	20	1.90%	472	18.15%	617	8.52%
TOTAL	2600	100.00%	1022	100.00%	1022	100.00%	2600	100.00%	7244	100.00%

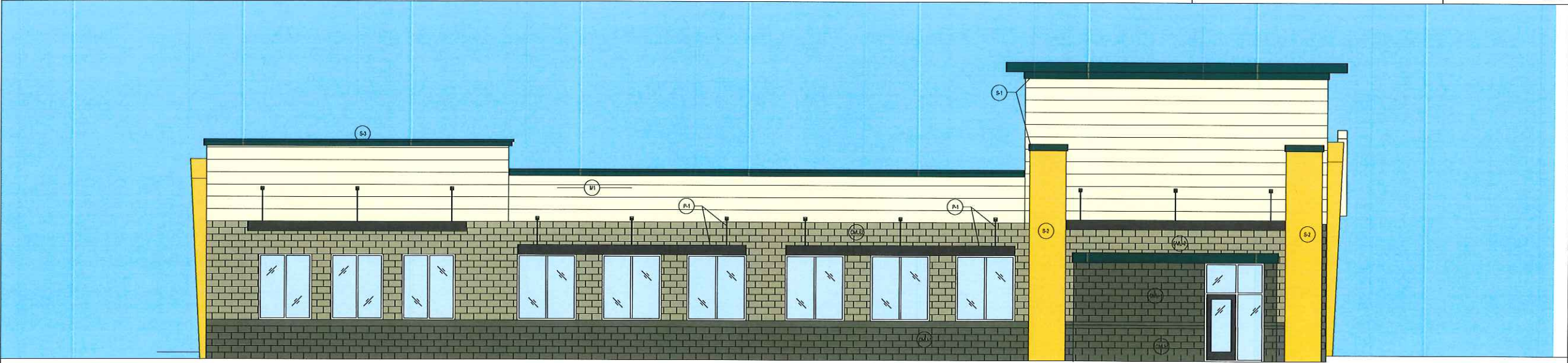


EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 04

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



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



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

PROJECT NOTES

PROJECT TITLE
Sandy Utah



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July 2019
REVISIONS:

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