

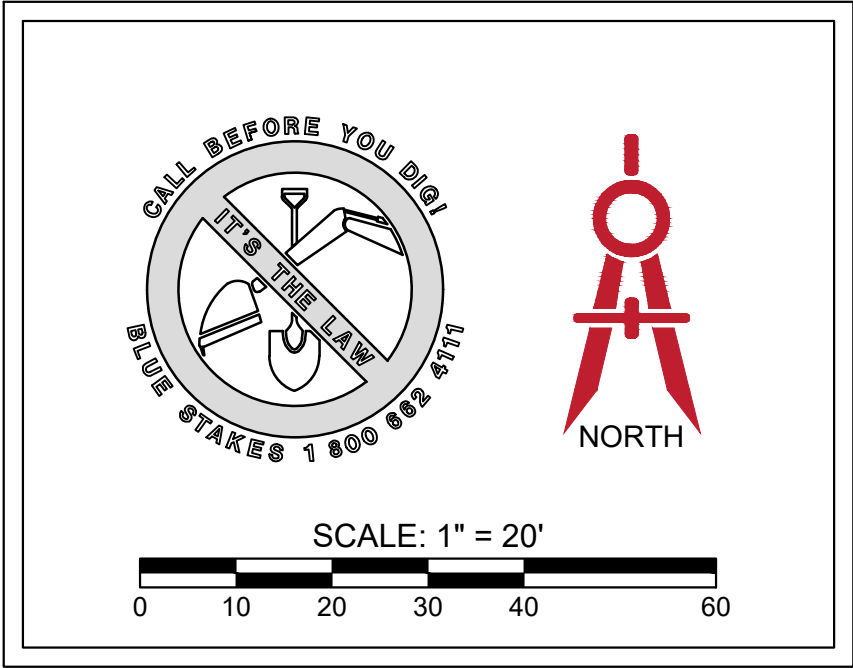


LEGEND

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

SITE DATA		
LOT AREA:	34,412	SF (0.79 ACRES)
BUILDING AREA:	3,350	SF± 9.7%
PAVEMENT AREA:	18,240	SF± 53.0%
LANDSCAPE AREA:	12,822	SF± 37.3%
ZONING: COMMUNITY COMMERCIAL CONDITIONAL USE		
PARCEL ID#: 21171260250000		
BUILDING DATA		
CONSTRUCTION TYPE: V-B		
SPRINKLERS: NO		
SETBACKS:		
FRONT=25 FEET		
REAR=15 FEET; 30 FEET IF ABUTTING RESIDENTIAL		
SIDE=10 FEET		
PARKING TABULATION		
REQUIRED: 5 SPACES PER 1,000 SQ FT OF FLOOR AREA		
PROVIDED: 3 STALLS		
1 ADA STALL		
VACUUM STALLS: 14 STALLS		
TUNNEL LENGTH: 94 FEET		
STACKING: 8 STALLS		

- NOTES:
- PROPOSED 5' SIDEWALK PER APWA PLAN 231. SEE SHEET C-4 FOR DETAILS.
 - ALL HANDICAP STALLS TO BE INSTALLED PER ADA AND APWA STANDARDS. SEE SHEET C-4 FOR DETAILS.
 - PROPOSED CURB & GUTTER TYPE E PER APWA 205. SEE SHEET C-4 FOR DETAILS.
 - PROPOSED ROLLED CURB PER APWA STANDARDS. SEE SHEET C-4 FOR DETAILS.
 - CONSTRUCT VACUUM ENCLOSURE WITH CONCRETE PAD AND APRON. INSTALL OWNER PROVIDED VACUUM EQUIPMENT, UNDERGROUND TRUNK LINES, PIPING, ETC. COORDINATE WITH ARCHITECTURAL PLANS.
 - PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
 - INSTALL OWNER PROVIDED "TOMMY BALL" PLANTERS/GARBAGE RECEPTACLE (TYPICAL). COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
 - INSTALL OWNER PROVIDED PAY STATIONS WITH CANOPY. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
 - INSTALL OWNER PROVIDED GATES AND LOOP DETECTION SYSTEM. COORDINATE TIMING OF INSTALLATION PRIOR TO CONSTRUCTION OF PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - PROPOSED DUMPSTER LOCATION. SEE SHEET C-4 FOR DETAILS.



ELEVATE ENGINEERING 2208 WEST 700 SOUTH SPRINGVILLE, UT 84663 PHONE: (801) 718-5993 larvin@elevateeng.com	NO.	REVISIONS	BY	DATE
PROJECT ENGINEER: LP		DESIGNER: JM		

QUICK QUACK - TAYLORSVILLE 5400 S
SITE PLAN
3621 WEST 5400 SOUTH, TAYLORSVILLE, UT 84129

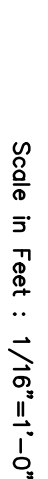
PROFESSIONAL ENGINEER
20/2022
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-1

DATE:
Jul 20, 2023

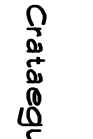
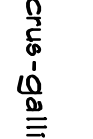
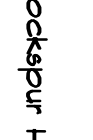
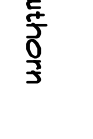
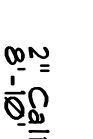
EXISTING
HARDSCAPE

3400 SOUTH
EXISTING
HARDSCAPE



Landscape Architect

Email : rdldesigncomcast.net

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
8		<i>Cataglyphis cruce-galli</i>	Cockspur Hawthorn	2 nd Caliper 8'-10' Height	Full Head Crown Straight Trunk
3		<i>Koeleria p. 'Golden Candle'</i>	Golden Rain Tree	2 nd Caliper 8'-10' Height	Full Head Crown Straight Trunk
4		<i>Pinus taeda</i>	Dwarf Boalan Pine	6' 1 st Bm 5' 1 st Bm Height	Full Throughtout specimen
3		<i>Syringa reticulata</i>	Ivory Silk Japanese Tree Lilac	2 nd Caliper 8'-10' Height	Full Head Crown Straight Trunk
16		<i>Thuja occidentalis</i>	'Emerald'	6' 1 st Bm Height 6' 1 st Bm	Full Throughtout specimen
5		<i>Zeicola serrata</i>	Musashino Zeicola	2 nd Caliper 10'-12' Height	Full Head Crown Straight Trunk
2		Existing Tree	Species Varies	N/A	Protect During Construction

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
3	✱	Berberis tuncu, 'Crimson Pigeon'	Golden Pigeon Barberry	5 gallon	15"-18" Height
5	✱	Ligustrum vernali	Golden Privet	5 gallon	18"-24" Height
3	✱	Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	5 gallon	24"-30" Height
20	✱	Pinus mugo mignus 'Stoumound'	Stoumound P.W. Mugo Pine	5 gallon	15"-18" Spread
14	✱	Pinus stroatica 'Low Grow'	Low Grow Spruce	5 gallon	18"-24" Spread
5	✱	Pinus spicata 'Balliger'	Tiger Eye's Sumac	5 gallon	24"-30" Height
10	✱	Rosa Knock Out Red	Knock Out Red Rose	5 gallon	15"-18" Height
1	✱	Spiraea bumalda 'Goldmound'	Goldmound Spiraea	5 gallon	15"-18" Height
15	✱	Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 gallon	15"-18" Height
16	✱	Tucaa filam. 'Golden Sward'	Golden Sward Tucaa	5 gallon	15"-18" Height

Plant List (ORNAMENTAL GRASSES)

Num.	Symbol	Botanical Name	Common Name	Size	Remarks
15		<i>Calamagrostis</i> s. 'Avalanche'	Feather Grass	5 gallon	24"-30" height
10		<i>Calamagrostis</i> s. 'Forsiter'	Feather Grass	5 gallon	24"-30" height
1		<i>Miscanthus sinensis</i> 'Variegatus'	Varied Grass	5 gallon	32"-40" height
26		<i>Pennium virginicum</i> 'Shenandoah'	Shenandoah Switch Grass	5 gallon	15"-20" height
		<i>Pennium virginicum</i> 'Halemi'	Halemi Fountain Grass	5 gallon	15"-18" height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
51	①	<i>Hamamelis</i>	Shells of Oro Day Lily	1 gallon	Full Can
12	②	<i>Lavandula</i>	Blue Lavender	1 gallon	Full Can
57	③	<i>Salvia</i>	East. Friesland Sage	1 gallon	Full Can

Planting Notes

1. All *Artemisia* shall receive a 4 inch depth of topsoil, *lawn areas* 6 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.
2. 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.
3. All material shall be removed from the site, to the diameter of the footpath and 6 inches deeper. Excavated material shall be removed from the site.
4. Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Peep or equal), and shall be trowel mixed on-site prior to installation.
5. Plant fertilization shall be AgriForm brand 21 gram tablets used as per manufacturer's recommendation.
6. Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of amended topsoil, and all lawn areas shall receive a 6 inch depth of amended topsoil.
7. At depth of decorative stone beds, over 2-3" deep, use 2" deep barrier fabric.
8. In decorative stone beds, cut the fabric from under the water seal of each plant, then apply fine ground bark inside water seal. The remainder of the planter bed shall receive the depth of decorative stone.
9. Decorative 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.
10. The contractor shall comply with all materials and guarantees set forth by the Owner, and in no case shall any hours and noted the irrigation system water supply is from a secondary (non utility) source, and it's availability can be affected by climatic conditions, with the normal season extending from mid April to mid October. If any interruptions in water availability occur, the contractor shall coordinate with the Owner on the availability of possible temporary watering measures to keep all plant materials in a healthy condition.

General Notes

1. 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.
2. 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.
3. 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 the work with the project manager and all other contractors working on the site.
4. The finish grade of all planting areas shall be smooth, even and consistent, free of any bumps, depressions or other surface irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walkways, streets and parking areas.
5. 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.
6. All plant material 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.
7. The contractor shall plant all plants per the planting details, stake/tying as shown. The top of the rootball shall be planted flush with the finish grade.

Sub-Grade Requirements

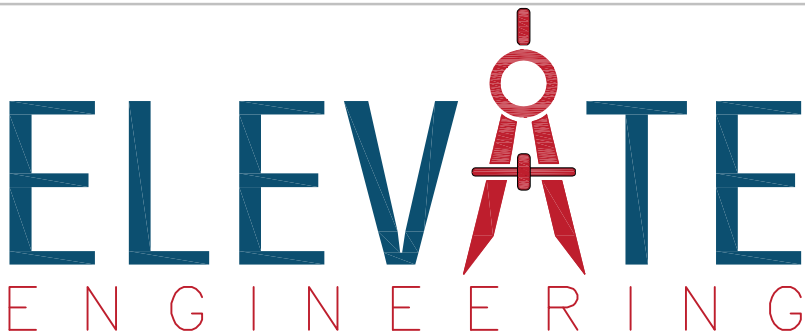
1. **LANDSCAPE SPECIFICATIONS:** Eight (8) inches below finish grade. This will allow for the installation of a four (4) inch (102 mm) diameter pipe. The pipe will be installed at a depth of 18 inches (457 mm) below finish grade. The pipe will be installed at a depth of 18 inches (457 mm) below finish grade. The pipe will be installed at a depth of 18 inches (457 mm) below finish grade.
2. **CONCRETE SPECIFICATIONS:** The concrete will be installed at a depth of 18 inches (457 mm) below finish grade. The concrete will be installed at a depth of 18 inches (457 mm) below finish grade. The concrete will be installed at a depth of 18 inches (457 mm) below finish grade.
3. **SUB-GRADE COORDINATION:** The Landscapes contractor shall meet early on in the construction process to coordinate any discrepancies or questions shall be discussed and resolved at that time. Landscapes operations shall not begin until the specified sub-grade elevations have been provided.

NO.	REVISIONS	BY	DATE
PROJECT ENGINEER: LP		DESIGNER: CB	

PROJECT ENGINEER: LP DESIGNER: CB

ELEVATE ENGINEERING

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



QUICK QUACK – TAYLORSVILLE 5400 S.
LANDSCAPE PLAN

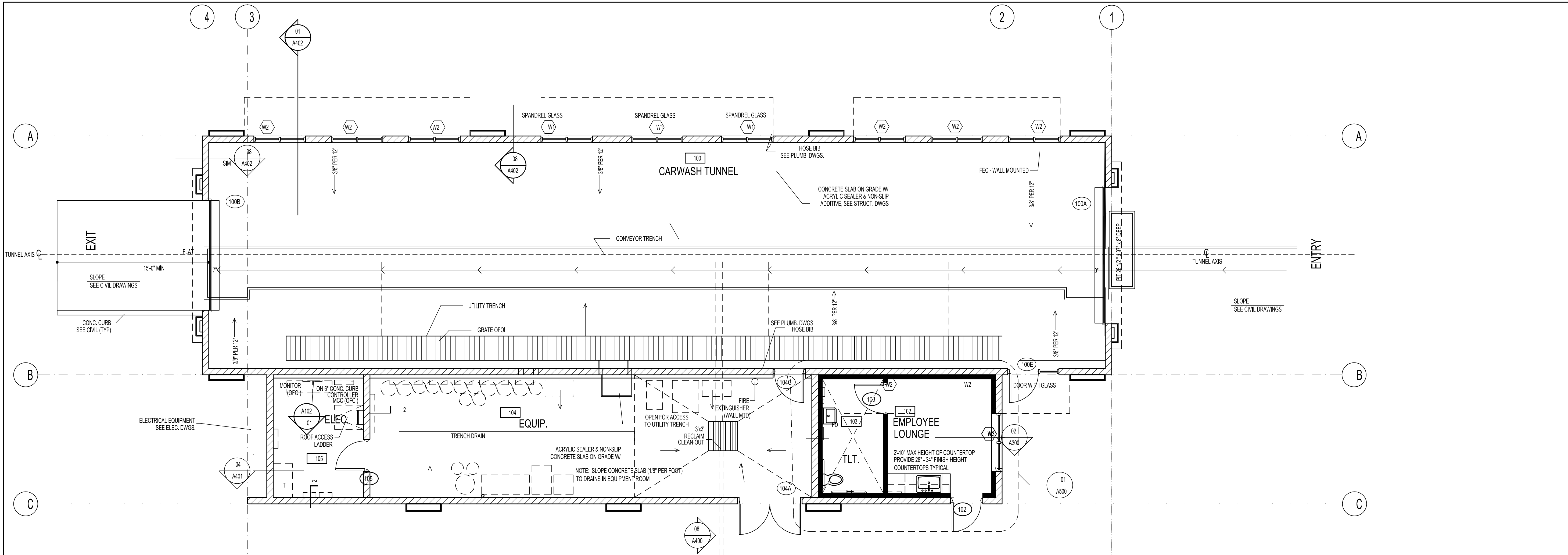
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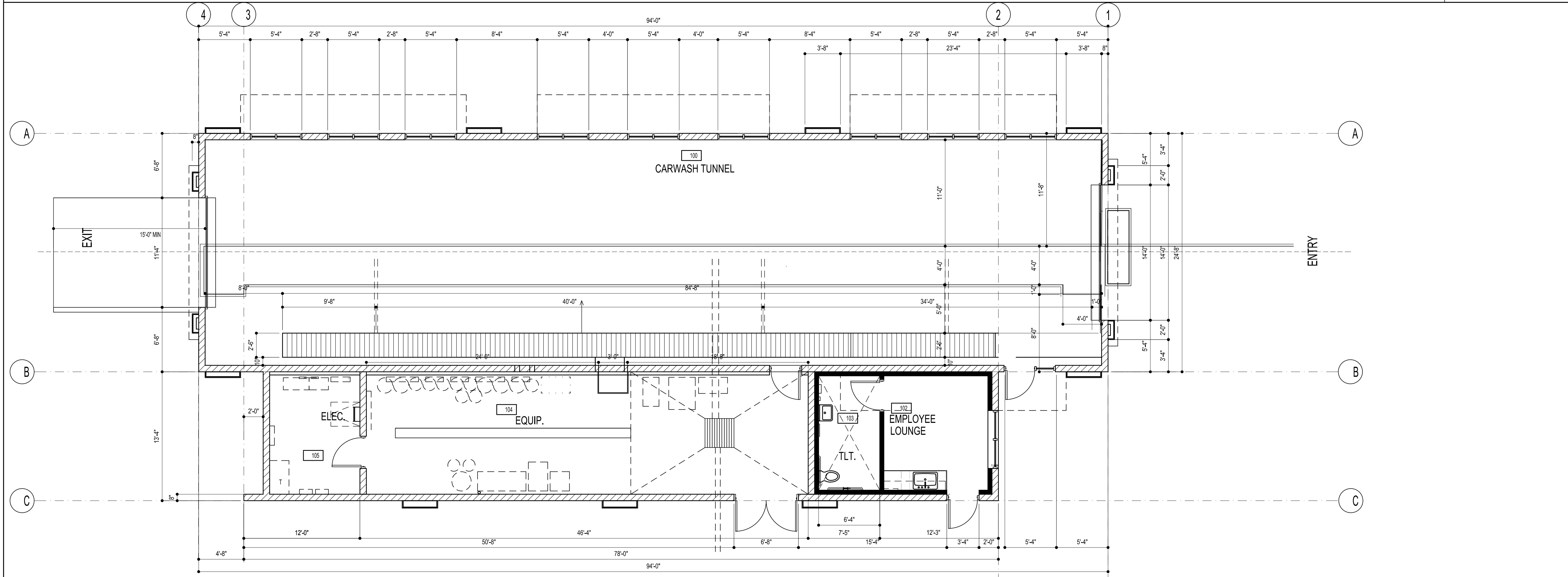
SHEET:

11

DALE: 07-22-2023



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

Quick Quack Car Wash

3621 West 5400 South Taylorsville, Utah 84129



DATE: July 2023

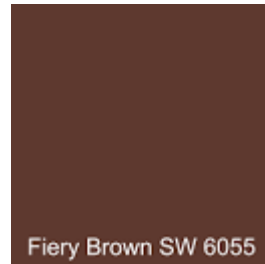
REVISIONS:

A100

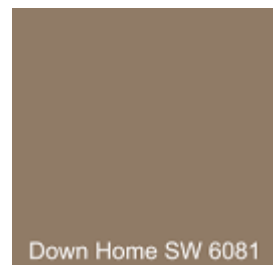
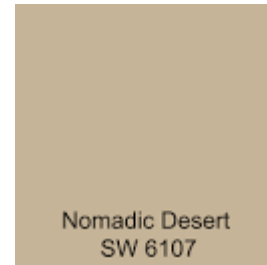
Desert Scheme Quick Quack Car Wash

Stucco: SW 6055 "Fiery Brown"
Stucco: SW 6374 "Torch Light"
Stucco: SW 6120 "Believable Buff"

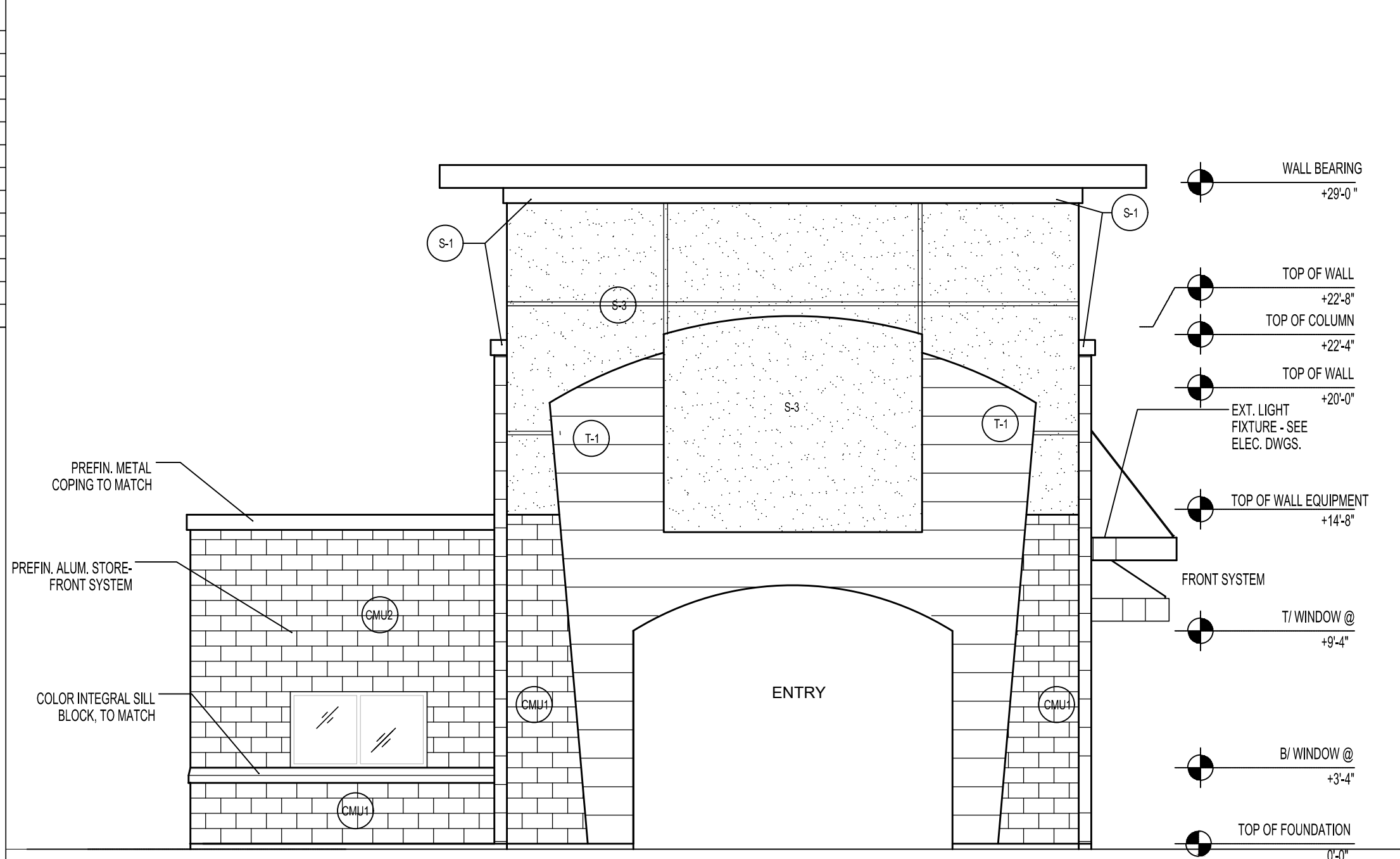
Paint: SW 6055 Fiery Brown
Paint SW 6374 Torch Light
Paint SW 6120 Believable Bluff



Stone Stain Color : SW6081 Down Home
Stone Stain Color : SW6107 Nomadic Desert

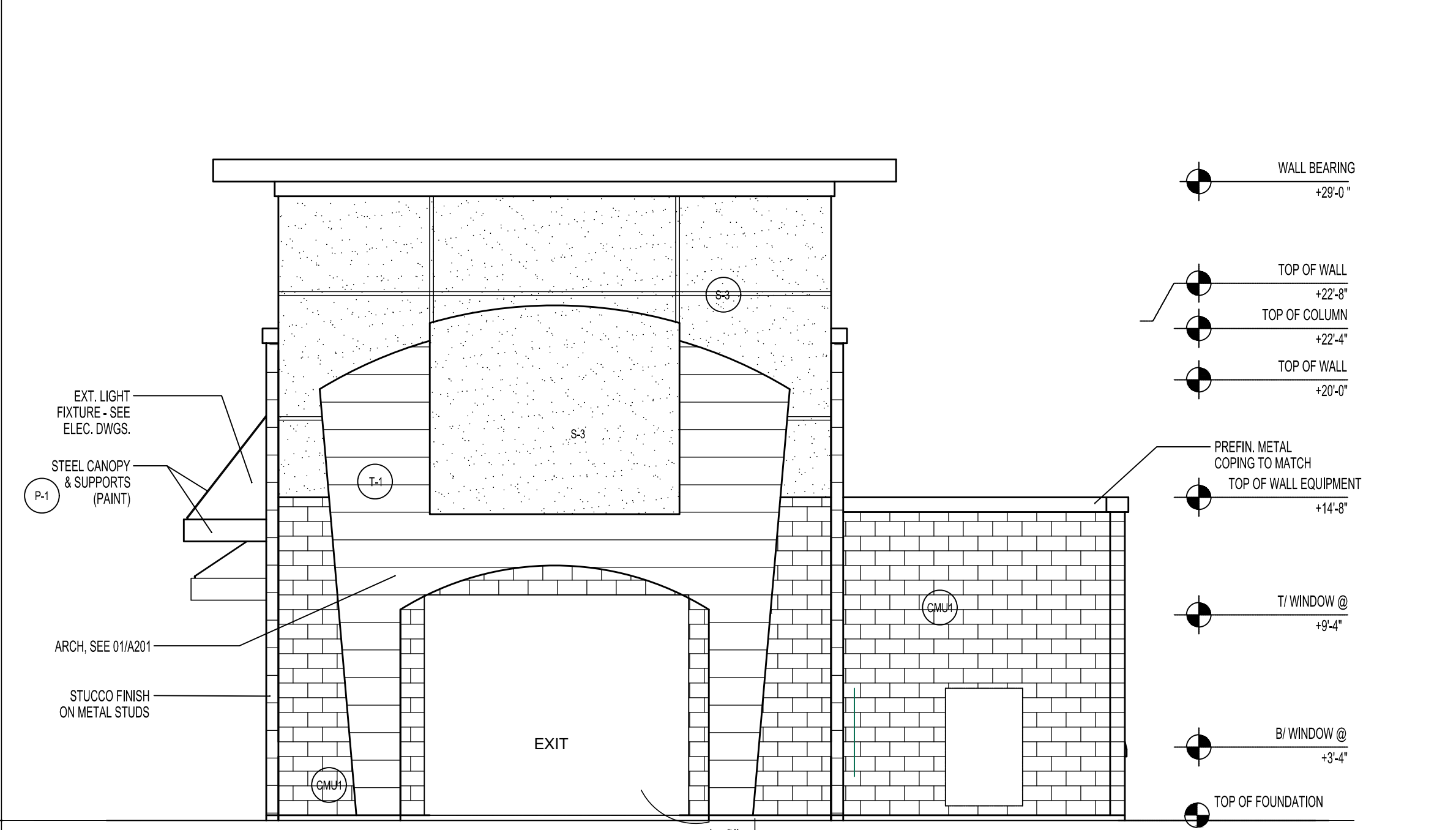


EXTERIOR FINISH SCHEDULE		
LABEL	MATERIAL	COLOR / MANUFACTURER
CMU-1	SPLIT-FACE CMU	MATCH SW6081 DOWN HOME
CMU-2	SMOOTH FACE CMU	MATCH SW6107 NOMADIC DESERT
S-1	STUCCO	MATCH SW 6055 "FIERY BROWN"
S-2	STUCCO	MATCH SW 6374 "TORCHLIGHT"
S-3	STUCCO	MATCH SW 6120 "BELIEVABLE BUFF"
P-1	PAINT	SW 6055 "FIERY BROWN"
P-2	PAINT	SW 6374 "TORCHLIGHT"
P-3	PAINT	SW 6120 "BELIEVABLE BUFF"
T-1	CEMENTITIOUS FIBER BOARD	MATCH SW 6374 "TORCHLIGHT"
M-1	METAL ROOF CAP	MATCH SW 6055 "FIERY BROWN"



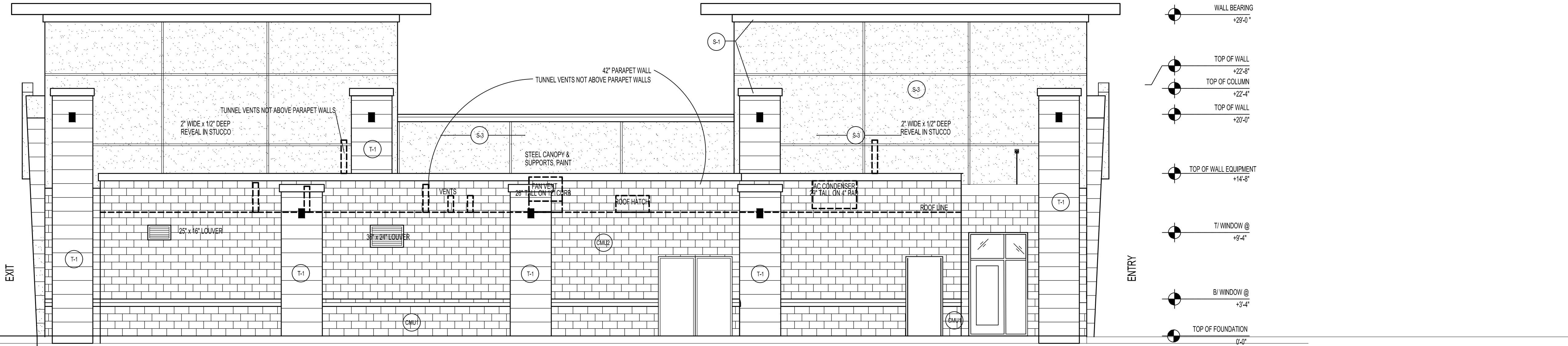
EAST EXTERIOR ENTRY ELEVATION

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



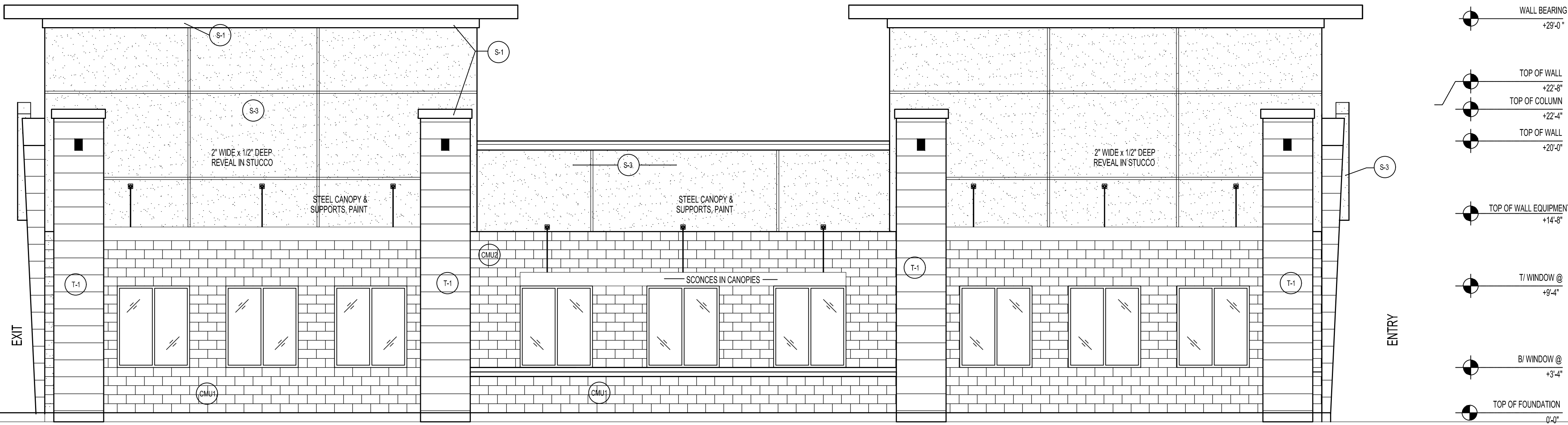
WEST EXTERIOR EXIT ELEVATION

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



SOUTH EXTERIOR EQUIPMENT SIDE ELEVATION

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



NORTH EXTERIOR WINDOW SIDE ELEVATION

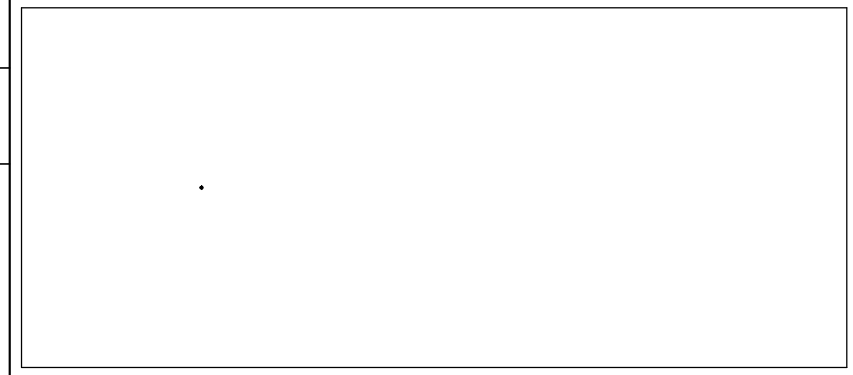
SCALE: 3/16" = 1'-0" 01

PROJECT NOTES		
SOUTH EXTERIOR EQUIPMENT SIDE ELEVATION 2,600 TOTAL S.F.		
CEMENTITIOUS FIBER BOARD	408 S.F.	15.5%
STUCCO	907 S.F.	35.0%
CMU	955 S.F.	36.5%
METAL FASCIA AND AWNINGS	216 S.F.	8%
DOORS	84 S.F.	3%
WINDOWS	30 S.F.	1.0%
TOTAL	2,600 S.F.	100%

NORTH EXTERIOR WINDOW SIDE ELEVATION 2,600 TOTAL S.F.		
CEMENTITIOUS FIBER BOARD	368 S.F.	14%
STUCCO	987 S.F.	38%
CMU	741 S.F.	28.5%
METAL FASCIA AND AWNINGS	216 S.F.	8.5%
DOORS	0 S.F.	0%
WINDOWS	288 S.F.	11.0%
TOTAL	2,600 S.F.	100%

FINISH SCHEDULE WEST EXTERIOR EXIT ELEVATION 954 TOTAL S.F.		
CEMENTITIOUS FIBER BOARD	195 S.F.	20.5%
STUCCO	292 S.F.	30.5%
CMU	261 S.F.	27.0%
METAL FASCIA AND AWNINGS	86 S.F.	9.5%
DOORS	120 S.F.	12.5%
WINDOWS	0 S.F.	0%
TOTAL	954 S.F.	100%

FINISH SCHEDULE EAST EXTERIOR ENTRY ELEVATION 954 TOTAL S.F.		
CEMENTITIOUS FIBER BOARD	195 S.F.	20.5%
STUCCO	292 S.F.	30.5%
CMU	231 S.F.	24.0%
METAL FASCIA AND AWNINGS	86 S.F.	9.5%
DOORS	150 S.F.	15.5%
WINDOWS	0 S.F.	0%
TOTAL	954 S.F.	100%

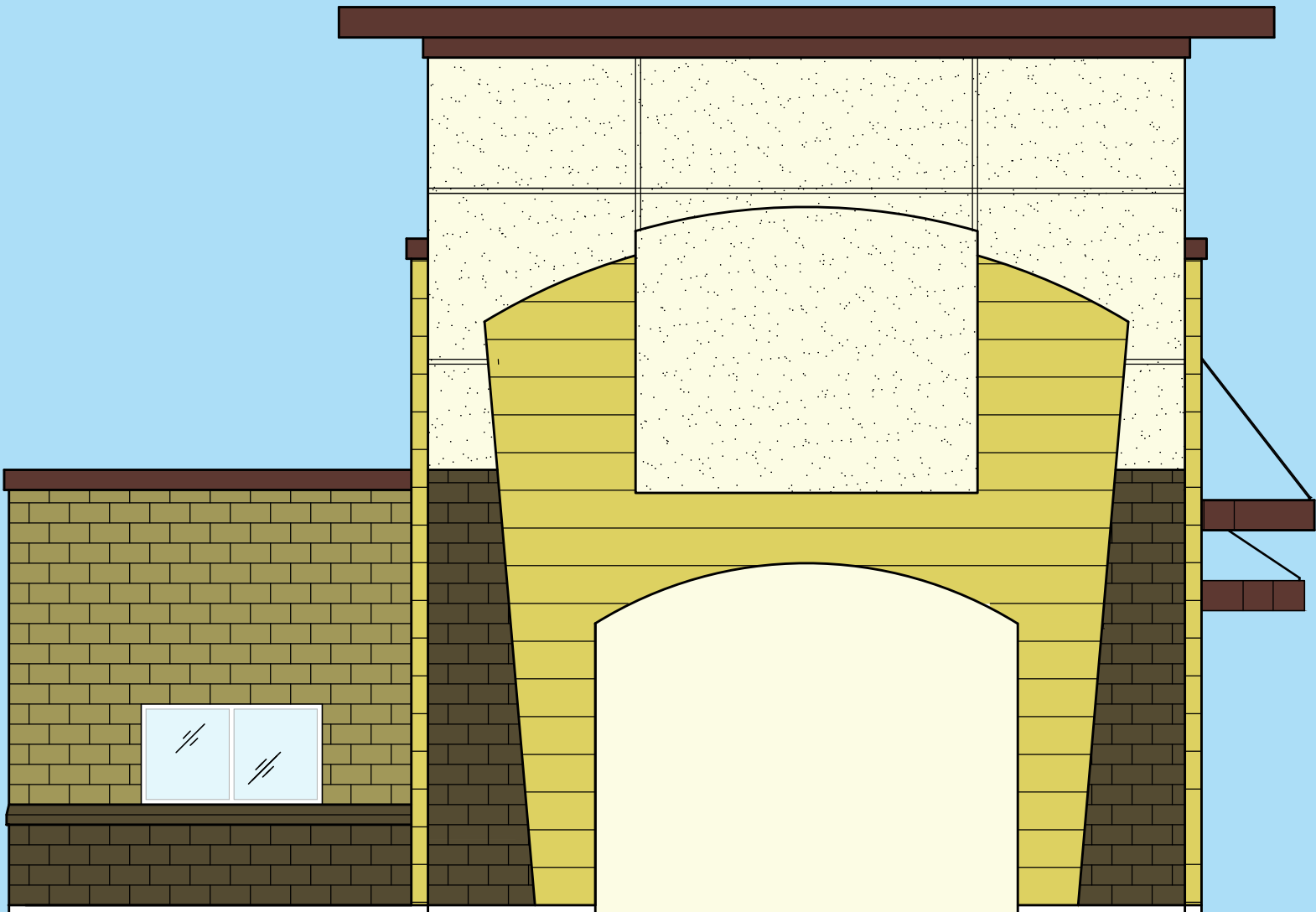


PROJECT TITLE
Quick Quack Car Wash
3621 West 5400 South Taylorsville, Utah 84129



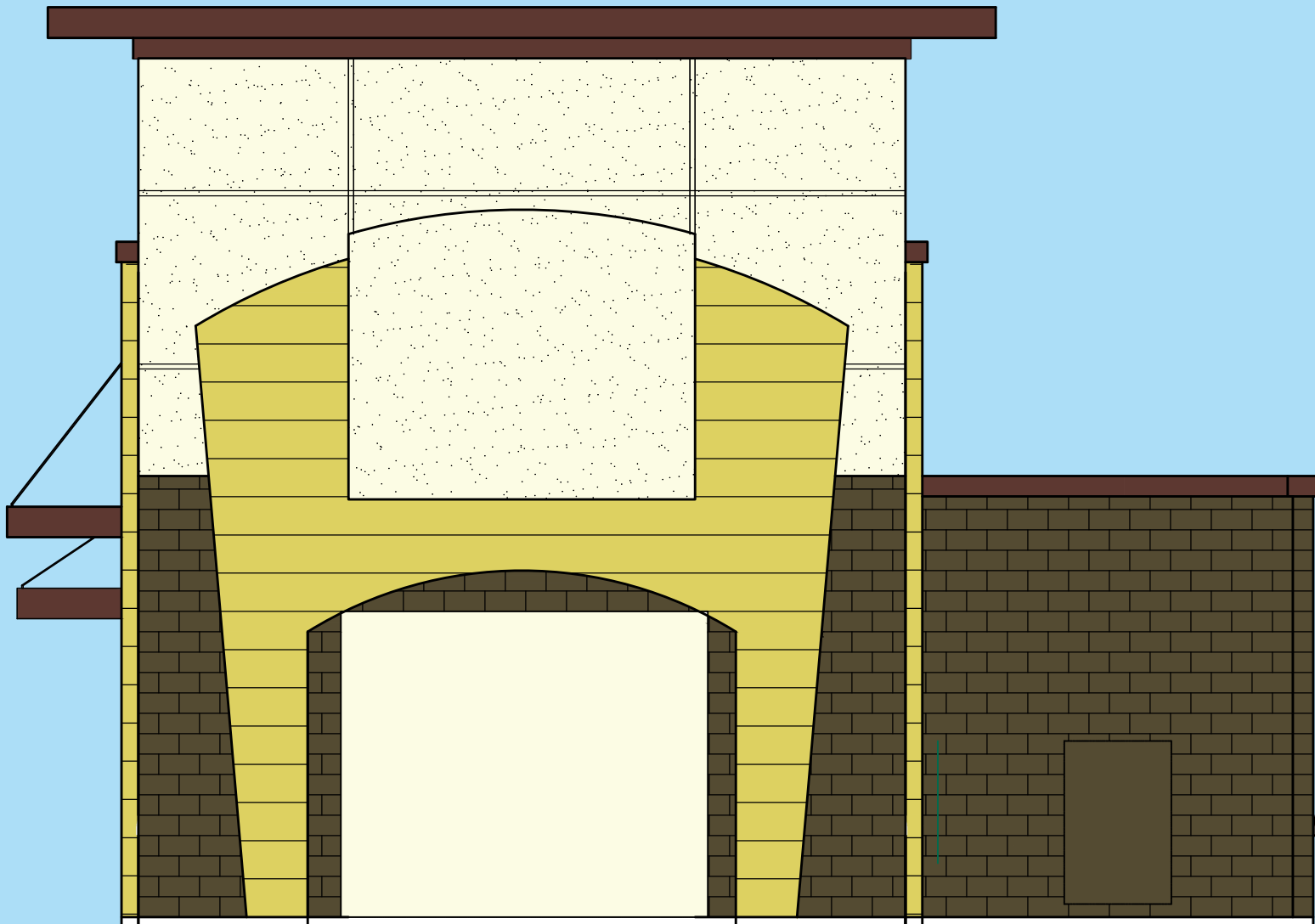
DATE:	July 2023	A200
REVISIONS:		

EXTERIOR FINISH SCHEDULE		
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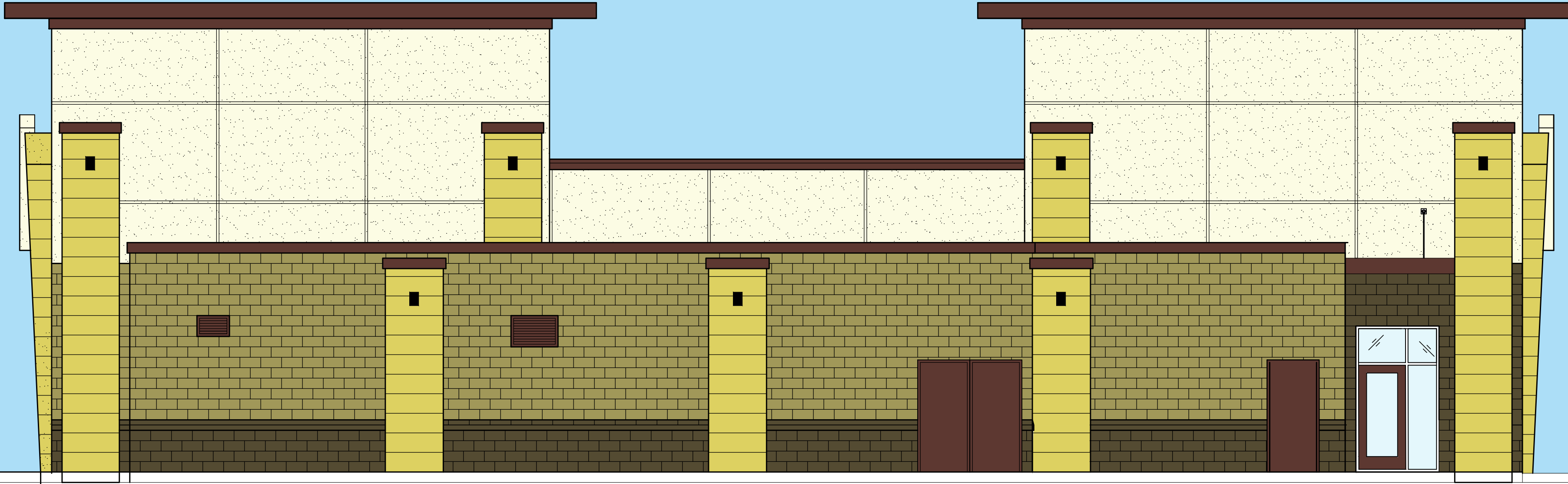
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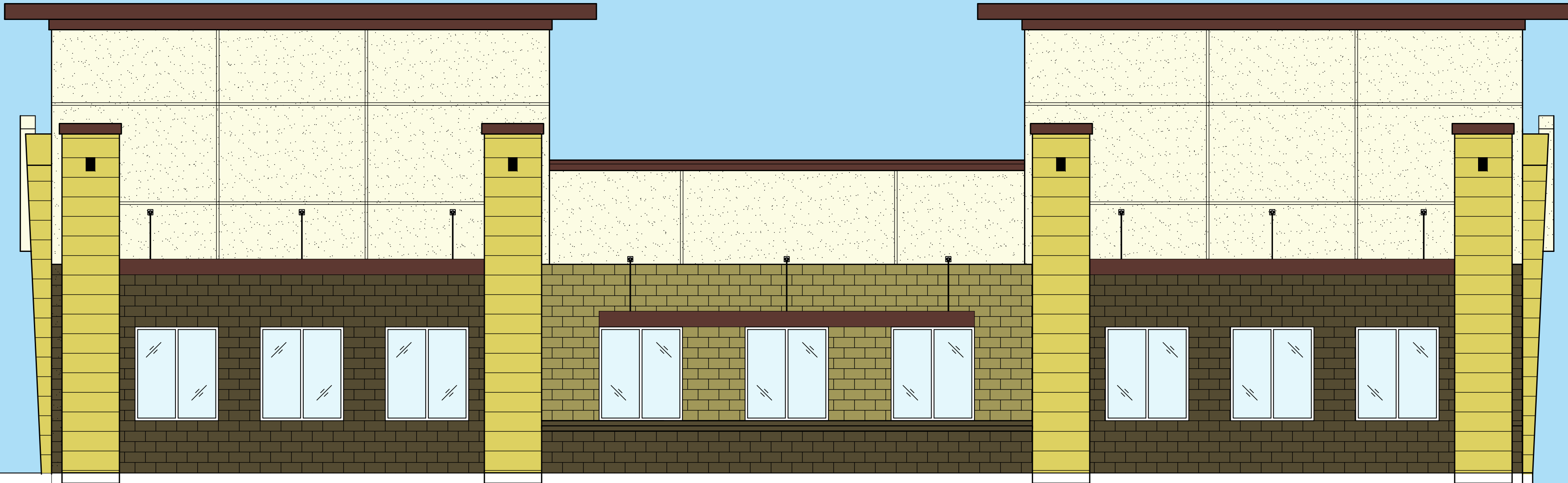
WEST EXTERIOR EXIT ELEVATION

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



SOUTH EXTERIOR EQUIPMENT SIDE ELEVATION

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



NORTH EXTERIOR WINDOW SIDE ELEVATION

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

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CMU	955 S.F.	36.5%
METAL FASCIA AND AWNINGS	216 S.F.	8%
DOORS	84 S.F.	3%
WINDOWS	30 S.F.	1.0%
TOTAL	2,600 S.F.	100%

NORTH EXTERIOR WINDOW SIDE ELEVATION		2,600 TOTAL S.F.
CEMENTITIOUS FIBER BOARD	388 S.F.	14%
STUCCO	987 S.F.	38%
CMU	741 S.F.	28.5%
METAL FASCIA AND AWNINGS	216 S.F.	8.5%
DOORS	0 S.F.	0%
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