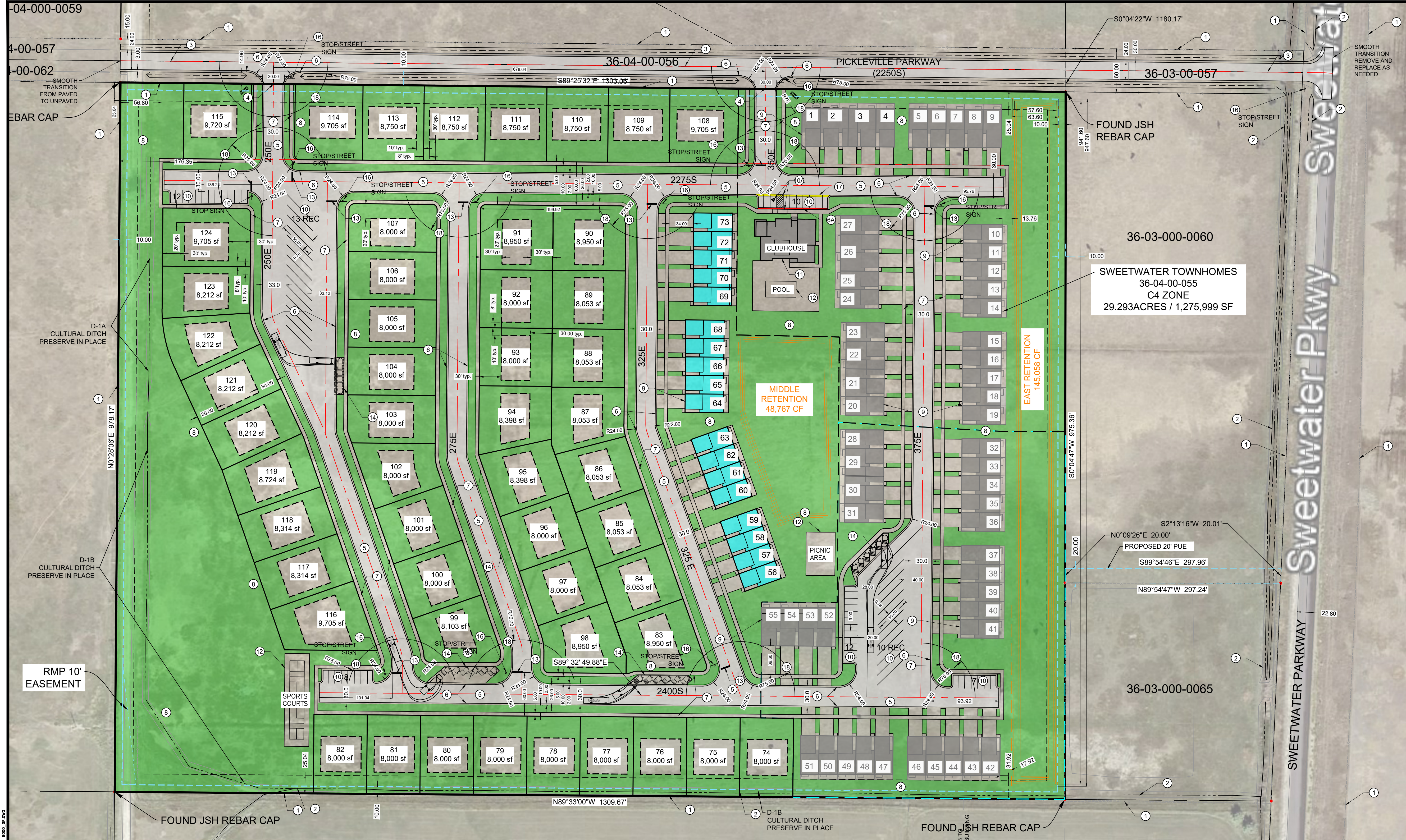




SITE INFORMATION		ZONE = C4
BUILDINGS	280,664 SF	22.56%
CONCRETE	160,307 SF	12.56%
ASPHALT	176,716 SF	13.85%
LANDSCAPE	658,312 SF	51.59%
TOTAL SITE AREA		1,275,999 SF 29.293 ACRES
		100%

PARKING INFORMATION

REQUIRED PARKING - 3 PER UNIT + 1 PER 3 UNITS, 137'3" (137/3) = 466.66 ~ 467 SPACES

LOT PARKING - 4 SPACES PER UNIT (2 GARAGE / 2 DRIVEWAY), 137 LOTS IS 548 SPACES

COMMON SPACE PARKING - 49 NORMAL STALLS / 23 RECREATIONAL STALLS

TOTAL PARKING - 548+49+23 = 620 SPACES ON THE SITE

DUMPSTER INFORMATION

REQUIRED DUMPSTERS - 1 X 6 CUYD DUMPSTER PER 12 UNITS

DUMPSTERS - 137 UNITS / 12 = 11.42 ~ 12 DUMPSTER

TOTAL DUMPSTERS - 24 PROVIDED

LEGEND	
BUILDING	
SIDEWALK	
TBC	
NO PARKING	
PARKING STRIPING	
SETBACK	
EASEMENT	
RIGHT OF WAY	
CENTERLINE	
BOUNDARY	
NEW ASPHALT	
NEW CONCRETE	
NEW LANDSCAPE	
OPEN FACE C&G	
NEW GRAVEL ROAD	
EXISTING DITCH	
EXISTING FENCE	

- SITE PLAN GENERAL NOTES**
1. STALLS DESIGNATED AS ADA WILL REQUIRE A PAINTED ADA SYMBOL AND SIGN.
 2. ALL EXTERIOR DOORS REQUIRE A LEVEL EXTERIOR LANDING WITH A MAX. SLOPE OF 2%.
 3. ACCESSIBLE ROUTES AND ADA RAMPS TO BE INSTALLED AS PER ADA STANDARDS.
 4. ACCESSIBLE ROUTE TO BE A MAX. SLOPE OF 5% AND A MAX. CROSS SLOPE OF 2% 2009 ANSI 117.403.3.
 5. BUILDING SIDEWALKS, RAMPS, AND BOLLARDS ARE RESPONSIBILITY OF THE BUILDING CONTRACTOR. SEE ARCHITECTURAL PLANS.
 6. AISLE MARKINGS, SOLID DIRECTIONAL ARROWS AND STOP BARS WILL BE PAINTED AT EACH DRIVEWAY AS SHOWN ON THE PLANS. SEE ALSO DETAIL SHEETS.
 7. SEE ELECTRICAL SITE PLAN FOR SITE LIGHTING DETAILS.
 8. ALL DIMENSIONS ARE TO TOP BACK OF CURB AND TO THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
 9. ALL INLETS SHALL HAVE BICYCLE SAFE GRATES.

FEMA FLOODPLAIN
UNMAPPED - FEMA

BENCHMARK
JSH REBAR CAP
NORTHWEST PROPERTY CORNER
ELEVATION 5946.44
GPS 41.904607, -111.386313

OWNER/DEVELOPER
OLYMPUS CONSTRUCTORS
TYSON LUND
1384 WASHINGTON BLVD
OGDEN, UTAH 84414

- 1

EXISTING FENCE
- 2

EXISTING DITCH
- 3

PROPOSED CITY ASPHALT ROAD (3" ASPHALT/ 6" UBC/ 12" BC MINIMUM, PER GARDEN CITY STANDARDS, SECTION ON THIS PAGE, DETAIL SHEET C7 D1)
- 4

PROPOSED SITE ACCESS (PER GARDEN CITY STANDARDS)
- 5

PROPOSED SITE ASPHALT (3" ASPHALT/ 8" UBC/ 12" BC MINIMUM, OR PER GEOTECH REPORT IF SPEC'D GREATER, SEE SHEET C7 D2)
- 6

PROPOSED SITE CATCH CURB AND GUTTER (SEE SHEET C7 D3)
- 6A

PROPOSED SITE SPILL CURB AND GUTTER (SEE SHEET C7 D3)
- 7

PROPOSED SIDEWALK (PER GEOTECH REPORT, SEE SHEET C7 D4)
- 8

PROPOSED LANDSCAPING (DETAIL BY OTHERS)
- 9

PROPOSED BUILDING (3, 4, AND 5 PLEX BUILDINGS, SEE ARCHITECTURAL PLANS)
- 10

PROPOSED PARKING, RECREATIONAL USE PARKING (STRIPING 4" TYPICAL)
- 10A

PROPOSED ADA PARKING, UNLOADING ZONE, STALL SIGNAGE, AND RAMP, PER ADA STANDARDS
- 11

PROPOSED CLUBHOUSE (SEE ARCHITECTURAL PLANS)
- 12

PROPOSED COMMON SPACE AMENITIES (DETAILS BY OTHERS)
- 13

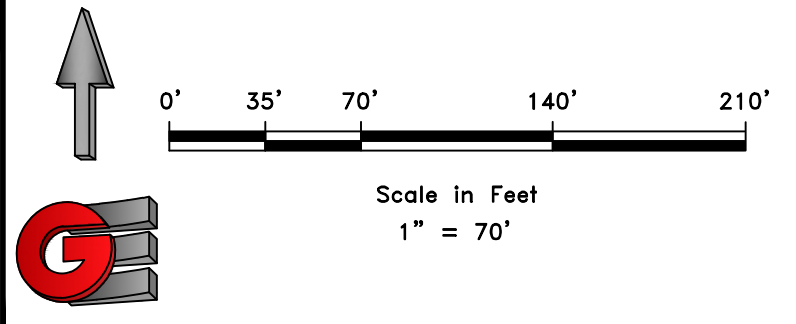
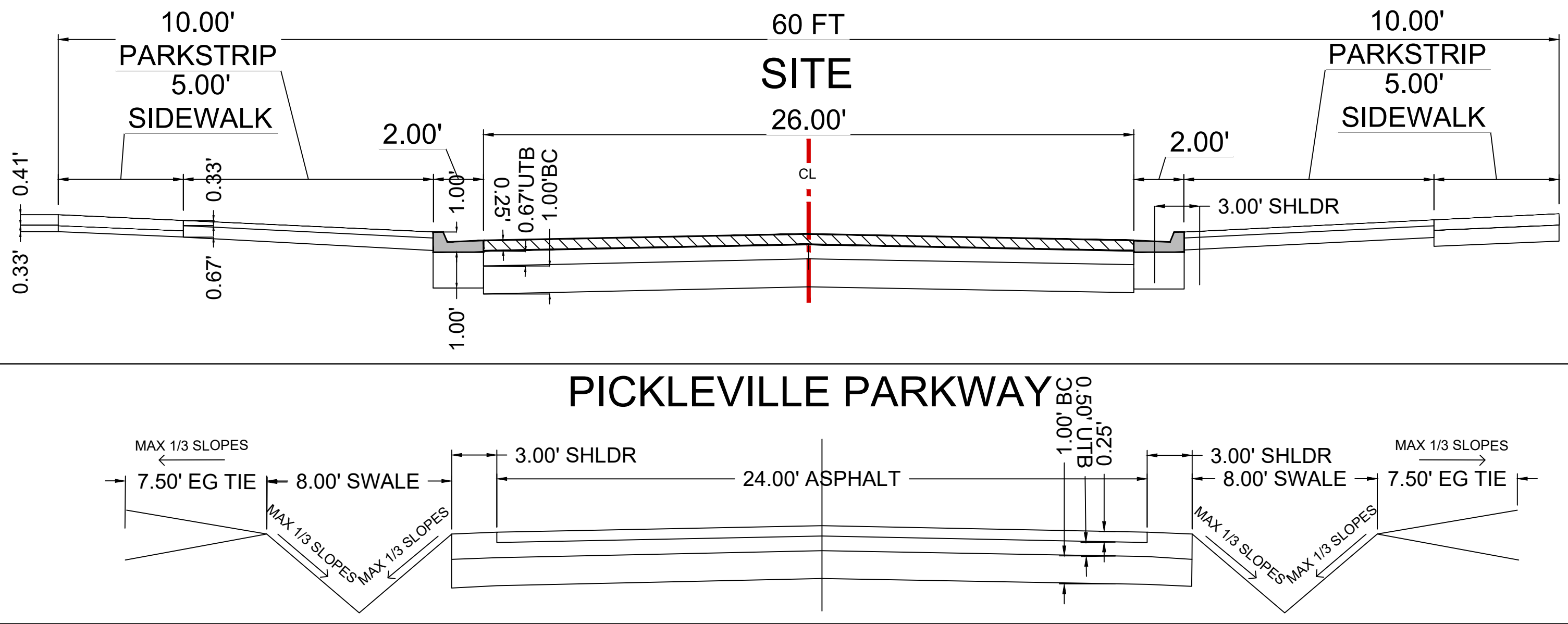
PROPOSED STOP BAR (PER GARDEN CITY STANDARDS, TYPICAL STOP BAR STRIPING)
- 14

PROPOSED CLUSTERED DUMPSTER ZONES, INSTALLED ON 6" CONCRETE FROM EDGE OF ASPHALT TO REAR ENCLOSURE WALL, (SEE SHEET C7 D5.6.7)
- 16

PROPOSED STOP SIGN AND/OR STREET SIGN, (SEE KEYNOTING FOR CALLOUT, PER GARDEN CITY STDS, SEE DETAIL C7B DETAIL 3 FOR SIGN DETAIL)
- 17

PROPOSED 2FT WATERWAY
- 18

NO BUILDING WITHIN 75' OF INTERSECTION
- DRIVEWAYS AND DUMPSTER ENCLOSURES TO BE FLARED, COORDINATE WITH THE OWNER.
- PROPOSED STOP SIGN AND/OR STREET SIGN, (SEE KEYNOTING FOR CALLOUT, PER GARDEN CITY STDS, SEE DETAIL C7B DETAIL 3 FOR SIGN DETAIL)



SCALE: T-70

DATE: 6-3-26

DESIGN: RC / PCA

DRAWN: PCA

CHECKED:

REVISIONS

DESCRIPTION

DATE

6-3-26

6-3-26

No. 8010280

RYAN A. CHRISTENSEN

STATE OF UTAH

SITE PLAN - REVISION

SWEETWATER TOWNHOMES

SWEETWATER PARKWAY AND PICKLEVILLE PARKWAY

GARDEN CITY, RICH, UTAH

GARDNER ENGINEERING

CIVIL - LAND PLANNING

MUNICIPAL - LAND SURVEYING

1580W 2100S, WEST HAVEN UT 84401

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