EX. CURB WALL & FENCE (PROTECT)

EX. STREET LIGHT (PROTECT)

EX. RETAINING WALL & FENCE (PROTECT)

EX. STREET LIGHT (REMOVE OR RELOCATE)

EX. CURB (REMOVE)

EX. GARBAGE ENCLOSURE (REMOVE)

EX. CONCRETE (REMOVE)

EX. PILLARS AND OVERHANG (PROTECT)

SDCB
RIM=4503.93
IE 6" W = 4502.05
IE 4" S = 4502.05

EX. ASPHALT (REMOVE) (TYP.)

EX. FENCE (PROTECT)

EX. ASPHALT (REMOVE) (TYP.)

EX. CURB WALL (PROTECT)

EX. BUILDING (PROTECT)

EX. CONCRETE PAVING AND CURB (PROTECT & REPAIR AS NEEDED)

EX. CURB WALL (REMOVE)

EX. FENCE (RELOCATE TO PL)

EX. CONCRETE (PROTECT)

EX. CURB WALL (REMOVE)

EX. STREET LIGHT (PROTECT)

EX. ASPHALT (REMOVE) (TYP.)

EX. CURB (REMOVE)

EX. CURB WALL & FENCE (PROTECT)

EX. CONCRETE (REMOVE)

EX. CONCRETE (PROTECT)

EX. SIGN (RELOCATE)

EX. STREET LIGHT (RELOCATE)

EX. CURB WALL (REMOVE)

EX. STREET LIGHT (REMOVE OR RELOCATE)

SDCB
RIM=4503.40
IE 4" N = 4501.70

EX. POWER POLE (PROTECT)

EX. APPROACH (EXTEND PER CSP.01)

EX. SIDEWALK (PROTECT)

EX. ASPHALT (REMOVE) (TYP.)

EX. APPROACH (EXTEND PER CSP.01)

SDIB
TOG=4503.62

SDMH

S 82°55'15" E 150.00'

N 82°55'15" W 150.00'

N 07°04'45" E 125.50'

S 07°04'45" W 125.50'

N 07°04'45" E 40.00'

75.00'

No.	DATE	DESCRIPTION

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

1" 0.5" 0

DRAWN BY: TBM
CHECKED BY: CMP
FIELD CREW: KO
DATE: 04/26/2024
DWG. FILE: 2403033_SITE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com
BENCHMARK CIVIL

ADAM VAN LEEUWEN, DDS

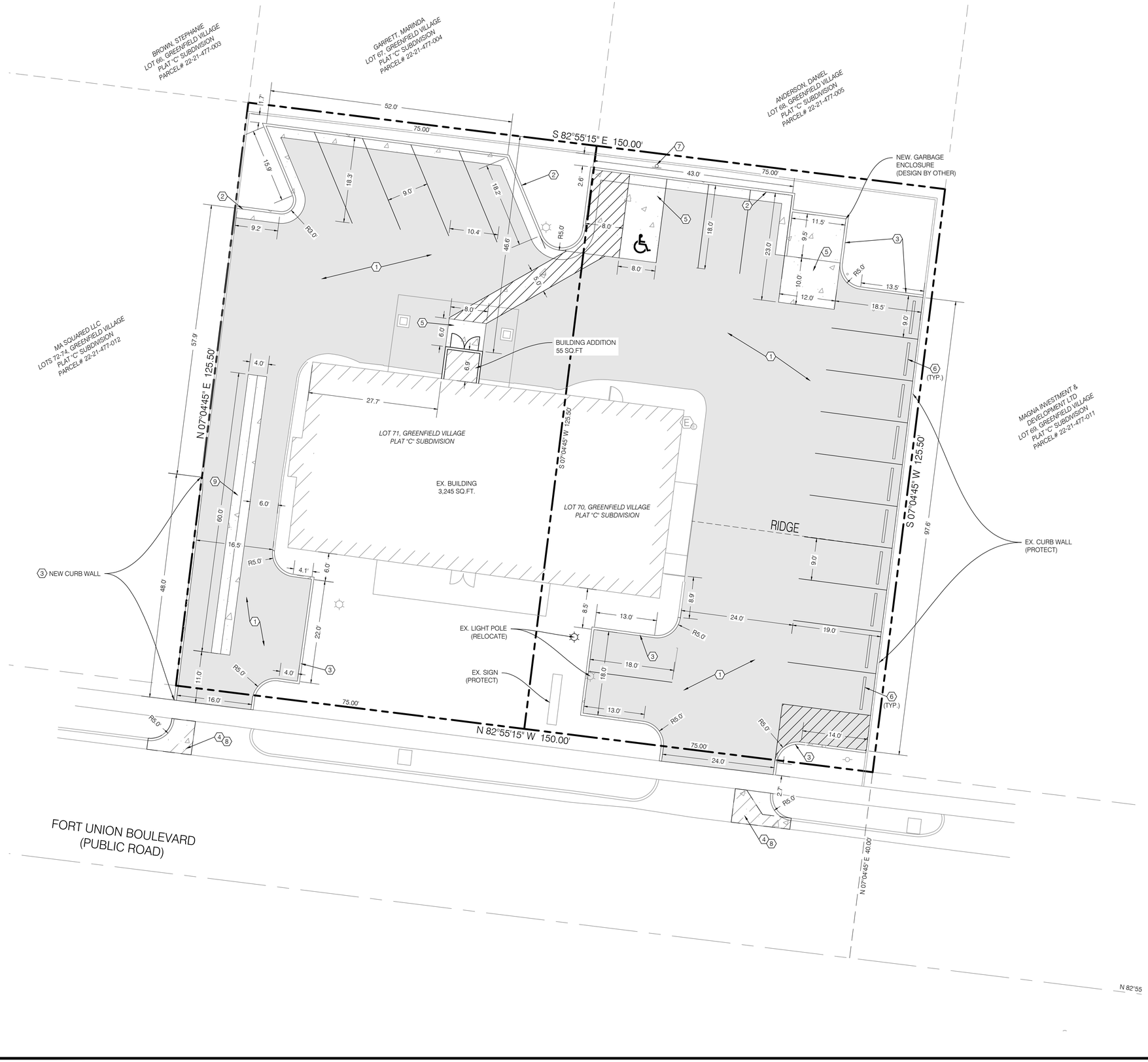
1845 EAST FORT UNION BOULEVARD
COTTONWOOD HEIGHTS, UTAH

Blue Stakes of UTAH 811
Bluestakes.org

PROJECT NO. 2403033

DEMO PLAN

CDP.01
1 OF 2



NORTH

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10ft.

CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPITON	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
2	CONCRETE CURB AND GUTTER PER APWA #205 TYPE 'A'	2/CDT.01
3	6" CURB WALL	
4	DRIVE APPROACH PER APWA #225	
5	CONCRETE PAVEMENT WITH GRANULAR BASE	1/CDT.01
6	7' WHEEL STOP	
7	ADA SIGN	1/CDT.02
8	SAWCUT	
9	4' WATERWAY	

AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	3,300	17.5
HARDSCAPE	12,620	67.1
LANDSCAPE	2,905	15.4
TOTAL	18,825	100.0

NOTE:
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.00%) SLOPE, THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE

PARKING COUNT		
PARTICULARS	PROVIDED	
	STANDARD	ADA
PARKING STALLS	21	1
TOTAL	22	

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 70. SEE NOTES 66, 70, 82, & 83 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH COTTENWOOD HEIGHTS CITY STANDARDS AND SPECIFICATIONS

Blue Stakes of UTAH811 Bluestakes.org

No.	DESCRIPTION	DATE

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
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SITE PLAN

CSP.01
2 OF 2