



KEVIN D. MOUSTY, ARCHITECT

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Seal:

A Project for:

# HIGHLAND MAINS SITE DEVELOPMENT

NEC OF UT-92 & 5300 W  
HIGHLAND, UT 84003

Client:

MNG

415 S. CEDROS ST.  
SOLANA BEACH, CA 92075  
Phone 714.408.6000

Revisions:

ADDENDUM D	10.23.24
ADDENDUM C	07.01.24
PC-1 / 2ND CITY SUBMITTAL	07.12.23
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Sheet Title:	--

SITE PLAN

Sheet #:

SA-001

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## SITE SUMMARY:

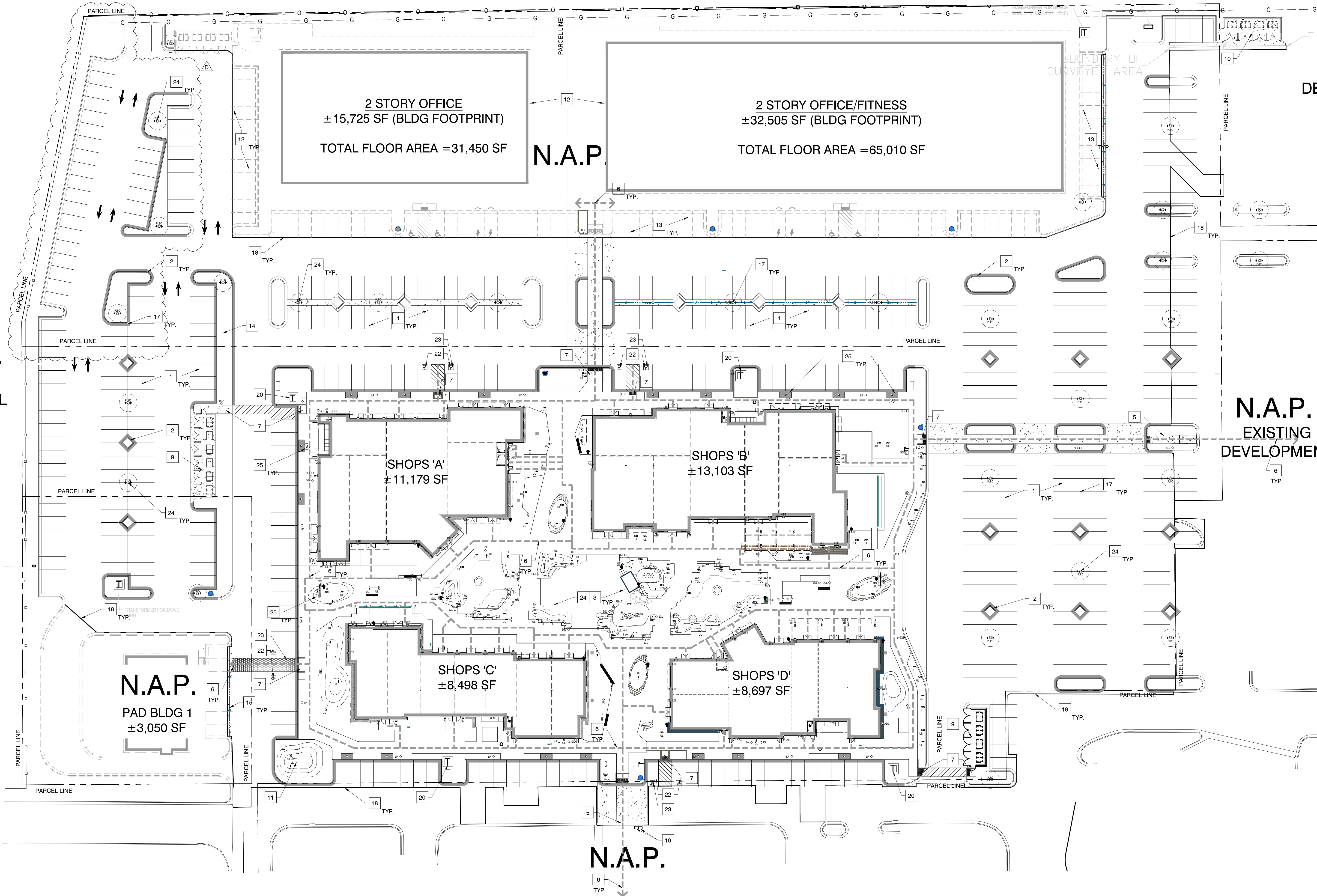
### SITE AREA

SITE AREA	±9.44 AC	±411,117
BUILDING AREA (INCLUDING FUT. BLDG'S)		92,671 SF
LAND TO BUILDING RATIO COVERAGE	3.44 / 1	22.54%

### PARKING REQUIREMENT

USE	BLDG. AREA	REQ'D STALLS
FITNESS CENTER @4/1000	65,010 SF	260 STALLS
OFFICE BLDG @4/1000	31,450 SF	126 STALLS
MARKET/RETAIL/SHOPS @ 4/1000	44,441 SF	178 STALLS
TOTAL BLDG AREA	140,901 SF	

TOTAL PARKING REQUIRED:	564 STALLS
PARKING PROVIDED:	564 STALLS
INCLUDING 14 ACCESSIBLE PARKING (7 VAN ACCESSIBLE AND 7 REGULAR ACCESSIBLE)	
PARKING RATIO:	4.00/1000



1. PRIOR TO PROCEEDING WITH ROUGH GRADING, CONTRACTOR TO COORDINATE TOP OF FINISH GRADES AT PERIMETER OF THE BUILDING AND ADJOINING AREA, WITH BUILDING DRAWINGS PREPARED BY KEVIN MOUSTY. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.
2. BUILDING PADS TO BE ROUGH GRADED AND COMPACTED PER THE SOILS REPORT OVER EXCAVATION TO EXTEND 10' BEYOND BUILDING LIMIT LINE (INCLUDING ADJOINING SIDEWALKS AND CONCRETE SLABS) AS INDICATED ON THE PLAN.
3. FOR EXTENT OF OFF-SITE WORK, REFER TO CIVIL DRAWINGS PROVIDE UTILITY MARKERS PER DETAILS 18A-002 AT ALL UTILITY STUBS TO FUTURE BUILDING AND PADS FOR FUTURE CONNECTION BY OTHERS.
4. PAINT ALL PIPE GUARDS HIGHWAY YELLOW (2 COATS) EXCEPT WHEN LOCATED IN PLANTED AREAS, PAINT DARK BROWN (2 COATS).
5. ALL PARKING SPACES, AISLES, ENTRANCES AND EXITS SHALL BE STRIPED PER CITY STANDARDS, HIGHWAY WHITE PAINT (2 COATS).
6. REFER TO GRADING PLAN FOR ADDITIONAL INFORMATION FOR GUTTERS, CURBS AND REDWOOD HEADER AT EDGE OF PAVEMENT.
7. REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE DIMENSIONS AND INFORMATION.
8. ALL SITE UTILITIES STUBBED TO BACK OF SIDEWALK CURB AND 10'-0" INSIDE REDWOOD HEADERS, AT PAD LOCATIONS, TYPICAL UNLESS NOTED OTHERWISE.
9. PROVIDE PIPEGUARDS AT ABOVE GROUND UTILITY EQUIPMENT AS REQUIRED BY GOVERNING AGENCIES. VERIFY EXACT NUMBER, TYPE AND LOCATION WITH UTILITY COMPANIES.
10. ALL CONSTRUCTION EQUIPMENT SHALL BE STORED UPON THE PROJECT SIDE, AND THEN ONLY UPON THOSE PORTIONS OF THE SITE THEN UNDER CONSTRUCTION.
11. ALL CONSTRUCTION VEHICLES SHALL BE EQUIPPED WITH MOST MODERN NOISE MUFFLERS AVAILABLE AND ALL ENGINES SHALL BE KEPT IN PROPER TUNE.
12. ALL CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED ONLY BETWEEN THE HOURS OF 7:00AM AND 5:00PM ON WEEKDAYS, AND 9:00AM TO 5:00PM ON SATURDAYS, AND PER GOVERNING AGENCIES' REGULATIONS, UNLESS SPECIFICALLY AUTHORIZED IN WRITING BY THE DIRECTOR OF PUBLIC WORKS.
13. GENERAL CONTRACTOR SHALL CONDUCT A SOILS TEST TO ASCERTAIN THE PRESENCE, IF ANY, OF TOXIC OR HAZARDOUS MATERIAL PRIOR TO COMMENCEMENT OF GRADING AND/OR CONSTRUCTION ON ANY POINT OF THE SITE.
14. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION AND SHALL REVIEW ALL TRAFFIC CONTROL MEASURES WITH THE DIRECTOR OF PUBLIC WORKS FOR HIS/HER APPROVAL PRIOR TO COMMENCEMENT OF CONSTRUCTION.
15. REFER TO MITIGATION MEASURES AND CONDITION OF APPROVAL FOR ADDITIONAL REQUIREMENTS. SAID REQUIREMENTS WILL TAKE PRECEDENCE OVER THESE GENERAL NOTES.
16. CONSTRUCTION EQUIPMENT MUST BE EQUIPPED WITH FULLY OPERATIONAL MUFFLERS / SPARK ARRESTORS.
17. TRUCKS HAULING DIRT, SAND, SOIL OR OTHER DEBRIS OFF-SITE SHALL BE COVERED AND WASHED PRIOR TO LEAVING SITE.
18. COMPLY WITH ALL COUNTY FIRE DEPARTMENT REQUIREMENTS REGARDING FIRE PROTECTION PRIOR TO STOCKPILING LUMBER AND DURING CONSTRUCTION.
19. GRADING ACTIVITIES WILL CEASE WHEN WINDS EXCEED 25 MPH AND DURING FIRST AND SECOND STAGE OZONE EPISODES.
20. SUBMIT RECYCLED MATERIALS CERTIFICATE TO PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION.
21. INSTALL 6' HIGH CHAIN LINK PERIMETER FENCING.  
A. THE CLEAN-UP OF CONSTRUCTION RELATED DIRT ON APPROACH ROUTE TO THE SITE.
22. DURING GRADING, EARTH MOVING OR EXCAVATION, DUST SHALL BE CONTROLLED BY REGULAR WATER, DUST PALLIATIVE OR OTHER DUST CONTROL / PREVENTIVE MEASURES.
24. IF EXCAVATION IS REQUIRED, OBTAIN EXCAVATION PERMIT FOR SEWER CUT FROM PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, (PHONE NUMBER), TO ARRANGE PAYMENT FOR INSTALLATION OF A SEWER SADDLE. THIS WORK MUST BE PERFORMED BY THAT AGENCY, 48 HR ADVANCE NOTICE IS REQUIRED.
25. REPAIR ANY DAMAGE TO PUBLIC IMPROVEMENTS RESULTING FROM CONSTRUCTION RELATED ACTIVITIES, INCLUDING, BUT NOT LIMITED TO IMPROVEMENT AND/OR DELIVERY OF EQUIPMENT, MATERIALS AND SOILS TO OR FROM THE SITE.

## GENERAL NOTES

SCALE	A
N/A	

1. PARKING STALL STRIPING ON ASPHALT CONCRETE PAVING. REFER TO CIVIL DRAWINGS.
2. LANDSCAPE PLANTER. REFER TO LANDSCAPE DRAWINGS.
3. PLAZA HARDSCAPE AND SITE FURNISHING. SEE LANDSCAPE DRAWINGS.
4. CONCRETE SIDEWALK, PART OF SITE CONTRACT. SEE LANDSCAPE DRAWINGS.
5. ON-SITE CONCRETE SIDEWALK TO MEET AND MATCH FLUSH WITH ADJACENT EXISTING SIDEWALK.
6. ACCESSIBLE PATH OF TRAVEL.
7. ACCESSIBLE RAMP. SEE CIVIL AND LANDSCAPE DRAWINGS.
8. PIPE GUARD, PART OF SITE CONTRACT. SEE DETAIL ( 22 / SA-002 ).
9. TRASH ENCLOSURE. SEE DETAIL ( 1 / SA-001 ).
10. FUTURE TRASH ENCLOSURE.
11. SHOPPING CENTER SIGN, N.I.C. REFER TO ELECTRICAL DRAWINGS.
12. LINE OF FUTURE PROPOSED BUILDING.
13. FUTURE PROPOSED PARKING STALLS.
14. LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS.
15. PROVIDE UTILITY MARKERS AT ALL UTILITY LINE STUBS INTO PAD AREAS.
16. REDWOOD HEADER, SEE DETAIL ( 20 / SA-002 ).
17. LIGHT FIXTURE. SEE LIGHTING DESIGN PLANS AND ELECTRICAL DRAWINGS. LIGHT STANDARD BASE. SEE DETAIL ( 6 / SA-002 ).
18. SAW-CUT LINE, SEE CIVIL DRAWINGS.
19. CENTRAL MAIL BOXES BY ( ) - MODEL ( ), COLOR TO BE ( ), PROVIDE COMPLETE INSTALLATION INCLUDING CONCRETE PAD AS REQUIRED.
20. ELECTRICAL TRANSFORMER WITH APPROVED PUBLIC UTILITY COMPANY PIPE GUARD PROTECTION. REFER TO CIVIL AND ELECTRICAL DRAWINGS.
21. AUTOMATIC FIRE SPRINKLER EQUIPMENT, REFER TO CIVIL DRAWINGS.
22. ACCESSIBLE PARKING STALLS, RAMP, STRIPING AND SIGN, SEE DETAIL ( 1 / SA-002 ) AND CIVIL DRAWINGS.
23. VAN ACCESSIBLE PARKING STALL.
24. OPEN PLAZA LIGHTING AND SITE LIGHTING SEE LIGHTING DESIGN PLANS AND ELECTRICAL DRAWINGS.
25. 28 LANDSCAPE SPEAKERS IN (4) ZONES, SEE ELECTRICAL PLANS FOR WIRING INFORMATION.

SITE PLAN

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