

LARSEN MILLER - OFFICE WAREHOUSE

251 WEST 3100 NORTH
HYDE PARK CITY, UTAH

DECEMBER 3, 2014
REVISED DECEMBER 17, 2014
REVISED JANUARY 31, 2015

LEGEND

---	PROPERTY LINE	⊙	EXISTING FIRE HYDRANT
---	EASEMENT LINE	⊙	PROPOSED FIRE HYDRANT
-4240.0	PROPOSED GRADE CONTOURS	⊙	EXISTING STREET LIGHT
-4240.0	EXISTING GRADE CONTOURS	⊙	PROPOSED STREET LIGHT
---	EXISTING CURB	⊙	PROPOSED PARKING LOT LIGHT
---	PROPOSED CURB AND GUTTER	⊙	EXISTING WATER METER
---	PROPOSED CURB WALL	⊙	EXISTING WATER VALVE
---	REVERSE PAN CURB & GUTTER	⊙	EXISTING GATE VALVE
---	EXISTING SEWER	⊙	EXISTING OVERHEAD POWER POLE
SS	PROPOSED SEWER	FFE	FINISHED FLOOR
---	EXISTING WATER	HW	HIGH WATER
W	PROPOSED WATER	TOG	TOP OF GRATE
---	EXISTING FIRE LINE	TOL	TOP OF LID
F	PROPOSED FIRE LINE	IE	INVERT ELEVATION
---	EXISTING STORM DRAIN	EX	EXISTING
SD	PROPOSED STORM DRAIN	NG	NATURAL GROUND
RD	PROPOSED ROOF DRAIN	TBC	TOP BACK OF CURB
---	EXISTING GAS	TA	TOP OF ASPHALT
G	PROPOSED GAS	TC	TOP OF CONCRETE
OHP	EXISTING OVERHEAD POWER	EC	EDGE OF CONCRETE
UGP	EXISTING UNDERGROUND POWER	EA	EDGE OF ASPHALT
UGP	PROPOSED UNDERGROUND POWER	TOW	TOP OF WALL
---	EXISTING TELEPHONE LINE	TG	TOP OF GRAVEL
T	PROPOSED TELEPHONE LINE	TL	TOP OF LANDSCAPING
FO	EXISTING FIBER OPTIC LINE	TS	TOP OF SIDEWALK
FO	PROPOSED FIBER OPTIC LINE	PROP	PROPOSED
▨	PROPOSED CONCRETE	55.0	TBC CALLOUT UNLESS OTHERWISE DESIGNATED
▨	PROPOSED ASPHALT		
▨	PROPOSED LANDSCAPING		



VICINITY MAP
NOT TO SCALE

SHEET INDEX

CV	COVER SHEET
C1	SITE PLAN
C1_1	PHASING PLAN
C2	GRADING & DRAINAGE PLAN
C3	UTILITY PLAN
C4_1	ROAD PLAN & PROFILE - 200 WEST
C4_2	UTILITY PLAN & PROFILE - 200 WEST
C4	DETAIL SHEET
C5	APWA DETAIL SHEET
C6	EROSION CONTROL PLAN (SWPPP)

PROJECT CONSTRUCTION NOTES:

- CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION, 1-800-662-4111.
- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- SEE SOILS REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIREMENTS.
- ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.
- ALL HANDICAP PARKING STALLS TO BE INSTALLED PER ADA STANDARDS. SLOPE ON ANY ADA STALL IS TO BE LESS THAN 2% IN ALL DIRECTIONS.
- CONTRACTOR TO VERIFY PRIOR TO ANY CONSTRUCTION THAT THE BUILDING AND BUILDING LOCATION SHOWN ON CIVIL DRAWINGS MATCHES THE ARCHITECTURAL PLANS.
- CONTRACTOR TO VERIFY, WITH ARCHITECT, THAT F.F. ELEVATION SHOWN ON CIVIL PLANS EQUALS THE ARCHITECTS 100.0' ELEVATION.
- CONTRACTOR TO REPLACE IN KIND ANY AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
- INSTALL ALL SIDEWALKS PER CITY STANDARDS OR APWA PLAN NO. 231, 235, AND 236 WHERE APPLICABLE.
- INSTALL ALL CONCRETE PAVEMENT JOINTS PER CITY STANDARDS OR APWA PLAN NO. 261.
- ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL PER APWA STANDARDS AND SPECIFICATIONS.
- ALL CATCH BASINS AND MANHOLES TO BE INSTALLED PER CITY STANDARDS.
- ALL STORM DRAIN PIPING TO BE CUT OFF FLUSH WITH INSIDE WALL OF DRAINAGE BOX. INSIDE WALL TO BE GROUTED SMOOTH WITH A NON-SHRINK GROUT.
- FOR STORM DRAIN INLET BOXES AND MANHOLES THE I.E. IN AND I.E. OUT ELEVATIONS ARE THE SAME UNLESS OTHERWISE CALLED OUT ON THE PLANS.
- ALL WATER LINES TO HAVE A MINIMUM 5' OF COVER WITH A MINIMUM VERTICAL CLEARANCE OF 1' OF COVER BETWEEN OTHER UTILITY LINES.
- THRUST BLOCKS TO BE INSTALLED PER APWA PLAN NO'S 561 AND 562. SEE DETAIL SHEET C6.
- CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
- THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.
- ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.

FIRE DEPARTMENT NOTES:

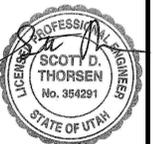
- FIRE HYDRANTS SHALL BE EQUIPPED WITH ONE 4 1/2" AND 2 1/2" OUTLETS, WHICH HAS NATIONAL STANDARD THREADS (NST).
- FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE CENTER LINE OF THE LOWEST CAP, NUT SHALL NOT BE CLOSER THAN 18" FROM THE FINISHED GRADE.
- FIRE HYDRANTS SHALL HAVE THE 4 1/2" BUTT FACING THE FIRE ACCESS ROADWAY.
- UNDERGROUND PIPING SHALL BE TESTED AT 200 PSIA FOR TWO HOURS. TEST CERTIFICATE SHALL BE PROVIDED TO FIRE DEPARTMENT OFFICE.
- BURNING OF TRASH, SCRAP WOOD OR OTHER MATERIALS IS A VIOLATION OF CITY ORDINANCE.
- A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.
- NEW FIRE HYDRANTS SHALL BE COLOR CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET.
- FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE PLACED AT THE BASE INLET OF THE FIRE HYDRANT.
- FIRE DEPARTMENT ACCESS ROADS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE FOOTINGS AND FOUNDATIONS OF ANY STRUCTURE. FIRE HYDRANTS SHALL BE ACCESSIBLE, OPERATIONAL AND MAINTAINED IN THAT CAPACITY.
- WATER LATERALS WHICH ARE 16 FOOT IN LENGTH OR LONGER SHALL BE PROVIDED WITH CONTROL VALVES AT THE TAP OF THE WATER MAIN AND AT THE FIRE HYDRANT.
- WATER LATERALS WHICH SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN PASSING UNDER OR THROUGH FOOTINGS OR FOUNDATION WALLS.



NO.	REVISIONS	BY	DATE
1	ADDED DUMPSTERS/CHANGE FIRE RISER		
2	COMMENTS		

CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

LARSEN MILLER - OFFICE WAREHOUSE
251 WEST 3100 NORTH, HYDE PARK CITY, UTAH
COVER SHEET



SHEET NO.	CV
PROJECT ID	A1027-01
DATE:	12/03/14
FILE NAME:	PRJ-HPL
SCALE:	1"=40'

CIVIL ENGINEER:

CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - PH: 801-949-6296

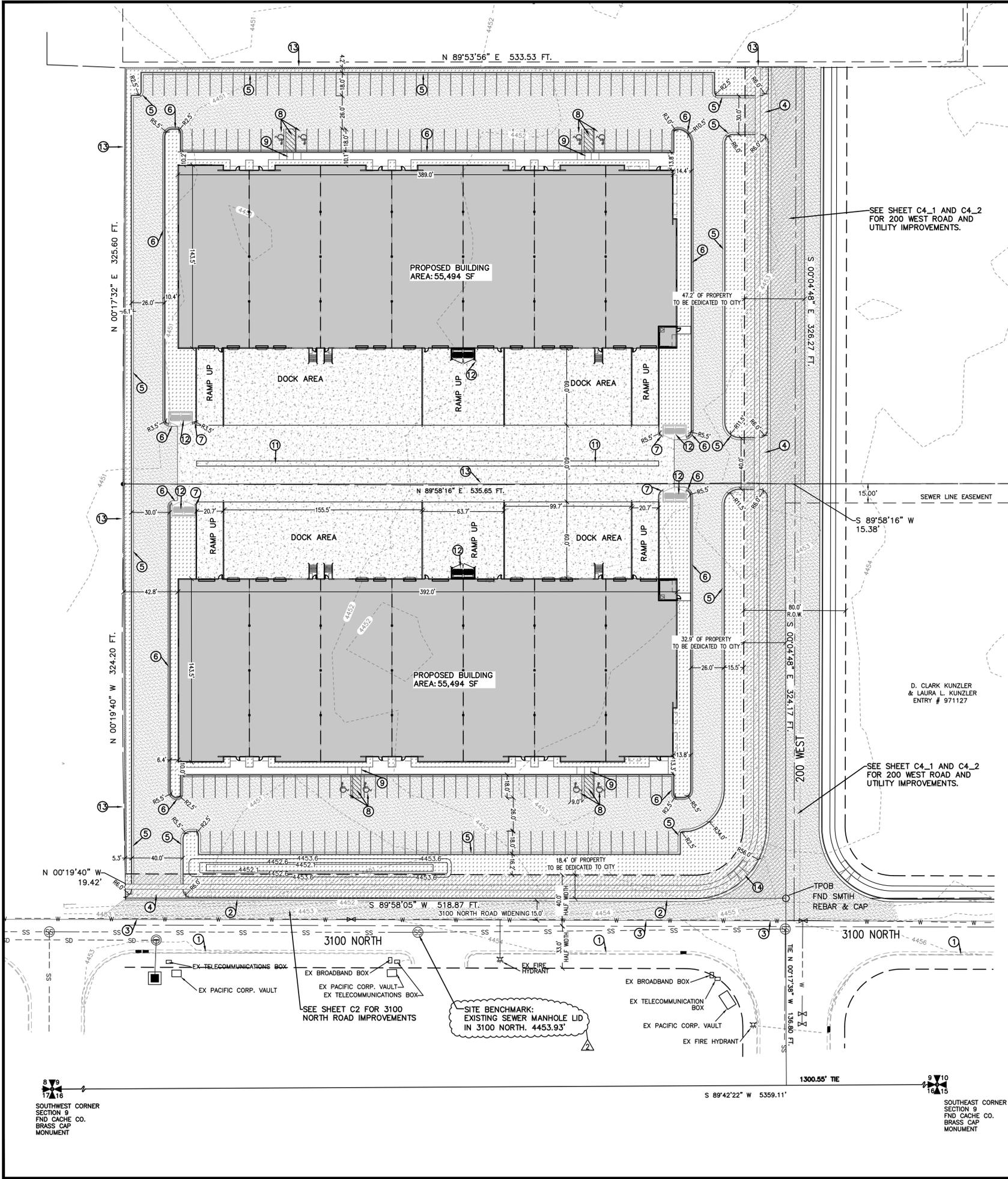
OWNER:

JASON LARSEN
LOGAN, UTAH 84341
CONTACT PERSON: JASON LARSEN
PH: (435) 753-9337

ARCHITECT:

AE URBIA
2875 SOUTH DECKER LAKE DRIVE, SUITE 275
SALT LAKE CITY, UTAH 84119
CONTACT PERSON: ANDREW BOLLSCHWEILER
PH: (801) 746-0456

CONTRACTOR



LOT AREAS:

TOTAL LOT	342,657 SQ. FT. / 7.87 ACRES
ROW DEDICATION	35,462 SQ. FT. / 0.81 ACRES
NET LOT	307,195 SQ. FT. / 7.05 ACRES
TOTAL LANDSCAPING	50,007 SQ. FT. / (16.28%)
PHASE I LOT	170,218 SQ. FT. / 3.91 ACRES
BUILDING FOOTPRINT	55,494 SQ. FT.
LANDSCAPING	20,582 SQ. FT. (15.03%)
ROW LANDSCAPING	6,741 SQ. FT. (4.92%)
ASPHALT	38,269 SQ. FT.
CONCRETE	55,873 SQ. FT.
PHASE II LOT	136,978 SQ. FT. / 3.14 ACRES
BUILDING FOOTPRINT	55,494 SQ. FT.
LANDSCAPING	15,500 SQ. FT. / (9.11%)
ROW LANDSCAPING	7,183 SQ. FT. / (4.22%)
ASPHALT	41,233 SQ. FT.
CONCRETE	24,751 SQ. FT.

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

PARKING REQUIREMENTS:

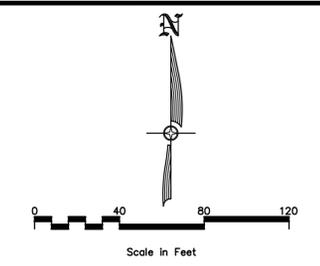
	SQ. FT.	CITY REQMT
PHASE I OFFICE	11,099 sq. ft. (ESTIMATED)	38 (1/EMP + 4)
PHASE I WAREHOUSING	44,395 sq. ft. (ESTIMATED)	45 (2/3 EMP)
PHASE II OFFICE	11,099 sq. ft. (ESTIMATED)	38 (1/EMP + 4)
PHASE II WAREHOUSING	44,395 sq. ft. (ESTIMATED)	45 (2/3 EMP)
TOTAL	166	

TOTAL PROVIDED:	174
ACCESSIBLE SPACES	6 (6 REQ'D - 151 to 200)

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

SITE PLAN NOTES:

- ① EXISTING CURB & GUTTER
- ② INSTALL 30" TYPE "A" CURB & GUTTER PER APWA PLAN NO 205C SEE SHT C6.
- ③ EXISTING EDGE OF ASPHALT
- ④ INSTALL DRIVE APPROACH PER APWA PLAN NO 225. SEE SHEET C6.
- ⑤ PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C5.
- ⑥ PROPOSED 24" REVERSE PAN CURB AND GUTTER. SEE DETAIL 3/C5.
- ⑦ PROPOSED 6" CURB WALL. SEE DETAIL 2/C5.
- ⑧ ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS.
- ⑨ ADA RAMP ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL SHEET C5.
- ⑩ PROPOSED 4' WIDE ROLL GUTTER. SEE DETAIL 6/C5.
- ⑪ PROPOSED TRASH DUMPSTER. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- ⑫ EXISTING FENCE AROUND PROPERTY, ON PROPERTY LINE, AND INSIDE THE PROPERTY BOUNDARIES TO BE REMOVED.
- ⑬ INSTALL ADA TANGENT CURB CUT ASSEMBLY PER APWA PLAN NO. 236-EXAMPLE 3. SEE SHEET C6.

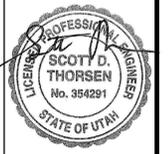


SEE COVER SHEET FOR PROJECT LEGEND
SHEET LEGEND
[Hatched Box] PROPERTY DEDICATION TO CITY

1	ADDED DUMPSTERS/CHANGE FIRE RISER	DATE	BY
2	COMMENTS	DATE	BY
REVISIONS		DATE	BY
DESIGNER: SDT		DATE	BY

CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
S.L.C. Utah 84119 - 801-949-6296

LARSEN MILLER - OFFICE WAREHOUSE
251 WEST 3100 NORTH, HYDE PARK CITY, UTAH
SITE PLAN

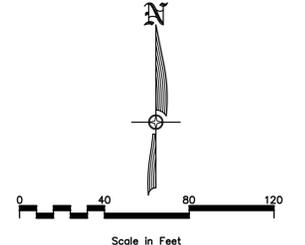
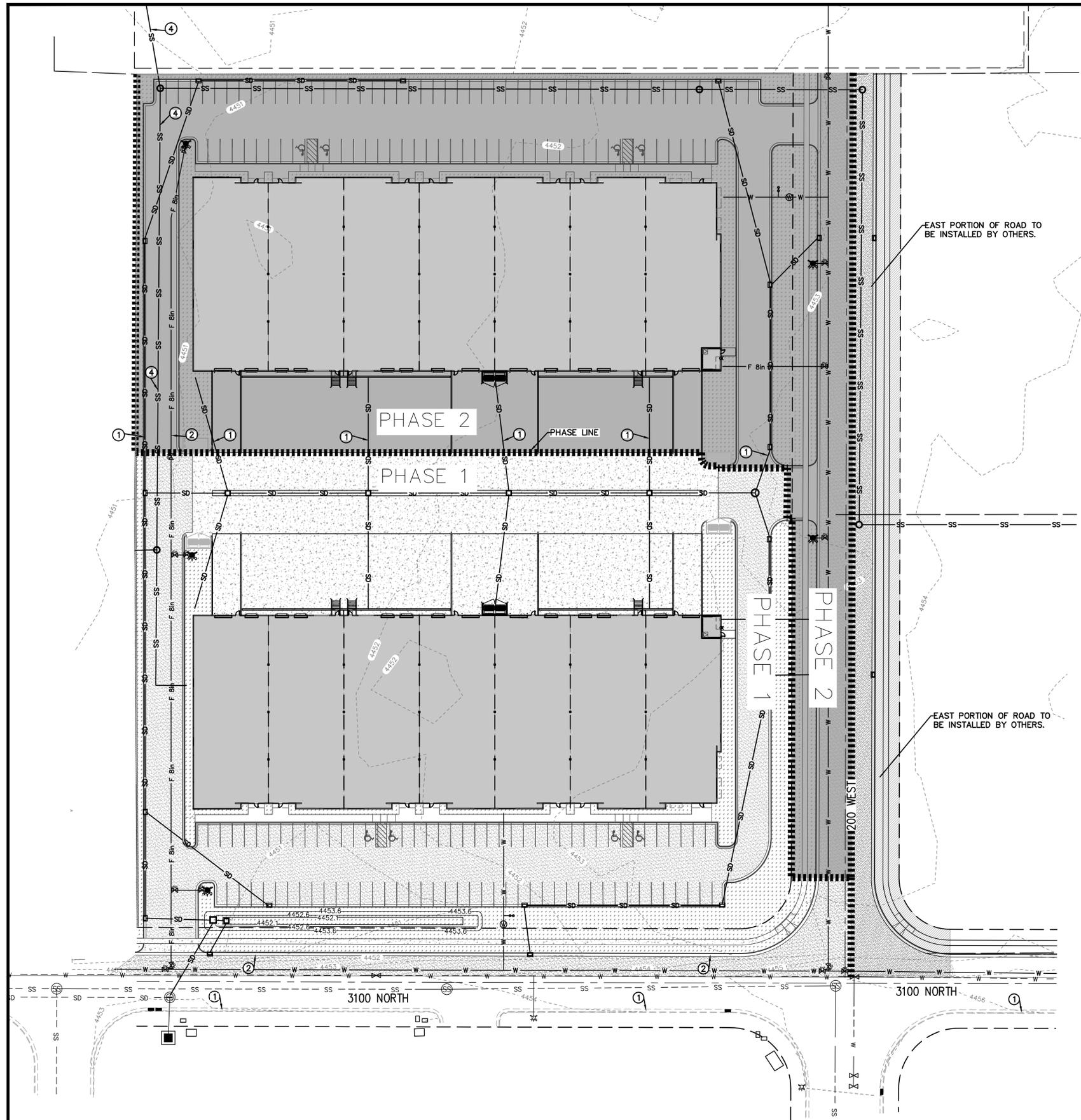


SHEET NO.	C1
PROJECT ID	A1027-01
DATE	12/03/14
FILE NAME	PRJ-HPL
SCALE	1"=40'



SOUTHWEST CORNER
SECTION 9
FND CACHE CO.
BRASS CAP
MONUMENT

SOUTHEAST CORNER
SECTION 9
FND CACHE CO.
BRASS CAP
MONUMENT



SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

- PHASE 2 CONSTRUCTION AREA
- EAST PORTION OF 200 WEST ROAD IMPROVEMENTS. NOT PART OF THIS PROJECT. TO BE INSTALLED BY ADJACENT PROPERTY OWNER WHEN IMPROVEMENTS ARE DONE TO THE ADJACENT PROPERTY TO THE EAST.
- PHASE LINE

- SITE PLAN NOTES:**
- ① INSTALL STORM DRAIN LINE 10' PAST PHASE LINE, CAP AND MARK FOR FUTURE USE.
 - ② INSTALL FIRE LINE 10' PAST PHASE LINE, CAP AND MARK FOR FUTURE USE.
 - ③ not used.
 - ④ SANITARY SEWER TO PROVIDE SERVICE TO THE PHASE 1 BUILDING, TO BE INSTALLED AS PART OF PHASE 1 CONSTRUCTION. COORDINATE WITH CITY FOR INSTALLATION OF SEWER MAIN.

1	ADDED DUMPSTERS/CHANGE FIRE RISER	SDT	12/17/14
2	COMMENTS	SDT	07/23/15
NO	REVISIONS	BY	DATE
		SDT	

CIR
ENGINEERING, L.L.C.
 3032 SOUTH 1030 WEST, SUITE 202
 SLC, Utah 84119 - 801-949-6296

LARSEN MILLER – OFFICE WAREHOUSE
 251 WEST 3100 NORTH, HYDE PARK CITY, UTAH
 PHASING PLAN



SHEET NO.	C1_1
PROJECT ID	A1027-01
DATE	12/03/14
FILE NAME	PRJ-HPL
SCALE	1"=40'

1	ADDED DUMPSTERS/CHANGE FIRE RISER	SDT	12/07/14
2	COMMENTS	SDT	07/23/15

NO	REVISIONS	BY	DATE

CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
S.L.C. Utah 84119 - 801-949-6296

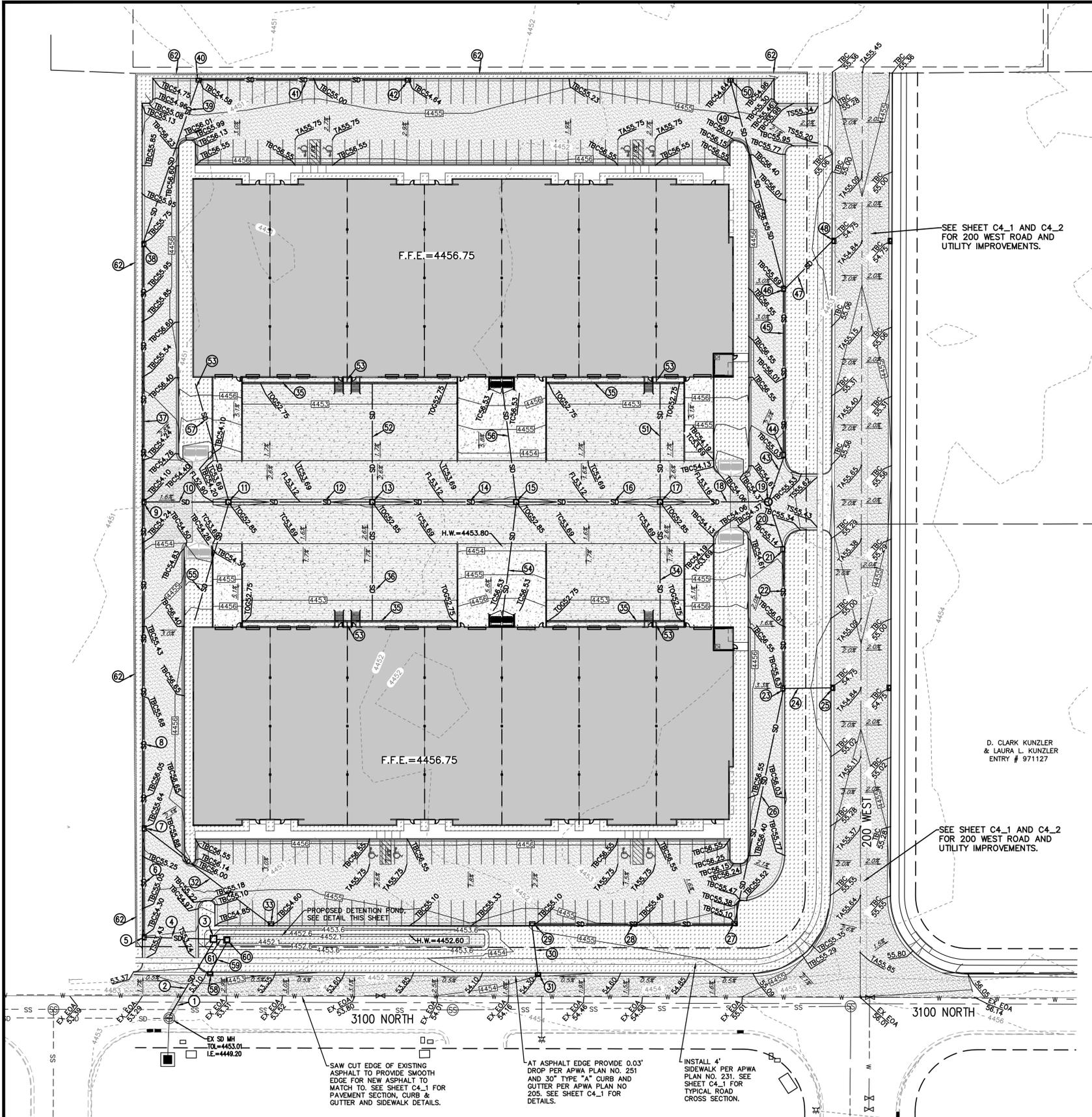
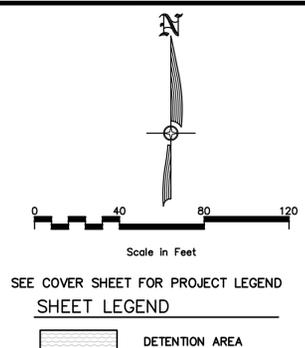
LARSEN MILLER - OFFICE WAREHOUSE
251 WEST 3100 NORTH, HYDE PARK CITY, UTAH

GRADING PLAN

PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

SHEET NO.
C2

PROJECT ID: A1027-01
DATE: 12/03/14
FILE NAME: PRJ-HPL
SCALE: 1"=40'



SEE SHEET C4_1 AND C4_2 FOR 200 WEST ROAD AND UTILITY IMPROVEMENTS.

D. CLARK KUNZLER & LAURA L. KUNZLER
ENTRY # 971127

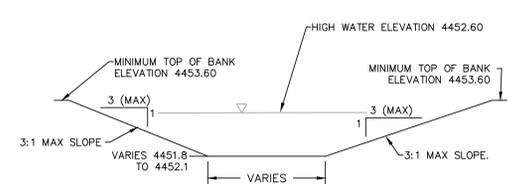
SEE SHEET C4_1 AND C4_2 FOR 200 WEST ROAD AND UTILITY IMPROVEMENTS.

- 1 SAW CUT EXISTING ASPHALT TO INSTALL LATERAL WORK TO BE DONE PER APWA PLAN NO 255 (ASPHALT CONCRETE "T" PATCH). SEE SHIT C6.
- 2 INSTALL 63'± OF 15" RCP, S=0.15%, CONNECT TO EXISTING MANHOLE IN ROAD AT I.E.=4449.30.
- 3 INSTALL 4"x4" STORM DRAIN BOX W/SNOUT OIL/WATER SEPARATOR, TOG= 4452.60, I.E.=4449.40, SUMP ELEVATION=4446.40.
- 4 INSTALL 48'± OF 15" ADS PIPE, S=0.15%.
- 5 INSTALL SD CURB INLET BOX W/5.7" ORIFICE PLATE, TOG=4453.80, I.E.=4449.47, SUMP=4446.47
- 6 INSTALL 76'± OF 15" ADS PIPE, S=0.15%.
- 7 INSTALL SD CURB INLET BOX, TOG=4455.14, I.E.=4449.58.
- 8 INSTALL 233'± OF 15" ADS PIPE, S=0.15%.
- 9 INSTALL SD CURB INLET BOX, TOG=4453.60, I.E.=4449.92.
- 10 INSTALL 60'± OF 15" ADS PIPE, S=0.15%.
- 11 INSTALL 3"x3" INLET BOX, TOG=4452.85, I.E.=4450.01
- 12 INSTALL 102'± OF 15" ADS PIPE, S=0.15%.
- 13 INSTALL 3"x3" INLET BOX, TOG=4452.85, I.E.=4450.16
- 14 INSTALL 102'± OF 15" ADS PIPE, S=0.15%.
- 15 INSTALL 3"x3" INLET BOX, TOG=4452.85, I.E.=4450.32
- 16 INSTALL 102'± OF 15" ADS PIPE, S=0.15%.
- 17 INSTALL 3"x3" INLET BOX, TOG=4452.85, I.E.=4450.47
- 18 INSTALL 77'± OF 15" ADS PIPE, S=0.15%.
- 19 INSTALL 5" DIAMETER SD MANHOLE, TOL=4455.4, I.E.=4450.59
- 20 INSTALL 35'± OF 15" ADS PIPE, S=0.15%.
- 21 INSTALL SD CURB INLET BOX, TOG=4454.64, I.E.=4450.65.
- 22 INSTALL 98'± OF 15" ADS PIPE, S=0.15%.
- 23 INSTALL SD CURB INLET BOX, TOG=4455.13, I.E.=4450.80.
- 24 INSTALL 36'± OF 15" ADS PIPE, S=1.3%.
- 25 INSTALL SD CURB INLET BOX PER APWA PLAN NO 315, SEE SHEET C4 & C6 TOG=4454.25, I.E.=4451.25.
- 26 INSTALL 172'± OF 15" ADS PIPE, S=0.15%.
- 27 INSTALL SD CURB INLET BOX, TOG=4454.60, I.E.=4451.06.
- 28 INSTALL 144'± OF 15" ADS PIPE, S=0.15%.
- 29 INSTALL SD CURB INLET BOX, TOG=4454.60, I.E.=4451.28.
- 30 INSTALL 38'± OF 15" ADS PIPE, S=0.17%.
- 31 INSTALL SD CURB INLET BOX PER APWA PLAN NO 315, SEE SHEET C6 TOG=4453.80, I.E.=4451.34.
- 32 INSTALL 114'± OF 12" ADS PIPE, S=1.8%.
- 33 INSTALL SD CURB INLET BOX, TOG=4454.10, I.E.=4451.60.
- 34 INSTALL 85'± OF 12" ADS PIPE, S=0.2%, CONNECT TO TRENCH DRAIN AT I.E.=4450.64
- 35 INSTALL TRENCH DRAIN, TOG=4452.75, SLOPE BOTTOM OF TRENCH DRAIN DOWN TOWARDS SD OUTLET PIPE AT S=0.5%
- 36 INSTALL 85'± OF 12" ADS PIPE, S=0.4%, CONNECT TO TRENCH DRAIN AT I.E.=4450.50
- 37 INSTALL 184'± OF 15" ADS PIPE, S=0.2%.
- 38 INSTALL SD CURB INLET BOX, TOG=4455.25, I.E.=4450.29.
- 39 INSTALL 124'± OF 12" ADS PIPE, S=0.6%.
- 40 INSTALL SD CURB INLET BOX, TOG=4455.25, I.E.=4451.04.
- 41 INSTALL 149'± OF 10" ADS PIPE, S=0.4%.
- 42 INSTALL SD CURB INLET BOX, TOG=4454.14, I.E.=4451.64.
- 43 INSTALL 35'± OF 15" ADS PIPE, S=0.15%.
- 44 INSTALL SD CURB INLET BOX, TOG=4454.53, I.E.=4450.65.
- 45 INSTALL 117'± OF 15" ADS PIPE, S=0.15%.
- 46 INSTALL SD CURB INLET BOX, TOG=4455.19, I.E.=4450.83.
- 47 INSTALL 49'± OF 15" ADS PIPE, S=0.9%.
- 48 INSTALL SD CURB INLET BOX PER APWA PLAN NO 315, SEE SHEET C4 & C6 TOG=4454.25, I.E.=4451.25.
- 49 INSTALL 154'± OF 12" ADS PIPE, S=0.5%.
- 50 INSTALL SD CURB INLET BOX, TOG=4454.14, I.E.=4451.64.
- 51 INSTALL 84'± OF 12" ADS PIPE, S=0.2%, CONNECT TO TRENCH DRAIN AT I.E.=4450.64
- 52 INSTALL 84'± OF 12" ADS PIPE, S=0.4%, CONNECT TO TRENCH DRAIN AT I.E.=4450.50
- 53 CONNECT ROOF DRAIN TO TRENCH DRAIN.
- 54 INSTALL 85'± OF 8" ADS PIPE, S=4.0% END 5' FROM BUILDING, I.E.=4453.75 AND SEE MECHANICAL PLANS FOR CONTINUATION TO ROOF DRAIN.
- 55 INSTALL 87'± OF 8" ADS PIPE, S=4.3% END 5' FROM BUILDING, I.E.=4453.75 AND SEE MECHANICAL PLANS FOR CONTINUATION TO ROOF DRAIN.
- 56 INSTALL 85'± OF 8" ADS PIPE, S=4.0% END 5' FROM BUILDING, I.E.=4453.75 AND SEE MECHANICAL PLANS FOR CONTINUATION TO ROOF DRAIN.
- 57 INSTALL 87'± OF 8" ADS PIPE, S=4.3% END 5' FROM BUILDING, I.E.=4453.75 AND SEE MECHANICAL PLANS FOR CONTINUATION TO ROOF DRAIN.
- 58 INSTALL SD CURB INLET BOX PER APWA PLAN NO 315, SEE SHEET C6 TOG=4452.60, I.E.=4450.60.
- 59 INSTALL 26'± OF 12" ADS PIPE, S=3.0%.
- 60 INSTALL 3"x3" INLET BOX W/3.0" ORIFICE PLATE, TOG=4451.80, I.E.=4449.80, SUMP=4446.80
- 61 INSTALL 7'± OF 12" ADS PIPE, S=5.7%.
- 62 CONTRACTOR TO INSTALL KEYSTONE OR ROCK RETAINING WALL ALONG PROPERTY LINE. MAX HEIGHT NOT TO EXCEED 3 FEET. HEIGHT OF WALL TO BE SUFFICIENT TO ALLOW FOR LANDSCAPE SLOPE BETWEEN CURB AND WALL TO NOT EXCEED 2H:1V. IF CONTRACTOR HAS WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNER TO GRADE ONTO THE ADJACENT PROPERTY, THE RETAINING WALL MAY BE OMITTED AND 2H:1V LANDSCAPE SLOPE PROVIDED.

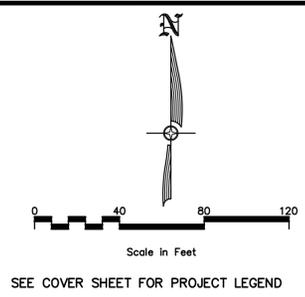
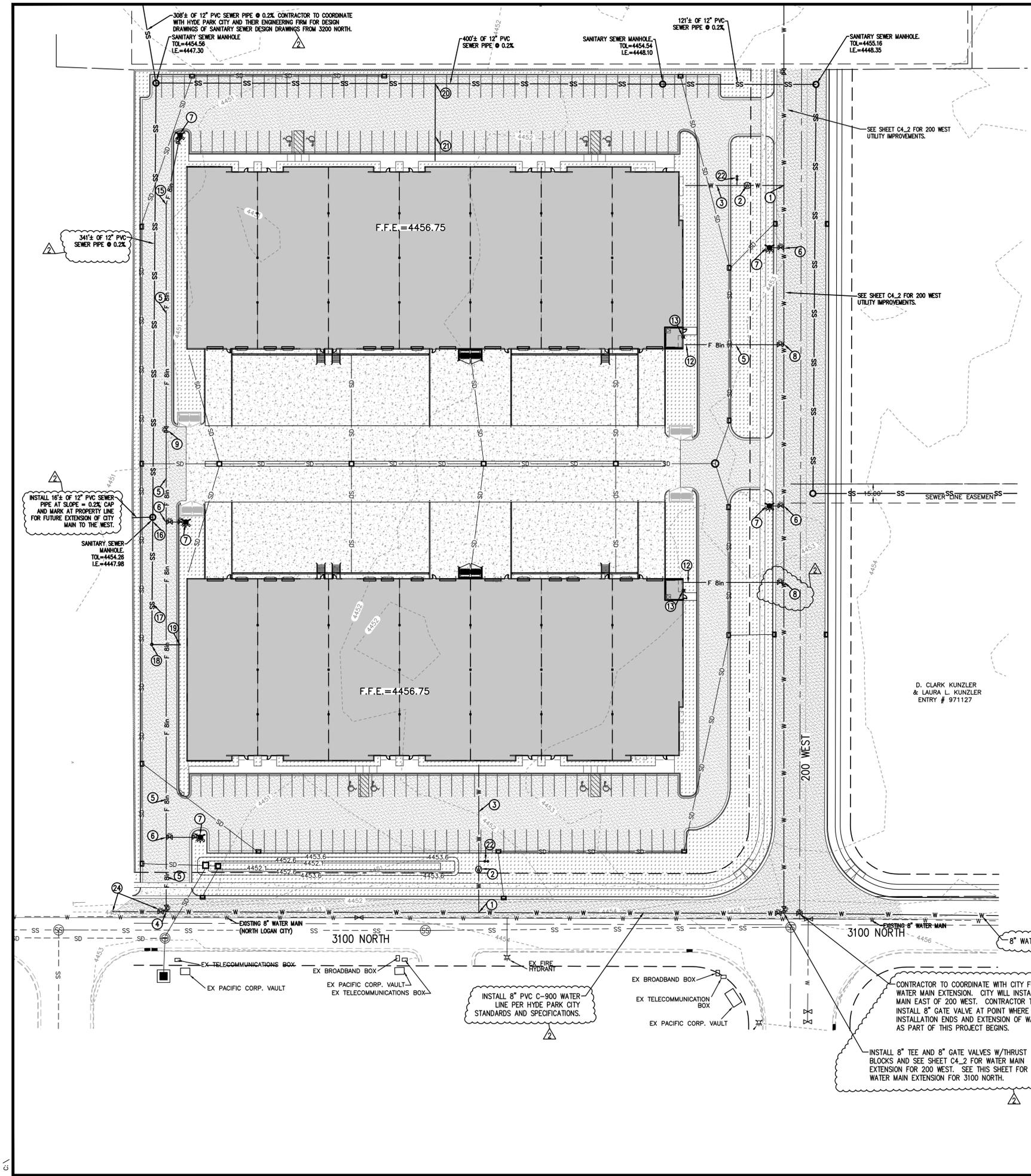
SAW CUT EDGE OF EXISTING ASPHALT TO PROVIDE SMOOTH EDGE FOR NEW ASPHALT TO MATCH TO. SEE SHEET C4_1 FOR PAVEMENT SECTION, CURB & GUTTER AND SIDEWALK DETAILS.

AT ASPHALT EDGE PROVIDE 0.03' DROP PER APWA PLAN NO. 251 AND 30" TYPE "A" CURB AND GUTTER PER APWA PLAN NO 205. SEE SHEET C4_1 FOR DETAILS.

INSTALL 4" SIDEWALK PER APWA PLAN NO. 231. SEE SHEET C4_1 FOR TYPICAL ROAD CROSS SECTION.



DETENTION POND CROSS-SECTION (TYP)
N.T.S.



- ① INSTALL 2" TYPE K COPPER PIPE WATER LATERAL. LATERAL TO BE INSTALLED PER APWA STND PLAN 552.
- ② CONTRACTOR TO INSTALL 2" METER AND METER BOX PER APWA PLAN NO. 522 AND NO. 505 AND 502.
- ③ INSTALL 2" TYPE K COPPER PIPE TO PROPOSED BUILDING. END WATER LINE 5' FROM BUILDING AND SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
- ④ INSTALL 8" TEE AND 8" GATE VALVES W/THRUST BLOCKS
- ⑤ INSTALL 8" PVC C-900 FIRE LINE PER CITY STANDARDS AND SPECIFICATIONS.
- ⑥ INSTALL 8"x6" TEE W/6" GATE VALVE AND THRUST BLOCKS
- ⑦ INSTALL FIRE HYDRANT ASSEMBLY WITH VALVE PER APWA PLAN NO. 511
- ⑧ INSTALL 8" TEE W/8" GATE VALVE AND THRUST BLOCKS
- ⑨ INSTALL 8" GATE VALVE W/THRUST BLOCKS
- ⑩ not used.
- ⑪ not used.
- ⑫ END 8" PVC C-900 FIRE LINE 5' FROM BUILDING, SEE MECHANICAL PLANS FOR CONTINUATION TO FIRE RISER.
- ⑬ INSTALL WALL MOUNTED FDC PER CITY STANDARDS.
- ⑭ not used.
- ⑮ INSTALL 8" 11.25" BEND W/THRUST BLOCKS
- ⑯ INSTALL 6" PVC SEWER LATERAL, CONNECT TO PROPOSED MANHOLE AT 0.2' ABOVE OUTFLOW PIPE, 4448.18.
- ⑰ INSTALL 100'± OF 6" SEWER PIPE AT SLOPE = 2.43%
- ⑱ INSTALL 6" 90° BEND AND 6" CLEANOUT WYE. I.E.=4450.61, TOL=MATCH TOP OF PAVEMENT ELEVATION.
- ⑲ INSTALL 23'± OF 6" PVC SEWER PIPE, S=1.7%. END PIPE 5' FROM BUILDING, I.E.=4451.0, AND SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
- ⑳ CONNECT PROPOSED 6" SEWER LATERAL TO PROPOSED 12" SEWER MAIN PER APWA PLAN NO 431. I.E. OF 12" MAIN=4447.74, I.E. OF 6" LATER = 4448.74
- ㉑ INSTALL 60'± OF 6" PVC SEWER PIPE, S=5.4%. END PIPE 5' FROM BUILDING, I.E.=4452.0, AND SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
- ㉒ INSTALL 1-1/4" IRRIGATION LATERAL W/BACKFLOW PREVENTOR AND STOP & WASTE. SEE IRRIGATION PLANS FOR DETAILS.
- ㉓ not used.
- ㉔ END 8" PVC C-900 CITY WATER MAIN EXTENSION 5' PAST EDGE OF ASPHALT. CAP AND MARK FOR FUTURE EXTENSION. KEEP 8" GATE VALVE DIRECTLY TO THE EAST CLOSED UNTIL FUTURE EXTENSION IS DONE.

NO	REVISIONS	BY	DATE
1	ADDED DUMPSTERS/CHANGE FIRE RISER		
2	COMMENTS		

DESIGNER: SDT
PROJECT ENGINEER: SDT

CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
S.L.C. Utah 84119 - 801-949-6296

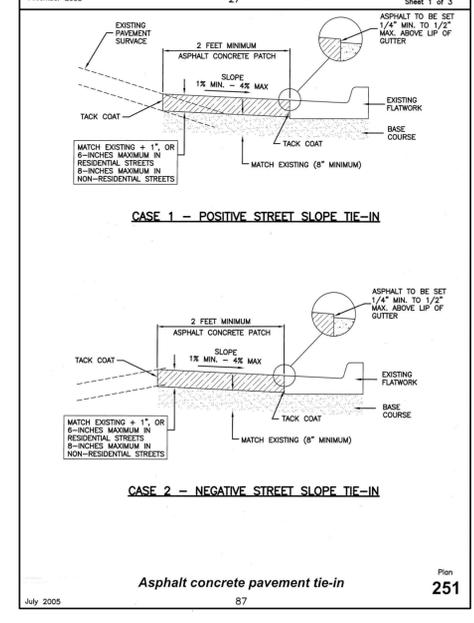
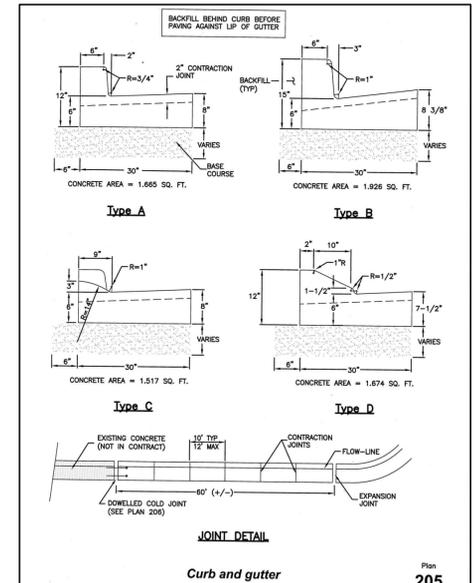
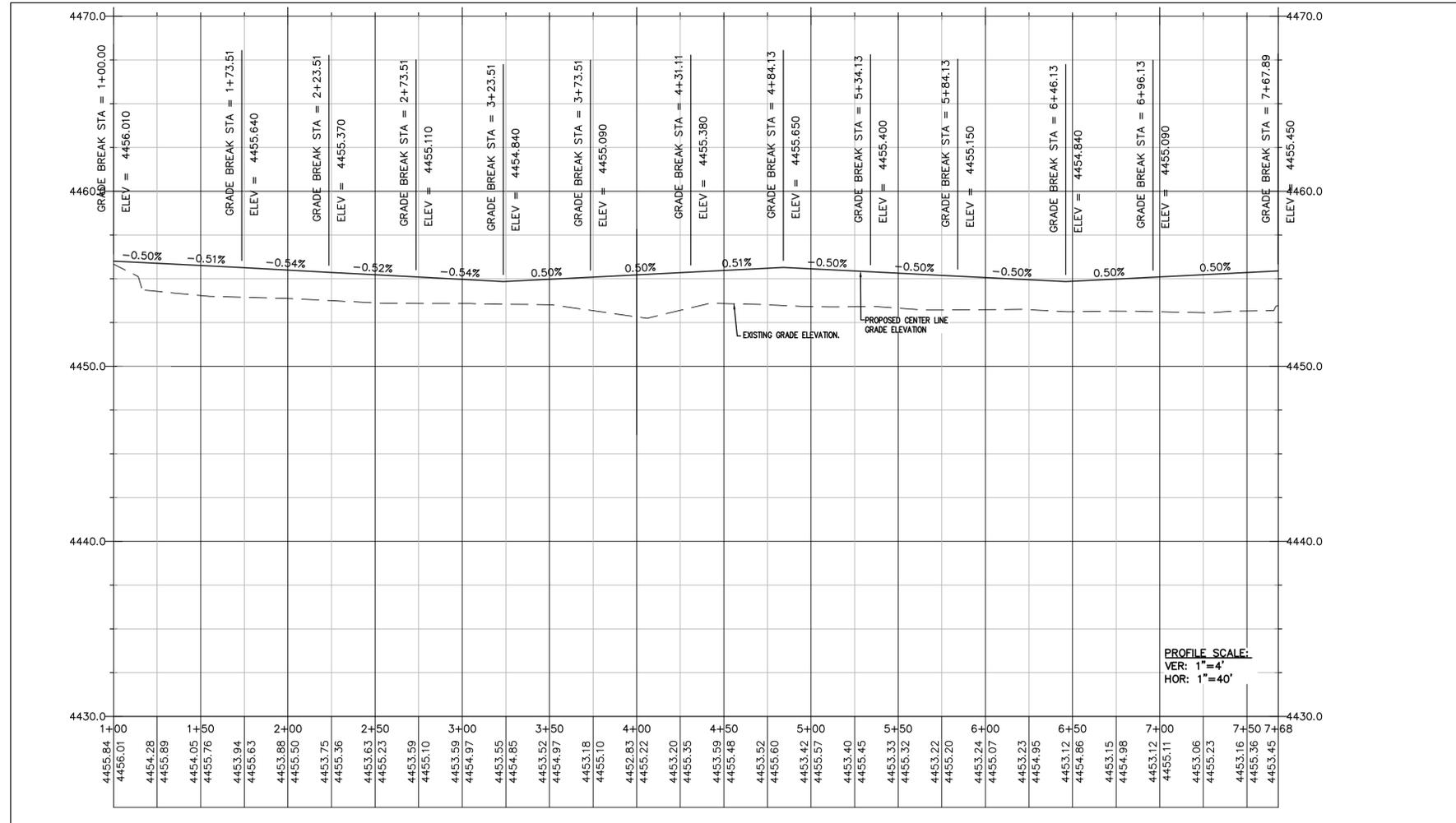
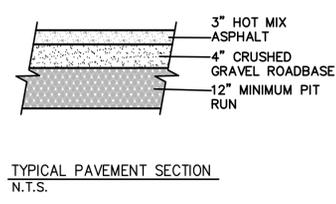
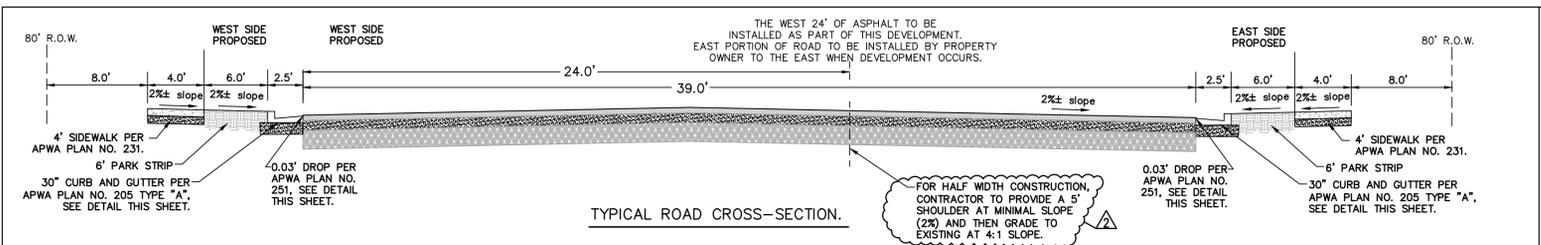
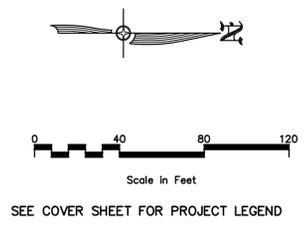
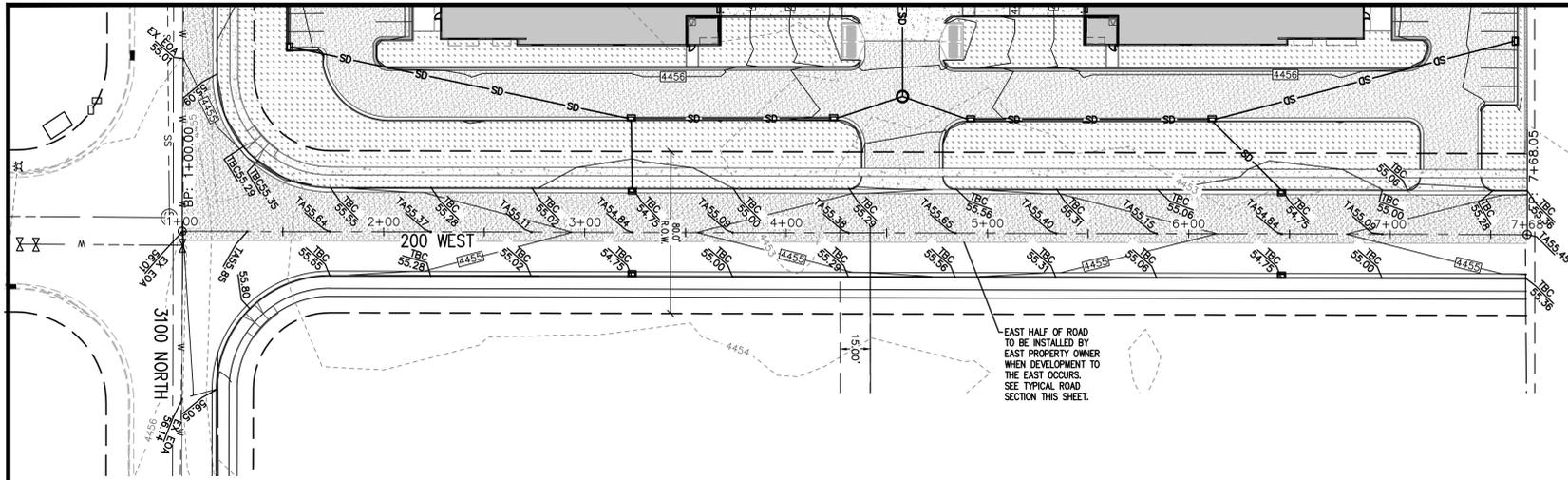
LARSEN MILLER - OFFICE WAREHOUSE
251 WEST 3100 NORTH, HYDE PARK CITY, UTAH
UTILITY PLAN



SHEET NO.
C3

PROJECT ID: A1027-01
DATE: 12/03/14
FILE NAME: PRJ-HPL
SCALE: 1"=40'

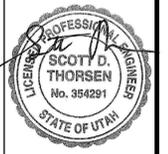




1	ADDED DUMPSTERS/CHANGE FIRE RISER	SDT 12/17/14	BY DATE
2	COMMENTS	SDT 07/23/15	PROJECT ENGINEER: SDT
NO.	REVISIONS		

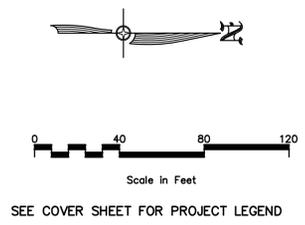
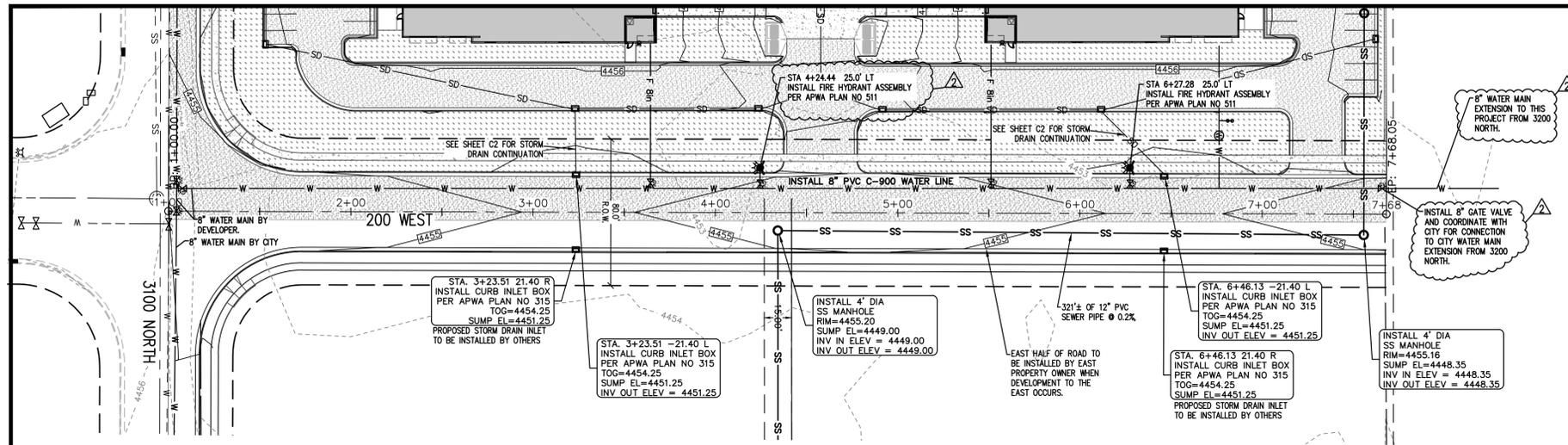
CIR
ENGINEERING, L.L.C.
 3032 SOUTH 1030 WEST, SUITE 202
 SLC, Utah 84119 - 801-949-6296

LARSEN MILLER - OFFICE WAREHOUSE
 251 WEST 3100 NORTH, HYDE PARK CITY, UTAH
 ROAD PLAN & PROFILE SHEET-200 WEST



SHEET NO. **C4_1**
 PROJECT ID: A1027-01 DATE: 12/03/14
 FILE NAME: PRJ-HPL SCALE: 1"=40'





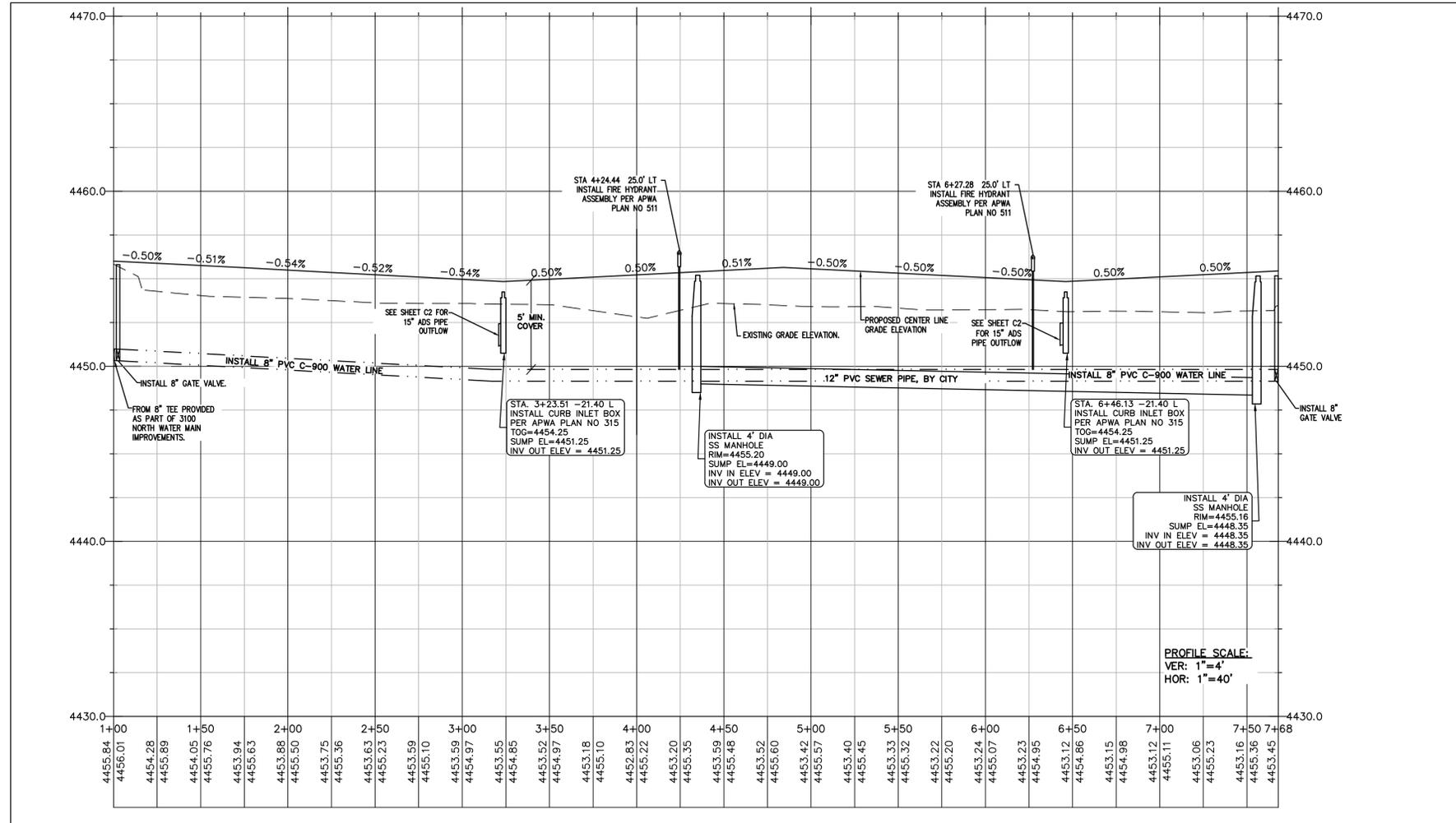
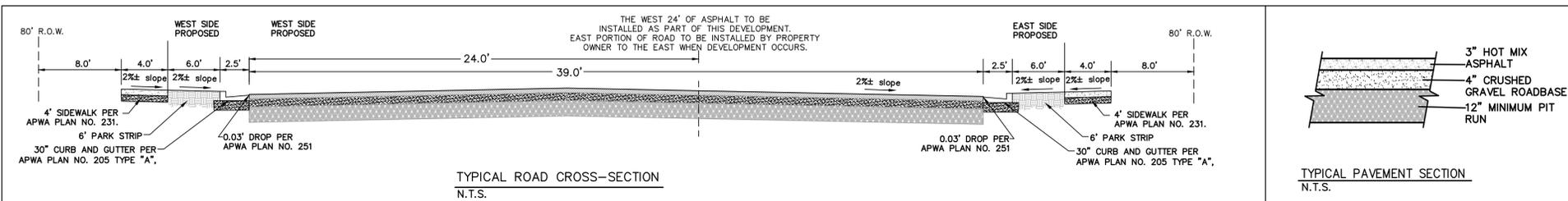
1	ADDED DUMPSTERS/CHANGE FIRE RISER	SDT	12/17/14
2	COMMENTS	SDT	07/23/15

REVISIONS
NO. BY DATE
DESIGNER: SDT
PROJECT ENGINEER: SDT

CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
S.L.C. Utah 84119 - 801-949-6296

LARSEN MILLER - OFFICE WAREHOUSE
251 WEST 3100 NORTH, HYDE PARK CITY, UTAH

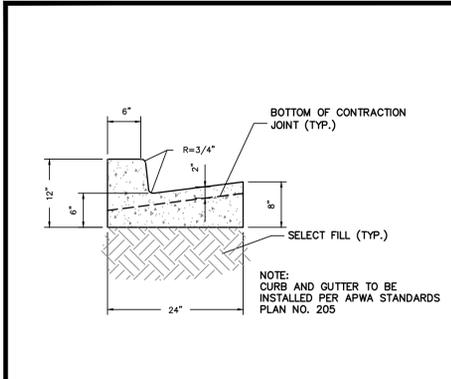
UTILITY PLAN & PROFILE SHEET-200 WEST



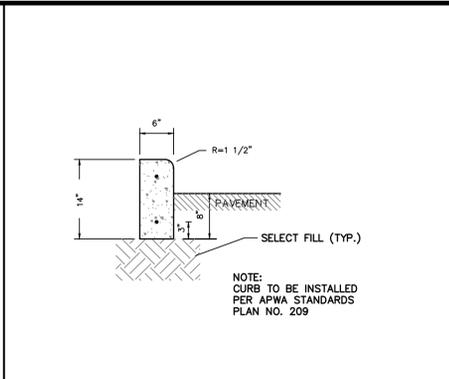
PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH



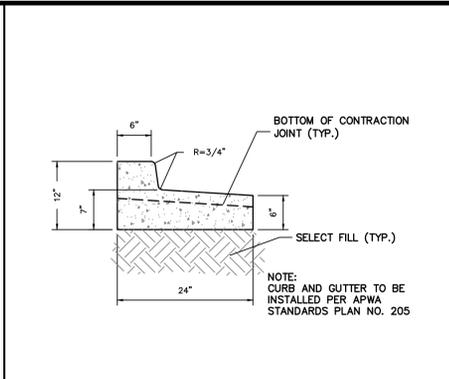
SHEET NO. C4_2
PROJECT ID: A1027-01
DATE: 12/03/14
FILE NAME: PRJ-HPL
SCALE: 1"=40'



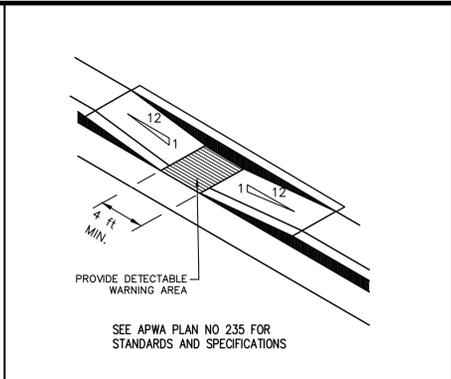
1 24" CURB & GUTTER
N.T.S.



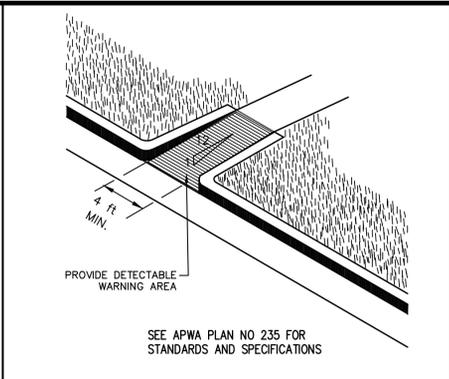
2 6" CURB WALL
N.T.S.



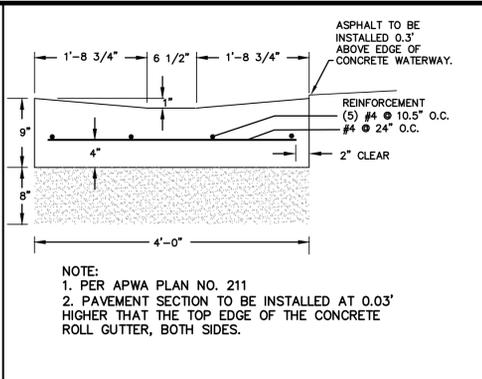
3 24" REVERSE PAN CURB & GUTTER
N.T.S.



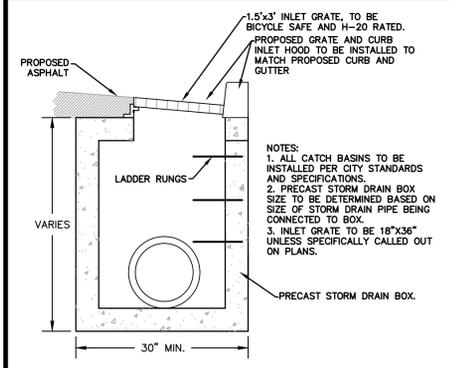
4 ADA RAMP
N.T.S.



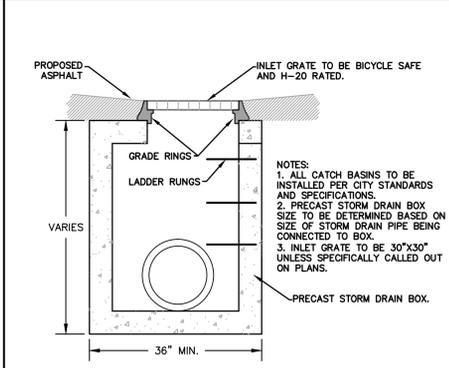
5 ADA RAMP
N.T.S.



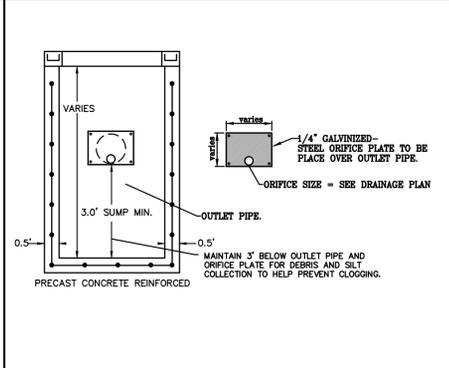
6 4"-0" ROLL GUTTER
N.T.S.



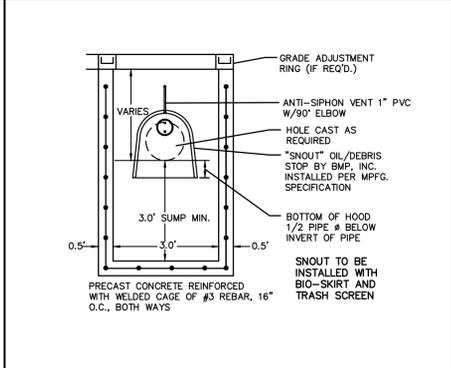
7 STANDARD STORM DRAIN CURB INLET BOX
N.T.S.



8 STANDARD STORM DRAIN INLET BOX
N.T.S.



9 ORIFICE PLATE
N.T.S.



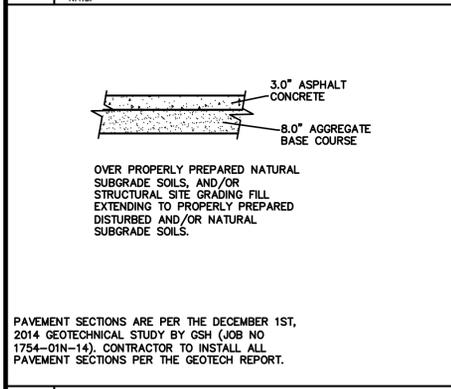
10 SNOOT OIL & DEBRIS STOP
N.T.S.



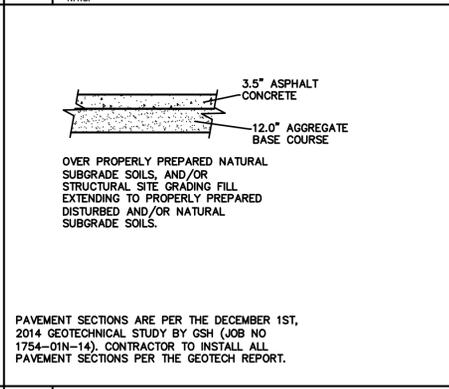
11



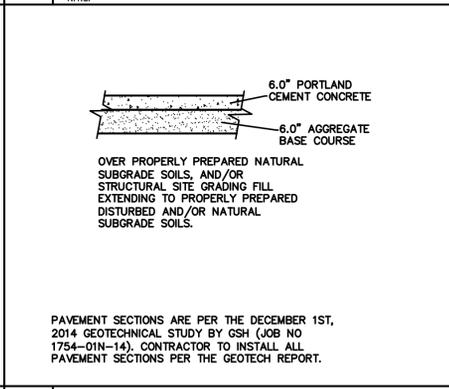
12



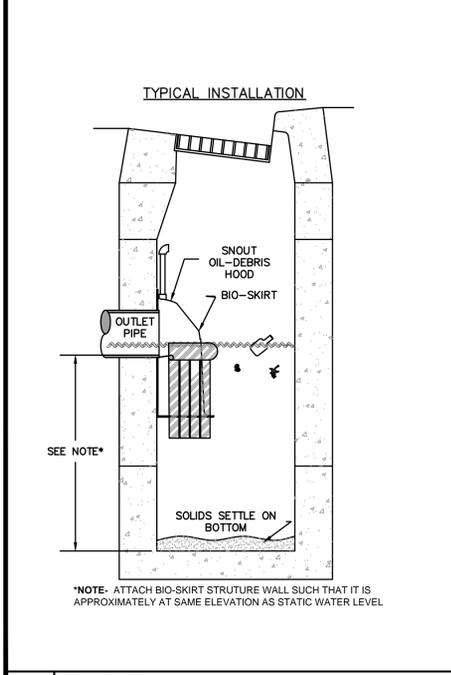
13 ASPHALT PAVEMENT SECTION(PARKING AREAS)
N.T.S.



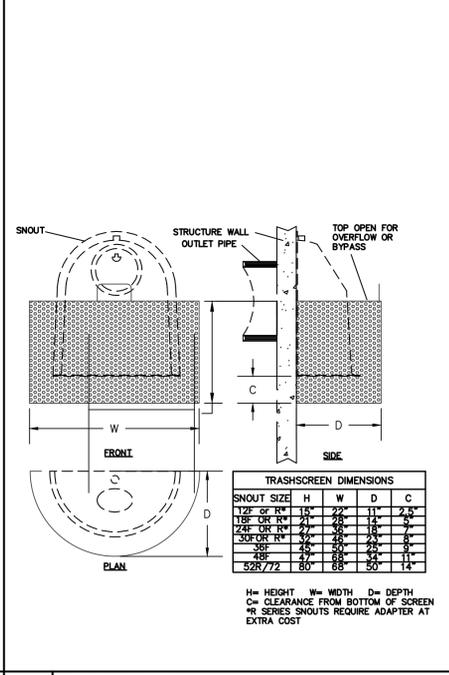
14 ASPHALT PAVEMENT SECTION(DRIVE AREAS)
N.T.S.



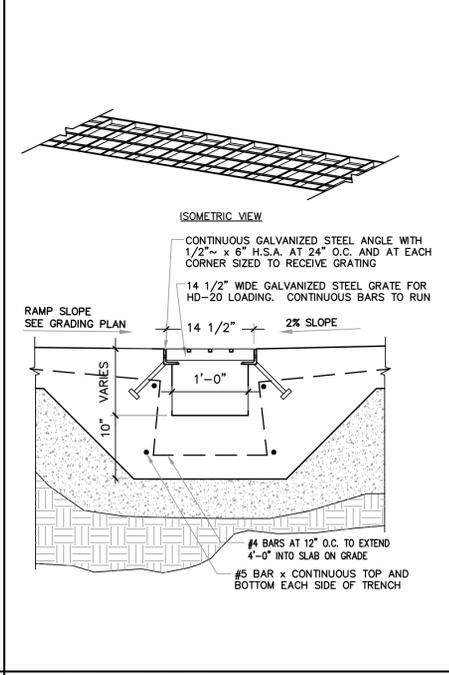
15 CONCRETE PAVEMENT SECTION(DRIVE AREAS)
N.T.S.



13 BIO SKIRT
N.T.S.



14 TRASH SCREEN
N.T.S.



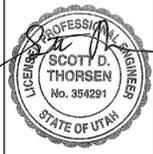
DOCK TRENCH DRAIN
N.T.S.

1	ADDED DIMENSIONS/CHANGE FIRE RISER	SDT 12/07/14
2	COMMENTS	SDT 07/23/15

REVISIONS
NO. DATE
BY DATE
DESIGNER: SDT
PROJECT ENGINEER: SDT

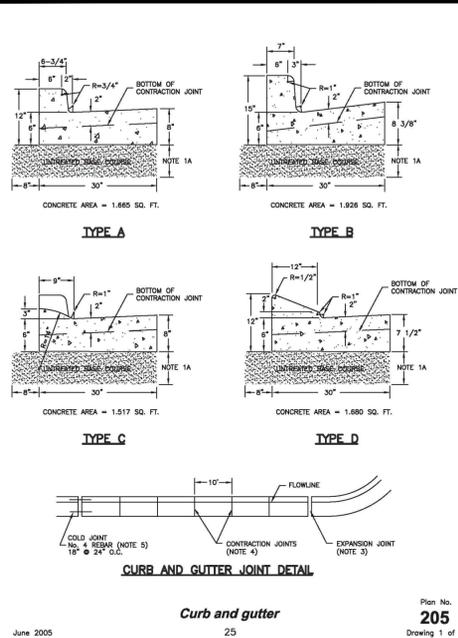
CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
S.L.C. Utah 84119 - 801-949-6296

LARSEN MILLER - OFFICE WAREHOUSE
251 WEST 3100 NORTH, HYDE PARK CITY, UTAH
DETAIL SHEET

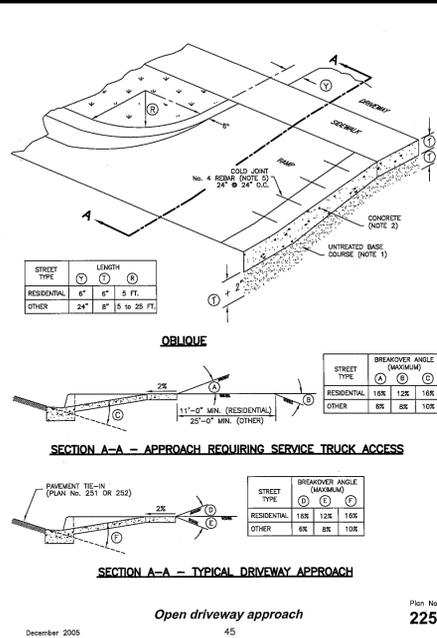


SHEET NO. C5
PROJECT ID: A1027-01
DATE: 12/03/14
FILE NAME: PRJ-HPL
SCALE:

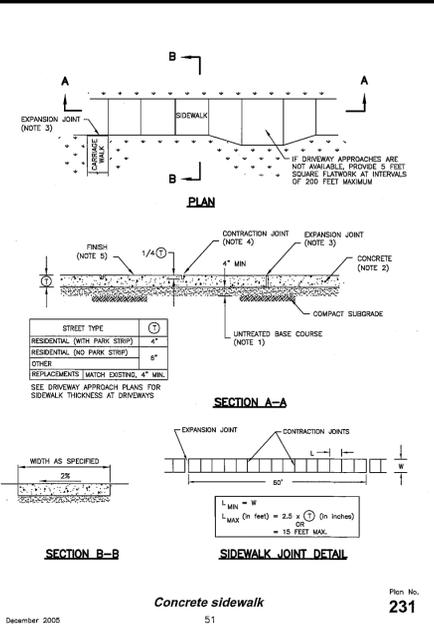




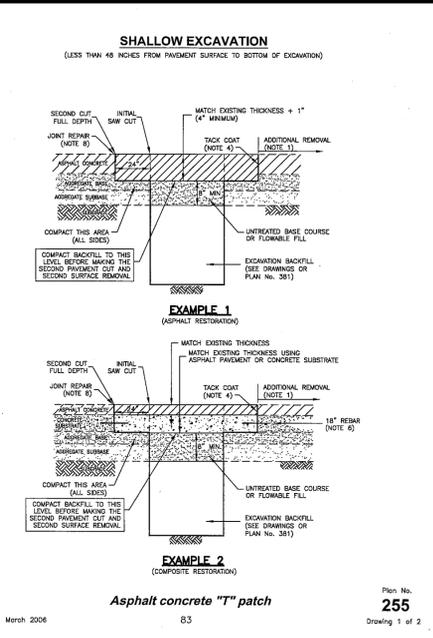
Curb and gutter
25
Plan No. 205
Drawing 1 of 2
June 2005



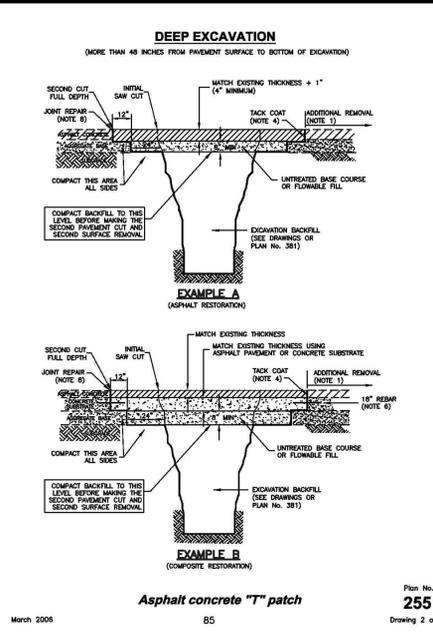
Open driveway approach
45
Plan No. 225
December 2005



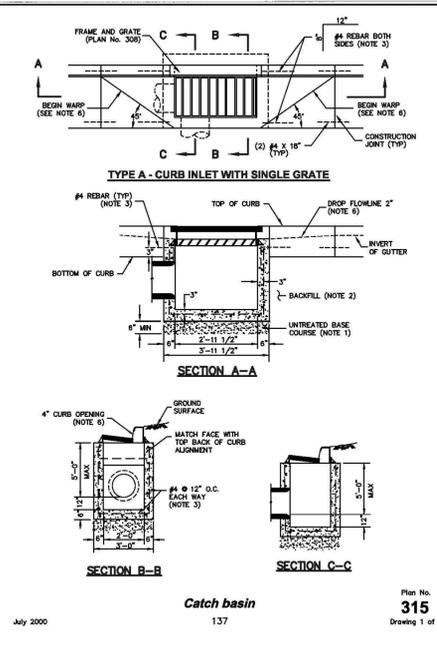
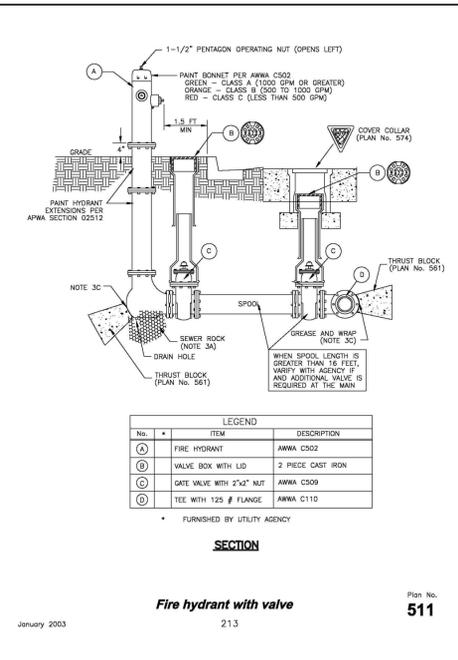
Concrete sidewalk
51
Plan No. 231
December 2005



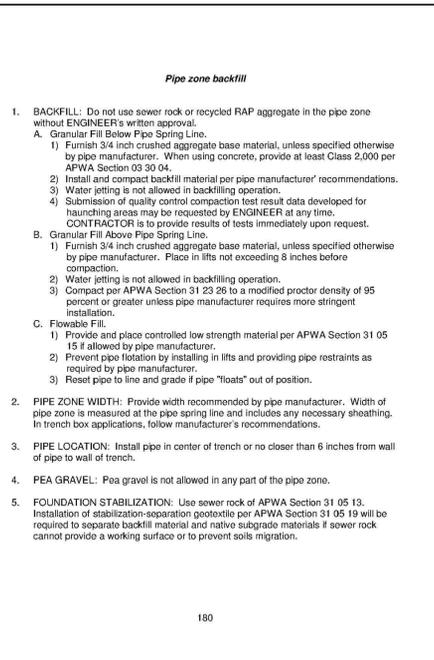
Asphalt concrete "T" patch
83
Plan No. 255
Drawing 1 of 2
March 2006



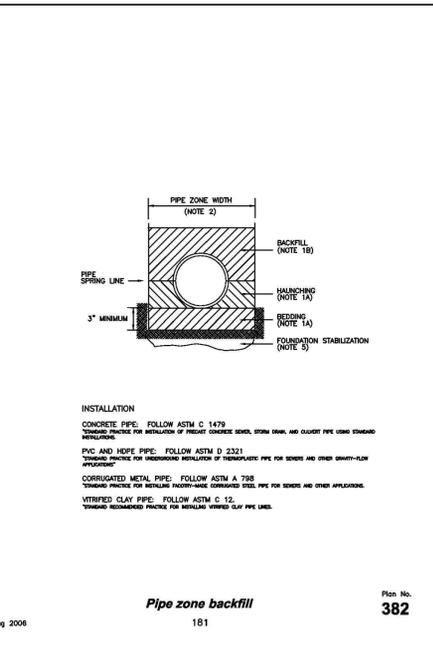
Asphalt concrete "T" patch
85
Plan No. 255
Drawing 2 of 2
March 2006



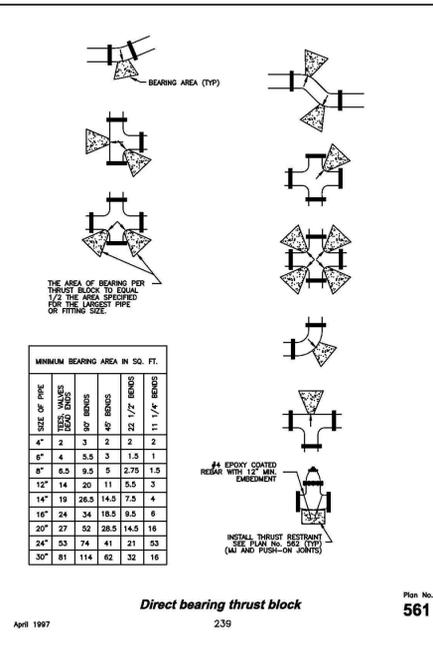
Catch basin
137
Plan No. 315
Drawing 1 of 2
July 2000



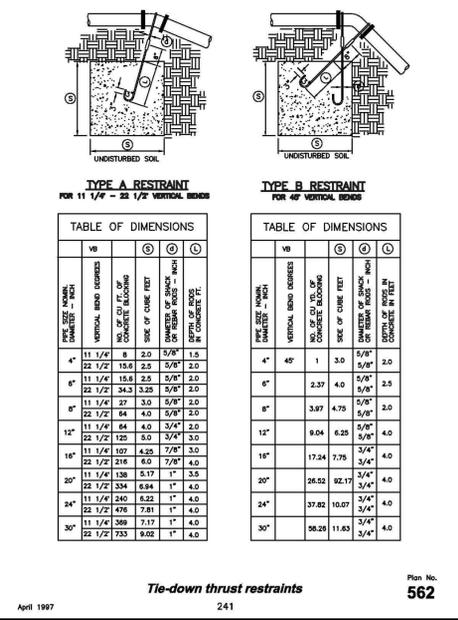
Pipe zone backfill
180
Plan No. 382
August 2006



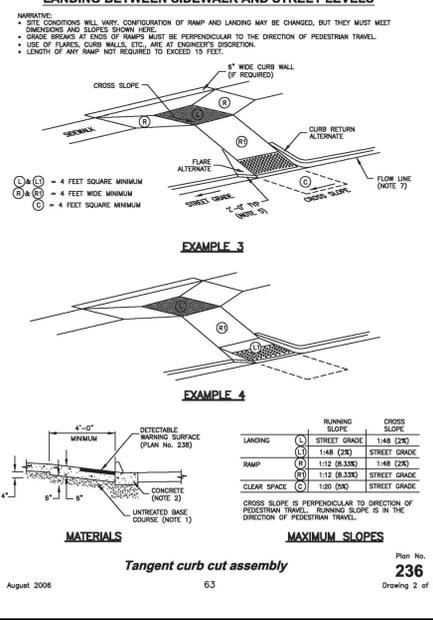
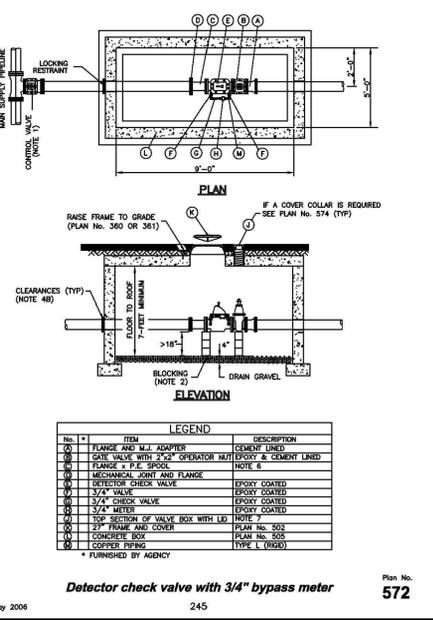
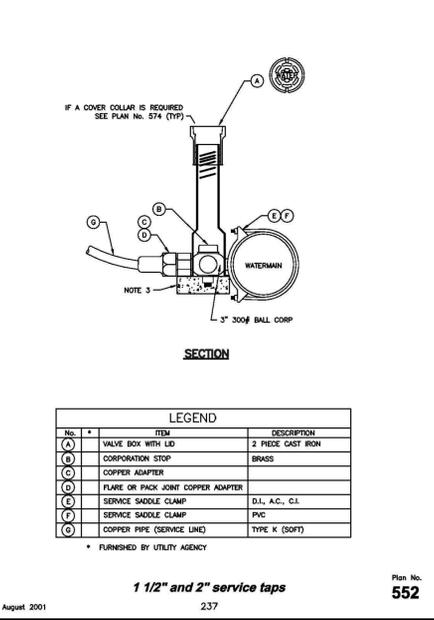
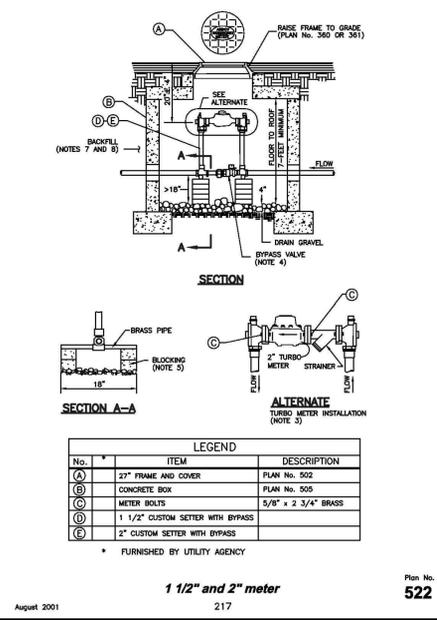
Pipe zone backfill
181
Plan No. 382
August 1997



Direct bearing thrust block
239
Plan No. 561
April 1997



Tie-down thrust restraints
241
Plan No. 562
April 1997



NO.	REVISIONS	BY	DATE
1	ADDED DUMPSTERS/CHANGE FIRE RISER		
2	COMMENTS		

DESIGNER: SOT
PROJECT ENGINEER: SOT

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
S.L.C. Utah 84119 - 801-949-6296

LARSEN MILLER - OFFICE WAREHOUSE
251 WEST 3100 NORTH, HYDE PARK CITY, UTAH

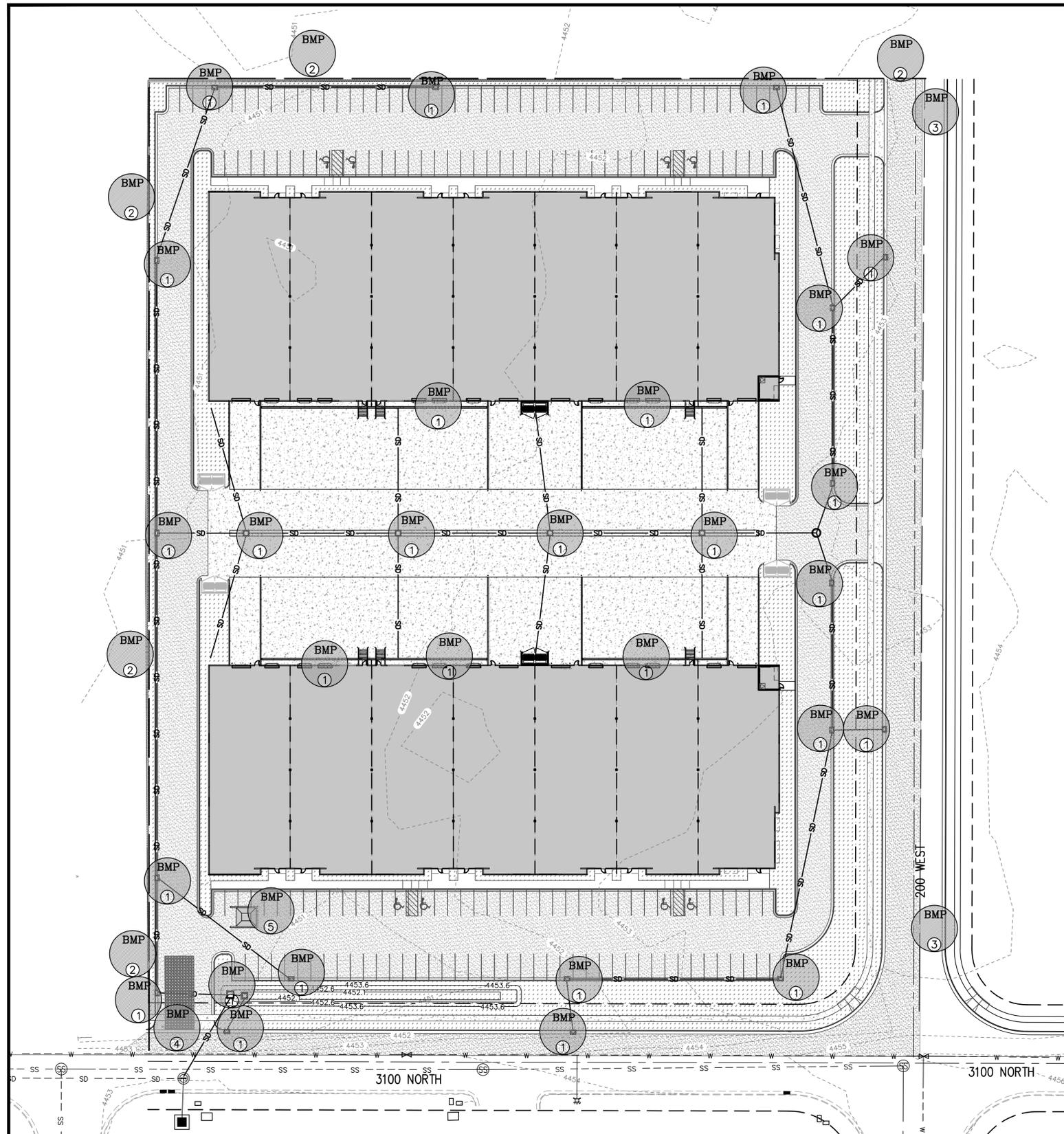
APWA DETAIL SHEET

SHEET NO. C6

PROJECT ID: A1027-01
DATE: 12/03/14
FILE NAME: PRJ-HPL
SCALE:

SCOTT D. THORSEN
No. 354291
STATE OF UTAH

CALL BEFORE YOU DIG
800-852-8571

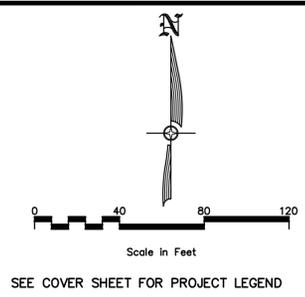


DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS
7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
8. CONTRACTOR TO HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY CITY.
9. IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE WATER THROUGH THE USE OF SAND BAGS AND/OR GEO FABRIC. THIS IS TO BE DONE PRIOR TO IT BEING INTRODUCED INTO THE PUBLIC STORM DRAIN SYSTEM.
10. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

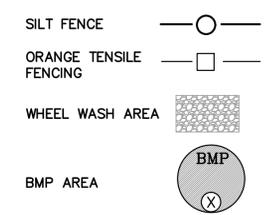
POST CONSTRUCTION

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
4. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:
 - A) PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS
 - B) LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A CONTAINED LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE
 - C) PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS THAT COULD WASH INTO THE STORM DRAIN SYSTEM



SEE COVER SHEET FOR PROJECT LEGEND

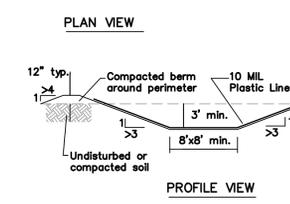
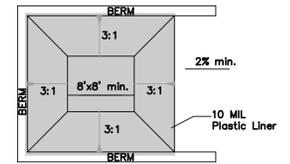
SHEET LEGEND



BMP CALLOUTS

1. PLACE A SILT FENCE AROUND THE PERIMETER OF THE INLET, ONCE PAVEMENT AND/OR CURB HAS BEEN INSTALLED. PLACE GRAVEL BAGS AROUND THE INLET. GRAVEL BAGS TO BE USED ON PAVED OR CONCRETE SURFACES AND SILT FENCE TO BE USED ON UNIMPROVED SURFACES.
NOTE: IN HIGH TRAFFIC AREAS CONTRACTOR TO USE INSERT FILTER FABRIC. IF INLET HAS CURB OPENING, THE FILTER FABRIC IS TO BE EXTENDED UP TO COVER THE CURB OPENING AND GRAVEL BAGS PLACED IN GUTTER AT EACH SIDE OF OPENING TO KEEP FILTER FABRIC SNUG AGAINST CURB WALL.
2. INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.
3. INSTALL TYPICAL ORANGE CONSTRUCTION FENCE FOR LIMITS OF DISTURBANCE.
4. CONTRACTOR TO INSTALL A MINIMUM OF 6" DEEP GRAVEL (3" TO 6") OF SUFFICIENT SIZE (MINIMUM OF 50' IN LENGTH AND 20' WIDE) AS TO PROVIDE A WHEEL WASH AREA TO PREVENT THE TRACKING OF MUD OFFSITE. THE LOCATION OF WHEEL WASH MAY VARY FROM LOCATION SHOWN ON PLANS SO AS TO PROVIDE THE BEST PROTECTION AGAINST TRACKING MUD OFFSITE. CONTRACTOR TO MAINTAIN AND CLEAN WHEEL WASH AREA AS NEEDED TO PREVENT THE TRACKING OF MUD OFFSITE.
5. CONTRACTOR TO INSTALL CONCRETE WASHOUT AREA. THE LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS.

1. WASHOUT AREA TO BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
2. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8', SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER AND THE PIT SHALL BE AT LEAST 3' DEEP.
3. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
4. USE EXCAVATED MATERIAL FOR BERM CONSTRUCTION.
5. INSTALL 10 MIL PLASTIC LINER OVER THE ENTIRE PIT AREA.



CONCRETE WASHOUT AREA

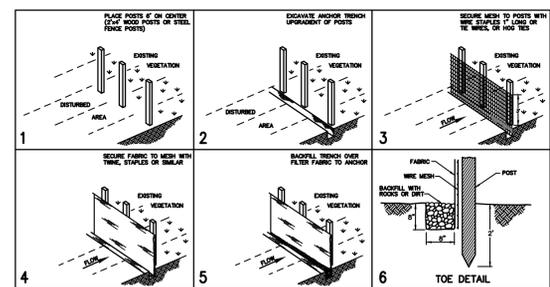
SILT FENCE

DEFINITION: A TEMPORARY SEDIMENT BARRIER CONSISTING OF FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS AND ENTRENCHED.

PURPOSE: TO FILTER STORM WATER RUNOFF FROM UPGRADIENT DISTURBED AREA AND TRAP SEDIMENT ON SITE.

APPLICATION:

- PERIMETER CONTROL: PLACE FENCE AT DOWNGRADIENT LIMITS OF DISTURBANCE
- SEDIMENT BARRIER: PLACE FENCE AT TOE OF SLOPE OR SOIL STOCKPILE
- PROTECTION OF EXISTING WATERWAYS: PLACE FENCE AT TOP OF STREAM BANK
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS
- BUILDING SITES: PLACE FENCE ON THE DOWNHILL LOCATION OF ALL BUILDING SITES
- ROADWAYS: PLACE FENCE ON THE DOWNHILL LOCATION OF ALL ROADWAY GRADED AREAS

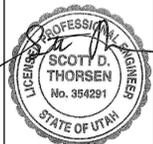


- INSTALLATION:**
- PLACE POSTS 6 FOOT ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS.
 - SECURE WIRE MESH (14 GAUGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY WIRE STAPLES 1 INCH LONG, TIE WIRES OR HOG RINGS.
 - CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
 - BACKFILL TRENCH OVER FILTER FABRIC TO ANCHOR.
 - SPLICES TO OCCUR ONLY @ POSTS W/ A MIN 6" OVERLAP AND SECURE SEAL.
- MAINTENANCE:**
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
 - LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING FENCE.
 - REPAIR OR REPLACE DAMAGED AREAS OF THE FENCE AND REMOVE ACCUMULATED SEDIMENT.
 - REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
 - REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

1	ADDED DIMENSIONS/CHANGE FIRE RISER	NO	DATE
2	COMMENTS	NO	DATE

CIR ENGINEERING, L.L.C.
 3032 SOUTH 1030 WEST, SUITE 202
 SLC, Utah 84119 - 801-949-6296

LARSEN MILLER - OFFICE WAREHOUSE
 251 WEST 3100 NORTH, HYDE PARK CITY, UTAH
 EROSION CONTROL PLAN (SWPPP)



SHEET NO.	C7
PROJECT ID	A1027-01
DATE	12/03/14
FILE NAME	PRJ-HPL
SCALE	1"=40'