

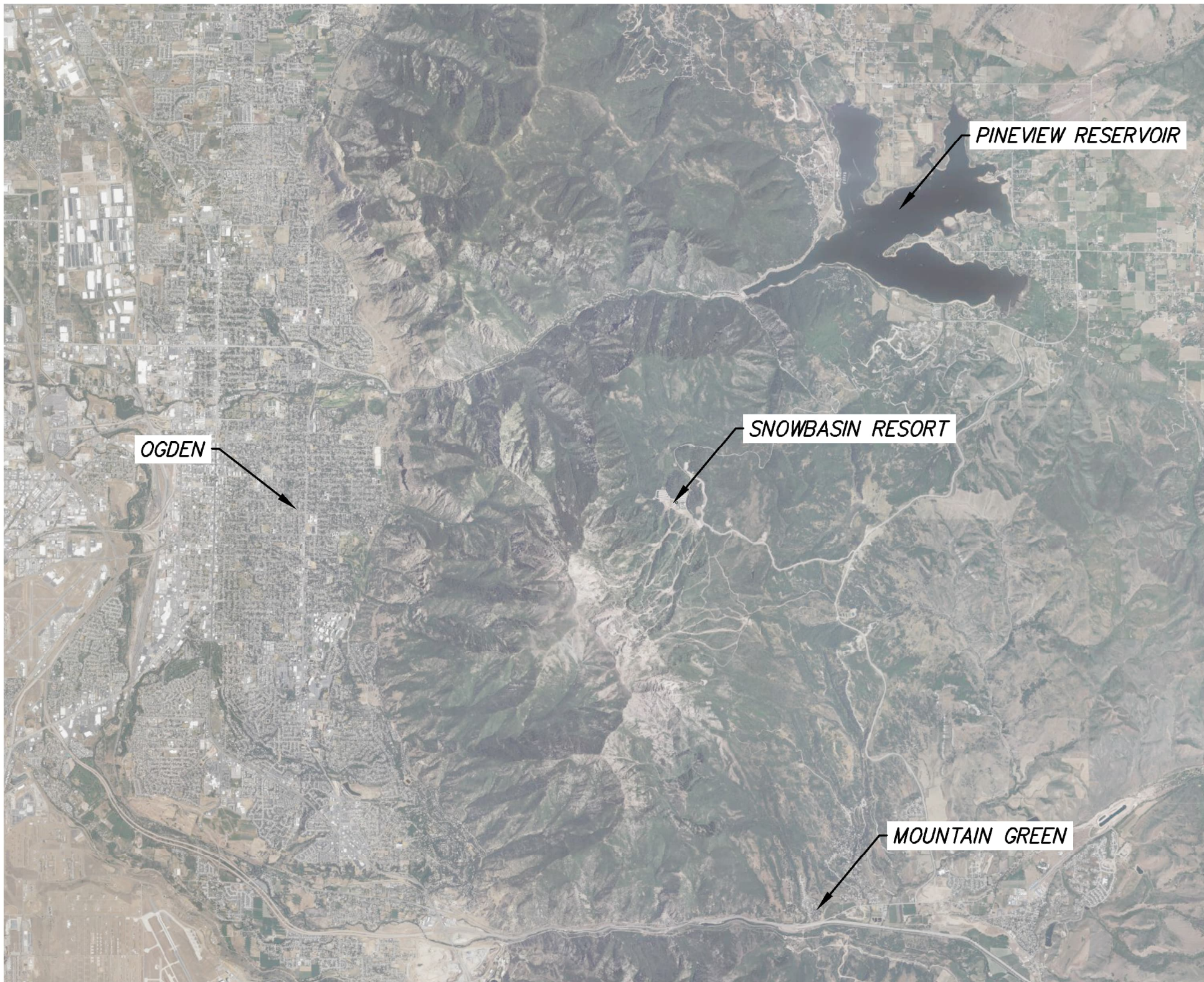
# SNOWBASIN RESORT

SPRUNG BUILDING

HUNTSVILLE, UT

2025

AREA MAP



LOCATION MAP



## SNOWBASIN RESORT

GREG CASPERSON ..... PRE-CONSTRUCTION  
ERIC AHERN ..... RESORT OPERATIONS

## ENGINEERING CONSULTANTS

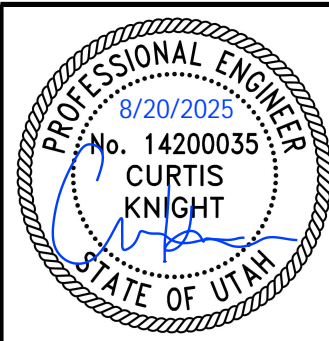
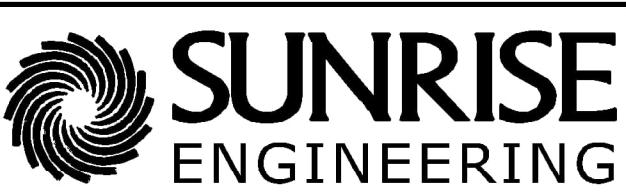
CURTIS KNIGHT, P.E. .... PROJECT MANAGER  
NATE CHRISTENSEN, P.E. .... PROJECT ENGINEER

### SHEET INDEX

SHEET NUMBER	SHEET TITLE	DRAWING NUMBER
C101	AREA MAP	001
C102	CONSTRUCTION NOTES	002
C103	EXISTING CONDITIONS	003
C104	DEMOLITION PLAN	004
C105	SITE PLAN AND WET UTILITIES PLAN	005
C106	GRADING PLAN	006

### SURVEY AND PROPERTY CONTROL

HORIZONTAL DATUM: NAD83  
COORDINATE SYSTEM: UTAH STATE PLANE-NORTH ZONE  
US Survey Foot (Grid)  
VERTICAL DATUM: NAVD 88  
GEOID MODEL: GEOID12A (CONUS)

	 <b>SUNRISE</b> ENGINEERING 6875 SOUTH 900 EAST SALT LAKE CITY, UTAH 84047 TEL 801.523.0100 • FAX 801.523.0990 www.sunrise-eng.com				
SNOWBASIN RESORT					
SPRUNG BUILDING AREA MAP					
SEI NO. 16314	DESIGNED NC	DRAWN CK	CHECKED NC	SHEET NO. 001 of 006	C101



GENERAL NOTES

1. LOCATIONS AND DEPTHS OF ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT DRAWINGS AND SPECIFICATIONS.THE CONTRACTOR SHALL NOT MOVE THE ALIGNMENT OR LOCATION OF ANY OF THE SHOWN OR INTENDED IMPROVEMENTS WITHOUT THE WRITTEN CONSENT OF THE OWNER. THE OWNER WILL COORDINATE WITH THE CONTRACTOR TO RELOCATE PLANNED IMPROVEMENTS WHICH CONFLICT WITH ACTUAL SITE CONDITIONS.
2. CONSTRUCTION TO BE COORDINATED WITH SNOWBASIN RESORT.
3. CONSTRUCTION AND STAGING AREAS TO BE SECURELY FENCED AND SCREENED FOR THE DURATION OF CONSTRUCTION.
4. ANY DEBRIS RESULTING FROM THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR DISPOSAL SITES AT WHICH DEBRIS MAY BE LAWFULLY WASTED. COORDINATE WITH SNOWBASIN RESORT REGARDING REUSE OR DISPOSAL OF EXISTING TURF.
5. FINAL GRADING OF DISTURBED AREAS IS SUBJECT TO THE OWNER’S APPROVAL AND SHALL BE COMPLETED IN A NEAT WORKMANLIKE MANNER.
6. STAGING AREA TO BE RESTORED TO EXISTING CONDITION. PROTECT EXISTING CURB AND GUTTER WITH SECURED DUNNAGE AND PROTECT EXISTING SIDEWALK FROM CRACKING WITHIN VEHICLE CROSS AREA. REPLACEMENT OF DAMAGED SIDEWALK, CURB, OTHER PAVEMENT, IRRIGATION, LANDSCAPING, ETC. IS INCIDENTAL TO THE PROJECT.
7. NORMAL POT–HOLING TO LOCATE UNDERGROUND UTILITIES SHALL BE INCLUDED AS PART OF THE PRICE OF CONSTRUCTION.
8. NO CONSTRUCTION WORK WILL BE ALLOWED OUTSIDE DAYLIGHT HOURS OR ON SUNDAYS OR HOLIDAYS OBSERVED BY THE OWNER UNLESS OTHERWISE PERMITTED IN WRITING BY THE OWNER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY BUILDING PERMITS FOR THIS PROJECT.
10. WORK INTENDED BY THE DRAWINGS AND SPECIFICATIONS BUT NOT SPECIFICALLY IDENTIFIED IN A PARTICULAR BID ITEM SHALL BE CONSIDERED INCIDENTAL TO THE OTHER BID ITEMS.
11. THE CONTRACTOR SHALL PROVIDE MEANS OF MANAGING ANY STORM WATER, GROUND WATER, OR NUISANCE SURFACE WATER WHICH MAY INTERFERE WITH THE WORK.
12. DUST CONTROL AND WATERING SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
13. CONTRACTOR IS RESPONSIBLE TO VERIFY TIE–IN POINTS TO EXISTING IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER 5 WORKING DAYS PRIOR TO CONSTRUCTION IF THE EXISTING CONDITIONS ARE DIFFERENT FROM WHAT IS SHOWN ON THESE PLANS.
14. CONTRACTOR MAY PREPARE AND MAINTAIN CONSTRUCTION ACCESS AS NECESSARY TO ACCOMMODATE HIS CONSTRUCTION METHODS AND SEQUENCES, BUT SHALL RESTORE ALL SURFACE IMPROVEMENTS & EXISTING UTILITIES TO THEIR PRE–CONSTRUCTION CONDITION OR BETTER.
15. ALL LABORERS AND OPERATORS WORKING ON THE PROJECT SHALL BE A MINIMUM OF 18 YEARS OF AGE AND SHALL PROVIDE PROOF OF AGE UPON REQUEST BY THE OWNER. IF PROOF IS NOT GIVEN, THE OWNER SHALL HAVE THE AUTHORITY TO STOP WORK AS NEEDED.
16. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL OSHA REGULATIONS AND STANDARDS ARE COMPLIED WITH ON THE PROJECT SITE DURING THE CONSTRUCTION PERIOD.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING UTILITIES, FACILITIES AND IMPROVEMENTS IN PLACE. WHERE DAMAGE IS CAUSED BY THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING DAMAGED ITEMS TO AN EQUAL OR BETTER CONDITION AT HIS SOLE EXPENSE.
18. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT SPECIFICATION AND LOCAL, STATE, AND FEDERAL CODES, AND SHALL OTHERWISE BE COMPLETED IN A NEAT, WORKMANLIKE MANNER.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A DETAILED SET OF RECORD DRAWINGS FOR REVIEW AND ACCEPTANCE BY THE ENGINEER FOLLOWING PROJECT COMPLETION. RECORD DRAWINGS SHALL CONTAIN DETAILED INFORMATION CONCERNING ANY DEVIATIONS FROM PLANS.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STORMWATER BYPASS AND MANAGEMENT DURING ALL INTERIM PHASES OF THE PROJECT.

CONSTRUCTION NOTES AND SUPPLEMENTAL SPECIFICATIONS

1. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH APWA STANDARD SPECIFICATIONS, AND ALL OTHER SUPPLEMENTAL SPECIFICATIONS IN THE CONTRACT DOCUMENTS AND IBC, AND LOCAL BUILDING CODE REQUIREMENTS.
2. OBTAIN THE REQUIRED BUILDING PERMIT AND COORDINATE BUILDING INSPECTIONS WITH THE LOCAL BUILDING DEPARTMENT.
3. DO NOT DISTURB EXISTING UTILITIES. LOCATE EXISTING UTILITIES BY "BLUE STAKES". CONTACT AND COORDINATE WITH UTILITY COMPANY FOR UTILITY RELOCATIONS. COOPERATE WITH THE UTILITY COMPANY FOR ALL RELOCATIONS, DISCONNECTIONS, AND INSTALLATIONS.
4. PROVIDE AND MAINTAIN TRAFFIC CONTROL, SIGNING, CHANNELIZING DEVICES, BARRICADES, ETC. REQUIRED FOR PEDESTRIAN AND VEHICLE TRAFFIC. INCLUDE THE COST FOR THIS WORK IN THE CONTRACT LUMP SUM BID.
5. PROVIDE MEANS OF MANAGING ANY STORM WATER, GROUND WATER, OR NUISANCE SURFACE WATER FROM INTERFERING WITH THE CONSTRUCTION OPERATION. INCLUDE THE COST FOR THIS WORK IN THE CONTRACT LUMP SUM BID.
6. USE 6 ½ BAG CONCRETE MIX MEETING 4500 PSI STRENGTH AS SPECIFIED FOR ALL SITEWORK CONCRETE. SEAL ALL SITEWORK CONCRETE WITH PENTRA SIL 244 OR APPROVED EQUAL IN ACCORDANCE WITH THE MANUFACTURES INSTRUCTIONS.
7. PERFORM MATERIALS TESTING FOR EARTHWORK, GRANULAR FILL, UNTREATED BASE COURSE, CONCRETE, AND HOT MIX ASPHALT, ETC., IN ACCORDANCE WITH APWA SPECIFICATIONS. INLCUDE THE COST FOR THIS WORK IN THE CONTRACT LUMP SUM BID.
8. INCLUDE THE COST FOR ALL SITEWORK CONSTRUCTION IMPROVEMENTS AS SET FORTH IN THE CONTRACT AND DRAWINGS IN THE CONTRACT LUMP SUM BID.
9. INCLUDE THE COST FOR EXCAVATING, REMOVING, AND DISPOSING EXCESS AND/OR UNSUITABLE SUBGRADE SOILS IN THE CONTRACT LUMP SUM BID PRICE.
10. INCLUDE THE COST FOR REMOVING AND DISPOSING OF ALL EXISTING CONCRETE, ASPHALT, TREES, VEGETATION, AND ALL MATERIALS, ETC, REQUIRED FOR DEMOLITION AND IN CONFLICT WITH SITEWORK IMPROVEMENTS INCLUDING SAW CUTTING IN THE CONTRACT LUMP SUM BID PRICE.
11. INCLUDE THE COST FOR ALL SPECIFIED STEEL REINFORCEMENT IN CONCRETE IN THE CONTRACT LUMP SUM PRICE.
12. INSTALL CONTROL JOINTS IN CONCRETE PAVEMENTS AND SLABS AS PER APWA SPECIFICATIONS AND INCLUDE THE COST FOR THIS WORK IN THE CONTRACT LUMP SUM BID PRICE.
13. JOB SITE VISITS BY THE ARCHITECT OR OWNER DURING CONSTRUCTION ARE FOR THE PURPOSE OF OBSERVING THE WORK PERFORMED ONLY AND DO NOT CONSTITUTE ACCEPTANCE OF THE WORK.
14. VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ETC. AND NOTIFY THE ARCHITECT ON ANY DISCREPANCIES. COORDINATE WORK PERFORMED BY ALL TRADES. DO NOT SCALE DRAWINGS.
15. KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE PROJECT PROPERTY LINE BOUNDARIES. DO NOT ENCROACH INTO ADJACENT PROPERTIES DURING DEMOLITION, REMOVAL, AND NEW CONSTRUCTION. OBTAIN PERMISSION FROM ADJACENT PROPERTY OWNERS IF ENCROACHMENT IS REQUIRED FOR CONSTRUCTION ACTIVITIES.
16. GRADE AND CONSTRUCT FINISH SITEWORK LANDSCAPING GRADES TO A REASONABLE UNIFORM SURFACE AND APPEARANCE TO MATCH EXISTING CONTOUR GRADES. REMOVE ALL SURFACE ROCKS 1 INCH AND LARGER IN PREPARATION FOR LANDSCAPING WORK.
17. NO SEPARATE PAYMENT WILL BE MADE FOR ANY WORK ITEM THAT IS NOT SPECIFICALLY SET FORTH IN THE CONSTRUCTION CONTRACT. ALL OTHER COSTS ASSOCIATED WITH THE INTENDED SITE WORK SHALL BE CONSIDERED INCIDENTAL WORK AND SHALL BE INCLUDED IN THE CONSTRUCTION CONTRACT LUMP SUM BID.
18. INCLUDE ALL COSTS FOR THE REQUIRED BUILDING EXCAVATION, SITE WORK EXCAVATION, EMBANKMENT, GRANULAR BORROW, SUBGRADE PREPARATION, GRADING, AND REMOVAL/DISPOSAL OF ANY EXCESS OR UNSUITABLE MATERIAL IN THE CONTRACT LUMP SUM BID.
19. PROVIDE ALL CONSTRUCTION SURVEY STAKING TO ESTABLISH LINES AND GRADES SPECIFIED FOR THE ENTIRE PROJECT LAYOUT. INCLUDE THE COST FOR CONSTRUCTION SURVEY IN THE CONTRACT LUMP SUM BID PRICE.
20. PROVIDE 2% SLOPE FOR 5 FEET AWAY FROM BUILDING AT ALL ENTRY DOOR LANDING LOCATIONS.
21. COMPLY WITH CURRENT ACCESSIBILITY CODE TO MEET ADA REQUIREMENTS FOR ALL SITEWORK.

UTILITY NOTES AND SUPPLEMENTAL SPECIFICATIONS

1. LOCATIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND ARE BASED ON ABOVE GROUND FIELD SURVEY AND HISTORICAL MAPPING. CONTRACTOR SHALL POTHOLE EXISTING UTILITIES TO CONFIRM ALL DEPTHS, TIE–IN POINTS, AND CONNECTIONS PRIOR TO PROCUREMENT OF MATERIALS AND CONSTRUCTION.
2. UNLESS INDICATED OTHERWISE ON DRAWINGS, ALL EXISTING UTILITIES SHALL BE PROTECTED IN PLACE. LOCATE EXISTING UTILITIES BY "BLUE STAKES" CONTACT AND COORDINATE WITH UTILITY COMPANY FOR UTILITY RELOCATIONS AND INSTALLATIONS AND CONNECTION FEES. COOPERATE WITH THE UTILITY COMPANY FOR ALL RELOCATIONS, DISCONNECTIONS, AND INSTALLATIONS.
3. INCLUDE THE COST FOR ALL UTILITY COMPANY’S REQUIRED WORK FOR UTILITY DISCONNECTIONS, RELOCATIONS, TEMPORARY POWER, AND CONNECTION FEES, ETC. IN THE CONTRACT LUMP SUM BID PRICE. INCLUDE ALL OTHER COST FOR THE COORDINATION AND INSTALLATION OF THE UTILITIES TO THE BUILDING IN THE CONTRACT LUMP SUM BID.
4. DO NOT INTERRUPT ANY UTILITY SERVICES TO THE EXISTING BUILDING UNTIL AFTER THE NEW BUILDING IS OCCUPIED AND IN SERVICE.
5. COORDINATE SITEWORK WATER SERVICE CONNECTIONS, SANITARY SEWER CONNECTIONS, AND ALL PIPELINE CONSTRUCTION INSPECTIONS WITH SNOWBASIN RESORT.
6. COORDINATE NATURAL GAS SERVICE REQUIRED FOR THE BUILDING WITH ENBRIDGE GAS.

EXISTING

EDGE OF PAVEMENT  
FLOWLINE  
TOP BACK OF CURB  
INDEX CONTOUR  
INTERMEDIATE CONTOUR  
SANITARY SEWER  
STORM LINE  
WATER LINE  
OVERHEAD ELECTRIC LINE  
UNDERGROUND ELECTRIC LINE  
COMMUNICATIONS LINE  
GAS LINE  
FENCE  
PROPERTY BOUNDARY  
IRRIGATION LINE  
CHILLED WATER LINE

4810

sd

sd

w

ohe

w

uge

c

c

g

g

X

irr

CW

CW

CATCH BASIN/ACCESS BOX

SANITARY MANHOLE

STORM DRAIN MANHOLE

TREE

BOLLARD

FIRE HYDRANT

POWER POLE

WATER VALVE

LIGHT POLE

PROPOSED

EDGE OF PAVEMENT  
FLOWLINE  
TOP BACK OF CURB  
INDEX CONTOUR  
INTERMEDIATE CONTOUR  
SANITARY SEWER  
6" SANITARY SEWER  
8" SANITARY SEWER  
STORM LINE  
12" STORM LINE  
18" STORM LINE  
WATER LINE  
6" WATER LINE  
8" WATER LINE  
FENCE  
PROPERTY BOUNDARY  
INDEX CONTOUR  
INTERMEDIATE CONTOUR  
SITE BOUNDARY

4810

8" S

8" S

SD

W

6" W

8" W

X

4810

CATCH BASIN/ACCESS BOX

18" CATCH BASIN

SANITARY MANHOLE

STORM DRAIN MANHOLE

BOLLARD

FIRE HYDRANT

WATER VALVE

WATER METER

FINISHED FLOOR ELEVATION

SPOT ELEVATION

DRAINAGE SLOPE AND DIRECTION

FF: 5624.64

FG: 5624.64

2.00%

ABBREVIATIONS

AC–FT  
BTWN  
℄  
CONC.  
CMP  
CY  
CV  
D  
#  
E  
ELEV  
FG  
FL  
FF

ACRE FEET  
BETWEEN  
CENTER LINE  
CONCRETE  
CORRUGATED METAL PIPE  
CUBIC YARD  
CULVERT  
DITCH  
DIAMETER  
EASTING  
ELEVATION  
FINISHED GRADE  
FLOW LINE  
FINISHED FLOOR

INV  
L  
LF  
MAX.  
MIN.  
NO. OR #  
RCP  
R/W  
SF  
SY  
TYP.  
UNTREATED BASE COURSE

INVERT  
LENGTH  
LINEAR FEET  
MAXIMUM  
MINIMUM  
NUMBER  
REINFORCED CONCRETE PIPE  
RIGHT–OF–WAY  
SQUARE FEET  
SQUARE YARDS  
TYPICAL

CROSS REFERENCING

CONSTRUCTION NOTES


DETAIL REFERENCING

SECTION REFERENCING

OTHERS

DETAIL DESIGNATION  
DETAIL - TITLE  
SCALE  
DRAWING NUMBER  
NOTE CALLOUT  
DETAIL DESIGNATION  
DRAWING NUMBER

PROFESSIONAL ENGINEER  
No. 14200035  
CURTIS  
KNIGHT  
STATE OF UTAH

**SUNRISE**  
ENGINEERING

6875 SOUTH 900 EAST  
SALT LAKE CITY, UTAH 84047  
TEL 801.523.0100 • FAX 801.523.0990  
www.sunrise-eng.com

SNOWBASIN RESORT

SPRUNG BUILDING  
CONSTRUCTION NOTES

SEI NO.  
16314

DESIGNED  
NC

DRAWN  
CK

CHECKED  
NC

SHEET NO.  
002 of 006

C102

P:\Snowbasin\16314 Sprung Bldg Civil\06 Dwg\CS0 Design\Snowbasin Sprung Structure - GEL.dwg Aug 20, 2025 11:11am dknight















