

KIMBERLY-CLARK

EXCEPTIONAL WORKPLACE RENOVATIONS

OGDEN, UTAH

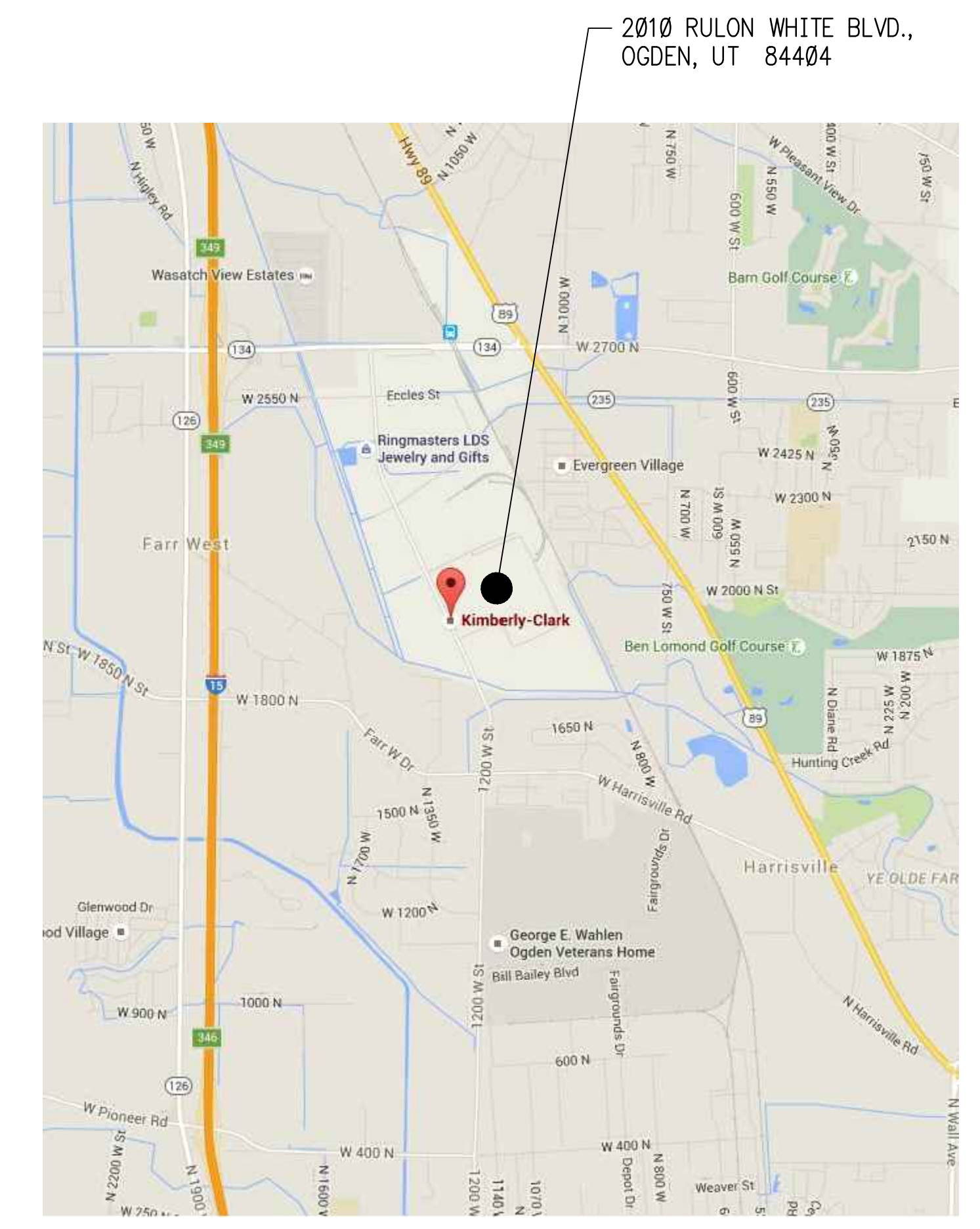
PROPERTY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 2 WEST, PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, AND PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH. (BASIS OF BEARING IS SOUTH 24D12' EAST ALONG THE WESTRIGHT-OF-WAY LINE OF THE O.S.L.R.R.) BEGINNING AT A POINT SOUTH 26D12' EAST 1.87 FEET FROM THE SOUTHEAST CORNER OF LOT NO. 21 WEBER INDUSTRIAL PARK SUBDIVISION PLAT "B", SAID POINT BEING SOUTH 43D06'20" EAST 425'7.03 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTHWESTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE O.S.L.R.R. FIVE COURSES AS FOLLOWS, SOUTH 24D12' EAST 1808.98 FEET, SOUTH 00D59'54" WEST 28.48 FEET (SOUTH 28.50 FEET) (SOUTH 24D12' EAST 690.00 FEET) TO THE SECTION LINE, NORTH 6D33'46" WEST 36.89 FEET (NORTH 6D 43' WEST 36.87 FEET) ALONG THE SECTION LINE, AND SOUTH 24D12' EAST 747.16 FEET TO THE NORTH BANK OF THE HARRISVILLE CANAL, THENCE THREE COURSES ALONG SAID NORTH BANK AS FOLLOWS, SOUTH 8D25'15" WEST, 807.62 FEET (SOUTH 8D21'45" WEST 87.70 FEET), NORTH 8D33'34" WEST 1187.57 FEET (NORTH 8D22' WEST 1187.58 FEET), AND NORTH 6D40'15" WEST 511.30 FEET (511.38 FEET) TO THE EAST LINE OF RULON WHITE BLVD, THENCE ALONG SAID EAST LINE NORTH 24D51'47" WEST 2018.38 FEET (NORTH 24D51'20" WEST 2018.49 FEET), THENCE NORTHEASTELY ALONG THE ARC OF A 30 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 47.12 FEET (LONG CHORD BEARS NORTH 20D49'12" EAST (NORTH 20D49'31" EAST) 42.43 FEET) TO THE SOUTH LINE OF 2100 N. NORTH STREET, THENCE ALONG SAID SOUTH LINE NORTH 6D08'13" EAST (NORTH 6D08'31" EAST) 1759.84 FEET, THENCE NORTH 26D12'18" WEST 67.84 FEET, THENCE NORTH 6D08'13" EAST (NORTH 6D08'31" EAST) 350.84 FEET (351.02 FEET) TO THE POINT OF BEGINNING.

ABBREVIATIONS			
A	F	P	
A/C	AIR CONDITIONING	F.V.C.	FIRE EXTINGUISHER CABINET
A.F.F.	ABOVE FINISHED FLOOR	F.D.	FLOOR DRAIN
ACST.	ACOUSTIC	F.N.	FIND # FINISHED
AGOR.	AGGREGATE	F.N.	FLOOR FINISH
ADJ.	ADJUSTABLE	FL.	FOUNDATION
ALUM.	ALUMINUM	FLM.	FLA. STIC LAMINATE
ANCH.	ANCHOR	FLR.	FLOORING
APPR.	APPROVED	FLYD.	PLYWOOD
APPROX.	APPROXIMATE	FL.	FLOOR
ARCH.	ARCHITECTURAL	FRJL.	PROJECT/PROJECTION
ARND.	AROUND	PT.	POINT
ASPH.	ASPHALT		
AUTO.	AUTOMATIC		
L.	ANGLE		
B			
B.M.	BENCHMARK	G.	GAUZE
BD.	BOARD	GAL.	GALLON
BLS.	BUILDING	GALV.	GALVANIZED
BLK.	BLOCK	GEN.	GENERAL
BLKG.	BLOCKING	GYP. BD.	GYP. BOARD
BOOT.	BOTTOM	S.L.	SPRINT LINE
BRS.	BREAKING		
B.SMT.	BASEMENT		
BTWN.	BETWEEN		
BTM.	BOTTOM OF		
C			
C.C.	CONCRETE		
C.B.	CAST BASH		
C.I.	CAST IRON		
C.M.U.	CONCRETE MASONRY UNIT		
C.O.	CLEANOUT		
C.W.	COLD WATER		
CAB.	CABINET		
CEM.	CEMENT		
CLG.	CEILING		
CLG.	CALCULATING		
CLR.	CLEAR		
COL.	COLUMN		
CONC.	CONCRETE		
CONN.	CONNECTION		
CONGT.	CONSTRUCTION		
CONTR.	CONTRACTOR		
CORR.	CORRIDOR		
CORR.	CORNER		
C.S.J.	CONSTRUCTION JOINT		
CT.J.	CONTROL JOINT		
CTR.	CENTER		
CTRICK.	COUNTERSINK		
D			
D.H.	DELL-HOLE		
D.L.	DEAD LOAD		
DEG.	DEGREE		
DEPT.	DEPARTMENT		
DTL.	DETAIL		
DIA.	DIAMETER		
DIA.C.	DIA.GONAL		
DM.	DIMENSION		
DISC.	DISCONNECT		
DN.	DOWN		
D.S.	DOWNSPROUT		
D.MG.	DOWNING		
D.W.L.	DOWEL		
E			
E.E.	EACH END		
E.F.	EACH FACE		
E.H.	EACH WAY		
E.W.C.	ELECTRIC WATER CLOSET		
EA.	EACH		
EL.	ELEVATION		
ELEC.	ELECTRIC		
ELEV.	ELEVATOR		
EQUIP.	EQUIPMENT		
EST.	ESTIMATE		
EXIST.	EXISTING		
EXP. JT.	EXPANSION JOINT		
EXT.	EXTERNAL		
F			
F.C.	FIRE EXTINGUISHER CABINET		
F.D.	FLOOR DRAIN		
F.N.	FIND # FINISHED		
F.N.	FLOOR FINISH		
FL.	FOUNDATION		
FLM.	FLA. STIC LAMINATE		
FLR.	FLOORING		
FLYD.	PLYWOOD		
FL.	FLOOR		
FRJL.	PROJECT/PROJECTION		
PT.	POINT		
G			
G.	GAUZE		
GAL.	GALLON		
GALV.	GALVANIZED		
GEN.	GENERAL		
GYP. BD.	GYP. BOARD		
S.L.	SPRINT LINE		
H			
H.B.	HOSE BIB		
H.M.	HOLLOW METAL		
H.P.	HIGH POINT		
H.W.	HOT WATER		
HORC.	HORIZONTAL		
HR.	HOUR		
I			
I.D.	INSIDE DIAMETER		
IE	INTERSECTION		
IF.	INTERFACE		
IP.	INTERMEDIATE POINT		
INFO.	INFORMATION		
INSUL.	INSULATION		
INT.	INTERIOR		
J			
J.B.	JUNCTION BOX		
JUN.	JANITOR		
JT.	JOINT		
L			
L.L.	LIVE LOAD		
L.P.	LOW POINT		
LAB.	LABORATORY		
LAV.	LAVATORY		
LOC.	LOCATION		
LS.	LONG		
LT.	LIGHT		
L.TG.	LOOKING		
M			
M.H.	MANHOLE		
M.O.	MASONRY OPENING		
MATL.	MATERIAL		
MECH.	MECHANICAL		
MEZZ.	MEZZANINE		
MFR.	MANUFACTURER		
MN.	MINIMUM		
M.S.G.	MISCELLANEOUS		
M.S.W.	MASONRY		
M.TD.	MOUNTED		
M.TL.	METAL		
N			
N.I.C.	NOT IN CONTRACT		
N.T.S.	NOT TO SCALE		
NO.	NUMBER		
O			
O.C.	ON CENTER		
O.D.	OUTSIDE DIAMETER		
O.F.	OUTSIDE FACE		
OPNG.	OPENING		
OSP.	OPPOSITE		
OVHD.	OVERHEAD		
P			
P.I.V.	POST INDICATOR VALVE		
P.V.C.	POLY VINYL CHLORIDE		
PL.	PLATE		
PL.M.	PLA. STIC LAMINATE		
PLR.	PLUMBING		
P.LYD.	PLYWOOD		
P.N.L.	PANEL		
PROJ.	PROJECT/PROJECTION		
PT.	POINT		

KEY TO SYMBOLS/MATERIALS

MARK	SYMBOLS	DESCRIPTION	PATTERN	DESCRIPTION
DTL	SECTION NUMBER	SECTION NUMBER		EXISTING BUILDING
SHT.	SCALE	PLAN DETAIL W/O SHEET REF.		ACCESSIBLE PARKING STRIPING
		SHEET NUMBER		NEW CONCRETE PAVING
N	PLAN DESIGNATION			EARTH
	SCALE			AGGREGATE BASE
		NORTH ARROW		NEW SEEDED GRASS
X		DEMOLITION NOTES		
XXX		CONSTRUCTION NOTES		
N		NORTH ARROW		
		TEXT BOX		



LOCATION MAP

TRUE NORTH PLAN NORTH
 SCALE: NONE

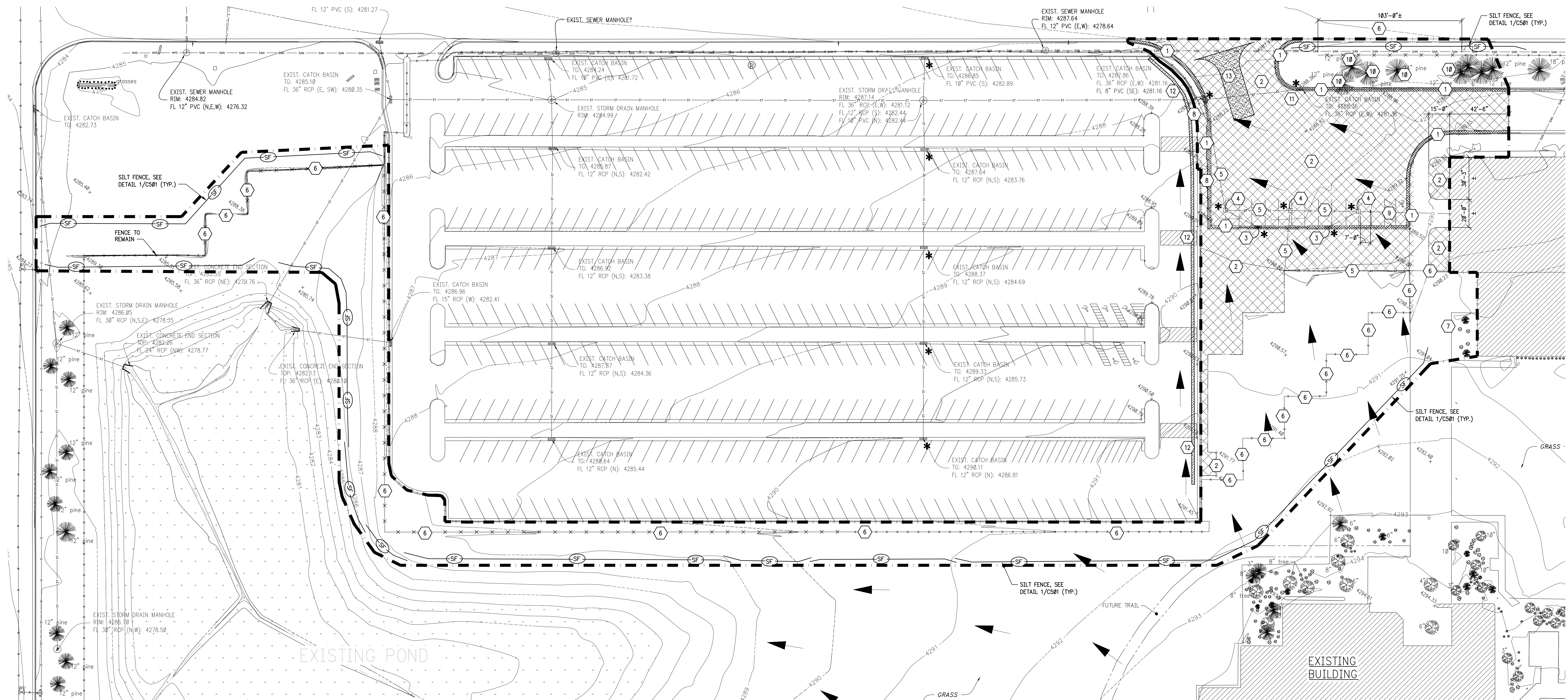
LEGEND

⊙	EXIST. STORM MANHOLE	—ST—	STORM SEWER LINE
⊙	EXIST. SANITARY MANHOLE	—SAN—	SANITARY SEWER LINE
	EXIST. STORMWATER INLET	—T—	BURIED TELEPHONE LINE
⊕	EXIST. POWER POLE	—E—	BURIED OR OVERHEAD ELECTRIC LINE
⊕	EXIST. TELEPHONE POLE	—G—	BURIED GASMAIN LINE
⊕	EXIST. WATER VALVE	—W—	WATER SERVICE
⊕	EXIST. FIRE HYDRANT		
+	EXIST. SPOT ELEVATIONS	XXX.XX	NEW SPOT ELEVATIONS
—	LIMITS OF EARTH DISTURBANCE		
—	DIRECTION OF EXISTING WATERFLOW		
—	DIRECTION OF PROPOSED WATERFLOW		
SF	SILT FENCE		
☼	EXIST. PINE TREE		
☼	EXIST. TREE		
☼	EXIST. SHRUBS		
•••	EXIST. GRASSES		
~	EXIST. HEDGE		
♿	ACCESSIBLE STALL		

SHEET INDEX		
GENERAL		
X	001	TITLE SHEET
X	C101	SITE EROSION CONTROL AND DEMOLITION PLAN
X	C102	SITE GRADING PLAN
X	C103	SITE PAVING PLAN
X	C104	SITE LANDSCAPE PLAN
X	C201	SITE DETAIL SHEET
X	C202	SITE DETAIL SHEET

NOTE:
 X INDICATES DRAWING INCLUDED INSET

PROJECT NO.	CAD DWG FILE:	DRAWN BY:	CHECKED BY:	MARK	DATE	DESCRIPTION
4687	4687-0100.dwg	T. MATERS	M. CHAMBERS	A	5/06/16	ISSUED FOR DESIGN REVIEW
SHEET NUMBER:						C100



SITE EROSION CONTROL AND DEMOLITION PLAN
 SCALE: 1" = 50'-0"

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS:

ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WEBER COUNTY BMP STANDARDS.

1. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON THE PLAN.
2. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORSEEN FIELD CONDITIONS IF MODIFICATIONS TO BMP'S.
3. INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, BEFORE ANTICIPATED STORM EVENTS AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER TO ENSURE PROPER FUNCTION. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY. IF THEY ARE NOT, REPAIR ANY DAMAGE OBSERVED IMMEDIATELY.
4. WRITTEN DOCUMENTATION OF THE EROSION AND SEDIMENT CONTROL INSPECTION SHALL BE TAKEN DURING THE WEEKLY INSPECTION AND KEPT ON-SITE FOR AGENCY INSPECTOR REVIEW.
5. EROSION CONTROL FOR TRENCH CONSTRUCTION:
 - a. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - b. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - c. DISCHARGE TRENCH WATER THROUGH FILTERING BAGS IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO THE STORM SEWER.
7. PROVIDE TEMPORARY SOIL STABILIZATION WHERE CONSTRUCTION HAS TEMPORARILY CEASED FOR MORE THAN 14 DAYS. HYDROMULCHING USING STRAW AND WOOD FIBER MIXED WITH A TACIFIER (AMOUNT SPECIFIED BY MANUFACTURER) AND APPLIED UNIFORMLY BY MACHINE. REFERENCE TEMPORARY AND PERMANENT SEEDING DETAIL 5/C501.
8. INSTALL EROSION CONTROLS AROUND THE BASE OF ANY STOCKPILES.
9. PROVIDE ON-SITE DUST CONTROL PER WEBER COUNTY DUST CONTROL BMP 4/C501.
10. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

CONSTRUCTION SEQUENCING:

1. PROJECT TO BEGIN MAY 2016 AND BE COMPLETED BY MAY 2016.
2. PROVIDE STORM DRAIN INLET PROTECTION IN EXISTING CATCHBASINS WITH THIS SYMBOL (*), AND ALSO IN ALL NEW CATCHBASINS, SEE DETAIL 3/C501. MAINTAIN WITHIN EXISTING CATCHBASINS PLANNED FOR DEMOLITION UNTIL REMOVED.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE. APPROVE LOCATION(S) WITH OWNER AND PROVIDE SIGNS DESIGNATING FOR ALL CONSTRUCTION VEHICLES TO ENTER AND EXIT THE DISTURBED AREAS AT THOSE LOCATION(S).
4. PROVIDE DEMOLITION PER NOTES ON THIS SHEET. SEE ELECTRICAL DRAWINGS FOR ELECTRICAL UTILITY DEMOLITION.
5. CONDUCT ROUGH SITE GRADING FOR CONCRETE PARKING LOTS AND DRIVES, CURBING, SIDEWALK, AND WALKING/BIKE TRAIL.
6. EXCAVATE FOR AND PLACE UTILITIES.
7. PROVIDE FINISH GRADING AND COMPLETE INSTALLATION OF GRAVEL BASE, POUR CONCRETE CURBING AND SIDEWALKS. POUR CONCRETE PAVING. PROVIDE WALKING/BIKE TRAIL ASPHALT PAVING.
8. PROVIDE 6" OF TOPSOIL WITHIN ISLANDS, ALONG EACH SIDE OF THE WALKING/BIKE TRAIL, AND AS NEEDED WITHIN DISTURBED LIMITS.
9. INSTALL CHAINLINK FENCE.
10. COMPLETE LANDSCAPING AND ESTABLISH VEGETATION IN AREAS NOT SPECIFIED BY OTHER SURFACES WITHIN THE DISTURBED LIMITS.
11. REMOVE SEDIMENT FROM ASSOCIATED EXISTING AND NEW CATCHBASINS PER NOTE 15.
12. REMOVE EROSION CONTROLS.
13. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION. THROUGHOUT CONSTRUCTION MAINTAIN EROSION CONTROLS IN ACCORDANCE WITH THE "CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS."
14. CONTRACTOR TO DISPOSE OF SOLIDS, SEDIMENT, FILTER BACKWASH, OR OTHER WASTE THAT IS REMOVED FROM OR RESULTS FROM THE TREATMENT OR CONTROL OF STORM WATER IN COMPLIANCE WITH APPLICABLE STATE LAWS AND REGULATIONS AND IN A MANNER THAT PREVENTS ANY WASTE FROM ENTERING CITY SEWERS AND WATERS OF THE STATE. ALL SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LANDFILL.

GENERAL DEMOLITION NOTES:

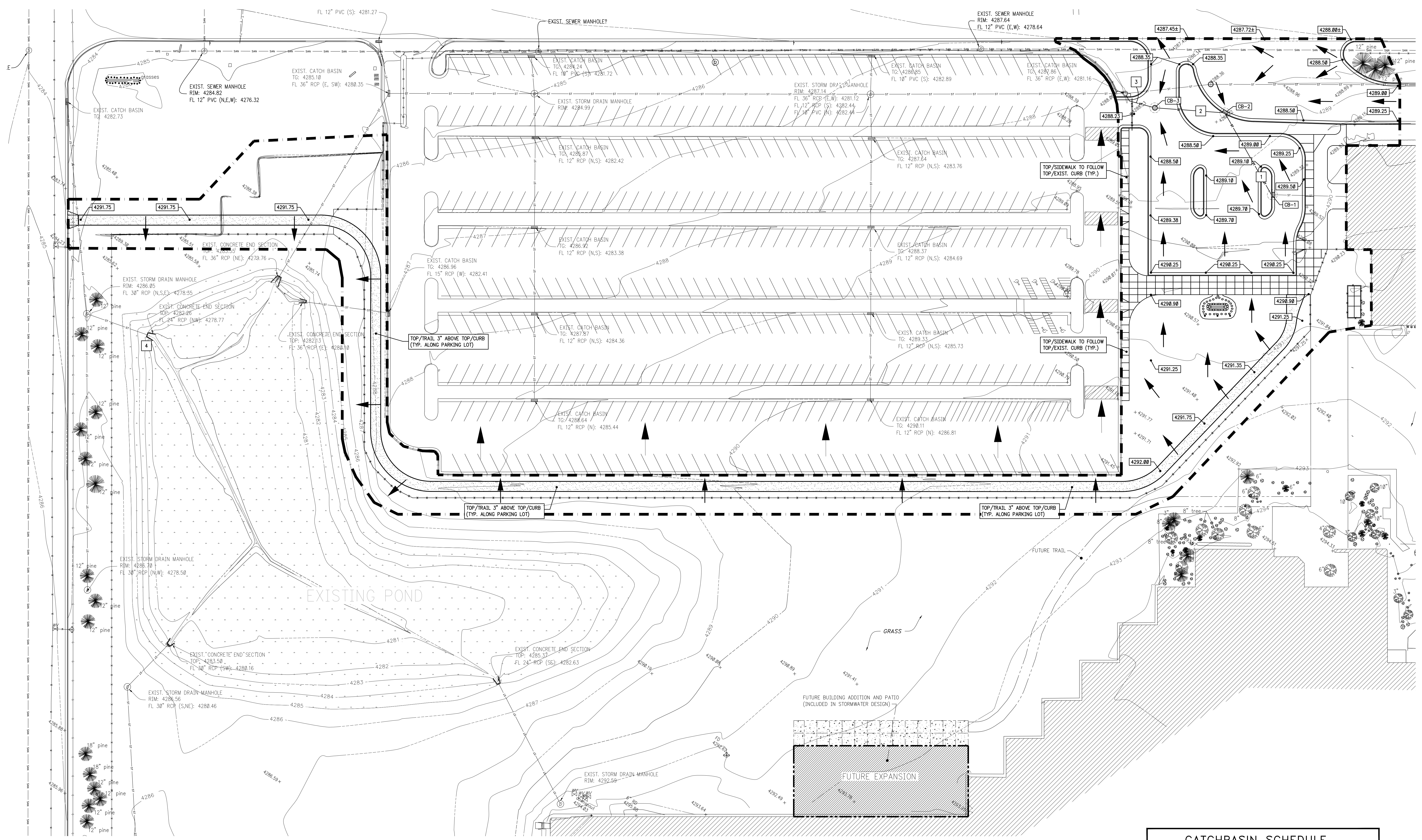
- PRIOR TO ANY CONSTRUCTION ON SITE IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES.
- BEFORE DEMOLITION BEGINS, INSTALL EROSION CONTROL MEASURES.
- ALL DEMOLITION WORK SHALL BE PERFORMED WITH "DUE CARE AND DILIGENCE" SO AS TO PREVENT THE ARBITRARY DESTRUCTION OR INTERFERENCE OF CONCEALED UTILITIES WHICH ARE INTENDED TO REMAIN IN USE AND THE ROUTING FOR WHICH COULD NOT BE PREDETERMINED UNTIL DEMOLITION WAS STARTED. ALL SUCH DISCOVERIES OF UTILITIES DURING THE DEMOLITION PROCESS WHICH ARE IN A LOCATION DIFFERENT FROM THAT INDICATED, OR ARE UNIDENTIFIED, SHALL BE REPORTED TO THE ARCHITECT/ENGINEER.
- REMOVE ALL CONSTRUCTION DESIGNATED TO BE REMOVED TO RECEIVE NEW WORK AS INDICATED IN THE DEMOLITION KEY. CONFIRM WITH OWNER ALL ITEMS TAGGED FOR REMOVAL THAT SHOULD REMAIN IN THEIR POSSESSION OR BE REMOVED FROM SITE.
- REMOVE PORTIONS OF EXISTING CONSTRUCTION AS SHOWN AND PATCH TO ADJACENT CONSTRUCTION.
- ALL UNDERGROUND STRUCTURES AND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATIONS.

DEMOLITION KEY:

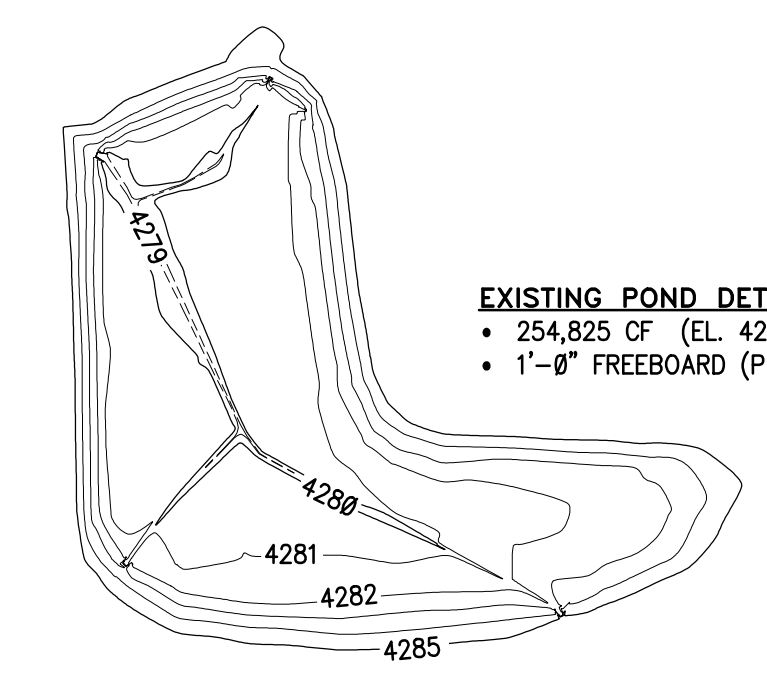
- 1 REMOVE PORTION OF EXISTING CONCRETE CURBING.
- 2 REMOVE PORTION OF EXISTING CONCRETE PAVING.
- 3 REMOVE EXISTING STORM DRAIN INLET.
- 4 REMOVE EXISTING CATCHBASIN.
- 5 REMOVE EXISTING STORM WATER PIPING AND TRENCH DRAIN.
- 6 REMOVE PORTION OF EXISTING FENCE AND LANDSCAPING WHERE PROVIDED.
- 7 REMOVE EXISTING SHRUBS AS NECESSARY FOR NEW BICYCLE RACK ENCLOSURE.
- 8 REMOVE EXISTING DECORATIVE FENCE AND SLIDE GATE.
- 9 EXISTING STORM WATER PIPING TO REMAIN.
- 10 REMOVE EXISTING LANDSCAPING AND SIGNAGE AS NECESSARY FOR NEW CONSTRUCTION. REPLACE SIGNAGE PER OWNER LOCATION.
- 11 EXISTING CATCHBASIN AND STORM PIPING TO REMAIN. REMOVE CURB INLET CASTING. REPLACE WITH NEW FRAME AND SOLID RIM COVER. RAISE RIM TO NEW PAVING ELEVATION.
- 12 PROVIDE SEDIMENT LOSS WHERE NEW CONSTRUCTION MEETS THE EXISTING PARKING LOT. REF. DETAIL 7/C501.
- 13 PROVIDE STABILIZED CONSTRUCTION ENTRANCE. REF. DETAIL 2/C501.

MARK	DATE	DESCRIPTION
A	5/06/16	ISSUED FOR DESIGN REVIEW

PROJECT NO: 4687	CAD DWG FILE: 4687-01.dwg	DRAWN BY: T. MATERS	CHECKED BY: M. CHAMBERS
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SITE GRADING PLAN
SCALE: 1" = 30'-0"



EXISTING POND DETENTION
SCALE: NONE

PROJECT LIMITS (—)

PRE-CONSTRUCTION SURFACES
PROJECT AREA = 102,852 s.f. (2.36 Ac)
IMPERVIOUS = 34,588 s.f. (.79 Ac)
PERVIOUS = 68,389 s.f. (1.57 Ac) = 66.5%
ROOF = 0 s.f. (0 Ac)

POST CONSTRUCTION SURFACES
PROJECT AREA = 102,852 s.f. (2.36 Ac)
IMPERVIOUS = 43,701 s.f. (1.00 Ac)
PERVIOUS = 59,242 s.f. (1.36 Ac) = 57.6%
ROOF = 0 s.f. (0 Ac)

FUTURE BUILDING EXPANSION

PRE-CONSTRUCTION SURFACES
PROJECT AREA = 13,577 s.f. (.31 Ac)
IMPERVIOUS = 0 s.f. (0 Ac)
PERVIOUS = 13,577 s.f. (.31 Ac)
ROOF = 0 s.f. (0 Ac)

POST CONSTRUCTION SURFACES
PROJECT AREA = 13,577 s.f. (.31 Ac)
IMPERVIOUS = 5,297 s.f. (.13 Ac) (PATIO AND TRAIL)
PERVIOUS = 0 s.f. (0 Ac)
ROOF = 7,780 s.f. (.18 Ac)

CATCHBASIN SCHEDULE

TAG	SIZE (DIA.)	RIM	BOTT.	INVERT ELEVATIONS	REMARKS
CB-1	4'-0"	4289.25	4284.00	4287.14 (EXIST 6" E) 4285.25 (NEW 12" N)	CURB INLET, SEE 10/C502
CB-2	4'-0"	4287.75	4284.00	4284.75 (12")	CURB INLET, SEE 10/C502
CB-3	4'-0"	4288.00	EXIST.	4284.50 (12")	CATCHBASIN, SEE 11/C502

- CONSTRUCTION KEY:**
- 1 PROVIDE NEW 12" x 73'-6" PVC STORM PIPE.
 - 2 PROVIDE NEW 12" x 52'-0" PVC STORM PIPE.
 - 3 PROVIDE NEW 12" x 24'-0" PVC STORM PIPE. PROVIDE ELBOW FOR PERPENDICULAR PIPE CONNECTION TO EXIST. CATCHBASIN AT INV. 4284.38.
 - 4 PROVIDE NEW CATCHBASIN ADJACENT TO THE EXISTING POND OUTLET STRUCTURE, PER DETAIL 16/C502.

NOTE: REFERENCE SYMBOLS KEY ON SHEET G101.

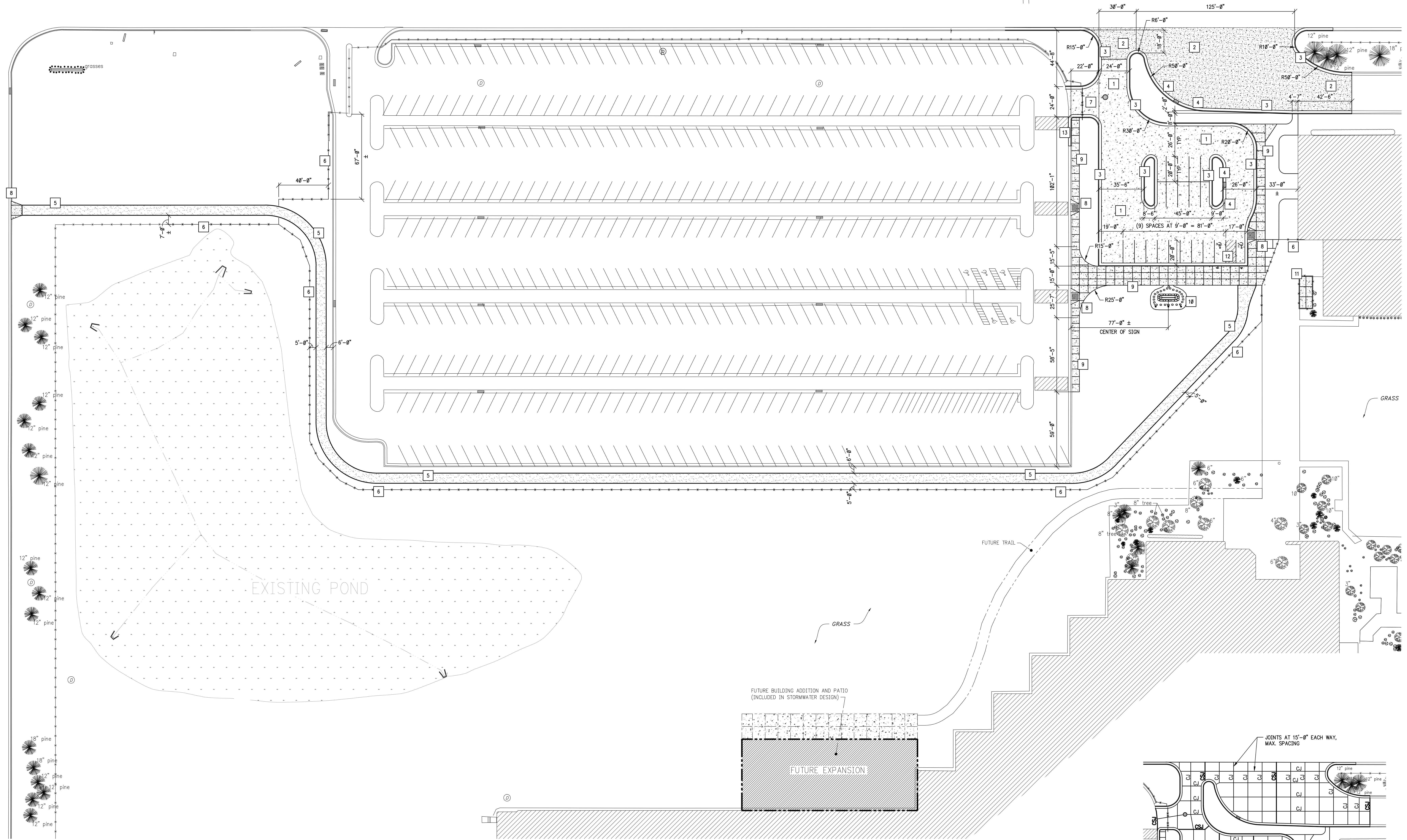
SHEET TITLE:

SITE GRADING PLAN

NO.	DATE	ISSUED FOR DESIGN REVIEW	DESCRIPTION
1	5/06/16	A	ISSUED FOR DESIGN REVIEW

PROJECT NO: 4687	CAD DWG FILE: 4687-c102.dwg	DRAWN BY: T. MATERS	CHECKED BY: M. CHAMBERS
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SHEET NUMBER:
C102



SITE PAVING PLAN
SCALE: 1" = 30'-0"

PROJECT ADDRESS:
2010 RULON WHITE BLVD., OGDEN, UT 84404

PARCEL:
198410076

ZONING:
M-1 LIGHT INDUSTRIAL

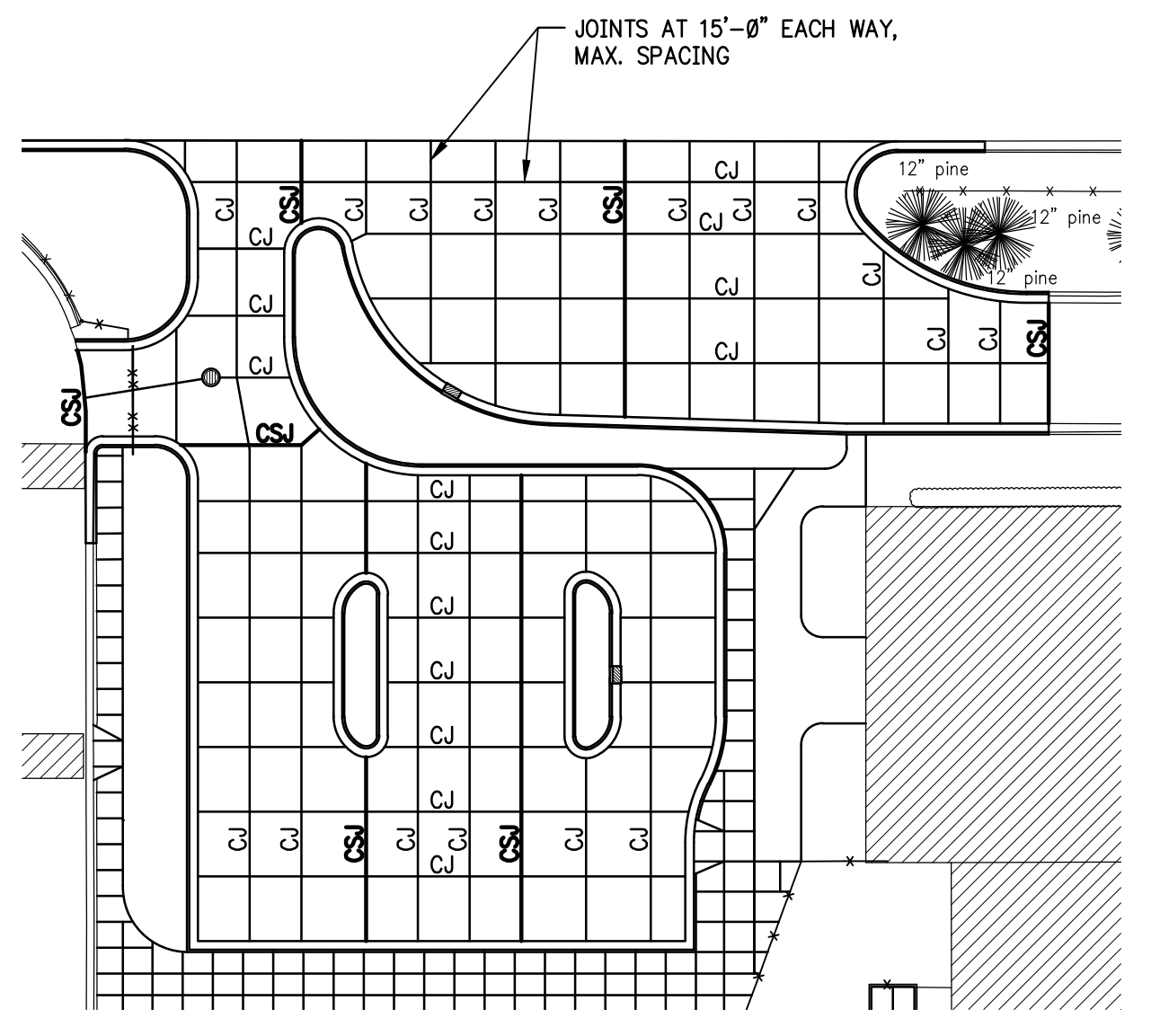
AREAS:

- PROPERTY = 87.00 Ac
- DISTURBED LIMITS = 2.36 Ac (INCLUDING TRAIL)

GENERAL NOTES:

1. ALL LINEAR DIMENSIONS ARE TO FACE OF CURB.
2. RE-USE EXISTING SIGNAGE AT ACCESSIBLE STALLS.
3. ALL PARKING STALL STRIPING SHALL NOT BE LESS THAN 4" WIDE.
4. SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

- CONSTRUCTION KEY:**
- 1 CONCRETE PAVING AT AUTO PARKING, REF. DETAIL 2/C502.
 - 2 CONCRETE PAVING AT TRUCK DRIVE, REF. DETAIL 1/C502.
 - 3 CONCRETE CURBING, SLOPING AWAY FROM THE CURB, REF. 7/C502.
 - 4 CONCRETE CURBING EITHER SIDE OF CURB INLETS, REF. 8/C502.
 - 5 8'-0" WIDE TRAIL ASPHALT PAVING, REF. DETAIL 4/C502.
 - 6 CHAINLINK FENCE, REF. DETAIL 12/C502.
 - 7 RELOCATED EXISTING FENCE GATE.
 - 8 CONCRETE CURB RAMP, REF. DETAIL 5/C502.
 - 9 CONCRETE SIDEWALK WITH CONTROL JOINTS AT 6'-0" O.C., REF. DETAIL 3/C502.
 - 10 NEW CORPORATE SIGN AND FLAGPOLE RAISED BED, REF. ENLARGED DETAIL ON SHEET C104.
 - 11 COVERED BIKE STORAGE ON CONCRETE PAD, REF. DETAIL 3/C502.
 - 12 ACCESSIBLE PARKING STALLS, REF. DETAIL 9/C502.
 - 13 MATCH EXISTING CONCRETE CURB DIMENSIONS, REF. 7/C502.



JOINT PLAN
SCALE: NONE

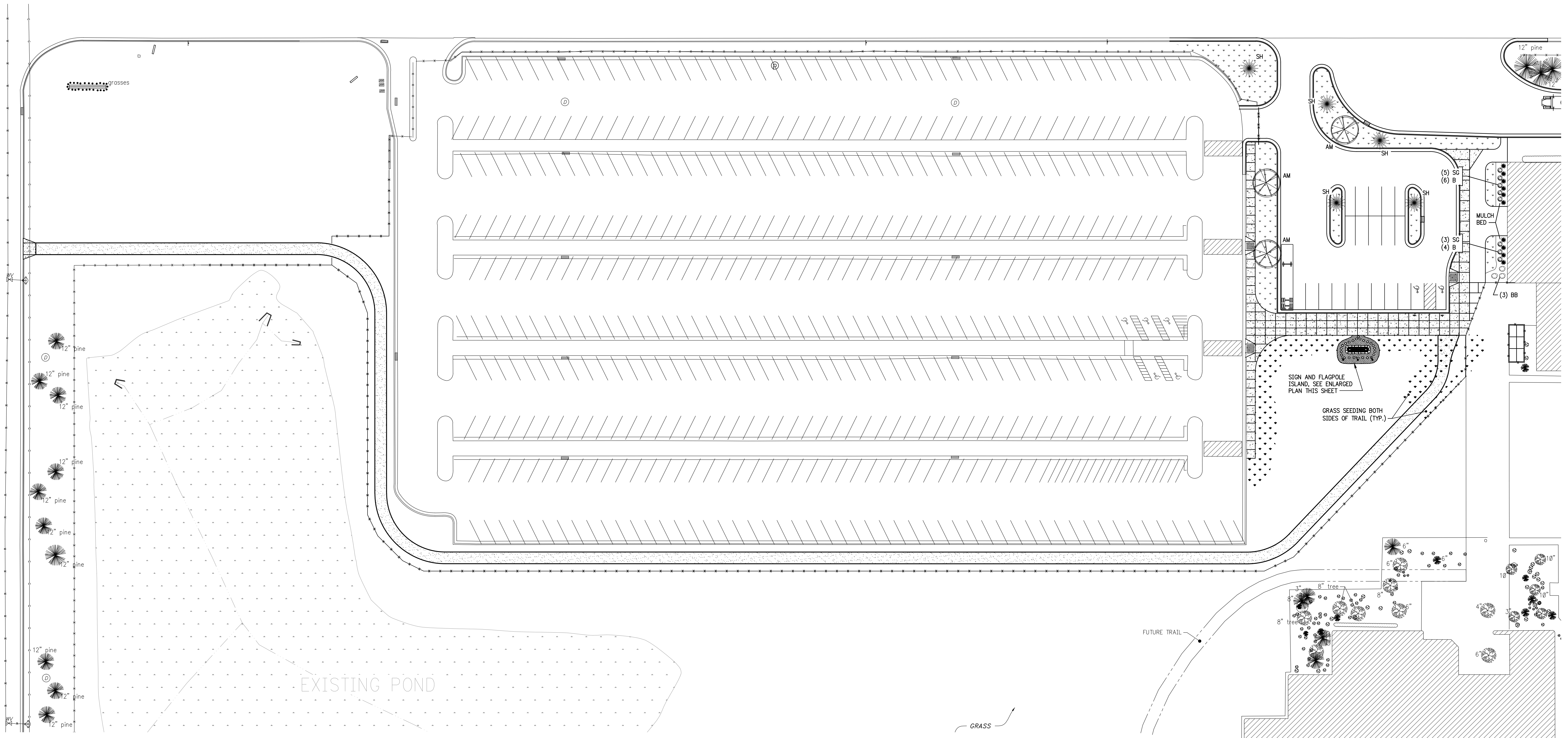
CJ - CONTROL JOINT, SEE DETAIL 14/C502
CSJ - CONSTRUCTION JOINT, SEE DETAIL 13/C502 AND DETAIL 14/C502

NOTE: REFERENCE SYMBOLS KEY ON SHEET G101.

SHEET TITLE:

MARK	DATE	DESCRIPTION
A	5/06/16	ISSUED FOR DESIGN REVIEW

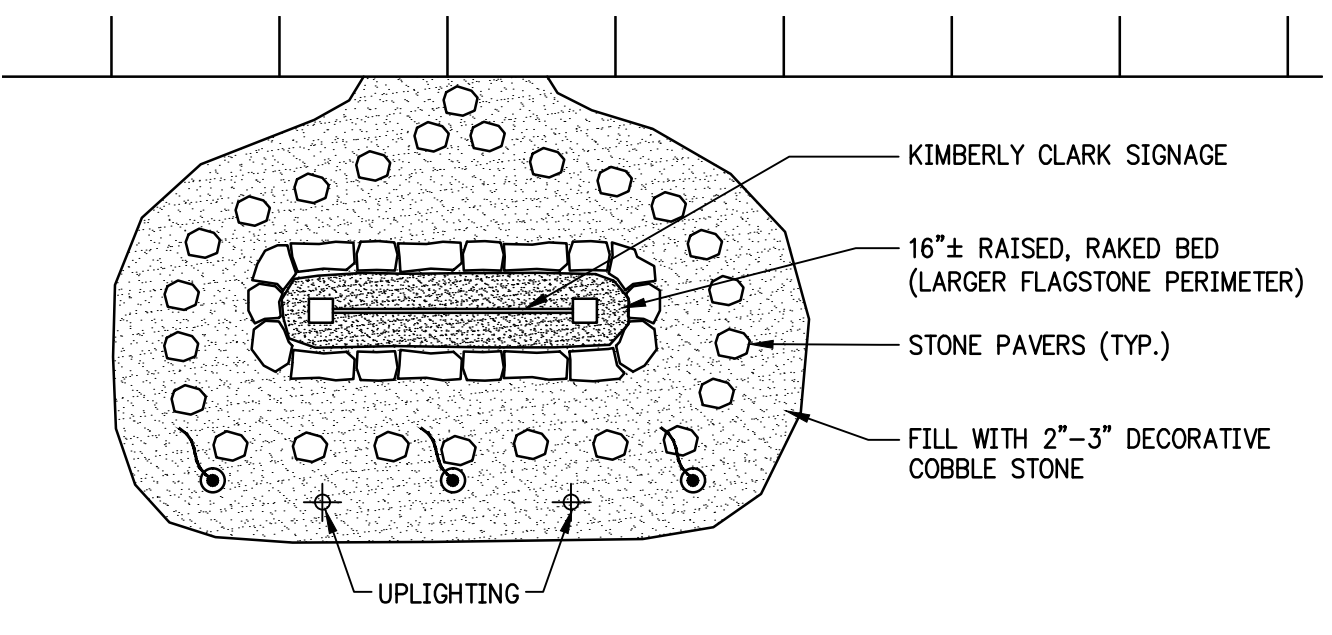
PROJECT NO: 4687	CAD DWG FILE: 4687-c103.dwg
DRAWN BY: T. MATERS	CHECKED BY: M. CHAMBERS



SITE LANDSCAPE PLAN
SCALE: 1" = 30'-0"



SITE LANDSCAPE AND GREENSPACE
PROPERTY = 5,814,389 s.f. (133.48 Ac)
IMPERVIOUS = 1,377,367 s.f. (31.62 Ac)
PERVIOUS = 3,626,346 s.f. (83.25 Ac) = 62.37%
ROOF = 810,676 s.f. (18.61 Ac)



SIGN AND FLAGPOLE ISLAND
SCALE: 1/8" = 1'-0"

PLANT SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
AM	ACER FREMONTI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	2" CAL.	B & B	FULL MATCHING
SH	QUERUS TRIACANTHOS 'SUNBURST'	SUNBURST HONEYLOCUST	2" CAL.	B & B	FULL MATCHING
SG	SPREA JAPONICA 'GOLDFLAME'	SPIREA	1 GAL.	POT	SHRUB
B	REBERIS THUNBERGII	BARBERRY	1 GAL.	POT	SHRUB
BB	EUONYMUS A. 'FIRE BALL'	BURNING BUSH - FIREBALL	2 GAL.	POT	SHRUB

NOTES:

- CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCING WITH ANY WORK.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ELECTRICAL AND PAVING CONTRACTORS.
- CONTRACTOR TO PROVIDE AT ALL BEDDING AREAS AND 48" DIA. AROUND ALL TREES:
 - A. POLYWEAVE TYPE WEED BARRIER FABRIC.
 - B. EASY GARDNER FIBER EDGE (OR SIMILAR) LANDSCAPE EDGING WITH STAKES.
 - C. MULCH, 3" THK. (MATCH EXISTING MULCH MATERIAL).
- ALL SURFACE AREAS NOT CLARIFIED WITHIN DISTURBED LIMITS SHALL BE PLANTED GRASS SEED.
- REFERENCE SHEET C101 FOR LANDSCAPE PLANTING DETAILS.

IMPLEMENTATION / REPLACEMENT:
ALL APPROVED LANDSCAPING IS TO BE INSTALLED WITHIN ONE PLANTING SEASON OF THE LANDSCAPE/SITE DEVELOPMENT PLAN APPROVAL. CONTRACTOR SHALL PROVIDE IRRIGATION SYSTEM (MANUAL OR AUTOMATIC, PER OWNER) IN ALL LANDSCAPED AREAS CONTAINING A LIVING PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, NEAT AND ORDERLY APPEARANCE, AND FREE OF REFUSE AND DEBRIS. ALL PLANTINGS SHALL BE ARRANGED AND MAINTAINED SO AS NOT TO OBSCURE THE VISION OF TRAFFIC. ANY VEGETATION WHICH IS SHOWN ON THE APPROVED LANDSCAPE/SITE PLAN THAT DIES SHALL BE REPLACED BY THE CONTRACTOR WITHIN ONE PLANTING SEASON PER THE APPROVED LANDSCAPE/SITE DEVELOPMENT PLAN.

MAINTENANCE:
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE NECESSARY MAINTENANCE OF ALL LANDSCAPING FOR NINETY DAYS. MAINTENANCE INCLUDES: MOWING, TRIMMING, AND WATERING FOR THE SHRUBS, TREES, AND GROUND COVER, AND THE REMOVAL OF DEAD OR WASTE MATERIAL.

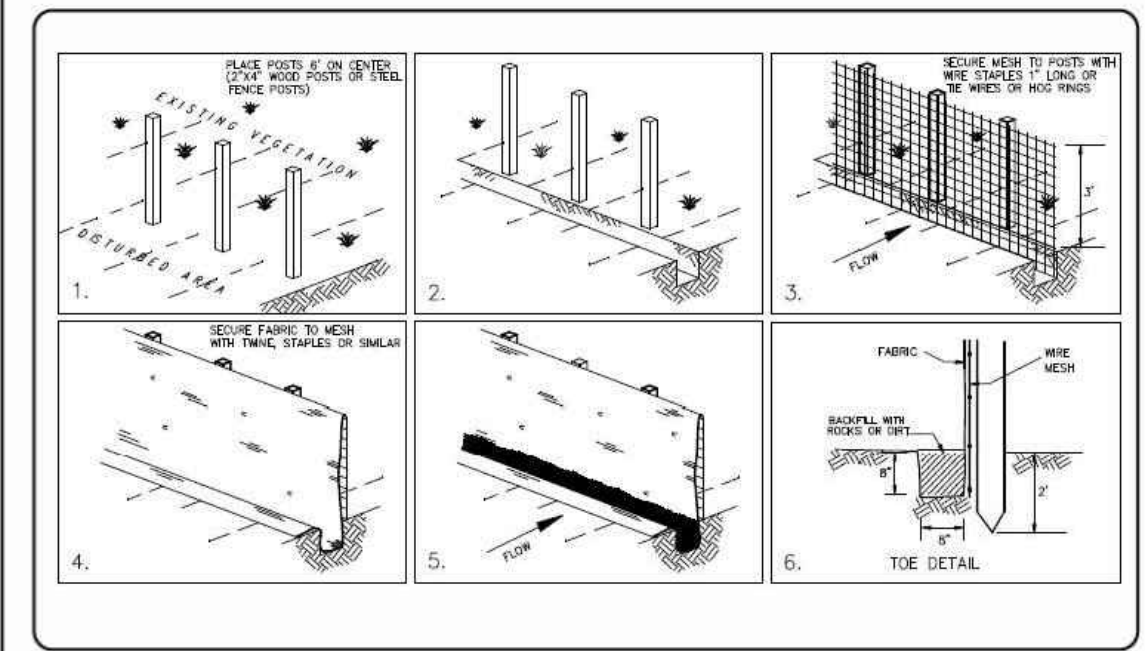
PLANT LEGEND

	M - MAPLE
	SH - HONEYLOCUST
	SG - SPIREA
	B - BARBERRY
	BB - BURNING BUSH

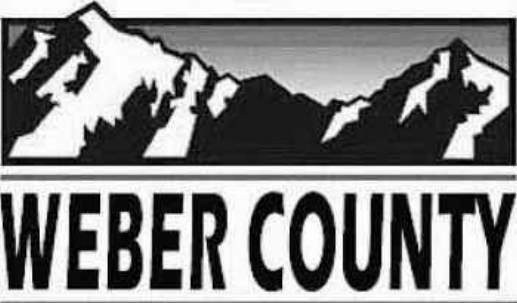
MARK	DATE	DESCRIPTION
A	5/06/16	ISSUED FOR DESIGN REVIEW

PROJECT NO: 4687	CAD DWG FILE: 4687-C104.dwg
DRAWN BY: T. MATERS	CHECKED BY: M. CHAMBERS

BMP: Silt Fence **SF**



- OBJECTIVES**
- Housekeeping Practices
 - Contain Waste
 - Minimize Disturbed Areas
 - Stabilize Disturbed Areas
 - Protect Slopes/Channels
 - Control Site Perimeter
 - Control Internal Erosion



ENGINEERING DEPARTMENT
2380 Washington Blvd., Suite 240
Ogden, UT 84401
(801) 399-8374

- DESCRIPTION:**
- ▶ A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.
- APPLICATION:**
- ▶ Perimeter control: place barrier at downgradient limits of disturbance
 - ▶ Sediment barrier: place barrier at toe of slope or soil stockpile
 - ▶ Protection of existing waterways: place barrier at top of stream bank
 - ▶ Inlet protection: place fence surrounding catchbasins
- INSTALLATION/APPLICATION CRITERIA:**
- ▶ Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
 - ▶ Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, 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.
- LIMITATIONS:**
- ▶ Recommended maximum drainage area of 0.5 acre per 100 feet of fence
 - ▶ Recommended maximum upgradient slope length of 150 feet
 - ▶ Recommended maximum uphill grade of 2:1 (50%)
 - ▶ Recommended maximum flow rate of 0.5 cfs
 - ▶ Ponding should not be allowed behind fence
- MAINTENANCE:**
- ▶ Inspect immediately after any rainfall and at least daily during prolonged rainfall.
 - ▶ Look for runoff bypassing ends of barriers or undercutting barriers.
 - ▶ Repair or replace damaged areas of the barrier and remove accumulated sediment.
 - ▶ Reanchor fence as necessary to prevent shortcutting.
 - ▶ Remove accumulated sediment when it reaches 1/2 the height of the fence.

- TARGETED POLLUTANTS**
- Sediment
 - Nutrients
 - Toxic Materials
 - Oil & Grease
 - Floatable Materials
 - Other Waste

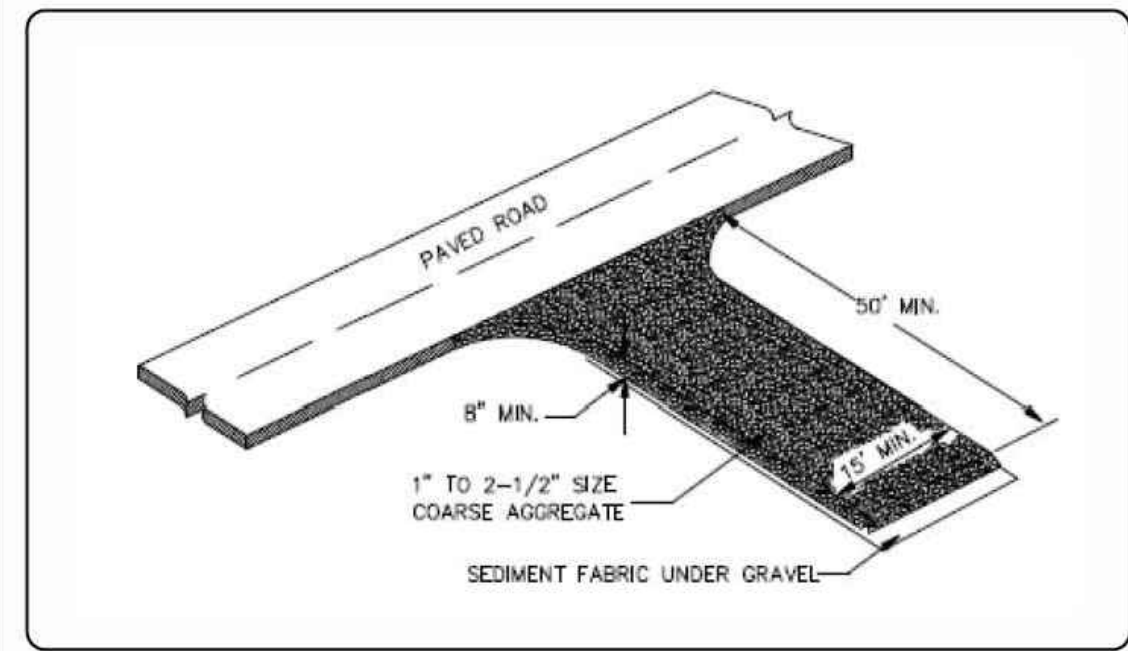
- High Impact
- Medium Impact
- Low or Unknown Impact

- IMPLEMENTATION REQUIREMENTS**
- Capital Costs
 - O&M Costs
 - Maintenance
 - Training

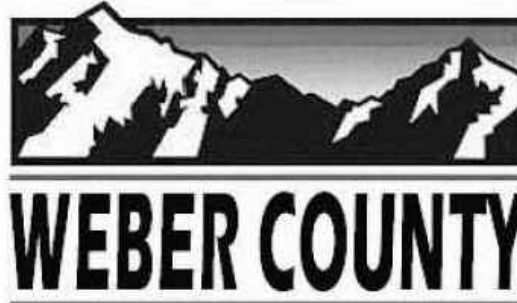
- High
- Medium
- Low

1 **SILT FENCE**
SCALE: NONE

BMP: Stabilized Construction Entrance **SCE**



- OBJECTIVES**
- Housekeeping Practices
 - Contain Waste
 - Minimize Disturbed Areas
 - Stabilize Disturbed Areas
 - Protect Slopes/Channels
 - Control Site Perimeter
 - Control Internal Erosion



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- DESCRIPTION:**
- ▶ A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.
- APPLICATIONS:**
- ▶ At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.
- INSTALLATION/APPLICATION CRITERIA:**
- ▶ Clear and grub area and grade to provide maximum slope of 2%.
 - ▶ Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months).
 - ▶ Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.
- LIMITATIONS:**
- ▶ Requires periodic top dressing with additional stones.
 - ▶ Should be used in conjunction with street sweeping on adjacent public right-of-way.
- MAINTENANCE:**
- ▶ Inspect daily for loss of gravel or sediment buildup.
 - ▶ Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
 - ▶ Repair entrance and replace gravel as required to maintain control in good working condition.
 - ▶ Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

- TARGETED POLLUTANTS**
- Sediment
 - Nutrients
 - Toxic Materials
 - Oil & Grease
 - Floatable Materials
 - Other Waste

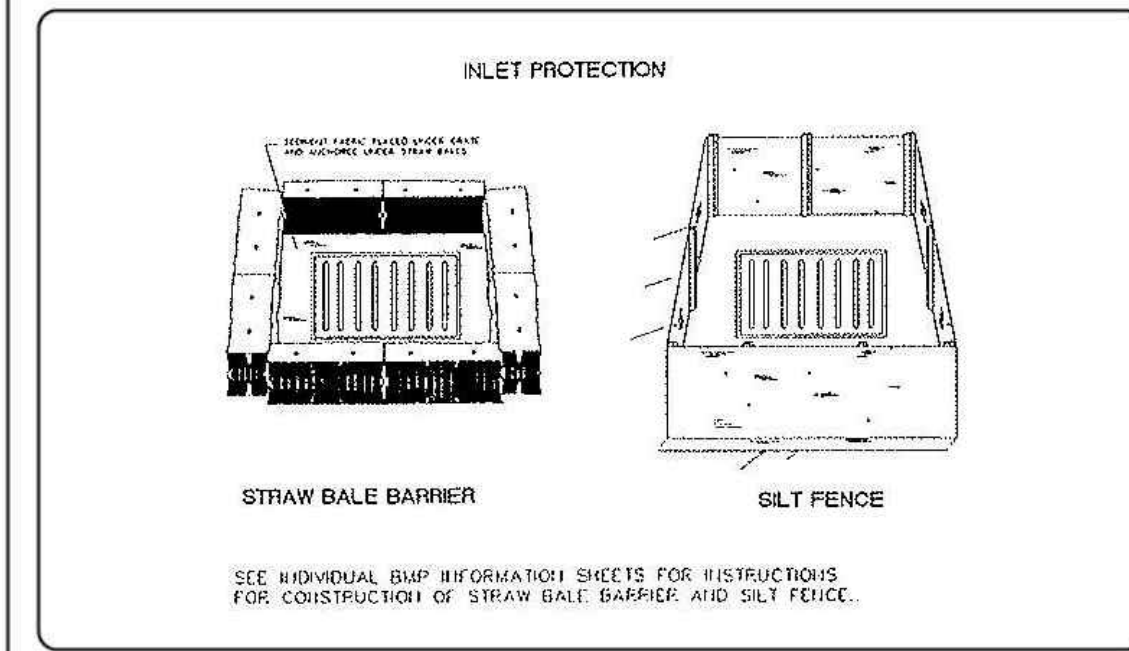
- High Impact
- Medium Impact
- Low or Unknown Impact

- IMPLEMENTATION REQUIREMENTS**
- Capital Costs
 - O&M Costs
 - Maintenance
 - Training

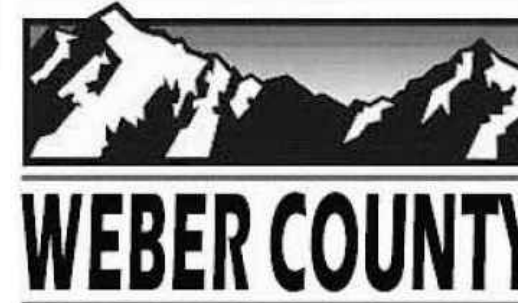
- High
- Medium
- Low

2 **STABILIZED CONSTRUCTION ENTRANCE**
SCALE: NONE

BMP: Inlet Protection – Silt Fence or Straw Bale **IP**



- OBJECTIVES**
- Manufacturing
 - Material Handling
 - Vehicle Maintenance
 - Construction
 - Commercial Activities
 - Roadways
 - Control Site Perimeter
 - Control Internal Erosion



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- DESCRIPTION:**
- ▶ Sediment barrier erected around storm drain inlet.
- APPLICATION:**
- ▶ Construct at storm drainage inlets located down gradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection)
- INSTALLATION/APPLICATION CRITERIA:**
- ▶ Provide upgradient sediment controls, such as silt fence during construction inlet
 - ▶ When construction of inlet is complete, erect straw bale barrier or silt fence surrounding perimeter of inlet. Follow instructions and guidelines on individual BMP information sheets for straw bale barrier and silt fence construction.
- LIMITATIONS:**
- ▶ Recommended maximum contributing drainage area of one acre.
 - ▶ Limited inlets located in open unpaved areas.
 - ▶ Requires shallow slopes adjacent to inlet.
- MAINTENANCE:**
- ▶ Inspect inlet protection following storm event and at a minimum of once monthly.
 - ▶ Remove accumulated sediment when it reaches 4-inches in depth.
 - ▶ Repair or realign barrier/fence as needed
 - ▶ Look for bypassing or undercutting and recompact soil around barrier/fencing required

- TARGETED POLLUTANTS**
- Sediment
 - Nutrients
 - Heavy Metals
 - Toxic Materials
 - Oxygen Demanding Substance
 - Oil & Grease
 - Floatable Materials
 - Bacteria & Viruses

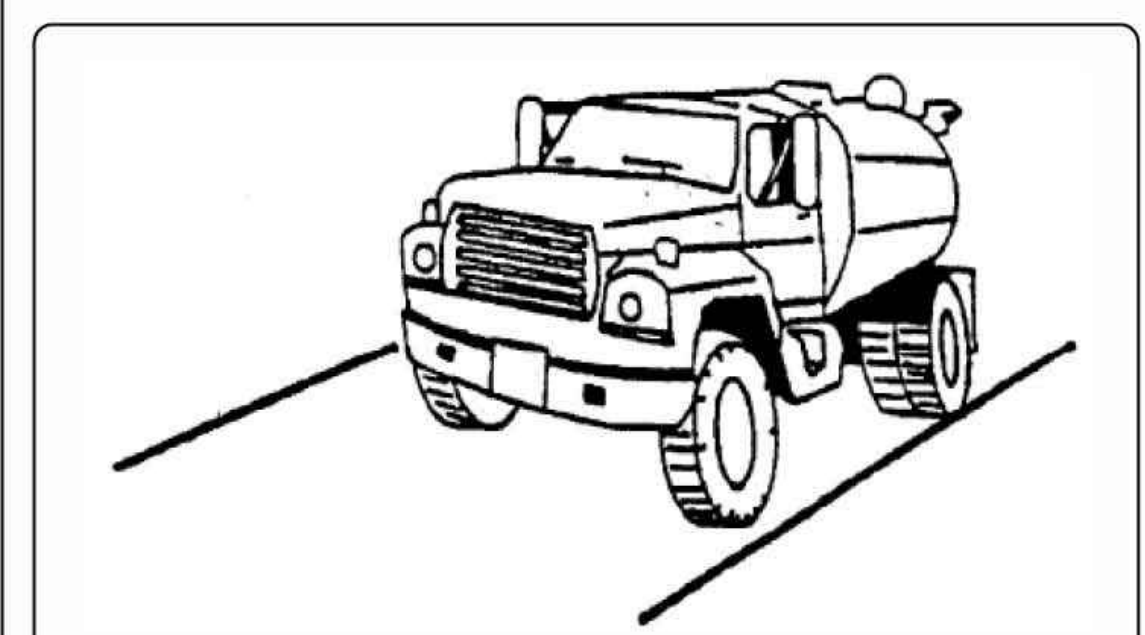
- High Impact
- Medium Impact
- Low or Unknown Impact

- IMPLEMENTATION REQUIREMENTS**
- Capital Costs
 - O&M Costs
 - Maintenance
 - Training

- High
- Medium
- Low

3 **INLET PROTECTION**
SCALE: NONE

BMP: Dust Control **DC**



- OBJECTIVES**
- Housekeeping Practices
 - Contain Waste
 - Minimize Disturbed Areas
 - Stabilize Disturbed Areas
 - Protect Slopes/Channels
 - Control Site Perimeter
 - Control Internal Erosion



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- DESCRIPTION:**
- ▶ Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.
- APPLICATION:**
- ▶ Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.
- INSTALLATION/APPLICATION CRITERIA:**
- ▶ Mechanical dust collection systems are designed according to the size of dust particles and the amount of air to be processed. Manufacturers' recommendations should be followed for installation (as well as the design of the equipment).
 - ▶ Two kinds of street sweepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
 - ▶ Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.
- LIMITATIONS:**
- ▶ Is generally more expensive than manual systems.
 - ▶ May be impossible to maintain by plant personnel (the more elaborate equipment).
 - ▶ Is labor and equipment intensive and may not be effective for all pollutants (street sweepers).
- MAINTENANCE:**
- ▶ If water sprayers are used, dust-contaminated waters should be collected and taken for treatment. Areas will probably need to be resprayed to keep dust from spreading.

- TARGETED POLLUTANTS**
- Sediment
 - Nutrients
 - Toxic Materials
 - Oil & Grease
 - Floatable Materials
 - Other Waste

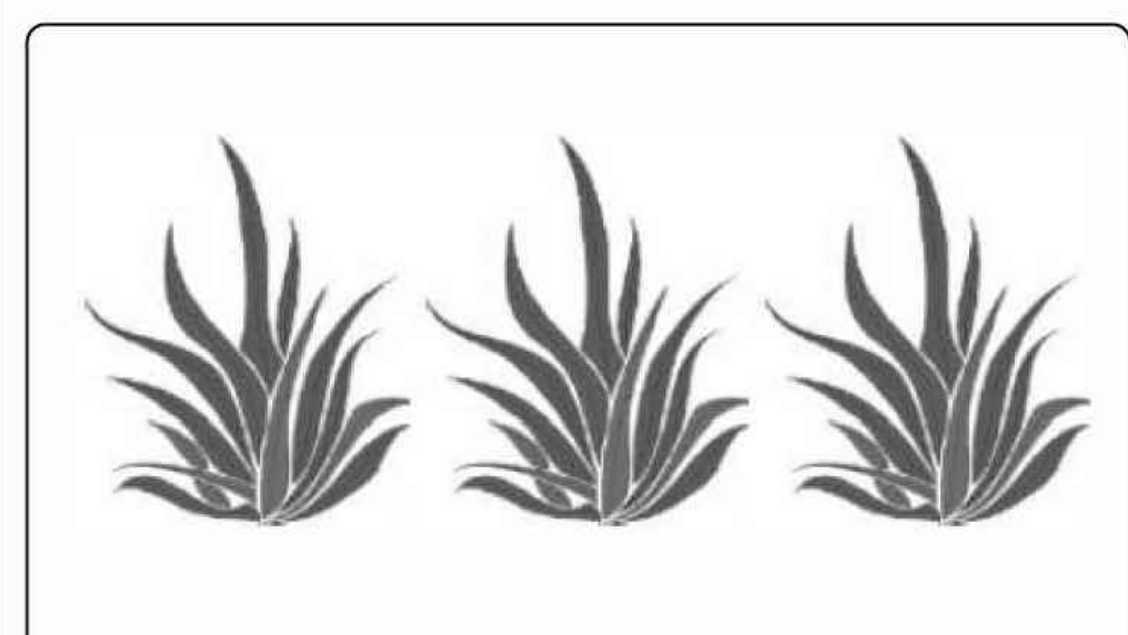
- High Impact
- Medium Impact
- Low or Unknown Impact

- IMPLEMENTATION REQUIREMENTS**
- Capital Costs
 - O&M Costs
 - Maintenance
 - Training

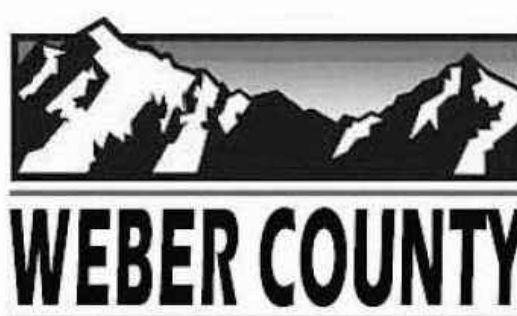
- High
- Medium
- Low

4 **DUST CONTROL**
SCALE: NONE

BMP: Temporary and Permanent Seeding **TPS**



- OBJECTIVES**
- Housekeeping Practices
 - Contain Waste
 - Minimize Disturbed Areas
 - Stabilize Disturbed Areas
 - Protect Slopes/Channels
 - Control Site Perimeter
 - Control Internal Erosion



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- DEFINITION:**
- ▶ Temporary seeding - establishment of short term cover by application of rapidly germinating seed mix (alternatively hydroseeding may be utilized).
 - ▶ Permanent seeding - establishment of final term cover by application of perennial seed mix (alternatively sod may be utilized).
- APPLICATION:**
- ▶ Disturbed areas that are at final grade and which will not be disturbed by continuing activities on site. Also areas that are not at final grade but which will be left untouched in excess of one year.
- LIMITATIONS:**
- ▶ Limited to areas that will not be subject to traffic or high usage.
 - ▶ May require irrigation and fertilizer which creates potential for impacting runoff quality.
 - ▶ May only be applied during appropriate planting season, temporary cover required until that time.
- INSTALLATION:**
- ▶ Roughen soil to a depth of 2 inches. Add fertilizer, manure, topsoil as necessary.
 - ▶ Evenly distribute seed using a commonly accepted method such as: broadcast seeding, drilling, hydroseeding.
 - ▶ Use a seed mix appropriate for soil and location that will provide rapid germination and growth. Check with County for recommended mix and application rate.
 - ▶ Cover area with mulch if required due to steep slopes or unsuitable weather conditions.
- MAINTENANCE:**
- ▶ Provide irrigation as required to establish growth and to maintain plant cover through duration of project.
 - ▶ Reseed as necessary to provide 75% coverage
 - ▶ Remediate any areas damaged by erosion or traffic.
 - ▶ When 75% coverage is achieved inspect monthly for damage and remediate as necessary.

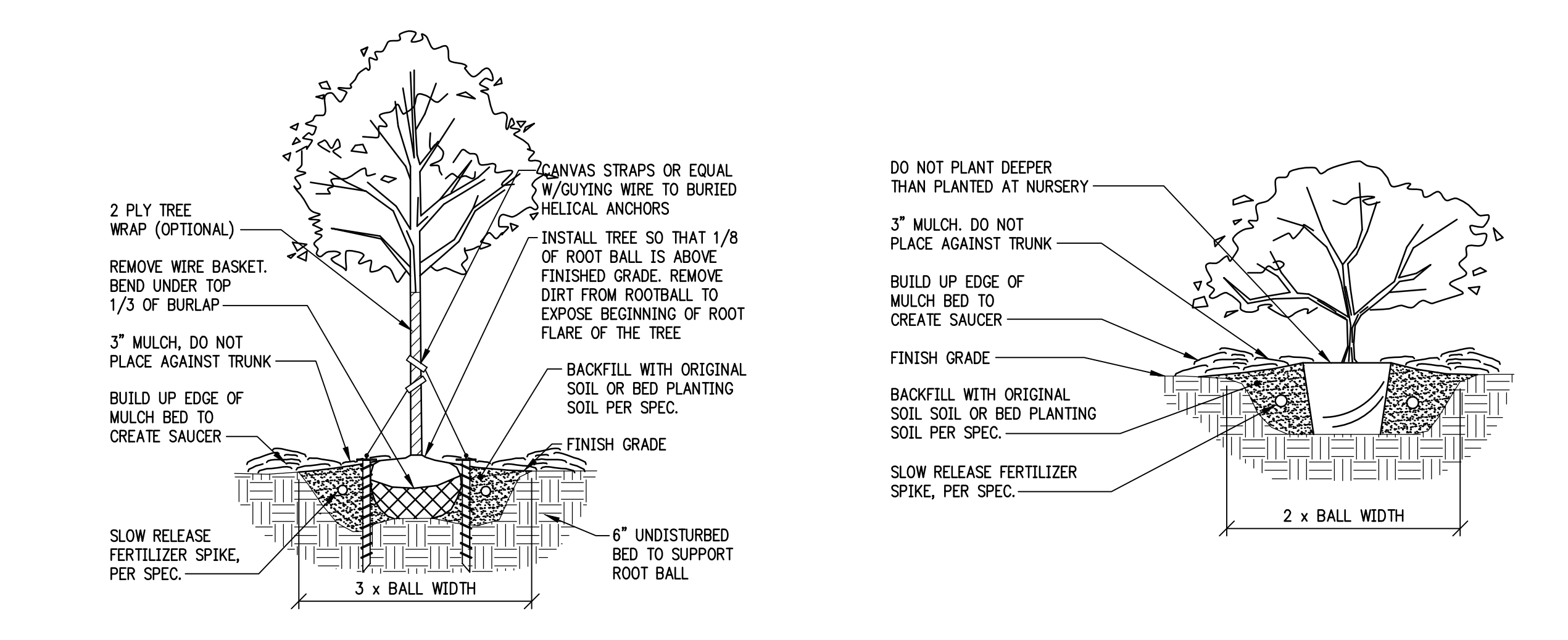
- TARGETED POLLUTANTS**
- Sediment
 - Nutrients
 - Toxic Materials
 - Oil & Grease
 - Floatable Materials
 - Other Waste

- High Impact
- Medium Impact
- Low or Unknown Impact

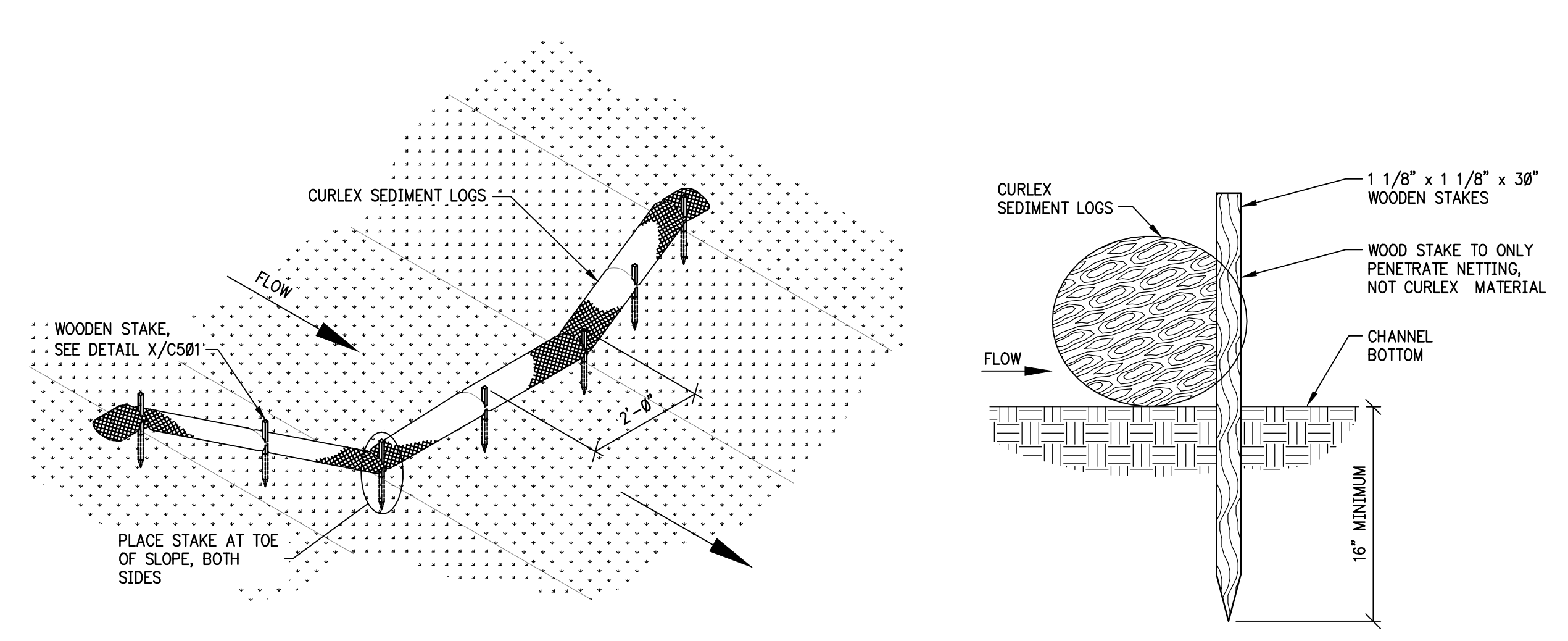
- IMPLEMENTATION REQUIREMENTS**
- Capital Costs
 - O&M Costs
 - Maintenance
 - Training

- High
- Medium
- Low

5 **TEMPORARY AND PERMANENT SEEDING**
SCALE: NONE

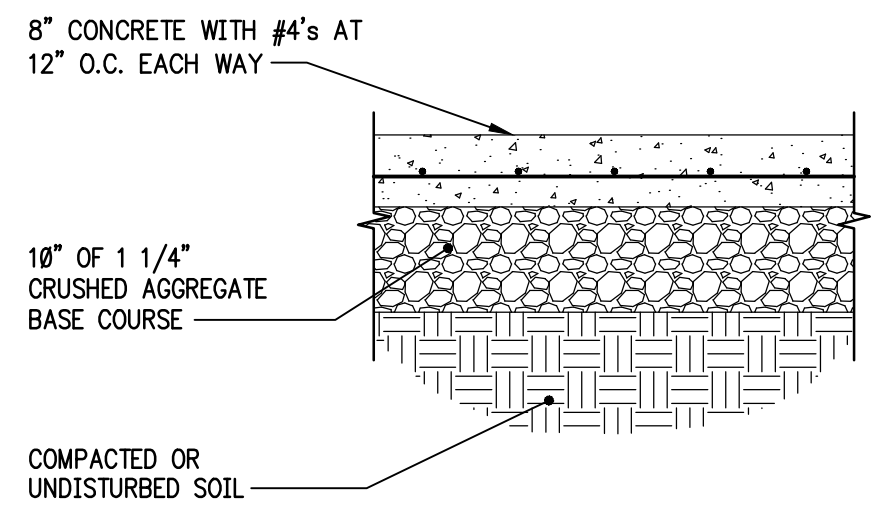


6 **TREE AND SHRUB PLANTING DETAILS**
SCALE: NONE

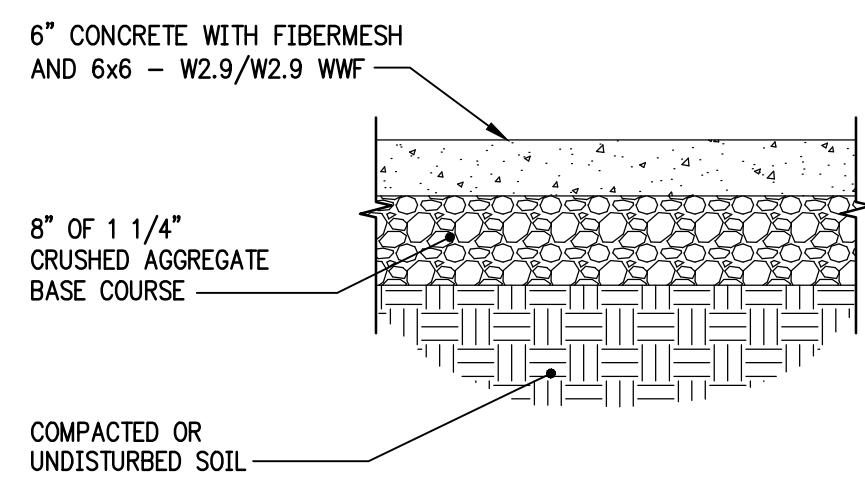


7 **CURLEX SEDIMENT LOG**
SCALE: NONE

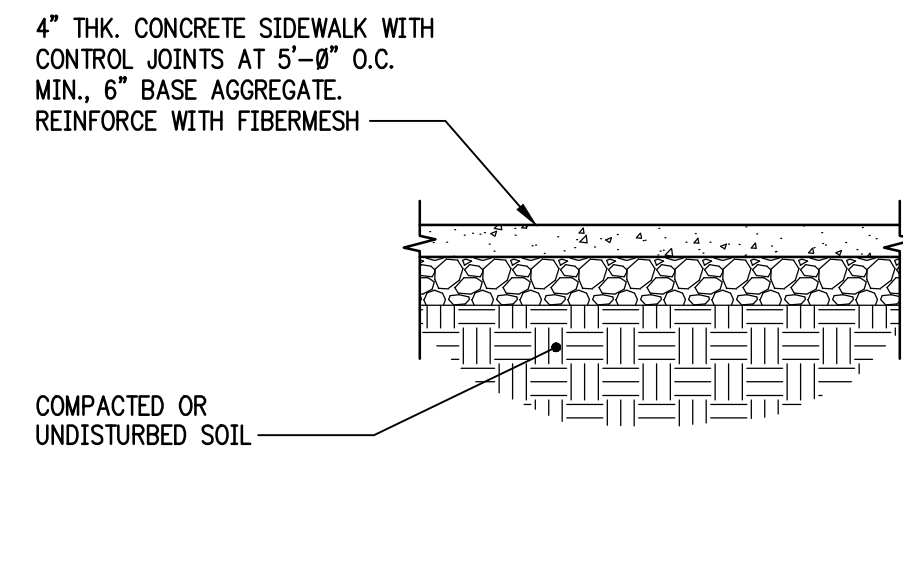
8 **STAKE DETAIL**
SCALE: NONE



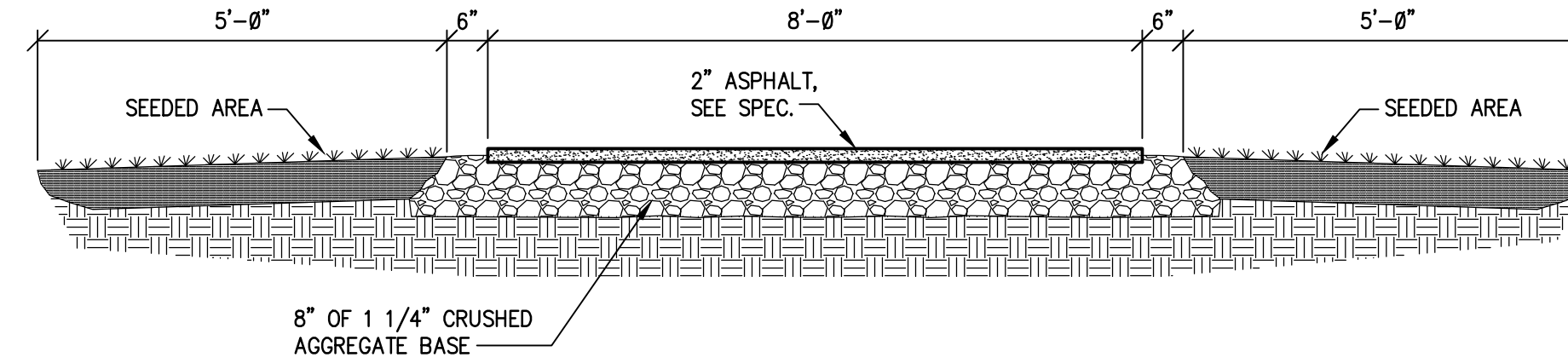
1 CONCRETE PAVING AT TRUCK DRIVE
SCALE: NONE



2 CONCRETE PAVING AT AUTO PARKING
SCALE: NONE

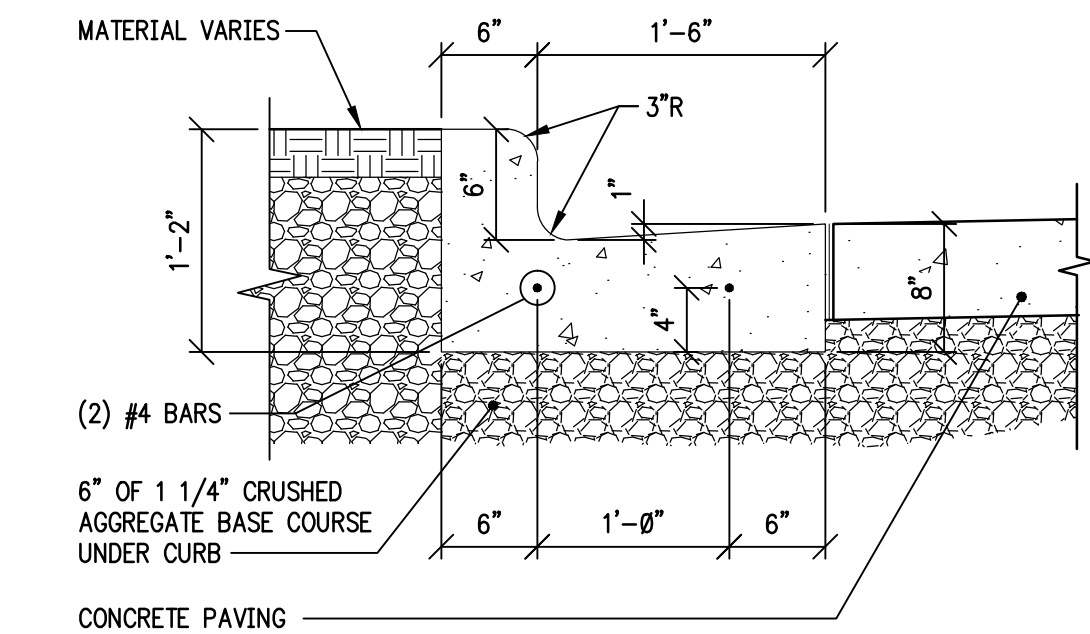


3 SIDEWALK
SCALE: NONE

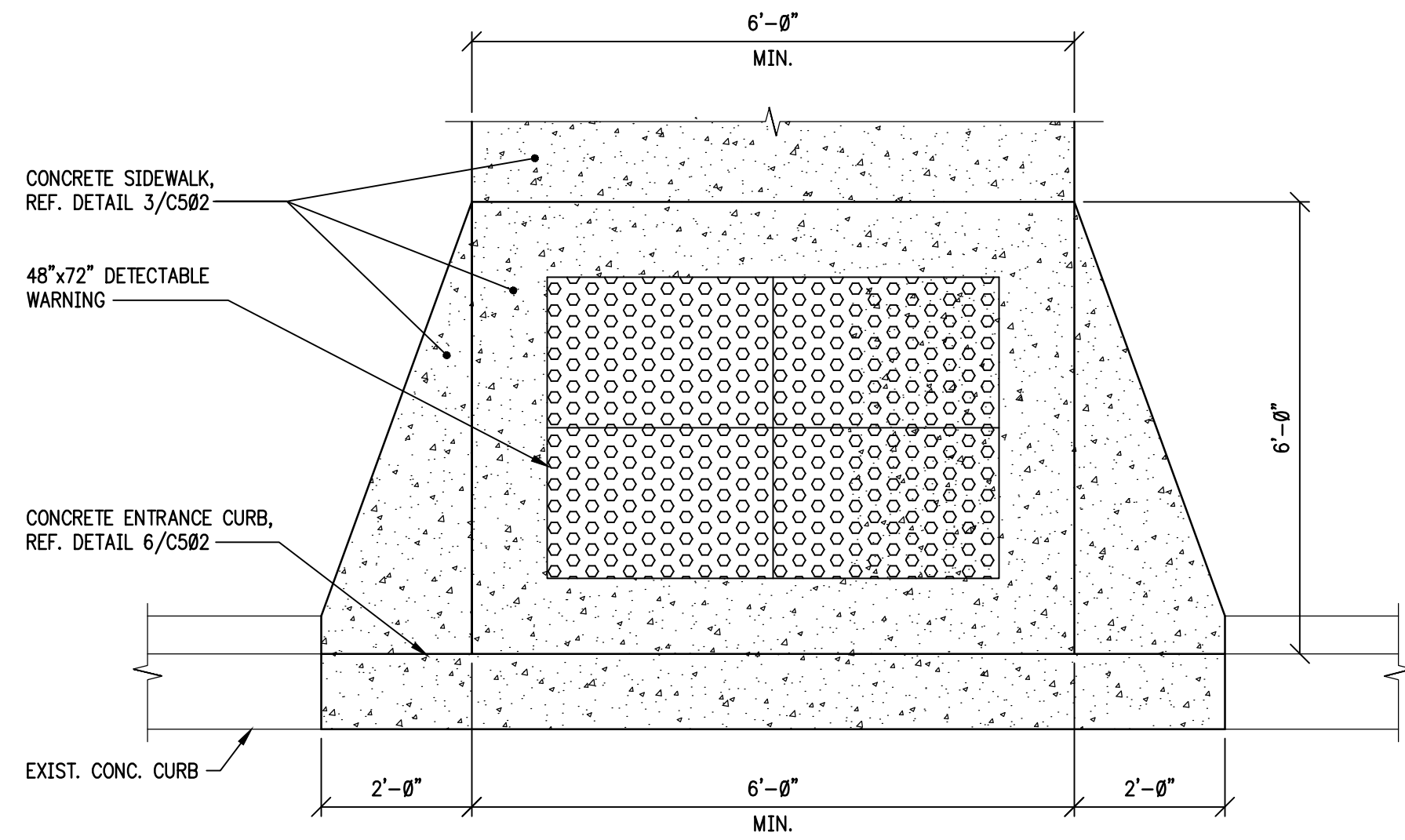


4 WALKING/BIKE TRAIL
SCALE: NONE

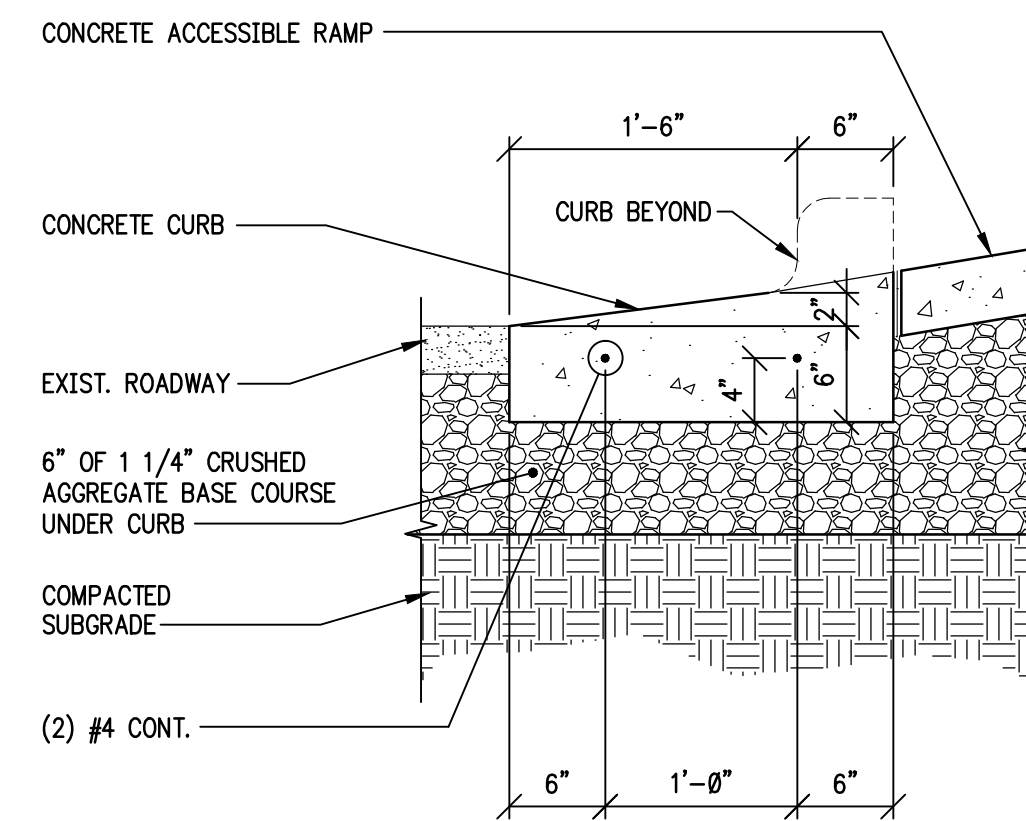
-CONTRACTION JOINTS SHALL BE EVERY 15'-0" OR AS DESIGNATED BY THE ON-SITE ENGINEER
-6"x6" EXP. JOINTS (3/4") SHALL BE PLACED AT CURB HEAD AT END OF RADI
-#4 R/F BARS SHALL BE 20'-0" LG. WITH A 3/4" EXP. TUBE REQ'D ON ONE END AT EXP. JOINTS
-#4 R/F BARS SHALL BE OVERLAPPED 1'-0" MIN.



8 CONCRETE CURB
SCALE: NONE

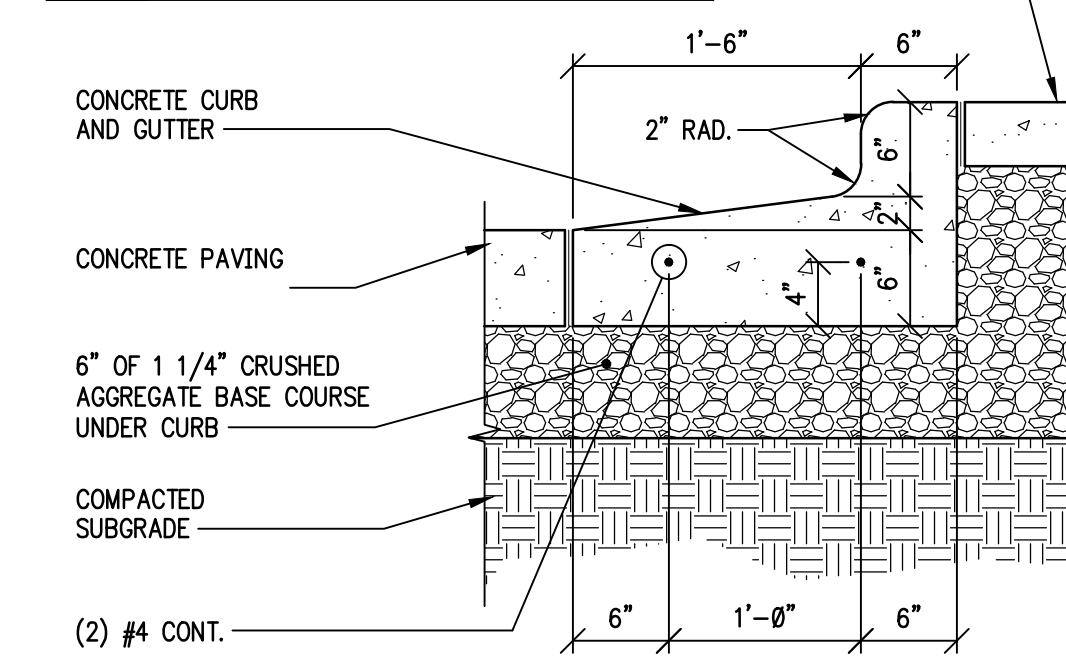


5 ACCESSIBLE CURB RAMP
SCALE: NONE

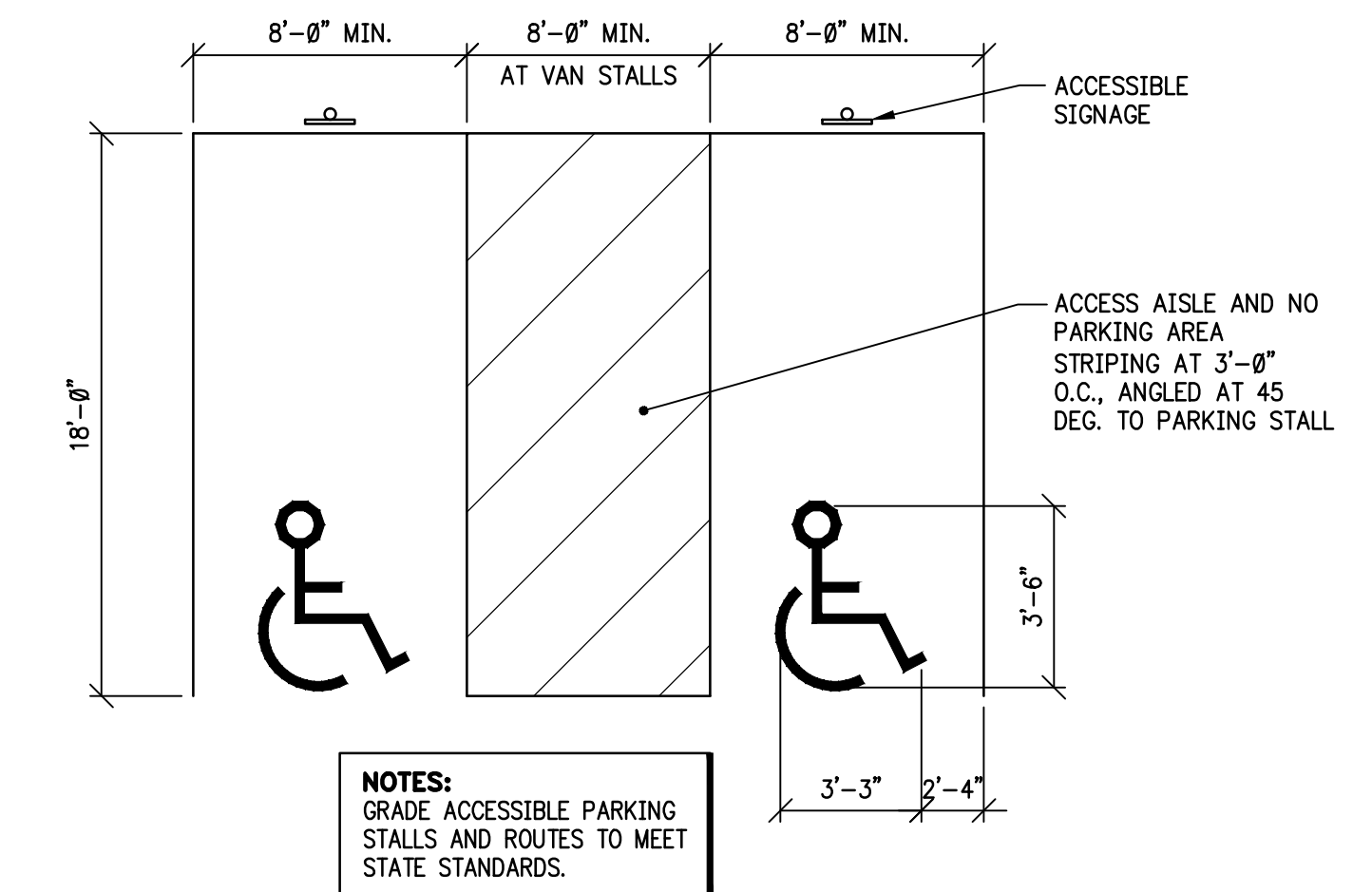


6 ENTRANCE CURB
SCALE: NONE

-CONTRACTION JOINTS SHALL BE EVERY 15'-0" OR AS DESIGNATED BY THE ON-SITE ENGINEER
-6"x6" EXP. JOINTS (3/4") SHALL BE PLACED AT CURB HEAD AT END OF RADI
-#4 R/F BARS SHALL BE 20'-0" LG. WITH A 3/4" EXP. TUBE REQ'D ON ONE END AT EXP. JOINTS
-#4 R/F BARS SHALL BE OVERLAPPED 1'-0" MIN.

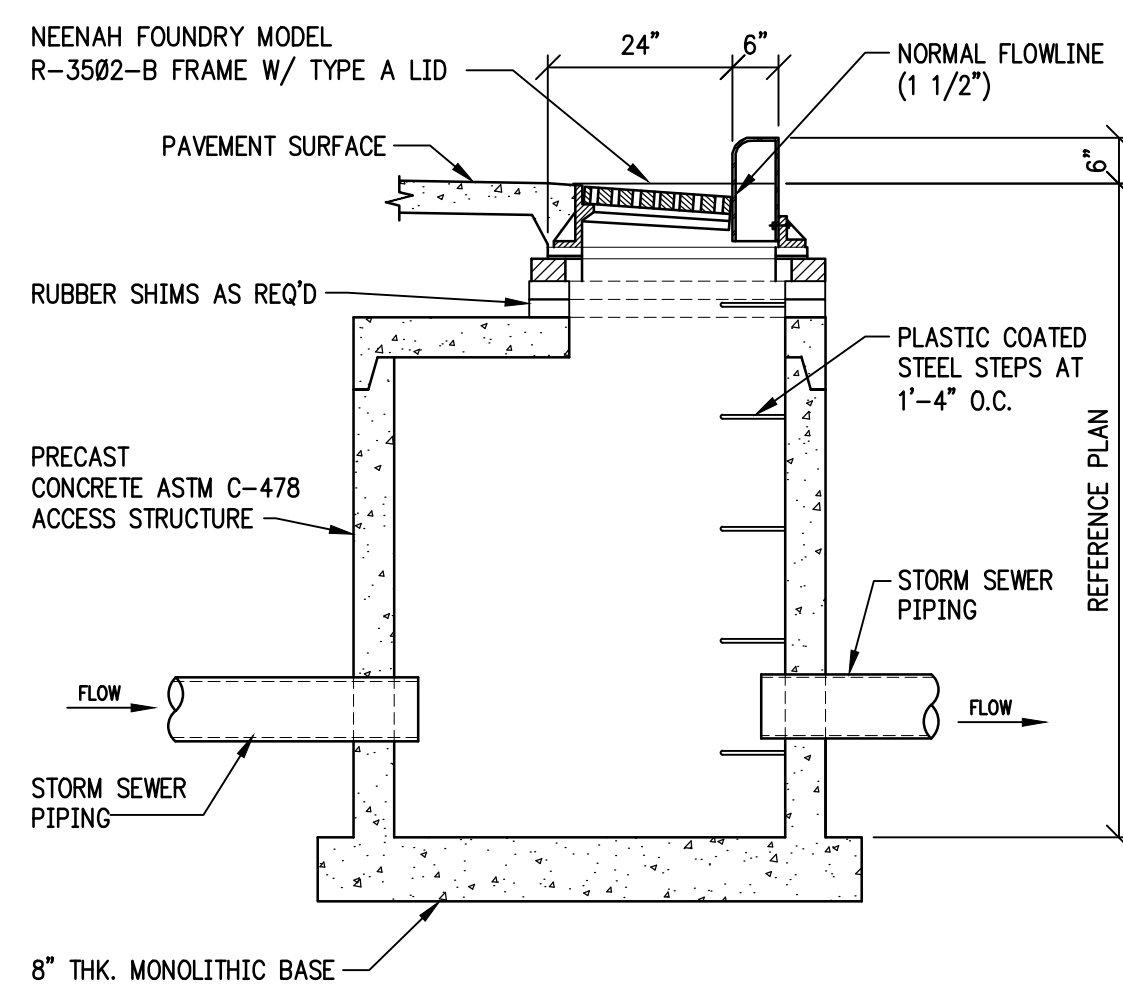


7 CONCRETE CURB
SCALE: NONE

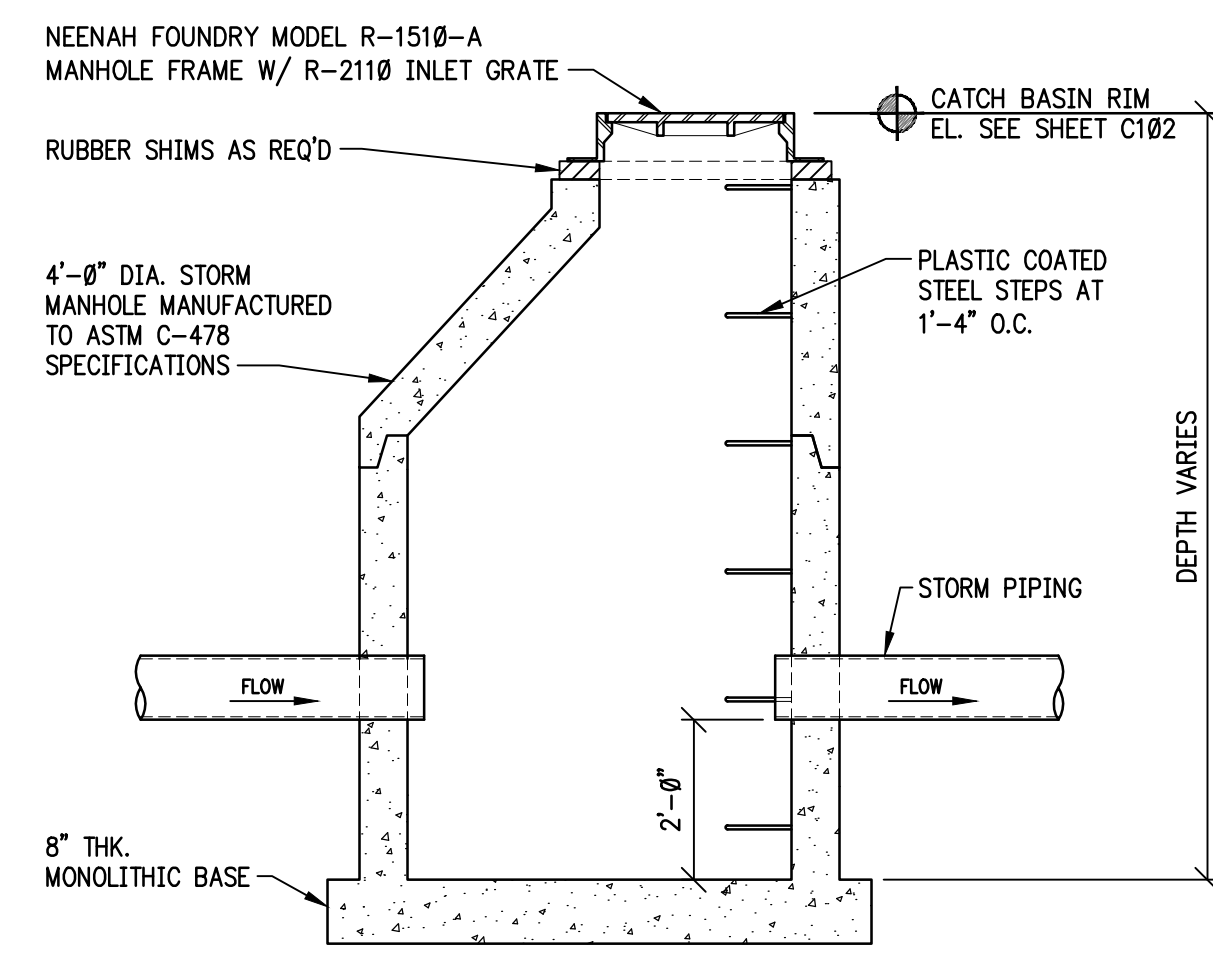


NOTES:
GRADE ACCESSIBLE PARKING STALLS AND ROUTES TO MEET STATE STANDARDS.

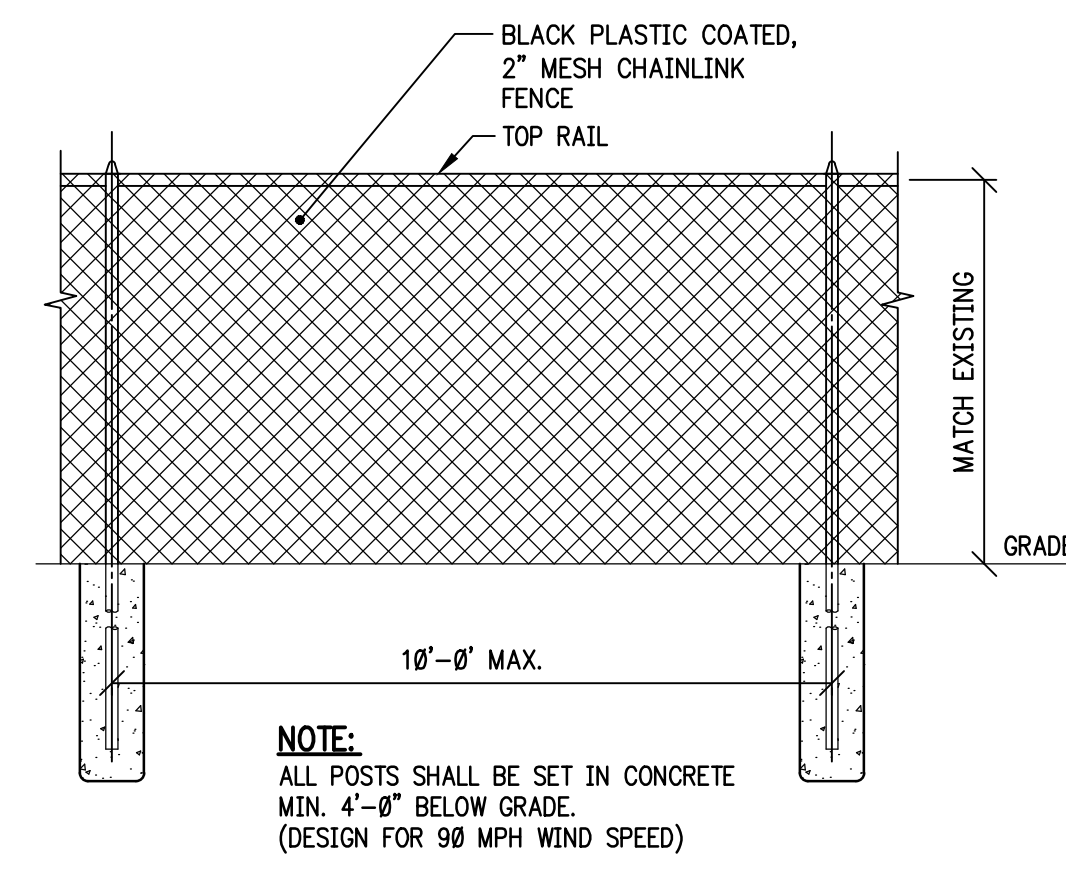
9 ACCESSIBLE PARKING STALL
SCALE: NONE



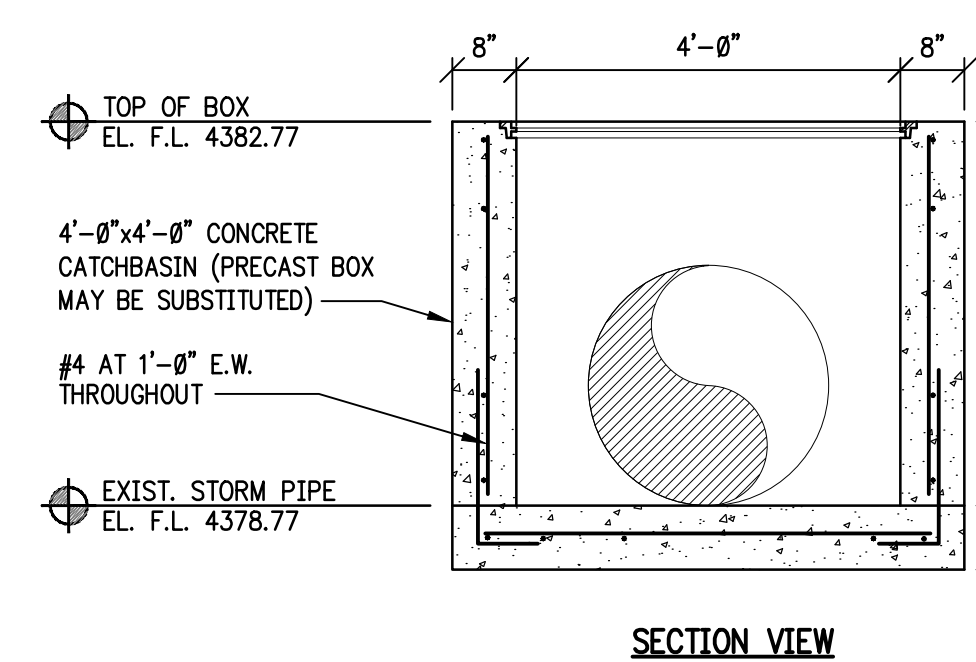
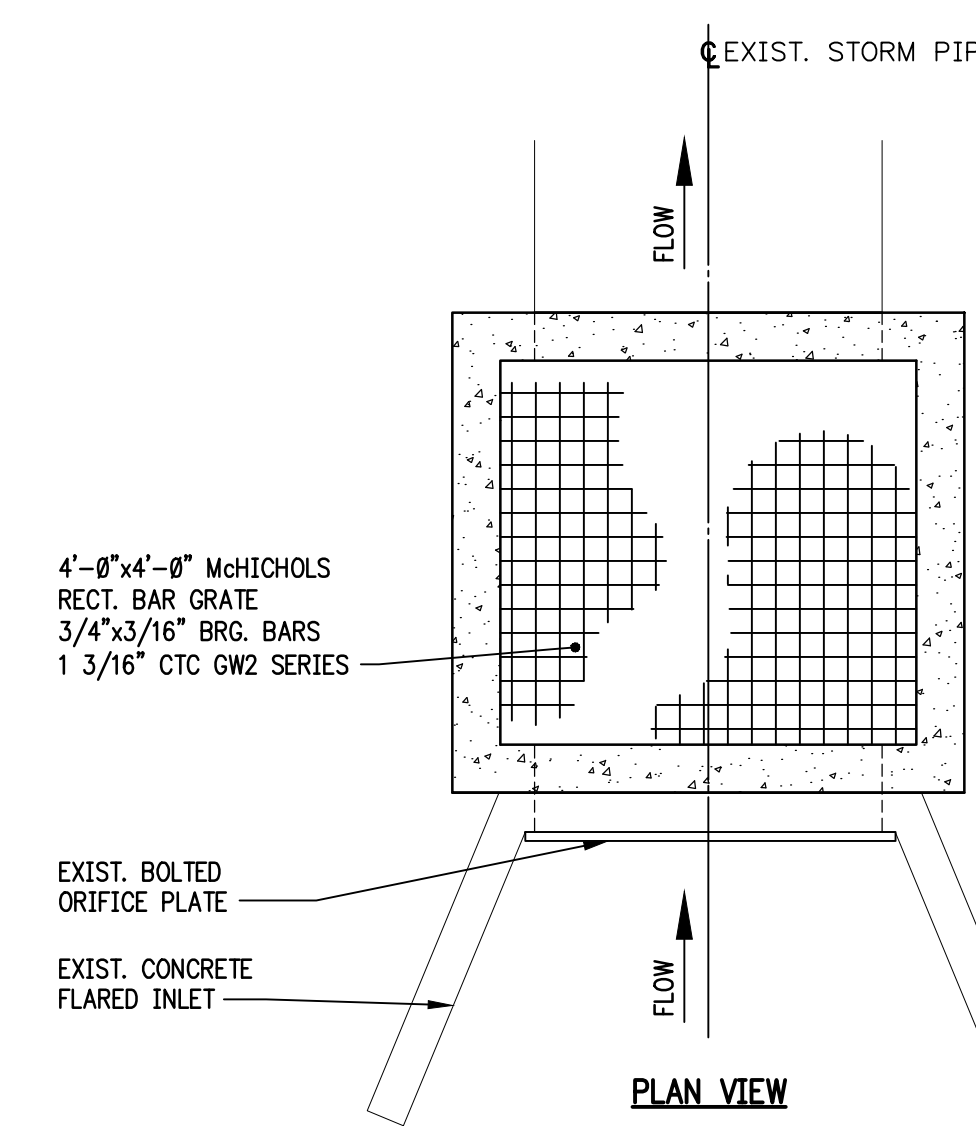
10 CURB INLET
SCALE: NONE



11 CATCHBASIN
SCALE: NONE

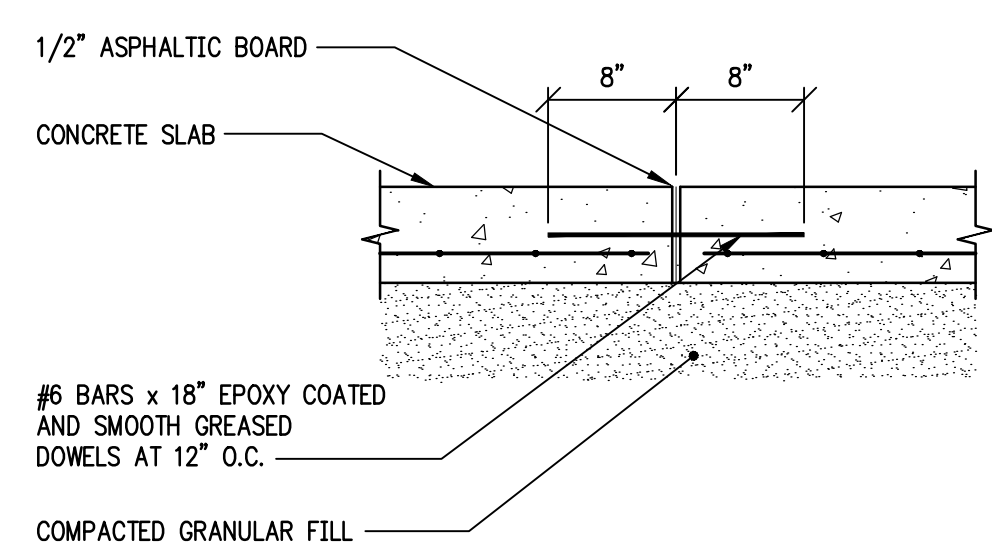


12 CHAINLINK FENCE
SCALE: NONE

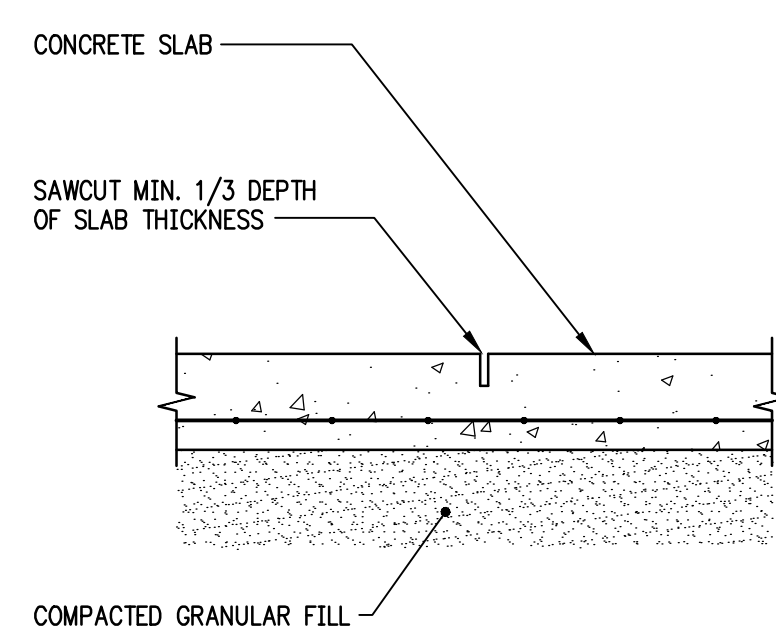


16 CATCHBASIN
SCALE: NONE

NOTE:
- DISCONTINUE SLAB REIN. AT JOINTS
- CONTRACTOR TO ENSURE DOWEL REMAINS PERPENDICULAR TO JOINT

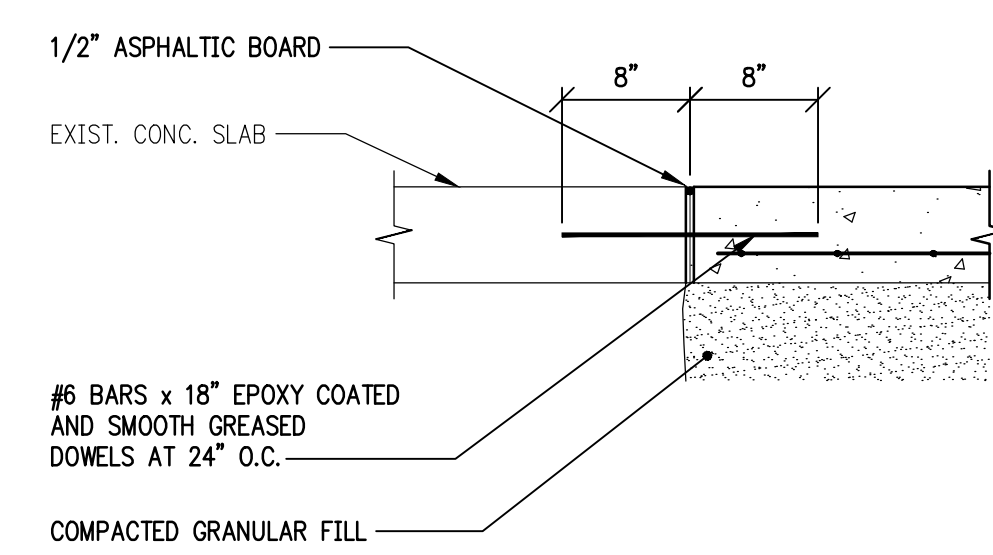


13 CONSTRUCTION JOINT
SCALE: NONE



14 CONTROL JOINT
SCALE: NONE

NOTE:
- CONTRACTOR TO ENSURE DOWEL REMAINS PERPENDICULAR TO JOINT



15 JOINT NEW/EXIST.
SCALE: NONE

MARK	DATE	ISSUED FOR DESIGN REVIEW	DESCRIPTION
A	5/06/16		

PROJECT NO: 4687	CAD DWG FILE: 4687-C502.dwg	DRAWN BY: T. MATERS	CHECKED BY: M. CHAMBERS
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