Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale

Legend

(Note: All Items may not appear on drawing)

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–SW–	Secondary Waterline	DIT	Flowline of Ditch	SW	Sidewalk
–LD–	Land Drain line	TOE	Toe of Slope	GAS	Gas line Marker
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•	Post	DMH	Drain Manhole		Fire Hydrant
WM	Water Meter		Flowline		Water Valve
GM	Gas Meter	x99.00	Spot Elevation	LP	Light Pole
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S	Sewer Manhole		Asphalt		Deciduous Tree
D	Drain Manhole		Concrete		Coniferous Tree
W	Water Manhole		Building		
CO	Cleanout Box		Catch Basin		

VICINITY MAP
Not to Scale

Benchmark #9005

Brass Cap Monument Of Intersection
Of 2150 North Street and Rulon White Blvd
Elev= 4283.62'

GENERAL DEMOLITION NOTES:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
4. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
5. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
6. Basements and other excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner)
7. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
8. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
9. If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
10. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
11. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
12. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
13. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
14. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
15. Install traffic warning devices as needed in accordance with local standards.
16. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.

CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the propose improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-8900 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Demo Sheet

Weber Industrial Park (Foxrun)

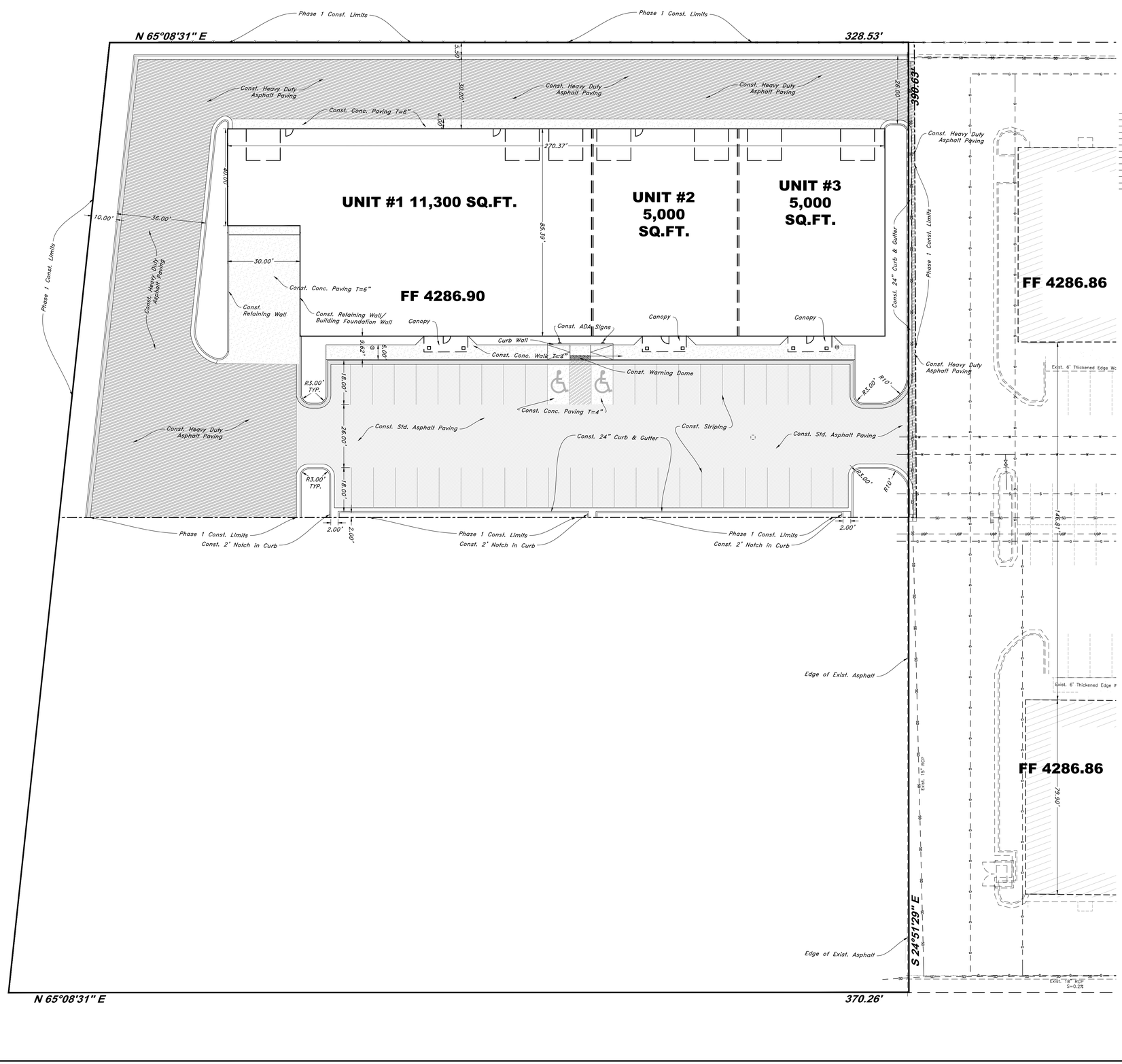
2147 Rulon White Blvd
Ogden, Utah
A part of Section 22, T7N. R1W, SLB&M, U.S. Survey

June, 2022

SHEET NO.

D0.1

21N231



Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale

Legend

(Note: All items may not appear on drawing)

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	Telephone Box		Contour		Power Pole w/guy
	Sewer Manhole		Asphalt		Deciduous Tree
	Drain Manhole		Concrete		Coniferous Tree
	Water Manhole		Building		
	Cleanout Box		Catch Basin		

Project Area

VICINITY MAP
Not to Scale

Benchmark #9005

Brass Cap Monument Of Intersection
Of 2150 North Street and Rulon White Blvd
Elev= 4283.62'

GENERAL SITE NOTES:

1. Stalls designated as accessible will require a painted accessible symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
5. All dimensions are to back of curb unless otherwise noted.

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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

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GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 SLC (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Site Plan

Weber Industrial Park (Foxrun)

2147 Rulon White Blvd
Ogden, Utah

A part of Section ??, T7N, R?W, SLB&M, U.S. Survey

June, 2022

SHEET NO.
S1.0

21N231

Scale: 1" = 30'

30 0 15 30 40 50 60

Graphic Scale

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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

Legend

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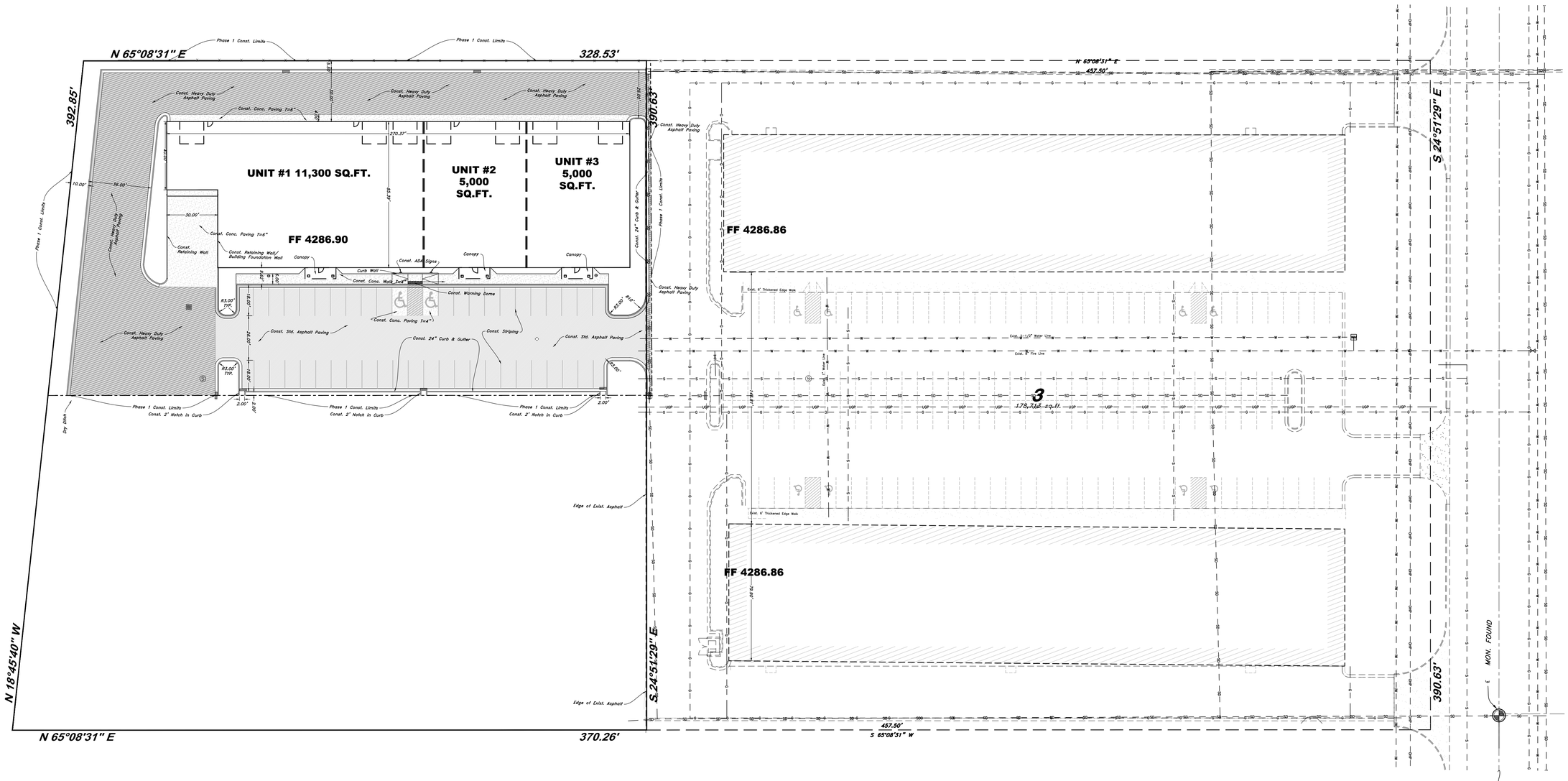
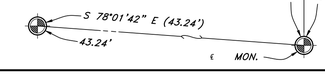
Project Area

VICINITY MAP
Not to Scale



Benchmark #9005

Brass Cap Monument Of Intersection Of 2150 North Street and Rulon White Blvd Elev= 4283.62'



REV. | DATE | DESCRIPTION

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
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Overall Site Plan

Weber Industrial Park (Foxrun)

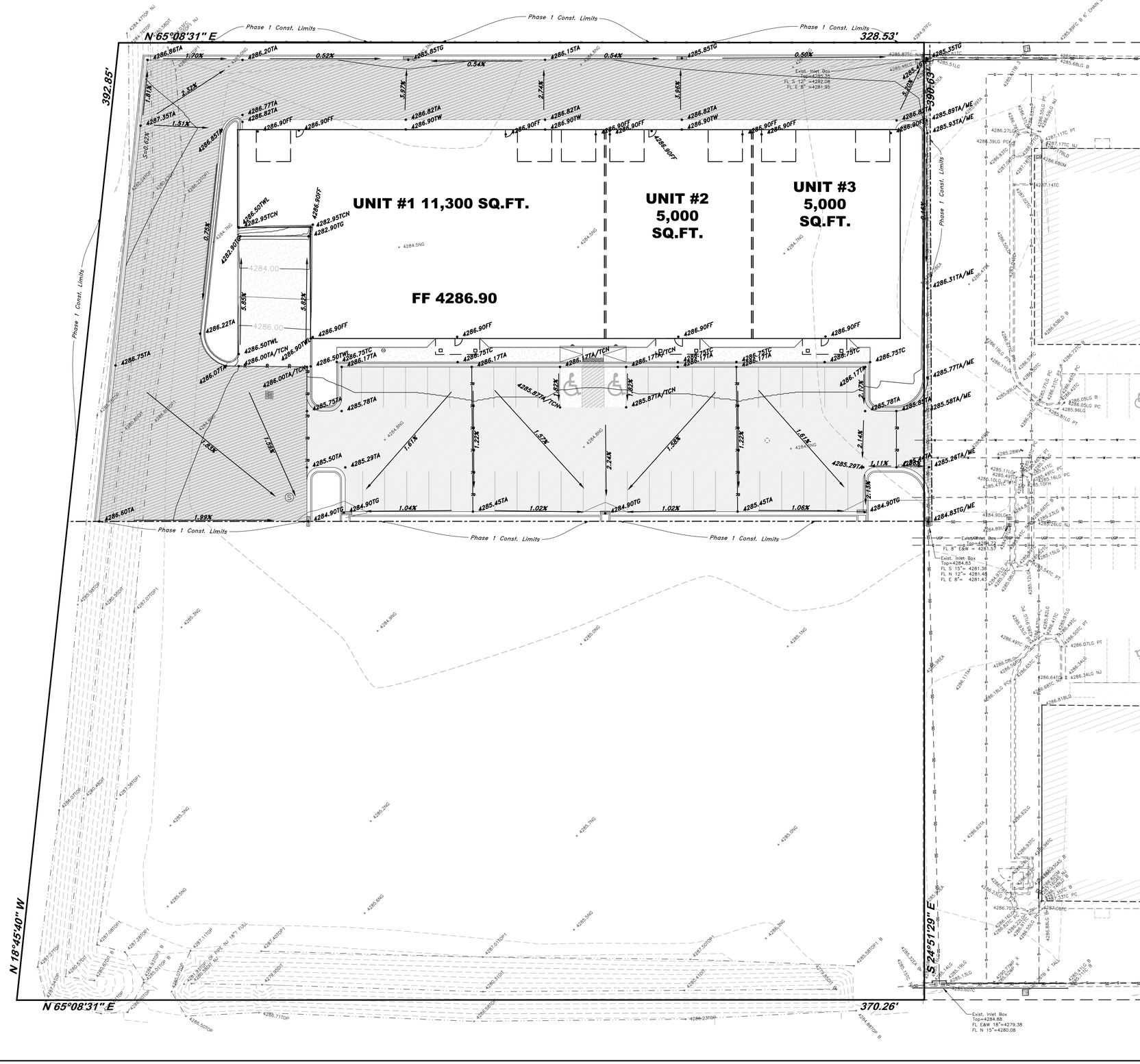
2147 Rulon White Blvd
Ogden, Utah

A part of Section 22, T7N, R1W, SLB&M, U.S. Survey

June, 2022

SHEET NO.
S1.1

21N231



Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale

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Power Pole	FC Fence	NG Natural Ground
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Project Area

VICINITY MAP
Not to Scale

Benchmark #9005

Brass Cap Monument Of Intersection
Of 2150 North Street and Rulon White Blvd
Elev= 4283.62'

GENERAL GRADING NOTES:

1. All work shall be in accordance with the City Public Works Standard.
2. Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
5. Areas to receive fill shall be properly prepared and approved by the City inspector and geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the city engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
18. The recommendations in the following Geotechnical Engineering Report by xxxx are included in the requirements of grading and site preparation.
    The report is titled "GEOTECHNICAL INVESTIGATION"
    Job No.: Address
    Dated:
19. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
20. Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to strain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.

CURB AND GUTTER CONSTRUCTION NOTES:

1. Open face gutter shall be constructed where drainage is directed away from curb.
2. Open face gutter locations are indicated by shading and notes on site and grading plan.
3. It is the responsibility of the surveyor to adjust top of curb grades at the time construction staking.
4. Refer to the typical details for a standard and open face curb and gutter for dimensions.
5. Transitions between open face and standard curb and gutter are to be smooth. Hand form these areas if necessary.

ADA NOTES:

Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routs must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If grades on plans do not meet this requirement notify Consultants immediately.

The Client, Contractor, and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA and/or FHAA.

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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

REV	DATE	DESCRIPTION

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Grading & Drainage Plan

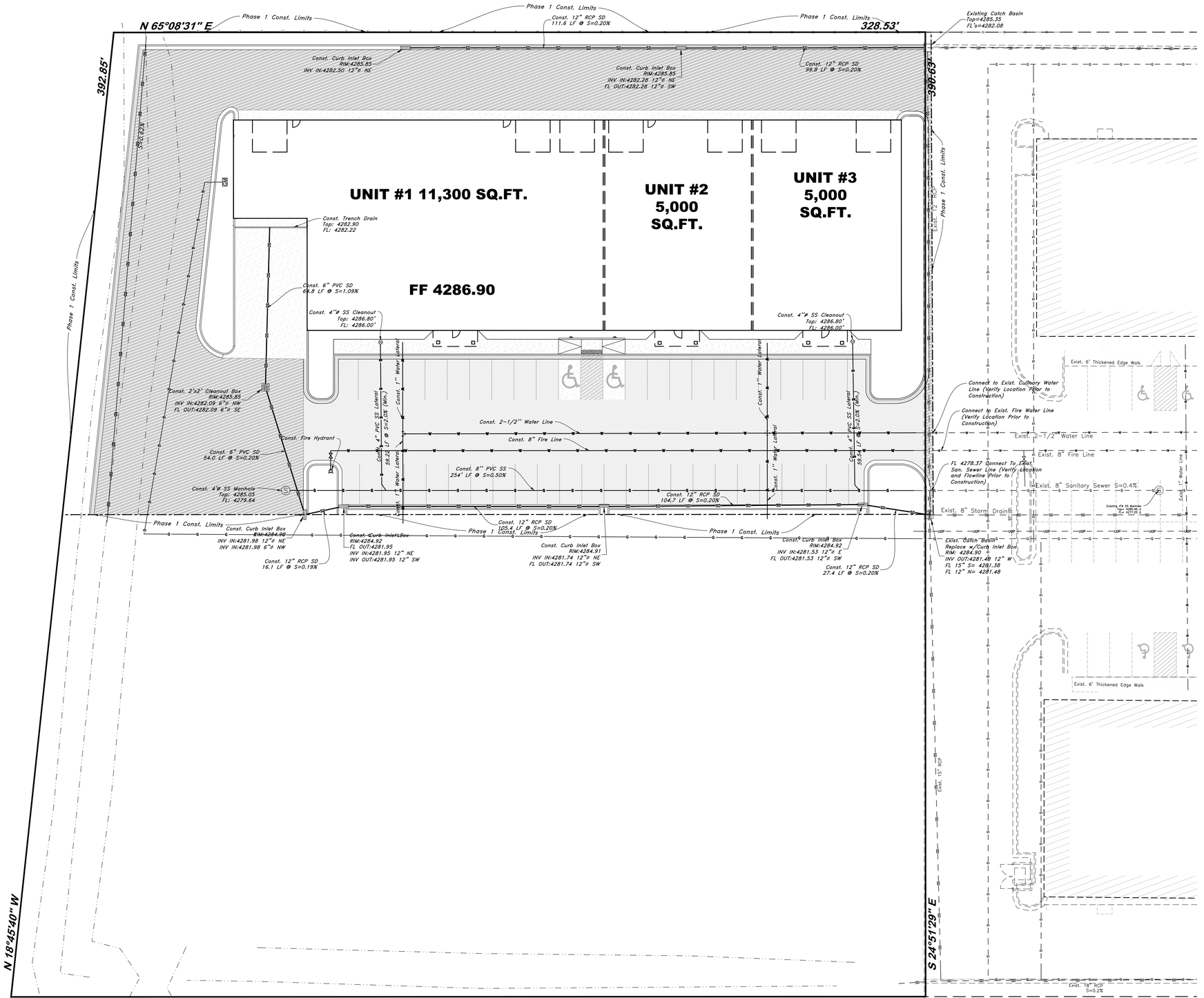
Weber Industrial Park (Foxrun)

2147 Rulon White Blvd
Ogden, Utah
A part of Section ??, T7N, R2W, SLB&M, U.S. Survey

June, 2022

SHEET NO.
G2.0

21N231



Scale: 1" = 20'

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Graphic Scale

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Project Area

VICINITY MAP
Not to Scale

Benchmark #9005

Brass Cap Monument Of Intersection
Of 2150 North Street and Rulon White Blvd
Elev= 4283.62'

GENERAL UTILITY NOTES:

1. Coordinate all utility connections to building with plumbing plans and building contractor.
2. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
3. All catch basin and inlet box grates are to be bicycle proof.
4. All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
10. All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

UTILITY PIPING MATERIALS:

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS

1. 3/4" to 2" diameter pipe – copper tube ASTM B, Type K, Soft Temper
2. Over 2" diameter pipe – AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES

1. Pipe material as shown on utility plan view or to meet city standards.

SANITARY SEWER LINES

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

STORM DRAIN LINES

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 12" or larger – Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

NATURAL GAS SERVICE LATERALS (DOMINION ENERGY)

1. PLASTIC PIPING MATERIAL: Plastic polyethylene pipe materials and compression couplings must be approved for natural gas applications and must be installed underground. All plastic pipe and fittings must conform to ASTM D2513 (60 psi and above high density pipe approved 3408).
2. Plastic pipe must be joined by individuals qualified in the heat fusion method of connecting pipe and fittings or approved mechanical fittings. A minimum number 18 insulated yellow copper tracer wire shall be installed with underground nonmetallic gas piping and shall terminate above grade at each end. Tracer wire shall not come in contact with plastic piping.
3. Risers and prefabricated risers inserted with plastic pipe shall conform to ASTM D2513, shall be metallic, have a space of 10 inches from the bottom of the service valve and grade, and shall be wrapped or coated to a point at least 6 inches above grade or protected in an approved manner. When a riser connects underground to plastic pipe, the underground horizontal metallic portion of the riser shall extend at least 12 inches before connecting to the plastic pipe by means of an approved transition fitting, adapter or heat fusion.
4. Plastic pipe used underground for customer fuel lines must be approved polyethylene material and be buried a minimum of 12 inches. It shall not be used inside buildings or above ground. PVC (Polyvinyl Chloride) is not approved for piping systems in Questar Gas's service area. Individual gas lines (metallic or plastic) to single outside appliance (outside lights, grilles, etc.) shall be installed a minimum of 8 inches below grade, provided such installation is approved and installed in locations not susceptible to physical damage.

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Utility Plan

Weber Industrial Park (Foxrun)

2147 Rulon White Blvd
Ogden, Utah

A part of Section 22, T7N, R2W, SLB&M, U.S. Survey

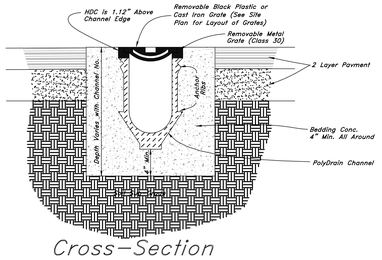
June, 2022

SHEET NO.

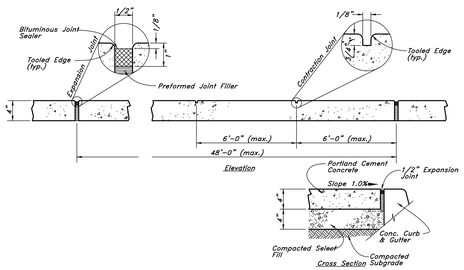
U3.0

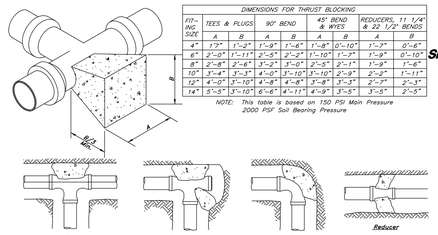
21N231

15 Trench Drain Detail



Cross-Section



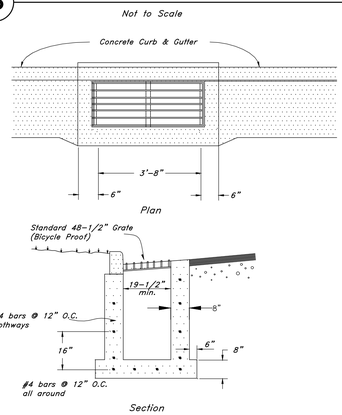


DIMENSIONS FOR THRUST BLOCKING								
FITTING SIZE	TEES & PLUGS		90° BEND		45° BEND & WYES		REDUCERS, 11 1/4 & 22 1/2° BENDS	
	A	B	A	B	A	B	A	B
4"	1'-7"	1'-2"	1'-9"	1'-6"	1'-8"	0'-10"	1'-2"	0'-6"
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"	1'-9"	0'-10"
8"	2'-8"	2'-6"	3'-2"	3'-0"	2'-5"	2'-1"	1'-9"	1'-6"
10"	3'-4"	3'-3"	4'-0"	3'-10"	3'-0"	2'-9"	2'-2"	1'-11"
12"	4'-0"	3'-10"	4'-8"	4'-8"	3'-8"	3'-3"	2'-7"	2'-3"
14"	5'-5"	3'-10"	6'-6"	4'-11"	4'-9"	3'-5"	3'-5"	2'-5"

NOTE: This table is based on 150 PSI Main Pressure 2000 PSF Soil Bearing Pressure

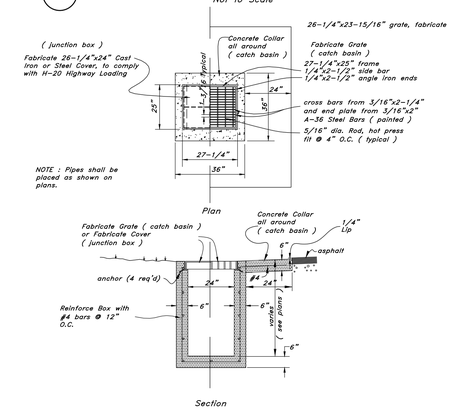
16 Concrete Sidewalk

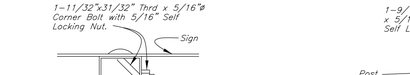
Not to Scale



17 Thrust Blocking Details

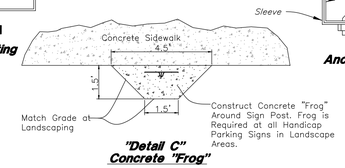
Not to Scale



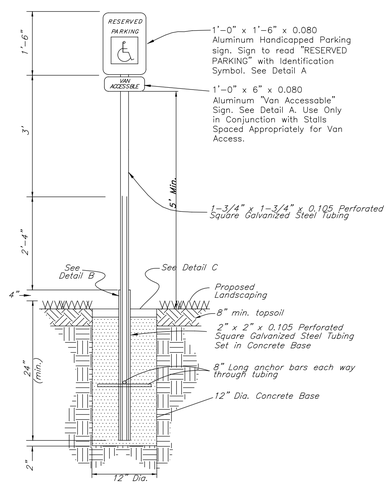


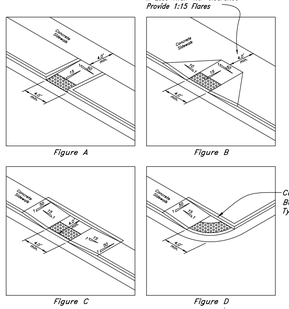
Detail A
Sign Mounting

Detail B
Anchor Assembly



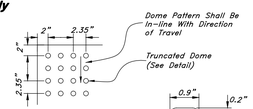
"Detail C"
Concrete "Frog"



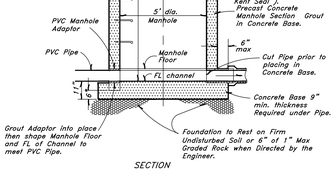


Truncated Domes Texture @ All Hazardous Routes.

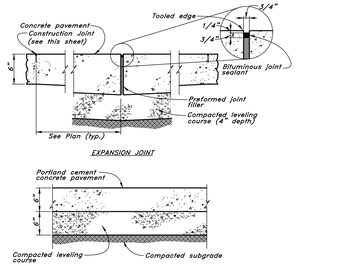
Note: Curb Height Varies, See Civil Plans For Elevations.



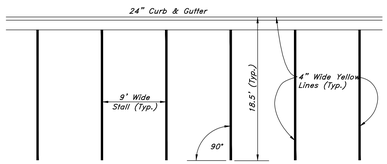
All Sidewalk Curb Ramps Shall Have Detectable Warning Surfaces That Extend The Full Width Of Curb Ramp and 2' Deep. Ramp shall be different color, 20% minimum different shade, than rest of sidewalk. Use Cast Iron for Truncated Domes.



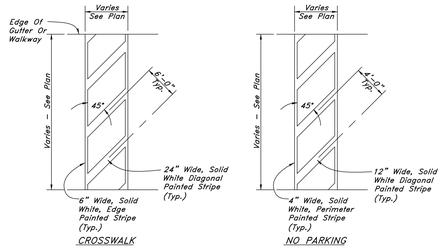
10 Typical Manhole Detail



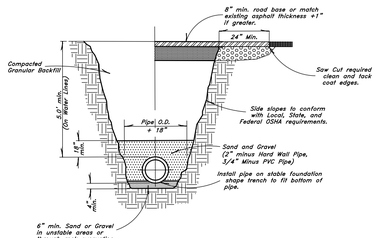
1 Portland Cement Concrete Pavement
Drive & Parking Areas



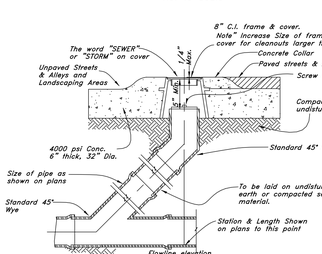
6 Typical Parking Lot Striping Plan



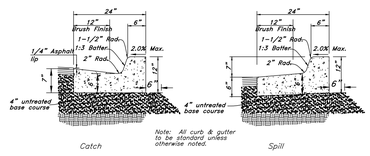
7 Striping



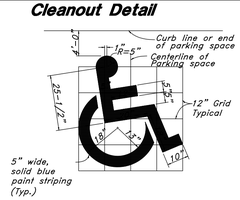
8 Typical Trench Detail



9 Sewer, Storm, and Roof Drain Cleanout Detail



4 Typical Section - 24" Curb & Gutter

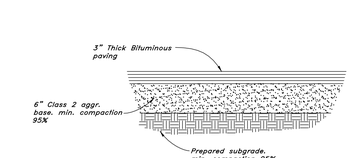


5 Handicap Symbol

Not to Scale

11 Typical Inlet Box
in curb & gutter
Not to Scale

2 Typical Bituminous Pavement Section
Heavy Duty Traffic Areas
Not to Scale



3 Typical Bituminous Pavement Section
Light Traffic Areas
Not to Scale

12 Catch Basin/Junction Box

13 Handicapped Parking Sign

Not to Scale

14 Typical ADA Ramp Detail

Not to Scale

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REV	DATE	DESCRIPTION

Detail Sheet

Weber Industrial Park (Foxrun)

2147 Rulon White Blvd
Ogden, Utah
A part of Section ??, TIN, R?W, SLB&M, U.S. Survey

June, 2022

SHEET NO.
D4.0

21N231