

# Legend

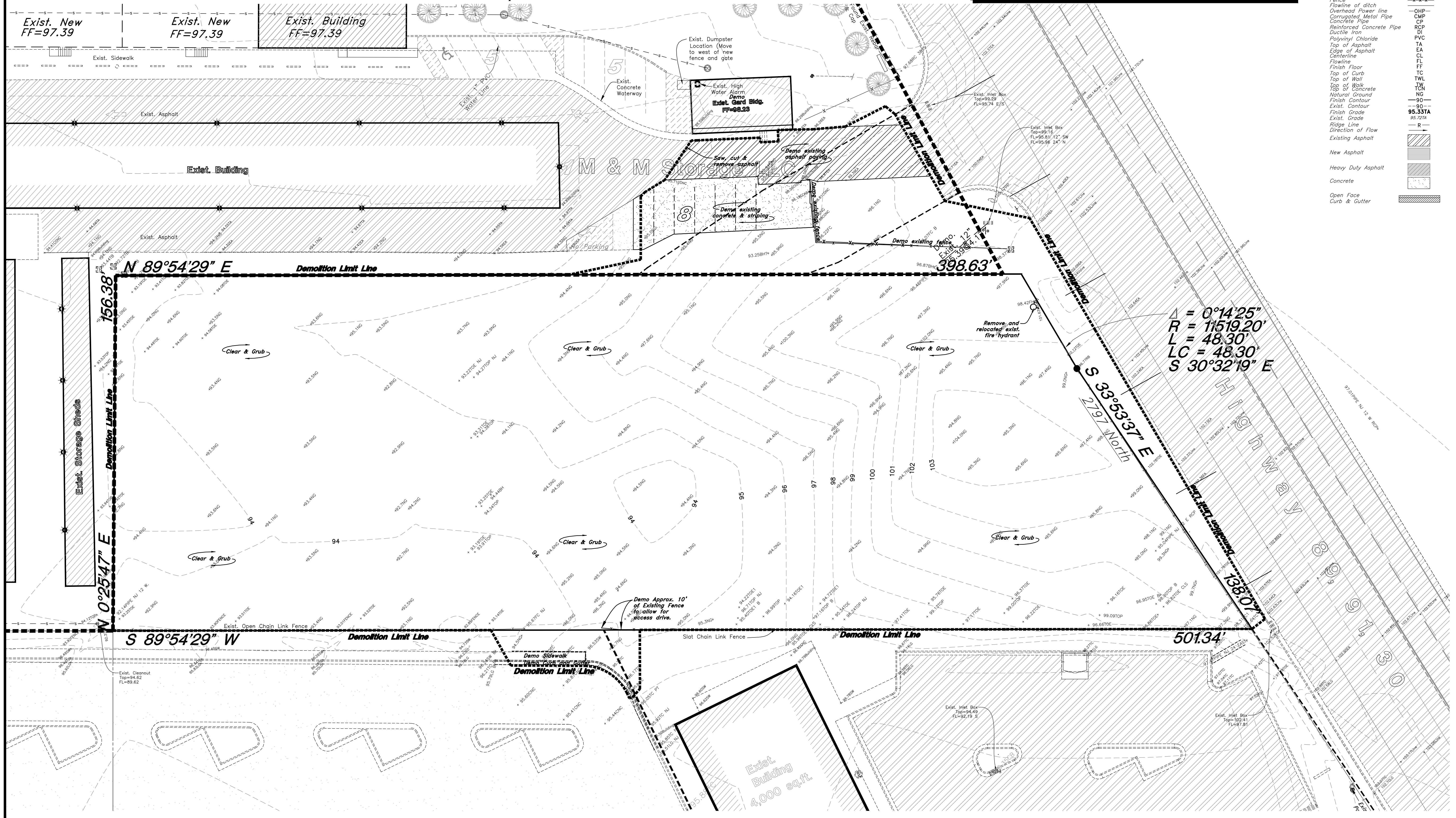
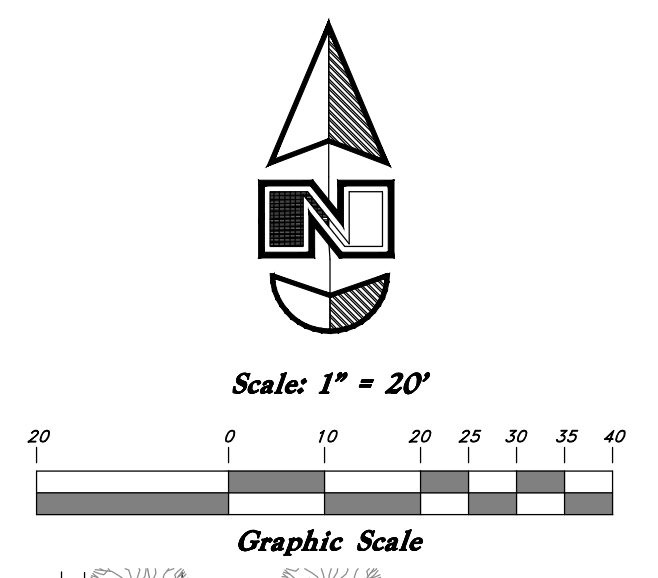
(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basin
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter

- General Site Notes:**
1. Stalls designated as handicap will require a painted handicap symbol. (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. See Horizontal Control plan for coordinates, radiuses and detailed dimensions of site improvements.
  5. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
  6. All dimensions are to back of curb unless otherwise noted.

**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**  
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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY



**GREAT BASIN ENGINEERING NORTH**  
 CONSULTING ENGINEERS AND SURVEYORS  
 5746 South 1475 East - Suite 200  
 Ogden, Utah 84403  
 P.O. Box 130048, Ogden, Utah 84415  
 Ogden (801)394-4315 Salt Lake City (801)351-0222 Fax (801)392-7544

**Demo Plan**  
**North View Holdings LLC**  
 2797 North Highway 89  
 Ogden, Utah 84414

01 Feb, 2013  
 SHEET NO.  
**CD1.01**  
 08N222

# Legend

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**Site Plan Requirements:**  
 Total Parcel Area - 1.61 ACRES  
 Total Const. Area - 1.90 ACRES  
 Asphalt Area - 40980.84 SQ.FT (49.57%)  
 Concrete Area - 2704.02 SQ.FT (3.27%)  
 Landscape Area - 25033.20 SQ.FT(30.28%)

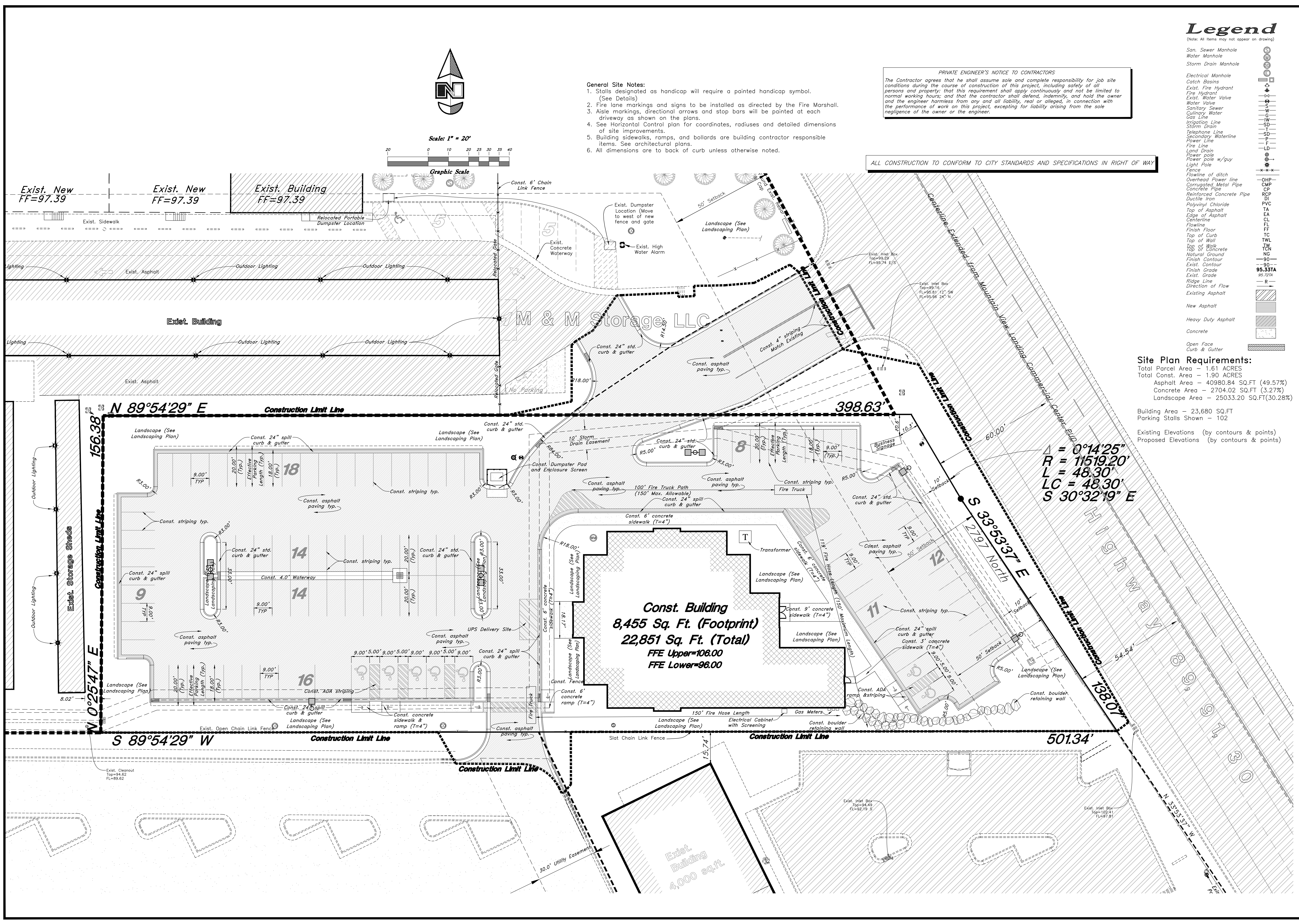
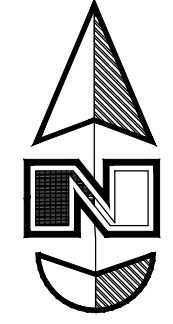
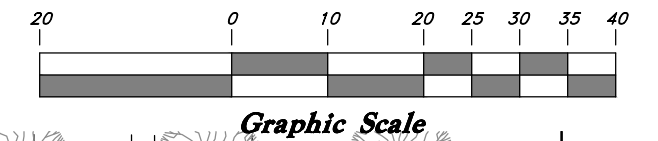
Building Area - 23,680 SQ.FT  
 Parking Stalls Shown - 102

Existing Elevations (by contours & points)  
 Proposed Elevations (by contours & points)

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Scale: 1" = 20'



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**Site Plan**  
**North View Holdings LLC**  
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01 Feb, 2013  
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General Grading Notes:

- All work shall be in accordance with the City Public Works Standard.
- Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
- Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
- Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
- Areas to receive fill shall be properly prepared and approved by the City inspector and geotechnical Engineer prior to placing fill.
- Fills shall be benched into competent material as per specifications and geotechnical report.
- All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
- A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- 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.
- Dust shall be controlled by watering.
- The location and protection of all utilities is the responsibility of the permittee.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
- All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Clearing is to be done to the satisfaction of the city engineer.
- The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
- The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
- Aggregate base shall be compacted per the geotechnical report prepared for the project.
- Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown herein.

- 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.
- 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.

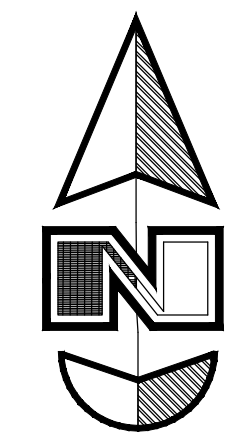
Curb and Gutter Construction Notes:

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

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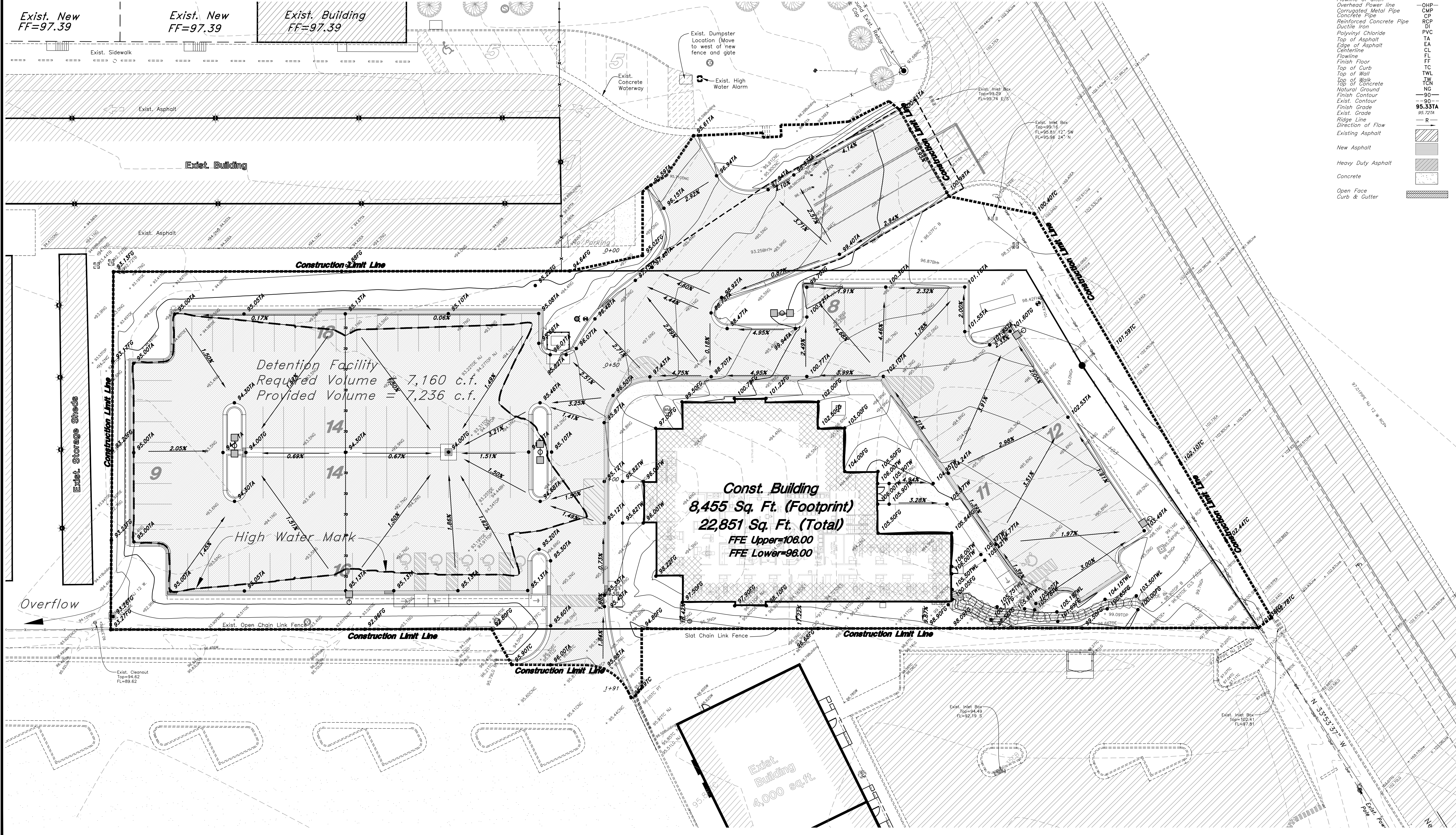
ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY



Scale: 1" = 20'  
Graphic Scale

Legend

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**Grading & Drainage Plan**  
**North View Holdings LLC**  
2797 North Highway 89  
Ogden, Utah 84414

01 Feb, 2013  
SHEET NO.  
**CG1.01**  
08N222S4

**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.
3. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. 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.
6. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
7. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
8. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
9. 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.
10. 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.

**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 1" diameter pipe - copper tubing ASTM B, Type K, Soft Temper
2. 2" to 3" diameter pipe - CTS Poly ASTM ?
3. 4" diameter and above - AWWA Class 200 pipe, SDR21 Class 200 PVC pipe.

**Water Main Lines and Fire Lines**

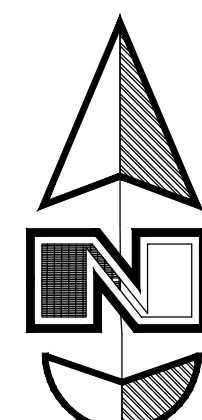
1. Pipe material as shown on utility plan view or to meet city standards. Culinary water lines and fire line to building sprinkling system- AWWA Class 200 SDR21 PVC pipe. Fire line to fire hydrants and pressure irrigation lines- AWWA C-900 DR18 PVC- (purple pipe).

**Sanitary Sewer Lines**

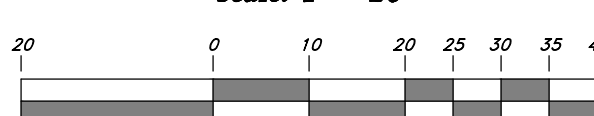
1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

**Storm Drain Lines**

1. 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35, (Private).
2. 12" to 21" pipes - Concrete Pipe, ASTM C14, Class III up to 13' of cover. For greater than 13' feet of cover, use reinforced concrete pipe and classes listed below.
3. 24" pipes 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.



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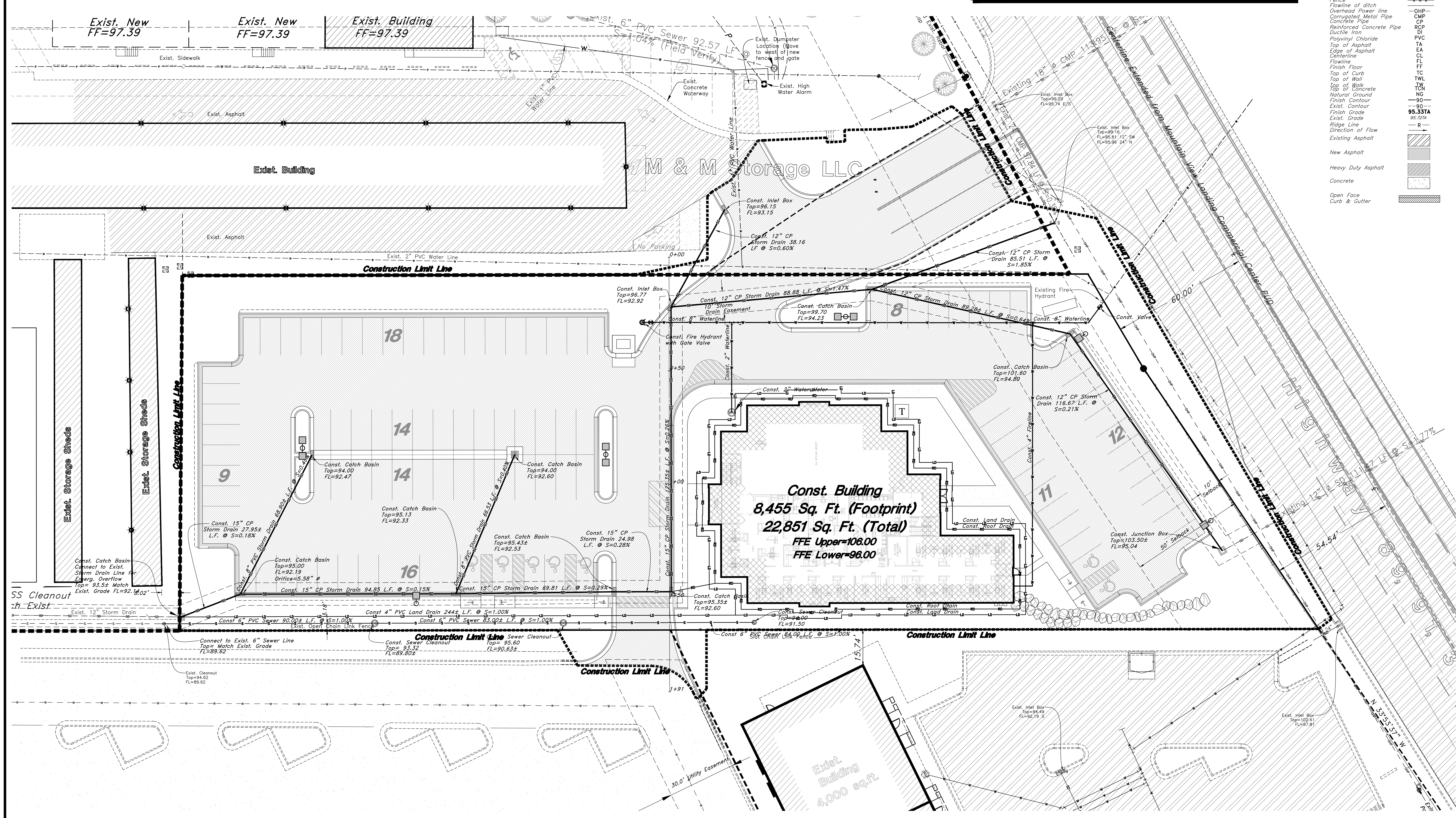
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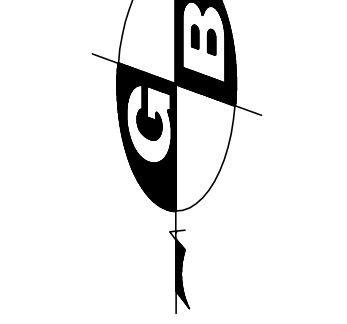
**Legend**

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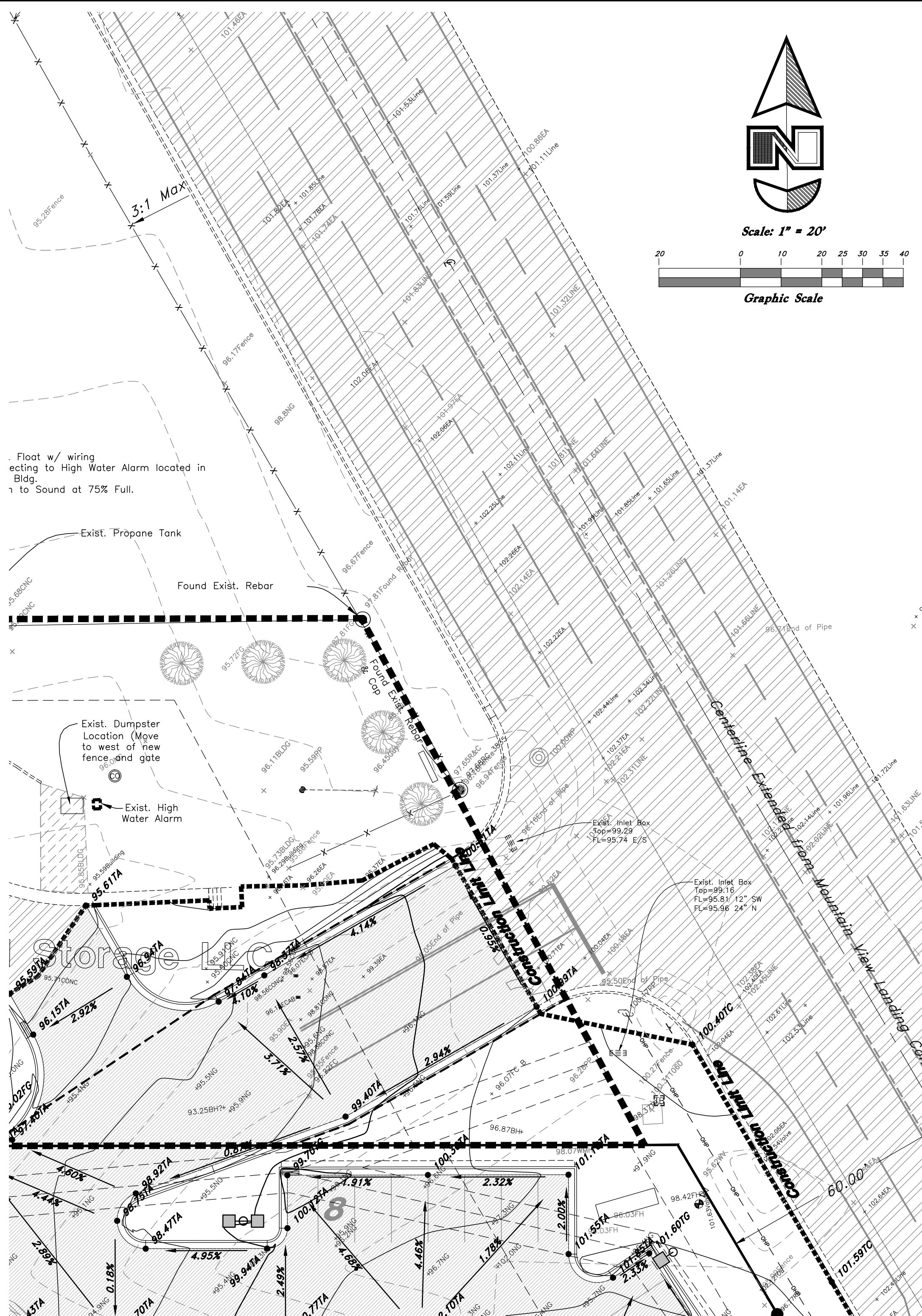
**GREAT BASIN ENGINEERING NORTH**  
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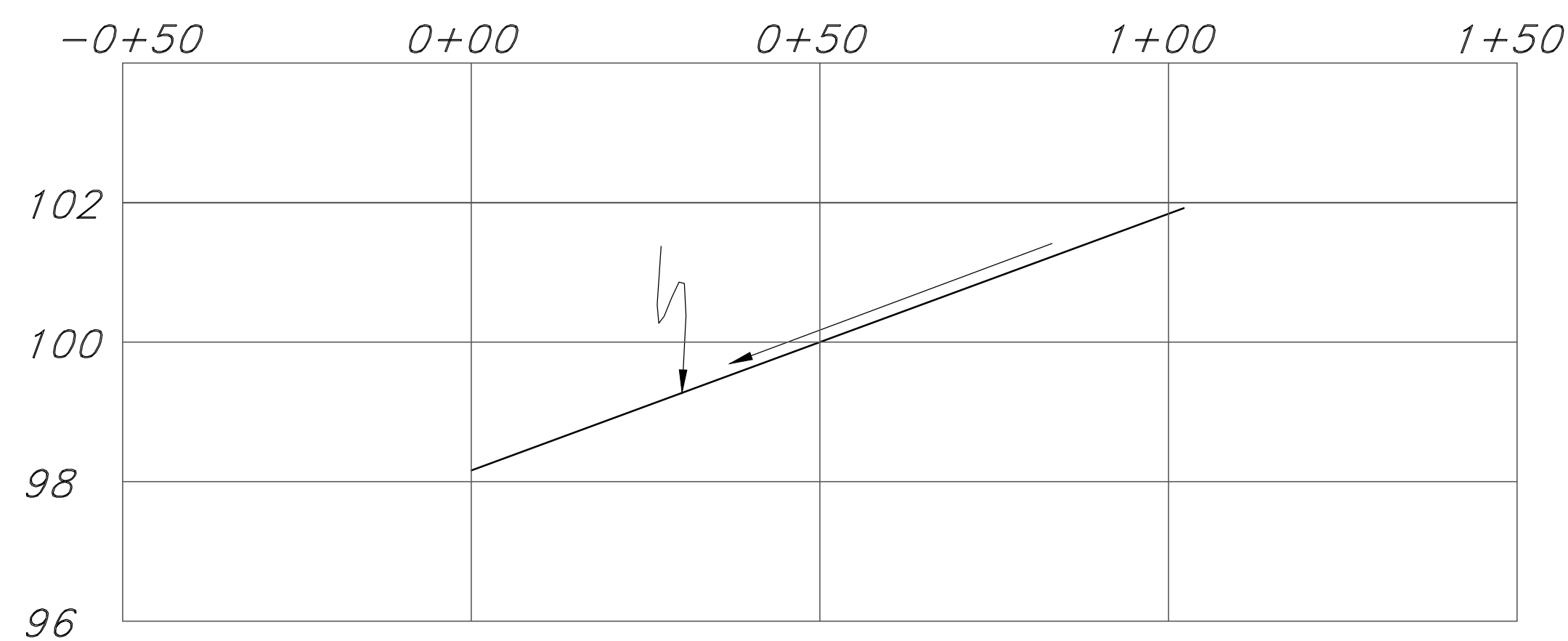
**Utility Plan**  
**North View Holdings LLC**  
 2797 North Highway 89  
 Ogden, Utah 84414

01 Mar, 2013  
 SHEET NO.  
**CU1.01**

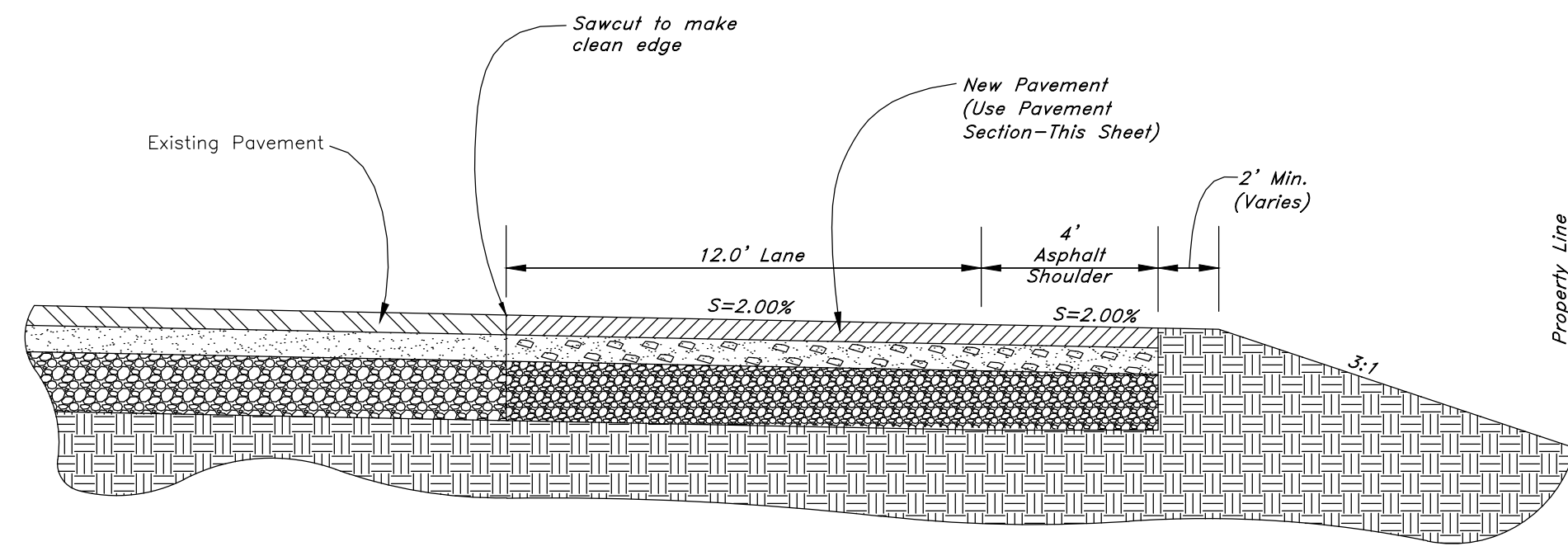
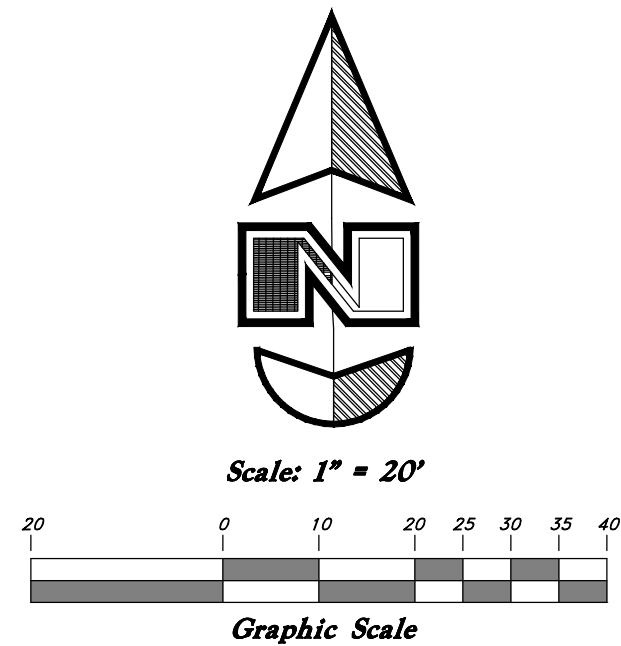
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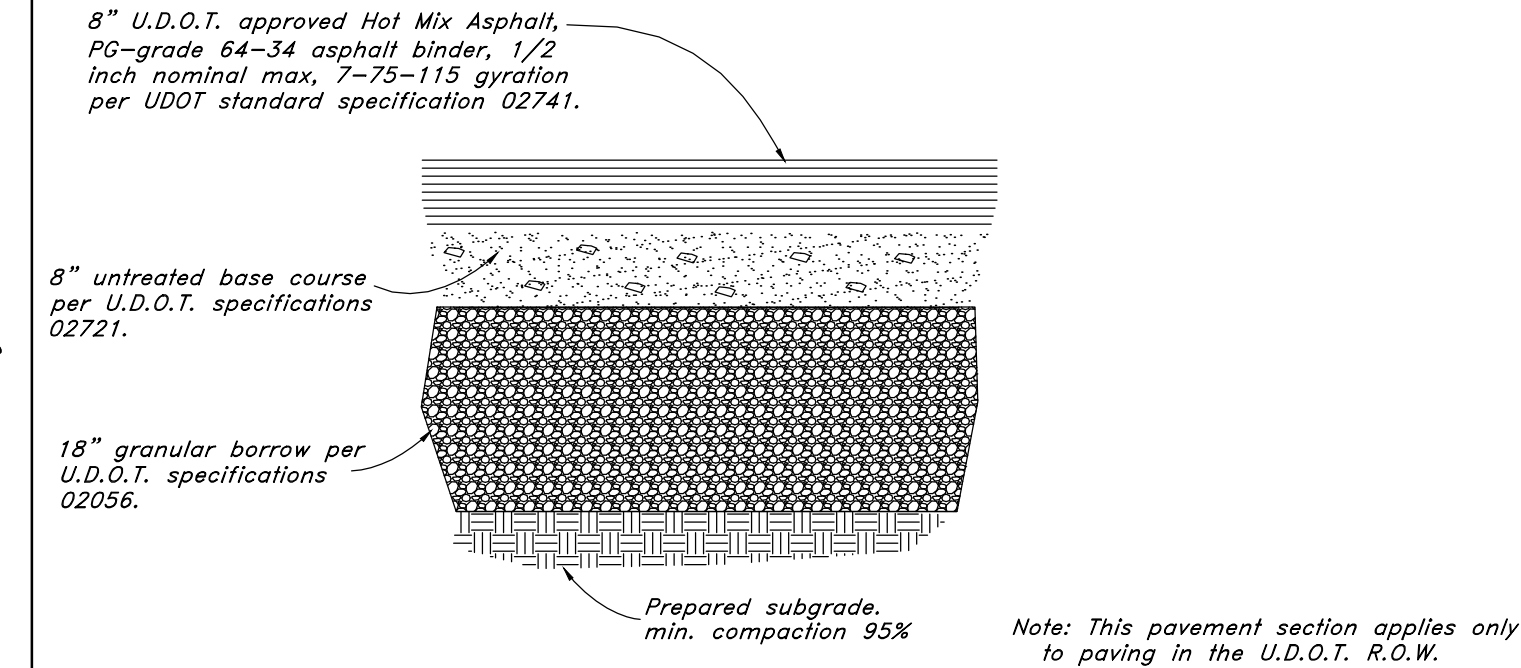
**Plan**



**Access Profile**



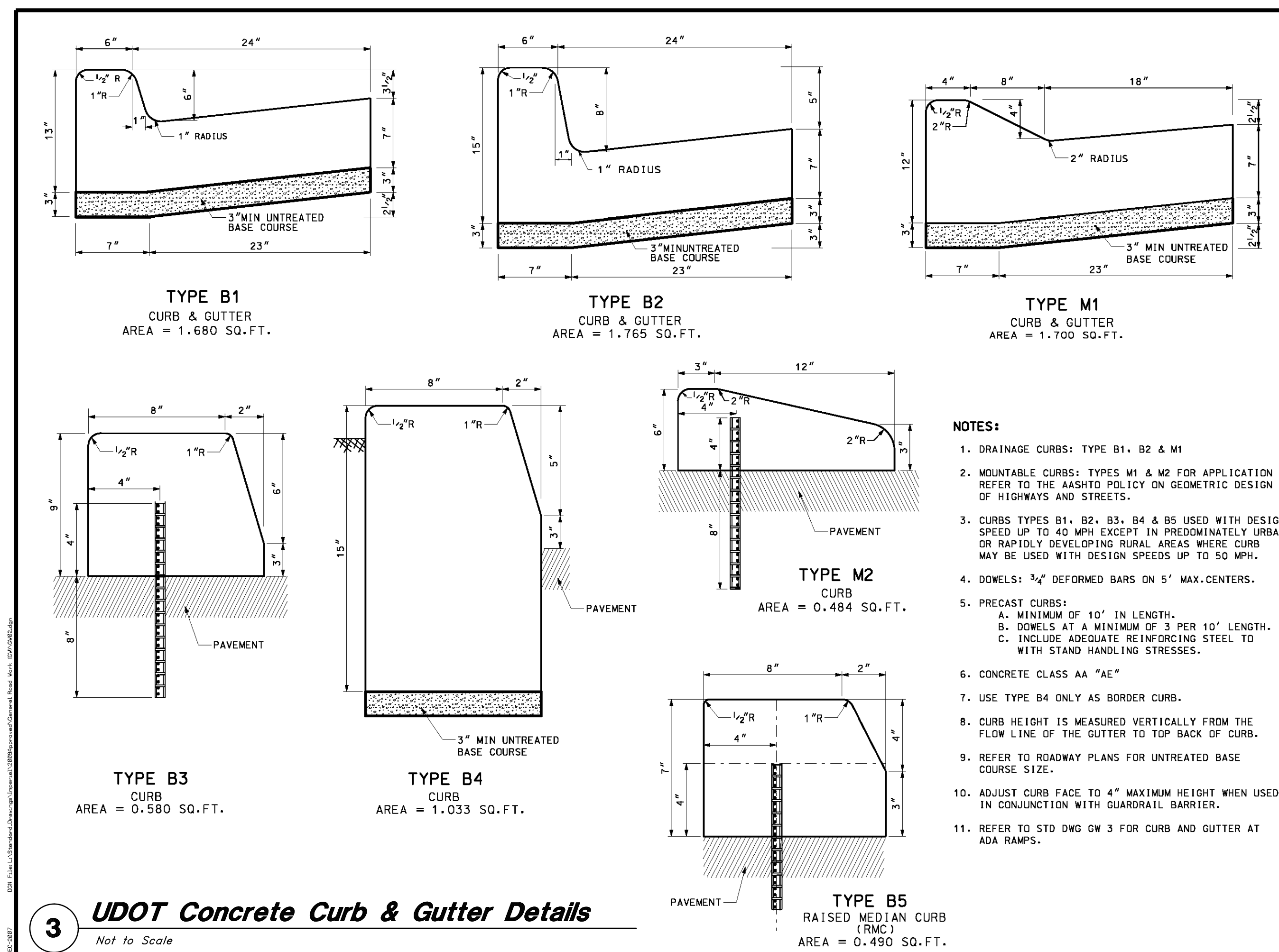
**1 Typical Cross Section Highway 89 Right-of-way**  
Not to Scale



**2 Typical Bituminous Pavement Section Highway 89 Right-of-way**  
Not to Scale



**General Notes:**  
 1. All construction within the UDOT Right-of-Way shall conform to the most current UDOT standard drawings and specifications, found at [udot.utah.gov/go/2012standards](http://udot.utah.gov/go/2012standards).  
 2. Sawcut is to be offset from the existing edge of asphalt pavement by 1 foot.



**3 UDOT Concrete Curb & Gutter Details**  
Not to Scale

- NOTES:**
1. DRAINAGE CURBS: TYPE B1, B2 & M1
  2. MOUNTABLE CURBS: TYPES M1 & M2 FOR APPLICATION REFER TO THE ASHITO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
  3. CURBS TYPES B1, B2, B3, B4 & B5 USED WITH DESIGN SPEED UP TO 40 MPH EXCEPT IN PREDOMINATELY URBAN OR RAPIDLY DEVELOPING RURAL AREAS WHERE CURB MAY BE USED WITH DESIGN SPEEDS UP TO 50 MPH.
  4. DOWELS: 3/4" DEFORMED BARS ON 5' MAX. CENTERS.
  5. PRECAST CURBS:
    - A. MINIMUM OF 10' IN LENGTH.
    - B. DOWELS AT A MINIMUM OF 3 PER 10' LENGTH.
    - C. INCLUDE ADEQUATE REINFORCING STEEL TO WITH STAND HANDLING STRESSES.
  6. CONCRETE CLASS AA "AE"
  7. USE TYPE B4 ONLY AS BORDER CURB.
  8. CURB HEIGHT IS MEASURED VERTICALLY FROM THE FLOW LINE OF THE GUTTER TO TOP BACK OF CURB.
  9. REFER TO ROADWAY PLANS FOR UNTREATED BASE COURSE SIZE.
  10. ADJUST CURB FACE TO 4" MAXIMUM HEIGHT WHEN USED IN CONJUNCTION WITH GUARDRAIL BARRIER.
  11. REFER TO STD DWG GW 3 FOR CURB AND GUTTER AT ADA RAMP.

UTAH DEPARTMENT OF TRANSPORTATION  
 STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION  
 RECOMMENDED FOR USE IN UTAH  
 CHAIRMAN: [Signature]  
 APPROVED: [Signature]  
 SPECIALIST: [Signature]

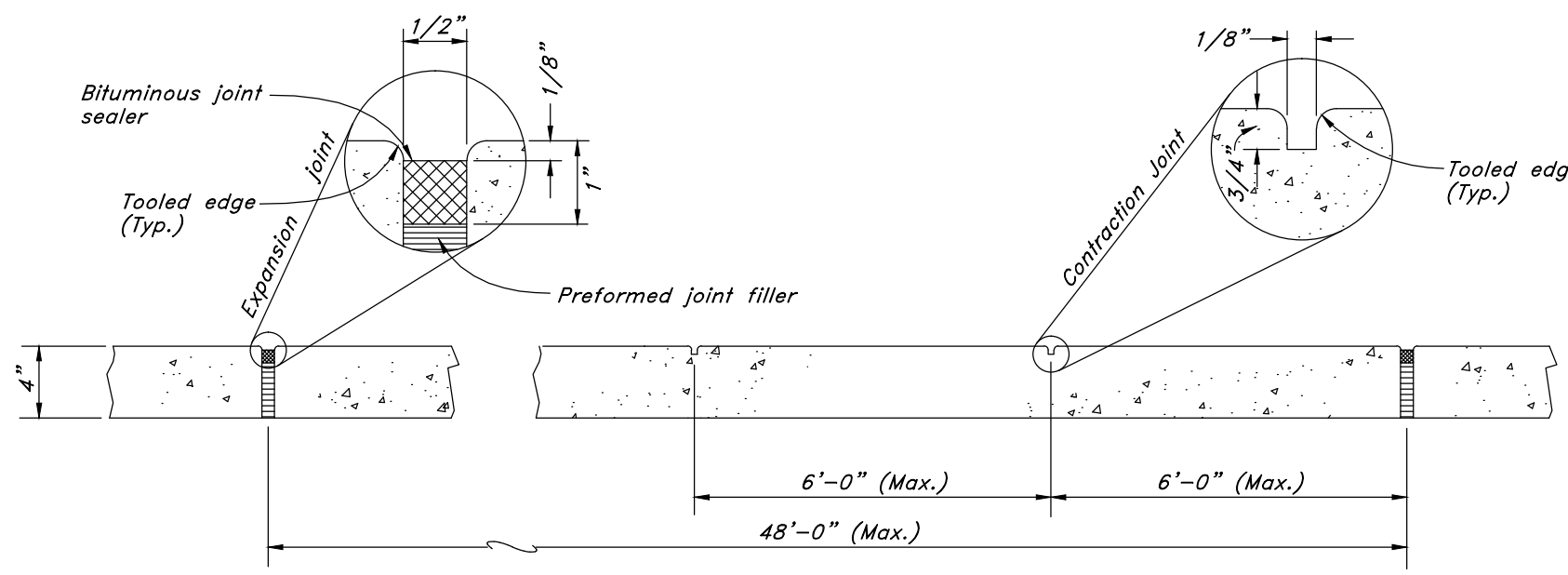
STANDARD DRAWING TITLE  
**CONCRETE CURB AND GUTTER**

STD DWG  
 GW 2

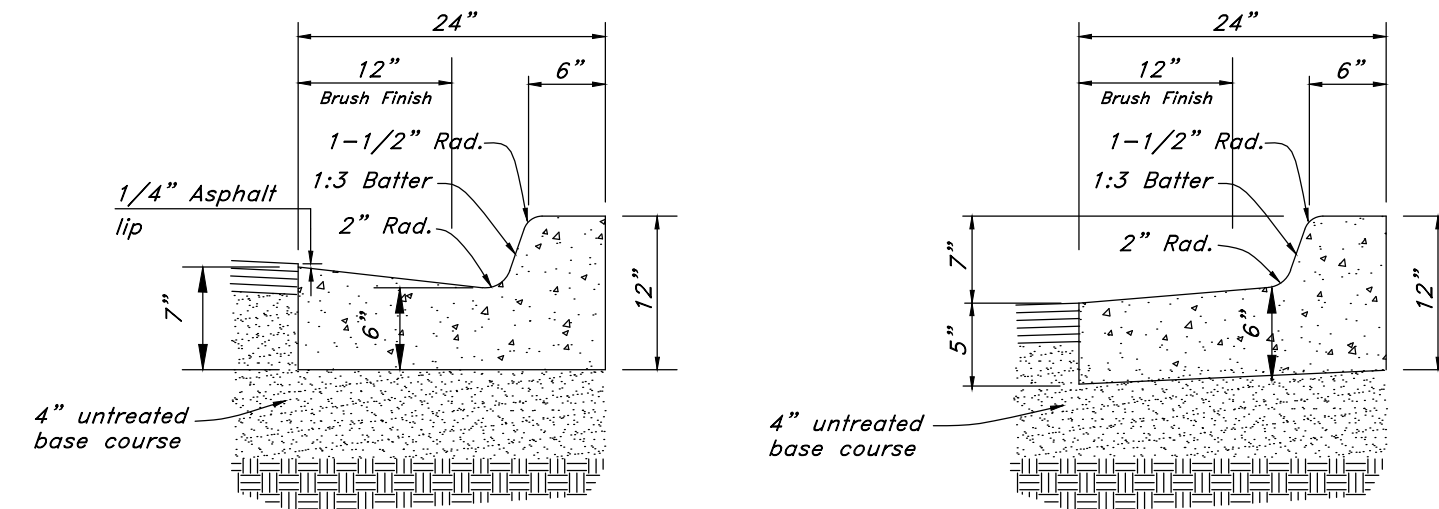
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**UDOT Details**  
**North View Holdings LLC**  
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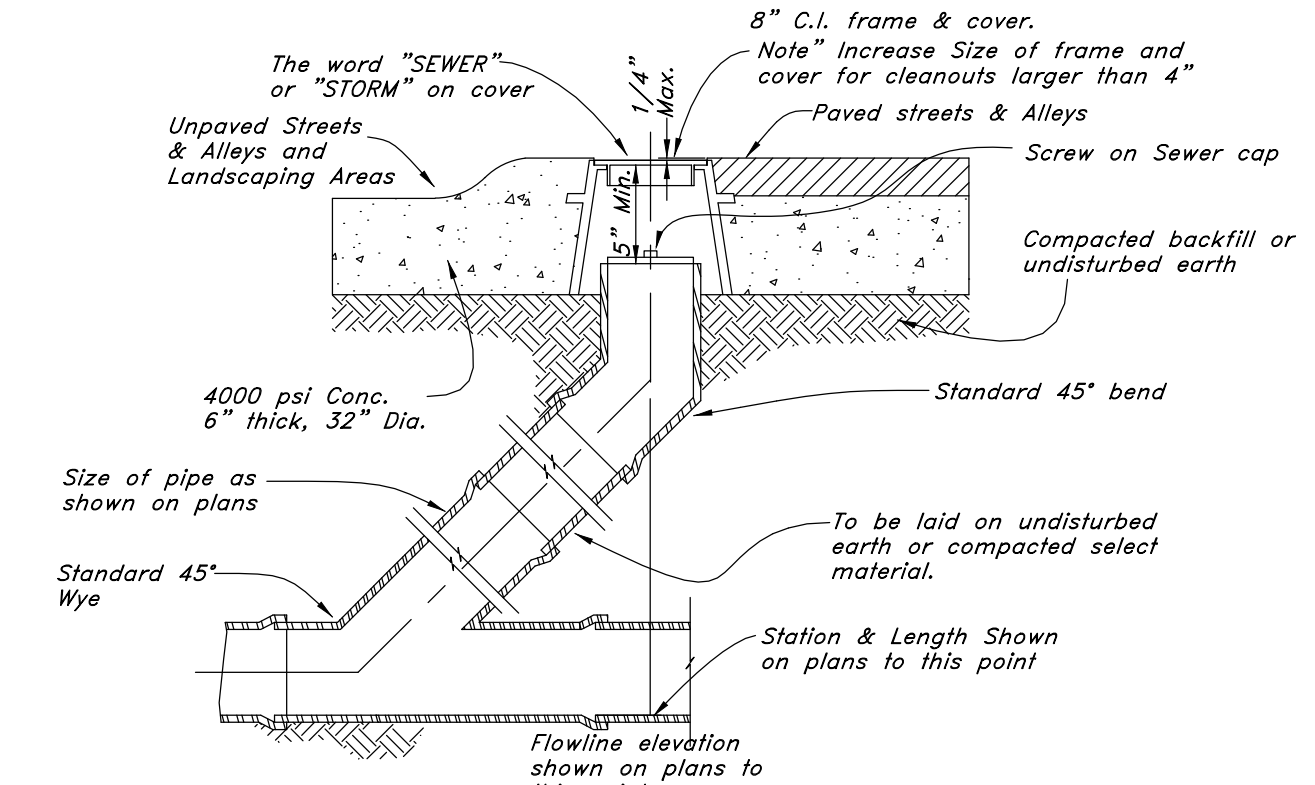
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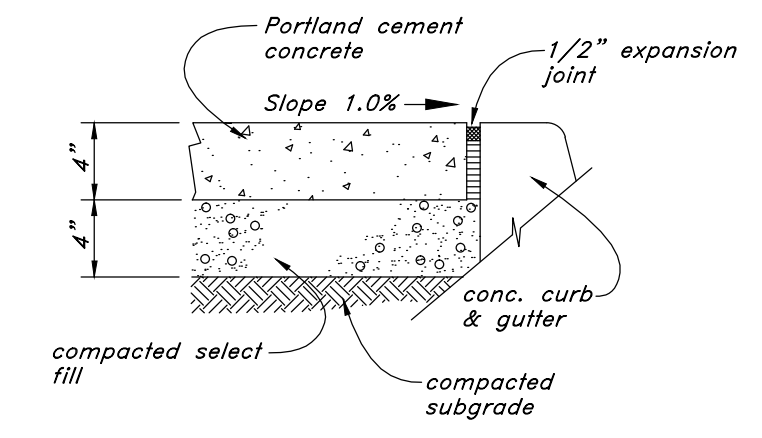
**4 Concrete Sidewalk**  
Not to Scale



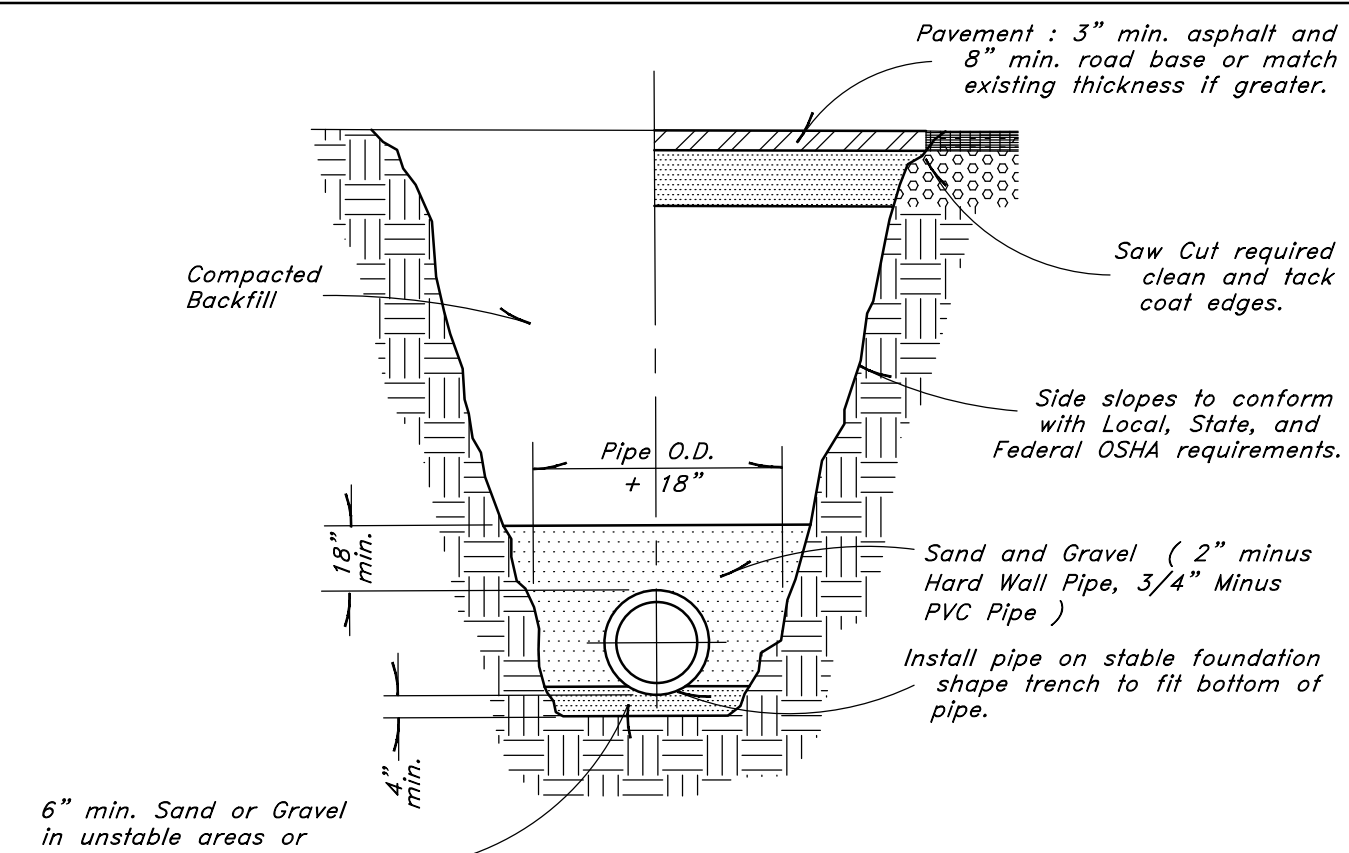
**5 Typical Section - 24" Curb & Gutter**  
Not to Scale



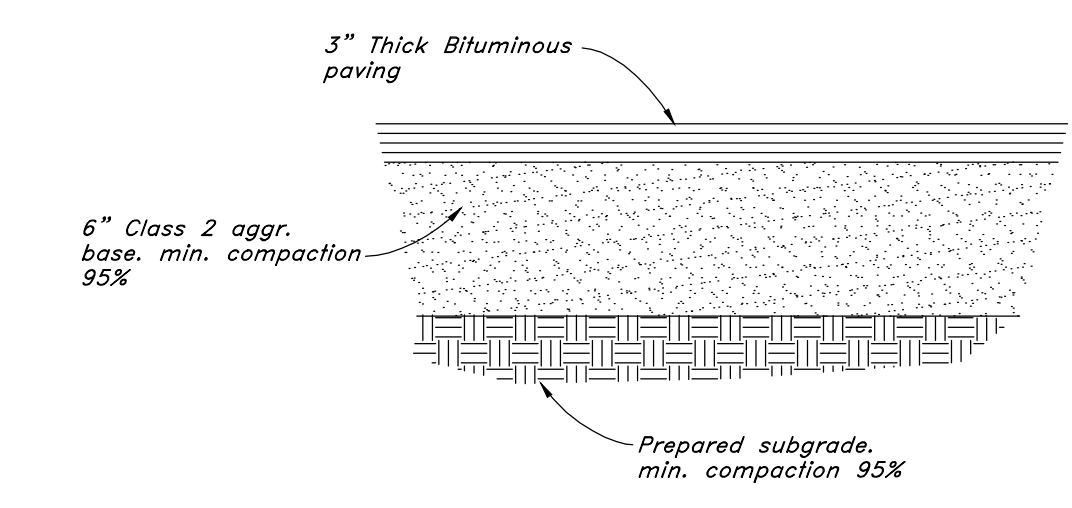
**6 Sewer, Storm, and Roof Drain Cleanout Detail**  
Not to Scale



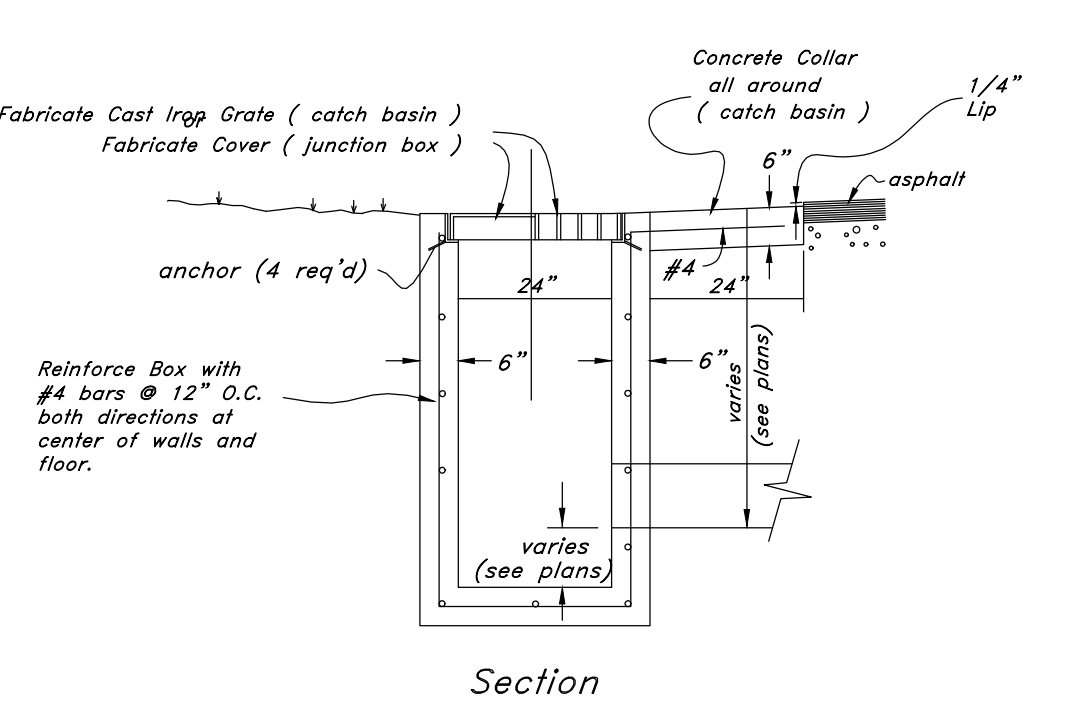
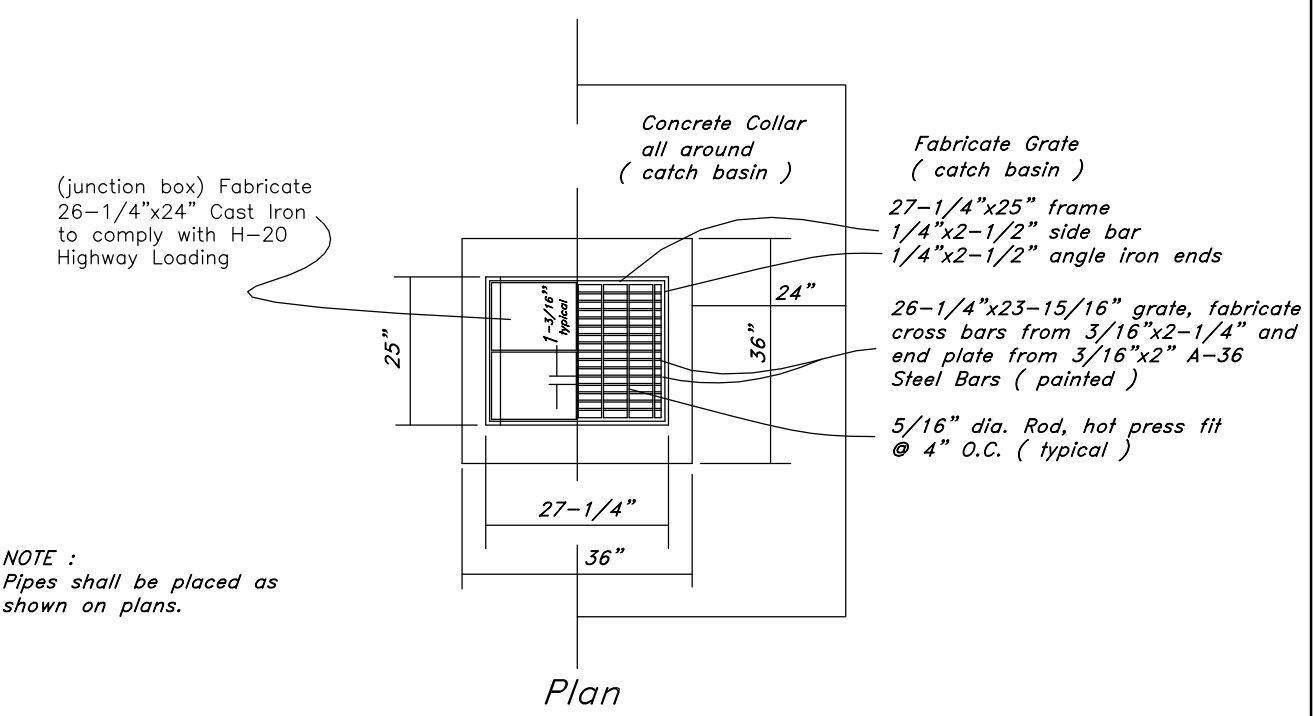
**7 Concrete Sidewalk**  
Not to Scale



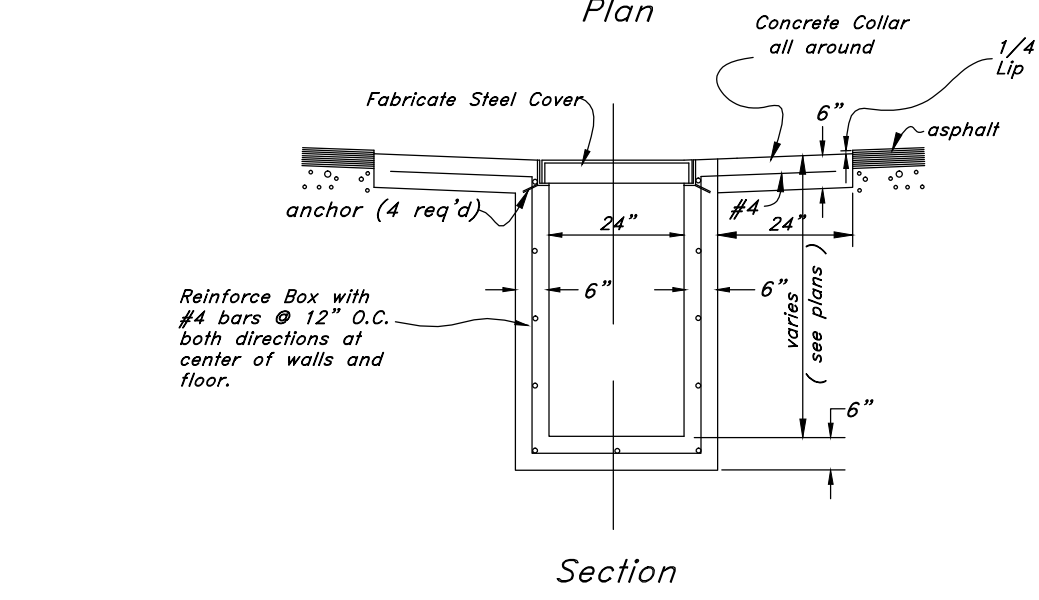
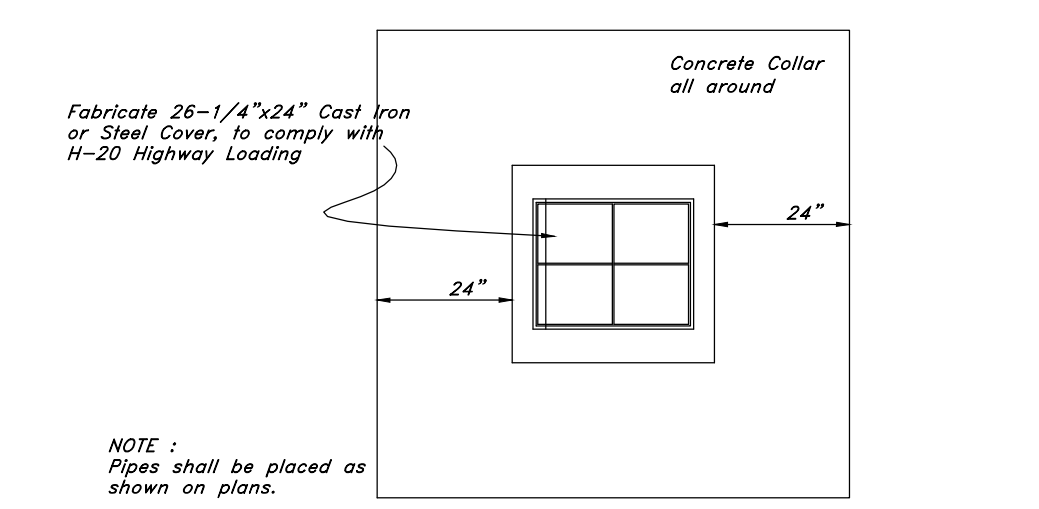
**8 Typical Trench Detail**  
Not to Scale



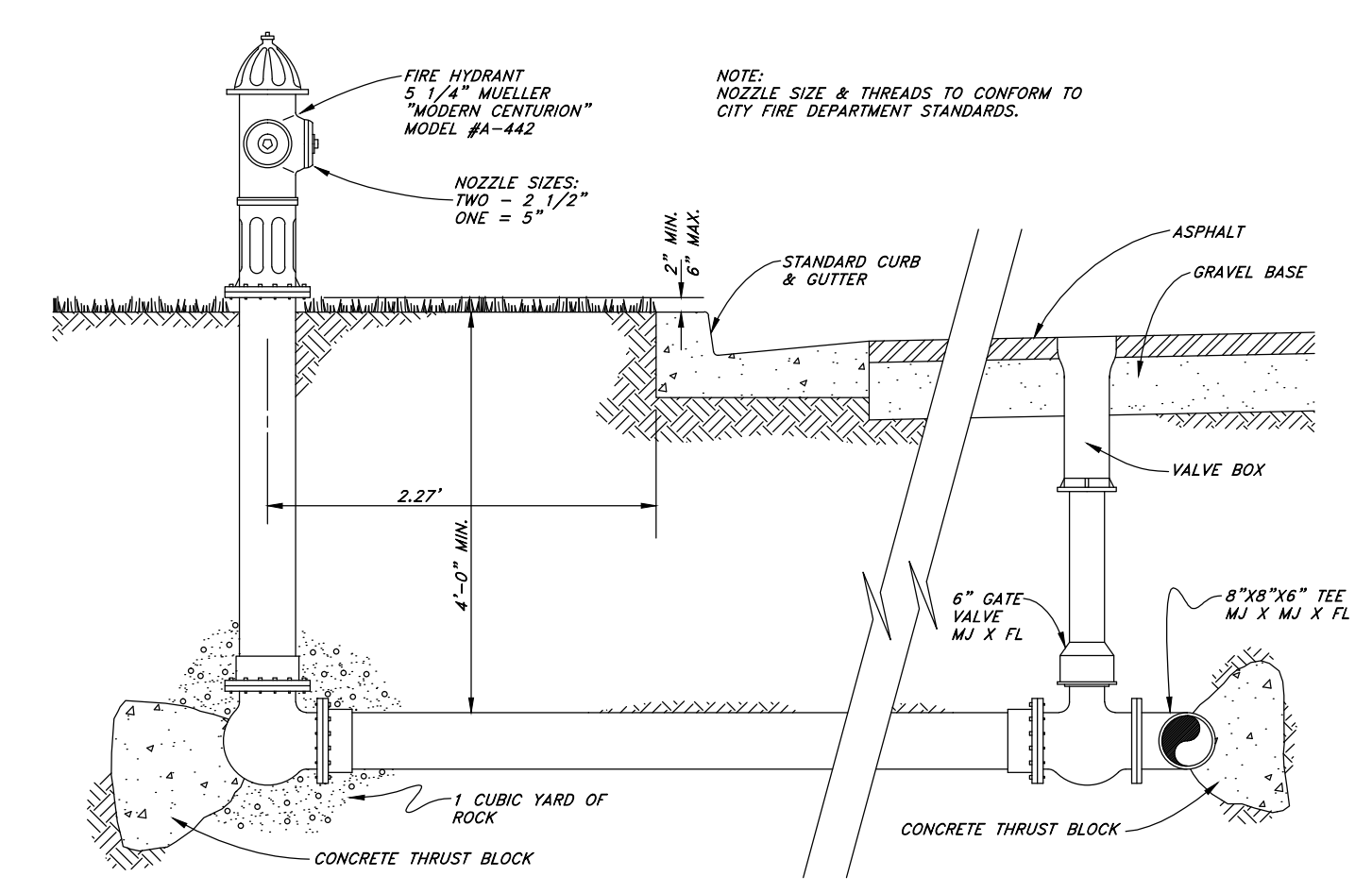
**9 Typical Bituminous Pavement Section**  
Parking Areas  
Not to Scale



**10 Typical Catch Basin**  
Not to Scale



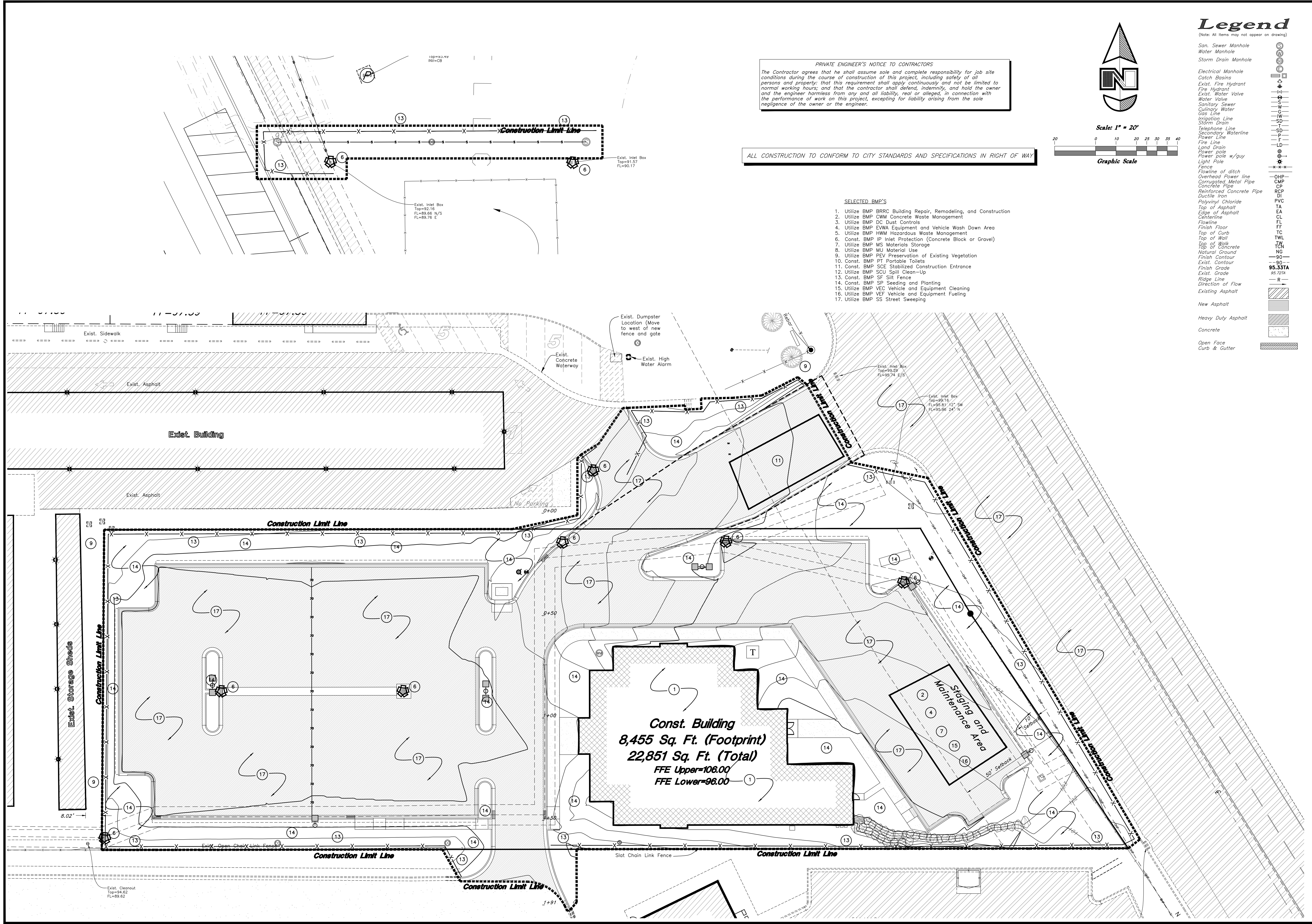
**11 Catch Basin w/ Solid Lid**  
Not to Scale



**12 Typical Fire Hydrant & Valve Connection**  
Not to Scale

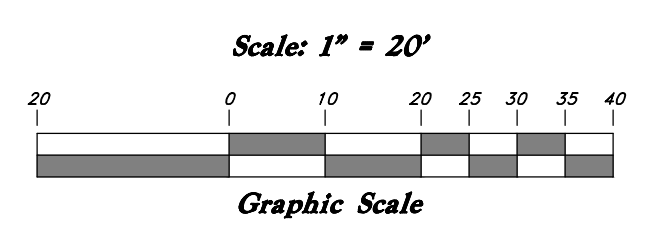
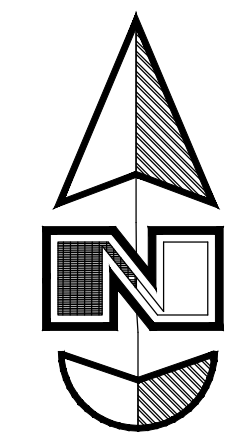
**GREAT BASIN ENGINEERING NORTH**  
CONSULTING ENGINEERS AND ARCHITECTS  
5746 South 1475 East - Suite 200  
Ogden, Utah 84403  
P.O. Box 130048, Ogden, Utah 84415  
Ogden (801)394-4315 Salt Lake City (801)351-0222 Fax (801)392-7544

**Details**  
**North View Holdings LLC**  
2797 North Highway 89  
Ogden, Utah 84401



**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**  
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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY



**SELECTED BMP'S**

1. Utilize BMP BRRC Building Repair, Remodeling, and Construction
2. Utilize BMP CIM Concrete Waste Management
3. Utilize BMP DC Dust Controls
4. Utilize BMP EVWA Equipment and Vehicle Wash Down Area
5. Utilize BMP HWM Hazardous Waste Management
6. Const. BMP IP Inlet Protection (Concrete Block or Gravel)
7. Utilize BMP MS Materials Storage
8. Utilize BMP MU Material Use
9. Utilize BMP PEV Preservation of Existing Vegetation
10. Const. BMP PT Portable Toilets
11. Const. BMP SCE Stabilized Construction Entrance
12. Utilize BMP SCU Spill Clean-Up
13. Const. BMP SF Silt Fence
14. Const. BMP SP Seeding and Planting
15. Utilize BMP VEC Vehicle and Equipment Cleaning
16. Utilize BMP VEF Vehicle and Equipment Fueling
17. Utilize BMP SS Street Sweeping

**Legend**

- (Note: All items may not appear on drawing)
- San. Sewer Manhole
  - Water Manhole
  - Storm Drain Manhole
  - Electrical Manhole
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  - Top of Wall
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  - Natural Ground
  - Finish Contour
  - Exist. Contour
  - Finish Grade
  - Exist. Grade
  - Ridge Line
  - Direction of Flow
  - Existing Asphalt
  - New Asphalt
  - Heavy Duty Asphalt
  - Concrete
  - Open Face
  - Curb & Gutter

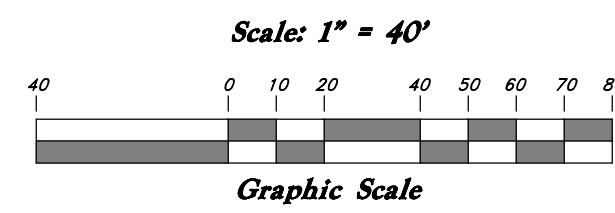
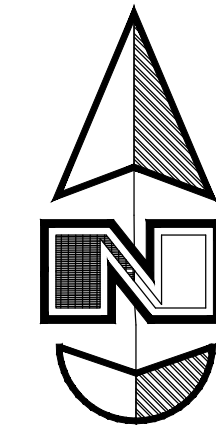
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**Storm Water Pollution Prevention Plan**  
**North View Holdings LLC**  
 2797 North Highway 89  
 Ogden, Utah 84401

01 Feb, 2013  
 SHEET NO.  
**CW1.01**  
 08N222S4

- 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.
  3. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
  4. All catch basin and inlet box grates are to be bicycle proof.
  5. 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.
  6. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
  7. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
  8. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
  9. 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.
  10. 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.

- 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 1" diameter pipe - copper tubing ASTM B, Type K, Soft Temper
  2. 2" to 3" diameter pipe - CTS Poly ASTM ?
  3. 4" diameter and above - AWWA Class 200 pipe, SDR21 Class 200 PVC pipe.
- Water Main Lines and Fire Lines**
1. Pipe material as shown on utility plan view or to meet city standards. Culinary water lines and fire line to building sprinkling system- AWWA Class 200 SDR21 PVC pipe. Fire line to fire hydrants and pressure irrigation lines- AWWA C-900 DR18 PVC- (purple pipe).
- 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. 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35, (Private).
  2. 12" to 21" pipes - Concrete Pipe, ASTM C14, Class III up to 13' of cover. For greater than 13' feet of cover, use reinforced concrete pipe and classes listed below.
  3. 24" pipes 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.



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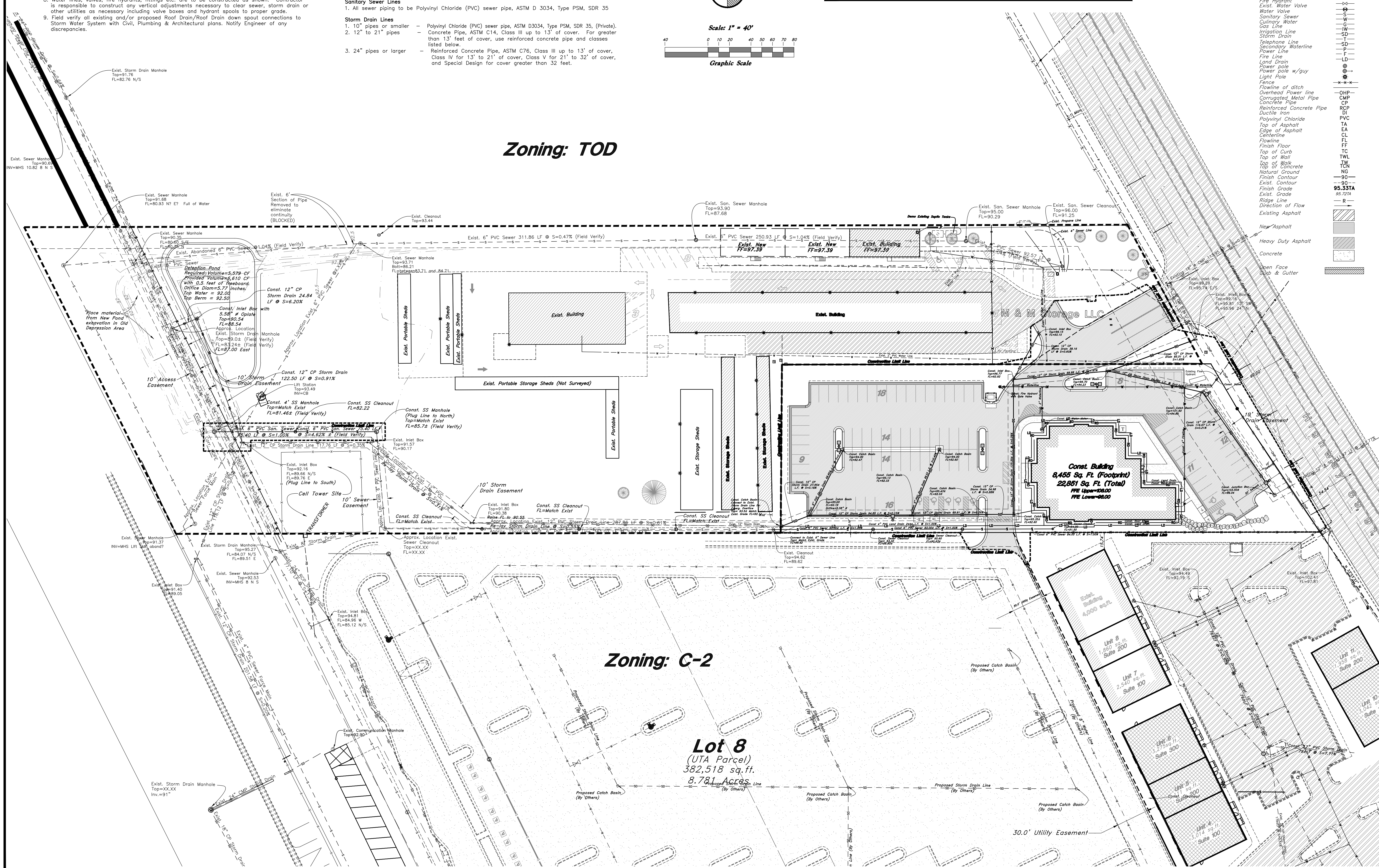
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**Zoning: TOD**

**Zoning: C-2**

**Lot 8**  
(UTA Parcel)  
382,518 sq.ft.  
8.781 Acres

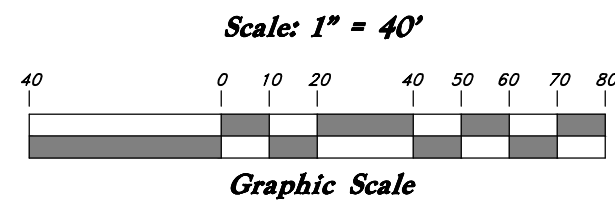
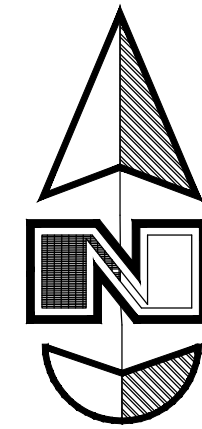


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**Overall Utility Plan**  
**North View Holdings LLC**  
2797 North Highway 89  
Ogden, Utah 84401

01 Mar, 2013  
SHEET NO.  
**Util Overall**  
08N222S2





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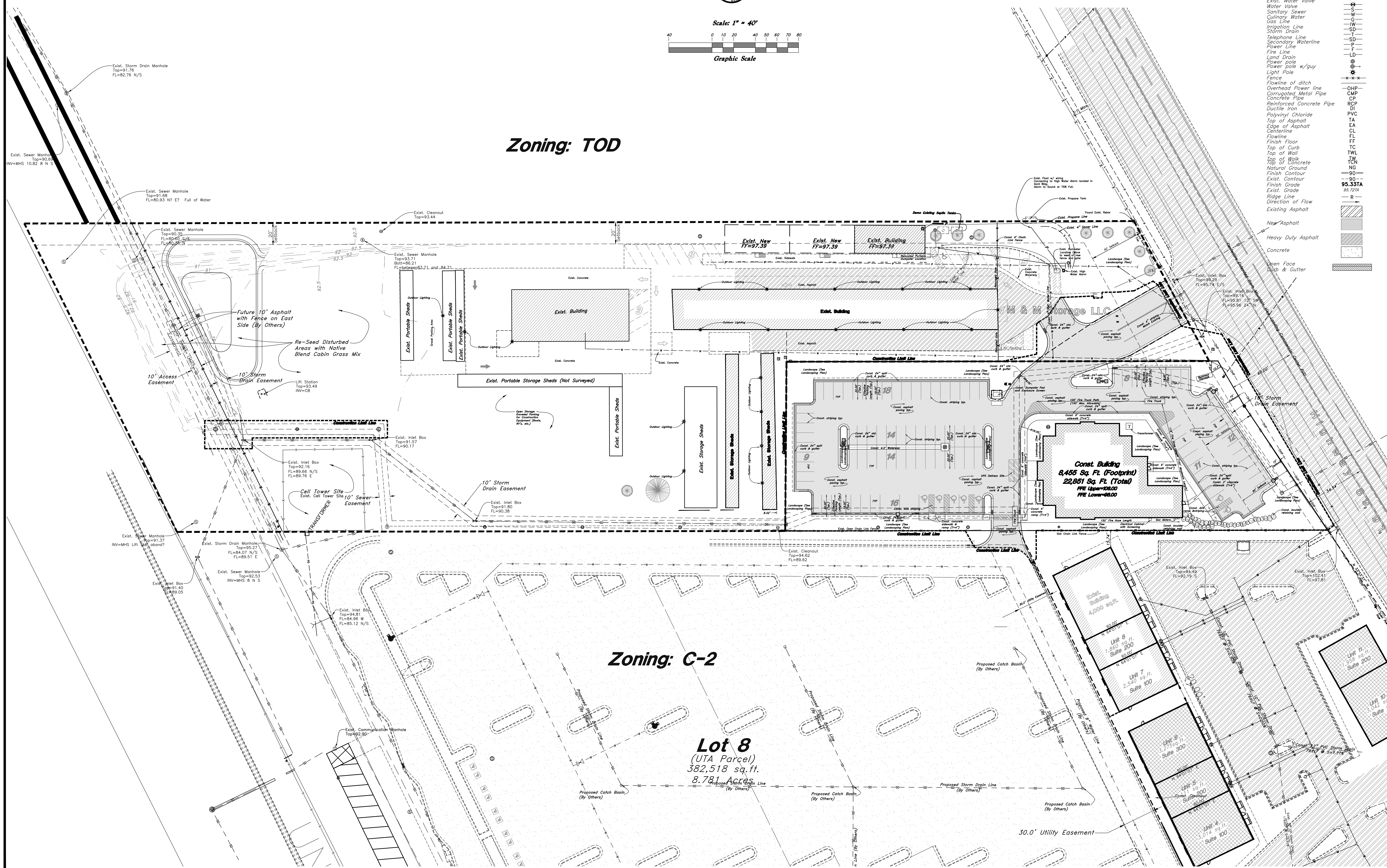
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**Overall Site Plan**  
**North View Holdings LLC**  
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**Overall Site**  
08N222S2