

SHEET NO.
CV

PROJECT ID: E25-155	DATE: 07/01/20
FILE NAME: PRJ-751	SCALE:

LOT AREAS:

LOT	SQ. FT.	ACRES.
BUILDING FOOTPRINT	348,091	7.991
ASPHALT	136,505	3.134
TOTAL LANDSCAPING	102,046	2.343
PARKING LANDSCAPING	65,234	1.498
REMAINING LANDSCAPING	4,857	0.112
CONCRETE	60,377	1.386
	44,306	1.017

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

LOT LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
PARKING AREA	52,965	5.0 % OF PARKING AREA
PARKING AREA LANDSCAPING	4,857	2,648 SQ. FT. REQ'D
TOTAL LANDSCAPING PROVIDED	65,234	18.74 % PROVIDED

- NOTES:
- PARKING AREA DOES NOT INCLUDE TRUCK MANEUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
 - LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
 - ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
OFFICE	13,650	41 (1000)
WAREHOUSE	122,854	48 (1000 FIRST 10,000 2000 AFTER)
TOTAL REQUIRED	89	
TOTAL PROVIDED	144	
ACCESSIBLE SPACES	6	(5 REQ'D 101 TO 150)
BICYCLE SPACES	12	(11 REQ'D)

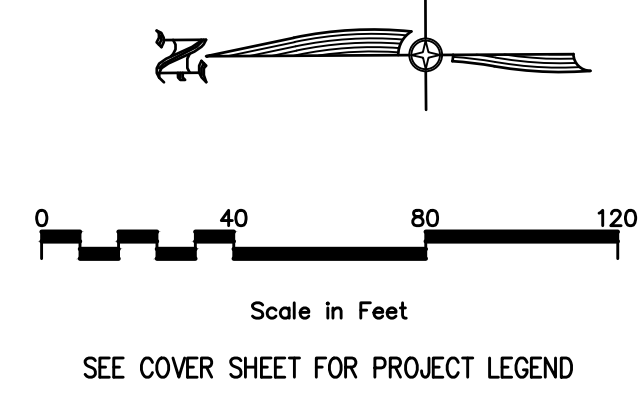
- NOTE:
- ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.
 - BICYCLE CALCULATIONS - $(41 \times 10\%) + (48 \times 5\%) \times (144/89.16) = 11$

SWPPP NOTE
OWNER AND OPERATOR MUST OBTAIN A STORMWATER PERMIT PRIOR TO ANY LAND DISTURBANCE ON THIS PROPERTY.

RIGHT OF WAY NOTE
ENGINEERING AND TRANSPORTATION PERMITS ARE REQUIRED TO WORK IN THE RIGHT OF WAY. PLANS, LICENSE, BOND AND INSURANCE REQUIRED WITH PERMIT APPLICATION. ALL WORK IN THE PUBLIC WAY SHALL FOLLOW APWA STANDARDS. ENGINEERING PERMIT AND TRANSPORTATION PERMIT REQUIRED TO TERMINATE/CAP/KILL ANY EXISTING SERVICES IN THE PUBLIC RIGHT OF WAY.

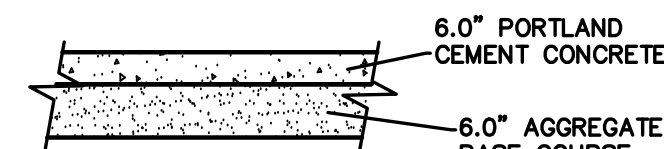
SITE LIGHTING NOTE
ALL LIGHTING ON THE PROPERTY, INCLUDING LIGHTING ON THE BUILDING, PARKING AREAS AND FOR SIGNS, SHALL BE SHIELDED TO DIRECT LIGHT DOWN AND AWAY FROM THE EDGES OF THE PROPERTY TO ELIMINATE GLARE OR LIGHT INTO ADJACENT PROPERTIES AND HAVE CUTOFFS TO PREVENT UPWARD LIGHT. UPLIGHTING AND EVENT SEARCHLIGHTS ARE PROHIBITED PER 21A.34.140.1B.

SIGN NOTE
SIGNS ARE TO BE INSTALLED BY A LICENSED SIGN CONTRACTOR UNDER A SEPARATE PERMIT.



SHEET LEGEND

	PROPOSED LIGHT ASPHALT 22,462 SF
	PROPOSED HEAVY ASPHALT 79,906 SF
	PROPOSED HEAVY CONCRETE 30,040 SF

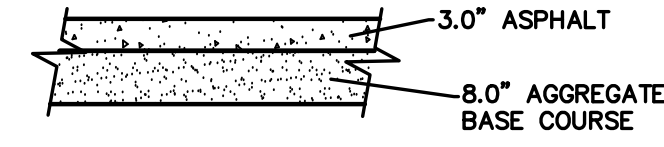


PAVEMENT SECTIONS ARE PER THE OCTOBER 16, 2024 GEOTECHNICAL STUDY BY GSH (JOB NO 3994-001-24). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

OVER SUITABLE NATURAL SOILS, AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS. (RIGID PAVEMENTS MUST NOT BE ESTABLISHED OVER NON-ENGINEERED FILLS.)

HEAVY CONCRETE PAVEMENT

N.T.S.

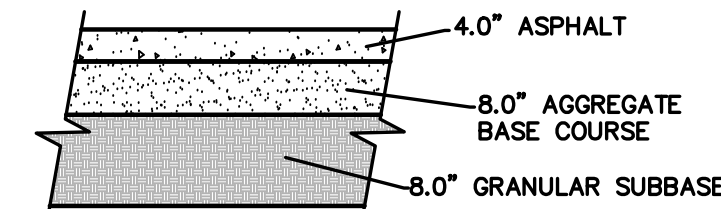


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LIGHT ASPHALT PAVEMENT

N.T.S.

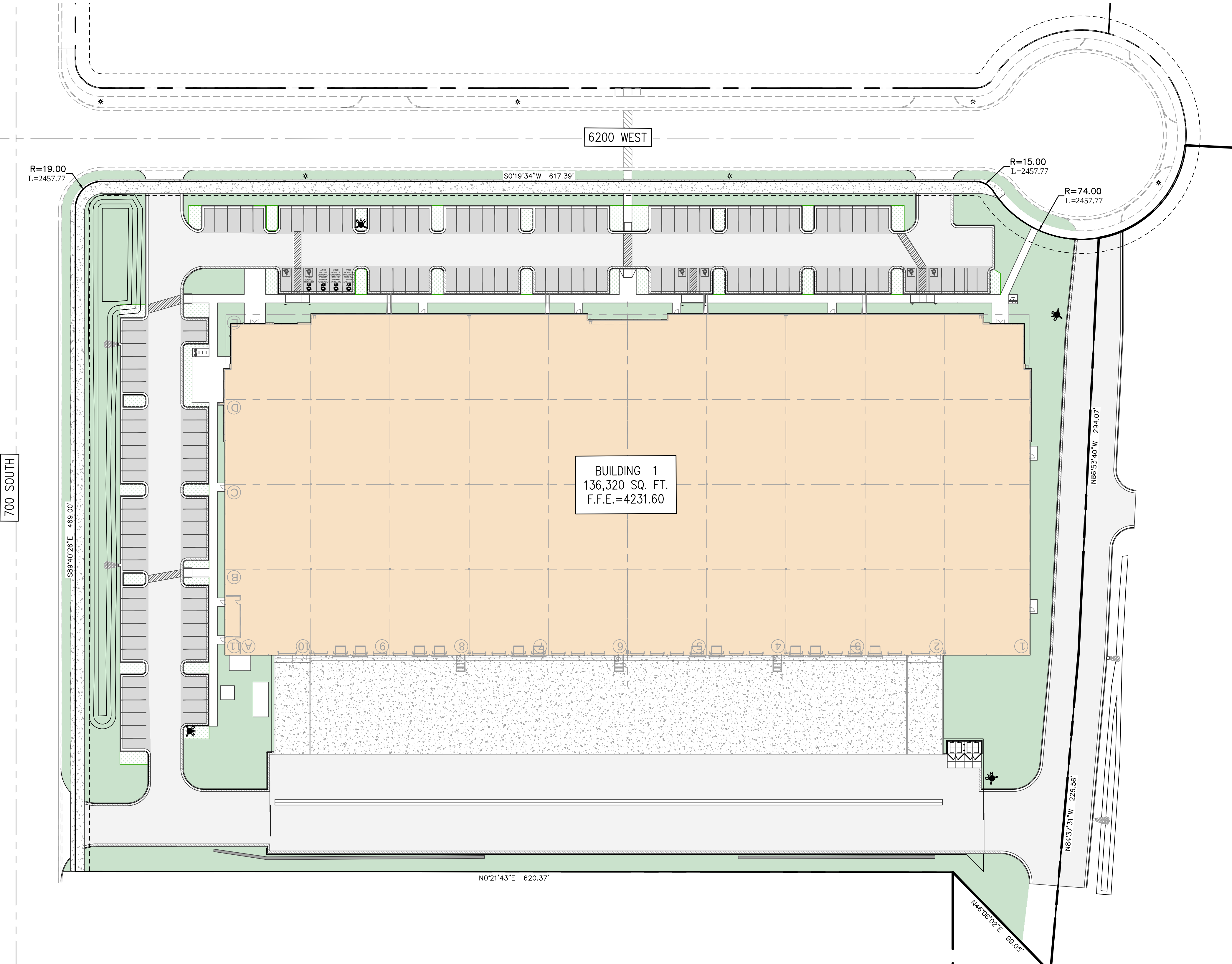


PAVEMENT SECTIONS ARE PER THE OCTOBER 16, 2024 GEOTECHNICAL STUDY BY GSH (JOB NO 3994-001-24). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

OVER PROPERLY PREPARED NON-ENGINEERED FILLS, SUITABLE NATURAL SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS.

HEAVY ASPHALT PAVEMENT

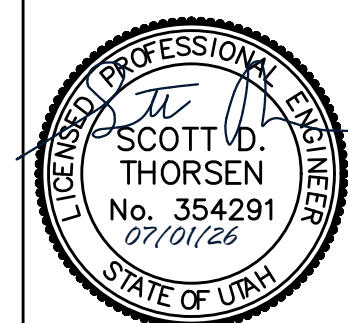
N.T.S.



ROW	DATE	BY	REVISIONS	DESIGNER	PROJECT ENGINEER
1	07/01/26			SDT	

CIR | CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296

700 SOUTH - BUILDING 1
752 S 6200 W, SALT LAKE CITY, UTAH
SITE PLAN OVERVIEW



SHEET NO.	C1.0
PROJECT ID	E25-155
DATE	07/01/26
FILE NAME	PRJ-751
SCALE	1"=40'

SITE PLAN NOTES:

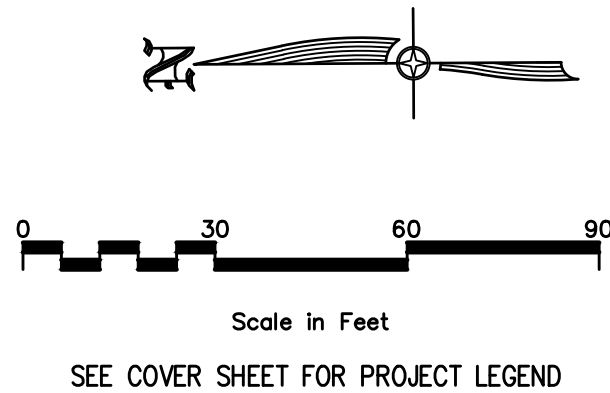
- EXISTING CURB & GUTTER
- PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
- PROPOSED 24" REVERSE PAN CURB & GUTTER. SEE DETAIL 2/C4.0.
- CONTRACTOR TO PROVIDE SMOOTH TRANSITION BETWEEN CURB & GUTTER AND REVERSE PAN CURB & GUTTER.
- ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 9/C4.0.
- ADA RAMP ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAILS 4/C4.0, 5/C4.0, & 15/C4.0.
- PROPOSED ADA SIGN. SEE DETAIL 10/C4.0.
- PROPOSED "U" STYLE BICYCLE RACKS. SEE DETAIL 13/C4.0.
- INSTALL DRIVE APPROACH PER APWA PLAN NO. 225. SEE SHEET C5.0 FOR DETAILS.
- DOCK WALL. SEE STRUCTURAL PLANS FOR DETAILS.
- PROPOSED STAIR SECTION. SEE ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED 4" WATERWAY. SEE DETAIL 3/C4.0.
- PROPOSED DOCK WARPED ROLL GUTTER. SEE SHEET C2.0 FOR GRADING AND DETAIL 12/C4.0.
- CONTINUE GUTTER THROUGH PLANTER AREA PROVIDING A CONCRETE WATERWAY TO ALLOW STORM WATER TO FLOW THROUGH. SEE DETAIL 11/C4.0.
- INSTALL CONCRETE SIDEWALK PER APWA STD. PLAN NO. 231.
- CONCRETE PADS FOR ELECTRICAL EQUIPMENT. PADS ARE TO MEET MANUFACTURERS SPECIFICATIONS.
- INSTALL 2" WIDE CURB CUTS. SEE DETAIL ON SHEET C4.0.
- INSTALL RIPRAP EROSION PROTECTION. D50=6".
- INSTALL RETAINING WALL. SEE SHEET C2.0 FOR HEIGHT OF WALL.

- PROPOSED ELECTRIC VEHICLE PARKING. SEE SITE ELECTRICAL PLANS FOR DETAILS.
- PROPOSED FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- INSTALL 2 6" TALL, 20' WIDE MANUAL SLIDING GATES. INSTALL KNOX BOX ON GATE FOR FIRE DEPARTMENT ACCESS. SEE ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED FIRE HYDRANT.
- INSTALL CONCRETE ROOF DRAINAGE CHANNEL. SEE ARCHITECTURAL PLANS FOR DETAILS.
- INSTALL PAINTED PEDESTRIAN CROSSWALK.
- INSTALL 10' WIDE PUBLIC CONCRETE SIDEWALK PER APWA STD. PLAN NO. 231.
- PROVIDE SMOOTH TRANSITION BETWEEN PROPOSED 10' SIDEWALK AND EXISTING 6' SIDEWALK.

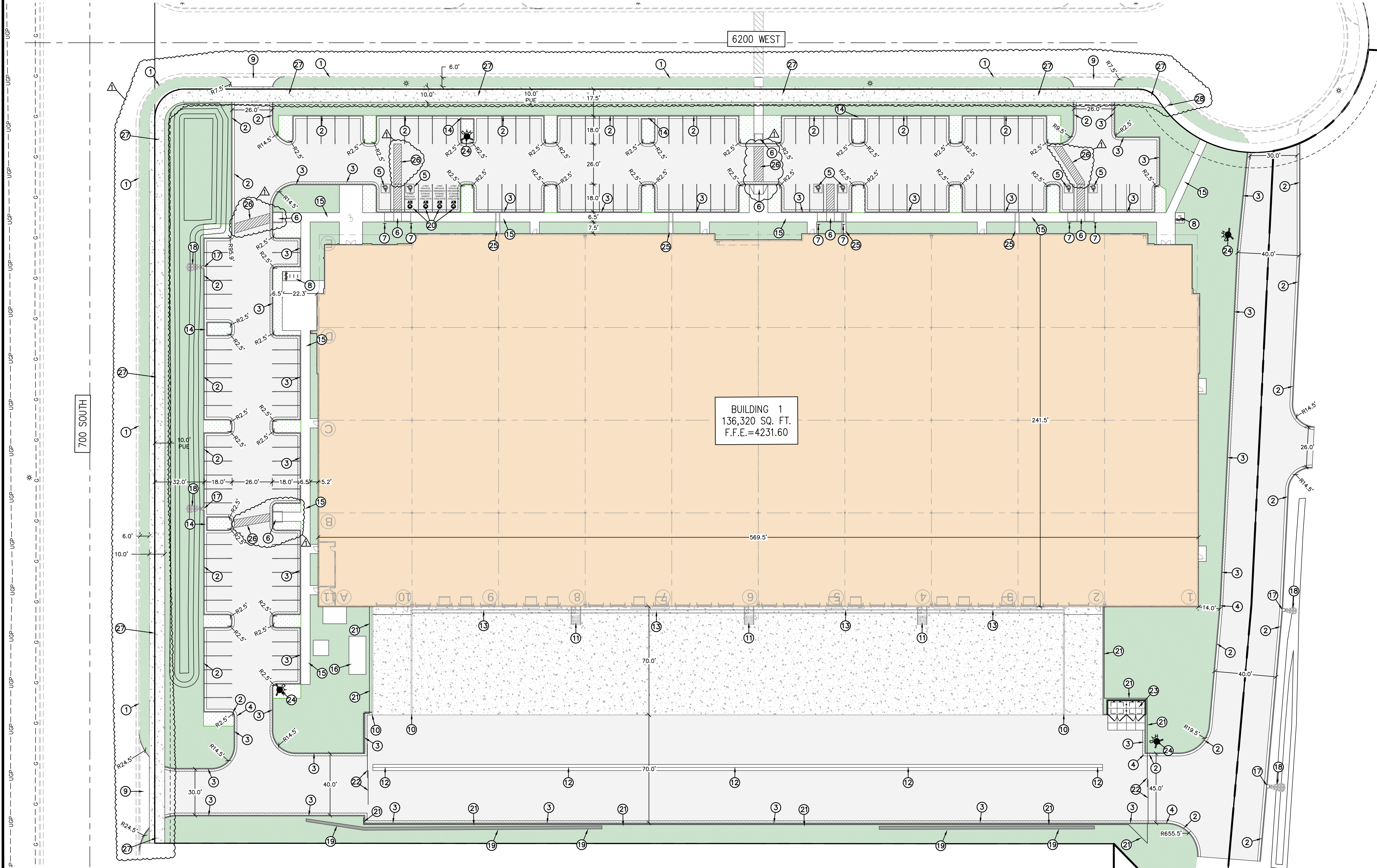
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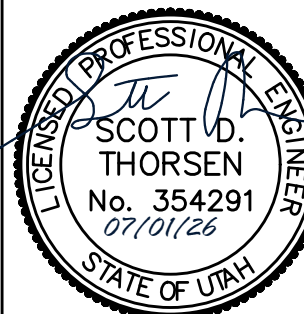
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SEE COVER SHEET FOR PROJECT LEGEND



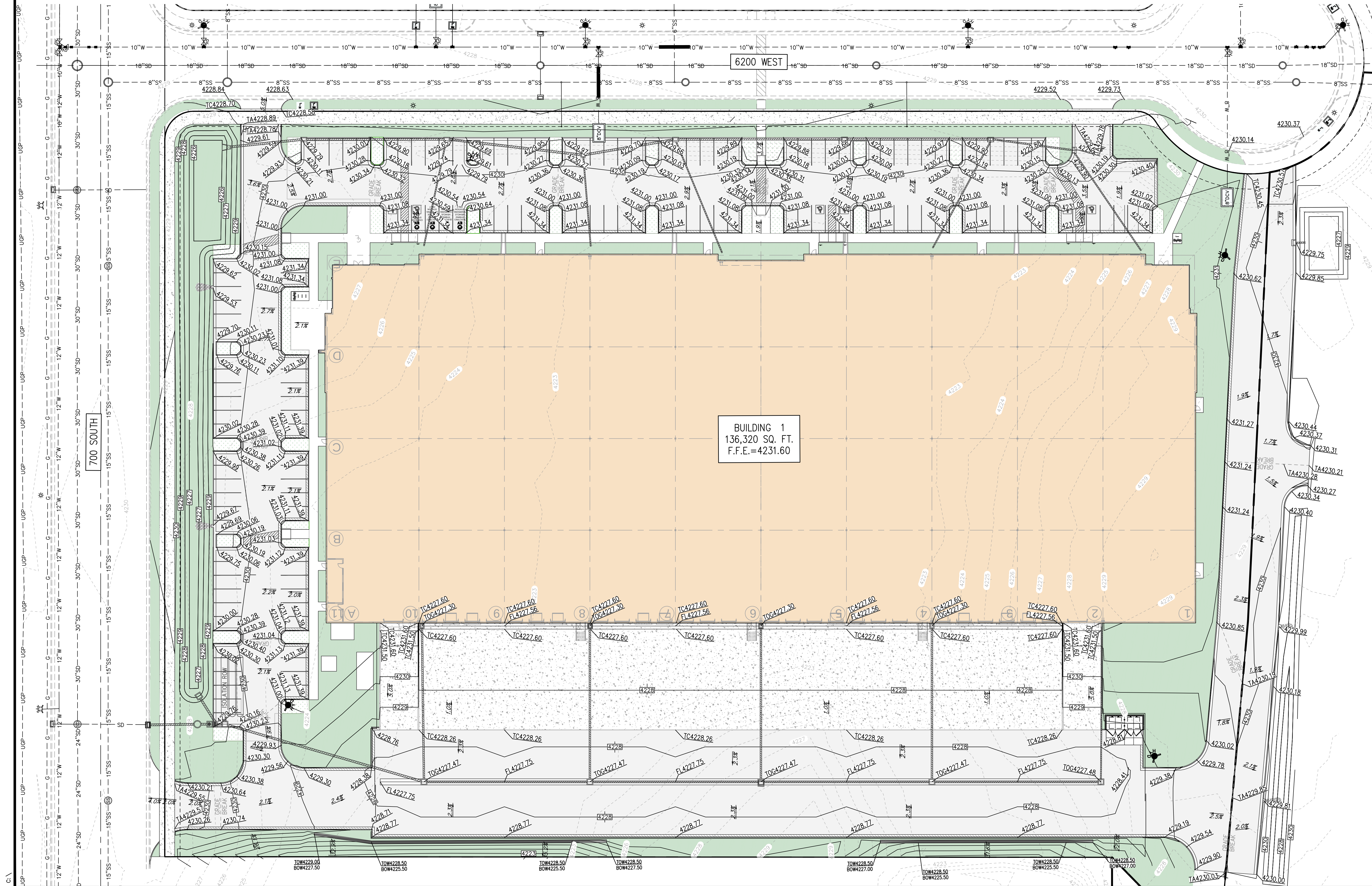
700 SOUTH – BUILDING 1
752 S 6200 W, SALT LAKE CITY, UTAH
SITE PLAN



SHEET NO. C1.1
PROJECT ID: E25-155
DATE: 07/01/26
FILE NAME: PRJ-751
SCALE: 1"=30'

CIVIL ENGINEERING
+ SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296

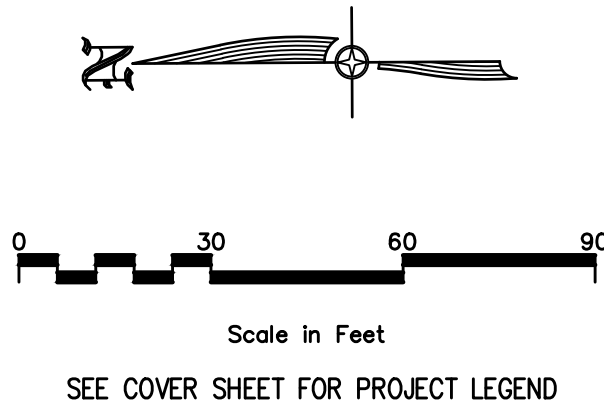




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SEE COVER SHEET FOR PROJECT LEGEND



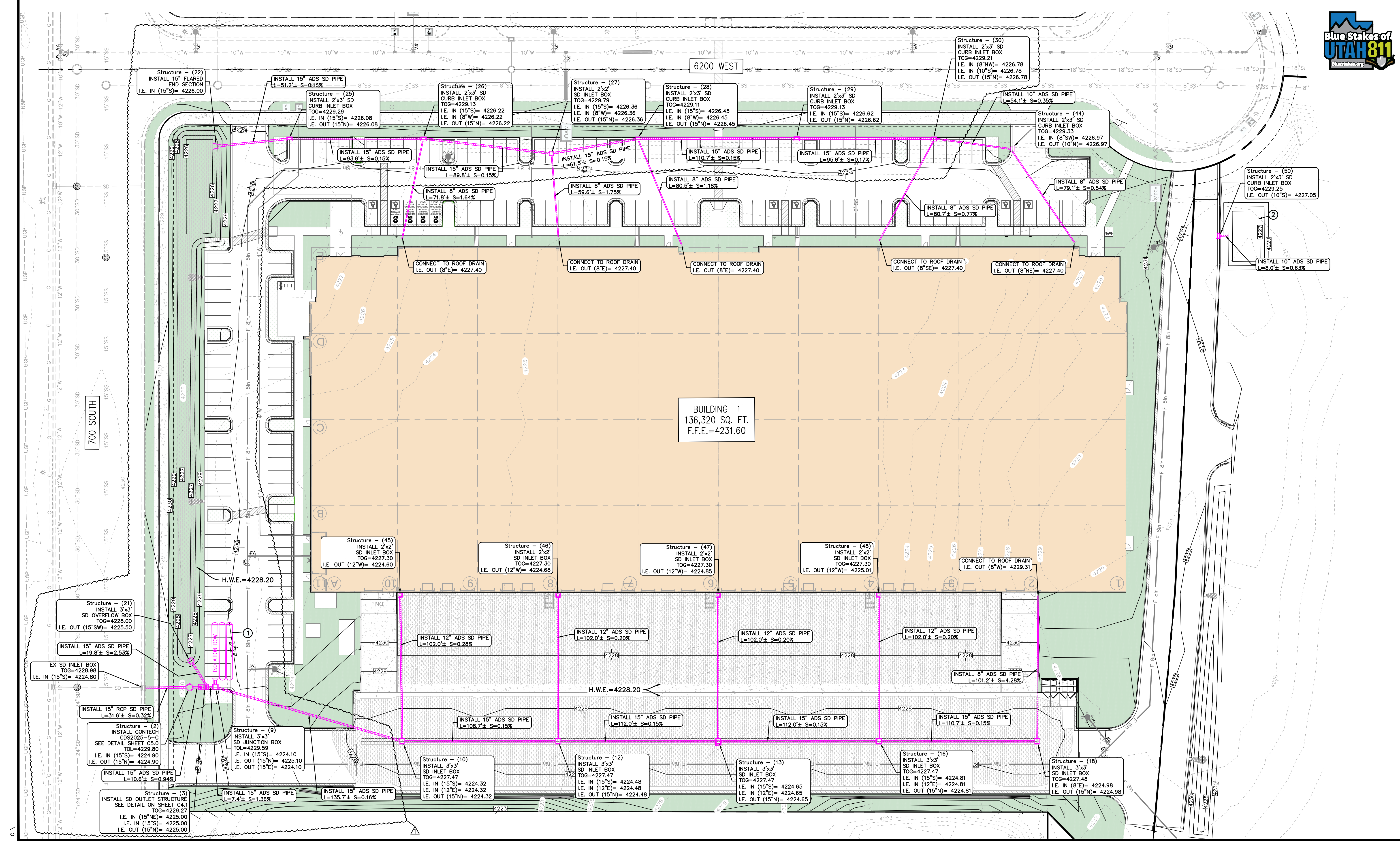
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South Jordan, Utah - 801-949-6296

700 SOUTH - BUILDING 1
752 S 6200 W, SALT LAKE CITY, UTAH
GRADING PLAN



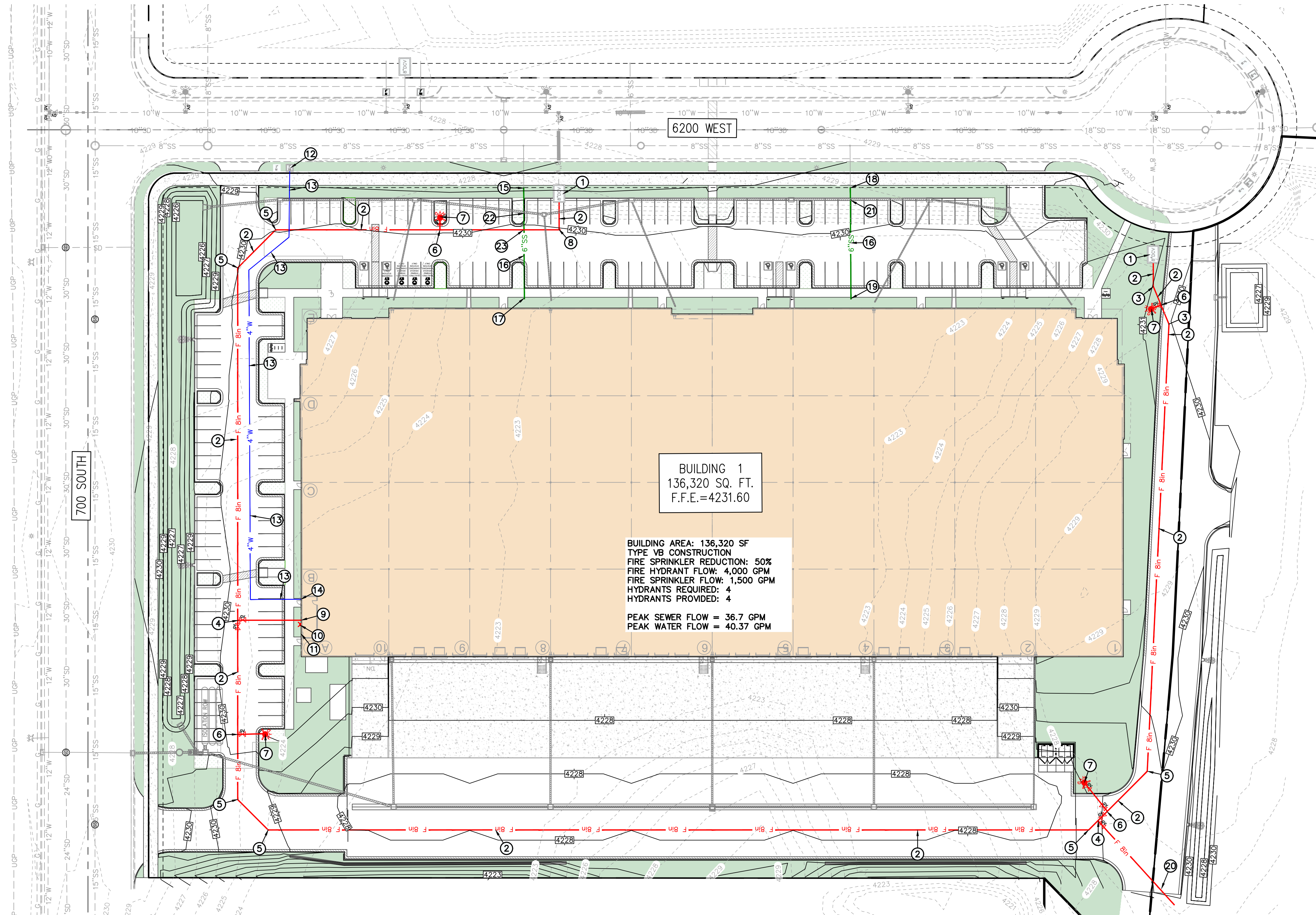
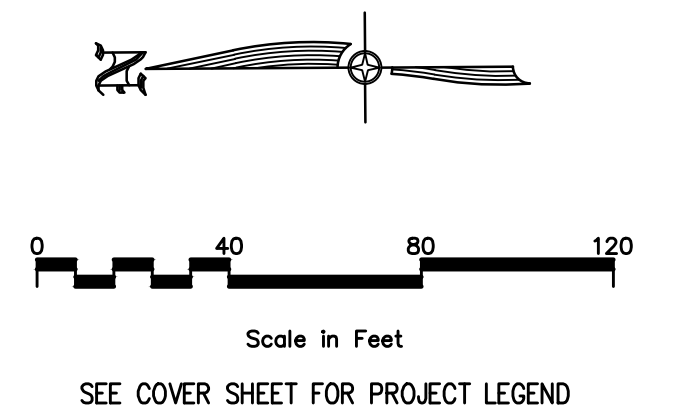
SHEET NO. C2.0
PROJECT ID: E25-155
DATE: 07/01/26
FILE NAME: PRJ-751
SCALE: 1"=30'



- ① CONNECT TO EXISTING 8" DETECTOR CHECK VALVE AND INSTALL 8" PVC C-900 PIPE PER APWA STANDARDS.
- ② INSTALL 8" PVC C-900 FIRE LINE PER APWA STANDARDS.
- ③ INSTALL 8" 22.5° BEND WITH THRUST BLOCKS.
- ④ INSTALL 8"x8"x8" TEE WITH THRUST BLOCKS AND GATE VALVE.
- ⑤ INSTALL 8" 45° BEND WITH THRUST BLOCKS.
- ⑥ INSTALL 8"x8"x6" TEE WITH THRUST BLOCKS AND GATE VALVE.
- ⑦ INSTALL FIRE HYDRANT AND 6" GATE VALVE PER APWA PLAN NO. 511. SEE SHEET C5.0 FOR DETAILS.
- ⑧ INSTALL 8" 90° BEND WITH THRUST BLOCKS.

- (9) END FIRE LINE 5' FROM BUILDING. SEE FIRE SPRINKLER PLANS FOR CONTINUATION INTO BUILDING.
- (10) PROPOSED WALL MOUNTED FDC. SEE FIRE SPRINKLER PLANS FOR DETAILS.
- (11) INSTALL KNOX BOX 3500 SERIES KEY BOX FOR FIRE DEPARTMENT ACCESS TO FIRE RISER ROOM.
- (12) CONNECT TO EXISTING 2" CULINARY WATER METER. INSTALL 2" TYPE K COPPER PIPE UP TO 5' PAST WATER METER. AFTER 5', SWITCH TO 4" PVC C-900 PIPE.
- (13) INSTALL 4" PVC C-900 PIPE WITH BENDS.
- (14) END WATER LINE 5' FROM BUILDING. SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
- (15) CONNECT TO EXISTING 6" SANITARY SEWER STUB AND CLEANOUT PER APWA STANDARDS. I.E.=4223.45

- 16 INSTALL 6" SDR-35 PVC SEWER PIPE. L=77'±, S=1.1%.
- 17 INSTALL 6" CLEANOUT. TOL=MATCH TOP OF LANDSCAPE (4231.48±), I.E.=4224.30. SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
- 18 CONNECT TO EXISTING 6" SANITARY SEWER STUB AND CLEANOUT PER AWWA STANDARDS. I.E.=4224.45.
- 19 INSTALL 6" CLEANOUT. TOL=MATCH TOP OF LANDSCAPE (4231.49±), I.E.=4225.30. SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
- 20 CONTRACTOR TO INSTALL AND STUB 8" FIRE LINE FOR FUTURE CONNECTION.
- 21 I.E(6"SS)=4224.53, I.E.(15"SD)=4226.68, SEPARATION=1.65
- 22 I.E(6"SS)=4223.62, I.E.(15"SD)=4226.32, SEPARATION=2.20
- 23 I.E(6"SS)=4223.73, I.E.(8"W)=4225.73, SEPARATION=1.50



ALL UTILITIES MUST MEET HORIZONTAL AND VERTICAL CLEARANCE REQUIREMENTS. WATER AND SEWER LINES REQUIRE 10 FEET MINIMUM HORIZONTAL SEPARATION AND 18 INCHES MINIMUM VERTICAL SEPARATION. SEWER MUST MAINTAIN 5 FEET MINIMUM HORIZONTAL SEPARATION AND 12 INCHES VERTICAL SEPARATION FROM ANY NON-WATER UTILITIES. WATER MUST MAINTAIN 3 FEET MINIMUM HORIZONTAL SEPARATION AND 12 INCHES VERTICAL SEPARATION FROM ANY NON-SEWER UTILITIES.

WATER SERVICE MUST RUN PERPENDICULAR TO THE WATER MAIN FROM THE CONNECTION OF THE WATER MAIN TO THE WATER METER AND FOR THREE FEET BEYOND THE WATER METER. WATER SERVICE CAN THEN BEND AS NEEDED.

SEWER LATERALS MUST GRAVITY DRAIN ALL FLOORS AND MEET MINIMUM SLOPE REQUIREMENTS PER CITY ORDINANCE.

ALL UTILITY TRENCHING MUST BE PER SLCPU STANDARD PRACTICE NO. 1.

POWER COMPANY, GAS COMPANY AND COMMUNICATION COMPANIES ARE RESPONSIBLE FOR SUBMITTING DESIGN PLANS AS REQUIRED BY TITLE 14 CHAPTER 32 OF THE REVISED ORDINANCES OF SALT LAKE CITY FOR ALL PROPOSED WORK FOR THEIR RESPECTIVE UTILITY LINES FOR THIS PROJECT IN OR ADJACENT TO THE CITY ROW OR A PUBLIC UTILITY ROW. PLAN REVIEWS ARE REQUIRED BY THE PUBLIC UTILITIES DEPARTMENT, UTILITY COORDINATOR AND THE CITY ENGINEERING PUBLIC WAY PERMIT PLAN REVIEWER.

ALL THRUST BLOCKS ON FIRE LINES TO MEET THE SIZE REQUIREMENTS PER NFPA 24 SPECIFICATIONS.

ALL WATER MAINS AND LATERALS SHALL HAVE A MINIMUM DEPTH OF BURY OF 5 FEET.

IN WET CONDITIONS, ADDITIONAL FABRIC SHALL BE REQUIRED BY SALT LAKE CITY PUBLIC UTILITIES.

WATER LATERALS THAT SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN IT PASSES THROUGH A FOUNDATION WALL OR UNDER FOOTING AND FOUNDATION WALLS AND SHALL EXTEND SIX FEET BEYOND THE FOOTING AND FOUNDATION WALLS.

CONTRACTOR TO REFER TO IRRIGATION PLANS FOR IRRIGATION SLEEVING LOCATIONS. ALL SLEEVING TO BE INSTALLED PRIOR TO PAVING.

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ALL PUBLIC LIGHTING SHALL REMAIN OPERATIONAL THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. IF ANY DAMAGE HAPPENS TO A STREET LIGHT, THE CONTRACTOR WILL BE REQUIRED TO FIX THE STREETLIGHT TO MEET THE CURRENT SCDPU STANDARDS AT THE OWNER'S EXPENSE.

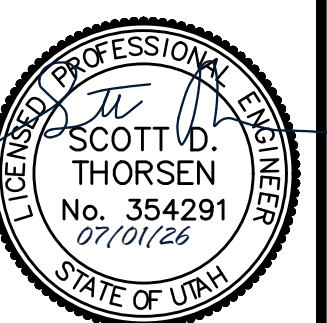
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**CIVIL ENGINEERING
+ SURVEYING**

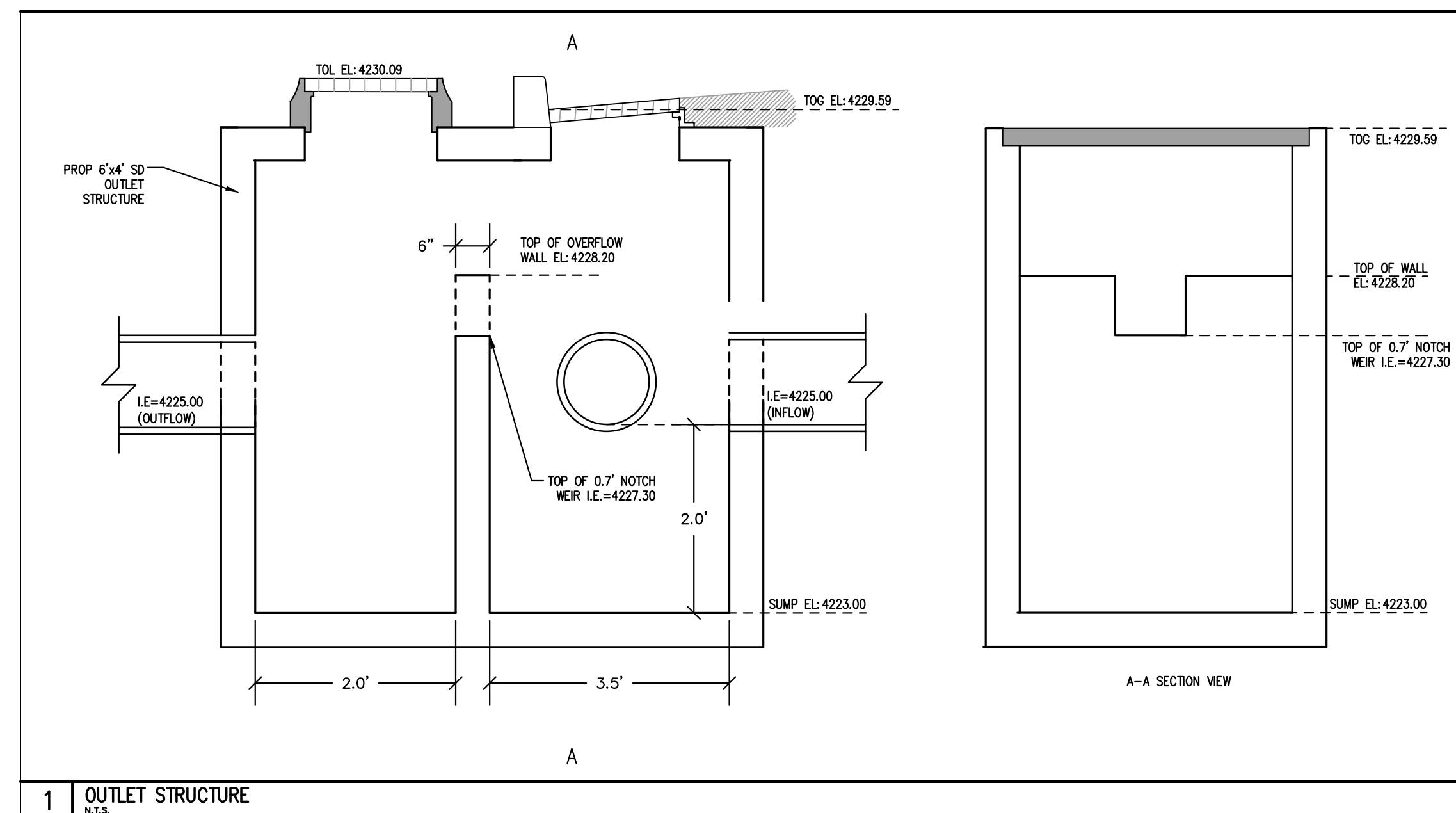
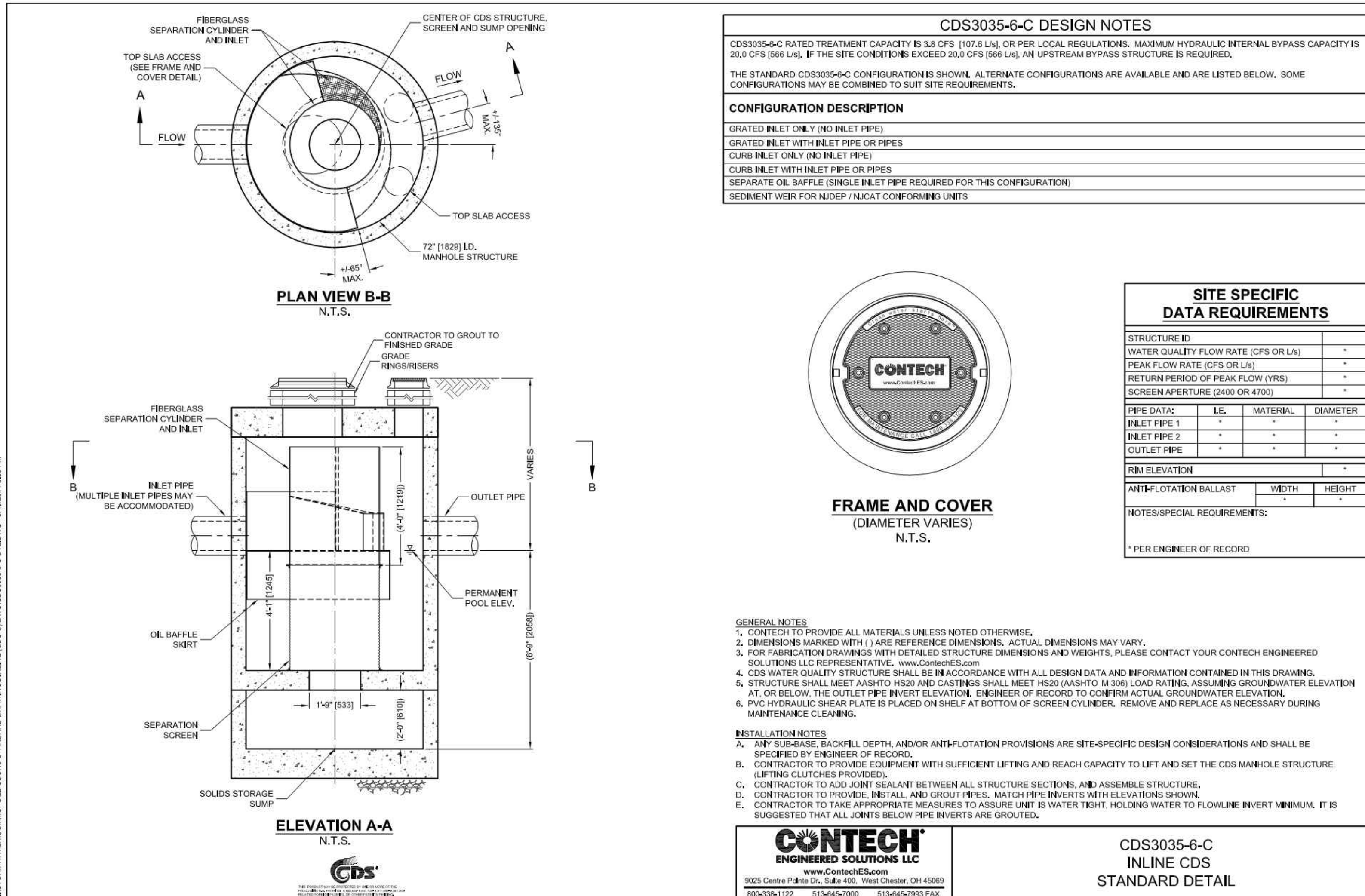
South Jordan, Utah - 801-949-6296

700 SOUTH - BUILDING 1
752 S 6200 W, SALT LAKE CITY, UTAH

UTILITY PLAN



SHEET NO.	
C3.0	
PROJECT ID	DATE:
E25-155	07/01/26
FILE NAME:	SCALE:
PRJ-7S1	1"=40'

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**CIVIL ENGINEERING
+SURVEYING**

CIR

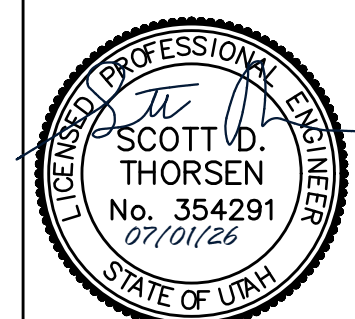
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

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South Jordan, Utah - 801-949-6296

DESIGNER: SDT	PROJECT ENGINEER: SDT
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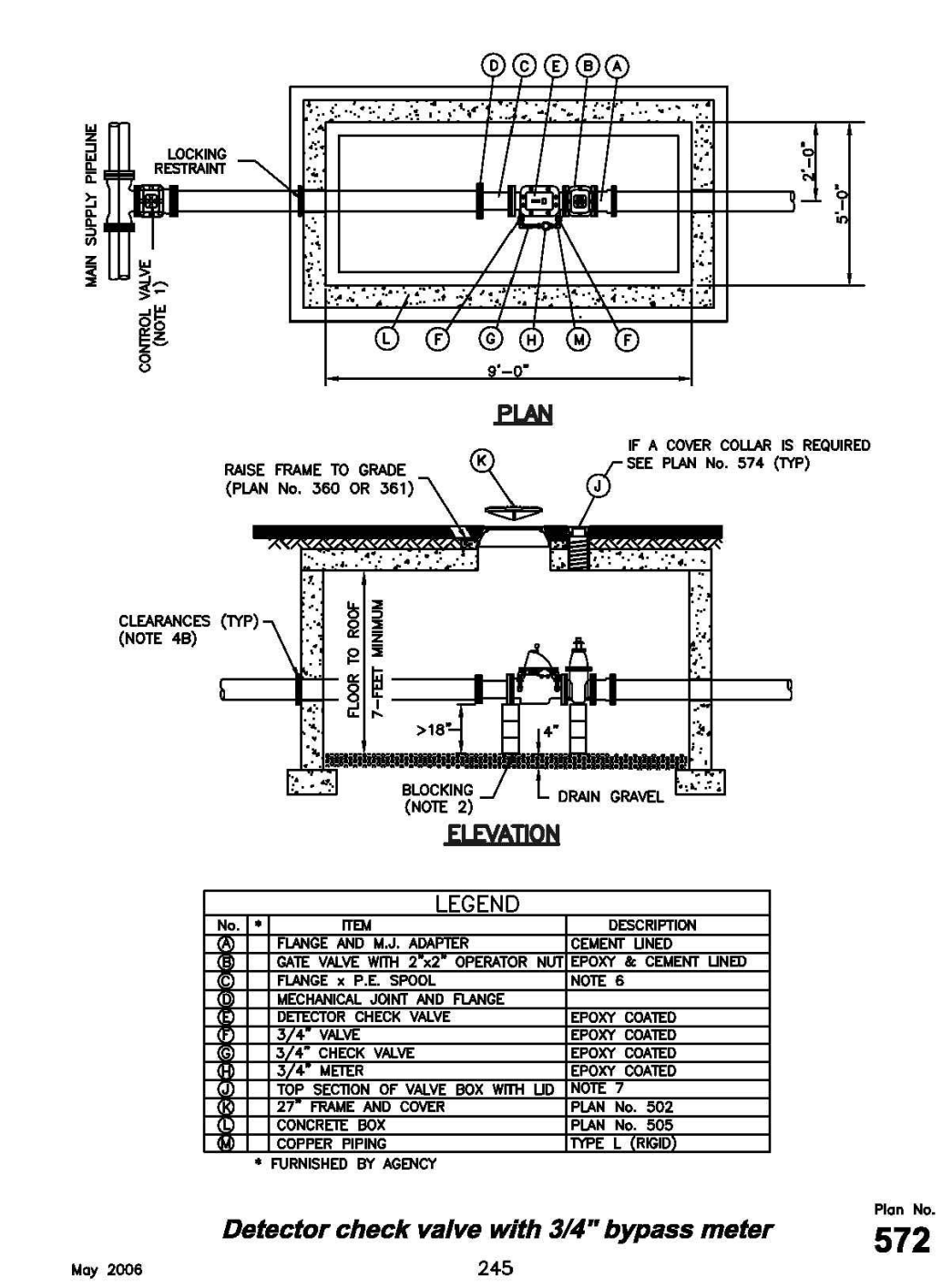
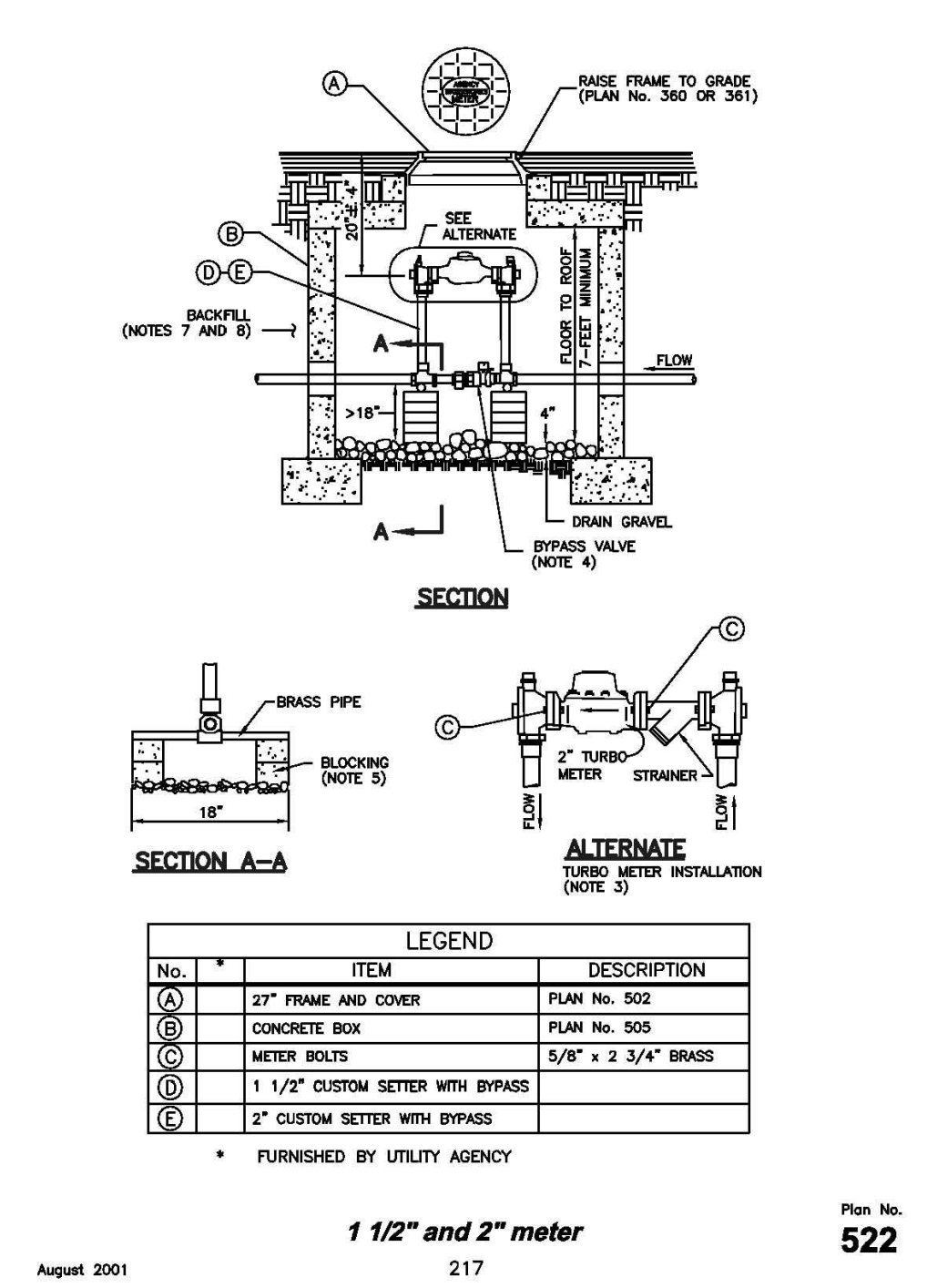
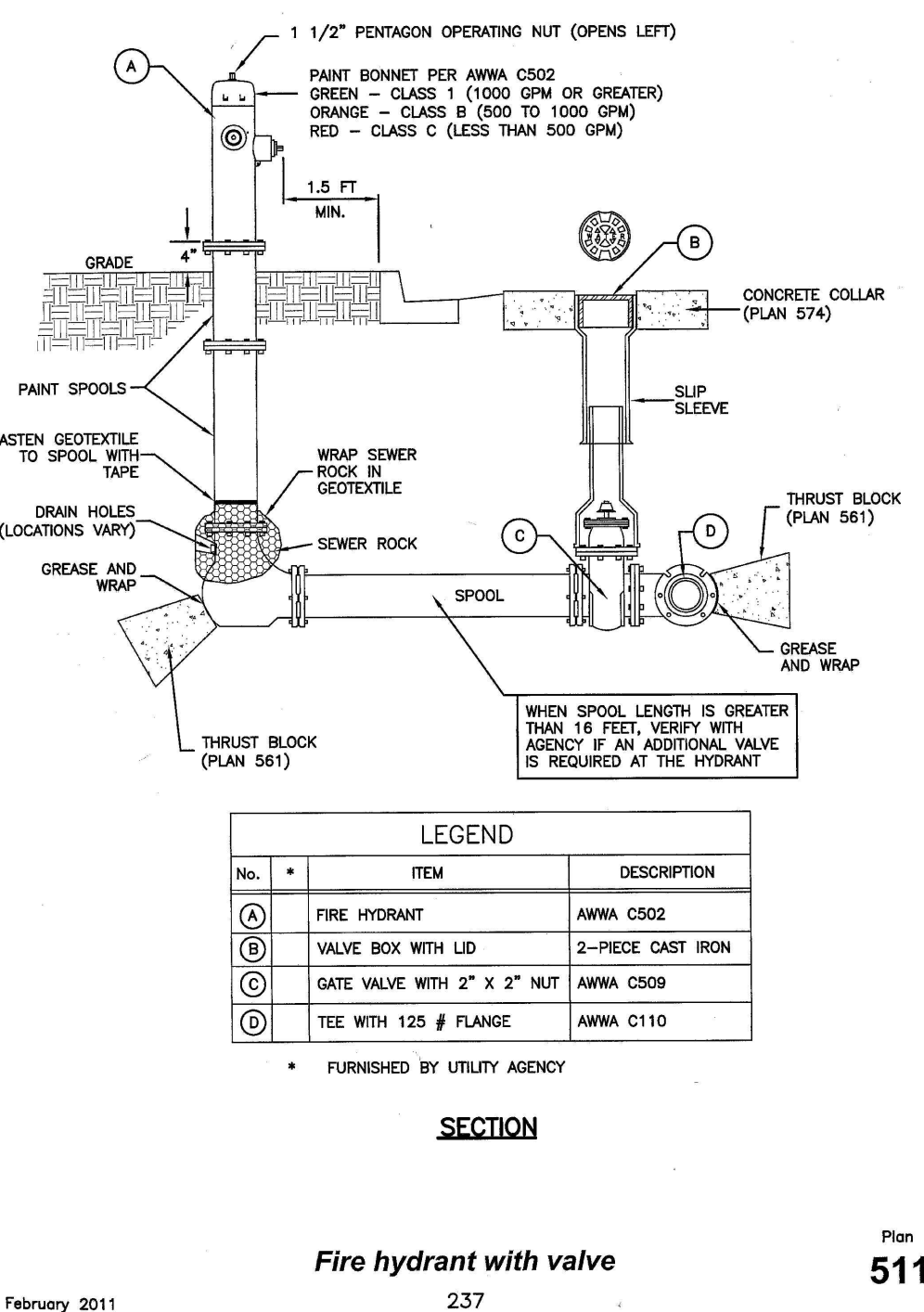
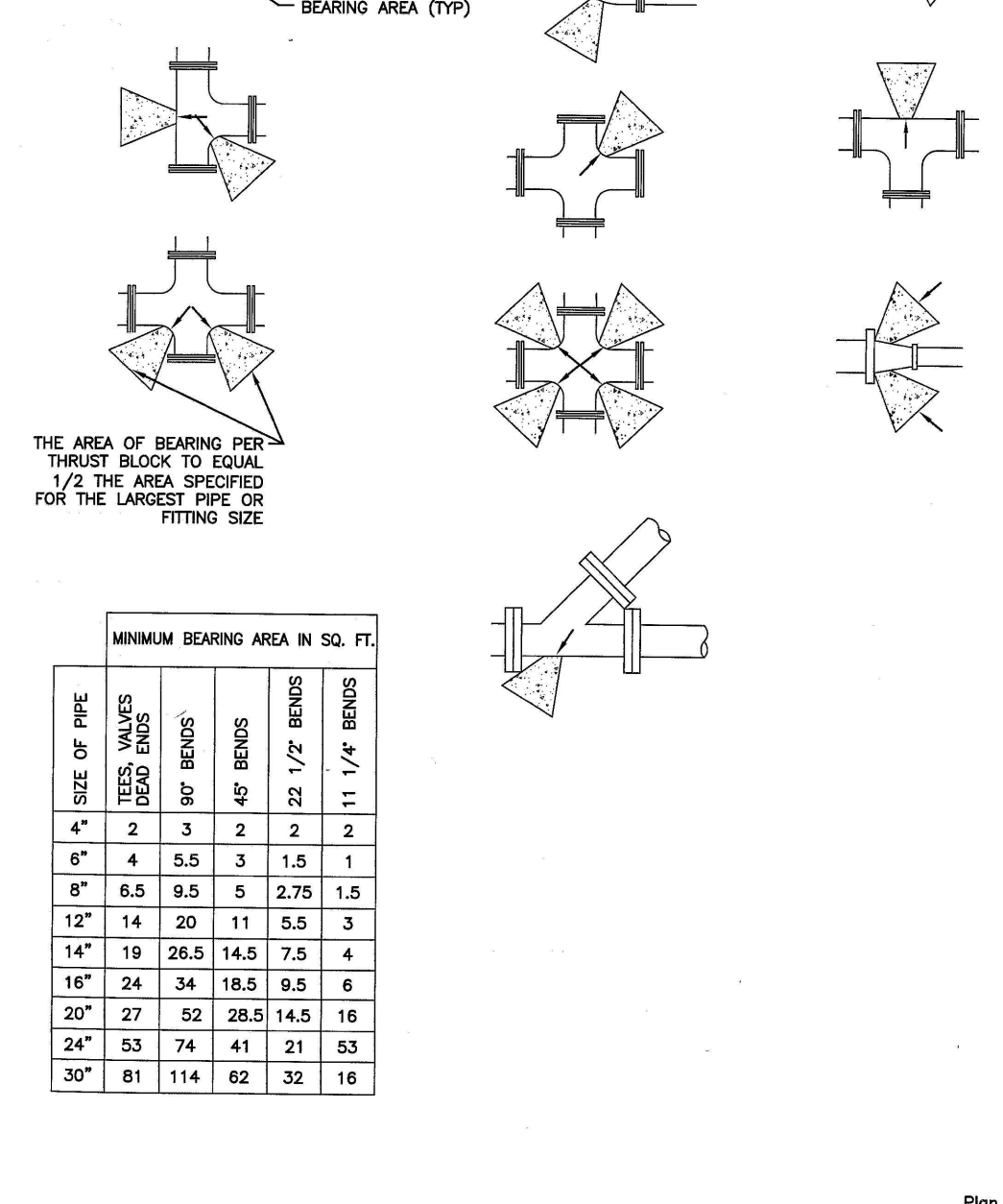
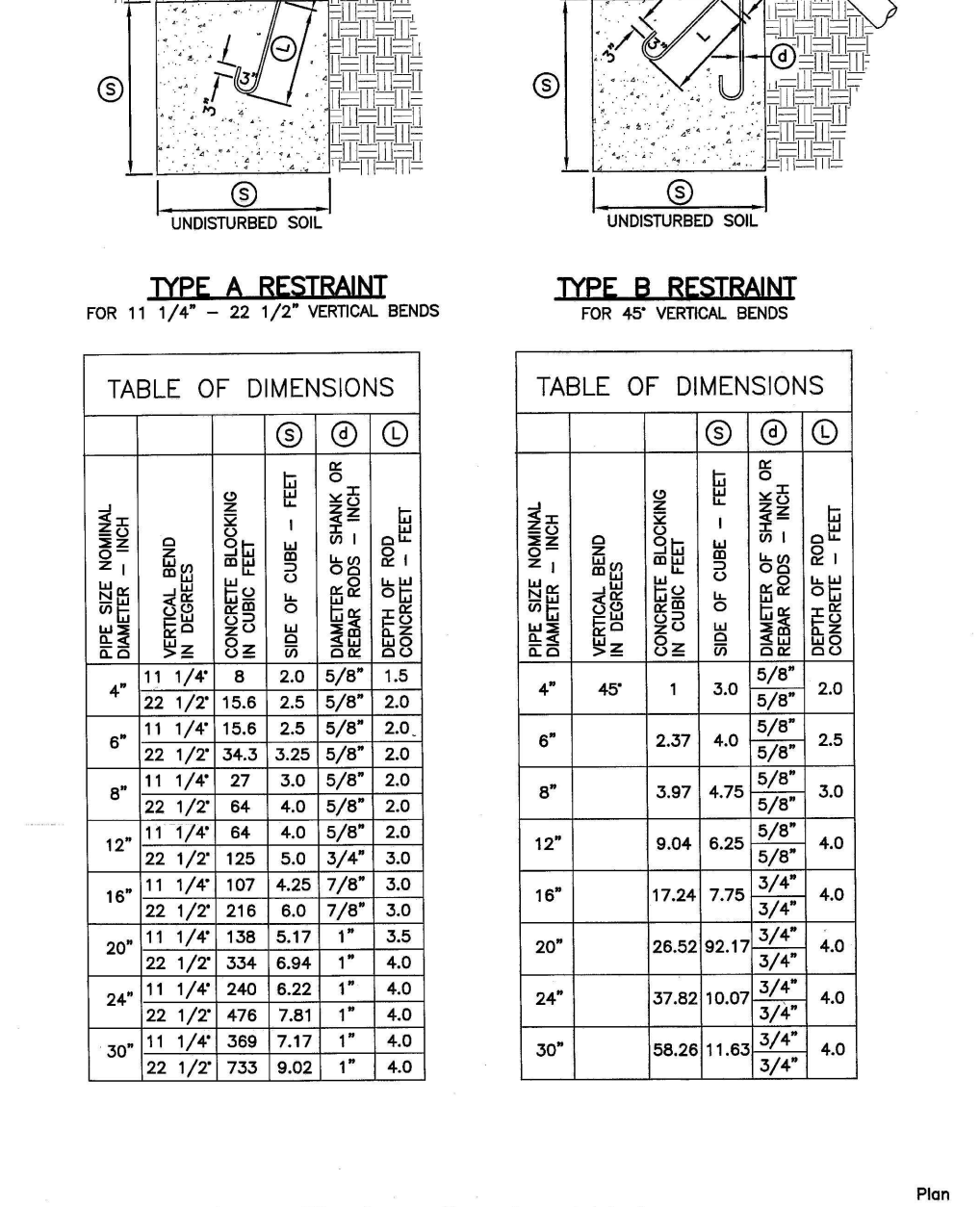
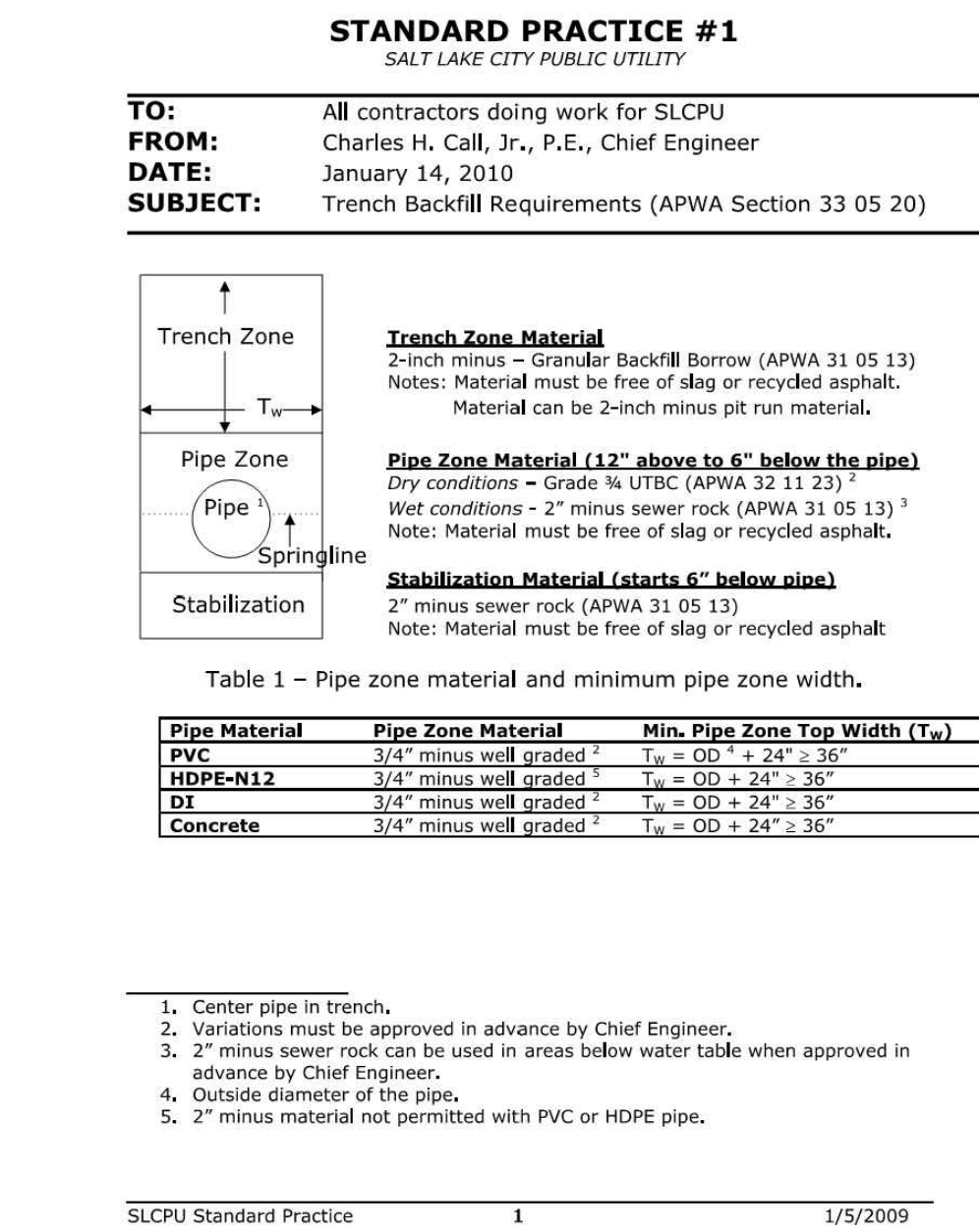
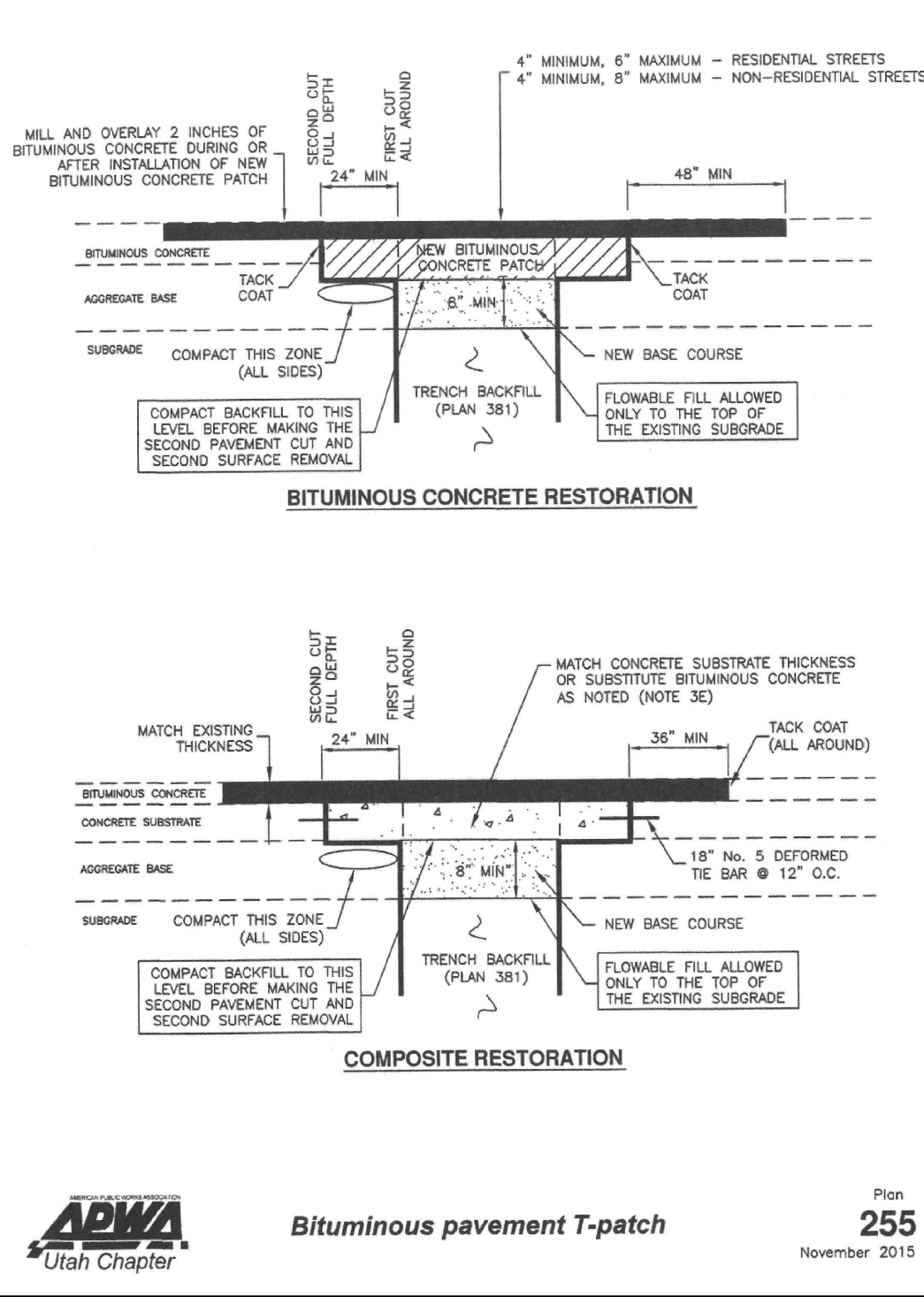
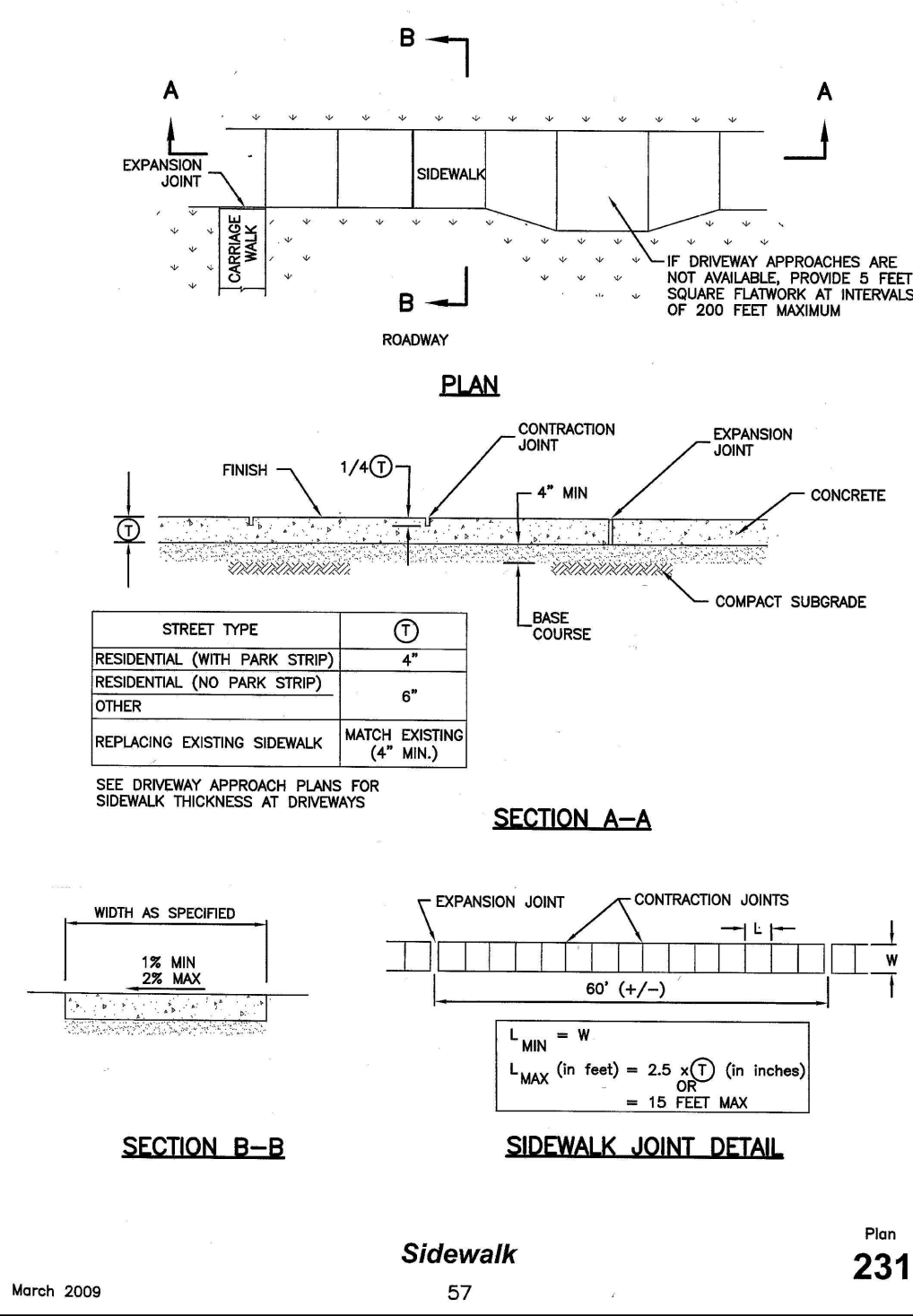
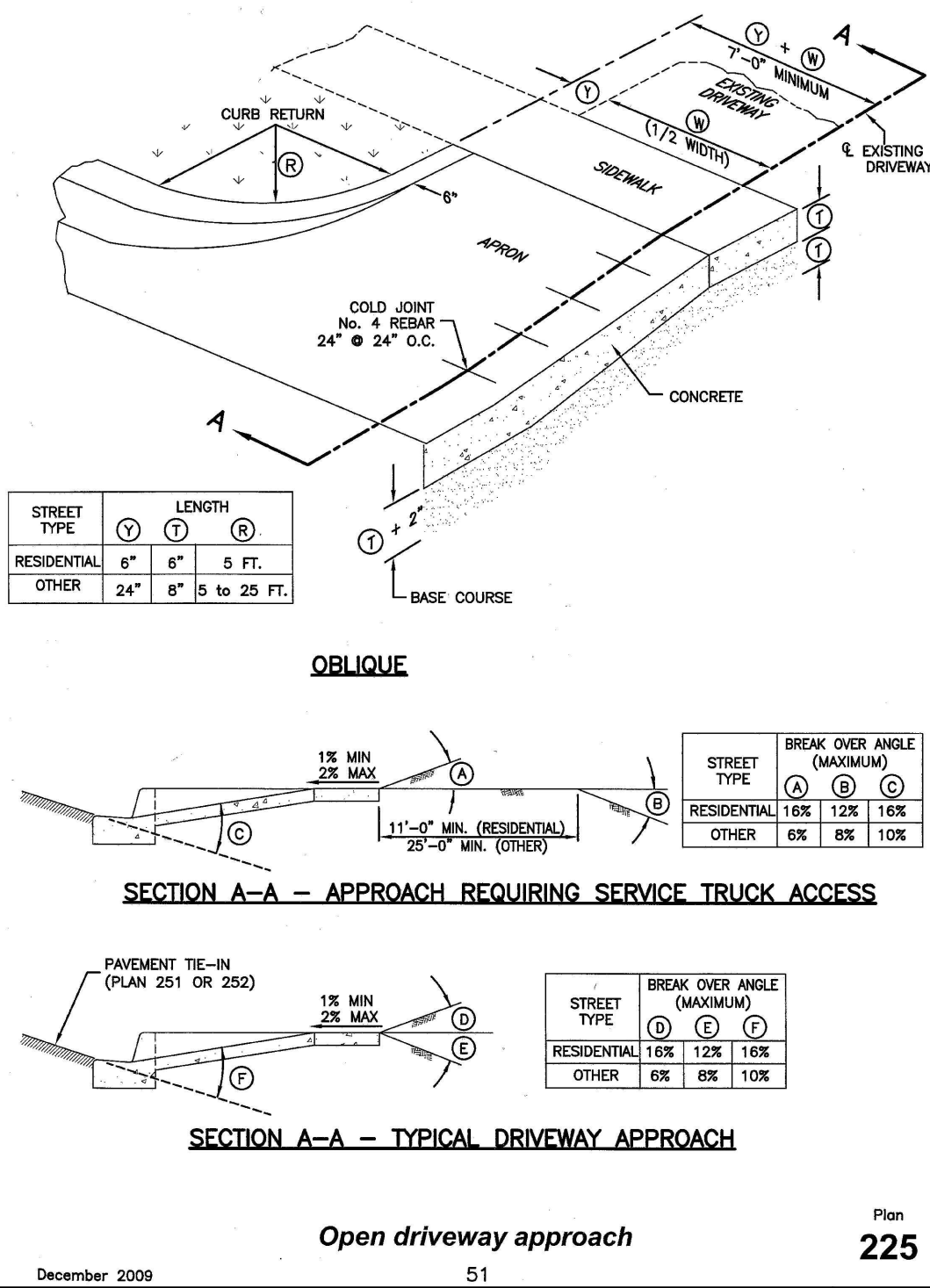
700 SOUTH – BUILDING 1
752 S 6200 W, SALT LAKE CITY, UTAH
DETAIL SHEET

DETAIL SHEET



SHEET NO.	
C4.1	
PROJECT ID	DATE:
E25-155	07/01/26
FILE NAME:	SCALE:
PR.-7S1	





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

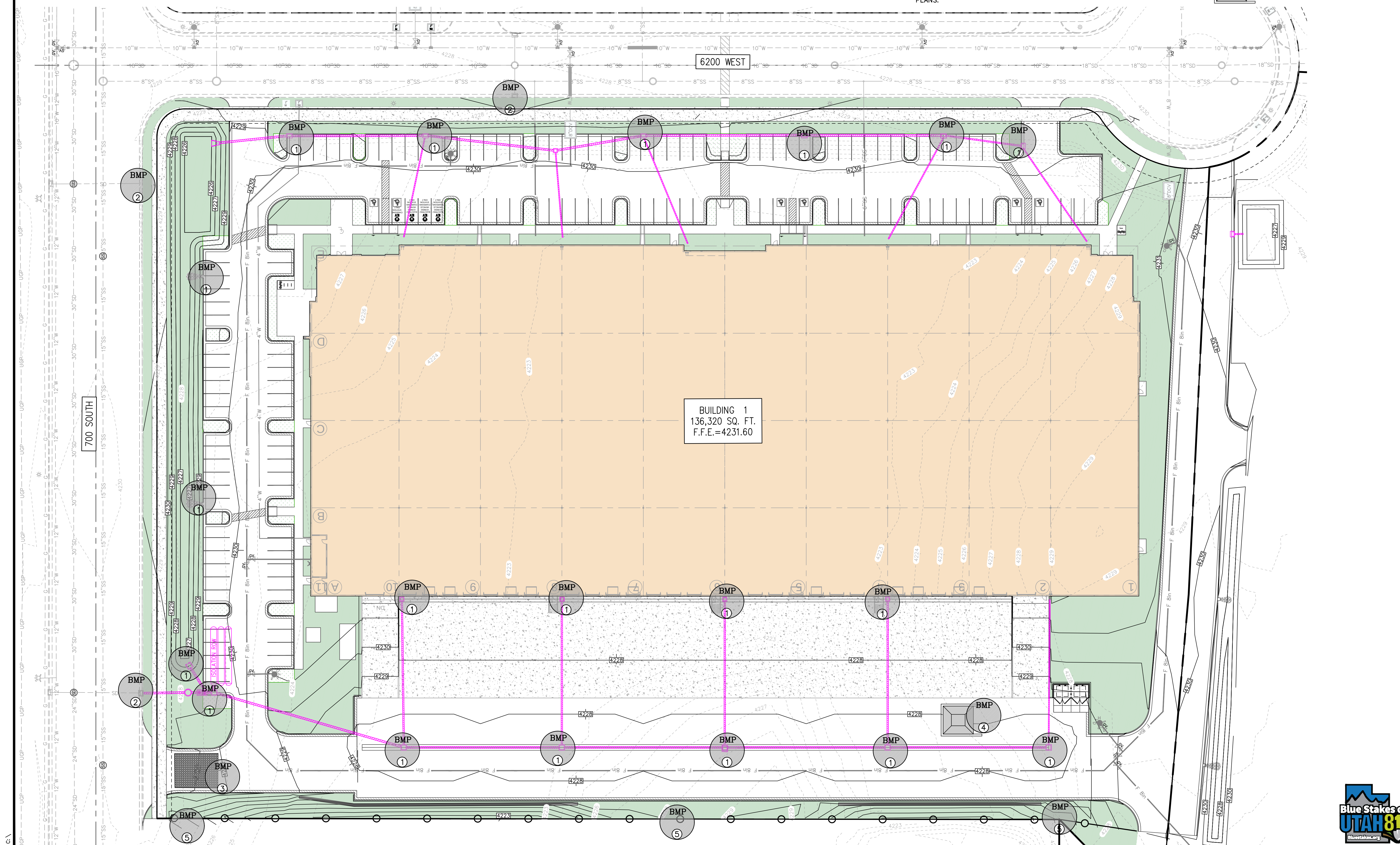
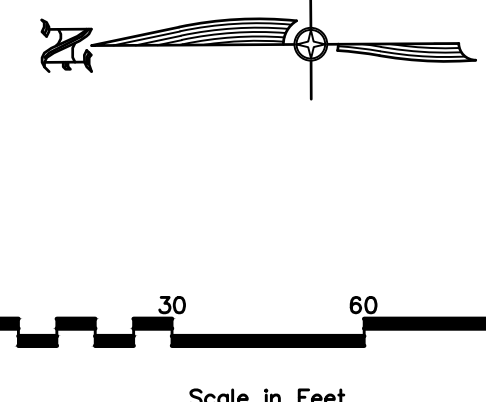
1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
2. EROSION CONTROL STRUCTURES BELOW SEEDER AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
4. THE FOLLOWING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

① PLACE A SILT FENCE AROUND THE PERIMETER OF THE INLET, ONCE PAVEMENT AND/OR CURB HAS BEEN INSTALLED PLACE GRAVEL BAGS AROUND THE INLET. GRAVEL BAGS TO BE USED ON PAVED OR CONCRETE SURFACES AND SILT FENCE TO BE USED ON UNIMPROVED SURFACES.
NOTE: IN HIGH TRAFFIC AREAS CONTRACTOR TO USE INLET FILTER FABRIC. IF INLET HAS CURB OPENING, THE FILTER FABRIC IS TO BE EXTENDED UP TO COVER THE CURB OPENING AND GRAVEL BAGS PLACED IN GUTTER AT EACH SIDE OF OPENING TO KEEP FILTER FABRIC SNUG AGAINST CURB WALL.

② PLACE GRAVEL BAGS AS NECESSARY TO PREVENT SEDIMENT FROM DRAINING INTO EXISTING CATCH BASINS. *SEE NOTE IN CALLOUT 1F.*

- SHEET LEGEND**

CONCRETE WASHOUT

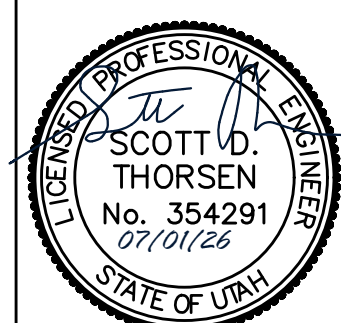


EROSION CONTROL PLAN (SWPPP)

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

[illegible]

PROJECT ID: E25-155	DATE: 07/01/26
FILE NAME: PRJ-7S1	SCALE: 1"=30'



It fence

- NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



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Inlet protection - fence or straw bale

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(PLAN No. 121)

SILT FENCE

(PLAN No. 122)

February 2006

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Sheet 3 of 3

Stabilized roadway entrance

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February 2006

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CIR | **CIVIL ENGINEERING
+ SURVEYING**

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

700 SOUTH – BUILDING 1
752 S 6200 W, SALT LAKE CITY, UTAH
EROSION CONTROL DETAIL SHEET

