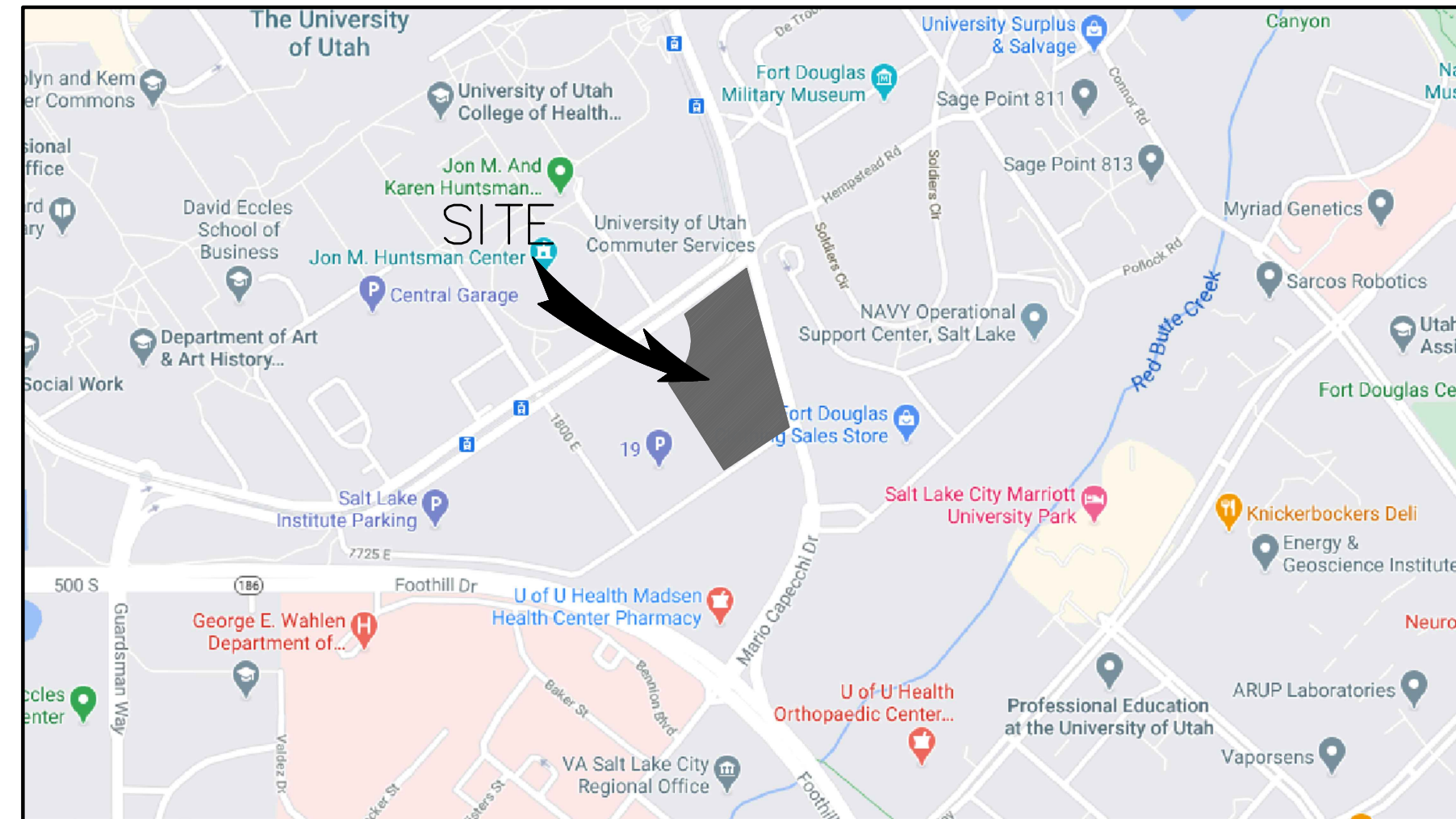


IVORY UNIVERSITY HOUSE

SOUTH CAMPUS DRIVE & MARIO CAPECCHI DRIVE
SALT LAKE CITY, UTAH 84112

APRIL 1, 2021
REVISED: APRIL 28, 2021

LEGEND			
---	PROPERTY LINE	⊗	EXISTING FIRE HYDRANT
---	EASEMENT LINE	⊗	PROPOSED FIRE HYDRANT
-4240.0---	PROPOSED GRADE CONTOURS	⊗	EXISTING STREET LIGHT
-4240.0---	EXISTING GRADE CONTOURS	⊗	PROPOSED STREET LIGHT
---	EXISTING CURB	⊗	PROPOSED PARKING LOT LIGHT
---	PROPOSED CURB AND GUTTER	⊗	EXISTING WATER METER
---	PROPOSED CURB WALL	⊗	EXISTING WATER VALVE
---	REVERSE PAN CURB & GUTTER	⊗	EXISTING GATE VALVE
---	EXISTING SEWER	⊗	EXISTING OVERHEAD POWER POLE
---	PROPOSED SEWER	TBC	TOP BACK CONCRETE
---	EXISTING WATER	FF	FINISHED FLOOR
---	PROPOSED WATER	HW	HIGH WATER
---	EXISTING FIRE LINE	TOG	TOP OF GRATE
---	PROPOSED FIRE LINE	TOL	TOP OF LID
---	EXISTING STORM DRAIN	IE	INVERT ELEVATION
---	PROPOSED STORM DRAIN	EX	EXISTING
---	PROPOSED ROOF DRAIN	NG	NATURAL GROUND
---	EXISTING GAS	TA	TOP OF ASPHALT
---	PROPOSED GAS	TC	TOP OF CONCRETE
---	EXISTING OVERHEAD POWER	EC	EDGE OF CONCRETE
---	EXISTING UNDERGROUND POWER	EA	EDGE OF ASPHALT
---	PROPOSED UNDERGROUND POWER	TOW	TOP OF WALL
---	EXISTING TELEPHONE LINE	TG	TOP OF GRAVEL
---	PROPOSED TELEPHONE LINE	TL	TOP OF LANDSCAPING
---	EXISTING FIBER OPTIC LINE	TS	TOP OF SIDEWALK
---	PROPOSED FIBER OPTIC LINE	PROP	PROPOSED
▨	PROPOSED CONCRETE	39.0	TBC CALLOUT UNLESS OTHERWISE DESIGNATED
▨	PROPOSED ASPHALT		
▨	PROPOSED LANDSCAPING		



VICINITY MAP
NOT TO SCALE

SHEET INDEX	
CV	COVER SHEET
C1.0	OVERALL SITE PLAN
C2.0	OVERALL GRADING & DRAINAGE PLAN
C2.1	GRADING PLAN
C2.2	GRADING PLAN
C3.0	OVERALL UTILITY PLAN

- PROJECT CONSTRUCTION NOTES:**
- CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION, 1-800-662-4111.
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - SEE SOILS REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIREMENTS.
 - ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.
 - ALL HANDICAP PARKING STALLS TO BE INSTALLED PER ADA STANDARDS. SLOPE ON ANY ADA STALL IS TO BE LESS THAN 2% IN ALL DIRECTIONS.
 - CONTRACTOR TO VERIFY PRIOR TO ANY CONSTRUCTION THAT THE BUILDING AND BUILDING LOCATION SHOWN ON CIVIL DRAWINGS MATCHES THE ARCHITECTURAL PLANS.
 - CONTRACTOR TO VERIFY, WITH ARCHITECT, THAT F.F. ELEVATION SHOWN ON CIVIL PLANS EQUALS THE ARCHITECTS 100.0' ELEVATION.
 - CONTRACTOR TO REPLACE IN KIND ANY AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
 - INSTALL ALL SIDEWALKS PER CITY STANDARDS OR APWA PLAN NO. 231, 235, AND 236 WHERE APPLICABLE.
 - INSTALL ALL CONCRETE PAVEMENT JOINTS PER CITY STANDARDS OR APWA PLAN NO. 261.
 - ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL PER APWA STANDARDS AND SPECIFICATIONS.
 - ALL CATCH BASINS AND MANHOLES TO BE INSTALLED PER CITY STANDARDS.
 - ALL STORM DRAIN PIPING TO BE CUT OFF FLUSH WITH INSIDE WALL OF DRAINAGE BOX. INSIDE WALL TO BE GROUTED SMOOTH WITH A NON-SHRINK GROUT.
 - FOR STORM DRAIN INLET BOXES AND MANHOLES THE I.E. IN AND I.E. OUT ELEVATIONS ARE THE SAME UNLESS OTHERWISE CALLED OUT ON THE PLANS.
 - ALL WATER LINES TO HAVE A MINIMUM 5' OF COVER WITH A MINIMUM VERTICAL CLEARANCE OF 1' OF COVER BETWEEN OTHER UTILITY LINES (1.5' VERTICAL SEPARATION WITH SEWER).
 - THRUST BLOCKS TO BE INSTALLED PER APWA PLAN NO'S 561 AND 562. SEE DETAIL SHEET C5.
 - CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
 - THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.
 - ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
 - PUBLIC WAY IMPROVEMENTS SUCH AS EXISTING CURB, GUTTER, SIDEWALK AND DRIVE APPROACHES REQUIRE INSPECTION BY THE SLC ENGINEERING DEPT. PRIOR TO FINAL INSPECTION AND CERTIFICATION OF OCCUPANCY ISSUANCE, TO DETERMINE REPLACEMENT REQUIREMENTS OF DEFECTIVE AND HAZARDOUS CONDITIONS.
 - ANY EXCAVATION, CONSTRUCTION OR STAGING OF MATERIALS OR EQUIPMENT IN THE PUBLIC RIGHT OF WAY REQUIRE A PUBLIC WAY PERMIT FROM THE SLC ENGINEERING DIVISION, 349 S 200 E, SUITE 100, 801-535-6248
 - PRIOR TO BEGINNING ANY WORK IN THE PUBLIC WAY, A LICENSED, BONDED AND INSURED CONTRACTOR MUST FIRST OBTAIN A PUBLIC WAY PERMIT FROM THE SLC ENGINEERING PERMITS OFFICE, AND A TRAFFIC CONTROL PERMIT FROM SLC MAY ALSO BE REQUIRED.
 - ALL WORK WITHIN THE SALT LAKE CITY PUBLIC WAY SHALL CONFORM TO APWA 2012 STANDARD PLANS AND SPECIFICATIONS.
 - ALL CURB AND GUTTER DONE WITHIN THE PUBLIC WAY SHALL BE CONSTRUCTED AS PER APWA 205A, AND 251 OR 252.
 - THE DRIVE APPROACHES APRONS MUST BE CONCRETE TO THE PROPERTY LINE.
 - ALL ACCESSIBLE ROUTES AND ACCESSIBLE MEANS OF EGRESS ROUTES, THE MAXIMUM SLOPE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. ALL EXTERIOR LANDINGS AT DOORS SHALL NOT EXCEED 2% SLOPE.

- FIRE DEPARTMENT NOTES:**
- FIRE HYDRANTS SHALL BE EQUIPPED WITH ONE 4 1/2", AND 2 1/2" OUTLETS, WHICH HAS NATIONAL STANDARD THREADS (NST).
 - FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE CENTER LINE OF THE LOWEST CAP, NUT SHALL NOT BE CLOSER THAN 18" FROM THE FINISHED GRADE.
 - FIRE HYDRANTS SHALL HAVE THE 4 1/2" BUTT FACING THE FIRE ACCESS ROADWAY.
 - UNDERGROUND PIPING SHALL BE TESTED AT 200 PSIA FOR TWO HOURS. TEST CERTIFICATE SHALL BE PROVIDED TO FIRE DEPARTMENT OFFICE.
 - BURNING OF TRASH, SCRAP WOOD OR OTHER MATERIALS IS A VIOLATION OF CITY ORDINANCE.
 - A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.
 - NEW FIRE HYDRANTS SHALL BE COLOR CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET.
 - FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE PLACED AT THE BASE INLET OF THE FIRE HYDRANT.
 - FIRE DEPARTMENT ACCESS ROADS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE FOOTINGS AND FOUNDATIONS OF ANY STRUCTURE. FIRE HYDRANTS SHALL BE ACCESSIBLE, OPERATIONAL AND MAINTAINED IN THAT CAPACITY.
 - WATER LATERALS WHICH ARE 16 FOOT IN LENGTH OR LONGER SHALL BE PROVIDED WITH CONTROL VALVES AT THE TAP OF THE WATER MAIN AND AT THE FIRE HYDRANT.
 - WATER LATERALS WHICH SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN PASSING UNDER OR THROUGH FOOTINGS OR FOUNDATION WALLS.

CIVIL ENGINEER:

3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - PH: 801-949-6296

ARCHITECT:

KCB ARCHITECTURE
2033 DAN DRIVE
LAYTON, UTAH 84040
CONTACT PERSON: KEITH BENNETT
PH: (801) 593-9338

CIR CIVIL ENGINEERING + SURVEYING

3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 -

IVORY UNIVERSITY HOUSE
SOUTH CAMPUS DRIVE & MARIO CAPECCHI DRIVE, SALT LAKE CITY, UTAH
COVER SHEET

SCOTT D. THORSEN
No. 354291
STATE OF UTAH
LICENSED PROFESSIONAL ENGINEER

SHEET NO. CV

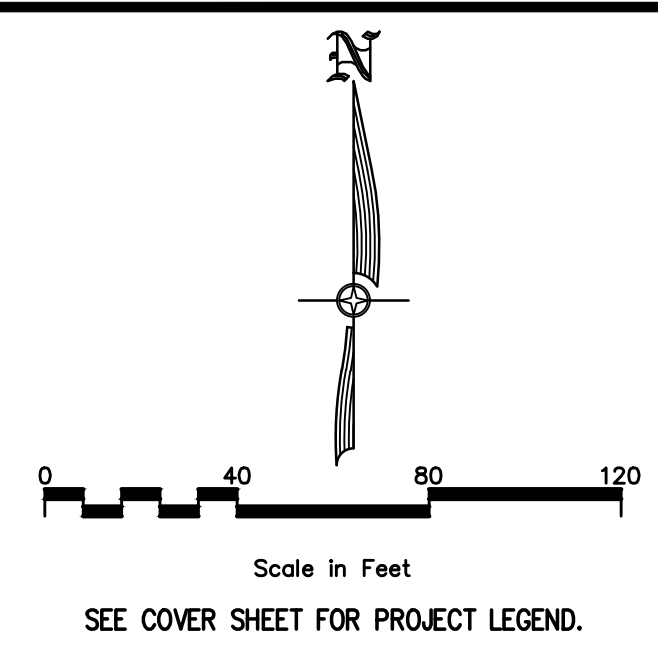
PROJECT ID: A-1000
DATE: 04/01/21
FILE NAME: PRJ-UHP
SCALE:

1 CITY COMMENTS

NO REVISIONS

BY DATE
PROJECT ENGINEER

ALL BEFORE YOU DRILL
CALL 811
OR VISIT
1 800 4 A DAY



LOT AREAS:

LOT	SQ. FT. / ACRES
BUILDING FOOTPRINT	235,362 SQ. FT. / 5.40 ACRES
ASPHALT	64,178 SQ. FT. / 1.47 ACRES
TOTAL LANDSCAPING	67,168 SQ. FT. / 1.54 ACRES
PARKING LANDSCAPING	3,278 SQ. FT. / 0.08 ACRES
REMAINING LANDSCAPING	63,890 SQ. FT. / 1.47 ACRES
CONCRETE	166,977 SQ. FT. / 3.83 ACRES
EXISTING CONCRETE	2,286 SQ. FT. / 0.05 ACRES

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

LOT LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
PARKING AREA:	63,984 SQ. FT.	
PARKING AREA LANDSCAPING	3,278 SQ. FT. (5% OR 3,199 SQ. FT. REQ'D)	
TOTAL LANDSCAPING	67,168 SQ. FT. (20% REQ'D: 28.54% PROVIDED)	

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

LOT PARKING REQUIREMENTS:

	QUANTITY	CITY REQ'MT
STUDIO	536	211 (DETERMINED BY PC)
TOTAL REQUIRED:		211
TOTAL PROVIDED:		211
ACCESSIBLE SPACES		7 (7 REQ'D 201 TO 300)
BICYCLE SPACES		16 (10.55 REQ'D 5% OF 211)

NOTES:
 1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

NO.	REVISIONS	BY	DATE
1	CITY COMMENTS		

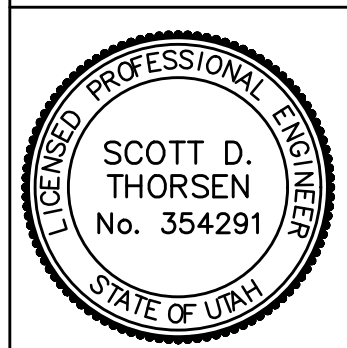
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CIR

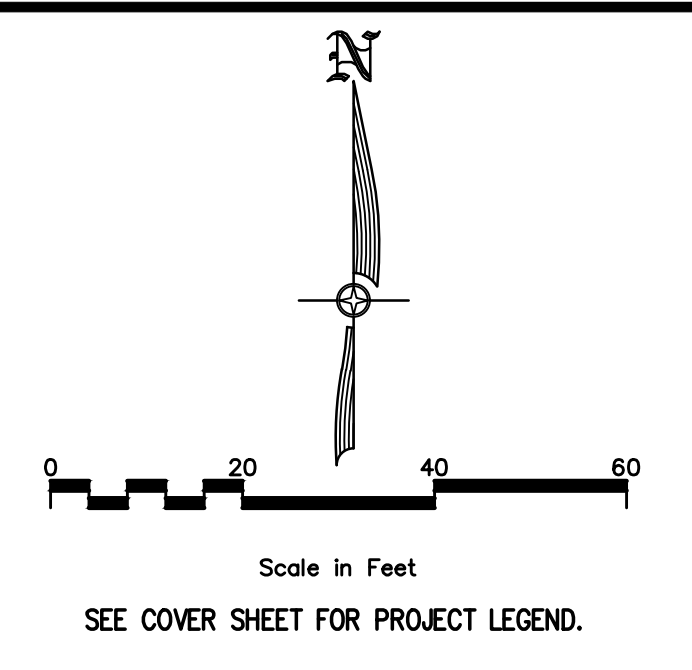
3032 SOUTH 1030 WEST, SUITE 202
 SLC, Utah 84119

IVORY UNIVERSITY HOUSE
 SOUTH CAMPUS DRIVE & MARIO CAPECECHI DRIVE, SALT LAKE CITY, UTAH

OVERALL SITE PLAN



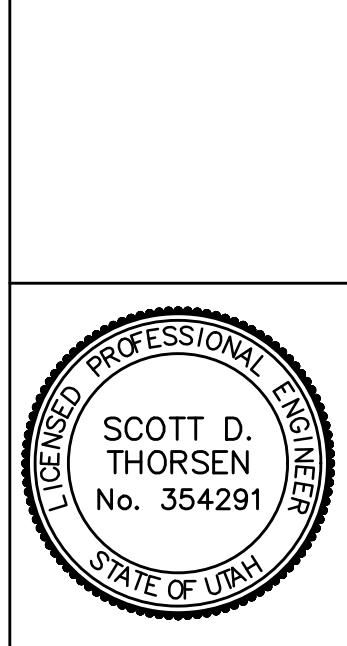
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PROJECT ID	A-1000
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FILE NAME:	PRJ-UHP
SCALE:	1"=40'



NO.	REVISIONS	BY	DATE
1	CITY COMMENTS		

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 SLC, Utah 84119

IVORY UNIVERSITY HOUSE
 SOUTH CAMPUS DRIVE & MARIO CAPECCHI DRIVE, SALT LAKE CITY, UTAH
 GRADING PLAN



SHEET NO. **C2.1**
 PROJECT ID: A-1000
 DATE: 04/01/21
 FILE NAME: PRJ-UHP
 SCALE: 1" = 20'



MATCHLINE - SEE SHEET C2.2

