LEGEND

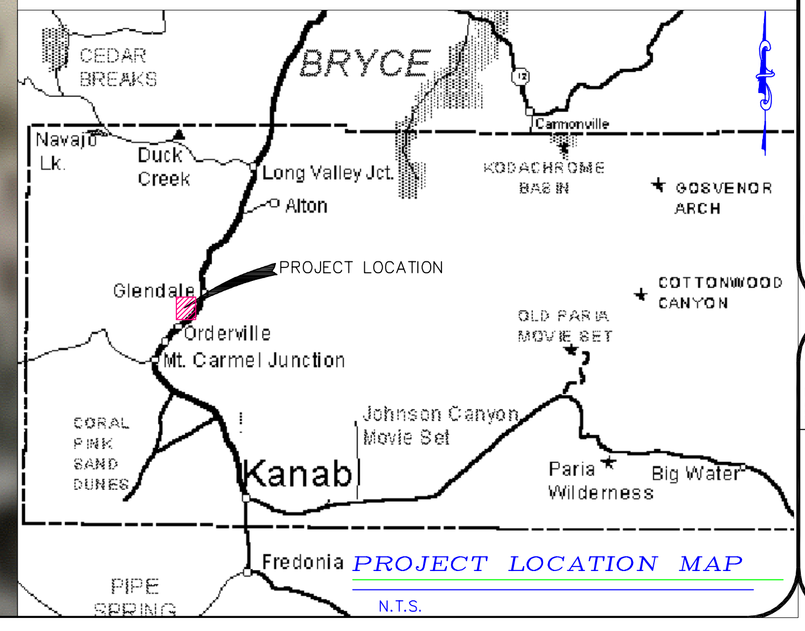
- FOUND SECTION CORNER AS DESCRIBED
- REBAR AND CAP
- REBAR AND CAP NOT SET
- FOUND REBAR AND CAP
- EASMENT CENTERLINE
- EASMENT
- ADJOINING PROPERTY LINES
- SWR EX — EXISTING SEWER LINE
- 12in W EX — EXISTING WATER LINE
- WTR — PROPOSED WATER LINE
- PWR OV EX — EXISTING OVERHEAD POWER LINE
- EXISTING FENCE
- CONCRETE
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT

PARKING COUNT:

TOTAL GROSS AREA OF BUILDING:	12750 S.F.
REQUIRED SPACES: 12750 S.F./250	51
PROVIDED SPACES:	58
REQUIRED ACCESSIBLE SPACES:	3
PROVIDED ACCESSIBLE SPACES:	3
REQUIRED VAN ACCESSIBLE SPACES:	1
PROVIDED VAN ACCESSIBLE SPACES:	1

CIVIL PLAN INDEX:

SITE PLAN TITLE SHEET:	C1
SITE PLAN:	C2
GRADING PLAN:	C3
UTILITY PLAN:	C4
SITE DETAILS:	C100



PROJECT LOCATION MAP

N.T.S.

DATE:	REVISION:
3/20/12	INITIAL DESIGN
	OWNER REVIEW
	CITY APPROVAL
	FOR CONSTRUCTION

KC FAIRGROUNDS BUILDING
TITLE SHEET
KANE COUNTY, UTAH

SCALE= 1" = 20'

REDUCE SCALE BY ½ FOR 11x17 DRAWINGS

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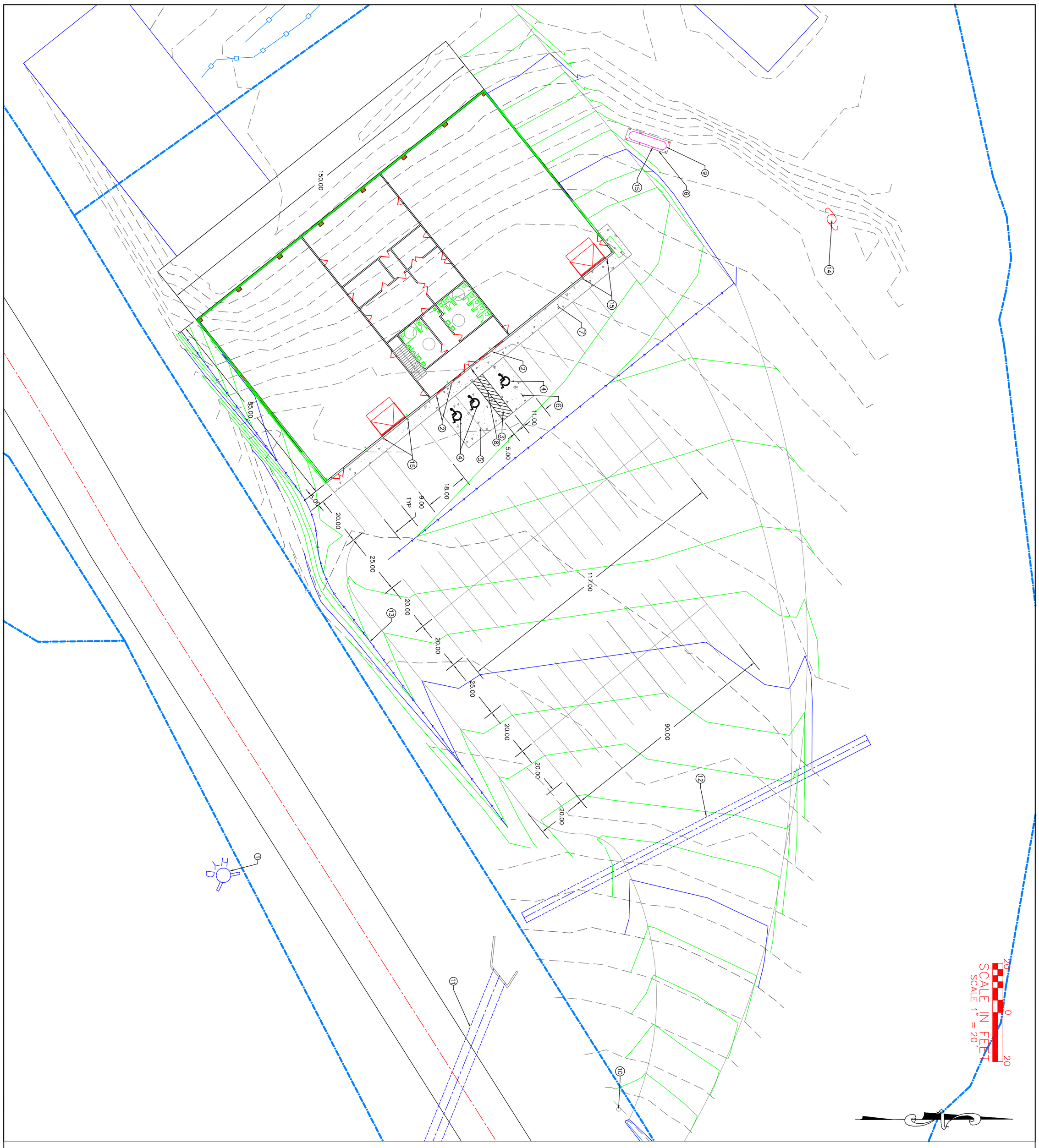
DRAWN BY:	J.D.B.
DATE:	MAR. 2012
SHEET:	C1



SCOPE OF WORK:

PROVIDE, INSTALL AND OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. EXISTING FIRE HYDRANT
2. NEW ADA COMPLIANT PARKING SIGN – SEE DETAIL 1, SHEET C100.
3. PAINT w/4" WIDE ACCESS ISLE STRIPING AT 45° ANGLE AND 2'-0" O.C.
4. PAINT SQUARE INTERNATIONAL SYMBOL OF ACCESSIBILITY
5. NEW 4" WIDE YELLOW PARKING STRIPE LINES (TYP).
6. NEW 4" THICK CONCRETE SLAB OVER 6" ROAD BASE COMPACTED TO 96% MAX DRY DENSITY AS PER ASTM D-2922 – SEE DETAIL 2, SHEET C100.
7. NEW 5'-0" WIDE 4" THICK CONCRETE SIDEWALK OVER 6" ROAD BASE COMPACTED TO 96% MAX DRY DENSITY AS PER ASTM D-2922 – SEE DETAILS 3, SHEET C100.
8. ADA ROUTE NOT TO EXCEED 5% SLOPE IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
9. NEW PROPANE TANK MIN 20' FROM BUILDING
10. EXISTING STOP SIGN
11. EXISTING 78" DIAMETER CMP CULVERT
12. EXISTING 54" DIAMETER CMP CULVERT
13. NEW DRAINAGE CHANNEL
14. EXISTING POWER POLE
15. (TYP) 6"ø X 7' LONG PAINTED, CONCRETE FILLED BOLLARDS ENCASED IN 18" ø CONCRETE w/3' EMBEDMENT INTO GROUND

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KC FAIRGROUNDS BUILDING
SITE PLAN
KANE COUNTY, UTAH

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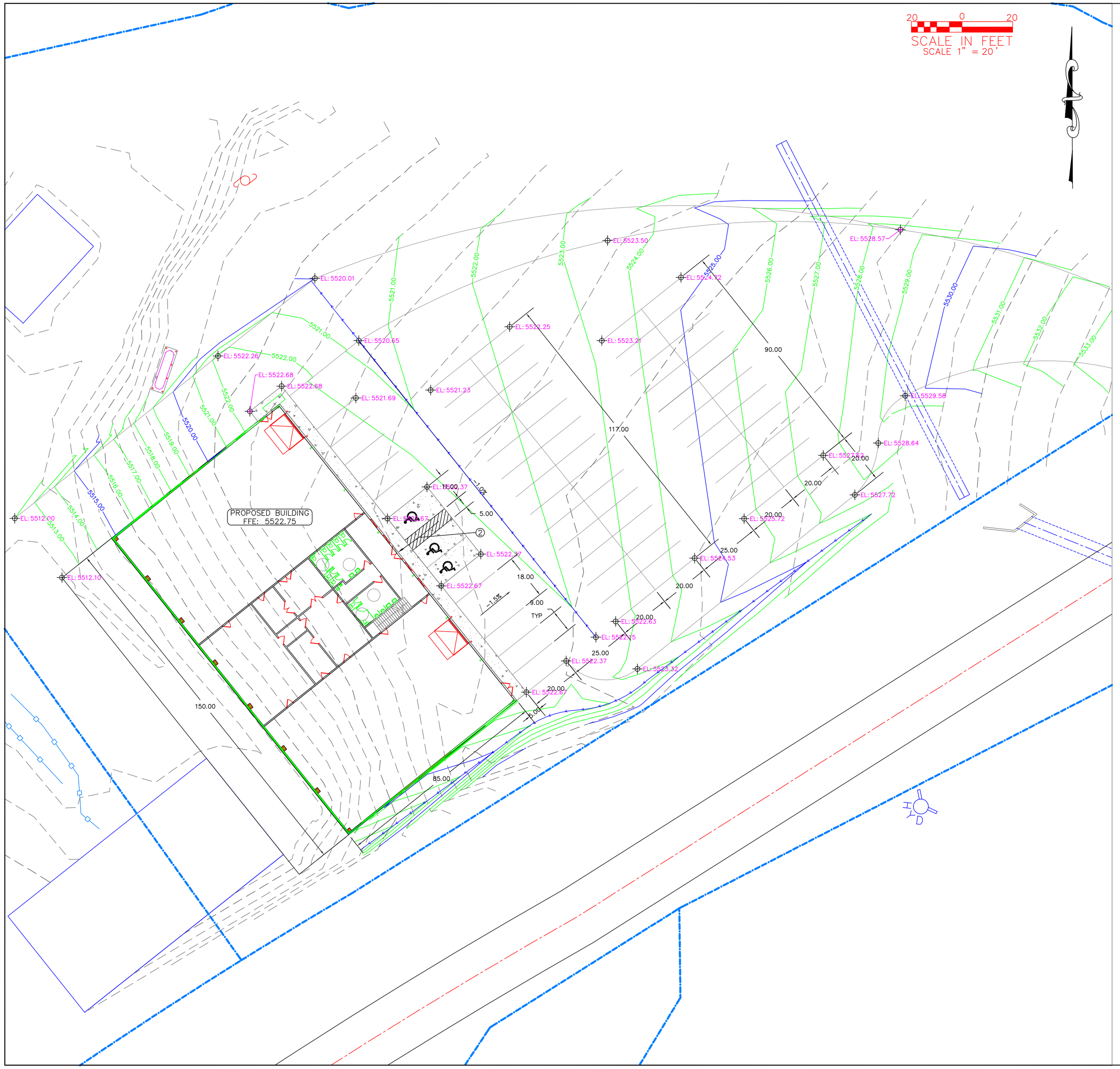

GENERAL NOTES:

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS
- THE SUBGRADE SOILS SHOULD BE OVER-EXCAVATED TO A MINIMUM DEPTH AND COMPACTED AS OUTLINED IN THE GEOTECHNICALL ENGINEERING REPORT.
- IMPORTED STRUCTURAL FILL SHOULD CONSIST OF WELL-GRADED SAND AND GRAVEL MATERIALS THAT ARE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS. IMPORTED FILL MATERIALS SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO ITS DELIVERY TO THE PROJECT SITE.
- STRUCTURAL FILL MATERIALS SHOULD BE MOISTURE CONDITIONED TO 2% BELOW OPTIMUM TO 2% ABOVE OPTIMUM MOISTURE CONTENT. STRUCTURAL FILL SHOULD BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES THICK (FOR HEAVY ROLLER EQUIPMENT) OR 4 INCHES THICK FOR HAND OPERATED EQUIPMENT) AND COMPACTED TO AT LEAST 96% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-2922 TEST METHOD.
- SITE GRADING FILL OR BACKFILL PLACED BENEATH PAVEMENTS, FLOOR SLABS OR FLAT WORK SHOULD BE COMPACTED TO AT LEAST 96% OF THE MAXIMUM DRY DENSITY AS DETERMINED USING ASTM D-2922.
- STRUCTURAL FILL, WHERE REQUIRED, SHOULD EXTEND A MIN. OF HALF THE DEPTH OF THE FILL LATERALLY BEYOND THE FOOTINGS AND 24 INCHES FOR ISOLATED COLUMN FOOTINGS.
- PLACEMENT AND COMPACTION OF ALL FILL MATERIALS SHOULD BE OBSERVED, TESTED, AND DOCUMENTED.
- TESTED FILL MATERIALS THAT DO NOT ACHIEVE EITHER THE REQUIRED DRY DENSITY OR MOISTURE CONTENT REQUIREMENTS SHOULD BE RECORDED, THE LOCATION NOTED, AND REPORTED TO THE CONTRACTOR AND OWNER. A RE-TEST OF THAT AREA SHOULD BE PERFORMED AFTER THE CONTRACTOR HAS PERFORMED ALL NECESSARY REMEDIAL MEASURES INCLUDING MOISTURE CONDITIONING AND REWORKING THE FILL.
- A MIN. OF 6 INCHES OF COMPACTED GRANULAR STRUCTURAL FILL IS RECOMMENDED TO BE PLACED IMMEDIATELY BELOW THE FLOOR SLAB AND/OR EXTERIOR FLAT WORK.
- INSTALLATION OF A VAPOR RETARDER BENEATH THE FLOOR MAY ALSO BE CONSIDERED IF MOISTURE SENSITIVE FLOOR COVERINGS AND CONTENTS ARE ANTICIPATED INSIDE THE BUILDING.
- GRANULAR BORROW AND BASE COURSE MATERIALS SHOULD BE COMPACTED TO AT LEAST 96% OF THE MAX DRY DENSITY PER ASTM D-2922. BASE COURSE MATERIAL USED TO SUPPORT PAVEMENT SECTIONS SHOULD MEET THE GRADATION CRITERIA PRESENTED IN THE KANE COUNTY DESIGN STANDARDS SECTION 9. BE MOISTURE CONDITIONED TO PLUS OR MINUS 2 PERCENT OF OPTIMUM MOISTURE CONTENT AND PLACED IN LIFTS NOT TO EXCEED 6 INCHES.
- JOINT SPACING SHOULD NOT EXCEED THIRTY TIMES THE THICKNESS OF THE SLAB AND SHOULD ACCOMMODATE THE CONTRACTION AND EXPANSION OF CONCRETE.
- DEPTH OF JOINTS SHOULD BE APPROXIMATELY ONE-FOURTH TIMES THE SLAB THICKNESS.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT.

SCOPE OF WORK:

PROVIDE, INSTALL AND OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN
2. ADA ACCESSIBLE PARKING SPACE AND BUILDING ENTRANCE NOT TO EXCEED 2% IN ANY DIRECTION SEE DETAIL 4, SHEET C100 FOR BUILDING ENTRANCE REQUIREMENTS
3. ADA ROUTE NOT TO EXCEED 5% SLOPE IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.

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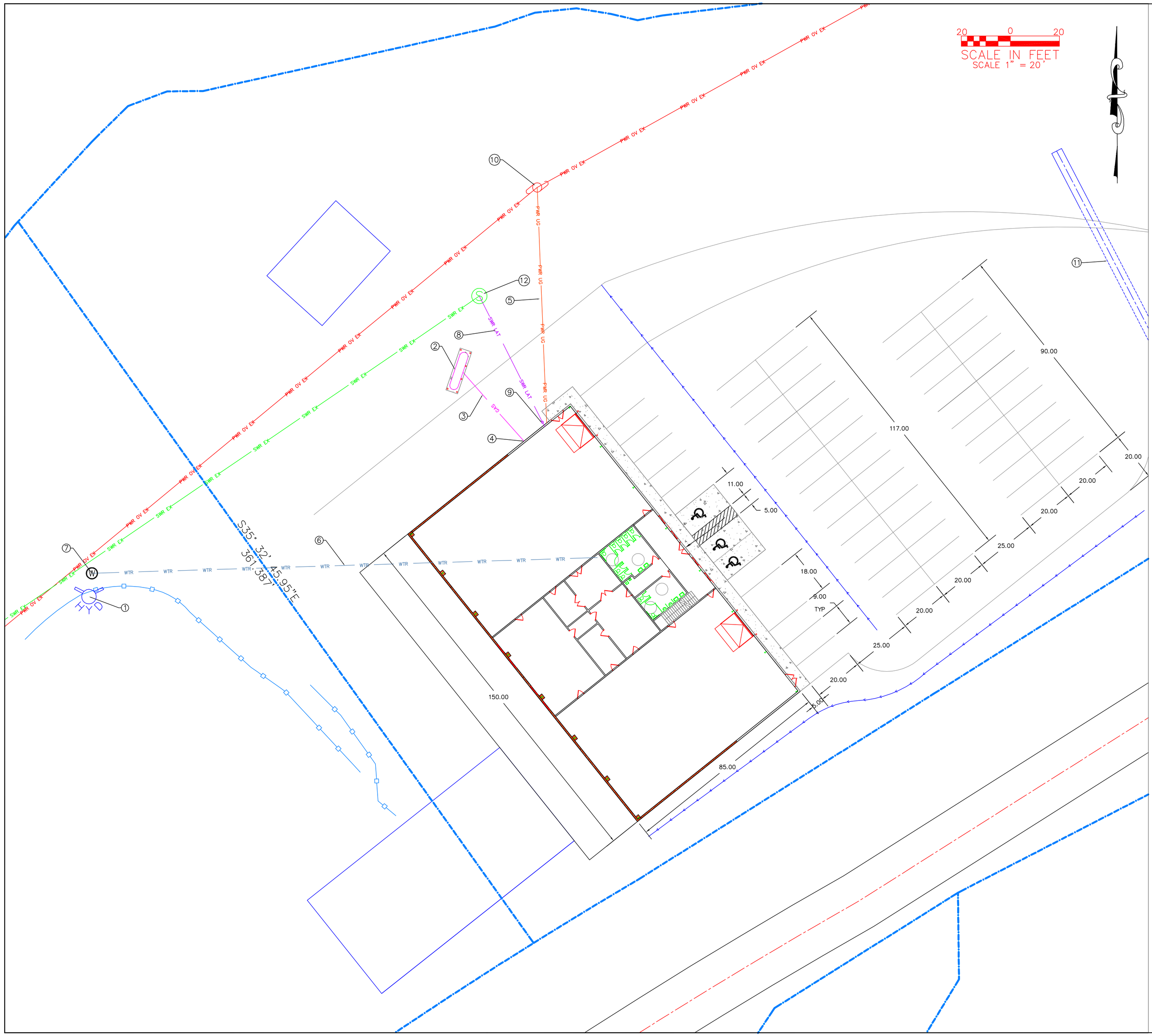

GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH ARCHITECTURAL PLANS

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY SIZE AND LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

UTILITY TRENCHES SHOULD BE KEPT FREE FROM WATER DURING EXCAVATION, FINE GRADING, PIPE LAYING, JOINTING, AND EMBEDMENT OPERATIONS. SURFACE WATER SHOULD BE PREVENTED FROM ENTERING TRENCHES. IF UNSTABLE SOILS ARE ENCOUNTERED AT INVERT ELEVATIONS, IT MAY BE NECESSARY TO OVER-EXCAVATE AND REPLACE THE UNSTABLE SOILS WITH FREE DRAINING GRAVEL BACKFILL. THE DEPTH OF OVER-EXCAVATION, IF NECESSARY, SHOULD BE DETERMINED BY FIELD OBSERVATION.

BACKFILL PLACED IN UTILITY TRENCH EXCAVATIONS WITHIN THE LIMITS OF THE BUILDING AND PAVED AREAS SHOULD CONSIST OF SAND, SAND AND GRAVEL, OR CRUSHED ROCK WITH A MAX SIZE OF UP TO 1 INCHES, AND WITH NOT MORE THAN 5% PASSING THE NO. 200 SIEVE (WASHED ANALYSIS). THIS BACKFILL SHOULD BE UNIFORMLY MOISTURE CONDITIONED, PLACED IN MAX 8 INCH-THICK LIFTS AND COMPACTED USING VIBRATORY COMPACTION EQUIPMENT OR TAMPING UNITS TO AT LEAST 90% OF THE MAX DRY DENSITY PER ASTM D-2992. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER TO ATTEMPT TO ACHIEVE COMPACTION SHOULD NOT BE PERMITTED. SEE DETAIL 5, SHEET C100.

SCOPE OF WORK:

PROVIDE, INSTALL AND OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. EXISTING FIRE HYDRANT
2. NEW 1000 GAL. PROPANE TANK.
3. NEW 2" POLY GAS LINE. INSTALLED BY PROPANE COMPANY.
4. NEW GAS REGULATOR. INSTALLED BY PROPANE COMPANY.
5. NEW UNDER GROUND POWER LINE.
6. NEW 2" WATER SERVICE LINE
7. NEW 1½" WATER SERVICE METER SET, SEE DETAIL 7, SHEET C100.
8. 4" PVC SDR-35 SANITARY SEWER LINE W/ MIN 2% SLOPE, INCLUDING ALL FITTINGS. SEE DETAIL 5, SHEET C100 FOR TRENCHING.
9. SEWER CLEANOUT. SEE DETAIL 6, SHEET C100.
10. EXISTING POWER POLE, INSTALL NEW POLE MOUNTED TRANSFORMER (BY GARKANE)
11. EXISTING 54" CMP CULVERT
12. SEWER MANHOLE TO BE INSTALLED BY OTHERS. EXACT LOCATION UNKNOWN, BUT MANHOLE WILL BE INSTALLED PRIOR TO CONSTRUCTION. PLEASE VERIFY PRIOR TO INSTALLING SEWER LATERAL.

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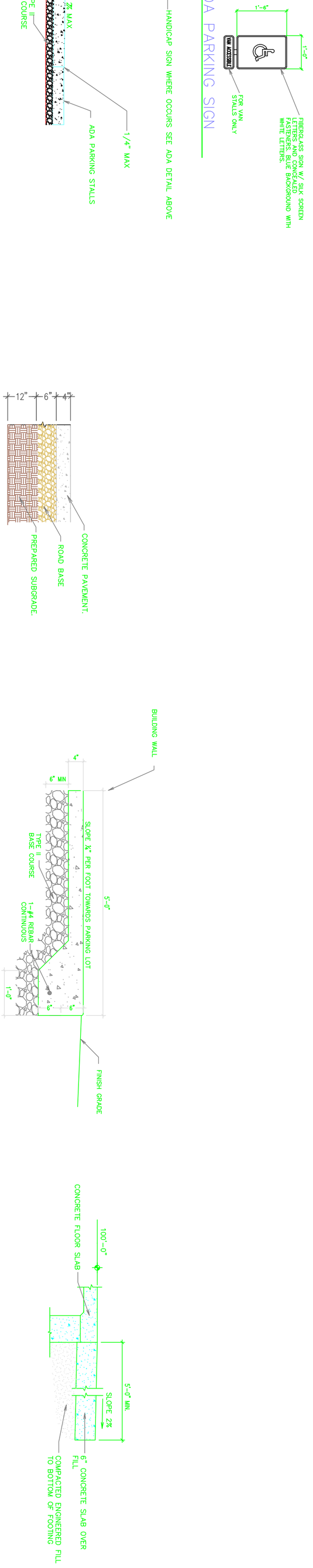

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