

**CITY COUNCIL MEETING
HYRUM CITY OFFICE BUILDING
SITE PLAN
50 WEST MAIN
NOVEMBER 20, 2014**

ZONING- C-2- Permitted Use

UTILITIES- Available

PARKING- There is a large existing parking lot to the North. A smaller parking lot will be built to the West of the building along with a few stalls being added to the North.

FENCING- Existing

LANDSCAPPING- As shown around the building. Office will share much of the existing landscaping around the Library.

LIGHTING- On the new building- Existing lighting in current parking lot and building.

FIRE OFFICIAL REQUIREMENTS- Completed during building permit review

STORMWATER- There is an existing system around the Library. A sump will be added on the North West corner of landscaping area.

NOTES- The office building is being tied in to the Library to make use of the existing facilities such as: stairs, elevator, restrooms, landscaping, lighting, parking, etc. The total building, upstairs and down combined is approximately 5700 sq. ft. The Planning Commission unanimously recommends approval as proposed.

HYRUM CITY ADDITION SITE PLAN

SCALE: 1"=20'

SHEET KEY NOTES:

- EXISTING BUILDING
 - INSTALL 30" CURB AND GUTTER PER HYRUM CITY SD 4-110.
 - INSTALL CONCRETE PLAZA CROSS SECTION PER SD 3 ON SHEET C501.
 - INSTALL 6" CONCRETE SIDEWALK PER SD 1 ON SHEET C501.
 - INSTALL CONCRETE STAIRS AND RAILING PER SD 6 ON SHEET C501. CONTRACTOR SHALL MATCH PROPOSED RAILING TO EXISTING RAILING LOCATED ELSEWHERE ON SITE.
 - INSTALL ASPHALT PAVEMENT CROSS SECTION PER SD 2 ON SHEET C501.
 - INSTALL 4" YELLOW PAINT LINE.
 - PROPOSED LANDSCAPE RESTORATION AREA. SEE CITY FOR DETAILS.
 - CONSTRUCTION LIMIT LINE
 - INSTALL ADA RAMP PER HYRUM CITY SD 4-112.
 - INSTALL STORM DRAIN INFRASTRUCTURE. SEE SHEET C202 FOR DETAILS.
 - INSTALL BOULDER WALL. SEE GRADING PLAN FOR ELEVATIONS AND SD 4 ON SHEET C501.
 - INSTALL 10' CONCRETE SIDEWALK PER SD 7 ON SHEET C502.
 - INSTALL 4" WHITE PAINTLINE.
 - INSTALL 6" CONCRETE SIDEWALK WITH THICKENED EDGE PER SD 8 ON SHEET C502.
 - INSTALL 8" RETAINING WALL PER SD 9 ON SHEET C502.
 - EXISTING ADA STALLS.
 - INSTALL 4" INSIDE DIAMETER SEWER MANHOLE PER HYRUM CITY SD 5-30.
- RIM ELEVATION: 4695.40'
EXISTING INVERT ELEVATION: 4687.10'
PROPOSED INVERT IN: 4687.15'
PROPOSED INVERT OUT: 4687.05'
- EXISTING 8" SEWER LINE.

WYATT
ARCHITECTURE AND
INTERIOR DESIGN

The Design Guild, PLLC.
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Tel: 435.512.8083
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PROFESSIONAL ENGINEER
No. 72,348,2702
BRETT MAGRAW
STATE OF UTAH

GENERAL NOTES:

- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A NOTICE TO PROCEED HAS BEEN ISSUED.
- THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY HYRUM CITY DOES NOT AUTHORIZE THE OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A SURVEY CREW MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR VERTICAL CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A SURVEY CREW SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE VERTICAL CONTROLLING MONUMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
- CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE OF UTAH AND HYRUM CITY.
- "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE" IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT-ISSUING AUTHORITY.
- ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH HYRUM CITY STANDARDS AND SPECIFICATIONS.
- PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF HYRUM.
- DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.
- THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY.
- ALL STANDARD DETAILS (SD) REFERRED TO IN THIS PLAN REFER TO THE HYRUM CITY STANDARD DRAWINGS. IF THE DETAILS ARE NOT FOUND IN THE HYRUM CITY STANDARD DRAWINGS, THEY ARE CONTAINED IN THIS PLAN.

STANDARD SPECIFICATIONS:

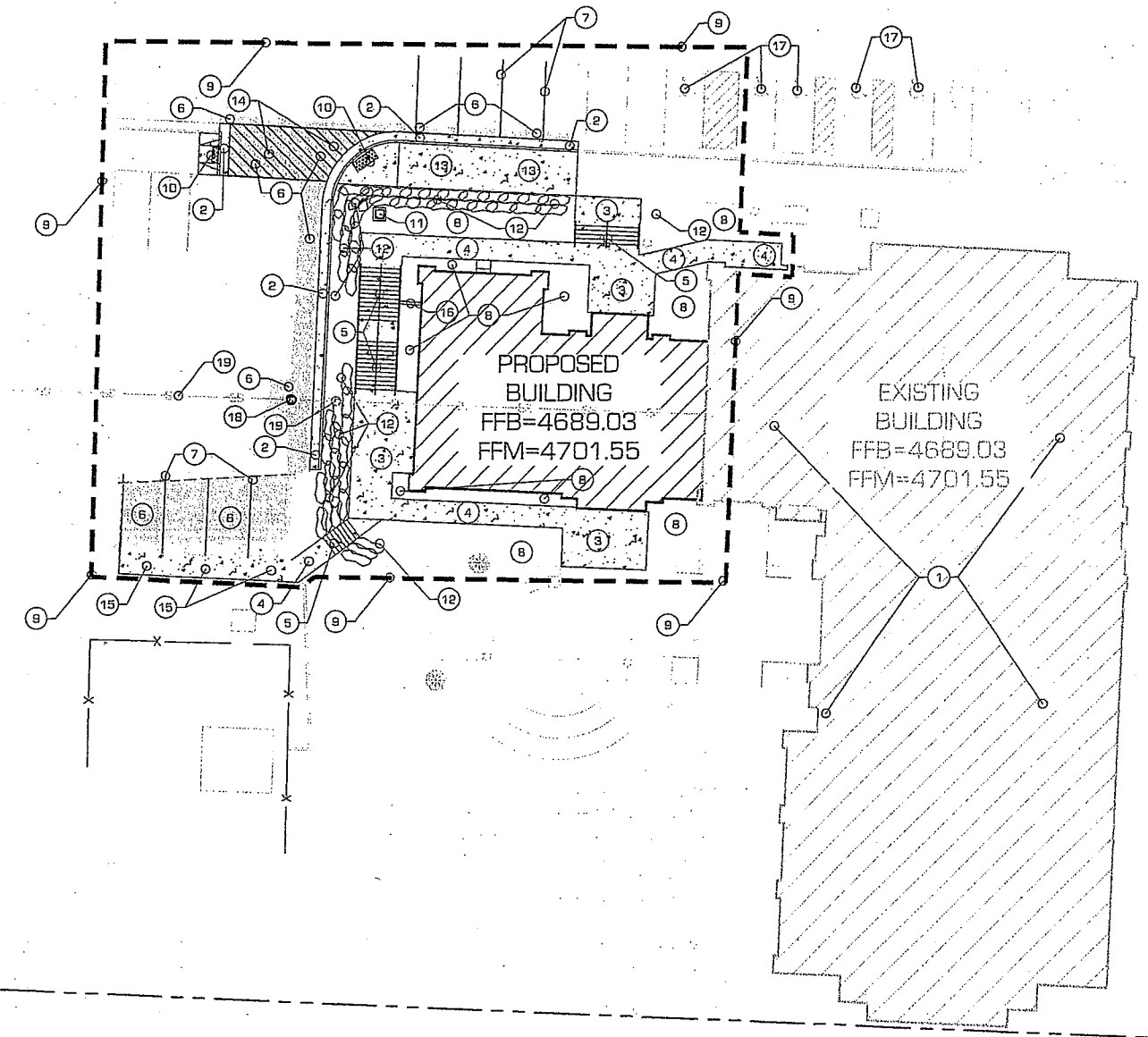
- HYRUM CITY STANDARDS AND SPECIFICATIONS MANUAL.
- STORM WATER SPECIFICATIONS ARE PER THE EPA NATIONAL MENU OF STORMWATER BEST MANAGEMENT PRACTICES UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND THE UTAH DEPARTMENT OF WATER QUALITY STORMWATER MANAGEMENT PROGRAM.
- THE SPECIFICATIONS MENTIONED IN ITEMS ONE AND TWO SHALL SUPERSEDE ANY CONFLICTING SPECIFICATIONS CONTAINED WITHIN THESE PLANS.

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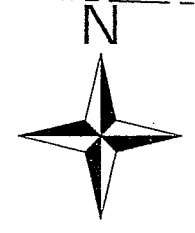
LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY/PARCEL LINE
- EX. IRRIGATION LINE
- PHASE BOUNDARY
- EX. GAS LINE
- EX. WATER LINE
- EX. SEWER LINE
- EX. COMMUNICATION LINE
- EX. POWER
- PSS — PSS — PROPOSED PRESSURE SEWER LINE
- SS — SS — PROPOSED SEWER LINE
- BW — BW — PROPOSED WATER LINE
- SD — SD — PROPOSED STORM DRAIN LINE
- 5440 — CONTOUR EXISTING
- 5440 — CONTOUR PROPOSED
- EXISTING ASPHALT
- PROPOSED ASPHALT
- CONSTRUCTION LIMIT LINE
- EXISTING FENCE
- EXISTING DECIDUOUS TREE
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK
- EXISTING TREES AND BUSHES
- PWR — PROPOSED POWER LINE
- SILT FENCE

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PROVIDENCE, UT 84332
P. 435.213.3762
www.civilsolutionsgroup.net

REVISIONS	

JOB #	607-14
CHECKED BY:	DI
DRAWN BY:	DI
DATE	11/03/20

Hyrum City Addition
50 West Main Street
HYRUM, UTAH 84319

C102
SITE

6

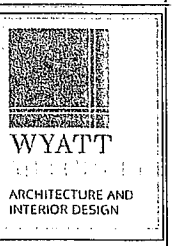
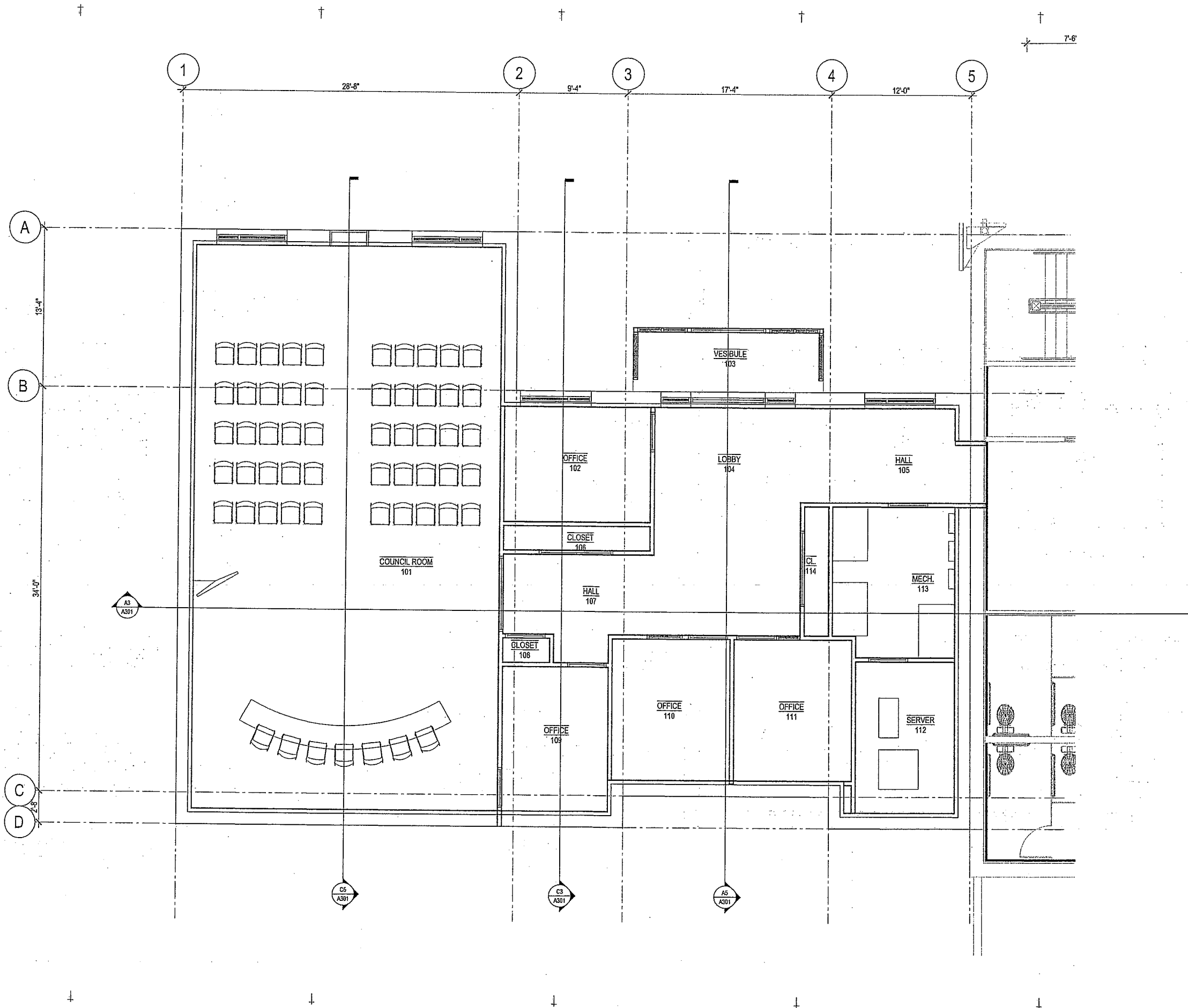
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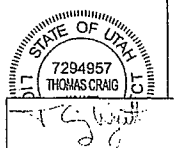
3

2

1



The Design Guild, PLLC.
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Original drawings remain the property of the Architect and as such the Architect retains total ownership and control. The design represented by these drawings is sold to the client of a one time use, unless otherwise agreed upon in writing by the Architect.
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HYRUM CITY NEW OFFICES
50 WEST MAIN STREET
HYRUM, UTAH 84319

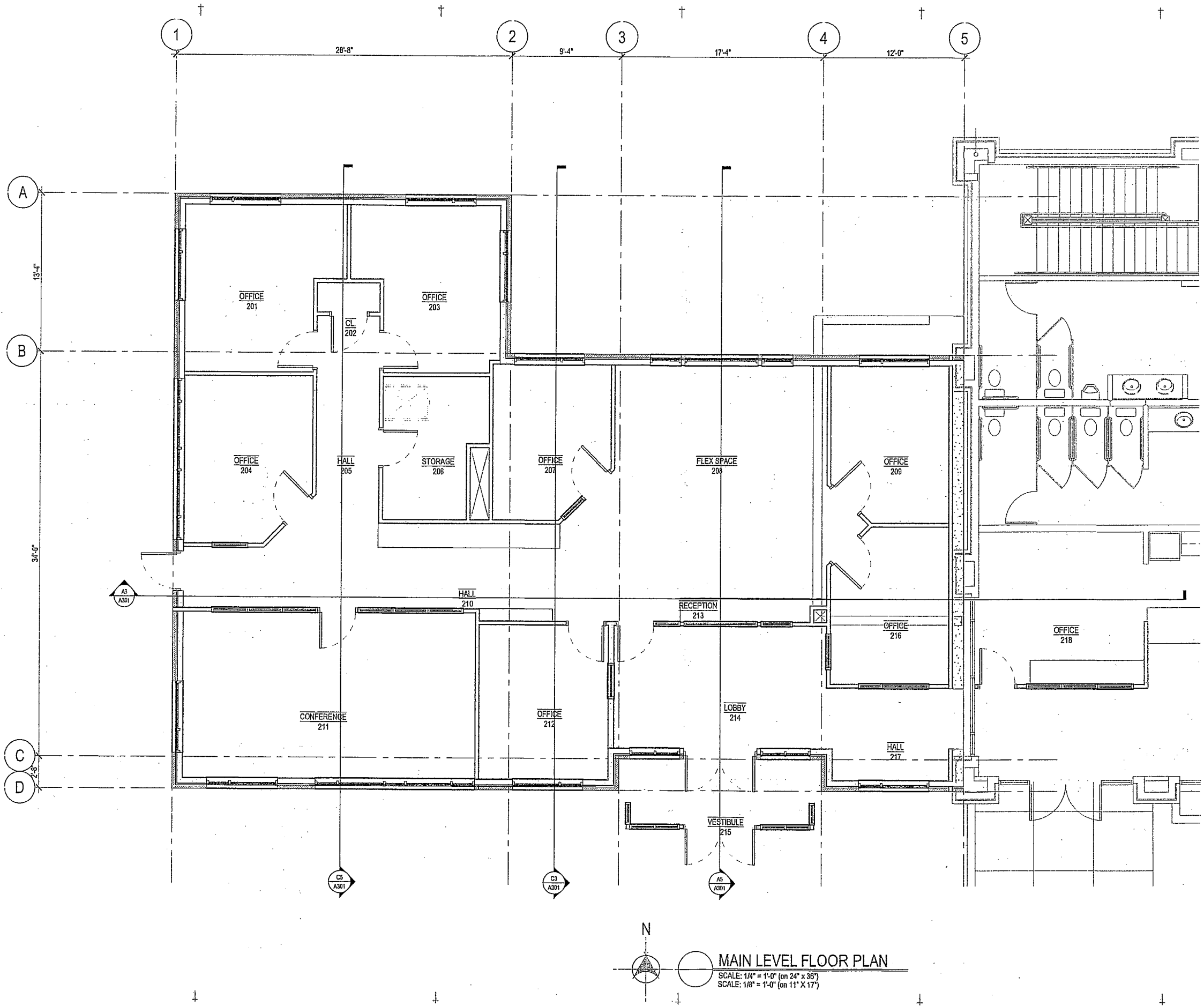
NO.	REVISIONS

WYATT MITCHELL # 14019
CHECKED BY: TCW
DRAWN BY: BH
DATE 11/03/2014

ARCHITECTURAL
LOWER LEVEL
FLOOR PLAN

A101

REVIEW SET



FLOOR PLAN GENERAL NOTES:

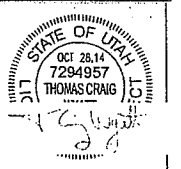
1. DIMENSIONS ARE TO EXTERIOR FACE OF FOUNDATION, GRIDDLE, OR CENTERLINE OF STUD WALL OR COLUMN. *CLEAR* DIMENSIONS ARE TO FACE OF FINISH.
2. DO NOT SCALE DRAWINGS, (WRITTEN DIMENSIONS TAKE PRECEDENCE)
3. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
4. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND / OR FIXTURES
5. IF DOOR IS NOT DIMENSIONED IT SHALL EITHER BE CENTERED IN WALL OR POSITIONED SO THE HINGE SIDE SHALL BE 4" FROM ADJACENT WALL.

FLOOR PLAN KEY NOTES: ◆

- 1.

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50 WEST MAIN STREET
HYRUM, UTAH 84319

REVISIONS	

WYATT MITCHELL # 14819
CHECKED BY: TGY
DRAWN BY: HH
DATE: 11/03/2014

ARCHITECTURAL
SECOND LEVEL
FLOOR PLAN

A102

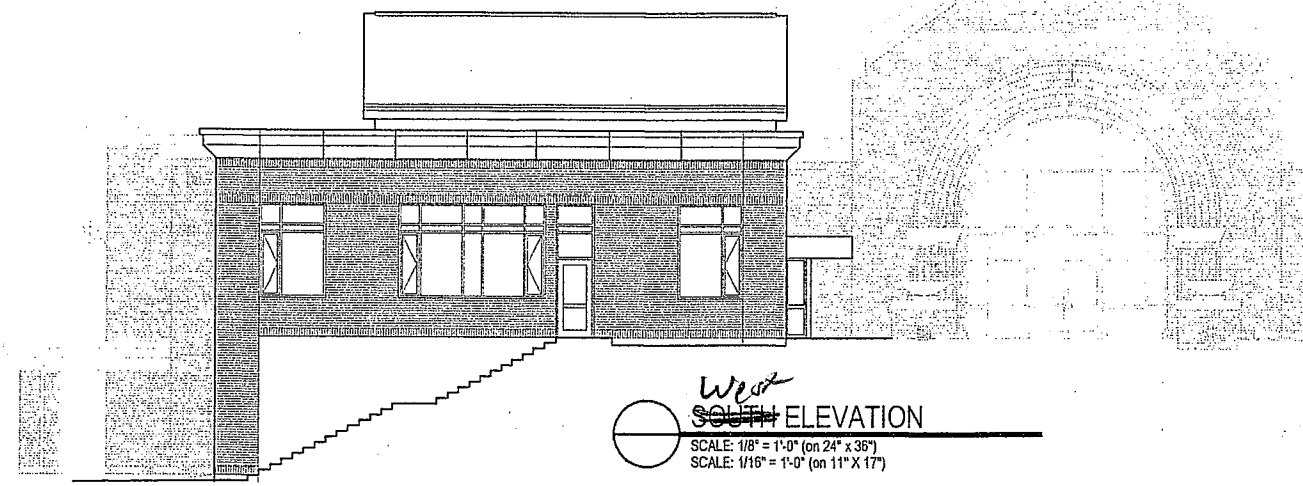
REVIEW SET

MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0" (on 24" x 36")
SCALE: 1/8" = 1'-0" (on 11" X 17")

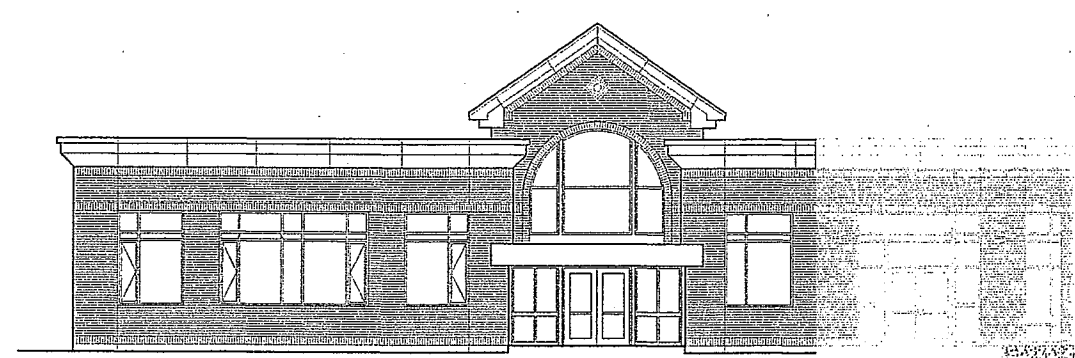
KEYNOTES:

1. ARCHITECTURAL GRADE ASPHALT SHINGLES.
2. E.I.F.S. TRIM.
3. HORIZONTAL SMART SIDING SIDING.
4. RED BRICK.
5. VERTICAL SMART SIDING SIDING.
6. STRUCTURAL COLUMN. SEE STRUCT.
7. STRUCTURED PARKING AREA.
8. RAIN GUTTER.
9. DOWN SPOUT LOCATION.
10. RIDGE VENT.
11. BRICK TRIM.
12. BEAM BEYOND (COORD. W/ STRUCT.)

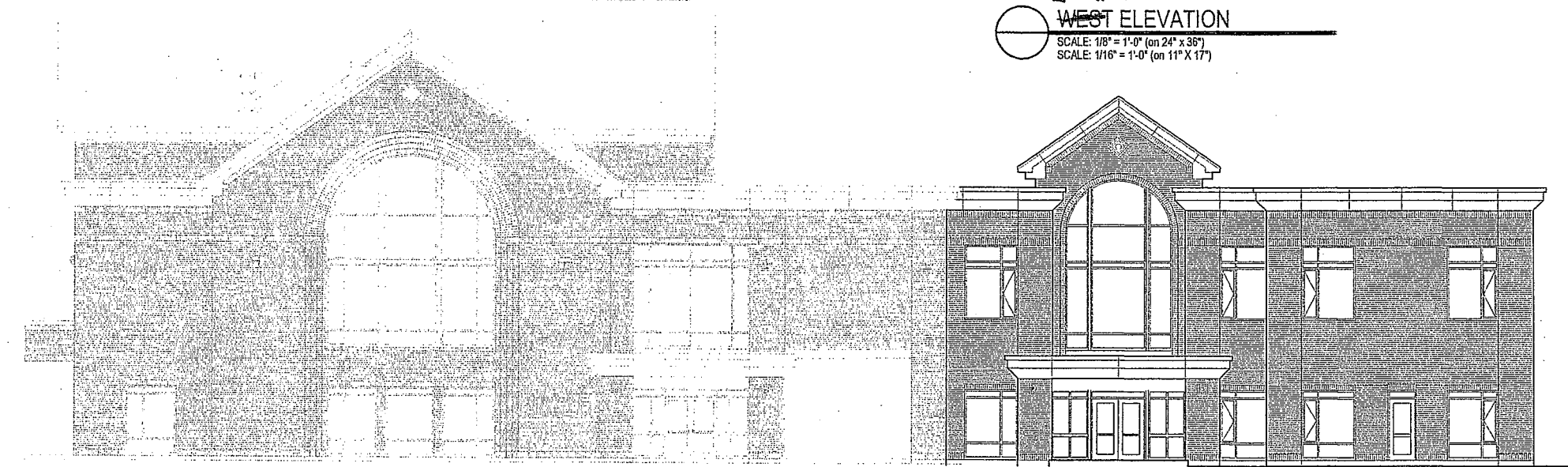
T.O. PEAK
148'-1 1/2"



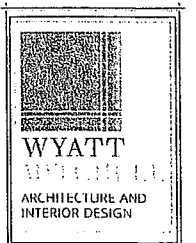
West
SOUTH ELEVATION
SCALE: 1/8" = 1'-0" (on 24" x 36")
SCALE: 1/16" = 1'-0" (on 11" X 17")



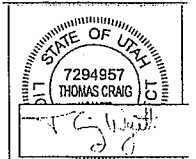
South
WEST ELEVATION
SCALE: 1/8" = 1'-0" (on 24" x 36")
SCALE: 1/16" = 1'-0" (on 11" X 17")



NORTH ELEVATION
SCALE: 1/8" = 1'-0" (on 24" x 36")
SCALE: 1/16" = 1'-0" (on 11" X 17")



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REVISIONS	

WYATT MITCHELL # 14619
CHECKED BY: TCW
DRAWN BY: HH
DATE: 1/03/2014

EXTERIOR BUILDING ELEVATIONS

A201
REVIEW SET