



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

MARCH 25, 2025, 5:30 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

5:30 PM – PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

1.A. DISCUSSION - 2025 Draft Open Space Plan

1.B. DISCUSSION - Planning Commission General Powers and Duties Part 2

6:30 PM PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICTS OF INTEREST

5. MINUTES

5.A. March 11, 2025 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Cedar Valley Holbrook

BACKGROUND: (Presented by Senior Planner, Robert Hobbs). A request for approval to Amend the General Plan Future Land Use Map from Business Park/Light Industry to Neighborhood Residential One, Neighborhood Residential Two and Community Commercial, and, an associated Rezone request to convert existing Agriculture zoning to R1, RC and CC zoning on/for 73.03 acres of property located in the NE ¼ of Section 23, T5S, R2W, on the north side of SR-73, south of 8000 North and west of Airport Road Parcel No's. 58:047:0060, 58:047:0058, 58:047:0061, and 58:047:0062 in Eagle Mountain City.

7.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Cedar Valley Holbrook

BACKGROUND: (Presented by Senior Planner, Robert Hobbs). A request for approval to Amend the General Plan Future Land Use Map from Business Park/Light Industry to Neighborhood Residential One, Neighborhood Residential Two and Community Commercial, and, an associated Rezone request to convert existing Agriculture zoning to R1, RC and CC zoning on/for 73.03 acres of property located in the NE ¼ of Section

23, T5S, R2W, on the north side of SR-73, south of 8000 North and west of Airport Road Parcel No's. 58:047:0060, 58:047:0058, 58:047:0061, and 58:047:0062 in Eagle Mountain City.

7.C. SITE PLAN - McDonald's

BACKGROUND: (Presented by Senior Planner, David Stroud). Site Plan approval of McDonald's on a portion of Parcel No. 59:044:0112 and Parcel No. 59:044:0175, to be platted at Lot 4 of The District at Eagle Mountain Subdivision. Approximate address is 4248 North Pony Express.

7.D. PRELIMINARY PLAT/PLAT AMENDMENT - Marketplace 4

BACKGROUND: (Presented by Senior Planner, David Stroud). A request for approval of The Marketplace at Eagle Mountain Town Center Phase 4 Preliminary Plat, which includes a vacation of Lot 2 of The Marketplace at Eagle Mountain Town Center Subdivision, on Parcel No. 67:122:0002 and Parcel No. 59:044:0191 at approximately 1435 East Eagle Mountain Blvd.

7.E. MASTER SITE PLAN - John Hancock Charter School

BACKGROUND: (Presented by Senior Planner, Robert Hobbs). A request for Master Site Plan approval for the John Hancock Charter School to be located in the N ¼ of Section 19, S6S, R1W at the southeast intersection of E. Pole Canyon Boulevard and N. Lake Mountain Road in a Foothill Residential Zone on 6.9753 acres of land (Parcel No. 59:019:0023) in Eagle Mountain City.

7.F. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Big Eagle 7.

BACKGROUND: (Presented by Planner 2, Steven Lehmitz). A General Plan amendment for Parcel No. 59:047:0003 to change the General Plan Future Land Use Map from Regional Commercial to Business Park/Light Industry.

7.G. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain, Utah, Rezoning Certain Lands Known as Big Eagle 7.

BACKGROUND: (Presented by Planner 2, Steven Lehmitz). A rezone request for Parcel No. 59:047:0003 to change the zoning from Agriculture to Industrial with the Regional Technology and Industry Overlay also applied.

8. **DISCUSSION ITEMS**

9. **NEXT SCHEDULED MEETING**

10. **ADJOURNMENT**

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6611. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to

change with a minimum 24-hour notice.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 25, 2025**

TITLE:	This plan has been a year in the making, much time and effort has been spent compiling data and information which has been incorporated into the plan.
ITEM TYPE:	Concept Plan
FISCAL IMPACT:	n/a
APPLICANT:	Todd Black/Nathan Shumway

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
An amendment to the Parks Trails and Open Space Plan	~1000

PUBLIC HEARING

No

PREPARED BY

Todd Black, Wildlife
Biologist/Environmental Planner
Nathan Shumway

PRESENTED BY

Todd Black, Nathan Shumway

RECOMMENDATION:

Plan will be presented to Council as a Discussion item early April 2025 then for approval in May 2025

BACKGROUND:

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

Planning Commission to hear/have discussion on the latest draft of the 2025 Natural Open Space & Wildlife Habitat Management Plan. The Commission received a copy of this plan on 3/15 as well as today in the packet. Council is welcome to "track changes" and submit back to Nathan Shumway.

ATTACHMENTS:

1. OpenSpaceManagementPlan_Draft-3-25-25

Eagle Mountain City

Natural Open Space & Wildlife Habitat Management Plan

2025





Prepared for

City of Eagle Mountain, Utah
Planning Department

3726 E Campus Dr., Suites H
Eagle Mountain, UT 84005

**Prepared by**

Nathan Shumway
Environmental Planning Intern.
Nshumway@emcity.gov

Todd Black
Wildlife Biologist & Environmental
Planner.
Tblack@emcity.gov

With Support from

Eagle Mountain Nature and Wildlife Alliance
<https://www.emwildlife.org>
PO Box 400, Cedar Valley, UT 84013

TABLE OF CONTENTS

List of Tables	5
List of Figures	6
List of Appendices	6
INTRODUCTION	7
Definitions	7
Purpose and Need	9
Coordination with other Plans	9
Timeline of Plan Development	9
Future steps will involve continued refinement of the plan based on community input, city leadership direction, and best management practices, ensuring a long-term vision for Eagle Mountain's open spaces.....	10
Goals	10
METHODS—DATA COLLECTION.....	11
Data Gathering Methods	11
Community Engagement	11
NATURAL OPEN SPACE MANAGEMENT AREAS	12
Overview	12
Adjacent Land Ownership	12
PHYSICAL FEATURES.....	15
Soil Resources	15
Water Resources	15
BIOLOGICAL RESOURCES.....	15
Vegetation and Wildlife Habitat Resources	15
Noxious Weeds	17
Wildlife & Wildlife Habitat.....	18
Recreation Resources.....	19
Fire Risk Abatement	19
Resource Management Plan	22
Resource Management Issues	22

Site-Specific Management Strategies	23
Mule Deer Migration Corridor	26
Tickville Gulch Management Area	28
Utility Right-of-Way	2
Natural Parks	36
Mountain Ranches Bike Park	39
Pedestrian Corridors	42
Detention Pond Management Areas	44
Utility Areas: City Water Tanks, Well Sites, & Evaporation Ponds	49
Goats for Ecological Management of Noxious Weed	51
References.....	54
APPENDIX.....	55
Appendix E - Noxious Weed Removal BMPs	60

List of Tables

Table 1: Summary of Plant Communities.....	16
Table 2: Noxious Weeds	17
Table 4: Resource mgmt.. Issues	22
Table 6: Migration Corridor mgmt. Actions	26
Table 7: Tickville mgmt. Actions	28
Table 8: Utility Right-of-Way mgmt. Actions	32
Table 9: Wildlife Overlay Zones mgmt. Actions	35
Table 10: Mountain Ranches Bike Park mgmt. Actions	38

Table 11: Pedestrian Corridors mgmt. Action	41
Table 12: Detention Ponds mgmt. Actions.....	43
Table 13: Utility Areas mgmt. Actions	49

List of Figures

Eagle Mountain Open Space Overview	12
Home Ignition Zone	21
Migration Corridor Overview	24
Migration Corridor MGMT Area	25
Tickville Gulch MGMT Area	27
Utility Right-of-Way MGMT Area 1	29
Utility Right-of-Way MGMT Area 1	30
Natural Parks	34
Mountain Ranches Bike Park	38
Pedestrian Corridors 1	40
Pedestrian Corridors 2	41

Detention Ponds	
.....	
.....	43
Utility Areas Overview	
.....	45
Utility Areas Water Tanks	
.....	46
Utility Areas Well Sites	
.....	47
Utility Areas Evaporation	
Ponds.....	48

List of Appendices

A: Mule Deer Migration Corridor	
.....	56
B: Landfire Data	
.....	
.....	57
C: Cedar Valley Water Sheds	
.....	58
D: Eagle Mountain Recreation Resources	
.....	59
E: Noxious Weed Treatment Strategies	
.....	60
F: Public Survey Results	
.....	72

Natural Open Space & Wildlife Habitat Management Plan. Eagle Mountain City, Utah

March 2025

INTRODUCTION

Definitions

- **Natural Open Space**—also referred to as “unimproved” or “undeveloped” open spaces under Eagle Mountain’s zoning and as “conservation open space” in the [2020 Parks, Trails, and Open Space Plan](#)—denotes publicly owned parcels preserved in its natural state. Characterized by native vegetation, undisturbed ecosystems, and minimal human alteration, these areas are managed to protect ecological features such as plant communities, individual flora, and fauna, as well as wildlife habitats while providing opportunities for passive recreation, education, mitigation, and conservation. By designating land as a natural open space, Eagle Mountain City seeks to preserve its natural heritage, support biodiversity, and maintain overall ecological health of the watershed, (HUC 54 Cedar Valley).
- **Improved and Developed Open Space**—generally referred to as “open space” in Eagle Mountain City’s zoning and “recreation open space” in the 2020 Parks, Trails, and Open Space Plan—refers to land that has been intentionally developed or altered for public use and enjoyment, incorporating landscaping, infrastructure, and amenities that enhance its functionality, accessibility, and aesthetic appeal. Unlike Native Open Space, which is preserved in its natural state, Improved Open Space is actively managed and maintained to support a variety of recreational, social, and community activities. It often includes features such as manicured lawns, walking paths, playgrounds, sports fields, and picnic areas, making it an integral part of Eagle Mountain City’s community fabric. Areas of improved open space will not be addressed in this plan and all goals, actions, and strategies are addressed in the Parks Trails and Open Space plan of 2020.

Assets: refer to the physical resources owned, managed, or maintained by Eagle Mountain City to support municipal functions and services. These assets can be categorized into three primary types:

- **Buildings:** City-owned structures such as offices, maintenance facilities, and other buildings that support city operations and services.
- **Equipment:** Tools, vehicles, and machinery necessary for maintaining infrastructure, open space areas, and city services (e.g., maintenance vehicles, landscaping tools, monitoring equipment).
- **Open Space Property:** City-owned parks, natural open spaces, utility corridors, and designated conservation lands that require management for recreation, habitat conservation, or infrastructure protection.

Objectives: are the specific, measurable goals that guide the implementation of the management plan. They define what the city aims to achieve through its policies, programs, and management efforts.

Strategies: Strategies outline the broad approaches or methods that will be used to achieve the stated objectives. They provide direction on how the city will implement policies, manage resources, and address challenges over the long term. Strategies are less specific than actions but serve as guiding principles for decision-making.

Actions: Actions are the specific initiatives, programs, or policy measures that the city will undertake to execute its strategies. They translate strategies into tangible steps that city staff, departments, or community partners can implement.

Tasks: refer to the detailed step-by-step activities required to complete an action. They provide a granular level of detail on how action will be carried out, including responsible parties, timelines, and resources needed.

Purpose and Need

This **Natural Open Space & Wildlife Habitat Management Plan** provides guidance for the strategies and actions needed for management of Eagle Mountain City's natural open spaces, emphasizing the crucial role that wildlife and their habitats play in maintaining watershed health and community well-being. The plan's purpose is to assess existing natural resources, with particular attention to wildlife habitats, and guide the management actions of City-owned native open space areas. More specifically, this plan is intended to:

1. **Document existing conditions and resource management issues** on these areas, including those that affect wildlife habitats.
2. **Identify and prioritize actions and strategies** to address resource management concerns and maintain the overall integrity of natural resources, ensuring continued support for local wildlife and wildlife habitat.

Coordination with other Plans

[2020 Eagle Mountain City Parks, Trails, & Open Space Master Plan](#)

[2018 Eagle Mountain City General Plan](#)

[2018 West Traverse Sentinel Landscape Act](#)

Timeline of Plan Development

The development of Eagle Mountain City's Open Space Management Plan has been a collaborative effort aimed at creating a sustainable and strategic approach to managing the city's natural open spaces. Key milestones in the planning process include:

- **January 2024 – Partnership with Utah State University (USU):** Eagle Mountain City partnered with Landscape Architecture and Environmental Planning Department at Utah State University to develop a strategy for drafting and implementing an Open Space Management Plan. This partnership provided research support and helped establish a framework for managing the city's open spaces effectively.
- **October 2024 – Establishment of the Open Space Division:** The City Council approved the creation of an Open Space Division under the Parks and Recreation Department. This new division was tasked with overseeing the management, maintenance, and conservation of city-owned open spaces, ensuring a dedicated focus on environmental stewardship and recreation planning.
- **December 2024 – Presentation of Draft Plan to Planning Commission:** A draft of the Open Space Management Plan was presented to the Planning Commission for review. This stage allowed for initial feedback and recommendations before finalizing the plan for adoption and implementation.

Future steps will involve continued refinement of the plan based on community input, city leadership direction, and best management practices, ensuring a long-term vision for Eagle Mountain's open spaces.

Goals

The primary goal of this Natural Open Space and Wildlife Management Plan is to establish a strategic framework for the conservation, restoration, and sustainable management of Eagle Mountain City's natural areas. This plan prioritizes the protection of native ecosystems, enhancement of wildlife habitats, and maintenance of ecological connectivity of these habitats to support biodiversity. Additionally, it seeks to balance environmental stewardship with responsible outdoor recreation by implementing science-based management strategies, ensuring

that these spaces continue to provide ecological, recreational, and community benefits for future generations.

Objectives of the Natural Open Space and Wildlife Management Plan:

- **Outline actions and strategies and monitoring protocols** tailored to the unique needs of Eagle Mountain City’s natural areas.
- **Preserving wildlife habitat** to support biodiversity and ensure natural environments for native species.
- **Maintain the structural and functional integrity** of these spaces so they continue fulfilling essential ecological and recreation roles, including habitat corridors and outdoor recreation opportunities.
- **Foster a balanced and sustainable relationship** between people and nature through focused management.
- **Implement adaptive management practices** to ensure open space parcels are progressing toward improved ecological health and resilience over time.

METHODS—DATA COLLECTION

Data Gathering Methods

To develop an informative and effective Open Space Management Plan, data gathering was conducted using two primary methods: site visits and in-person interviews with management professionals. Site visits were undertaken across open space parcels in Eagle Mountain to assess current conditions, identify existing challenges, and evaluate opportunities for improvement. These field assessments provided firsthand observations of vegetation health, wildfire risks, erosion issues, and accessibility concerns.

In addition to site visits, in-person interviews were conducted with city professionals from multiple departments to gain insights into the challenges of open space management. These discussions provided valuable information on resource constraints, maintenance priorities, and coordination efforts among city entities. The combination of on-the-ground assessments and expert input ensured a comprehensive understanding of Eagle Mountain’s open space management needs.

Community Engagement

Public Survey

During the summer of 2024, a public survey was administered to Eagle Mountain residents, yielding 1,059 responses. The primary purpose of this survey was to gauge the importance of

open spaces within the community, identify which areas residents frequent, understand how they access these spaces, determine their reasons for visiting, and assess visitation frequency. The feedback gathered from this survey has been instrumental in shaping community engagement strategies and ensuring that the open space management plan aligns with public needs and priorities. Results from this survey can be viewed in the appendix section of this plan ([Figure 20: Open Space Survey](#)).

Resident Employee Interviews

A series of interviews was conducted with residents who also serve as municipal employees. These individuals offered a distinct perspective on open space management by drawing on their dual roles—both as community members and as professionals responsible for overseeing and maintaining these areas. Their insights proved invaluable for understanding how open spaces are used, the challenges associated with managing them, and the opportunities that exist for improving their long-term stewardship. Through these conversations, the plan was able to integrate on-the-ground knowledge of daily operations with a resident-focused viewpoint, ultimately enhancing the relevance and practicality of the open space management strategies.

NATURAL OPEN SPACE MANAGEMENT AREAS

Overview

Natural open space in Eagle Mountain City consists of an excess of 1000 acres of land. These areas include the following types:

- **Wildlife Corridors**
- **Natural Washes including Tickville Gulch**
- **Utility Rights-of-Way (ROW) parcels**
- **Natural Parks**
- **Detention and Retention Ponds**
- **Pedestrian Corridors**
- **City Utility Sites**

Adjacent Land Ownership

Eagle Mountain is in northwestern Utah County, Utah, within the western foothills of the Cedar Valley. The city is geographically positioned between two significant public land areas managed by the Bureau of Land Management (BLM). To the east, Lake Mountain dominates the landscape, with its rugged terrain and open space primarily under BLM ownership, serving as a

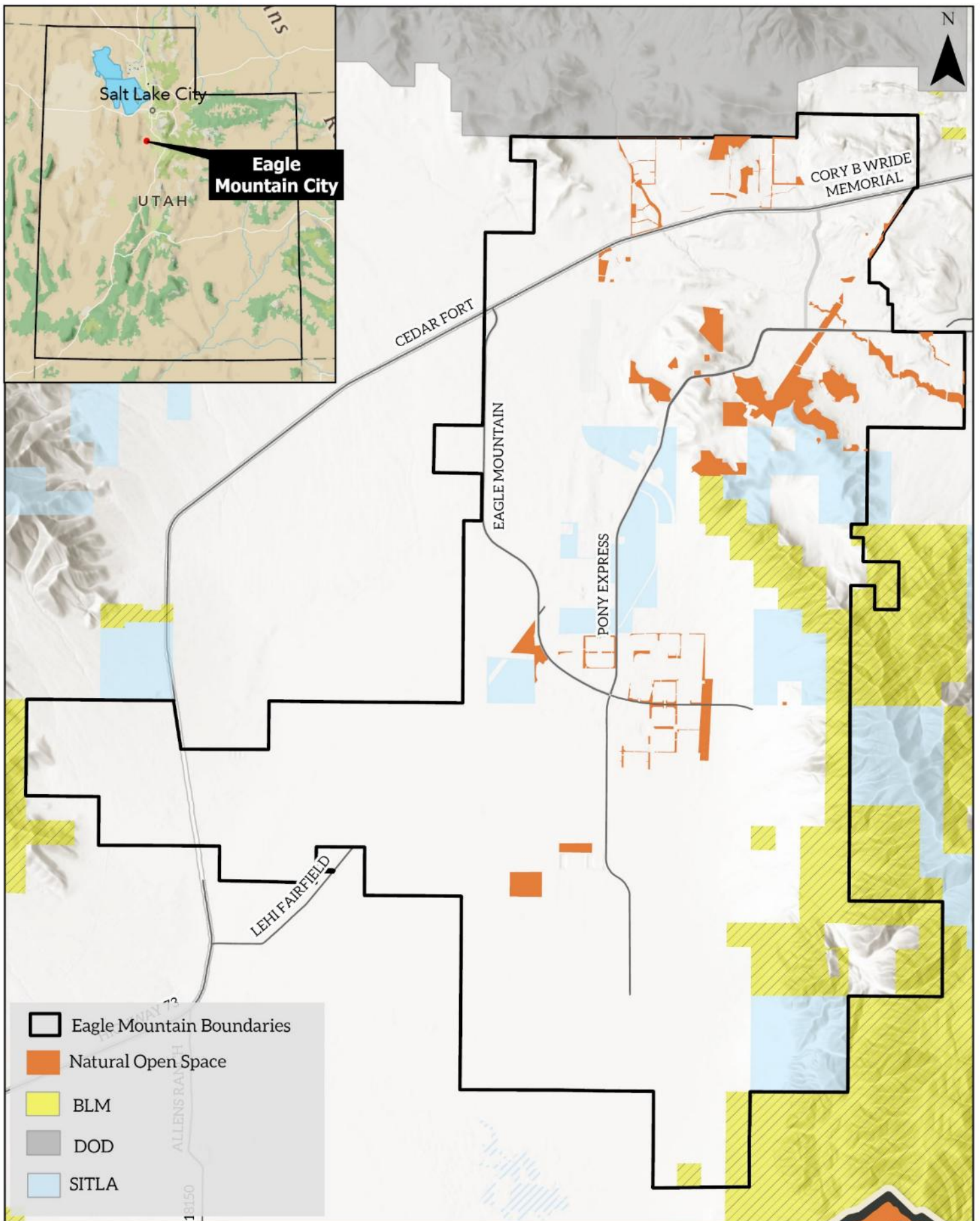
critical area for outdoor recreation and habitat conservation. To the west, the Oquirrh Mountains form a natural boundary, also managed by the BLM, providing a mix of undeveloped wilderness and historical mining sites. Directly north of Eagle Mountain lies Camp Williams, a vast military training ground operated by the U.S. Department of Defense, restricting public access, and shaping land use patterns in the region.

Natural open space is located throughout the city. In the north portion of the city there are several natural parks zoned as wildlife overlay zones. These wildlife overlay zones lie between the North Bench community and Camp Williams. Running south from Camp Williams is Tickville Gulch. Tickville Gulch is an undeveloped intermittent stream drainage that originates within Camp Williams, where its upper drainage area collects seasonal runoff and precipitation. From there, it flows southeast through Eagle Mountain before eventually reaching Saratoga Springs. Tickville Gulch passes through residential and commercial areas as well as city parks.

Several more natural parks exist in the Ranches Gateway neighborhoods. Adjacent to these parcels are residential parcels as well as land owned by the Bureau of Land Management (BLM) and State Institute of Trust Lands (SITLA).

Running north to south in Eagle Mountain city is a utility right-of-way (ROW) that provides access to power, gas, and telephone lines. There are strict development restrictions within the ROW, this has allowed the land within the ROW to remain largely undisturbed and in a natural condition. The ROW passes through Eagle Mountain City Boundaries, into SITLA and BLM owned land and then back into Eagle Mountain.

While the city manages certain areas designated as wildlife overlay zones within its open space network, there are also privately owned parcels zoned as wildlife overlay zones that remain under private management. The city does not have direct management authority over these private lands, meaning conservation efforts, habitat protection, and land use decisions in these areas are determined by the respective landowners. However, the city can encourage responsible stewardship and explore partnerships to align private land management with broader conservation goals where feasible.



Natural Open Space & Wildlife Habitat Overview

Natural Open Space Management Plan | Eagle Mountain City | 2025



PHYSICAL FEATURES

Soil Resources

Eagle Mountain City sits atop predominantly well-drained, alkaline soils characteristic of the semiarid Central Basin and Range region. These soils often exhibit loamy to sandy textures and may include deposits derived from ancient lakebeds, such as those of Lake Bonneville. Although generally suitable for native vegetation, they can be prone to erosion and compaction—particularly on slopes or where human recreation is intense. Proper soil management, including erosion control measures, is essential to maintaining soil stability.

Water Resources

Eagle Mountain is an arid municipality with no permanent bodies of water or perennial streams. However, the city is influenced by three distinct watersheds: the Dry Creek–Jordan River Watershed, the Tickville Gulch Watershed, and the Mannon Canyon–Fremont Canyon Watershed ([Figure 19: Watersheds in Appendix](#)

APPENDIX). These watersheds play a crucial role in shaping the landscape, as they occasionally transport water through Eagle Mountain during heavy storms or seasonal snow melt. While not a consistent water source, these intermittent flows contribute to erosion patterns, vegetation growth, and water management considerations within the city’s open spaces.

BIOLOGICAL RESOURCES

Vegetation and Wildlife Habitat Resources

Eagle Mountain is situated in the semiarid desert of the Great Basin Ecosystem, characterized by low annual precipitation, cold winters, and high temperature variability. Vegetation across this high-desert landscape typically includes sagebrush such as (*Artemisia, tridentata spp.*) and various bunch grasses that are adapted to the scarcity of water. In addition, pinyon pine (*Pinus, monophylla*), juniper (*Juniperus, osteosperma* and *Juniperus, scopulorum*), rabbitbrush (*Ericameria, nauseosa spp.*), sagebrush (*Artemisia, tridentata*), and mountain mahogany (*Cercocarpus ledifolius Nutt.*) can be found throughout the area, each having evolved specific traits—like deep root systems or resinous leaves—to cope with the region’s arid conditions and temperature extremes. This blend of hardy species shapes the ecological framework of Eagle Mountain, influencing everything from soil stability and erosion control to wildlife habitat and water availability. (see https://en.wikipedia.org/wiki/Great_Basin_Desert)

Table 1. Summary of Plant Communities

Habitat Type	Acres (estimated)
Inter-Mountain Mixed Sagebrush Shrubland	7,448
Pinyon Pine & Juniper Woodland	1,822
Semi-Desert Grassland	80.5
Inter-Mountain Curl Leaf Mahogany Woodland	75

Inter-Mountain Mixed Sage Brush Shrub Lands

The Sagebrush Shrubland community is the dominant native plant community in Eagle Mountain City and can be found throughout all open space categories occurring on both hillsides and valley floors. This community is dominated by big sagebrush and less prevalent shrub species dominated by Wyoming big sagebrush (*Artemisia, tridentata*). Other species often include rubber rabbitbrush (*Ericameria, nauseosa*), black greasewood, () and four-wing saltbush (*Atriplex, canescens*). This community is relatively undisturbed except for impacts from invasive weeds, fires, and existing recreation trails.

Pinyon Pine & Juniper Woodland

The pinyon pine & Juniper woodlands generally occur on hillsides within the Wildlife Overlay open spaces as well as the Utility ROW. This community is dominated by an overstory of pinyon pine (*Pinus, monophylla*) and Rocky Mountain juniper (*Juniperus, scopulorum*). Other prevalent shrub species include big sagebrush (*Artemisia, tridentata*), mountain mahogany (*Cercocarpus, montanus*), and antelope bitterbrush (*Purshia, tridentata*). Herbaceous understory cover is sparse in this community and is dominated by Sandberg bluegrass (*Poa, secunda*), blue bunch wheatgrass (*Pseudoroegneria, spicata*), and western wheatgrass (*Pascopyrum, smithii*). This community is relatively undisturbed except for impacts from existing trails.

Semi-Desert Grassland

A semi-desert grassland is generally found in the lower elevation valleys and consists of arid drought resistant bunchgrass like blue grama (*Bouteloua, gracilis*) and galleta (*Pleuraphis, rigida*), interspersed with scattered shrubs like big sagebrush (*Artemisia, tridentata*) and four-wing saltbush (*Atriplex, canescens*).

Inter-mountain Curl Leaf Mahogany Woodland

This plant community is dominated by the Curl-leaf Mountain Mahogany (*Cercocarpus, ledifolius* Nutt.) shrub or small tree, typically found in the arid, higher elevation regions in Cedar Valley. It is characterized by its dense, twisted branches, small leathery leaves that curl under, and distinctive long, feathery, plume-like fruit, and typically grows on dry rocky slopes and dry, well-drained soils with minimal vegetation due to its high drought tolerance; this woodland

provides critical habitat for wildlife particularly mule deer in this harsh environment. [See landfire.gov](#)

Noxious Weeds

A critical component of this plan focuses on vegetation management, particularly controlling noxious weeds. In Eagle Mountain, these species are identified in compliance with the State of Utah’s official noxious weed list, pursuant to Utah Noxious Weed Act ([Utah Code 4-17-101](#) et seq.) and Utah Administrative [Code R-68-9-3](#). Additionally, this plan incorporates local regulations established under Eagle Mountain City Code 8.07.020, titled “Weeds and Other Refuse.” By adhering to both state-recognized guidelines and local ordinances, the city ensures that its weed management efforts align with broader regulatory and conservation goals.

Table 2. Noxious Weeds

Common Name	Scientific Name	UT State Classification	Treatment Notes
Bur Buttercup	<i>Ceratocephala, testiculata</i>	(not classified)	USU Extension
Cheatgrass	<i>Bromus tectorum</i>	(not classified)	USU Extension
Field Bindweed (Wild Morning Glory)	<i>Convolvulus</i> spp.	Class 3	USU Extension
Jim Hill Mustard	<i>Sisymbrium, altissimum</i>	(not classified)	MSU Extension
Annual Kochia	<i>Kochia, scoparia</i>	(not classified)	USU Extension
Phragmites (Common Reed)	<i>Phragmites, australis</i>	Class 3	USU Extension
Puncturevine (Goat Head)	<i>Tribulus, terrestris</i>	Class 3	USU Extension
Russian Olive	<i>Elaeagnus, angustifolia</i>	Class 4	USU Extension
Russian Thistle	<i>Salsola, tragus</i>		USU Extension
Scotch Thistle (Cotton Thistle)	<i>Onopordum, acanthium</i>	Class 3	USU Extension
Spotted Knap Weed	<i>Centaurea, stoebe</i>	Class 2	USU Extension
Tamarisk (Saltcedar)	<i>Tamrix, ramosissima</i>	Class 3	USU Extension

[State of Utah Noxious Weeds List](#)

[2025 State of Utah Noxious Weeds List](#)

[Eagle Mountain City Code 8.07.020](#)

Wildlife & Wildlife Habitat

General Wildlife

Eagle Mountain City's commitment to environmental preservation, wildlife, wildlife habitat, and particularly concerning its migratory mule deer herd, exemplifies a proactive approach to urban wildlife management. Since 2018, collaborative efforts among citizen groups, wildlife conservation organizations, and various governmental agencies have led to significant investments in conservation and mitigation initiatives. A cornerstone of this commitment is the Wildlife Corridor Overlay Zone established in [Chapter 17.49](#) of the city's code. This regulatory framework underscores the importance of the mule deer migration route, recognizing its ecological significance not only for the mule deer (*Odocoileus, hemionus*) but also for the broader ecosystem and the aesthetic value it brings to the city. By protecting vast acres of open space and wildlife habitat, Eagle Mountain ensures the survival of local species while simultaneously enhancing the quality of life for its residents. Access to natural landscapes contributes to community well-being, recreation, and connection with nature.

Moreover, the city's ability to designate additional wildlife overlay zones demonstrates a forward-thinking strategy that allows for adaptive management of wildlife habitats as urban dynamics change. This flexibility is essential for responding to new conservation needs and emphasizes the city's holistic approach to land use planning, which integrates environmental stewardship with community needs.

By embedding wildlife corridors and habitat protections into the city's [general plan](#) and in the [Parks Trails and Open Space plan](#), Eagle Mountain not only prioritizes ecological integrity but also fosters a sense of community responsibility toward environmental conservation, wildlife, and wildlife habitat. This comprehensive strategy reflects an understanding that preserving natural environments is vital for maintaining ecological balance, supporting biodiversity, and enhancing the overall quality of life for residents.

Recreation Resources

Eagle Mountain City provides numerous opportunities for outdoor recreation, with trails serving as the primary recreational amenity within its open space areas (see Figure 18: Recreation Resources). Hiking and mountain biking are popular activities, particularly in and around the Mountain Ranch Bike Park, which features a network of designated trails. Beyond the bike park, many trails extend across city-owned open space and continue onto adjacent BLM, SITLA, and private lands. However, while many trails are well-established through frequent use, the majority remain unofficial and lack formal designation.

To address this, the city is actively working to classify official trails and trailheads throughout the community as part of its broader open space management strategy. The Open Space Division will be responsible for managing all unpaved and natural trails, as well as designated trailheads, ensuring they are maintained and monitored for sustainability and accessibility. Additionally, the city will collaborate with nonprofit recreation organizations and community groups to support

trail stewardship efforts. While this management plan outlines the general approach to trail oversight, specific details regarding trail classifications, naming, and surface types will be further developed in the forthcoming 2025 Trails Plan.

Fire Risk Abatement

Eagle Mountain City is in a high desert environment where wildfire risk is a growing concern due to dry conditions, caused by rising temperatures and more frequent droughts, as well as rapid urban expansion, and the presence of flammable vegetation (see [Figure 17: LandFire Map](#)). Climate change is expected to exacerbate wildfire risks by increasing the frequency of high-temperature days, reducing soil moisture levels, and altering vegetation composition. Given that the city does not have a formal wildfire management plan, proactive measures must be taken to reduce fuel loads, implement strategic firebreaks, and utilize fire as a vegetation management tool. This section outlines wildfire risk abatement strategies that will be taken by the Open Space Division in collaboration with the Unified Fire Authority (UFA) as well as Utah Fire Forestry and State Lands (UFFSL) and describes how controlled fire will be used to mitigate invasive weed proliferation.

According to [Utah State Code 65-8-202.5](#), a municipality shall abate the public nuisance caused by wildfire on forest, range, watershed, and wildland urban interface land within the boundaries of the municipality if the land is: (a) privately owned; or (b) owned by the municipality.

Wildfire Risk Abatement Strategies - Collaboration with UFA & UFFSL

Eagle Mountain City will work closely with the UFA and UFFSL to develop and implement wildfire risk reduction strategies. This partnership will focus on:

- Conducting wildfire risk assessments for city-owned open space.
- Identifying high-risk areas requiring immediate intervention.
- Establishing fuel load reduction strategies tailored to Eagle Mountain.

Reducing Fuel Loads Near Homes

Mitigating wildfire risk requires reducing flammable vegetation in open spaces near residential areas. Key tasks include:

- Removing dead vegetation, dry grass, and noxious weeds near structures.
- Promoting the use of fire-resistant plants and materials along property lines.
- Utilizing prescribed grazing as a method to control overgrowth (see)

Green Strips and Fuel Breaks

Strategic placement of green strips and fuel breaks will be essential in minimizing fire spread and protecting structures. The city will implement the following fire mitigation measures:

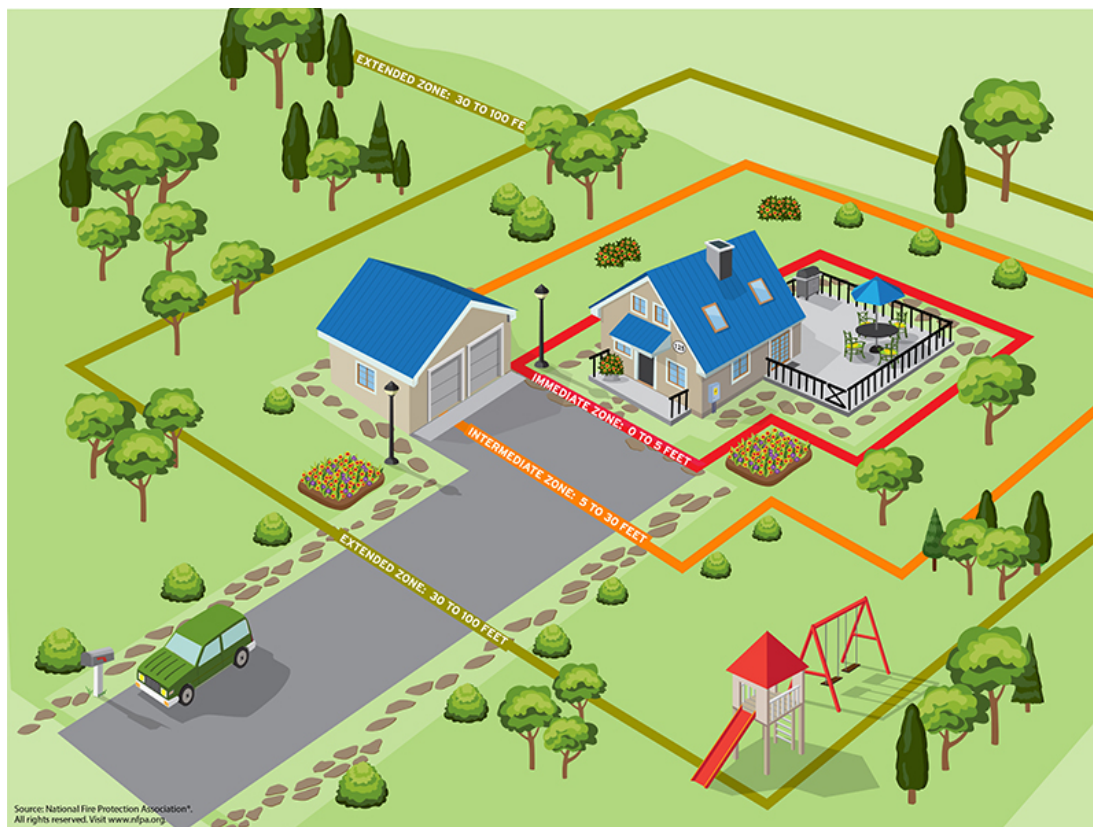
Wildlife Corridors and Fencing: Creating green strips along wildlife corridors and city-installed wildlife fencing to serve as firebreaks. Green strips will include fire-resistant grasses and forbs such as:

- **Crested Wheatgrass** (*Agropyron cristatum*): A fire-resistant grass that stabilizes soil and reduces fuel load.
- **Falcata Alfalfa** (*Medicago sativa var. falcata*): A drought-tolerant plant that will stay green in hot dry summers.
- **Forage Kochia** (*Bassia prostrata*): A highly fire-resistant plant that can be used in green strips and along property lines.

Recommended Fuel Break Widths

According to best practices, set by the [National Fire Protection Association](#), fuel breaks should be at least **5 to 30 feet wide** in intermediate zones with lower fuel loads such as residential and **30-100 feet wide** in the extended zones with high-risk open spaces containing higher fuel loads such as conifer trees.

(Figure #2 Home Ignition Zone - Natural Fire Protection Association)



Fire as a Vegetation Management Tool - Targeting Invasive Species with Prescribed Burns

Noxious weeds pose a significant threat to native ecosystems and fire safety. For example, Phragmites, an aggressive invasive species found throughout storm water drainage areas and detention ponds in Eagle Mountain. The city will integrate prescribed fire as part of a broader management strategy to control noxious weeds and reduce the risk of wildfire hazards.

Controlled burns will:

- Reduce noxious weed biomass, limiting their ability to spread.
- Facilitate native vegetation recovery by opening space for desired plant species.
- Enhance wildlife habitat by improving plant diversity.

Historical Wildfire Incidents in Eagle Mountain

Eagle Mountain has experienced several significant wildfires in recent years due to a combination of human activity and the region’s dry climate. Past wildfires have demonstrated the urgent need for proactive fire management strategies. Implementing fuel breaks and noxious species control will help mitigate future fire risks and protect both natural and developed areas.

- **2012 Dump Wildfire:** A bullet hit an explosive target, sparking the fire. Federal costs for suppression and rehabilitation were over \$1.78 million.
- **2020 & 2024 Lone Tree Brush Fire:** A brush fire broke out, and residents were advised to evacuate if their homes were threatened. Residents raised concerns about emergency communication and public land maintenance.

Resource Management Plan

Implementing this management plan will involve identifying and prioritizing actions to ensure effective stewardship of the city’s natural resources. These prioritized actions should be reviewed annually to establish yearly work programs, considering budget and staffing limitations. While many actions will be executed within the initial years, others may require a longer time to complete. Some actions will be ongoing, while others will be short-term or long-term, requiring considerable time and effort.

Resource Management Issues

Table 3. Resource Management Issues

Resource Management Issues

Vegetation Management

- **Noxious Weeds** - Invasive and noxious weed species pose a continual threat to the quality and diversity of native habitats in Eagle Mountain City, necessitating ongoing monitoring and management efforts.

Recreation Management

- **Unauthorized Recreation** - Unauthorized recreation and access to Tickville Gulch and other natural open spaces have led to erosion, the creation of informal trails, and damage to vegetation.

Habitat Management

- **Mule Deer Migration Corridor Enhancement** – Eagle Mountain City is experiencing rapid growth leading to more difficult migration for mule deer and other wildlife species across the city.

Site-Specific Management Strategies

Timing recommendations are defined as follows:

- **ST** (short-term actions) – Should be completed within 1 year.
- **LT** (long-term actions) – Should be initiated or completed within 5-10 years.
- **O** (ongoing actions) – Should be completed on an ongoing annual basis indefinitely.

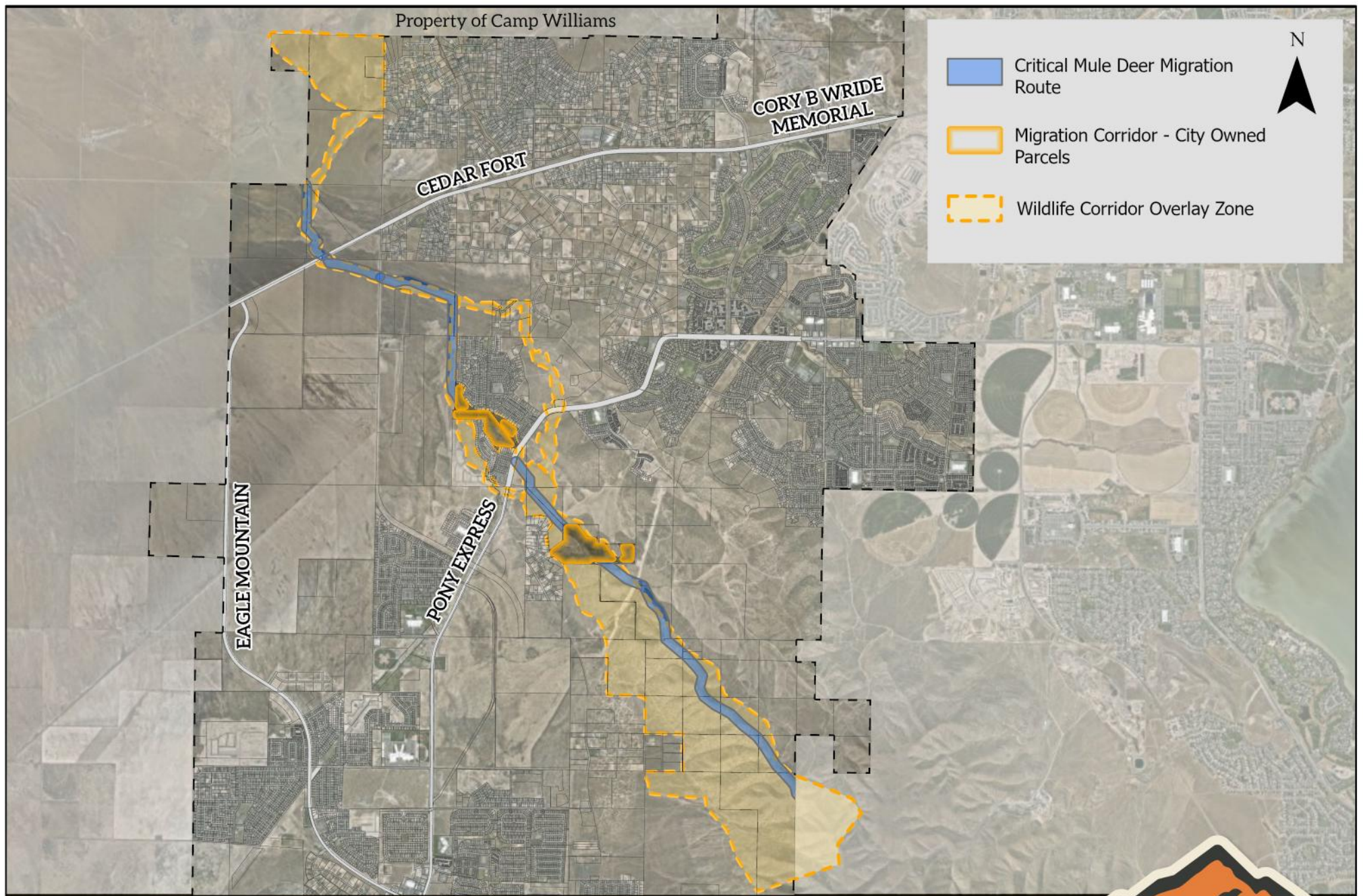
Priority recommendations are defined as follows:

- **H (high-priority actions)** – Should be accomplished first. These management actions are considered extremely important to the protection of resource values.
- **M (medium-priority actions)** – Considered important but not urgent and meets a combination of other objectives.
- **L (low-priority actions)** – Important but not crucial to resource protection needs. Low-priority management actions do not have to be completed in the immediate future and primarily fulfill a specific resource objective

Jump to

- **Mule Deer Migration Corridor**
- **Tickville Gulch Management**
- **Area**
-

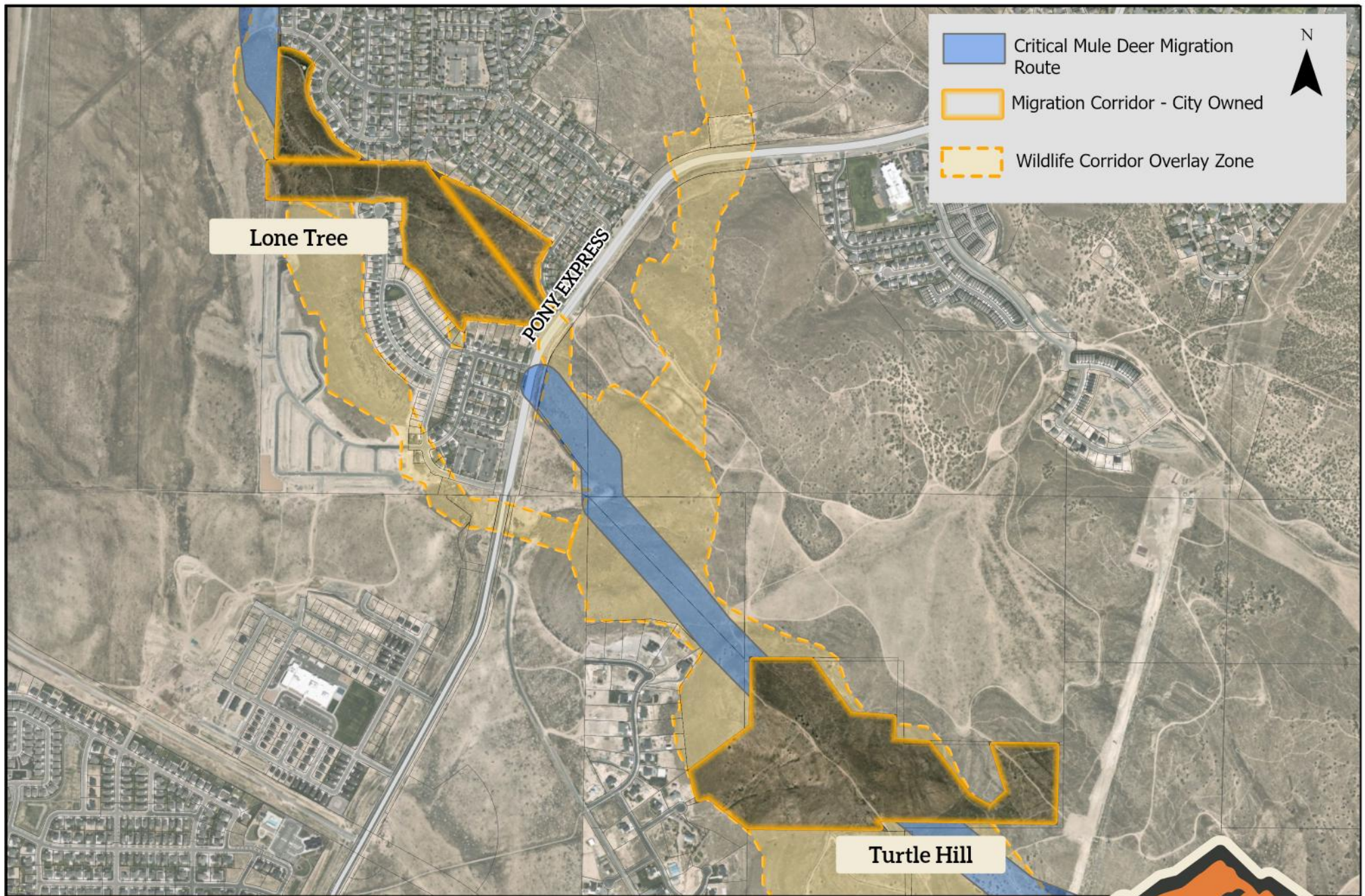
- Utility Right-of-Way
- Natural Parks
- **Error! Reference source not found.**
- Pedestrian Corridors
- Detention Pond Management Areas
- City Utility SitUtility Areas:
City Water Tanks



Migration Corridor Management Area

Natural Open Space Management Plan | Eagle Mountain City | 2025





Migration Corridor Management Area

Natural Open Space Management Plan | Eagle Mountain City | 2025



Mule Deer Migration Corridor

Overview: Eagle Mountain City has established a wildlife migration corridor to ensure the safe and natural movement of mule deer (*Odocoileus hemionus*) and other species between critical habitats. This corridor, identified by the Utah Division of Wildlife Resources (DWR) in 2018 and referenced in the Utah State Wildlife Migration Initiative under Secretarial Order 3362, accommodates approximately 2,000 migrating mule deer each year ([Figure 16: Migration Corridors](#)). Spring migration typically occurs between March 15 and April 30, while fall migration happens between December 1 and January 15. Crucially, knowledge of these migration routes is passed from mother to offspring, perpetuating established pathways across generations. The corridor is a collaborative effort involving Eagle Mountain City, the Utah Division of Wildlife Resources, the Bureau of Land Management, the Utah Department of Transportation, and private organizations such as the Eagle Mountain Nature and Wildlife Alliance and the Mule Deer Foundation. By preserving or restoring natural pathways, it helps provide necessary access to food, shelter, breeding grounds, and other resources, thereby mitigating the impacts of urban development on wildlife populations and ensuring continued ecological connectivity in fragmented landscapes.

Currently the city owns 97.7 acres of land within this migration corridor, split between 4 parcels (see map above).

Wildlife Migration Initiative: Secretarial Order 3362

Secondary Purpose: The mule deer migration corridor offers residents recreational opportunities by incorporating a non-motorized single-track trail system which will run alongside or through this enclosed corridor.

Current Issues:

Management Objectives

- Maintain fire break between corridor and private property boundaries.
- Observe that Deer fence is secure, especially around public access points.

Table 4. Migration Corridor Management Strategies

Management Actions	Timing	Priority
Vegetation & Wildlife Habitat Management		
Fuel Management		
Recreation & Visitor Management		



Tickville Gulch Management Area

Natural Open Space Management Plan | Eagle Mountain City | 2025



Tickville Gulch Management Area

Overview: Tickville Gulch is a natural intermittent stormwater drainage pathway that temporarily conveys stormwater runoff during and immediately after precipitation events. Unlike perennial drainage systems, which carry water continuously, the Tickville drainage system only transport water during periods of significant rainfall, snowmelt, or other sources of surface runoff. This system is critical for managing stormwater in Eagle Mountain City where the water flow is intermittent, helping to prevent localized flooding, erosion, and sedimentation in downstream water bodies. Currently, Eagle Mountain city owns and manages 81.2 acres of land within Tickville Gulch.

Secondary Purposes: Tickville Gulch, being completely undeveloped, serves as a greenway through Eagle Mountain City, only being interrupted by road crossings. This allows the gulch to serve as an additional wildlife migration corridor through Eagle Mountain City.

Current Issues:

Tickville Gulch faces several challenges that undermine its ecological function and stormwater management role. Unauthorized recreation is a major concern, as it leads to significant bank erosion, disrupting the natural habitat and the integrity of the drainage pathway. Additionally, the spread of invasive weed species throughout the gulch compromises native vegetation, potentially altering water flow dynamics and diminishing the area's ecological value. Encroachment from adjacent residential backyards further exacerbates these issues by reducing the available natural corridor and increasing the potential for habitat fragmentation. Addressing these challenges is essential to preserve Tickville Gulch’s capacity to manage stormwater effectively and serve as a vital wildlife migration corridor for Eagle Mountain City.

Management Objectives

- Removal of all invasive species within and on surrounding land of Tickville Gulch.
- To prevent further erosion, permanent obstruction of all recreational activity from within the wash. This will require the installation of gates and barricades at all Tickville entrances.
- For bank stabilization, transplant and seed native vegetation within and on banks of the wash's length.
- Monitor / Survey the entire length of the Tickville Gulch three times a year (after spring runoff, after summer storm season, after first frost), identifying sites garbage, erosion, invasive plant species, and unpermitted recreation.

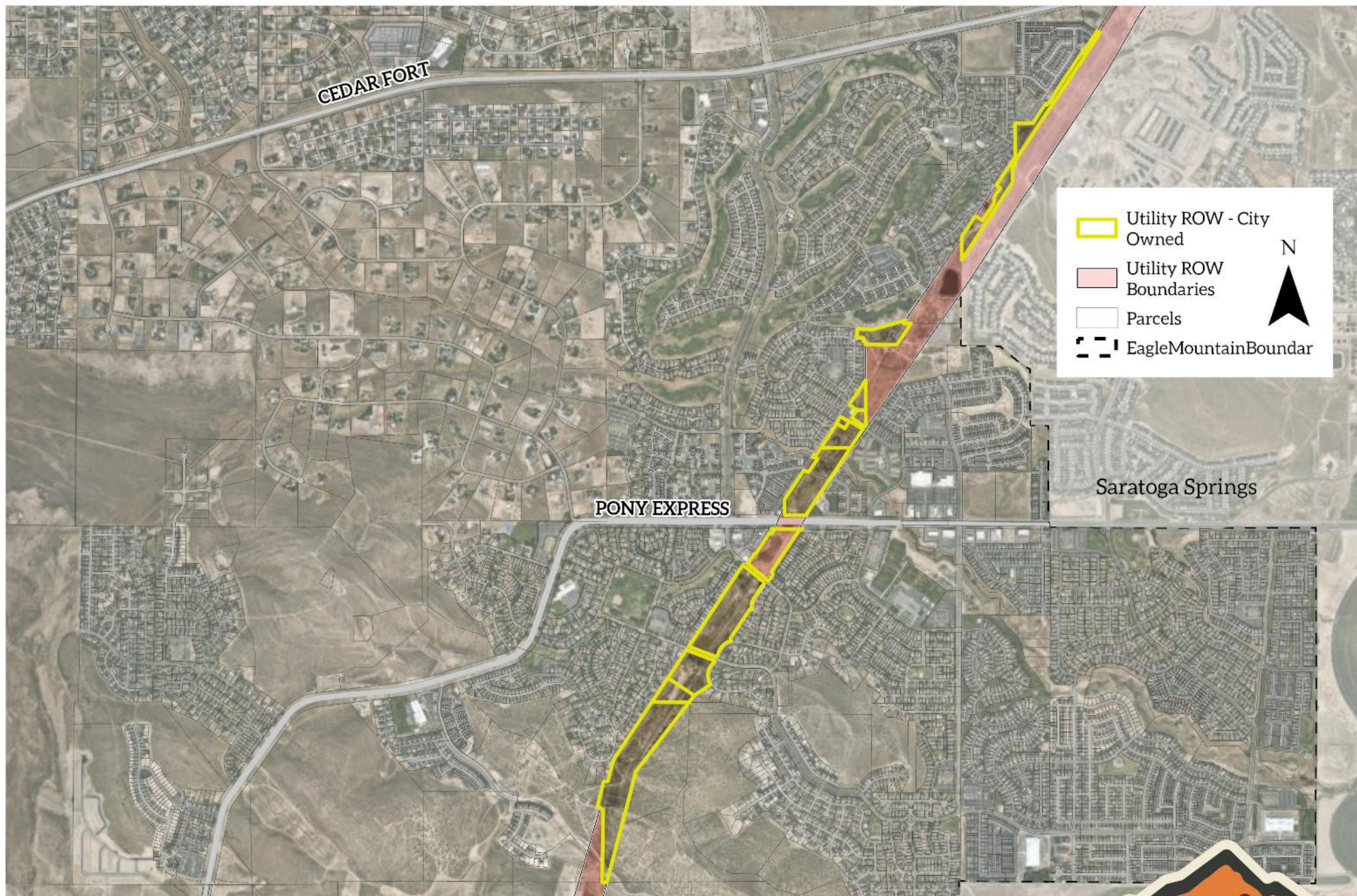
Table 5. Tickville Gulch Management Actions

Management Actions	Timing	Priority
Vegetation & Wildlife Habitat Management		
Fuel Management		
Recreation & Visitor management		

--	--	--

Future Opportunities

- [Tickville Gulch Natural Park Concept Plan](#)

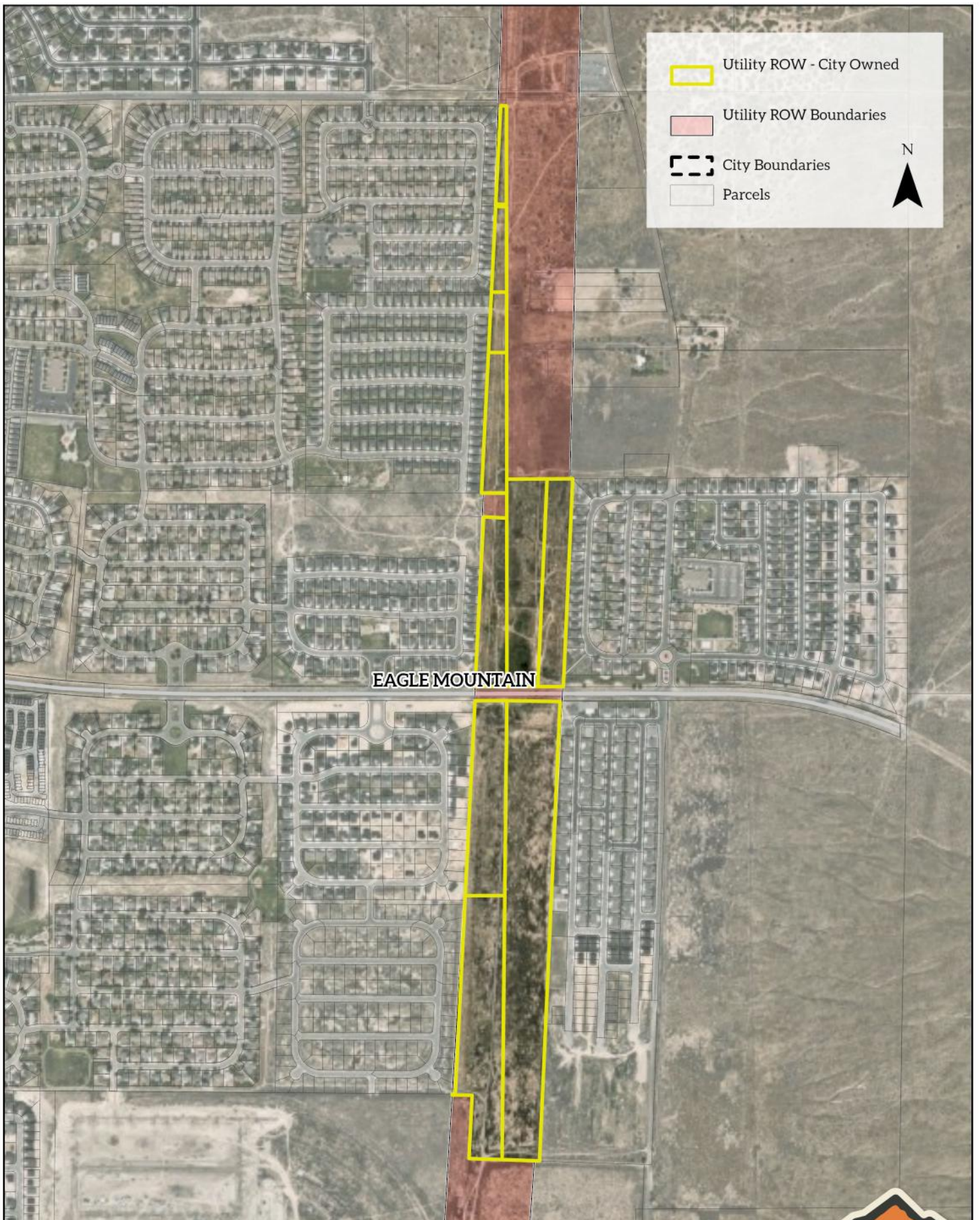


Utility Right-of-Way (ROW) Management Areas

Natural Open Space Management Plan | Eagle Mountain City | 2025



Figure 5: Utility ROW 1



Utility Right-of-Way (ROW) Management Area

Natural Open Space Management Plan | Eagle Mountain City | 2025



Utility Right-of-Way

Overview: A utility right-of-way (ROW) is a legally designated strip of land that provides utility companies with the right to access, construct, operate, and maintain utility infrastructure such as power lines, pipelines, water mains, sewer lines, and communication cables. The right-of-way is established through an easement, which grants the utility company the necessary legal rights to use the land while allowing the city to retain ownership of the property. Utility rights-of-way are essential for the efficient and reliable delivery of utility services while ensuring safety and accessibility for maintenance and repair operations. Currently, the city owns and manages 112.4 acres of land within the utility ROW.

Primary Purpose:

Secondary Purposes: The Utility ROW also serves as a break in development, allowing for wildlife habitat and native vegetation to grow. The ROW also serves as a travel corridor for active and motorized recreation travel on official trails.

Current Issues: The Utility ROW currently faces several issues from a management perspective, including large patches of invasive weeds, homeowner encroachment, unpermitted recreational use, garbage dumping, and fire hazards along property lines.

Management Objectives

- Removal of all invasive plant species from within city-owned sections of the Utility ROW.
- Create a fire break that is at least 10ft wide, between all city-owned sections of the ROW and adjacent private properties.
- Gate and fence or block all unpermitted vehicle entry points to the Utility ROW.
- Designate official city trails within the ROW – close unofficial trails
- Manage trails and recreation within the ROW.

Table 6. Utility ROW Management Actions

Management Actions	Timing	Priority
Vegetation Management		
Fuel Management		
Recreation & Visitor Management		

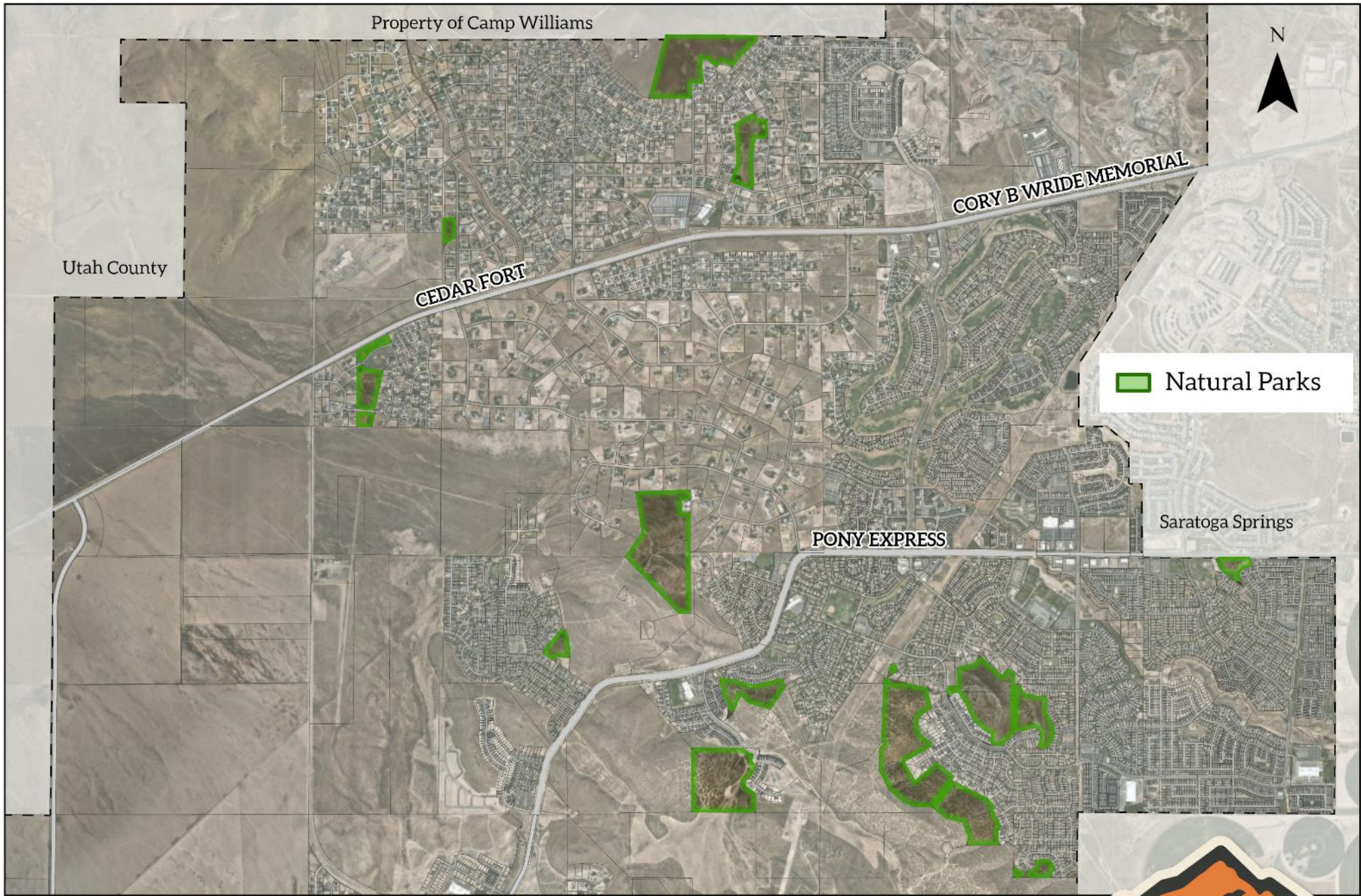
Future Opportunities for the ROW

Eagle Mountain City recognizes the potential for the utility right-of-way (ROW) to serve multiple community needs beyond its primary function of supporting infrastructure. Thoughtful planning and

management of this space could provide valuable recreational, transportation, and public safety benefits while minimizing conflicts between different land uses. Future opportunities for utilizing the ROW include:

- **Paved Multi-Use Commuter Trail & Fire Break:** A paved commuter trail could extend the length of the city within the ROW, offering a dedicated route for pedestrians and cyclists. This trail would also serve as a strategic fire break, reducing wildfire risks by creating a buffer between ROW vegetation and adjacent private properties. To prevent conflicts with motorized recreation, this paved trail would be designed as a separate, non-motorized corridor.
- **Unpaved Motorized Recreation Trail:** A double-track dirt trail could be established within the ROW to accommodate motorized off-road recreational vehicles. Wherever feasible, this trail would align with the existing unpaved utility access road, minimizing new ground disturbance while providing a designated route for riders exiting the city's boundaries.
- **Semi-Truck Parking Areas:** Eagle Mountain City is exploring options for designated overnight parking for residents who own semi-trucks. Sections of the ROW with minimal wildlife habitat value could be evaluated for potential use as truck parking areas, helping to address community demand while ensuring environmental and safety considerations are met.
- **Community Stewardship & Volunteer Projects:** The ROW presents opportunities for community engagement through volunteer-based projects. The city will explore ways to integrate ROW improvements, such as habitat restoration, trail maintenance, and fire mitigation efforts, into broader open space initiatives. These projects will be coordinated through city programs and local volunteer groups, aligning with general open space management guidelines.

By incorporating these future opportunities, the ROW can evolve into a multifunctional corridor that balances infrastructure needs with recreation, safety, and community benefits.



Natural Parks Management Area

Natural Open Space Management Plan | Eagle Mountain City | 2025



Natural Parks

Overview: Natural Parks in Eagle Mountain City are a specialized type of land designation designed to protect and manage areas that are critical for wildlife, such as habitats, migration corridors, and breeding grounds. The primary purpose of these natural park areas is to ensure that land use activities within these areas are conducted in a manner that minimizes disruption to wildlife and preserves the ecological function of these sites. By imposing specific land use restrictions and development controls within these zones, Eagle Mountain can balance the needs of wildlife conservation with those of urban development, contributing to the overall sustainability and biodiversity of the city. Currently the natural park system in Eagle Mountain City encompasses 360.4 acres of land across 29 parcels.

Primary Purpose: Wildlife Habitat. The majority of the Natural Park parcels are protected from development due to Eagle Mountain City’s Mountain top and hillside slope ordinance (Code [15.80.020](#)).

Secondary Purpose: Recreation areas

Current Issues: Natural Parks in Eagle Mountain face several challenges that compromise their effectiveness as protected habitats. One major concern is the heightened wildfire risk, which is exacerbated by dense vegetation that extends up to residential property lines. Additionally, there is significant encroachment through property-take from the city. Addressing these issues is essential to preserve the integrity of wildlife habitats and maintain the balance between urban development and environmental sustainability.

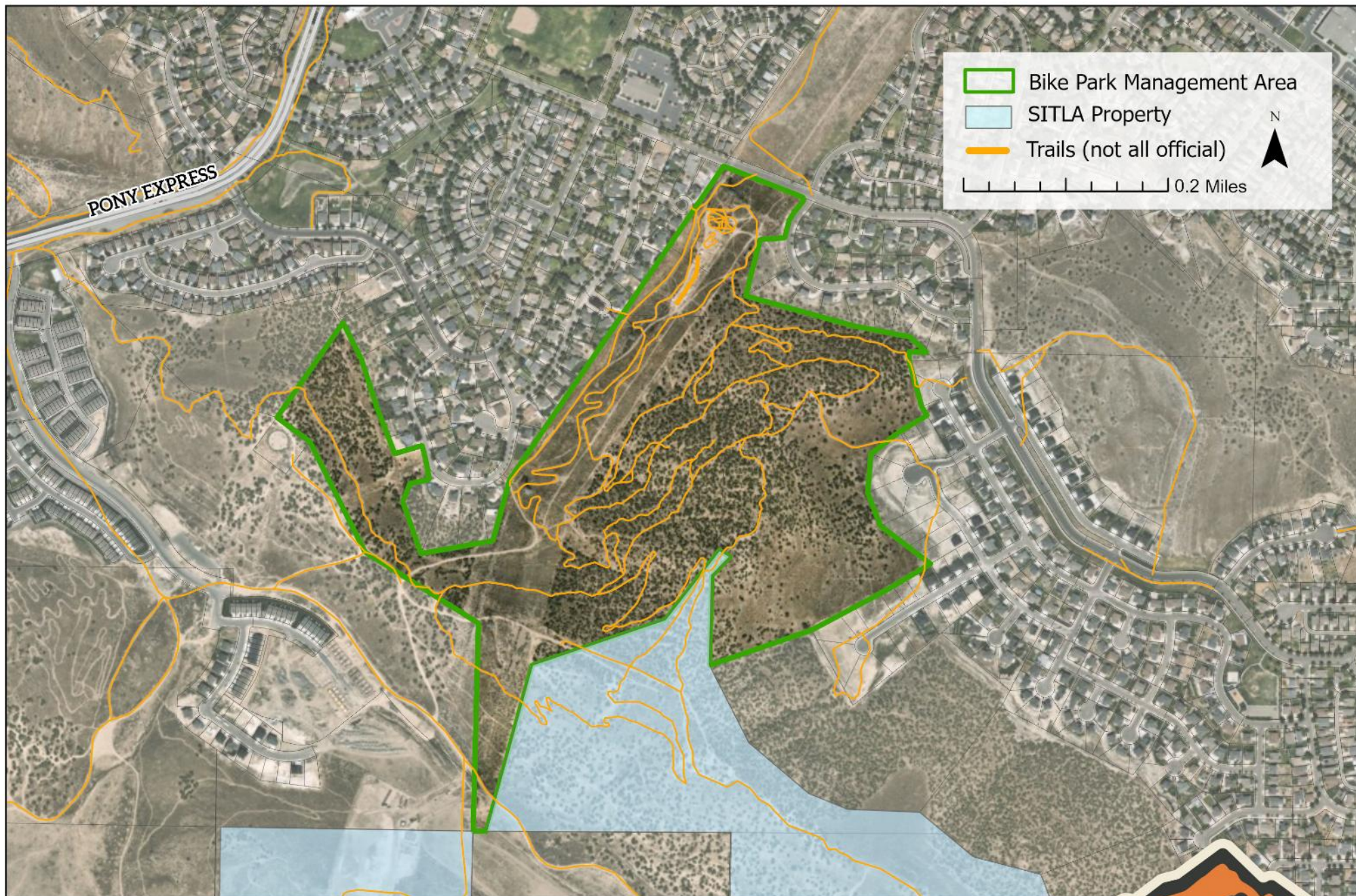
Management Objectives: Create educational and recreational access to all city-owned natural parks.

- Removal of all invasive plant species from within the natural parks.
- Create a fire break that is at least 10ft wide, between all city-owned parcels and adjacent private properties.
- Gate and fence or block all unpermitted vehicle entry points to the natural parks.
- Designate official city trails within the natural parks – close any unofficial trails.

Table 7. Wildlife Overlay Management Actions

Management Actions	Timing	Priority
Vegetation Management		
Recreation & Visitor Management		

Future Opportunities: Many of the parcels in the wildlife overlay category exist on steep hillsides and are protected by Eagle Mountain’s Mountain top and slope development ordinance. Therefore, an opportunity exists to create single track trail network across these hillsides.



Mountain Ranches Bike Park Management Area

Natural Open Space Management Plan | Eagle Mountain City | 2025



Mountain Ranches Bike Park

Overview: Mountain Ranches Bike Park is an important outdoor asset within the city and holds cultural significance to the community of Eagle Mountain. The Park is located within the Utility Right-of-Way (ROW) corridor that moves through the Ranches Neighborhood. The majority of the bike park is contained within a 62 acre city-owned parcel with trails extending into BLM and SITLA land boarding to the south.

Primary Purpose: The primary purpose of this site is to serve as right-of-way for the utility lines that move through the city boundaries. The utilities on this site include buried gas lines as well as overhead power and telephone lines. Due to building restrictions imposed by the ROW as well as Eagle Mountain’s Mountain top and slope development ordinance (Code [15.80.020](#)), the site of Mountain Ranches Bike Park is undevelopable. This has allowed the site to be utilized for outdoor recreation purposes. On occasion, utility infrastructure needs to be serviced, in these situations the utilities take precedence over all other uses on the site.

Current Issues:

Management Objectives: Management of Mountain Ranches Bike Park will be primarily focused on vegetation management, this includes invasive species control, preserving wildlife habitat, and wildfire risk abatement where necessary. Trail Management within the park will be handled by [Lake Mountain Trails Association](#), who have partnered with Eagle Mountain City, for the purposes of maintain this important community asset ([Error! Reference source not found.](#))

Table 8. Eagle Mountain Bike Park Management Actions

Management Actions	Timing	Priority
Vegetation Management		
Recreation & Visitor Management		



Access Corridors Management Area

Natural Open Space Management Plan | Eagle Mountain City | 2025



Figure 9: Access Corridors 1

Pedestrian Corridors

Overview: Eagle Mountain City’s pedestrian corridors are designated areas of natural or semi-natural open space that links parks, green spaces, and other natural habitats within an urban or suburban landscape. Many of these pedestrian corridors contain paved shared use paths that are designed to accommodate non-motorized users. Pedestrian corridors enhance the urban environment by creating continuous green pathways that support both wildlife movement and human recreation, contributing to the overall ecological health and livability of the city. Additionally, open space pedestrian corridors help preserve the continuity of natural landscapes, mitigate the effects of urban fragmentation, and enhance the aesthetic appeal of the urban environment. Currently the total of all of these pedestrian corridors equal 118.8 acres of land.

Area Descriptions:

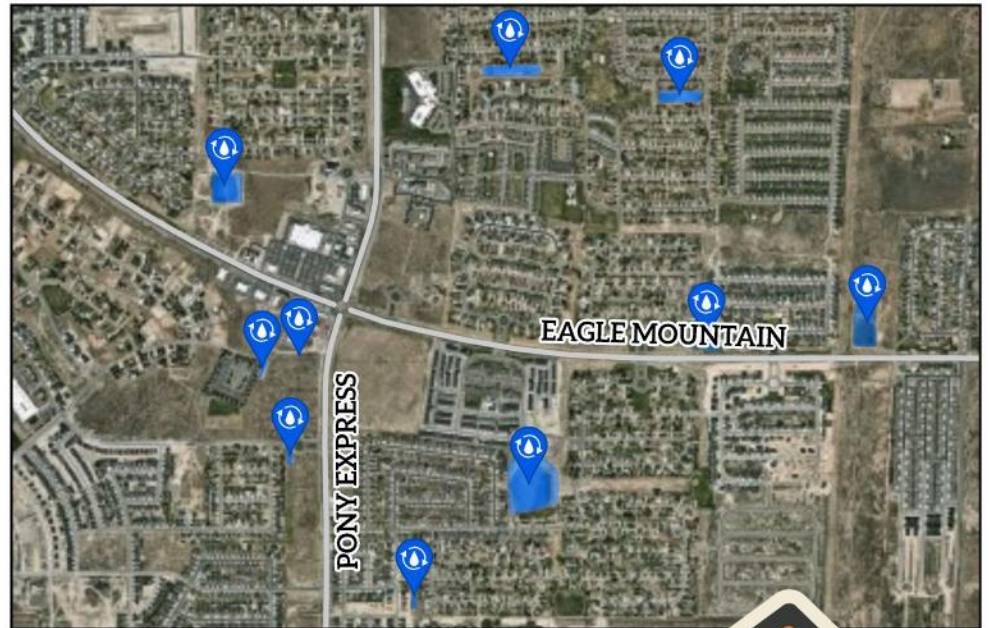
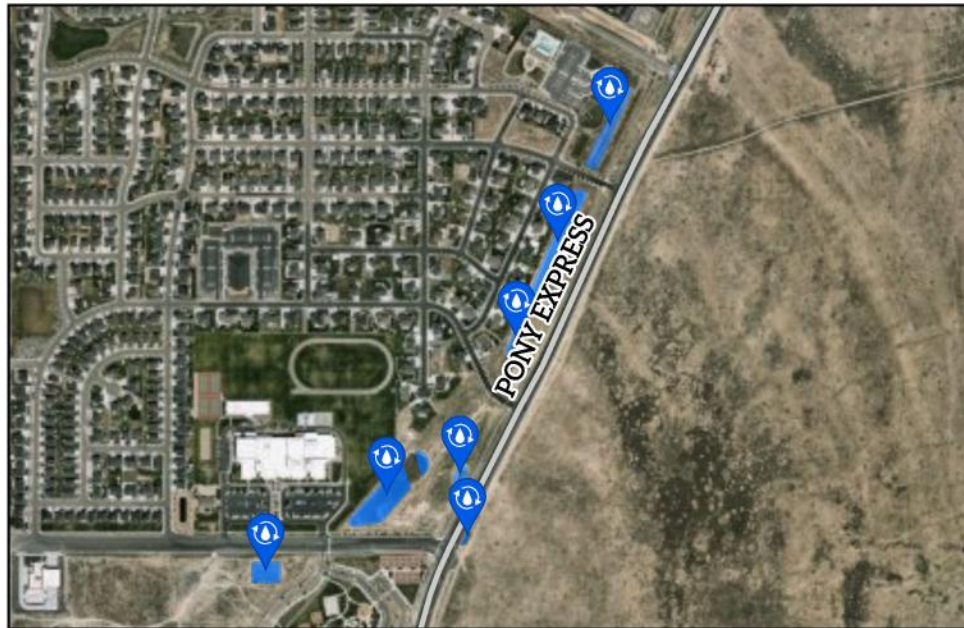
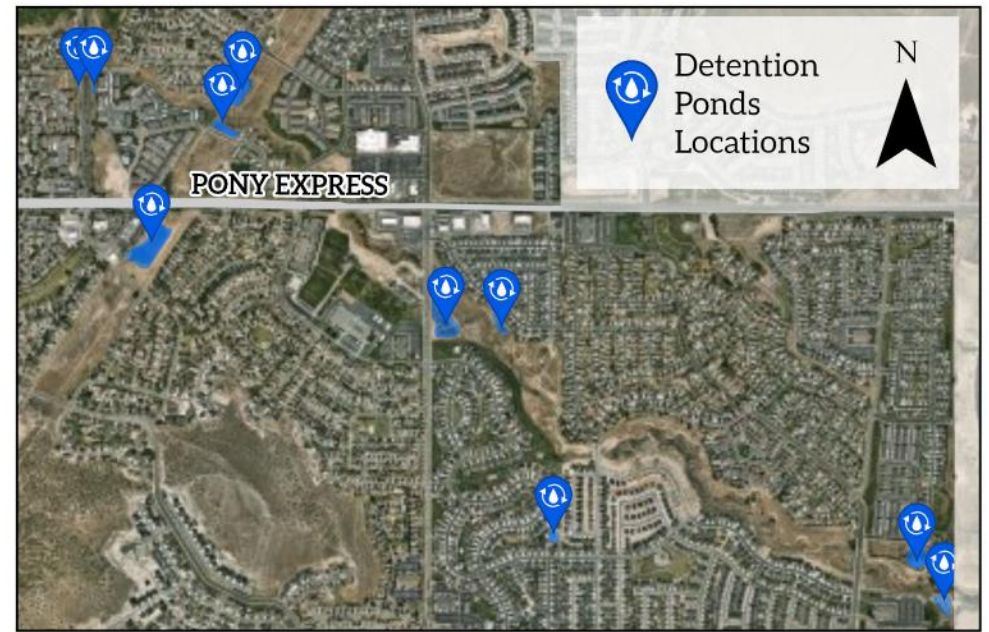
Current Issues: Issues facing the pedestrian corridors in Eagle Mountain City include lack of proper signage, invasive weeds, unpermitted recreational access, public dumping, and encroachment. For residents with backyards adjacent to corridors, the city will be offering leasing options for non-permanent landscaping and sheds.

Management Objectives

- Install wayfinding signage at all corridor entrances informing the public of directions as well as city ordinances and permitted recreation uses.
- Eradicate all invasive weed species.
- Gate and fence all corridor entrances leading to additional open space parcels, obstructing unpermitted motor vehicle entry.

Table 9. Connecting Corridors Management Actions

Management Actions	Timing	Priority
Vegetation Management		
-		
Access & Signage Management		



Undeveloped Detention Pond Management Areas

Natural Open Space Management Plan | Eagle Mountain City | 2025



Figure 11: Detention Ponds

Detention Pond Management Areas

Overview: Detention ponds are engineered basins designed to temporarily store and manage stormwater runoff during and after storm events. The primary purpose of a detention pond is to reduce peak runoff rates, mitigating flood risks by releasing stored water at a controlled rate into downstream water bodies or stormwater systems. Unlike retention ponds, detention ponds are designed to dry out between storms and do not maintain a permanent pool of water.

Area Descriptions: Eagle Mountain city manages numerous detention ponds, many of which are considered undeveloped, meaning the pond’s basins are compacted soil rather than concrete or graveled. The undeveloped detention ponds also contain vegetative buffers that both protect against basin erosion and filter water pollution. The vegetative buffers create an overlap in jurisdiction between the Storm Water department and the Open Space department. The Storm Water Department is tasked with guaranteeing the ponds fulfill the intended purpose of collecting and holding stormwater water. The Open Space department is tasked with reducing invasive and noxious weeds and preserving habitat throughout Eagle Mountain City. For management of the detention ponds, the Open Space crew will work closely with the Storm Water Department.

Current Issues: Many detention ponds in Eagle Mountain are currently host to invasive and noxious weeds, shrubs, and trees. Other issues include unauthorized recreation, erosion, and public dumping.

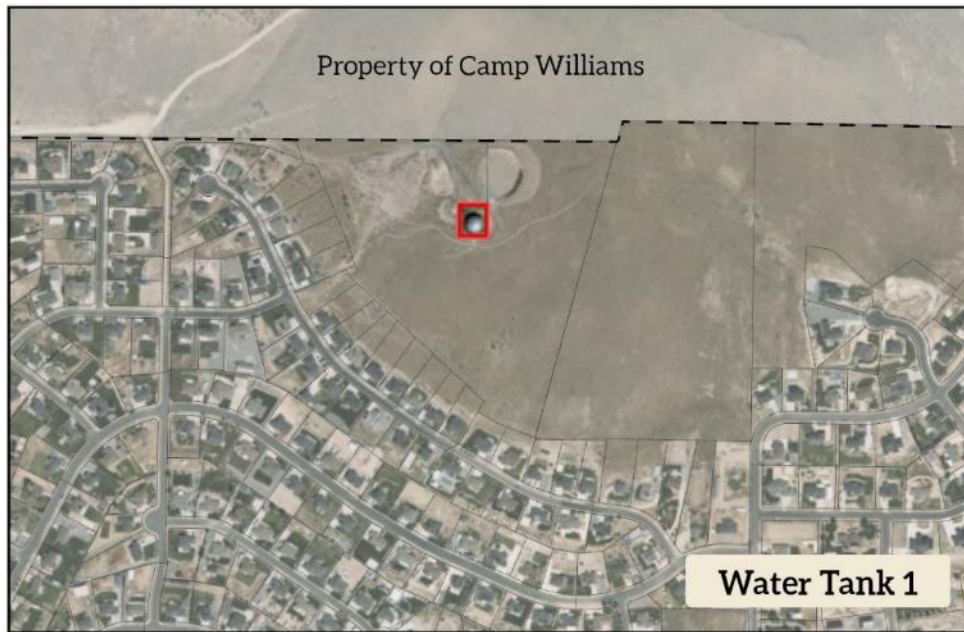
Management Objectives:

- Gate and fence perimeters of all detention ponds to obstruct unauthorized recreation and motor vehicle entry. Fenced perimeters also support noxious weed abatement efforts made by goat utilization (see . Goats will be utilized on open space parcels across Eagle Mountain City as an ecological alternative to traditional invasive weed abatement strategies.

Table 10. Detention Pond Management Actions

Management Actions	Timing	Priority
Vegetation Management		
Utility & Parameter Management		

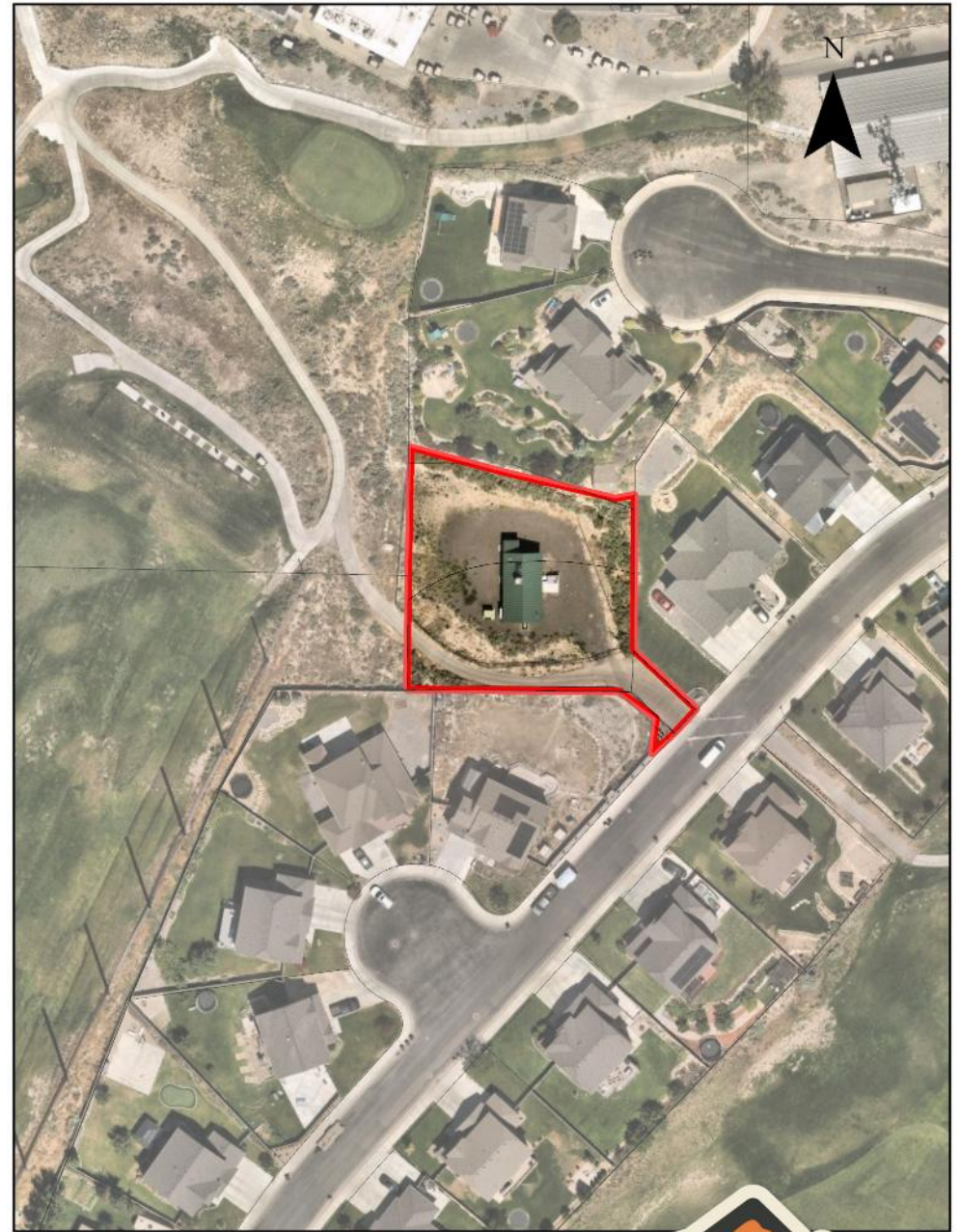
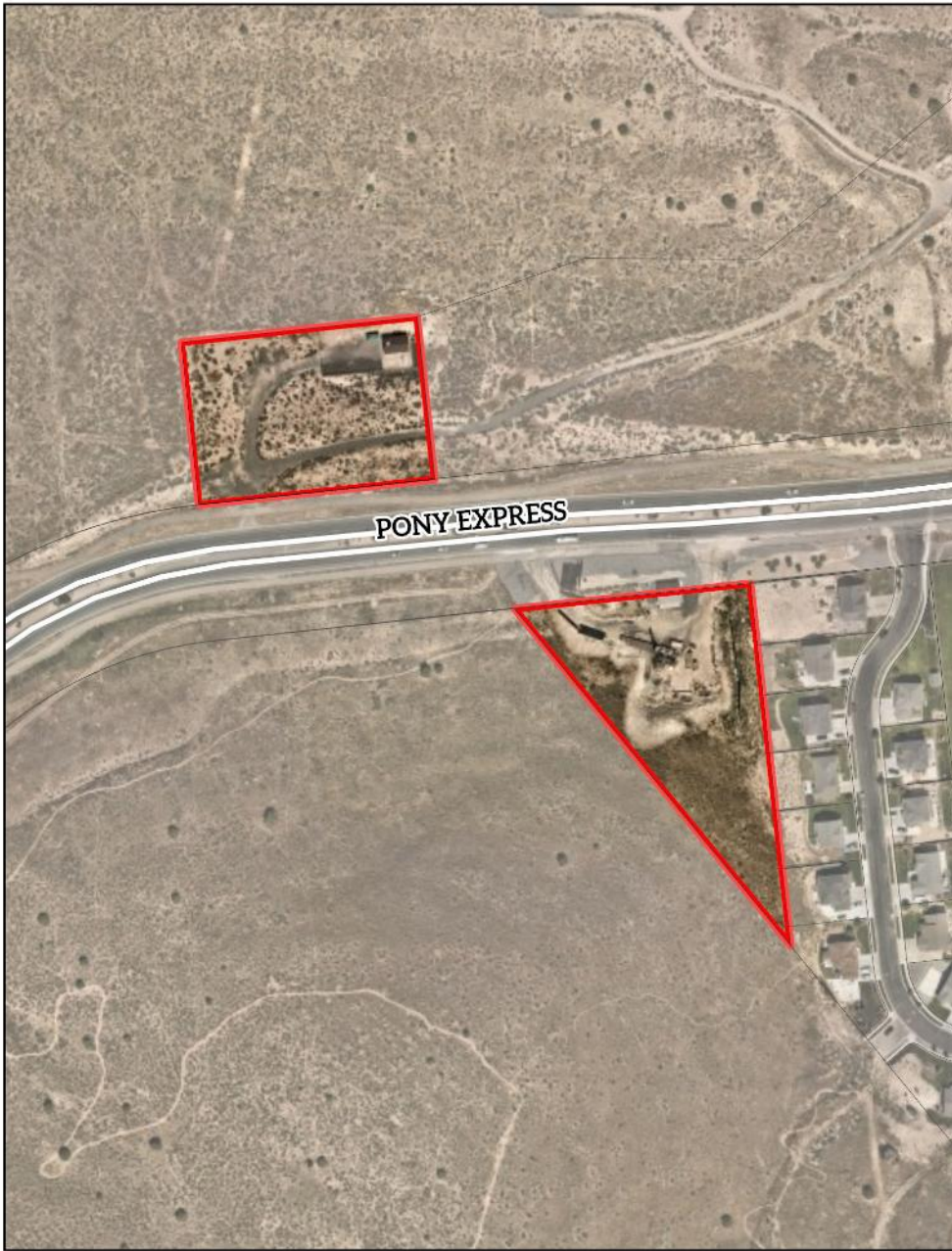




Water Tanks Utility Management Area

Natural Open Space Management Plan | Eagle Mountain City | 2025





Well Sites Utility Management Area

Natural Open Space Management Plan | Eagle Mountain City | 2025





Evaporation Ponds Utility Management Area

Natural Open Space Management Plan | Eagle Mountain City | 2025



Utility Areas: City Water Tanks, Well Sites, & Evaporation Ponds

Overview: Utility Sites form a critical component of Eagle Mountain City's infrastructure, supporting both the municipal water supply and wastewater management systems. This section focuses on three key utility types: **water tanks, well sites, and evaporation ponds**. Together, encompassing 360.4 acres of natural open space, these utility sites play a vital role in ensuring the reliable operation of essential services while safeguarding public health and environmental quality. Effective management of these areas requires coordination across multiple city departments to ensure best management practices (BMPs) are applied. To enhance efficiency and avoid duplication of effort, the city will use OpenGov software to track management tasks, maintenance activities, and ecological stewardship efforts.

Water Tank Site Overview: Water tanks serve as storage facilities that maintain a consistent supply of potable water, stabilize system pressure, and provide emergency reserves. Currently there are seven water tanks, split between five sites in Eagle Mountain City. These sites are small city-owned parcels, all located on slopes and hillsides, and contain either buried or above ground water tanks that store water for future residential use. These water tanks include a fenced off perimeter. These management areas are accessible by dirt roads and are adjacent to private property.

City Wells Site Overview: The well site typically includes a drilled well, a pump system, and associated infrastructure to withdraw, treat, and deliver groundwater to the city's water distribution system. These sites are critical components of a city's water supply network, providing a reliable source of potable water for residential, commercial, and industrial use.

Evaporation Pond Overview: A city utility evaporation pond is an engineered basin designed for the disposal of wastewater through the process of natural evaporation. The pond allows for the concentration and eventual removal of wastewater, often from treatment processes, stormwater runoff, or industrial effluents, by harnessing natural evaporative forces.

Utility Areas Current Issues: While the land surrounding Eagle Mountain City's utility sites—such as water tanks and well sites—is classified as natural open space, it is not actively managed for ecological health. These areas are primarily composed of native vegetation and undisturbed soil, maintaining characteristics of a natural landscape. However, the disturbed ground created by utility infrastructure, construction activities, and maintenance access routes has made these sites highly susceptible to invasive weed infestations. Without proactive management, invasive species can rapidly establish, outcompeting native plants, degrading habitat quality, and increasing long-term maintenance challenges. These unmanaged conditions not only threaten local biodiversity but may also create infrastructure and maintenance concerns. Addressing invasive weed control through coordinated management strategies is essential to maintaining the ecological integrity of these utility sites while ensuring their continued function within the city's infrastructure network.

Management Objectives:

- Eradicate all invasive plant species from Water Tank Management areas.

- Create 3ft wide foot paths all the way around fenced area on both inside and outside to allow for tank maintenance and to maintain integrity of fence.
- Keep the water tank entry area free of all vegetation and debris.
- Plant native trees and shrubs in open space around fenced areas to provide bank stabilization and to beautify the area.
- Stretch fences to perimeter city property to prevent improper use of city property
- Control the spread of problematic animal species such as voles.
- Create and manage pollinator gardens.

Table 11. City Utility Sites Management Actions

Management Actions	Timing	Priority
Vegetation Management		
Utility & Parameter Management		

Future Opportunities: An opportunity exists to create pollinator gardens around the fenced areas of the water tanks and within some of the larger fenced enclosures. An additional opportunity exists to introduce wetland vegetation around evaporation ponds. Vegetation can provide wildlife habitat as well as beautify the surrounding area.

Goats for Ecological Management of Noxious Weed

A major issue facing Eagle Mountain City's natural open space parcels is the persistent spread of invasive plant species. Traditional management techniques, such as mowing and herbicide application, require significant labor, fuel, and chemical inputs. An effective and sustainable alternative is targeted goat grazing, which can help control invasive plants while reducing reliance on mechanical and chemical treatments. Goats are well-suited for this role, as they consume a wide variety of vegetation, including problematic invasive species.

How It Works

Goat grazing would be implemented through a rotational grazing system, following these key steps:

1. **Site Preparation:** Before goats arrive, the Open Space Division will install a temporary electric fence around the designated grazing area to ensure containment and prevent overgrazing.
2. **Grazing Period:** The goats will remain in the enclosed area for 4-7 days, depending on vegetation density and site conditions. During this period, goats will consume invasive species, naturally suppressing their growth.
3. **Next Site Setup:** While grazing occurs, a second containment area will be prepared at the next treatment site. Once the first site is completed, the goat owner will transport the herd to the next location.
4. **Follow-Up Weed Control:** After goats have defoliated invasive plants, the Open Space Division will apply targeted herbicide treatments to remaining plant stems to limit regrowth. Additional chemical treatments or reseeding with native plant species may be conducted depending on seasonal conditions.
5. **Ongoing Monitoring:** Treated areas will be monitored over time to assess regrowth, measure effectiveness, and determine if additional grazing cycles are needed.



Benefits of Goat Grazing

Utilizing goats for invasive plant management offers numerous ecological, economic, and operational advantages, including:

- **Reduction in fuel usage** – Decreases reliance on gas-powered mowing and mechanical removal.
- **Lower labor costs** – Reduces man-hours spent on mowing, weeding, and herbicide application.
- **Supports local agriculture** – Provides economic opportunities for local farmers and livestock owners.
- **Improves soil health** – Goat feces naturally fertilize the soil, enhancing organic matter content and soil structure.

- **Selective grazing** – Unlike mowing, goats target specific invasive species while leaving many native plants intact.
- **Reduces fire risk** – By controlling dry, combustible plant material, goats help lower wildfire hazards in open space areas.

Considerations & Management Best Practices

While goat grazing is a valuable tool, its effectiveness depends on proper management and site conditions. To maximize success:

- **Repeated grazing cycles may be necessary** – Many invasive species require **multiple defoliation cycles** before they are fully suppressed.
- **Grazing timing is critical** – Best results occur when grazing happens **before invasive plants go to seed**, limiting their ability to spread.
- **Monitoring prevents overgrazing** – Overuse can damage desirable plant species and soil structure, requiring careful scheduling and rotation.

By integrating targeted grazing into the city's noxious weed management strategy, Eagle Mountain City can reduce chemical inputs, support ecological restoration, and improve the health of its open spaces.

Goat Grazing Study Overview (2025–2028)

Eagle Mountain City is launching a three-year experimental study (2025–2028) to assess the effectiveness of goat grazing as a sustainable method for invasive weed management across various city-owned open spaces, including detention ponds, utility rights-of-way, and native open space parcels. The study will implement a rotational grazing system at 21 selected sites (covering approximately 60 acres) and will evaluate the impacts of goat grazing on weed suppression, soil health, and ecosystem resilience. The research will follow a structured methodology, including pre- and post-grazing ecological assessments, rotational stocking of 50–75 goats per site, and post-treatment evaluations to measure vegetation recovery and invasive species reduction. The study also incorporates public education initiatives, volunteer engagement, and collaborations with conservation organizations and academic institutions to refine grazing strategies over time. The outcomes of this project will help determine the viability of integrating targeted goat grazing into Eagle Mountain City's long-term open space management plan while reducing reliance on mechanical and chemical weed control methods.

References

Noxious Weeds

[State of Utah Noxious Weeds List](#)

[2025 State of Utah Noxious Weeds List](#)

[Eagle Mountain City Code 8.07.020](#)

[A Well-Designed Goat Grazing Plan Can Reduce Noxious Weeds – USU Extension](#)

Fire Management

[Preparing homes for Wildfire, National Fire Protection Agency](#)

[Wildfire History Tracker – USU Extension](#)

Wildlife and Wildlife Habitat

[Wildlife Migration Initiative: Secretarial Order 3362](#)

[Utah State Code 65-8-202.5](#)

[Landfire.gov](#)

[Landscape Plants for Eagle Mountain, Utah](#)

Soil Data

[Soils of Utah](#)

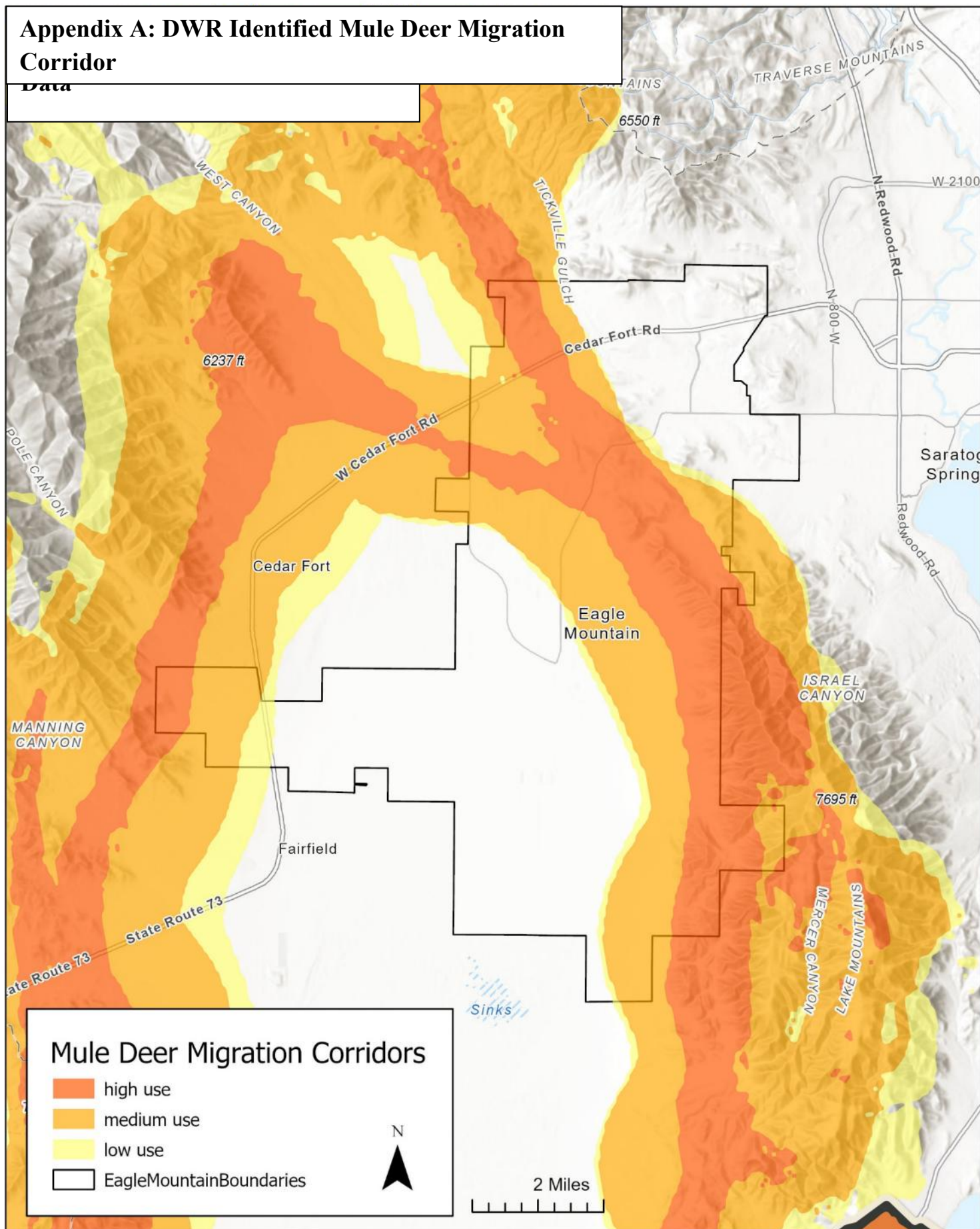
[Landscape Plants for Eagle Mountain, Utah](#)

APPENDIX



Appendix A: DWR Identified Mule Deer Migration Corridor

Data

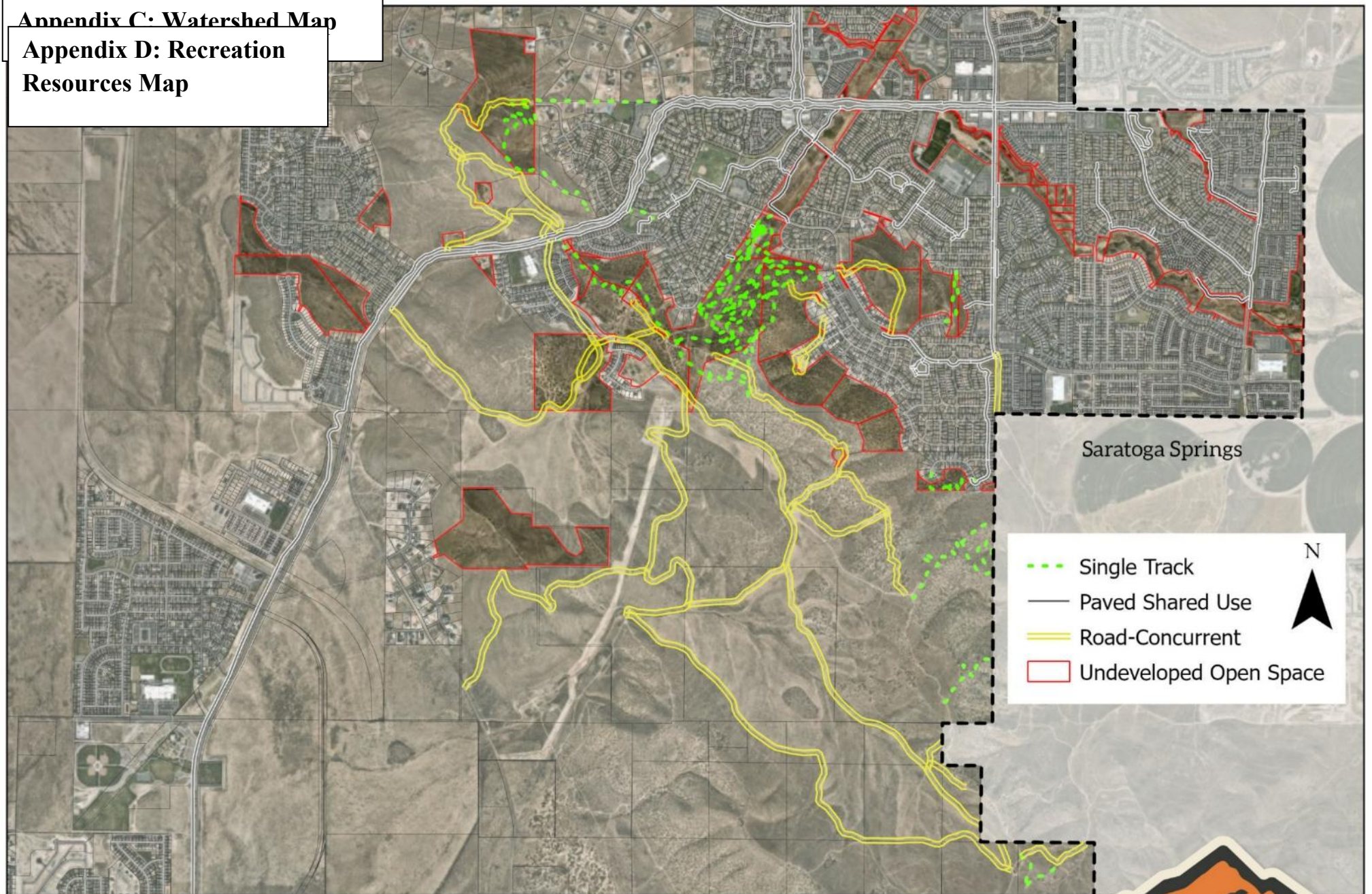


Mule Deer Migration Corridors Near Eagle Mountain City

Natural Open Space Management Plan | Eagle Mountain City | 2025



Appendix C: Watershed Map
Appendix D: Recreation
Resources Map



Recreation Resources

Undeveloped Open Space Management Plan | Eagle Mountain City | 2025



Appendix E - Noxious Weed Removal BMPs

Bur Buttercup (*Ceratocephala, testiculata*)



(Bur buttercup lateral habit - USDA Forest Service, Wikimedia Commons)



(Bur buttercup -Bonnie Million, National Park Service, Bugwood.org)

1. Prevention & Early Detection

- Hand-pull plants before seed maturation to prevent reseeding.
- Monitor disturbed areas for early infestations.

2. Mechanical & Cultural Control

- Shallow tillage or hoeing is effective for young plants but must be repeated.
- Apply a 3-inch mulch layer in planting beds to suppress seed germination.

3. Chemical Control

- Apply post-emergent broadleaf herbicides to actively growing plants for effective control.

4. Long-Term Management

- Monitor and remove new growth annually to prevent reinfestation.
- Combine multiple control methods for sustained suppression.

Cheatgrass (*Bromus tectorum*)



(Cheatgrass growth habit - Chris Evans, University of Illinois, Bugwood.org)



(Cheatgrass growth habit - Tom Heutte, USDA Forest Service, Bugwood.org)



(Cheatgrass seeds (K. George and James Sebastian, Colorado State University, Bugwood.org)

1. Prevention & Early Detection

- Hand-pull plants before seed maturation to prevent reseeding.
- Maintain healthy plant cover to reduce establishment in disturbed areas.

2. Mechanical & Cultural Control

- Apply a 3-inch mulch layer in planting beds to suppress seed germination.

3. Chemical Control

- Post-emergent herbicides (e.g., glyphosate, imazapic) should be applied to actively growing plants before seed set.

4. Long-Term Management

- Monitor and remove new growth annually to prevent reinfestation.
- Replant treated areas with competitive native grasses to suppress cheatgrass regrowth.

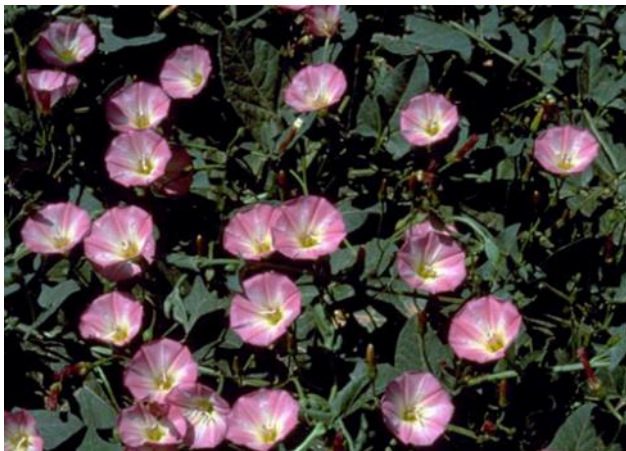
Field Bindweed / Wild Morning Glory (*Convolvulus* spp)



(Field bindweed growth habit - Howard F. Schwartz, Colorado State University, Bugwood.org)



(Field bindweed leaves - Robert Videki, Bugwood.org)



(Field bindweed flowers - Phil Westra, Colorado State University, Bugwood.org)

1. Prevention & Early Detection

- Monitor and remove plants early before seed maturation.
- Prevent soil disturbance, which encourages root spread.

2. Mechanical Control

- Frequent hand-pulling reduces seed spread but does not eliminate underground roots.
- Repeated mechanical removal of aboveground growth depletes energy reserves but requires persistence.

3. Chemical Control

- Apply post-emergent systemic herbicides (e.g., glyphosate, 2,4-D) to actively growing plants.
- Multiple applications are often required to target underground structures.

4. Long-Term Management

- Monitor treated areas regularly and re-treat as needed.
- Encourage competitive vegetation to suppress regrowth.

Jim Hill Mustard (*Sisymbrium, altissimum*)



(Mary Ellen (Mel) Harte, Bugwood.org)



(Mary Ellen (Mel) Harte, Bugwood.org)

1. Prevention & Early Detection

- Monitor disturbed areas (grasslands, roadsides, streambanks) for early infestations.
- Establish and maintain perennial vegetation to outcompete mustard.

2. Mechanical Control

- Hand-pull plants before seed production to prevent spread.
- Mowing can reduce seed production but must be timed before seeds mature.
- Tillage and cultivation can control mustard in suitable areas before seed set.

3. Chemical Control

- Apply herbicides to young, actively growing plants for best control.
- Selective herbicides: 2,4-D, dicamba work well on small plants.
- Metsulfuron (Escort): Effective pre- or post-emergence for long-term control.

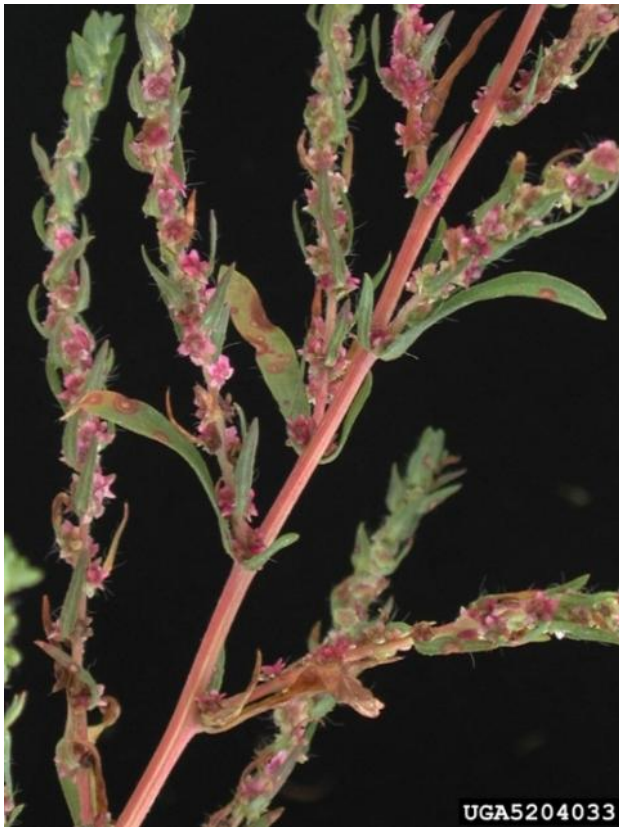
4. Long-Term Management

- Reduce soil disturbances to prevent establishment.
- Monitor and re-treat infested areas as needed.

Annual Kochia (*Kochia, scoparia*)



(Annual kochia growth habit - Leslie J. Mehrhoff, University of Connecticut, Bugwood.org)



(Annual kochia flowers - Pedro Tenorio Lezama, Bugwood.org)

1. Prevention & Early Detection

- Hand-pull plants before they set seed to prevent spread.
- Apply a 3-inch mulch layer in planting beds to suppress seed germination.

2. Mechanical Control

- Shallow tillage or hoeing is effective for young plants but must be repeated as needed.

3. Chemical Control

- Post-emergent herbicides should be applied directly to actively growing plants for best control.

4. Long-Term Management

- Monitor treated areas annually to prevent reinfestation.
- Combine multiple control methods for sustained suppression.

Phragmites (*Phragmites, australis*)



(*Phragmites* stand at the USU Botanical Center ponds at Kaysville, Utah. extension.usu.edu)



(*Phragmites* stand at the USU Botanical Center ponds at Kaysville, Utah. extension.usu.edu)

1. Prevention & Early Detection

- Monitor wetland and riparian areas for early infestations.
- Limit soil disturbance and nutrient runoff, as these conditions favor Phragmites growth.
- Maintain water depths above 12 inches or fully dry soils to reduce establishment.

2. Mechanical Control

- Mowing or cutting can reduce growth but must be done weekly from mid-summer to late fall.
- Cut below the waterline (3–5 inches) to drown rhizomes when possible.
- Remove and properly dispose of plant material to prevent regrowth from stems or seeds.

3. Chemical Control

- Apply herbicides (glyphosate or imazapyr) from July to October before a killing frost.
- Use aquatic-approved formulations (e.g., Rodeo, AquaNeat, Aquastar, or Habitat).
- Best method: Spray the leaves directly or apply via cut-stem injection.

4. Long-Term Management

- Plan for a multi-year approach, as control may take 2–3 years or more.
- Remove dead plant material after herbicide treatment to promote native plant regrowth.
- Monitor treated areas annually and apply follow-up treatments as needed.

Puncturevine / Goat Head (*Tribulus, terrestris*)



(Puncturevine - Howard F. Schwartz, Colorado State University, Bugwood.org)



(Puncturevine seedling - Phil Westra, Colorado State University, Bugwood.org)



(Puncturevine burrs - Forest and Kim Starr, Starr Environmental, Bugwood.org)

1. Prevention & Early Detection

- Hand-pull plants before seed maturation; rake or sweep up fallen burrs to prevent spread.
- Reduce soil compaction through aeration, as Puncturevine thrives in compacted soil.

2. Mechanical & Cultural Control

- Apply a 3-inch mulch layer in planting beds to suppress seed germination.
- Regularly monitor disturbed areas where Puncturevine is likely to establish.

3. Chemical Control

- Pre-emergent herbicides: Apply before seeds germinate to prevent new growth.
- Post-emergent herbicides: Directly target young seedlings in planting beds.

4. Long-Term Management

- Monitor treated areas regularly to prevent re-establishment.
- Integrate multiple control methods for sustained suppression.

Russian Olive (*Elaeagnus, angustifolia*)



(Russian Olive at Intermountain Herbarium.
extension.usu.edu)

1. Prevention & Early Detection

- Monitor riparian areas and lowland fields to prevent early infestations.
- Avoid planting Russian olive in windbreaks or landscaping to prevent spread.

2. Mechanical Control

- Cutting alone is ineffective; regrowth will occur unless treated.
- Mowing seedlings can slow the spread but does not eliminate established trees.
- Girdling (removing bark around the trunk) can weaken trees but is slow acting.
- Bulldozing removes trees but disturbs soil, promoting regrowth.

3. Chemical Control

- Best method: Cut trees and immediately apply herbicide to stumps (glyphosate or triclopyr) to prevent regrowth.
- Burning stumps after cutting may improve control but should be used cautiously.

4. Long-Term Management

- Monitor treated areas annually to prevent resprouting.
- Replant native riparian vegetation to restore habitat and prevent reinvasion.

Russian Thistle (*Salsola, tragus*)



(Photo courtesy of Mary Ellen (Mel) Harte,
<https://www.forestryimages.org/>)



(Phil Westra, Colorado State University,
Bugwood.org)

1. Prevention & Early Detection

- Monitor and remove young plants before they mature and produce seeds.
- Minimize soil disturbance and maintain healthy vegetation cover to reduce establishment.

2. Mechanical Control

- Hand-pulling: Effective on small plants.
- Tillage: Light tillage disrupts seedlings but must be repeated.
- Mowing: Only effective before flowering to prevent regrowth and seed dispersal.

3. Chemical Control

- Best applied in spring when plants are actively growing.
- Selective herbicides: 2,4-D, dicamba for broadleaf control.
- Non-selective herbicides: Glyphosate kills all vegetation; best for spot treatments.
- Organic options: Acetic acid or clove oil but require multiple applications.

4. Long-Term Management

- Prevent seed dispersal by collecting and properly disposing of mature plants.
- Restore treated areas with native grasses to prevent reinfestation.
- Monitor yearly and adjust control strategies as needed.

Scotch Thistle (*Onopordum, acanthium*)

1. Prevention & Early Detection

- Monitor disturbed areas and remove young rosettes before they mature.
- Prevent seed production; each plant can produce up to 40,000 seeds that remain viable for years.
- Maintain healthy vegetation cover to reduce establishment.

2. Mechanical Control

- Hand-pulling & digging: Effective on young plants; remove entire taproot.
- Mowing: Must be before flowering to prevent seed dispersal; may require repeated cuttings.
- Tillage: Useful in open areas but must be repeated to prevent regrowth.

3. Chemical Control

- Best applied in early spring or late fall to seedlings and rosettes.
- Effective herbicides include:
 - Aminopyralid, metsulfuron, clopyralid – Best for selective control.
 - Dicamba + 2,4-D mix – Effective before bolting.
 - Glyphosate – Non-selective; best for spot treatments.

4. Cultural & Biological Control

- Maintain native grasses to outcompete thistle.
- Avoid overgrazing, which weakens desirable plant cover.
- No widely effective biological control exists, but goats can graze young plants.

5. Long-Term Management

- Monitor treated areas annually and remove seedlings.
- Integrate multiple methods (mechanical, chemical, and cultural) for long-term success.

Spotted Knap Weed (*Centaurea, stoebe*)



(Rob Routledge, Sault College, Bugwood.org)



(Rob Routledge, Sault College, Bugwood.org)

1. Prevention & Early Detection

- Monitor and remove rosettes before they bolt and seed.
- Avoid soil disturbance, which encourages knapweed establishment.

2. Mechanical Control

- Hand-pulling: Effective for small patches if the entire root is removed.
- Mowing: Reduces seed production but must be repeated annually.

3. Chemical Control

- Best applied in spring or early fall at the rosette stage.
- Selective herbicides: Clopyralid, aminopyralid, picloram for long-term control.
- Glyphosate: Effective for spot treatments but non-selective.

4. Biological Control

- Introduce weevils and beetles that target seeds and roots:
 - *Larinus minutus*, *Cyphocleonus achates* reduce seed production and weaken plants.

5. Long-Term Management

- Replant treated areas with competitive native grasses to prevent regrowth.
- Monitor yearly and adjust strategies as needed.

Tamarisk / Salt Cedar (*Tamarix ramosissima* Ledeb)



(Steve Dewey, Utah State University, Bugwood.org)



(Steve Dewey, Utah State University, Bugwood.org)

1. Prevention & Early Detection

- Monitor riparian areas for early infestations, as Saltcedar rapidly colonizes disturbed soils.
- Avoid planting Saltcedar for erosion control or windbreaks due to its high-water consumption and invasive nature.

2. Mechanical Control

- Cutting alone is ineffective; regrowth occurs unless combined with herbicide treatment.
- Burning, drought, or flooding do not effectively kill Saltcedar.

3. Chemical Control

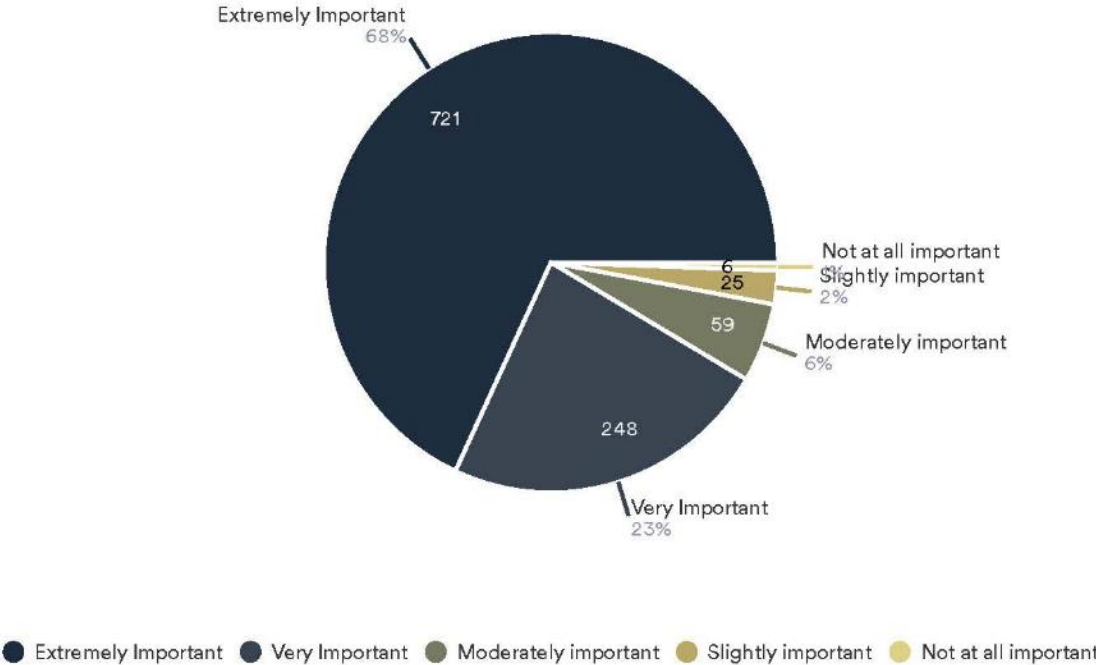
- Apply herbicide (e.g., triclopyr or imazapyr) directly to cut stumps to prevent regrowth.
- Foliar spraying is effective but must be done carefully to avoid non-target damage.

4. Long-Term Management

- Monitor and retreat regrowth annually, as complete eradication requires multiple treatments.
- Restore treated sites with native riparian vegetation to prevent reinfestation.

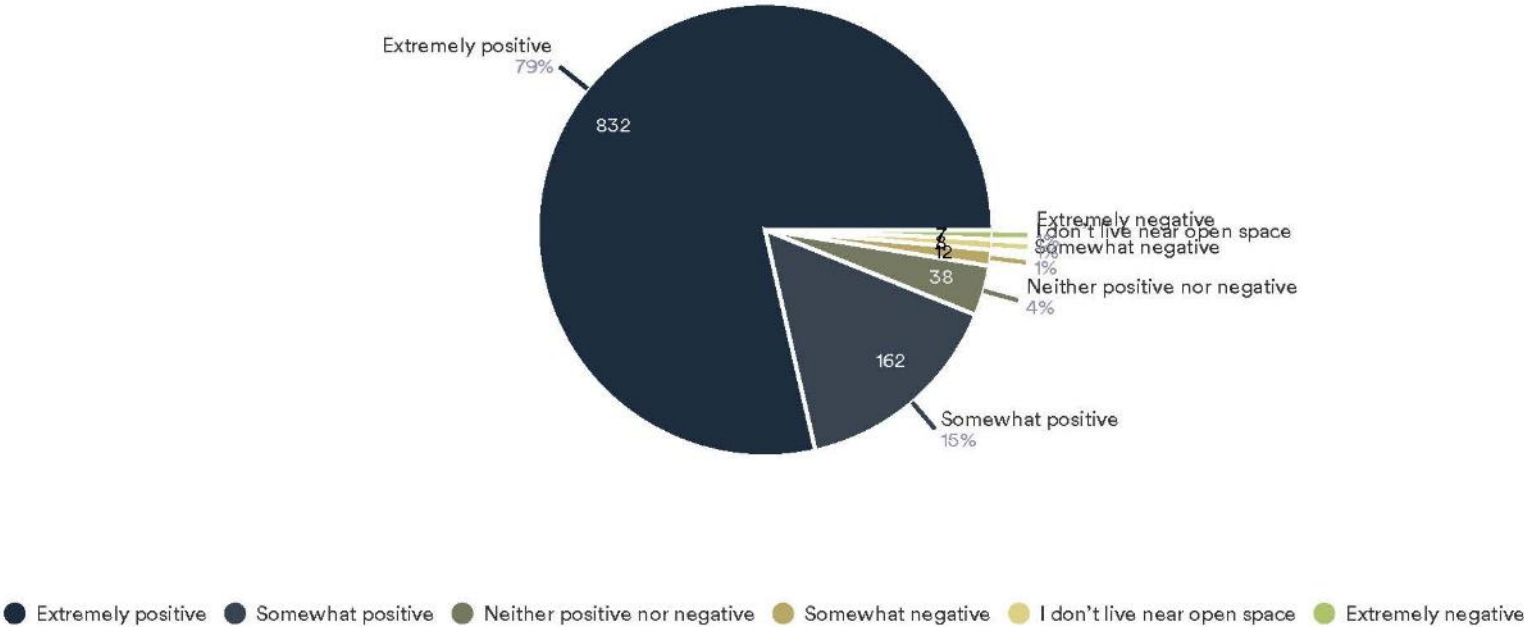
How important is open space to you?

1059 Responses



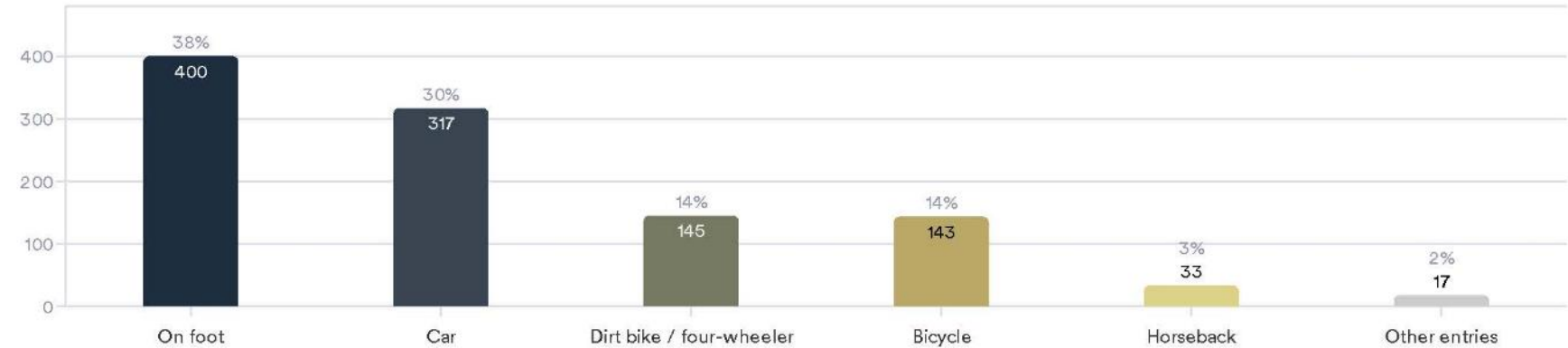
Does proximity to open space have a positive or negative impact on your household's quality of life?

1059 Responses



What type of transportation do you use to access open space areas?

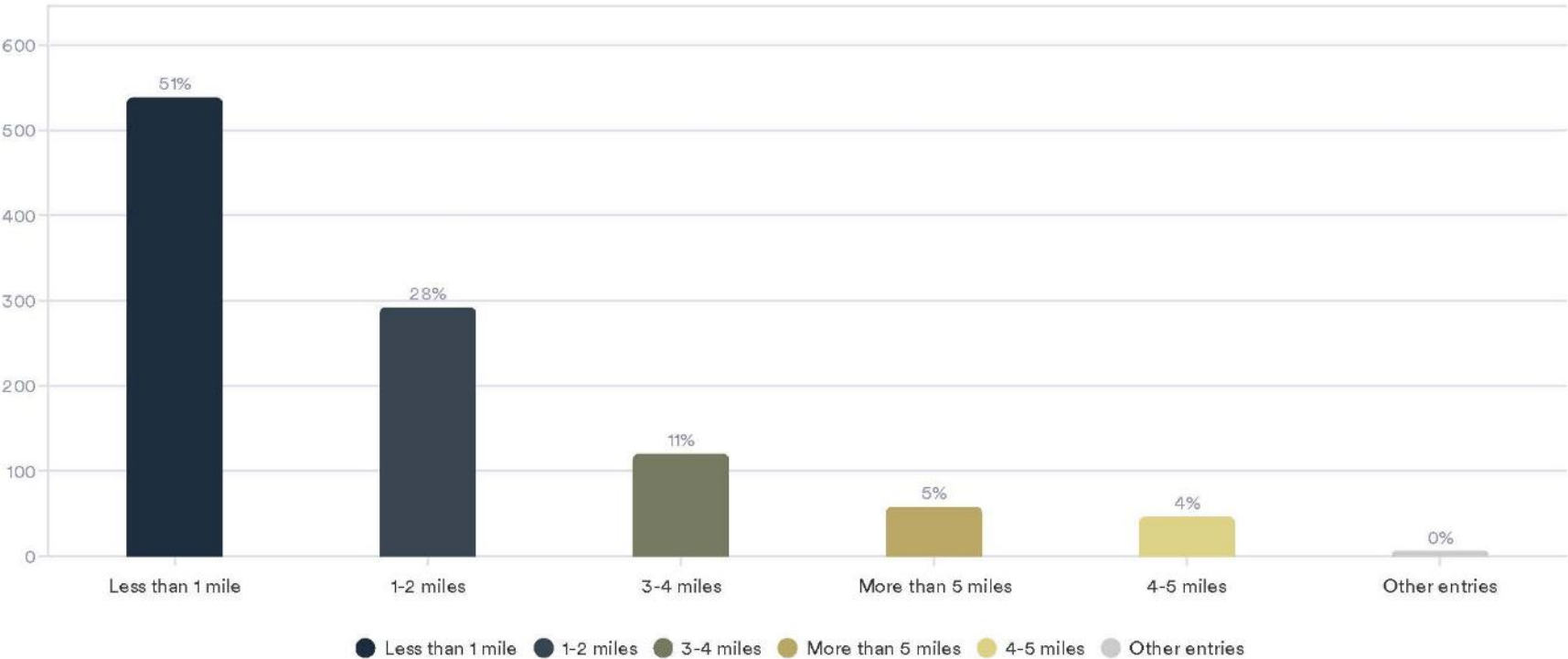
1055 Responses



Data	Response	%
On foot	400	38%
Car	317	30%
Dirt bike / four-wheeler	145	14%
Bicycle	143	14%
Horseback	33	3%
Other entries	17	2%

How far do you have to travel to access open space areas?

1056 Responses



What types of open space do you visit the most? Select Two

2470 Responses- 1 Empty

Data	Response	%
Improved city parks with grass and amenities	624	25%
Natural open space areas (natural parks)	488	20%
Paved running/walking/biking trails	477	19%
Public Land (Bureau of Land Management or State Institutional Trust La...	416	17%
Unpaved running/walking/biking trails	409	17%
Golf Course	56	2%

Best Response

Improved city parks with grass and amenities

25%

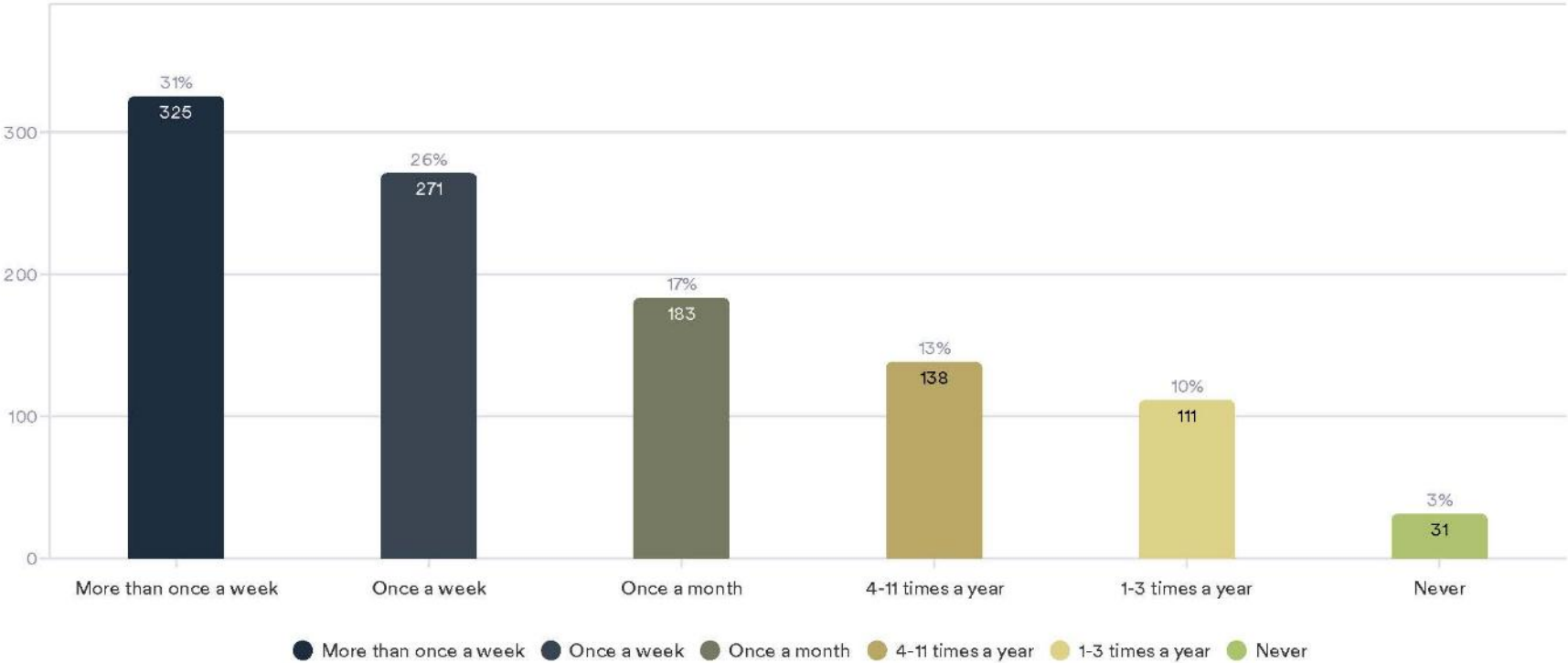
Percentage

2470

Responses

How often do you visit city owned natural open space areas?

1059 Responses



What natural open spaces do you visit? Select up to Three

2392 Responses- 1 Empty

Best Response

Lake Mountain

27%

Percentage

2392

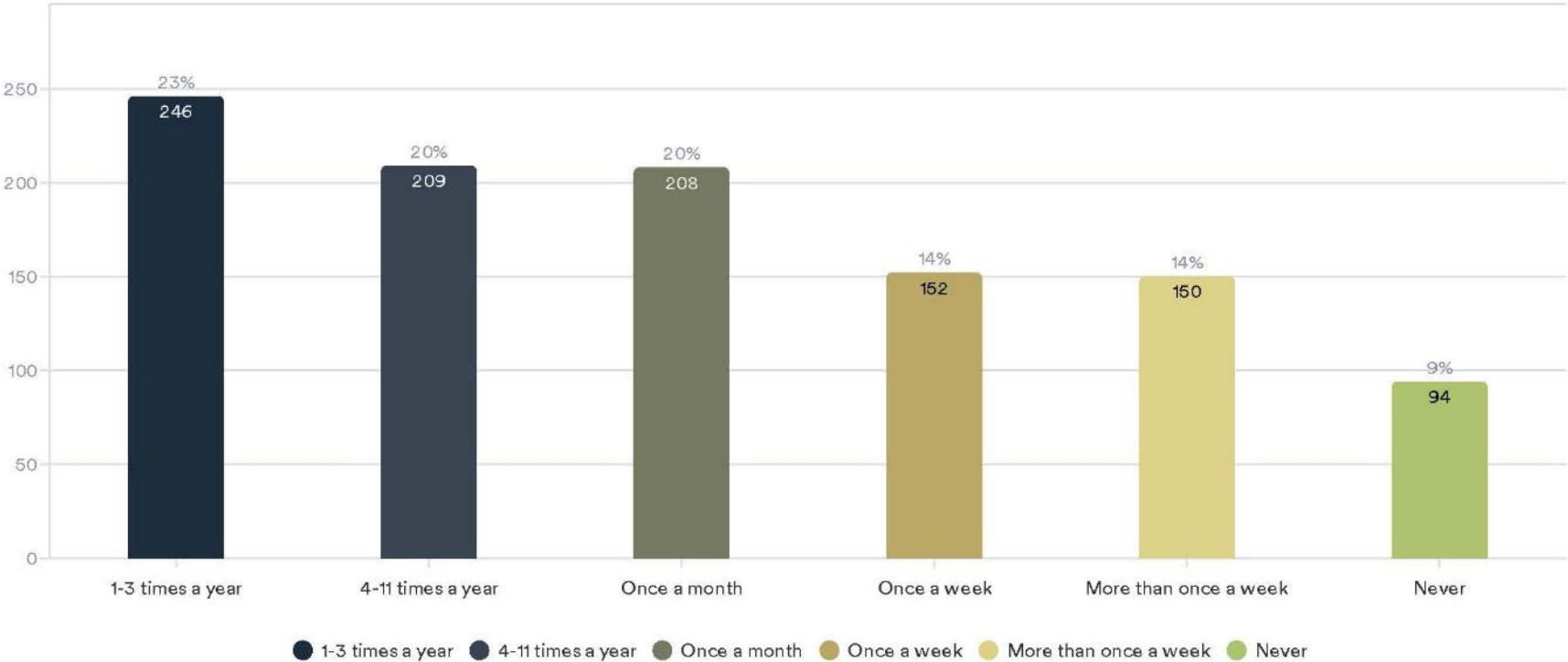
Responses

Data	Response	%
Lake Mountain	648	27%
BLM land within city limits	561	23%
Eagle Mountain Bike Park	394	16%
Turtle Peak	303	13%
Tickville Gulch	210	9%
Three Warriors Petroglyph	125	5%
None	13	1%
Other entries	170	6%

Eagle Mountain 2024 Open Space Survey

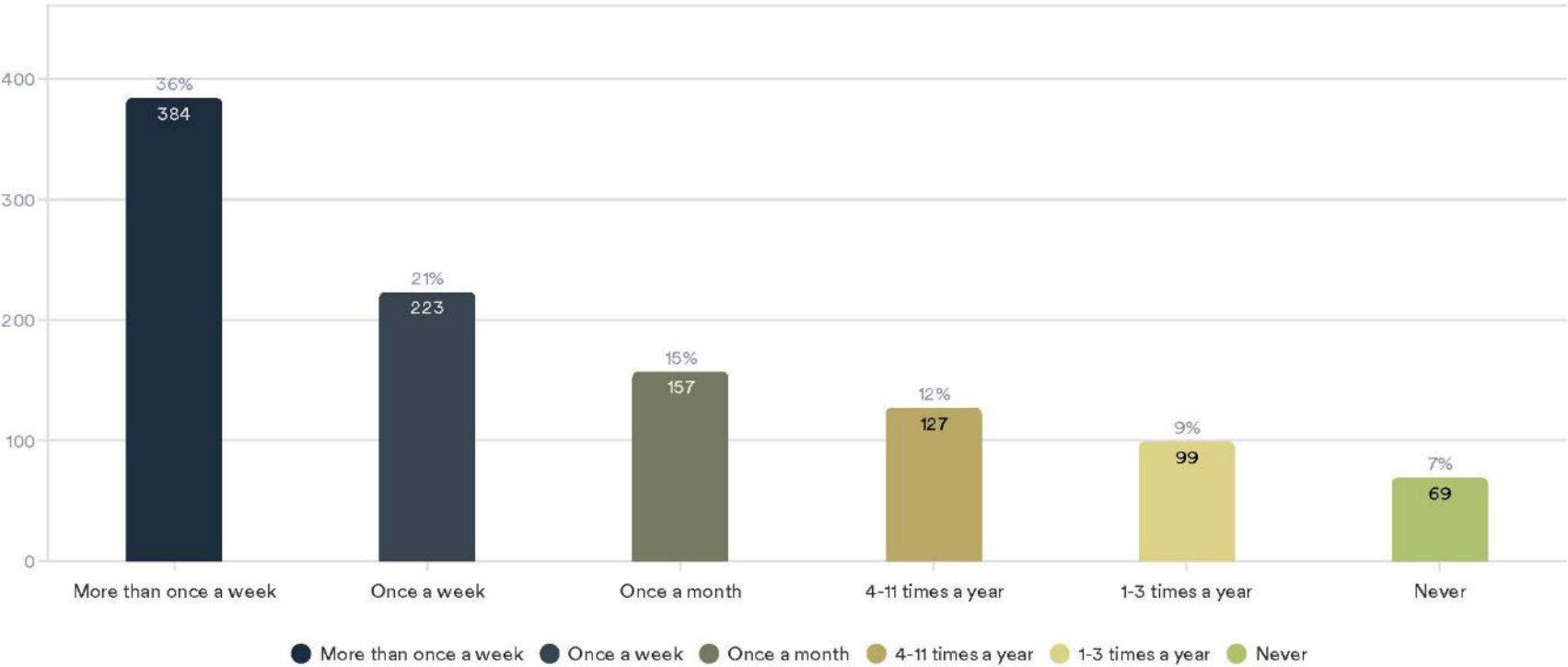
How often do you visit nearby Public Lands (Bureau of Land Management / State Institutional Trust Lands) - See Image Below

1059 Responses



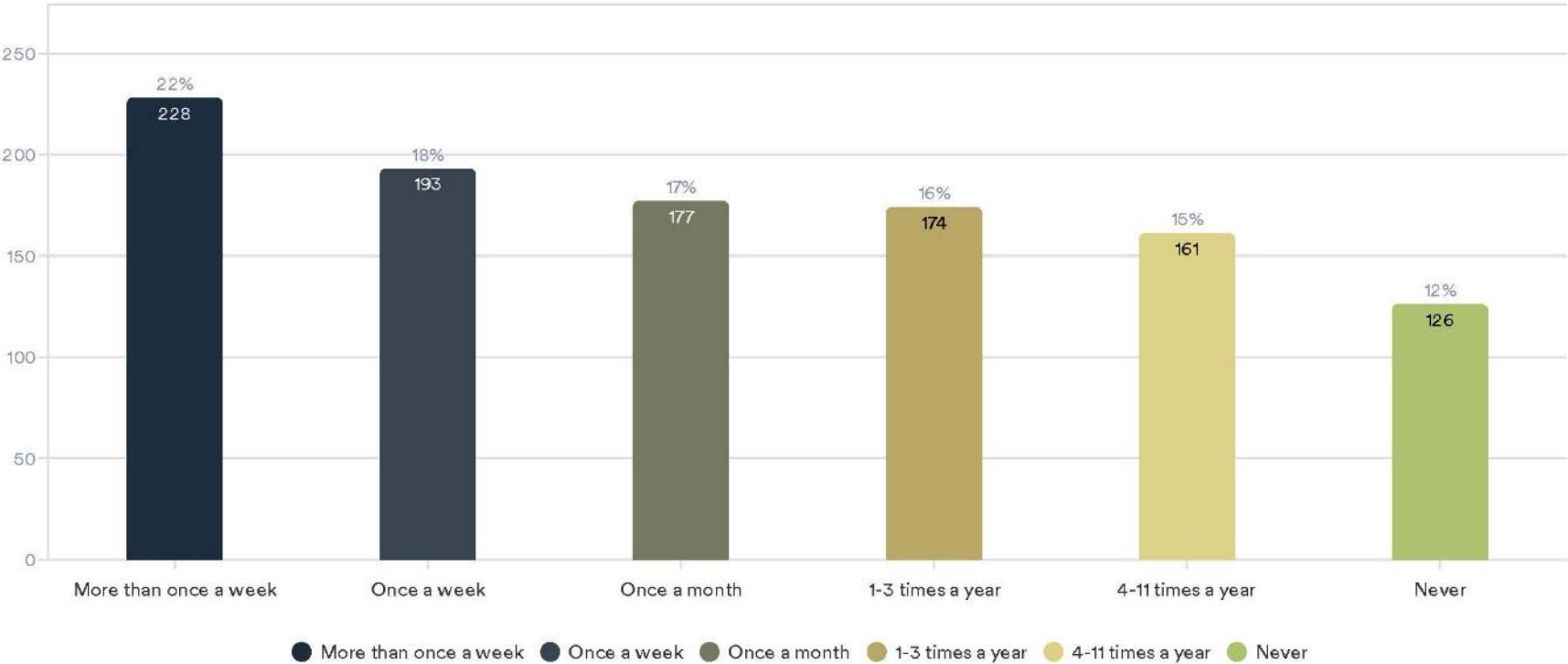
How often do you use paved running / biking trails?

1059 Responses



How often do you use unpaved running / biking trails?

1059 Responses



Do you visit open space for any of the following reasons? Select your top 3

3174 Responses

Best Response

To enjoy nature

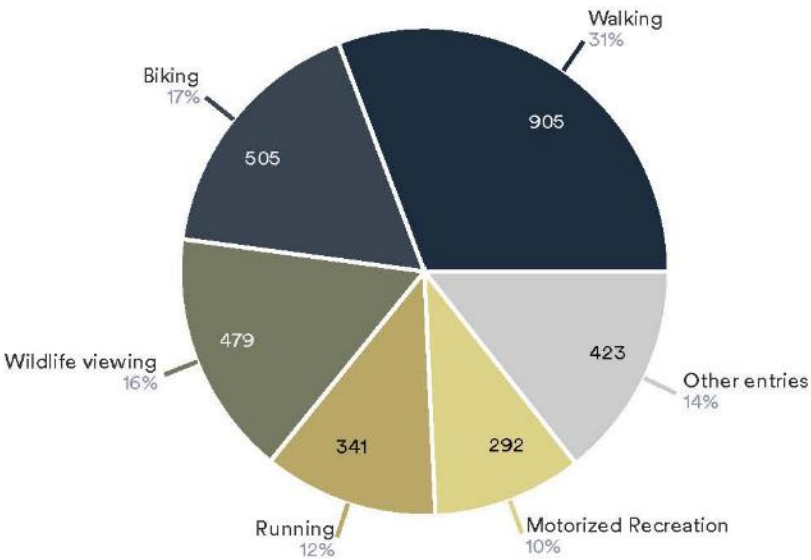
30%
Percentage

3174
Responses

Data	Response	%
To enjoy nature	967	30%
For recreation	901	28%
To get exercise	866	27%
To enjoy the company of others	271	9%
For education / to learn about nature	87	3%
For spiritual / religious reasons	61	2%
Other entries	21	1%

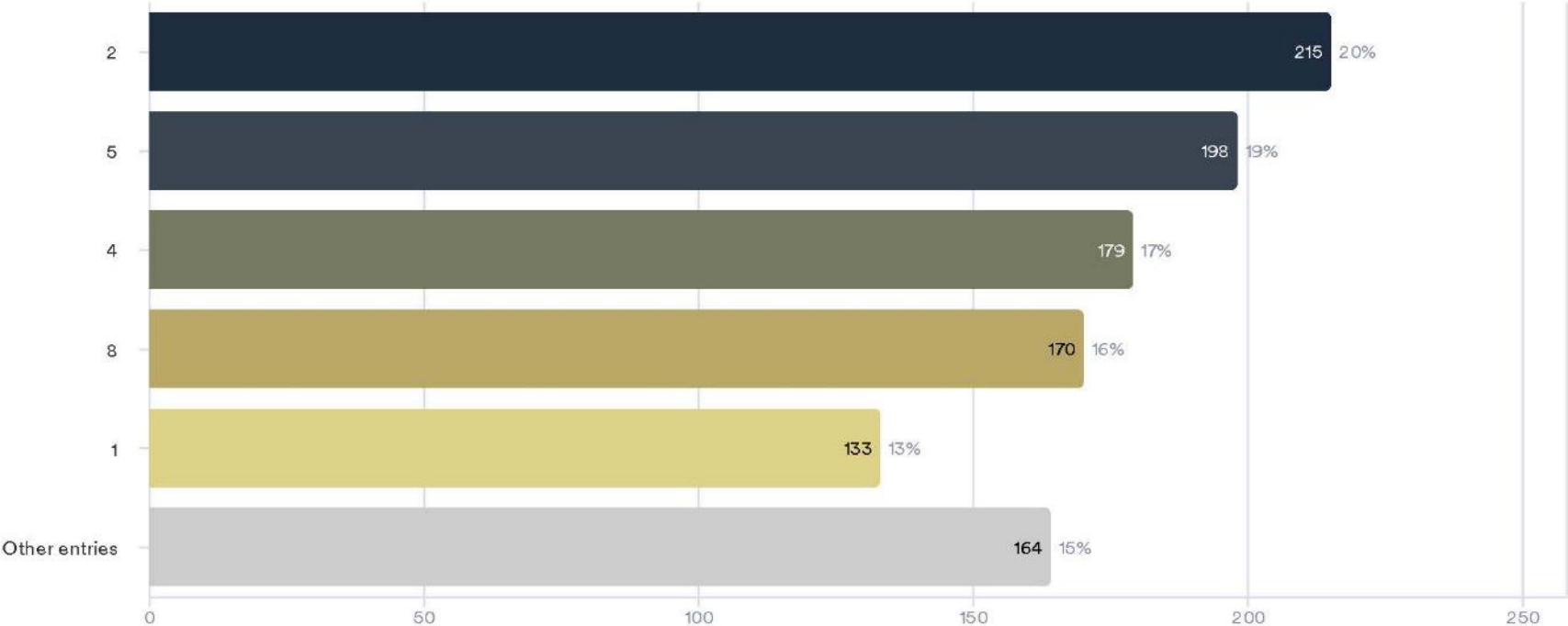
Do you visit open space for any of the following activities? Select your top 3

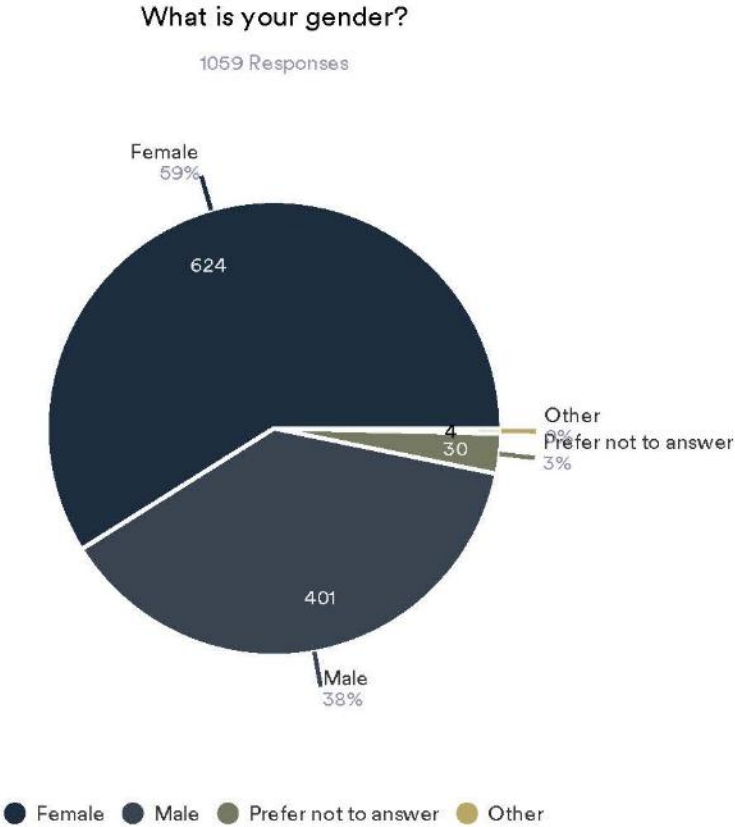
2945 Responses



Which general area in Eagle Mountain City do you live? See Map Below

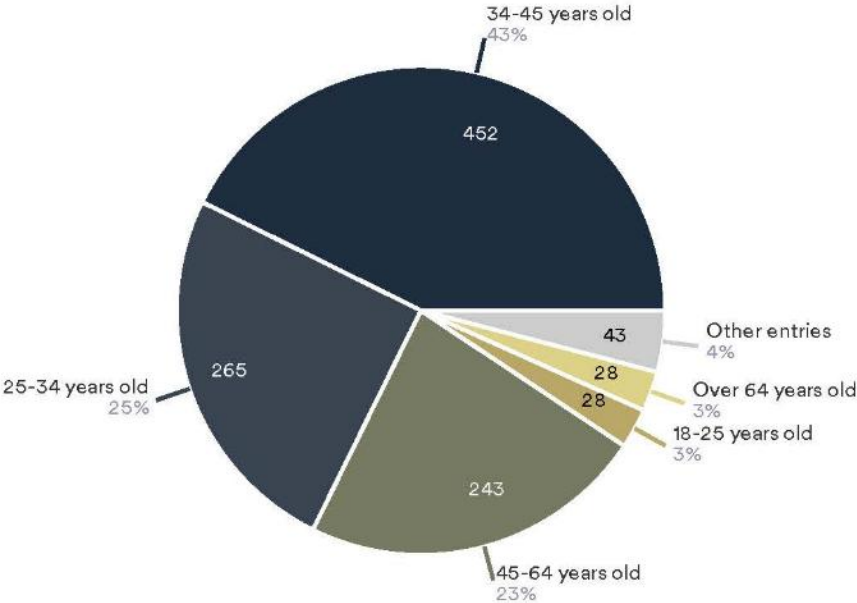
1059 Responses





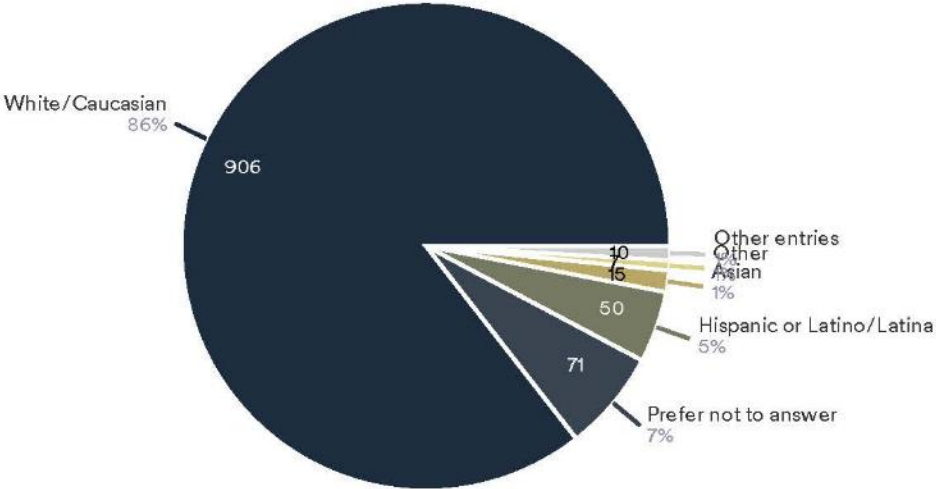
What age group do you belong to?

1059 Responses



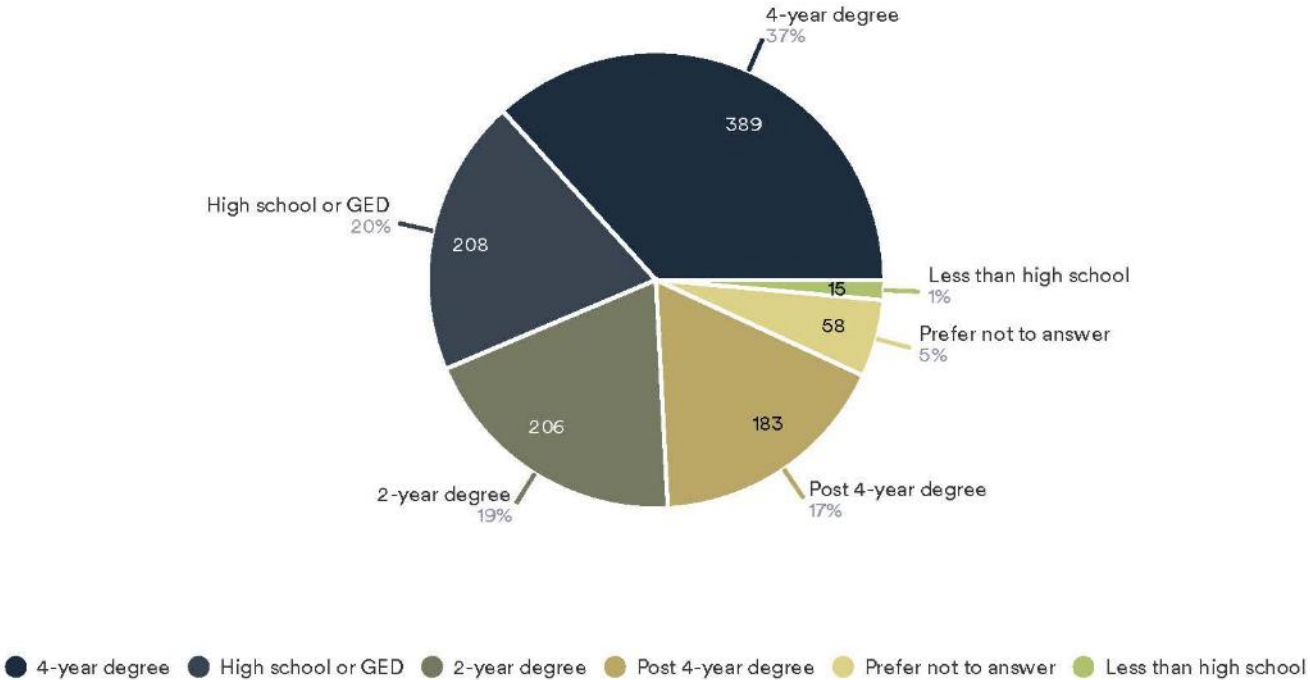
What category best describes your race or ethnicity?

1059 Responses



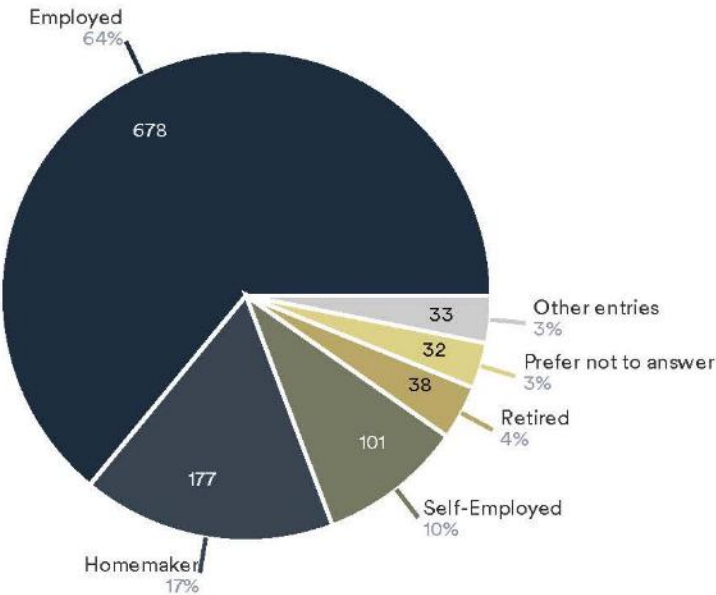
What is the highest level of education you have received?

1059 Responses



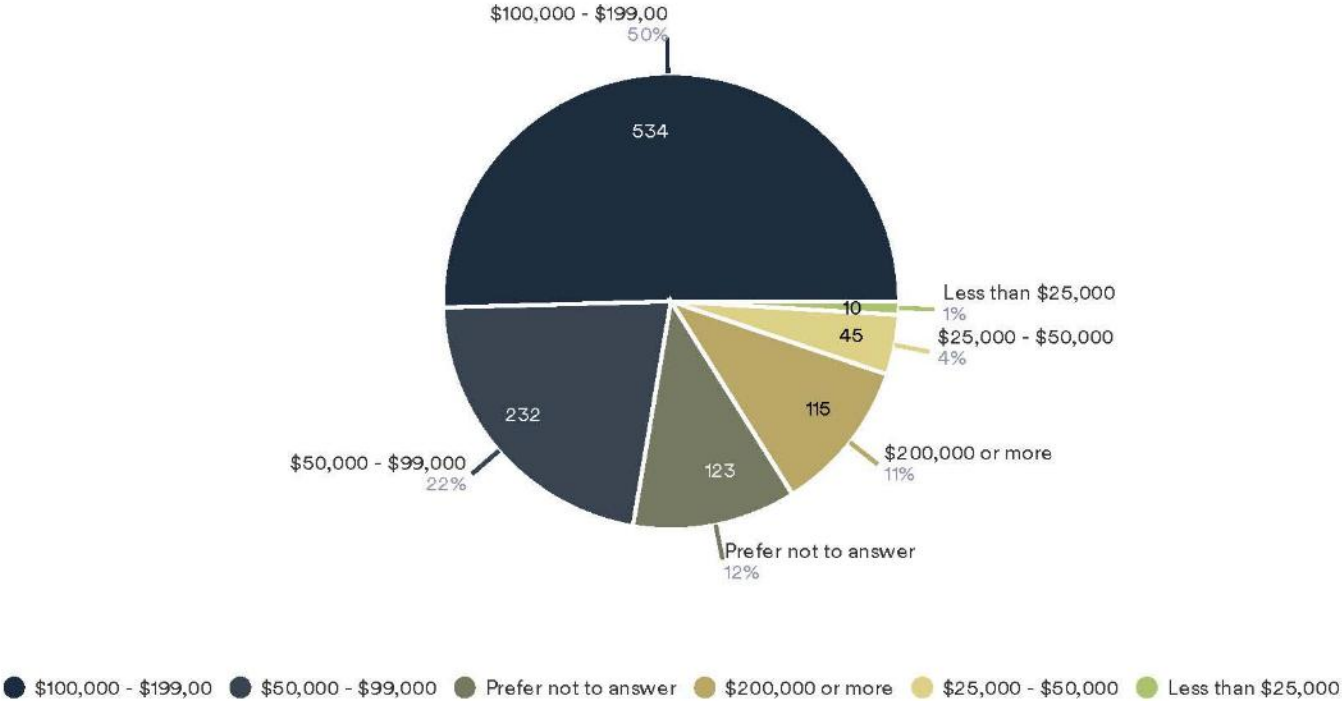
Which of the following best describes your employment status?

1059 Responses



Which category best represents your household's annual gross income?

1059 Responses



Report End

Eagle Mountain 2024 Open Space Survey







**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 25, 2025**

TITLE:	Planning Commission General Powers and Duties Discussion - Part 2
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	n/a
APPLICANT:	n/a

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
n/a	n/a

PUBLIC HEARING

No

PREPARED BY

Brandon Larsen, Planning
Director

PRESENTED BY

Brandon Larsen

RECOMMENDATION:

n/a

BACKGROUND:

n/a

ITEMS FOR CONSIDERATION:

n/a

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

None



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 25, 2025**

TITLE:	March 11, 2025, Planning Commission meeting minutes
ITEM TYPE:	Minutes
FISCAL IMPACT:	n/a
APPLICANT:	n/a

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
n/a	n/a

PUBLIC HEARING

PREPARED BY

Heather Lamb, Planning
Secretary

PRESENTED BY

RECOMMENDATION:

n/a

BACKGROUND:

n/a

ITEMS FOR CONSIDERATION:

n/a

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

1. PC Meeting Minutes DRAFT 3.11.2025



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

March 11, 2025 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Rod Hess, Robert Fox, Brent Strong, and Craig Whiting; and Alternate Commissioner Bryan Free.

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; Heather Lamb, Planning Secretary; and Elizabeth Fewkes, Planner.

5:30 P.M. – Eagle Mountain City Planning Commission Work Session

Commissioner Allen called the meeting to order at 5:30 p.m.

1. Discussion Items

1. A. DISCUSSION ITEM –Cedar Glen Concept Plan – Applicant: Flagship Homes

- 208 acres currently zoned Agriculture, possible school zone use but the applicant is proposing residential,
- Future Land Use Map currently states: Business Park Light industries,
- A review of the code regarding lagoons and portions of the subject property being too close to the wastewater treatment plant were discussed,
- The applicant is considering lots measuring 40x80 but EMMC does not have a zone with that criterion. Residential density is 6.1 units per acre;
- The smallest single-family lot allowed in the current code is 4,500 square feet. If the applicant desires a smaller lot, then a code amendment to create a new zone would have to be approved.

1. B. DISCUSSION - General Plan Part 1 Review

- Review of Plan Draft Part 1 – Chapters 1-3;
- Review of the Vision Statement for the General Plan.

Commissioner Allen adjourned the work session at 6:34 p.m.

6:30 P.M. – Eagle Mountain City Planning Commission Policy Session

Commissioner Allen called the policy session to order at 6:42 p.m.

3. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

5. Approval of Meeting Minutes

5. A.

MOTION: *Commissioner Strong moved to approve the minutes of the February 28, 2025 Planning Commission Meeting. Commissioner Hess seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

6. Status Report

Planning Director Brandon Larsen reviewed the planning items discussed and voted upon during the City Council meeting.

7. Action and Advisory Items

7. A. PRELIMINARY PLAT - Overland Village 2 Phase B

This item was presented and discussed following item 7. F.

Presentation summary: Presented by Senior Planner, David Stroud; a request to approve the second preliminary plat of Overland Village 2, and complete development of this Village with single-family lots, townhomes, and open space.

Applicant's statements summary: Brad Mackay, Ivory Homes wanted to thank the City for their efforts and help. Per MDA, Ivory Homes is required to buy water from the City and CWP, up to at least 25% of the site (Ivory Homes has now exceeded that). They will now work with SITLA for their remaining water needs. The plan for the next few years will be to build a road and construct a park. Approximately 120 lots per year are completed.

Commissioner Allen opened the public hearing at 8:10 p.m. and closed it at 8:11 p.m., as there were no comments.

Discussion Summary Points: Planning

- Commission is the Land Use Authority on Item 7. A.
- As presented in the Preliminary Plat, Overland Village 2 Phase B meets the Code.

MOTION: *Commissioner Hess moved to approve Item 7. A. Preliminary Plat, Overland Village 2 Phase B as presented. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

7.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17 Amendments.

Presentation Summary: Presented by Senior Planner, Robert Hobbs; a Proposal to enact an ordinance amending Title 17, Chapter 25.030 Land Use Table, 31.030 and 040 Allowed and Special Uses, 48.030 Allowed Uses, 52.060 Conditional Uses, 53.040 Land Uses, by replacing references to conditional uses with special uses, adding land use tables in lieu of lists of uses in each chapter and re-labeling subsection paragraphs to accommodate changes.

Commissioner Allen opened the public hearing at 8:20 p.m. As there were no comments, he closed the hearing at 8:21 p.m.

Discussion Summary Points: There was no discussion on Agenda item 7. B.

MOTION: *Commissioner Whiting moved to forward a positive recommendation to the City Council of Item 7. B. an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Title 17 Amendments related to conditional and special uses. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

7. C. PRELIMINARY PLAT-Meadow Ranches (tabled January 28, 2025).

Presentation Summary: Presented by Senior Planner, Robert Hobbs; a proposal to rezone Lot 433, Meadow Ranch, Plat 4, from Parks and Open Space to the RD1 Zone (AG/Rural Density Two). Lot 433 is proposed to be divided into three (3) lots (approximately 1.25 acre) in the Meadow Ranch area on Shiloah Way. The uses in the vicinity are generally residential with a semi-rural feel. The lots in this area are generally 1 acre or greater. Some properties have larger animals. The Spring Run development—with its 0.25 acre lots—lies to the east of the subject property. There is an approximately 100-foot open space strip related to the Spring Run development.

Item 7.C. is not a Public Hearing.

Discussion Summary Points: There is a private water line that runs through the subject property. Staff recommended the Planning Commission condition approval of the plat on the utility line being located and an easement for the line be included on the plat.

MOTION: *Commissioner Whiting moved to approve Item 7. C. Meadow Ranch 9, Preliminary Plat, with the condition that the utility line be located and an easement for the line be included on the plat. Commissioner Hess seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

7.D. MASTER SITE PLAN - Pinnacles B3 (tabled from February 11, then February 25th)

Presentation Summary: Presented by Senior Planner, Robert Hobbs; a request for approval of a Master Site Plan and Preliminary Plat for 167 townhouse lots and six open space parcels in the multi-family zoned areas on the eastern end of the development.

Applicant's Statements Summary: Toby Cordova, representing Century Communities, commented that garbage and recycling will be provided to individual homes, mail will be delivered to community boxes, and snow removable will be handled by the HOA.

Item 7.D. was not a Public Hearing.

Discussion Summary Points: There was no discussion on Agenda item 7. D.

MOTION: *Commissioner Hess moved to forward a positive recommendation to the City Council of Item 7. D. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

AMENDED MOTION: *Commissioner Hess moved to Amend the Motion of Item 7. D. to forward a positive recommendation to the City Council of Item 7.D. with the following three (3) conditions:*

Commissioner Strong seconded the Motion.

- 1. That the developer/development comply with all code requirements related to their project even if drawings of the project do not feature all details thereof,*
- 2. That the Applicant be able to furnish water to the project, and*
- 3. That the developer/development comply with all development agreement requirements.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

7.E. SITE PLAN - UTA Park and Ride

Presentation Summary: Presented by Planner, Steven Lehmitz; a proposed Site Plan for Parcel No. 58:034:0424, which is along Pony Express Parkway and west of Unified Fire Authority – Eagle Mountain Station 252.

Applicant's Statements Summary: Carlie Torres, UTA, and Ryan Kitchen, Horrocks Engineering. The Applicant reviewed Site Plan Development Standards, Architectural requirements, Site Design, and off-street Parking.

Item 7.E. was not a Public Hearing.

Discussion Summary Points:

- The crosswalk across Pony Express Parkway will have a HAWK signal.
- It was also determined that the City does not want a vehicular access point directly from Pony Express Parkway to the site. It would be too close to other intersections, creating safety and traffic concern

MOTION: *Commissioner Fox moved to forward a positive recommendation to the City Council of Item 7.E. Site Plan - UTA Park and Ride Commissioner Whiting seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

7. F. ACTION/PUBLIC HEARING - Atkinson Accessory Dwelling Unit Exception

This item was presented and discussed as Item 7. A.

Presentation Summary: Presented by Planner, Steven Lehmitz; a proposed ADU exception for a property located at 1998 E. Horizon Cove, Parcel No. 54:223:0034. Property owners are petitioning the Planning Commission for an exception to the accessory dwelling unit standards found in EMMC 17.70.030.

Applicant's Statements Summary; Jordan and Alexis Atkinson: Applicants are proposing an addition to the side of their home that is adjacent to Horizon Drive. The addition to the main floor would be for an accessory dwelling unit, while the addition to the basement would be a great room and gym room for the primary dwelling. The property has setbacks of 25 feet along all property lines. The proposed addition would, at its closest point, be between 16.5 and 18 feet from the property line, depending on the site plan used

Commissioner Allen opened the public hearing at 7:09 p.m.

The following individuals spoke during the public comment period: Ashley Mason, Corinne Craig, Jordon Cunningham, Ben Feldman, Whitney Wright, Matt Bangerter, and Brandon White.

Commissioner Allen closed the public hearing at 7:20 p.m.

Discussion Summary Points:

- Planning Commission must follow law and code;
- A variance application could be filled out or other options reviewed and considered if the subject request is not granted. That would be up to the Applicant to review and file as they feel appropriate.

MOTION: *Commissioner Strong moved to table Item 7. F Atkinson Accessory Dwelling Unit Exception to provide Applicant time to review City ordinances. Commissioner Fox seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

7.G. DEVELOPMENT AGREEMENT - Saddle Junction Development Agreement

Presentation Summary: The Saddle Junction Development Agreement relates to the recent Saddle Junction Amended Plat that was recently approved (location approximately Southwest corner of Ranches SR 73 intersection). This Plat includes private roads that will be dedicated to the City. This agreement would outline how the City would follow the City Code when handling these roads.

Item 7.G. was not a Public Hearing.

MOTION: *Commissioner Whiting moved to forward a positive recommendation to the City Council of Item 7. G. Saddle Junction Development Agreement. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

8. Discussion Items

9. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for March 25, 2025.

10. Adjournment

MOTION: *Commissioner Whiting moved to adjourn the meeting at 9:17 p.m. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

The meeting was adjourned at 9:17 p.m.

Approved by the Planning Commission on

Brandon Larsen
Planning Director



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 25, 2025**

TITLE:	Cedar Valley Holbrook GPFLUMA request
ITEM TYPE:	General Plan Amendment
FISCAL IMPACT:	n/a
APPLICANT:	Holbrook HGS LC as Owner; Megan Spencer-Webb as representative

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Business Park/Light Industry; Agriculture	73.12 in aggregate

PUBLIC HEARING

Yes

PREPARED BY

Robert Hobbs, Senior Planner

PRESENTED BY

Robert Hobbs

RECOMMENDATION:

Given the findings and considerations enumerated in this report, Staff considers the application to have merit for consideration and approval, and recommends that the Planning Commission advance a favorable recommendation regarding the application to the City Council.

BACKGROUND:

The Applicant is proposing to rezone property (Utah County parcels #s 58:047:0060, 58:047:0058, 58:047:0061, and 58:047:0062) from Agriculture to R1, RC and CC. The property is located along, and abuts, SR-73 and lies northwest and southwest of the Sage Valley and Arrival communities respectively. For an associated rezone proposal submitted by the same applicant to "be compatible with the General Plan" [as per Planning principles, case law and EMMC 17.60.160(1), the City's Future Land Use Map must be [first] amended to facilitate possible approval of the proposed rezone.

The Applicant has worked with City Staff for over a year in idealizing a rezone to commercial for the front portion of the property [car lot(s)] and/or a MTECH campus were contemplated possible uses therein], and, they agreed to a City acquisition of right-of-way to extend Airport Road to the north through the property -- which deal has been finalized. The Applicant has indicated they have sufficient water to service the property.

ITEMS FOR CONSIDERATION:

There are no approval criteria for General Plan amendments in Eagle Mountain's adopted code. Common general plan future land use map amendment considerations often entail analysis of: surrounding land uses physically established near the property under review, adjacent future land use map categories/settings to the property, and, adjacent zoning. Compatibility, buffering, land features (e.g., topography, nearby land uses and structure build-out, proximity of utilities and transportation routes, etc.) are also factors made a part of such reviews -- as well as the desirability of having any particular land use setting(s) assigned to a location.

The Cedar Valley Holbrook proposal features a typical "bullseye" zoning pattern, with the most

intensive land use or zone positioned along the state highway (future freeway) and successively less intense land uses radiating, northerly, outward. The property adjoins a state highway and is fronted by another pair of collectors roads. It is also relatively close to two major residential developed, and one platted, subdivision to its north and southeast. Those communities, lying in the AG/Rural Density 2 land use setting, were platted once into predominantly acre-sized lots and cover large swaths of land. The Ag/Rural Density 2 category abuts the northern and eastern boundaries of the property.

City administration Staff have been in the process of working with the Applicant regarding development of the property -- especially with commercial endeavors in mind for the site. Buffering of the commercial area is already proposed by use of zones between the property and neighboring residential developments as noted above.

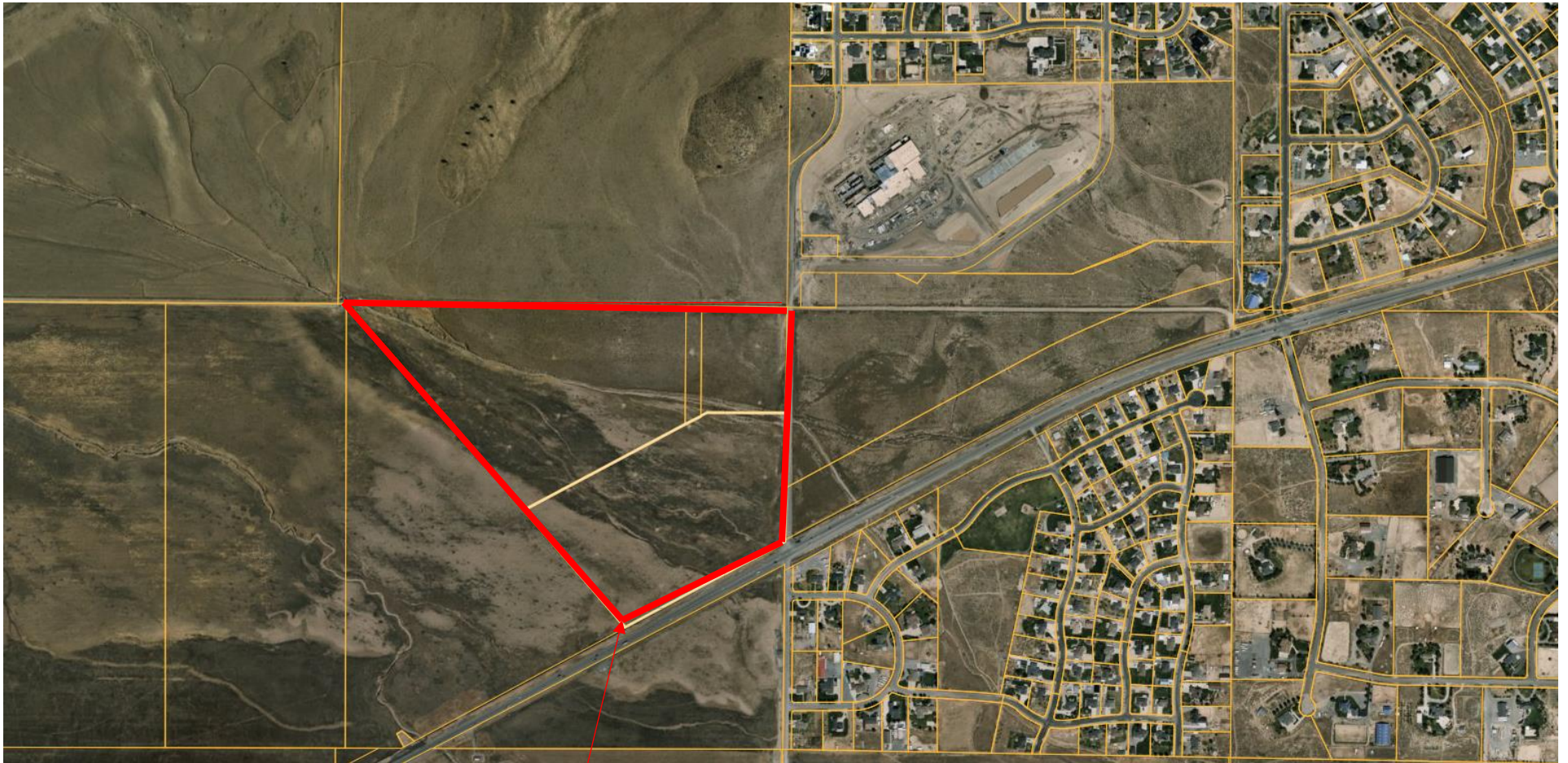
PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

1. Aerial and Street Views of the CV Holbrook Property.March 2025
2. Cedar Valley Holbrook GP Amendment Application
3. Approved Land Use Plan 9-3-19

Aerial and Street Views of the Property



Site

SR-73 Street View of the Property looking NE



Legal Descriptions

LEGAL DESCRIPTION	LEGAL DESCRIPTION	LEGAL DESCRIPTION
PREPARED FOR	PREPARED FOR	PREPARED FOR
<i>Cedar Valley Holbrook</i>	<i>Cedar Valley Holbrook</i>	<i>Cedar Valley Holbrook</i>
Eagle Mountain City, UTAH	Eagle Mountain City, UTAH	Eagle Mountain City, UTAH
January 29, 2025	January 29, 2025	January 29, 2025
24-0129	24-0129	24-0129
RM	RM	RM
<i>Rezone Area CC Description</i>	<i>Rezone Area R1 Description</i>	<i>Rezone Area RC Description</i>
Located in the Northeast Corner of Section 23, Township 5 South, Ragne 2 West, Salt Lake Base & Meridian, Eagle Mountain, Utah County, Utah, being more particularly described as follows:	Located in the Northeast Corner of Section 23, Township 5 South, Ragne 2 West, Salt Lake Base & Meridian, Eagle Mountain, Utah County, Utah, being more particularly described as follows:	Located in the Northeast Corner of Section 23, Township 5 South, Ragne 2 West, Salt Lake Base & Meridian, Eagle Mountain, Utah County, Utah, being more particularly described as follows:
Beginning at a point along Section line S0°53'17"W 649.83 feet from the Northeast corner of Section 23, Township 5 South, Range 2 West, Salt Lake Base & Meridian; running thence along the Section line S00°53'17"W 744.97 feet; thence S62°14'18"W 1,083.49 feet; thence N40°26'13"W 922.69 feet; thence N62°25'13"E 1,193.90 feet; thence S89°23'13"E 510.58 feet to the point of beginning.	Beginning at a point located at the Northeast corner of Section 23, Township 5 South, Range 2 West, Salt Lake Base & Meridian; running thence along the Section line S00°53'17"W 396.83 feet; thence N89°23'13"W 575.33 feet; thence S62°25'13"W 1,315.17 feet; thence N40°26'15"W 1,367.50 feet to the Section line; thence along said Section line S89°06'06"E 2,634.48 feet to the point of beginning.	Beginning at a point along Section line S0°53'17"W 396.83 feet from the Northeast corner of Section 23, Township 5 South, Range 2 West, Salt Lake Base & Meridian; running thence along the Section line S00°53'17"W 253.00 feet; thence N89°23'13"W 510.58 feet; thence S62°25'13"W 1,193.90 feet; thence N40°26'08"W 259.51 feet; thence N62°25'13"E 1,315.17 feet; thence S89°23'13"E 575.33 feet to the point of beginning.
Contains: 27.84 acres+/-	Contains: 34.83 acres+/-	Contains:10.44 acres+/-

Compatibility & Justification Statement

The proposed rezone aligns with Eagle Mountain City's General Plan by supporting its vision of creating a sustainable, beautiful, and innovative place to live, work, and play. The requested zoning changes the existing agricultural zone to R1, RC, CC, and land use from Business Park/Light Industry to Neighborhood Residential One, Neighborhood Residential Two, and Community Commercial.

This reflects the City's goals of fostering diverse housing options, promoting walkable neighborhoods, and encouraging strategic, balanced growth. The site's proximity to existing residential neighborhoods makes the proposed residential and commercial zoning a more compatible and harmonious use than business park or light industrial, which could generate higher traffic volumes, noise, and environmental impacts inconsistent with the surrounding area. This proposal also supports the General Plan's Growth Strategy Framework by addressing population growth through efficient land use patterns.

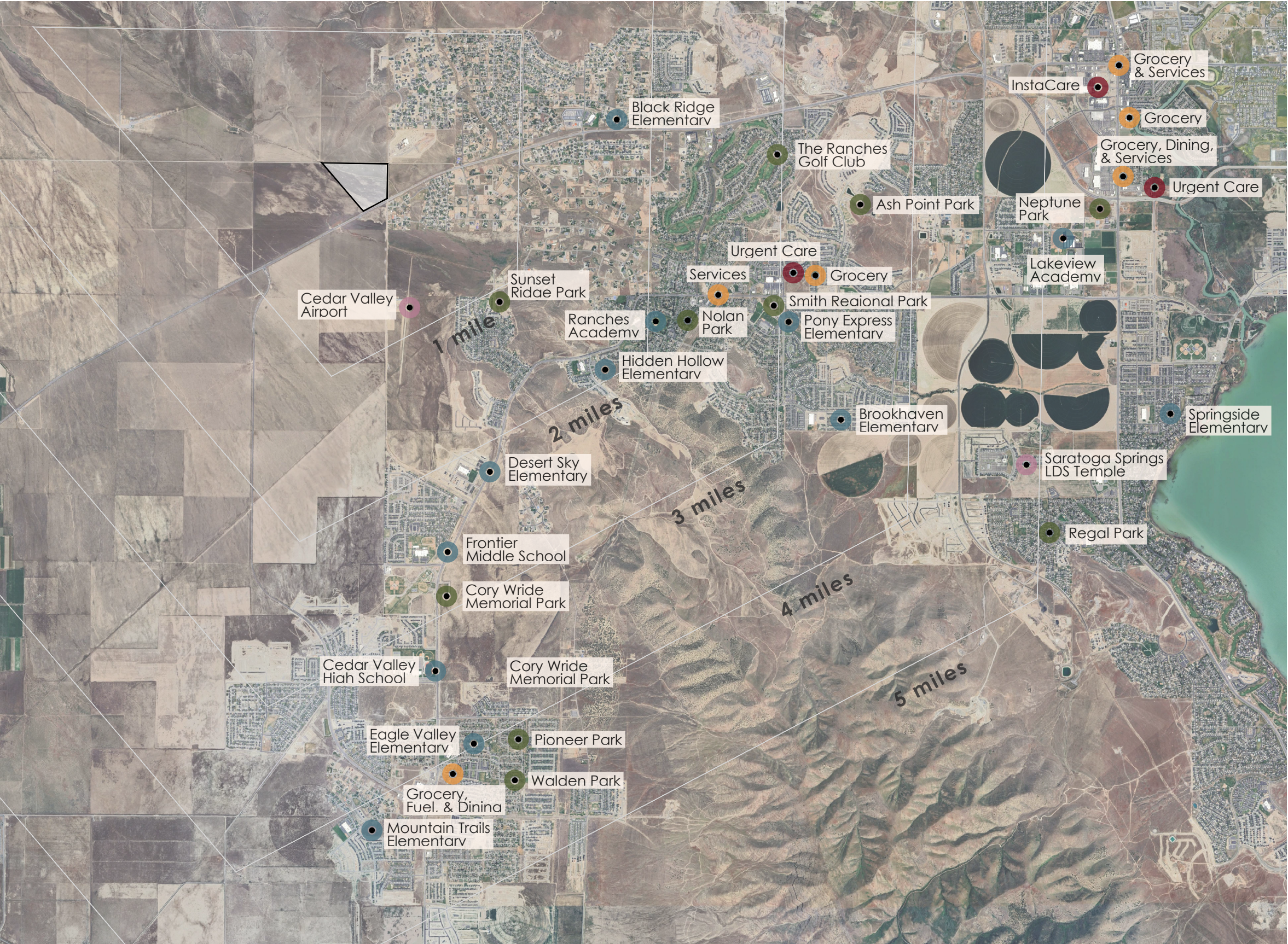
The proposed zoning changes are compatible with adjacent land use and zoning. The site is bordered by residential areas, and the addition of neighborhood residential zones integrates with these existing developments. The inclusion of commercial zoning along the highway serves as a buffer, mitigating the impact of road noise and activity on residential neighborhoods while providing convenient access to retail and services for local residents.

This approach enhances the overall functionality and livability of the area, aligning with the purposes of the Zoning title of Eagle Mountain Municipal Code by promoting orderly development, supporting community health and welfare, and enhancing quality of life for current and future residents.

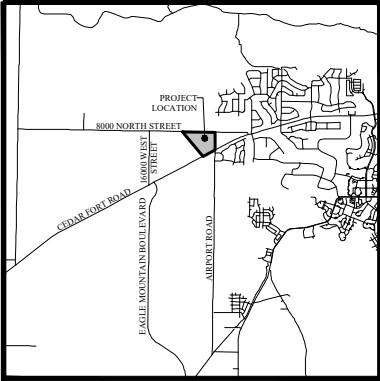
Vicinity Map

LEGEND

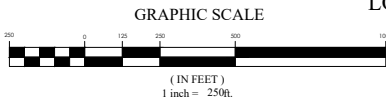
- EDUCATION
- PARKS & GREENSPACE
- COMMERCIAL
- MEDICAL
- OTHER



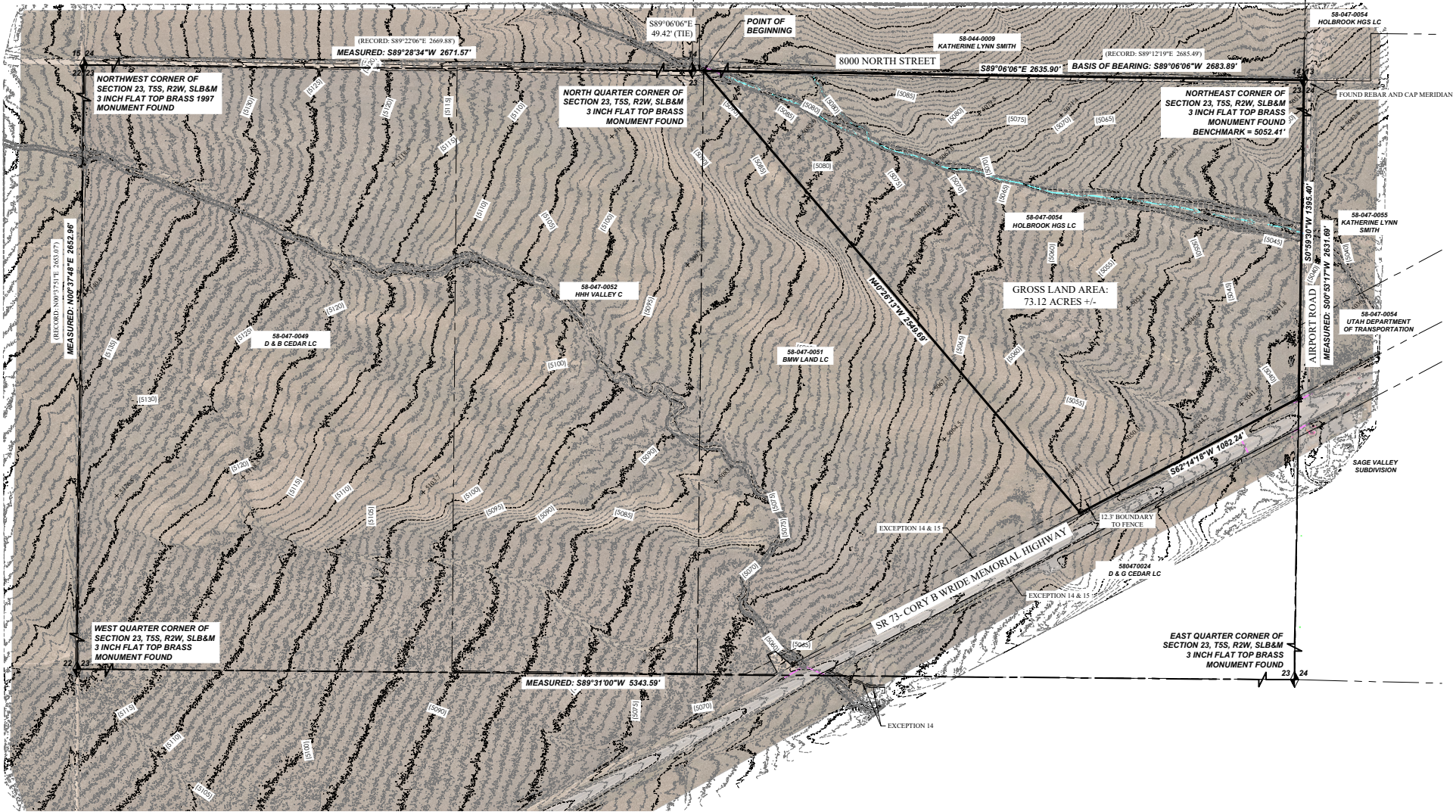
Existing Conditions



VICINITY MAP
N.T.S.



ALTA/NSPS LAND TITLE SURVEY
LOCATION: THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SLB&M



LEGEND

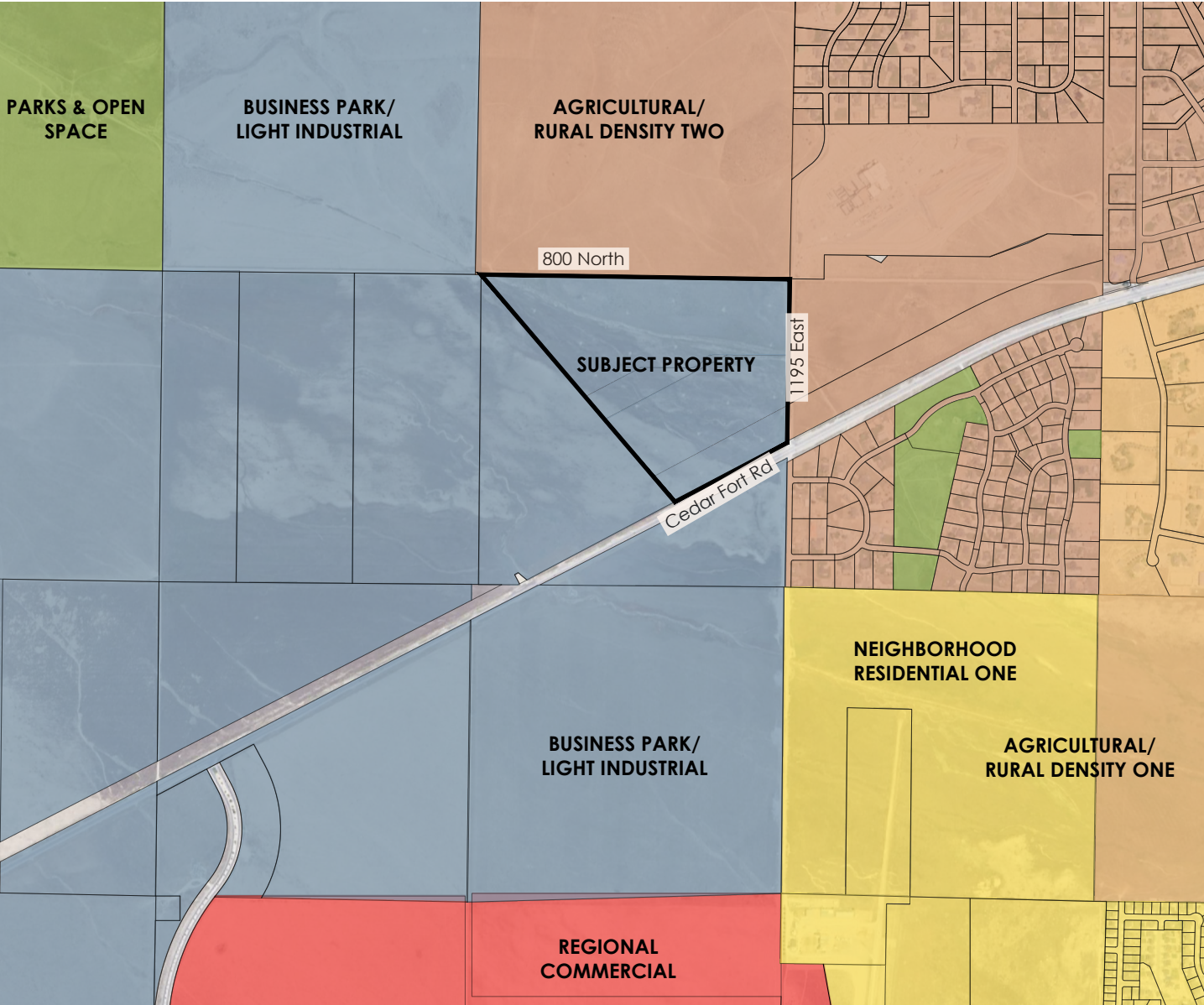
- BOUNDARY LINE
- SECTION LINE
- EXIST. EASEMENT LINE
- EXIST. PROPERTY LINE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. SECONDARY WATER
- EXIST. IRRIGATION
- EXIST. NATURAL GAS
- EXIST. COMMUNICATIONS
- EXIST. OVERHEAD POWER
- EXIST. UNDERGROUND POWER
- EXIST. FENCE
- EXIST. IRRIGATION DITCH FLOWLINE
- EXIST. CONCRETE CURB & GUTTER, SIDEWALK
- EXIST. EDGE OF ASPHALT
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- BOUNDARY MARKER
- EXIST. SD INLET, MANHOLE & COMBO BOX
- EXIST. SEWER MANHOLE
- EXIST. WATER VALVE & WATER METER
- EXIST. FIRE HYDRANT
- EXIST. IRRIGATION BOX
- EXIST. GAS VALVE & GAS METER
- EXIST. STREET LIGHT
- EXIST. POWER POLE
- EXIST. ELECTRICAL BOX



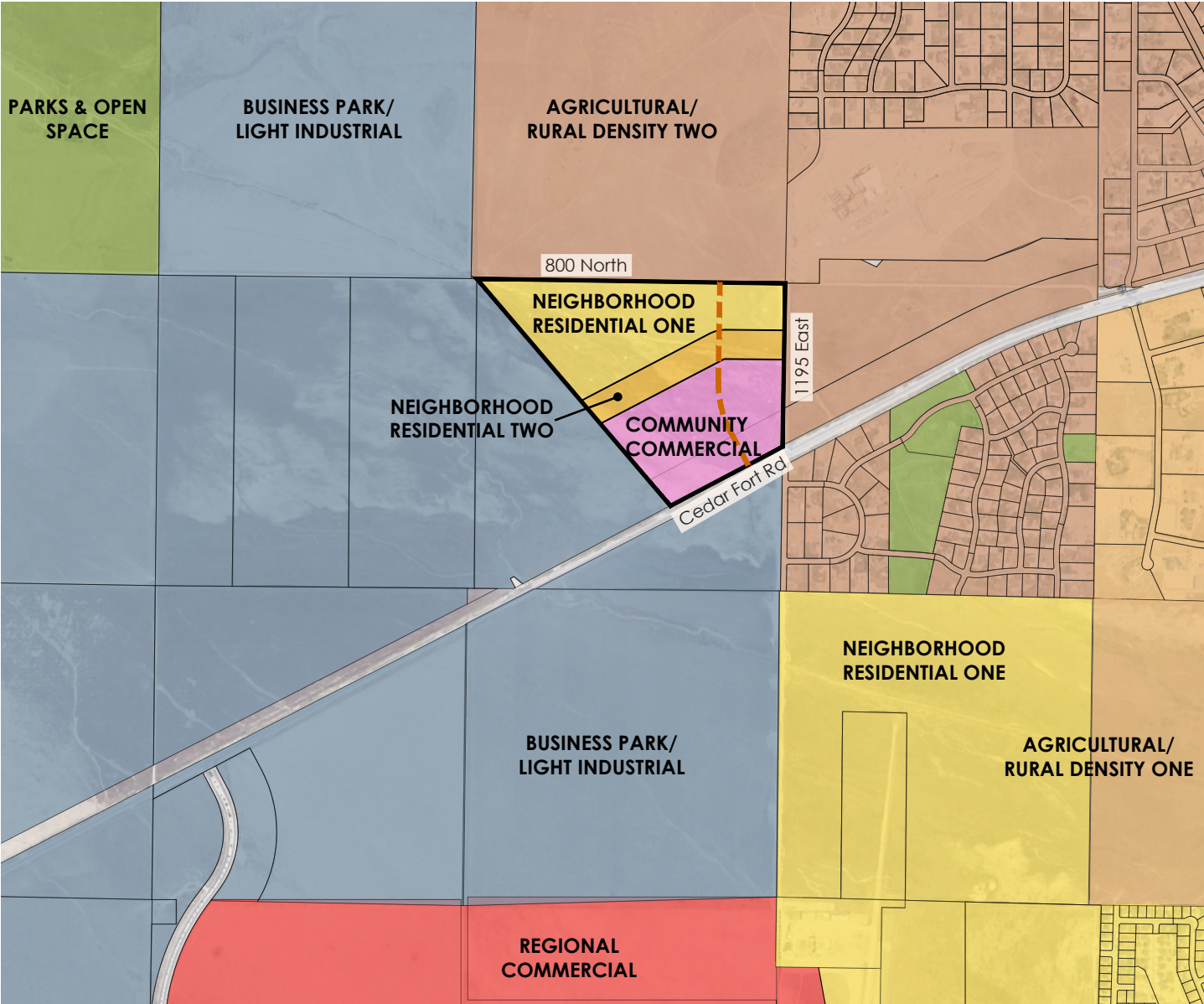
ALTA/NSPS LAND TITLE SURVEY
LOCATION: THE NORTHEAST 1/4 OF SECTION 23, T5S, R2W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY
PROPERTY OF: HOLBROOK HGS LC
PREPARED FOR: IVORY DEVELOPMENT

REVISION/LOCK		DESCRIPTION
#	DATE	
1	04/24/2024	Drawn: RM
2	04/24/2024	Checked: JL
3	04/24/2024	Scale: 1"=250'
4	04/24/2024	Job #: 24-0129
5	04/24/2024	Date:
6	04/24/2024	Sheet:

Land Use Map



EXISTING LAND USE
Business Park/Light Industrial



PROPOSED LAND USE
Neighborhood Residential One, Neighborhood Residential Two, Community Commercial

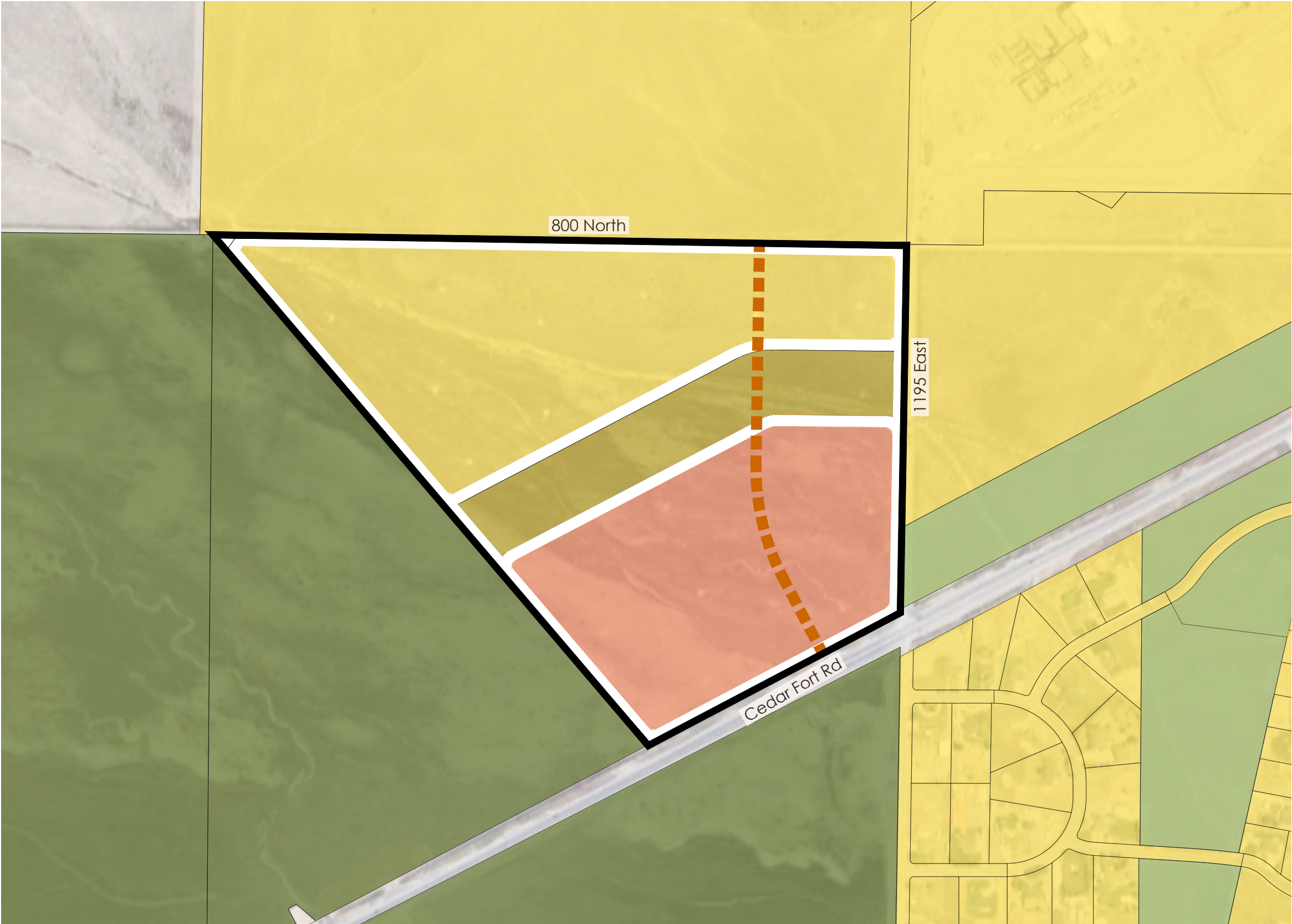
LEGEND

- | | | | |
|---|------------------------------|---|--------------------------------|
|  | PROJECT BOUNDARY |  | PARKS & OPEN SPACE |
|  | PROPOSED AIRPORT ROAD |  | BUSINESS PARK/LIGHT INDUSTRIAL |
|  | NEIGHBORHOOD RESIDENTIAL ONE |  | AGRICULTURAL/RURAL DENSITY TWO |
|  | NEIGHBORHOOD RESIDENTIAL TWO |  | AGRICULTURAL/RURAL DENSITY ONE |
|  | REGIONAL COMMERCIAL | | |

Project Overview

LEGEND

- PROJECT BOUNDARY
- PROPOSED AIRPORT ROAD
- AGRICULTURE
- OPEN SPACE
- NEIGHBORHOOD RESIDENTIAL ONE
- COMMUNITY COMMERCIAL
- NEIGHBORHOOD RESIDENTIAL TWO





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 25, 2025**

TITLE:	Cedar Valley Holbrook Rezone request
ITEM TYPE:	Rezone
FISCAL IMPACT:	n/a
APPLICANT:	Holbrook HGS LC as Owner; Megan Spencer-Webb as representative

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Business Park/Light Industry; Agriculture	73.12 in aggregate

PUBLIC HEARING

Yes

PREPARED BY

Robert Hobbs, Senior Planner

PRESENTED BY

Robert Hobbs

RECOMMENDATION:

Staff considers the application to have merit for consideration for approval, and recommends that the Planning Commission advance a positive recommendation to the City Council respecting the proposal.

BACKGROUND:

The Applicant is proposing to rezone property (collectively Utah County parcels 58:047:0060, 58:047:0058, 58:047:0061, and 58:047:0062) from Agriculture to R1, RC and CC. The property is located along, and abuts, SR-73 and lies south of the undeveloped Clearview Estates development, northwest [across SR-73] of Sage Valley and southwest of the Arrival community. For an associated rezone proposal submitted by the same applicant to "be compatible with the General Plan" [as per Planning principles, case law and EMMC 17.60.160(1), the City's Future Land Use Map must be [first] amended to facilitate possible approval of the proposed rezone.

The Applicant has worked with City Staff for over a year in idealizing a rezone to commercial for the front portion of the property [car lot(s)] and/or a MTECH campus were contemplated possible uses therein], and, they agreed to a City acquisition of right-of-way to extend Airport Road to the north through the property -- which deal has been finalized. The Applicant has indicated they have sufficient water to service the property.

ITEMS FOR CONSIDERATION:

EMMC 17.90.060 STANDARDS

Rezone applications are based upon compliance with City Code requirements and any applicable Development Agreement requirements. The approval criteria for a Rezone application are found in EMMC 17.90.060. Amendments to the General Plan are legislative actions and do not require approval based upon findings of facts. The Commission should consider the health, safety, and welfare of the community. Rezone criteria, stated in EMMC 17.90.060, include the considerations hereafter. Abbreviated Staff findings accompany the criteria headings:

COMPLIANCE WITH GENERAL PLAN:

Currently identified by the Future Land Use Map as being in a "Business Park/Light Industry" setting. The BP/LI category caters to the City's Industrial, Commercial Storage and Light Manufacturing/Distribution Zones as per Table 17.60.160(1). Accordingly, an amendment to the Future Land Use Map is required to allow the proposed Community Commercial, RC and R1 zoning to be assigned to the property. If the City's Future Land Use Map is amended as proposed by the Applicant, the proposed zoning for the property may/will be deemed as harmonizing with the General Plan's land use map. The Future Land Use Map, in care and keeping with planning practice, communicates areas of land set aside for, already occupied by, predicted to be developed with and/or given an invitation for general land use types to occupy their designated, somewhat generalized locations.

COMPATIBILITY DETERMINATION:

EMMC 17.60.160 establishes appropriate zone transitions and compatible adjacencies for property within the City. Inside the property, the proposed CC Zone is deemed immediately (i.e., "side by side") compatible with the RC Zone and eight other zones not sought by the Applicant.

As far as the property versus its surrounds, the master plan for the undeveloped Clearview area north of the site called for "Residential" zoning with 1/2 acre+ lots, and both Arrival and Sage Valley have, by and large, one-acre plus-sized residential building lots. Note that those last two subdivisions are close to, but not touching, the property. Clearview is undeveloped [Staff is not sure if its entitlements even still are in, and of, force]. Buffering space exists between the Arrival development and the property. Sage Valley is across SR-73 from the property.

CITY SERVICES:

Utility and emergency service provision to the property, as well as street and intersection improvements are issues to be addressed by Engineering during their review of the site. Some services exist but Staff does not have details about emergency response times or utility types and locations available to the site. The Applicant has indicated by email that they, "...have some water from the City for this property and we recently purchased enough to develop this property and additional Holbrook land."

TRAFFIC GENERATION/TRANSPORTATION/ROW DEDICATION:

Staff does not have trip generation/use data for the three roads that front the property. Staff anticipates that the State and City will seek whatever right-of-way dedication as deemed needful via either memorializing a Development Agreement during the rezone process or during platting or pre-development.

PROPERTY VALUES:

Presuming that the property's value will ascend as build-out occurs and, given that the proposed use has a housing element commensurate as found on nearby properties, no reduction in values is anticipated. In fact, rezoning from an Agriculture Zone base and building out the property will quite obviously raise the value of the same.

OTHER:

Buffering land uses against the highway with commercial or some kind of higher intensity use than detached residential is an understandable and customary practice -- given that most homebuyers would not, expectedly, jump at the chance to buy a house next to a busy highway.

Terrain is flat, typical desert-scape; a cut runs more or less SW <--> NE across the property. Staff intends to visit the property pre-mtg. to obtain some idea of its breadth and depth and check with the City's Wildlife Planner to see if he has any issue respecting the same. The cut may be nothing or

something to require some handling.

Finally, given:

1. The rezone site's location at a major intersection; and,
2. It's non-enclaved status; and,
3. It's abutment to a state highway intended to possibly be incorporated, in time, into a freeway; and,
4. The nearby (sw) location of commercially zoned property; and,
5. The depiction of a section of residential development proposed on the property's northern section purposed to sit next to residential zoning outside the site...

Staff does not deem the proposed application as one which is, or would be, creating a true -- concerning -- "spot zone".

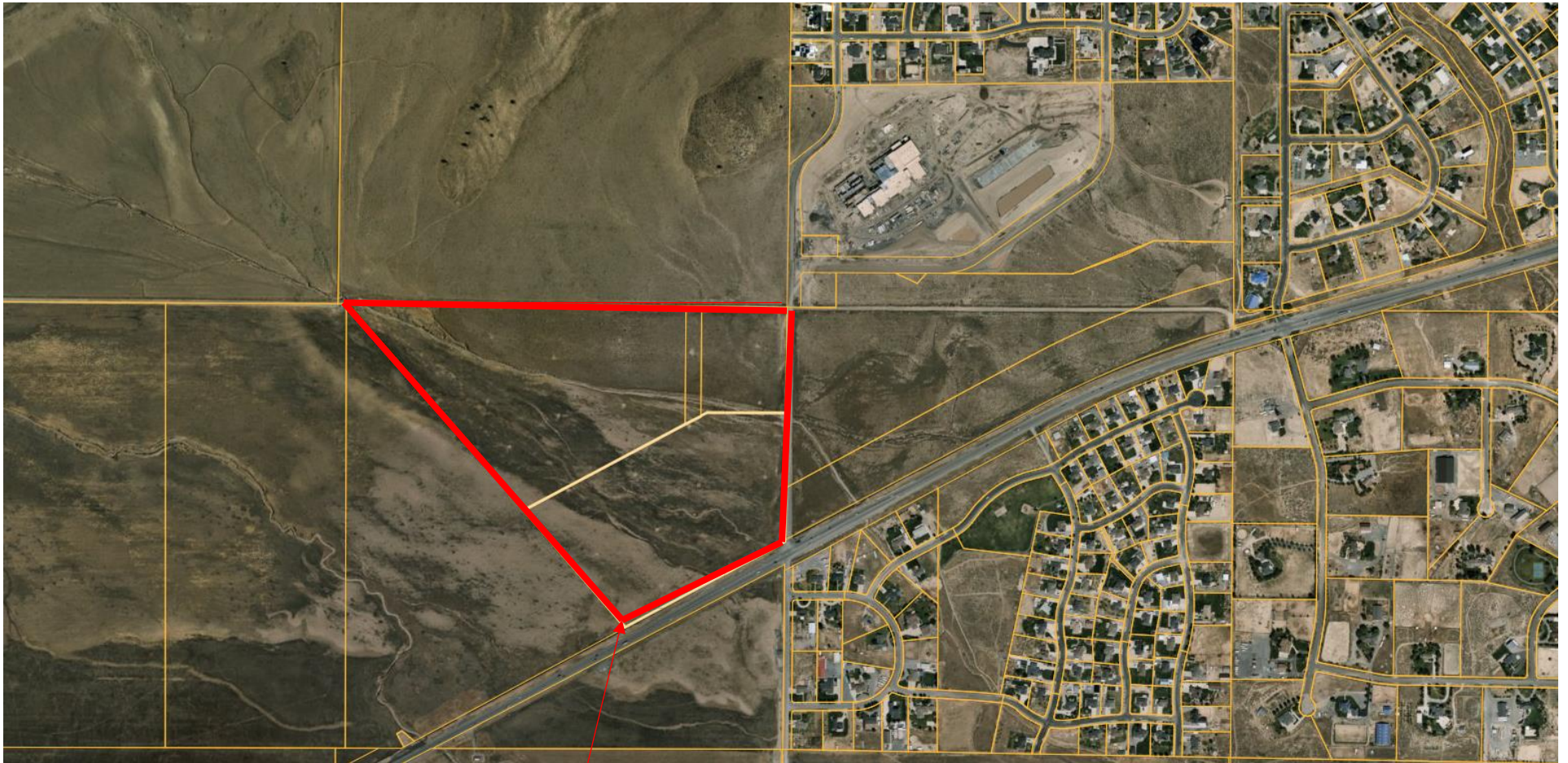
PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

1. Aerial and Street Views of the CV Holbrook Property.March 2025
2. CVH.Zoning Map Excerpt Exhibit.March 2025
3. Cedar Valley Holbrook Rezone Application

Aerial and Street Views of the Property

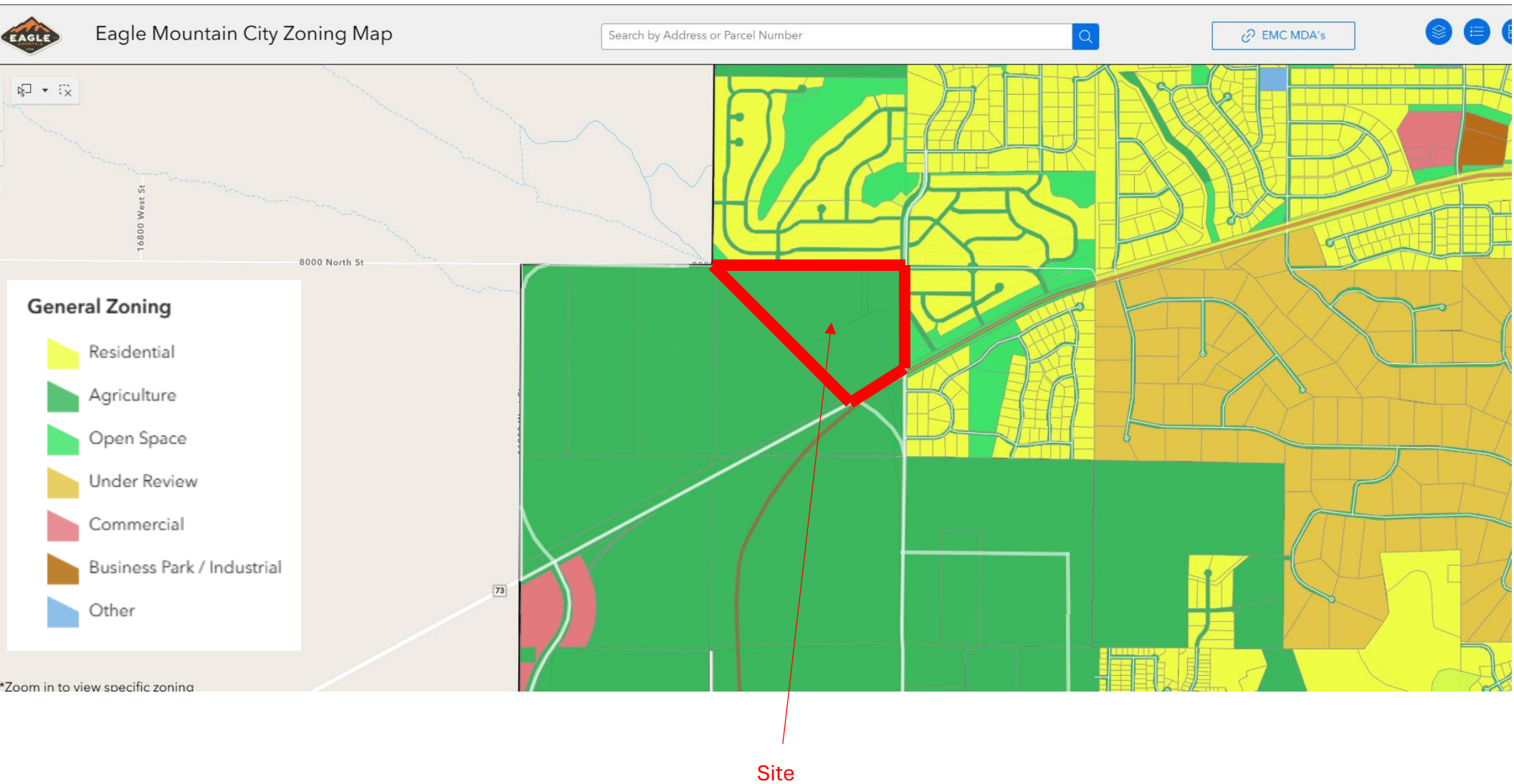


Site

SR-73 Street View of the Property looking NE



Zoning Map Excerpt Exhibit



Legal Descriptions

LEGAL DESCRIPTION	LEGAL DESCRIPTION	LEGAL DESCRIPTION
PREPARED FOR	PREPARED FOR	PREPARED FOR
<i>Cedar Valley Holbrook</i>	<i>Cedar Valley Holbrook</i>	<i>Cedar Valley Holbrook</i>
Eagle Mountain City, UTAH	Eagle Mountain City, UTAH	Eagle Mountain City, UTAH
January 29, 2025	January 29, 2025	January 29, 2025
24-0129	24-0129	24-0129
RM	RM	RM
<i>Rezone Area CC Description</i>	<i>Rezone Area R1 Description</i>	<i>Rezone Area RC Description</i>
Located in the Northeast Corner of Section 23, Township 5 South, Ragne 2 West, Salt Lake Base & Meridian, Eagle Mountain, Utah County, Utah, being more particularly described as follows:	Located in the Northeast Corner of Section 23, Township 5 South, Ragne 2 West, Salt Lake Base & Meridian, Eagle Mountain, Utah County, Utah, being more particularly described as follows:	Located in the Northeast Corner of Section 23, Township 5 South, Ragne 2 West, Salt Lake Base & Meridian, Eagle Mountain, Utah County, Utah, being more particularly described as follows:
Beginning at a point along Section line S0°53'17"W 649.83 feet from the Northeast corner of Section 23, Township 5 South, Range 2 West, Salt Lake Base & Meridian; running thence along the Section line S00°53'17"W 744.97 feet; thence S62°14'18"W 1,083.49 feet; thence N40°26'13"W 922.69 feet; thence N62°25'13"E 1,193.90 feet; thence S89°23'13"E 510.58 feet to the point of beginning.	Beginning at a point located at the Northeast corner of Section 23, Township 5 South, Range 2 West, Salt Lake Base & Meridian; running thence along the Section line S00°53'17"W 396.83 feet; thence N89°23'13"W 575.33 feet; thence S62°25'13"W 1,315.17 feet; thence N40°26'15"W 1,367.50 feet to the Section line; thence along said Section line S89°06'06"E 2,634.48 feet to the point of beginning.	Beginning at a point along Section line S0°53'17"W 396.83 feet from the Northeast corner of Section 23, Township 5 South, Range 2 West, Salt Lake Base & Meridian; running thence along the Section line S00°53'17"W 253.00 feet; thence N89°23'13"W 510.58 feet; thence S62°25'13"W 1,193.90 feet; thence N40°26'08"W 259.51 feet; thence N62°25'13"E 1,315.17 feet; thence S89°23'13"E 575.33 feet to the point of beginning.
Contains: 27.84 acres+/-	Contains: 34.83 acres+/-	Contains:10.44 acres+/-

Compatibility & Justification Statement

The proposed rezone aligns with Eagle Mountain City's General Plan by supporting its vision of creating a sustainable, beautiful, and innovative place to live, work, and play. The requested zoning changes the existing agricultural zone to R1, RC, CC, and land use from Business Park/Light Industry to Neighborhood Residential One, Neighborhood Residential Two, and Community Commercial.

This reflects the City's goals of fostering diverse housing options, promoting walkable neighborhoods, and encouraging strategic, balanced growth. The site's proximity to existing residential neighborhoods makes the proposed residential and commercial zoning a more compatible and harmonious use than business park or light industrial, which could generate higher traffic volumes, noise, and environmental impacts inconsistent with the surrounding area. This proposal also supports the General Plan's Growth Strategy Framework by addressing population growth through efficient land use patterns.

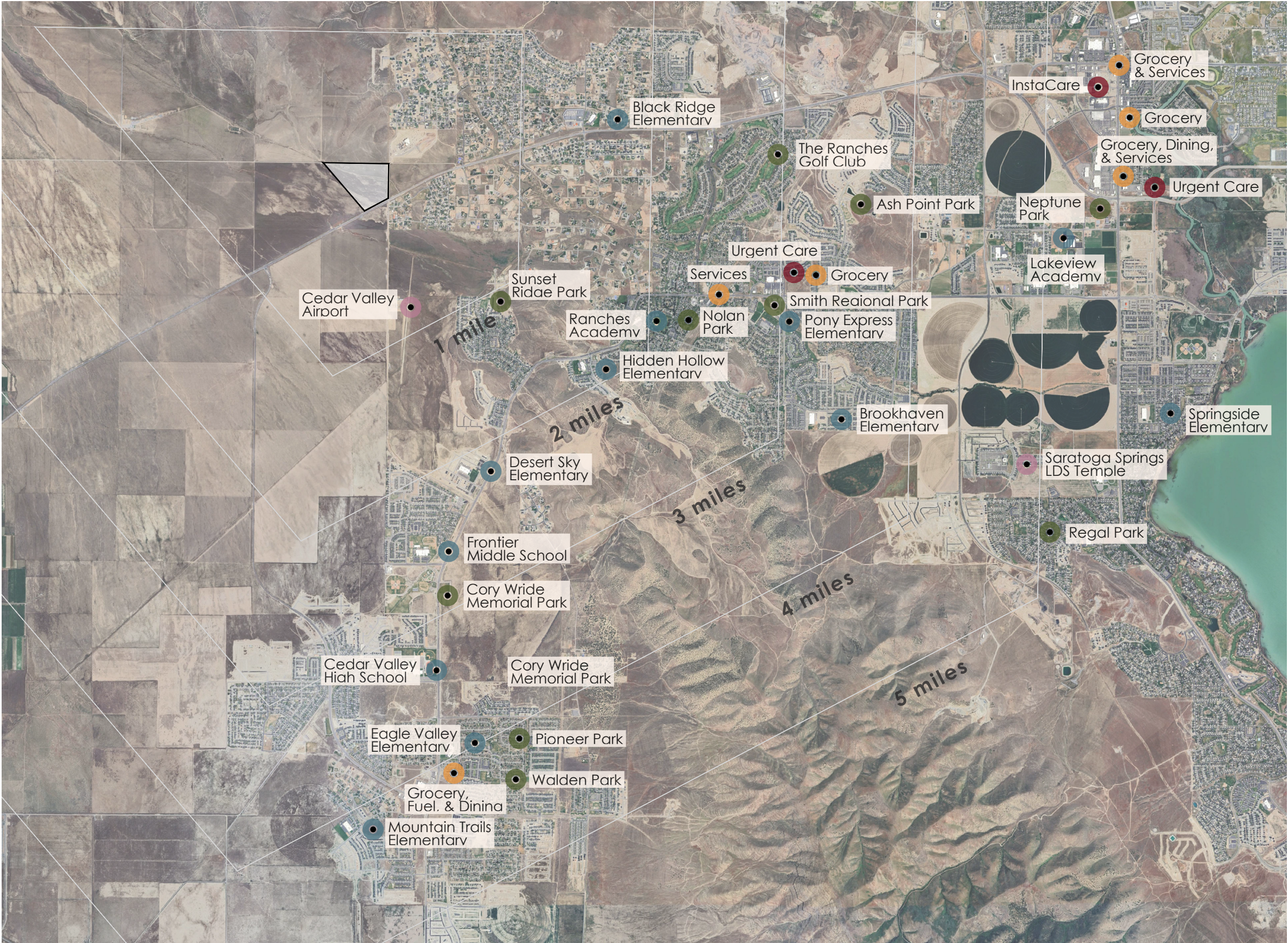
The proposed zoning changes are compatible with adjacent land use and zoning. The site is bordered by residential areas, and the addition of neighborhood residential zones integrates with these existing developments. The inclusion of commercial zoning along the highway serves as a buffer, mitigating the impact of road noise and activity on residential neighborhoods while providing convenient access to retail and services for local residents.

This approach enhances the overall functionality and livability of the area, aligning with the purposes of the Zoning title of Eagle Mountain Municipal Code by promoting orderly development, supporting community health and welfare, and enhancing quality of life for current and future residents.

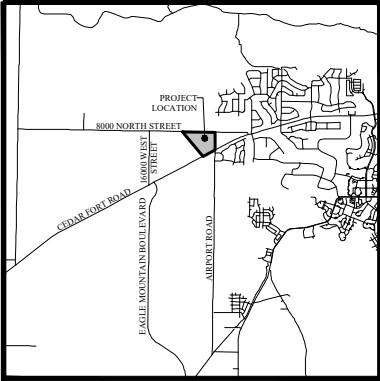
Vicinity Map

LEGEND

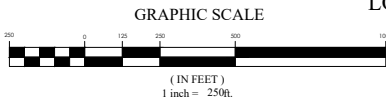
- EDUCATION
- PARKS & GREENSPACE
- COMMERCIAL
- MEDICAL
- OTHER



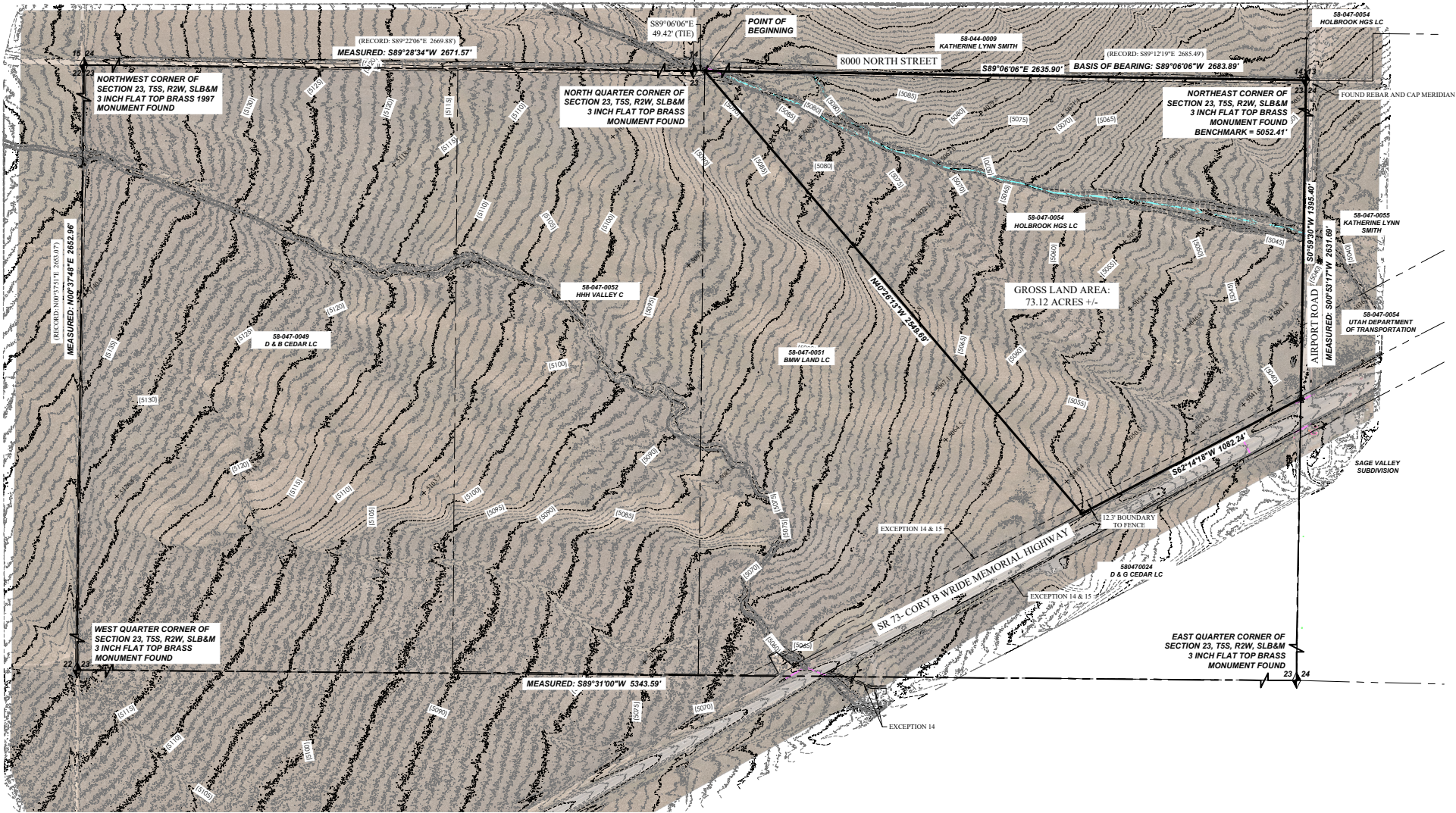
Existing Conditions



VICINITY MAP
N.T.S.



ALTA/NSPS LAND TITLE SURVEY
LOCATION: THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SLB&M



LEGEND

- BOUNDARY LINE
- SECTION LINE
- EXIST. EASEMENT LINE
- EXIST. PROPERTY LINE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. SECONDARY WATER
- EXIST. IRRIGATION
- EXIST. NATURAL GAS
- EXIST. COMMUNICATIONS
- EXIST. OVERHEAD POWER
- EXIST. UNDERGROUND POWER
- EXIST. FENCE
- EXIST. IRRIGATION DITCH FLOWLINE
- EXIST. CONCRETE CURB & GUTTER, SIDEWALK
- EXIST. EDGE OF ASPHALT
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- BOUNDARY MARKER
- EXIST. SD INLET, MANHOLE & COMBO BOX
- EXIST. SEWER MANHOLE
- EXIST. WATER VALVE & WATER METER
- EXIST. FIRE HYDRANT
- EXIST. IRRIGATION BOX
- EXIST. GAS VALVE & GAS METER
- EXIST. STREET LIGHT
- EXIST. POWER POLE
- EXIST. ELECTRICAL BOX



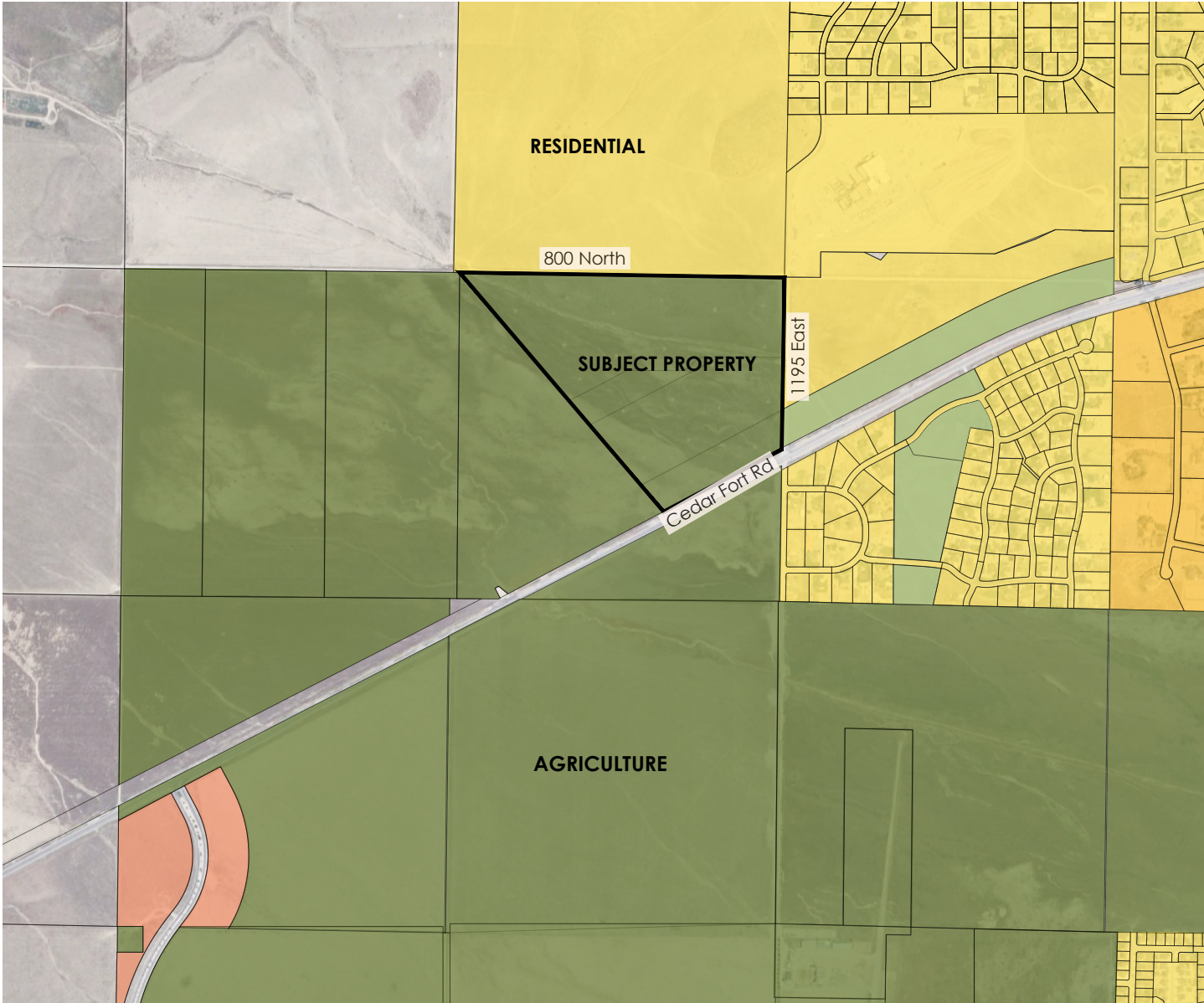
ALTA/NSPS LAND TITLE SURVEY
LOCATION: THE NORTHEAST 1/4 OF SECTION 23, T5S, R2W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY
PROPERTY OF: HOLBROOK HGS LC
PREPARED FOR: IVORY DEVELOPMENT

REVISION/LOCK		DESCRIPTION
#	DATE	
1	04/24/2024	INITIALS
2		
3		
4		
5		
6		

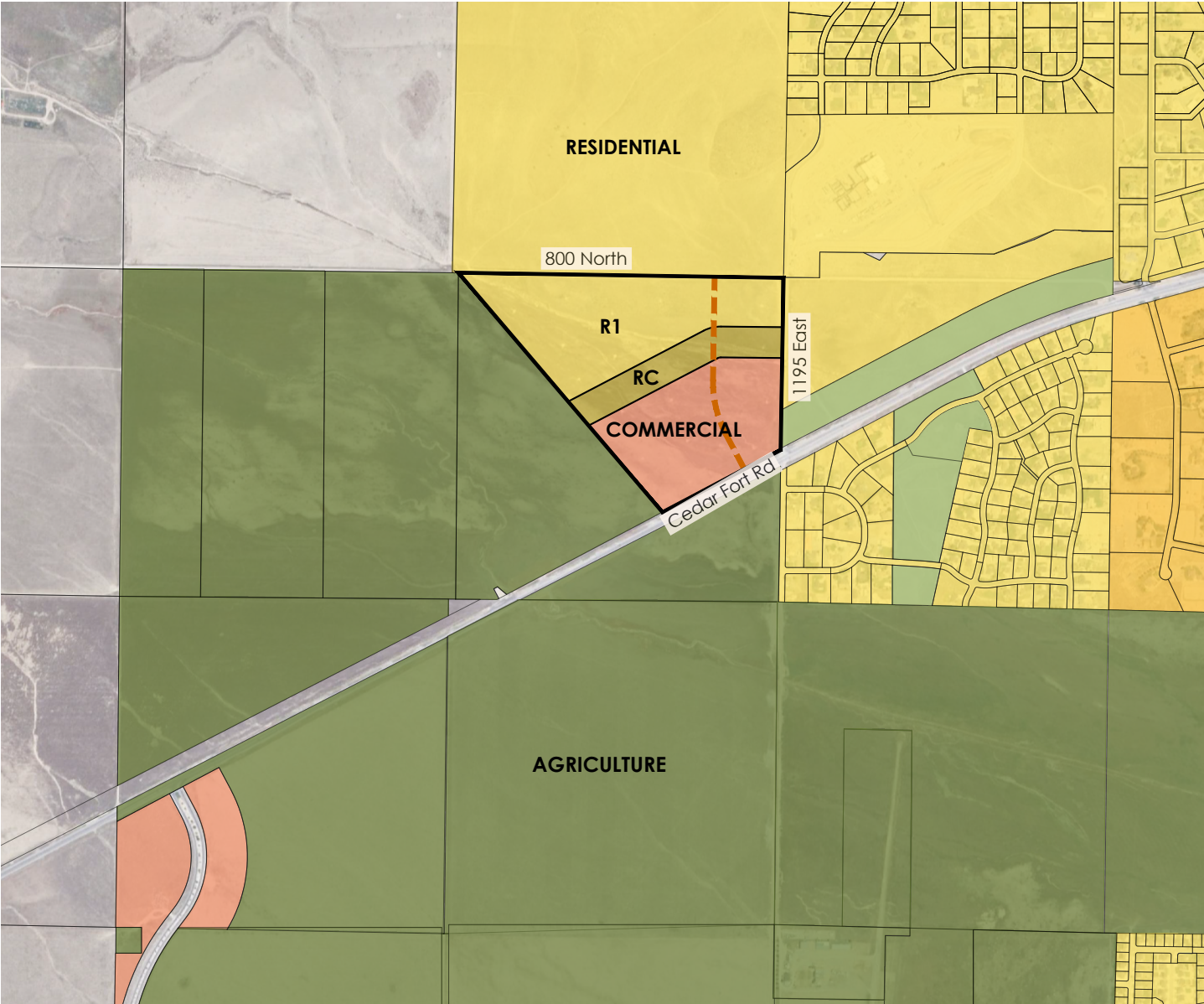
Drawn: RM	Checked: JL
Scale: 1"=250'	Job #: 24-0129
Date: 04/24/2024	
Sheet: 2 OF 2	

C:\Users\KLS\OneDrive\Documents\Survey\24-0129\ALTA\ALTA-24-0129.dwg

Zoning Map



EXISTING ZONING
Agricultural



PROPOSED ZONING
R1, RC, CC

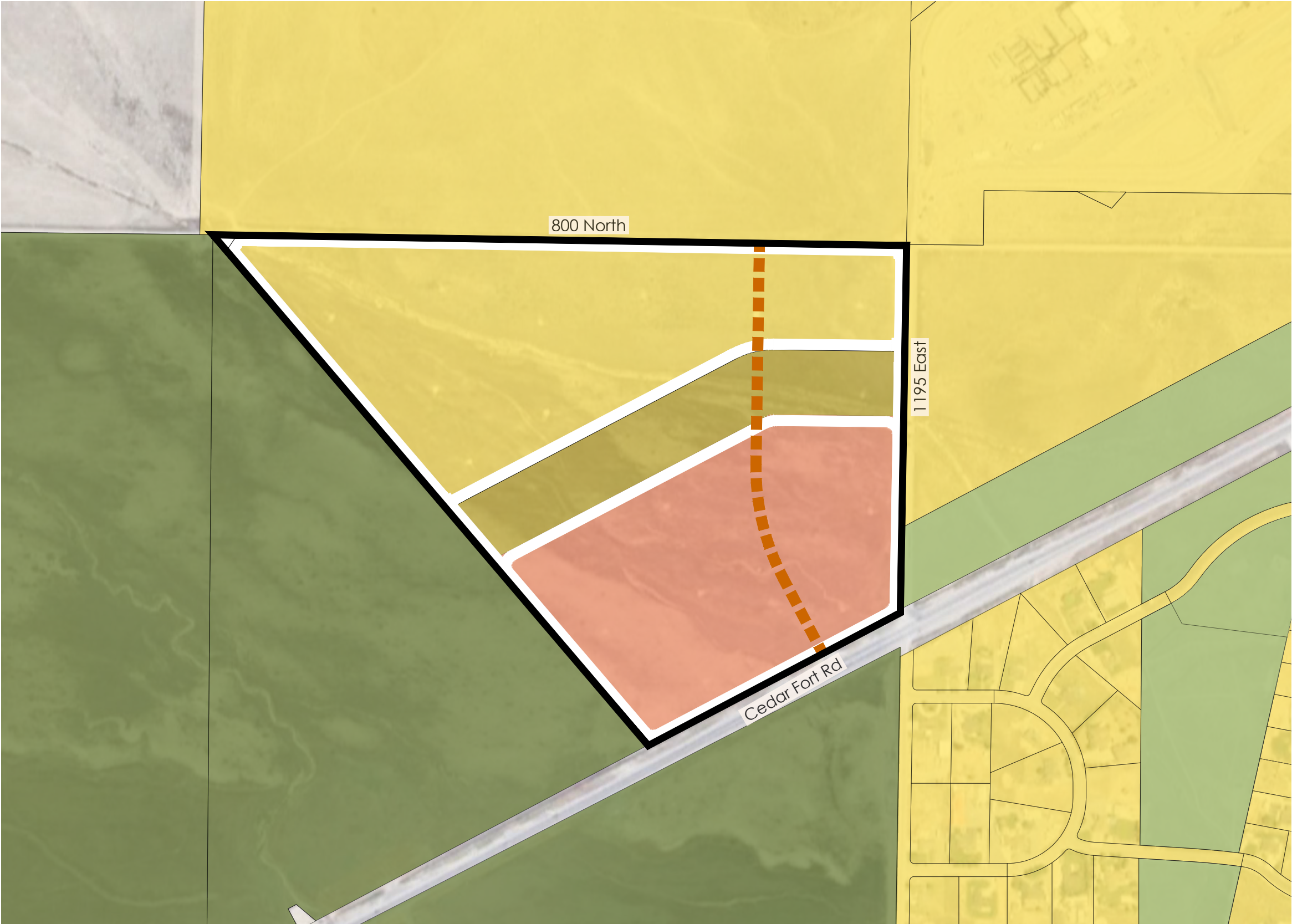
LEGEND

- | | | | |
|---|-----------------------|---|---------------------------------|
|  | PROJECT BOUNDARY |  | RESIDENTIAL (R1, ETC.) |
|  | PROPOSED AIRPORT ROAD |  | RESIDENTIAL (RC) |
|  | AGRICULTURE |  | COMMERCIAL (CC) |
|  | OPEN SPACE |  | CEDAR PASS RANCH (UNDER REVIEW) |

Project Overview

LEGEND

- PROJECT BOUNDARY
- PROPOSED AIRPORT ROAD
- AGRICULTURE
- OPEN SPACE
- NEIGHBORHOOD RESIDENTIAL (R1)
- COMMERCIAL (CC)
- NEIGHBORHOOD RESIDENTIAL (RC)





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 25, 2025**

TITLE:	McDonald's Site Plan
ITEM TYPE:	Site Plan
FISCAL IMPACT:	n/a
APPLICANT:	Darrin Perkes, Dominion Engineering

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Community Commercial / Commercial Community	1.22

PUBLIC HEARING

Yes

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the McDonald's site plan request with the conditions that 1) The District at Eagle Mountain Town Center Subdivision Plat A is recorded prior to submittal of a building permit, and 2) all mechanical equipment, whether ground or roof mounted, is screened from view.

BACKGROUND:

The District Preliminary Plat was recently approved, and it is anticipated the final plat, which is approved by staff, will soon be recorded. McDonald's requests site plan approval of a franchise to be located south of City Hall, in the Commercial Community zone. This property was rezoned to Community Commercial in 2021.

ITEMS FOR CONSIDERATION:

Site Plan Development Standards: The following are standards required for all site plans in any zoning district (17.100.050)

A. Use of Property: The entire parcel is to be built, landscaped, or paved, thus the proposal complies with 17.100.050.A.

B. Screening Requirements: The project is located within a commercial district, and does not abut any agriculture or residential property, therefore it complies with 17.100.050.B.

C. Access Requirements: The building is accessed via an internal roadway that connects to a public ROW in compliance with 17.100.050.C.

D. Off-Street Truck Loading Space: This use does not require the frequent distribution of materials via and therefore does not provide off-street truck loading space.

E. Utilities: All utilities are shown as being underground and in proper easements in compliance with 17.100.050 E.F.

Grading and Drainage: The applicant has provided grading and draining plans that have been reviewed by the City Engineer.

Commercial Design Standards: The following are design standards for the site and building design of commercial developments.

17.72.030.A requires buildings be located at or near the front setback with pedestrian access leading to the primary entrance and with landscaping between the building and the street. The building is located adjacent to Pony Express Parkway with pedestrian access is provided from the Pony Express trail.

17.72.030.A.1 requires the primary entrance of a commercial building to orient toward the street and the sidewalk. Orienting the primary entrance to a parking area without addressing the street-facing facade with entrances, display windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited. The main entrance to the building is located on the east elevation which opens to the main parking area with the rear (west elevation) facing toward Pony Express Parkway. Addition landscaping is to be maintained as part of Pony Express Parkway ROW. It is the opinion of staff that the architecture and landscaping is sufficient to provide needed elements when facing a public ROW.

17.72.030.B requires surface parking to be located to the rear or side of the building and that parking should not be located between any commercial building and the street. Parking is located to the sided front of the building which faces a private access road and not Pony Express Parkway. The building does have articulation. More would be better, but the footprint is similar to other nearby buildings.

Architectural Standards: The following architectural elements shall be applied to commercial development. Minor variations to these standards may be considered.

17.72.040 A requires that commercial buildings be similar in style to adjacent buildings, and that all facades of the building be designed with consistent architectural style, detail, and trim features as the primary façade. The proposed building in the first in this development. It is the opinion of staff that the elevations largely comply (articulation has been pointed out to the applicant and the building does contain elements of) with code.

17.72.040.B states "the main entrance of a structure should orient to major sidewalks, pedestrian ways, plazas, courtyards, or other public spaces. It shall be clearly identifiable, and consist of a sheltering element such as a porch, stoop, awning, arcade, or portico." The main entrance of the structure orients towards the parking area. The pedestrian entrance is readily identifiable and uses an awning structure. The drive-through elevation also contains awnings over windows where customer transactions are made.

17.72.040.C states: "the primary roof form of a structure should help reduce the perceived scale of the building. All commercial buildings shall contain either a sloping roof with overhanging eaves, or a decorative parapet and multiple roof planes and heights..." The proposed building has multiple parapets. The drive-through elevation is fairly uniform in height, but does have architectural relief on the east end.

17.72.040.D requires vertical and horizontal articulation. The building includes vertical and horizontal elements, awnings, and various materials providing visual articulation.

17.72.040.E.1 states: "Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and molding, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers and trellis structures, all side of a building shall include chosen details" The proposal uses

awnings, popouts, columns, architectural lightings, and decorative windows.

17.72.040.F.2 states: "All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides..." It shall be up to the Planning Commission to determine if the elevations meet this standard. In Staff's opinion, the elevations use an acceptable combination of materials, textures, and colors.

17.72.040.G states "Buildings should not be restricted to using desert landscape colors such as beige, tan, grays, browns etc. A wide palette of colors is recommended and it is the opinion of Staff that the elevations comply with this requirement.

Parking. Table 17.55.120(c), Required Parking by Land Use, requires a Restaurants (Fast Food/Drive-Thru) to have one stall per 125 square feet of area which is then 36 stalls; 36 are provided.

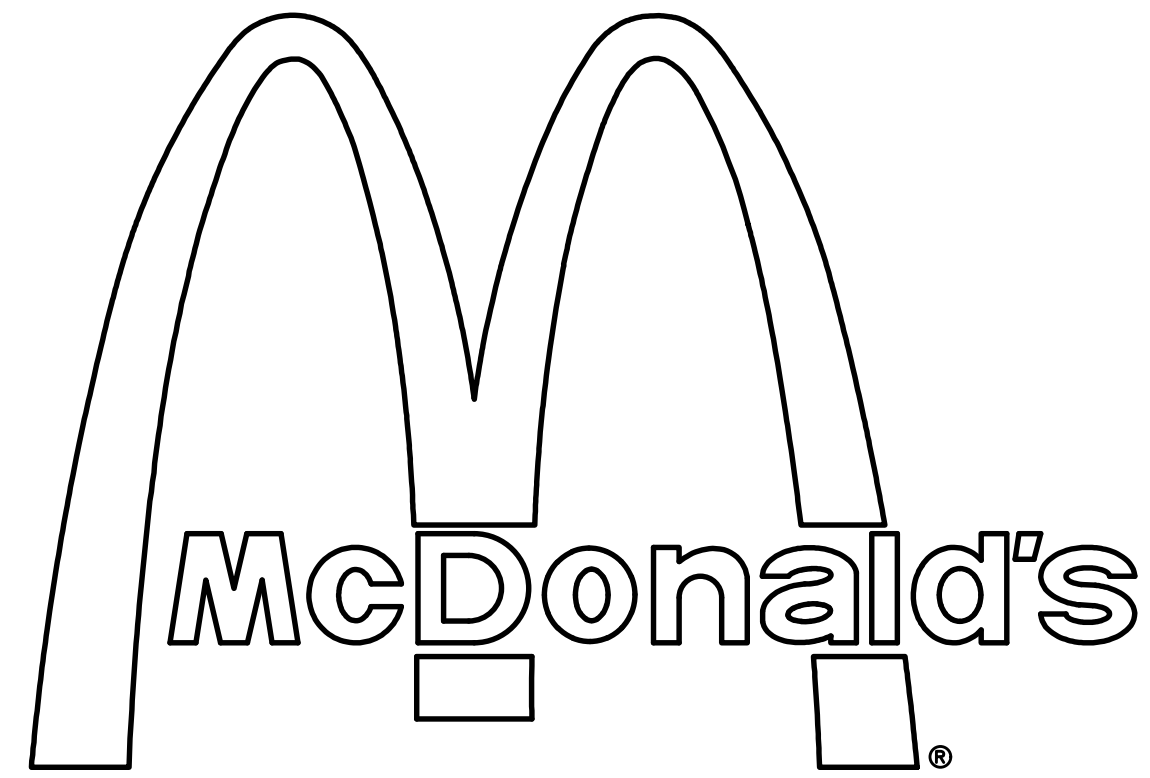
Bike Racks. The applicant is providing bike racks in compliance with 17.35.050.K.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission shall forward a positive or negative recommendation to the City Council. The recommendation may contain conditions. The Planning Commission may also choose to continue the request to give the applicant time to submit additional information, if needed.

ATTACHMENTS:

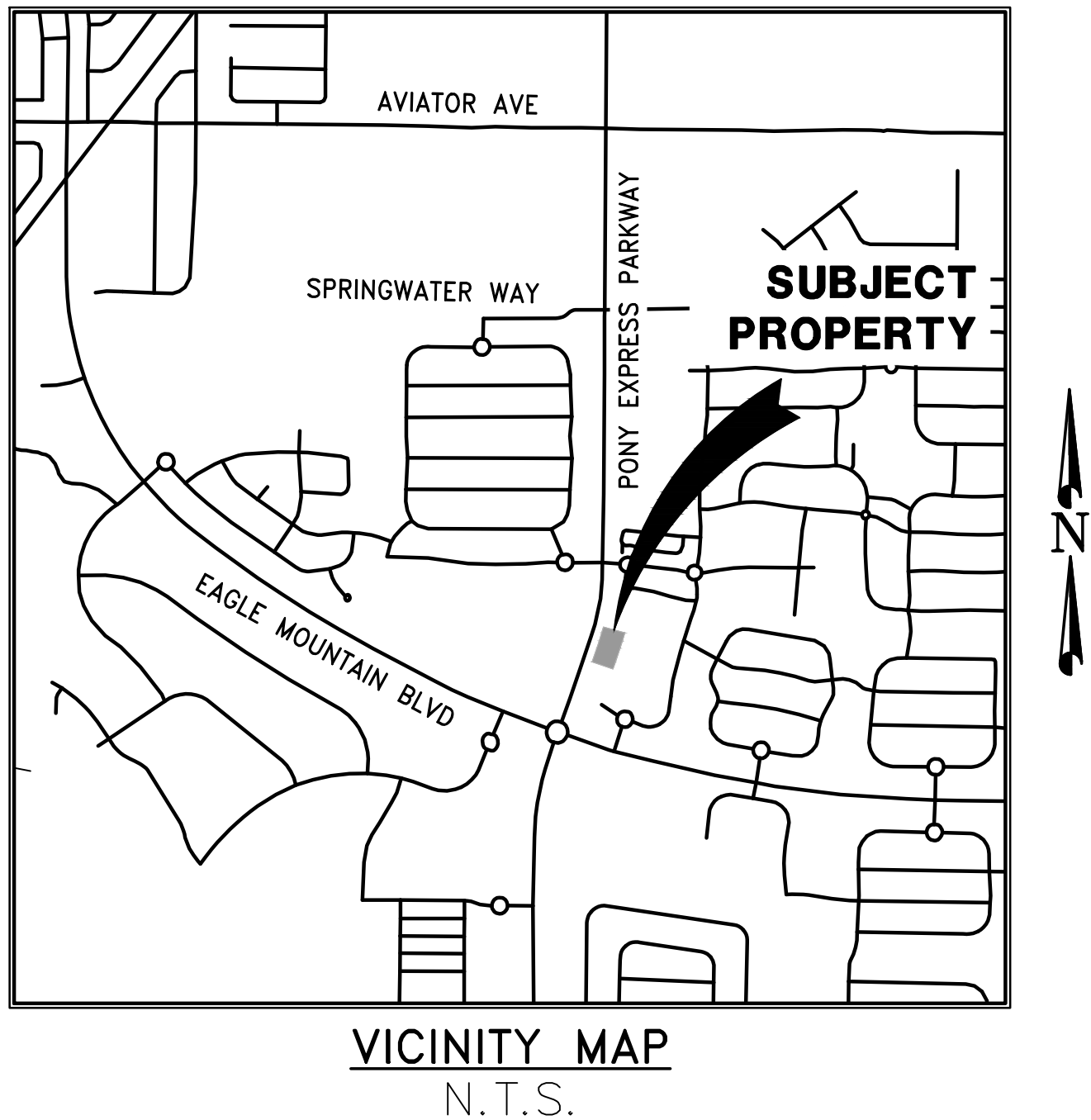
1. McDonald's Civil and Elevations
2. McDonald's Lighting



4248 NORTH 1650 EAST
EAGLE MOUNTAIN, UTAH

SITE 043-0330

SITE IMPROVEMENT PLANS (CIVIL PACKAGE)



ISSUE DATE	DESCRIPTION	REVISION
11-12-24	CITY SUBMITTAL #1	
02-10-25	CITY SUBMITTAL #2	A
03-13-25	CITY SUBMITTAL #3	B

INDEX OF SHEETS				
REVISION			SHEET NO.	SHEET
		B A		COVER SHEET
			1 of 2	ALTA/NSPS LAND TITLE SURVEY
			2 of 2	ALTA/NSPS LAND TITLE SURVEY
			C0.1	GENERAL NOTES
		B A	C0.2	EMC GENERAL NOTES
			C0.3	DEMOLITION PLAN
		B A	C1.0	SITE IMPROVEMENT PLAN
		B A	C1.1	DRIVE-THRU LAYOUT PLAN
		B A	C1.2	LITTER PICKUP PLAN
		B A	C2.0	UTILITY PLAN
		B A	C3.0	OVERALL GRADING & DRAINAGE PLAN
			C3.1	DRAINAGE DETAILS - CALCS
			C3.2	DRAINAGE DETAILS - STORMTECH
			C3.3	DRAINAGE DETAILS - BARRACUDA
			C3.4	DRAINAGE DETAILS - STORMTECH + BARRACUDA
		B A	C4.0	EROSION CONTROL PLAN
		A	C5.1	MCDONALD'S FOUNDATION AND MISC. DETAILS
			C5.2	MCDONALD'S SIGNS & FOOTINGS DETAILS
			C5.3	TRASH ENCLOSURE DETAILS
			C5.4	MISCELLANEOUS SITE DETAILS
		A	C5.5	STANDARD DETAILS
			C5.6	ADA SITE DETAILS
		A	C5.7	SWPPP DETAILS
			C5.8	MCDONALD'S DRIVE THRU LAYOUT PLAN (REFERENCE ONLY)
			C5.9	DIGITAL BOARD - FOUNDATION PLANS
			C5.10	DRIVE THRU WIRING DETAILS
			C5.11	APPROACH AND RAMP DETAILS
		B A	C5.12	LOT LIGHTING DETAILS
		B A		PHOTOMETRIC LIGHTING PLAN
		B A	L1.1	LANDSCAPE PLAN
		B A	L1.2	IRRIGATION PLAN
		B A	A2.0	BUILDING ELEVATIONS
		B A	A2.1	BUILDING ELEVATIONS
		B A		COLOR BUILDING ELEVATIONS

FOR
McDONALD'S CORPORATION

4643 South Ulster Street, Suite 1300
Denver, Colorado 80237
(303) 779-0444

PREPARED BY



Dominion
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000



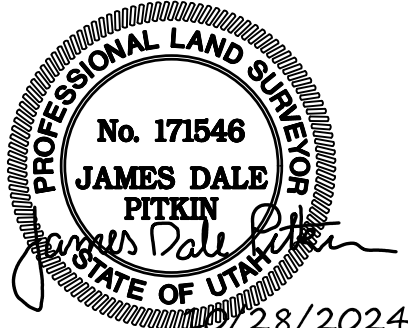
SURVEYOR'S CERTIFICATE

To: McDonald's Corporation, a Delaware corporation; McDonald's USA, LLC, a Delaware limited liability company; McDonald's Real Estate Company, a Delaware corporation; Fidelity National Title Insurance Company, National Commercial Services & Chicago Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 & 20 of Table A thereof. The on-site measurements were completed on December 7, 2023.

Date: *October 28, 2024*

James D. Pitkin, PLS
License No. 171546



NARRATIVE

An ALTA/NSPS Land Title Survey of the subject property was requested by McDonald's Corporation for future design considerations. A Commitment for Title Insurance prepared by Chicago Title Insurance Company, Commitment No. U0050040-801-T81-R2D Amendment No. 4, Effective October 24, 2024, was provided and relied upon for the preparation of this survey.

The Basis of Bearings for this survey is South 89°31'17" East 2666.44 feet measured along the Section line between the South Quarter corner and the Southeast corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base & Meridian.

The Benchmark utilized for the elevations shown is the Utah County brass cap monument marking the Southeast Corner of said Section 12 as shown on the Utah County Surveyor's State Plane Coordinate & Dependent Resurvey Plat of said Township 6 South, Range 2 West, Salt Lake Base & Meridian at 4867.22 feet (NAVD88).

SURVEYOR'S NOTES

- A. This survey is prepared to and complies with the requirements set forth in the McDonald's Survey Order Form and Minimum Requirements unless superseded by the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, dated Feb. 23, 2021. Table A, Item 20 was utilized to include additional statements such as "affects" or "does not affect" and specific statements by McDonald's shown in [brackets] for the exceptions.
- B. The "Field Description" is a requirement of the McDonald's Survey Order Form and Minimum Requirements and represents the project site for development as shown on the concept plan provided.
- C. The subject property is located within an area identified as Zone "X" (Areas determined to be outside the 500-year floodplain) per Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 49049C0275F (Not Printed), Effective Date: June 19, 2020, for Community No. 490258, City of Eagle Mountain.
- D. A Zoning report or letter was not provided. The current zone from Eagle Mountain City's Zoning Lookup Map indicates the subject property lies within the Community Commercial (CC) District. Section 17.35.040 of the Eagle Mountain City Code discloses the following Setback Requirements: 1. Front Yard - 10' Minimum/25' Maximum, 2. Side Yard - None (Equal to building height if adjacent to residential), 3. Rear Yard - 20' (35' if adjacent to residential). Maximum Height: 50' (Measured from the average of the highest finished grade and the lowest finished grade of the structure to the highest point of the roof, excluding ancillary structures). Section 17.55.110 of the Eagle Mountain City Code indicates 1 parking stall is required per 125 sq. ft. of gross floor area for fast food/drive-thru restaurants. Graphically depicted Front Yard Setbacks are measured from the proposed right-of-way dedication (See Note H).
- E. No parking spaces were observed on the vacant land.
- F. Utilities shown have been located from visible indications surveyed on the subject property and from information provided. The surveyor has not physically located the underground utilities and makes no guarantees that the utilities shown hereon compromise all such utilities in the area either in service or abandoned.
- G. No evidence of recent earth moving work, building construction, or building additions were observed.
- H. No evidence of proposed changes in street right of way lines or recent street or sidewalk construction or repairs was observed. A preliminary plat provided by the client indicates a 26' wide right-of-way dedication along the easterly line of Pony Express Parkway (Sweetwater Road) and is shown.
- I. No evidence of the property being used as a dump, sump or sanitary landfill were observed.
- J. The parcels & lots shown are contiguous, no gaps or gores are apparent from the information provided for this survey or apparent from the recorded plat and deed description information listed.
- K. No encroachments were observed at the time of the survey.

RECORD DESCRIPTIONS

(Title Commitment No. U0050040-801-T81-R2D Amendment No. 4, Effective October 24, 2024)

PARCEL 1:

All of future Lot 4 of the forthcoming The District at Eagle Mountain Subdivision, being a part of the Southeast Quarter of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, being further described as follows:

beginning at a point 1027.73 feet North 00°27'04" East along the Section line and 2114.38 feet West from the Southeast corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 71°03'24" West 177.50 feet; thence North 18°56'36" East 176.88 feet to a point of curvature with a 1876.00 foot radius to the left; thence northerly 117.58 feet along the arc of said curve through a central angle of 03°35'28" (chord bears North 17°08'52" East 117.35 feet); thence South 74°38'52" East 177.50 feet to a point on a 2053.50 foot radius non-tangent curve to the right; thence southerly 128.71 feet along the arc of said curve through a central angle of 03°35'28" (chord bears South 17°08'52" West 128.69 feet); thence South 18°56'36" West 176.88 feet to the point of beginning.

PARCEL 2:

Together with the beneficial rights as granted by that certain Declaration dated _____, 2024 and recorded _____, 2024 as Entry No. _____ of Official Records.

A portion of Parcel Numbers: 59:044:0112 & 59:044:0175

FIELD DESCRIPTION OF PROJECT SITE

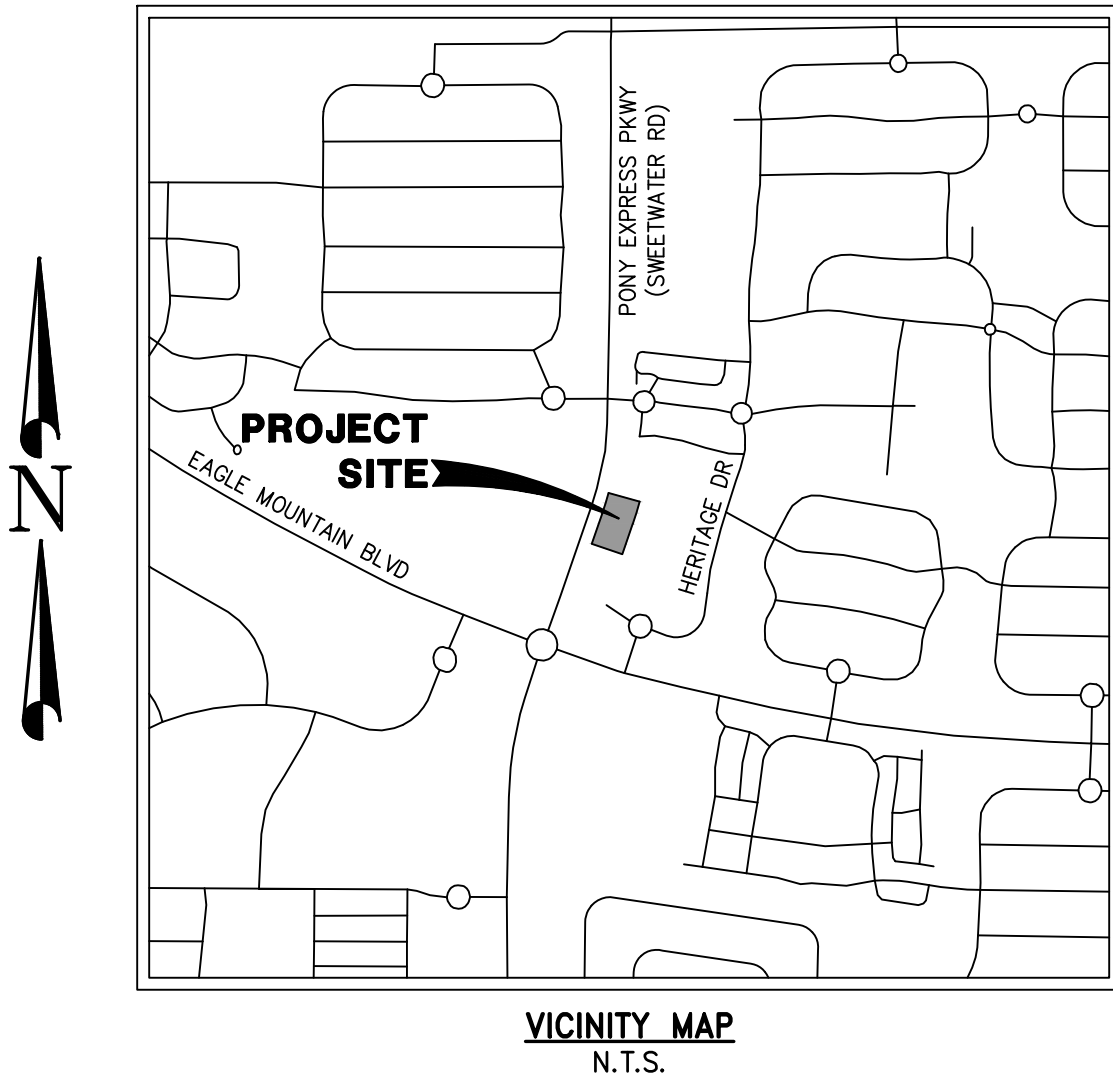
All of future Lot 4 of the forthcoming The District at Eagle Mountain Subdivision, located in the Southeast Quarter of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain City, Utah County, Utah, more particularly described as follows:

BEGINNING at a point 551.63 feet South 89°31'17" East along the Section line and 1010.06 feet North 00°28'43" East from the South Quarter corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 71°03'24" West 177.50 feet; thence North 18°56'36" East 176.88 feet to a point of curvature with a 1876.00 foot radius to the left; thence northerly 117.58 feet along the arc of said curve through a central angle of 03°35'28" (chord bears North 17°08'52" East 117.56 feet); thence South 74°38'25" East 177.50 feet to a point on a 2053.50 foot radius non-tangent curve to the right; thence southerly 128.71 feet along the arc of said curve through a central angle of 03°35'28" (chord bears South 17°08'52" West 128.69 feet); thence South 18°56'36" West 176.88 feet to the POINT OF BEGINNING.

Contains 53,254 square feet or 1.222 acres, more or less.

REFERENCES

1. Commitment for Title Insurance & associated documentation prepared by Chicago Title Insurance Company, Commitment No. U0050040-801-T81-R2D Amendment No. 4, Effective October 24, 2024.
2. The Landing at Eagle Mountain Phase I Plat recorded October 22, 1997 as Entry No. 83279:1997, Map Filing No. 7290.
3. Eagle Mountain Boulevard Plat recorded October 23, 1997 as Entry No. 83435:1997, Map Filing No. 7292.
4. Sweetwater Road Plat recorded October 23, 1997 as Entry No. 83436:1997, Map Filing No. 7293.
5. Eaglepark Subdivision Phase I Plat recorded April 15, 1998 as Entry No. 36958:1998, Map Filing No. 7492.
6. The Landing at Eagle Mountain Phase II Plat recorded May 15, 1998 as Entry No. 48683:1998, Map Filing No. 7534.
7. Mountain View Subdivision Phase I recorded August 6, 1998 as Entry No. 78428:1998, Map Filing No. 7679.
8. Mountain View Subdivision Phase 2 recorded August 5, 1999 as Entry No. 87702:1999, Map Filing No. 8172.
9. Town Center Address Dedication Map Heritage Drive Plat recorded November 24, 1999 as Entry No. 123521:1999, Map Filing No. 8323.
10. Town Center East Subdivision Plat "A" recorded March 13, 2000 as Entry No. 19636:2000, Map Filing No. 8464.
11. The Landing at Eagle Mountain Phase 3 Plat recorded December 12, 2000 as Entry No. 98557:2000, Map Filing No. 8867.
12. Mountain View Ranch Subdivision Phase 3 recorded May 28, 2003 as Entry No. 79606:2003, Map Filing No. 10010.
13. The Landing at Eagle Mountain Phase A - Plat 4 recorded March 6, 2020 as Entry No. 29325L2020, Map Filing No. 16985.
14. The Marketplace at Eagle Mountain Town Center Plat recorded July 19, 2021 as Entry No.127110:2021, Map Filing No. 17808.
15. Records of Survey No. 99-208, 18-288, & 22-521.
16. Preliminary Plat of The District at Eagle Mountain Subdivision prepared by AWA Engineering provided by the client.



DRAWN <u>BCD 12.2023</u> CHECKED <u>JDP 12.2023</u>		McDONALD'S CORPORATION EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH		Dominion Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000		ALTA/NSPS LAND TITLE SURVEY EAGLE MOUNTAIN, UT - LC-43-0330				PROJECT NO. 3463	
DESIGNED _____ DATE _____ PROJECT ENGINEER _____						LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN		SHEET NO. 1 of 2			
APPROVED _____ DATE _____ JDP _____ PROJECT MANAGER _____											
						2 UPDATED TITLE COMMITMENT BCD 10.28.24		FILE NAME: MCD EM CC			
						1 CORRECTED EXCEPTION NUMBERS BCD 01.24.24		SCALE: N/A			
						0 RELEASED FOR REVIEW JDP 12.18.23					
						NO. REVISIONS		BY DATE			

GENERAL NOTES:

- THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

CLEARING AND GRADING NOTES:

1. CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH THE EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS.
2. THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON TOPO SURVEY PERFORMED BY DOMINION ENGINEERING.
3. CONTRACTOR SHALL TAKE NECESSARY MEASURES TO PREVENT EROSION ONTO ADJACENT PROPERTY AND IN DRAINAGE FACILITIES. CONTRACTOR RESPONSIBLE TO CONTROL DUST AND MUD ON SURROUNDING STREETS.

DEWATERING NOTES:

1. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES, AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND WATER LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL WORK FOR DEWATERING SHALL BE INCLUDED IN THE PRICE BID FOR ALL EXCAVATION. THE STEEL WATER LEVEL SHALL BE DRAWN DOWN TO A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL SOILS. THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCIES. AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. DEWATERING SYSTEMS SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.

UNDERGROUND UTILITIES:

1. THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OR WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.
2. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKE ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGE UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH OSHA STANDARDS AND REQUIREMENTS.
4. PRIOR TO OPENING AN EXCAVATION, CONTRACTOR SHALL ENDEAVOR TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC. WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
5. IN CASES OF HIGH GROUNDWATER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE RUBBER GASKET JOINTS ON ALL PRE CAST PIPES. THE COST FOR RUBBER GASKET JOINTS SHALL BE INCLUDED IN THE UNIT PRICES OF PIPE.
6. THE CONTRACTOR SHALL PROVIDE CLAY DAMS IN UTILITY TRENCHES TO PREVENT CHANNELING OF SUBSURFACE WATER, DURING AND AFTER CONSTRUCTION. CONSTRUCT CLAY DAMS AT THE TOP OF GRADE BREAKS AND AT THE FOLLOWING INTERVALS:
TRENCHES WITH SLOPES < 10% = DAMS AT 500' INTERVALS
TRENCHES WITH SLOPES ≥ 10% = DAMS AT 100' INTERVALS
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF EAGLE MOUNTAIN CITY FOR H-20 LOAD REQUIREMENTS.
8. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER AND STREET PAVING.

GENERAL EROSION CONTROL NOTES

1. PRE CONSTRUCTION MEETING IS REQUIRED WITH THE CITY PRIOR TO DISTURBANCE.
 2. IN THE EVENT A CHANGE OCCURS ON THIS APPROVED SITE PLAN WHICH INVOLVES ENLARGING THE AREA OF DISTURBANCE, THE CONTRACTOR SHALL CONTACT EAGLE MOUNTAIN CITY EROSION CONTROL INSPECTOR PRIOR TO THE DISTURBANCE.
 3. THE CONTRACTOR WILL FILL OUT "EROSION AND SEDIMENT CONTROL PLAN" INSPECTION AND MAINTENANCE FORM EVERY SEVEN DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT AND/OR A HEAVY SNOW MELT. PROVIDE COPIES OF MAINTENANCE FORM TO EAGLE MOUNTAIN CITY EROSION CONTROL INSPECTOR AND OWNER AT WEEKLY CONSTRUCTION MEETINGS.
 4. THE CONTRACTOR WILL COMPLY WITH THE INSTALLATION AND MAINTENANCE OF THE "BEST MANAGEMENT PRACTICE" (BMP) USED ON THE EROSION AND SEDIMENT CONTROL PLANS UNTIL THE REVEGETATION BOND HAS BEEN 100% RELEASED.
 5. THE CONTRACTOR SHALL OBTAIN THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY AND PROVIDE EVIDENCE TO THE CITY AT THE PRE CONSTRUCTION MEETING.
 6. THE CONTRACTOR WILL MAINTAIN STREETS TO BE FREE FROM SOIL AND DEBRIS 24 HOURS PER DAY, SEVEN DAYS A WEEK.
 7. THE CONTRACTOR WILL MAINTAIN THE EROSION CONTROL DEVICES UNTIL THE GROUND COVER HAS BEEN ESTABLISHED.
 8. DUST CONTROL MEASURES WILL BE ON SITE AND IN WORKING ORDER WHEN SOIL IS DISTURBED. DUST CONTROL WILL BE USED 24 HOURS, SEVEN DAYS PER WEEK AS CONDITIONS DICTATE. THE CONTRACTOR WILL INCREASE EQUIPMENT AS NEEDED TO CONTROL DUST.
 9. THE CONTRACTOR WILL PREVENT SEDIMENTS FROM ENTERING UTILITIES BY INSTALLING FILTER FABRIC AROUND STRUCTURES.
 10. VEGETATION WILL BE DISPOSED OF IN ONE OR MORE OF THE FOLLOWING WAYS:
 - HAULING TO APPROVED LAND FILL
 - SHREDDING
 - CHIPPING
 - BURNING WITH APPROVED PERMIT
- BRUSH MAY BE STOCKPILED AT TOES OF FILLS FOR TEMPORARY EROSION CONTROL.
11. REMOVE NATIVE TREES WITHIN AREAS OF DISTURBANCE ONLY.
 12. ALL EXCAVATED MATERIAL MUST BE KEPT WITHIN THE "LIMITS OF MASS GRADING DISTURBANCE".
 13. PLACE GEOTEXTILE STYLE SILT FENCES PRIOR TO ANY EXCAVATIONS INDICATED BY THE EROSION CONTROL DRAWINGS. THE EROSION/SEDIMENTATION CONTROL (E.S.C.) MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED.



Dominion
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

M CORPORATION
KROCC DRIVE - OAK BROOK, ILLINOIS 60521

THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THE CORPORATION. ANY DOCUMENTS OR INFORMATION OBTAINED FROM THIS CONTRACT ARE TO BE USED ONLY FOR THE PROJECT AND SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT. ANY REUSE OF THESE DRAWINGS FOR REFERENCE ON A DIFFERENT SITE OR AT A LATER TIME WITHOUT THE WRITTEN PERMISSION OF MCDONALD'S CORPORATION WILL BE CONSIDERED A VIOLATION OF THE CONTRACT. THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS, REPRODUCTION OF THE CONTRACT DOCUMENTS FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED.

OFFICE ADDRESS

TITLE	DESCRIPTION
McDONALD'S SITE IMPROVEMENT PLANS EAGLE MOUNTAIN, UTAH GENERAL NOTES	

SITE ID	SITE ADDRESS
043-0330	4248 NORTH 1650 EAST EAGLE MOUNTAIN UTAH

CO.1

GENERAL NOTES

EAGLE MOUNTAIN GENERAL NOTES:

SEWER-

- PIPE BEDDING: 3/4" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
- DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
- SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
- SEWER Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
- LATERAL STUBS: A) STUBS MUST EXTEND 15' INTO PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN. B) ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
- MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

WATER-

- VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
- BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
- DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION. MAX DEPTH 72" FROM FINISHED GRADE.
- SERVICES & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
- SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL, ALSO 3/4" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
- WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
- WATER CAN: THE WATER CAN FOR 3/4" & 1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND 21" INSIDE DIAMETER. WATER CAN FOR 1-1/2" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATION.
- HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
- LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
- TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
- WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
- VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
- WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS.
- WATER MAIN LINE: NO DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED IN THE WATER LINES AND BEND FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

STORM DRAIN-

- BEDDING: 3/4" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
- ADS: ALL ADS PIPE TO BE "HP" BRAND.
- COLLARS: COLLARS TO BE 1'X1' AROUND PIPE, 4000 PSI CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
- MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

ROAD SECTION-

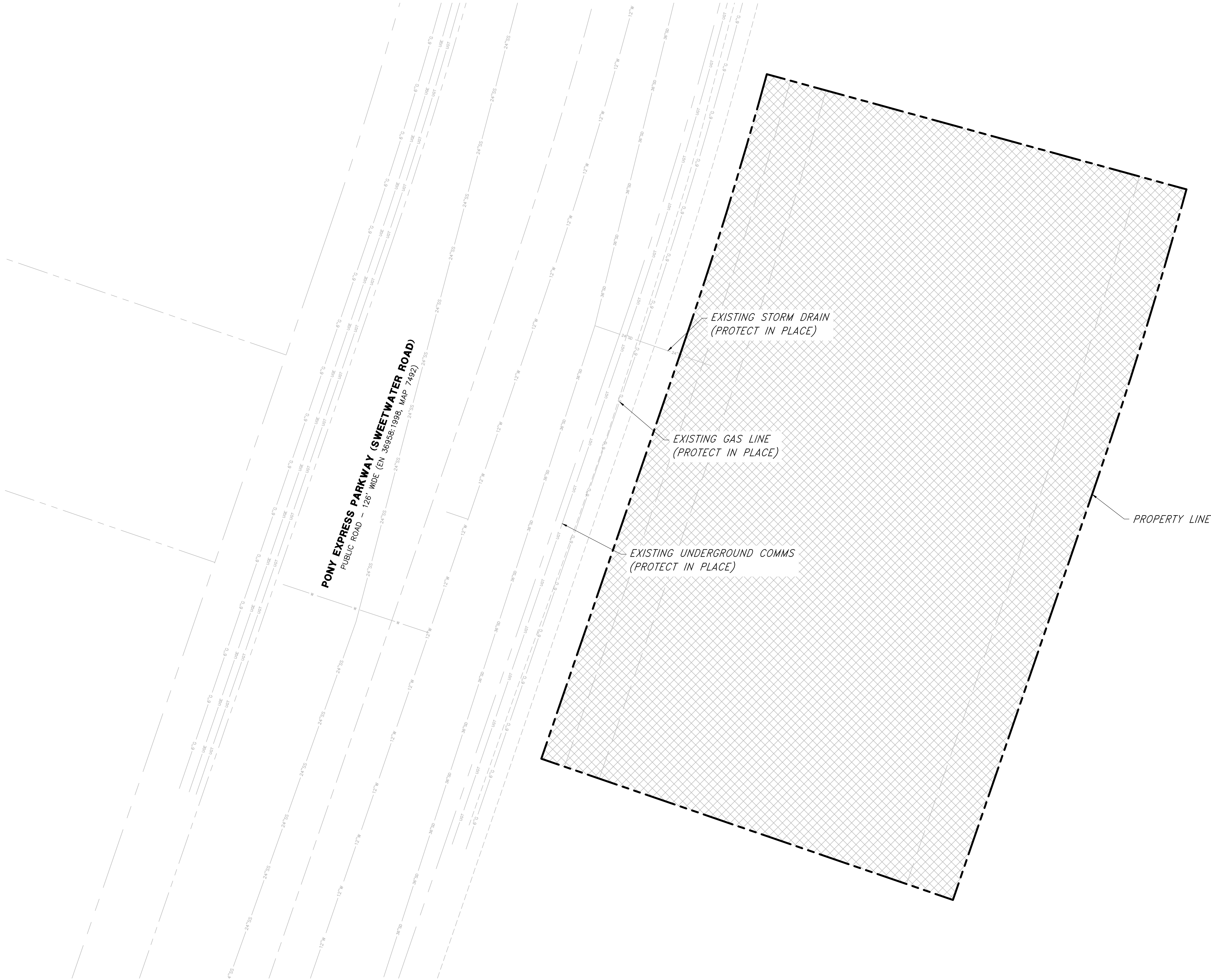
- PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
- UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROADS, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
- COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (3/4" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE 1/2" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE 1/4" TO 3/8" DOWN FROM ASPHALT EDGE.

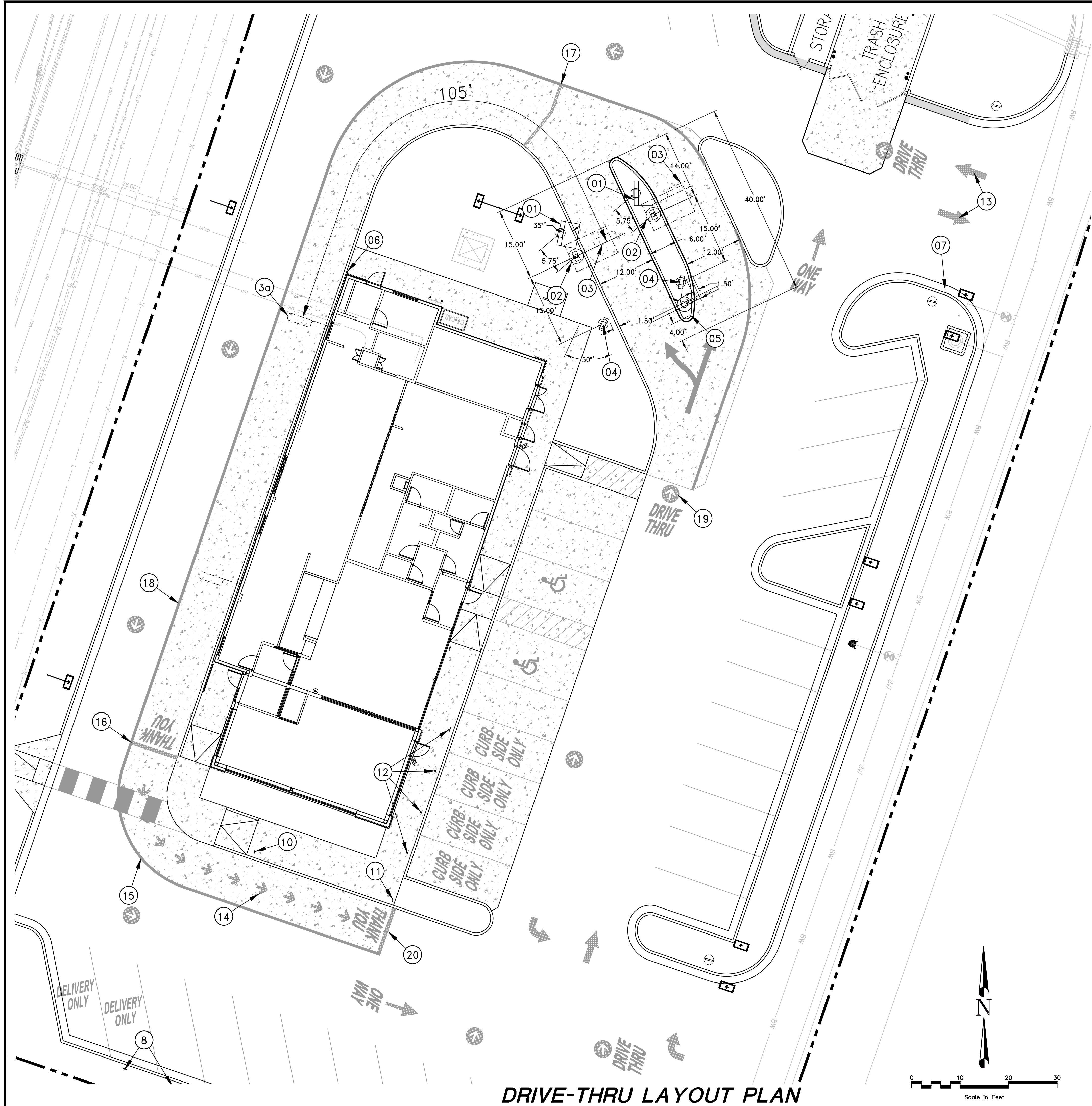
SHEET NO.	TITLE	DRAWN BY	PREPARED FOR	DATE	REV	DATE	BY
C0.2	McDONALD'S SITE IMPROVEMENT PLANS EAGLE MOUNTAIN, UTAH GENERAL NOTES	STD	ISSUE	DATE	REV	DATE	BY
043-0330	SITE ADDRESS 4248 NORTH 1650 EAST, EAGLE MOUNTAIN, UTAH	DATE	ISSUED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330	DESCRIPTION GENERAL NOTES	DATE	REVIEWED	-	-	-	-
043-0330							

path: P:\McDONALD\Utah\Eagle Mountain\TOWN CENTER 43-0330\DESIGN\CAD\SHEET FILES\ file name: C0.3 DEMOLITION PLAN.dwg | plot date: February 10, 2025 | plotted by: GarrisonGalley

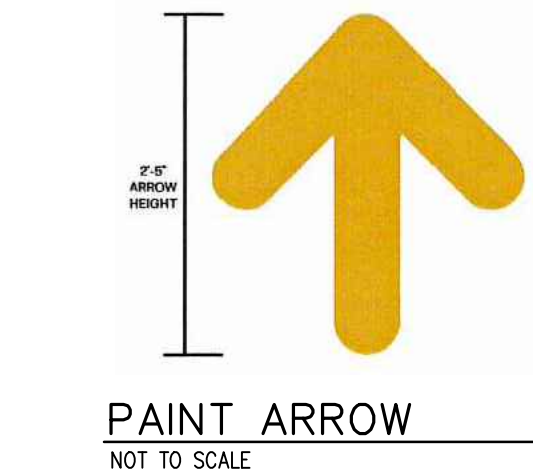
UTILITY CONTACTS		
WATER	CITY OF EAGLE MOUNTAIN – CHRIS TRUSTY	801-789-6671
STORM	CITY OF EAGLE MOUNTAIN – CHRIS TRUSTY	801-789-6671
SEWER	CITY OF EAGLE MOUNTAIN – CHRIS TRUSTY	801-789-6671
ELECTRIC POWER	ROCKY MOUNTAIN POWER	801-469-3981
GAS	DOMINION ENERGY– BROOKE SMITH	801-789-1113
TELEPHONE	DIRECT COMMUNICATIONS – MARJORIE CLIFFORD	801-789-2800
HEALTH DEPT.	UTAH COUNTY – BECKY WORLAND	801-851-7525

DEMOLITION PLAN

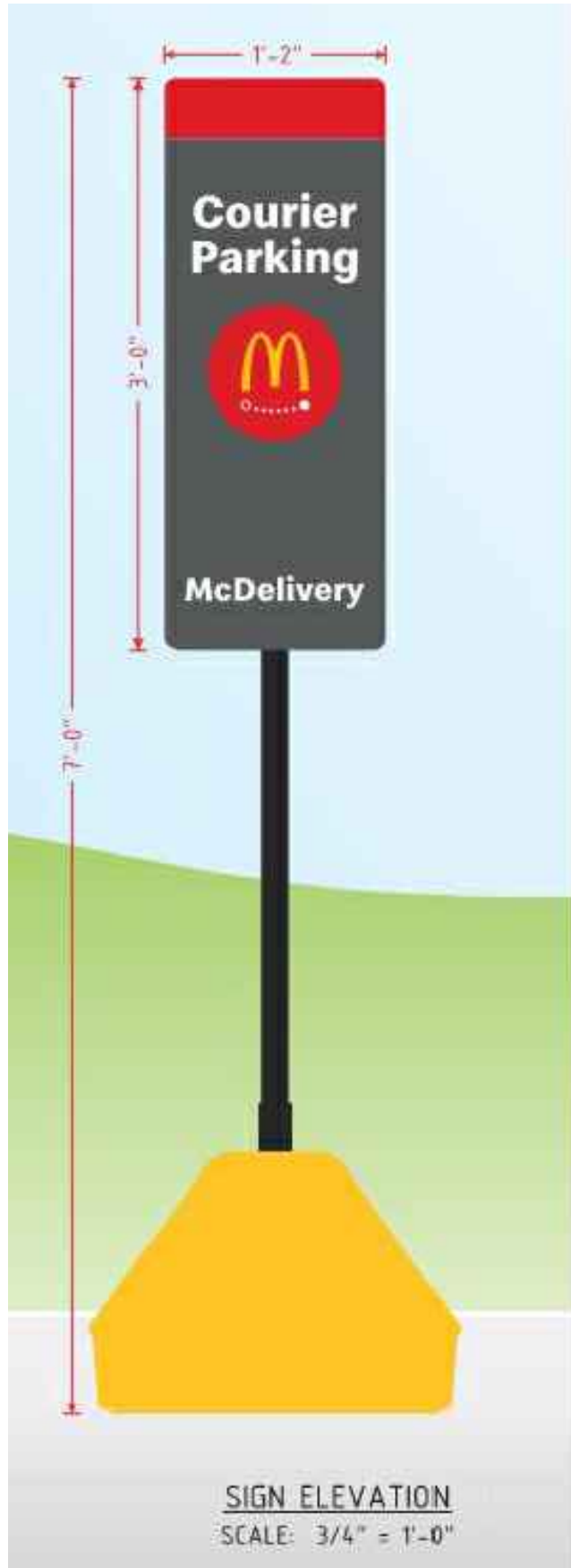




DRIVE-THRU LAYOUT PLAN



PAINT ARROW
NOT TO SCALE



SIGN ELEVATION
SCALE: 3/4" = 1'-0"



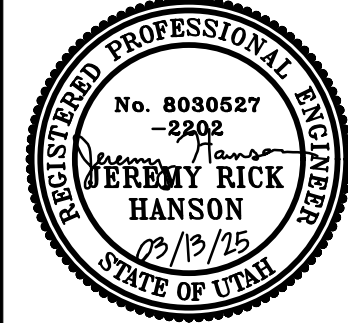
NOTE: ALL SIGNAGE IS TO BE PERMITTED BY A SEPARATE SIGN PERMIT.

PARKING SIGNAGE
NOT TO SCALE

SITE PLAN NOTES SCHEDULE

- 01 DIGITAL MAIN MENU BOARD-SEE DETAILS SHEET C5.9
- 02 ORDER HERE CANOPY-SEE DETAIL SHEET C5.2
- 03 VEHICLE DETECTOR LOOP-SEE DETAILS SHEET C5.8
- 3a VEHICLE DETECTOR LOOP AT DRIVE-THRU WINDOWS
- 04 DIGITAL PRE-BROWSE MENU BOARD-SEE DETAILS SHEET C5.9
- 05 "DOUBLE ARM GATEWAY"/HEIGHT DETECTOR SIGN WITH "ANY LANE/ANY TIME" SIGN ATTACHED-SEE DETAILS SHEET C5.1
- 06 4" CONCRETE FILLED BOLLARD-SEE DETAIL SHEET C5.1
- 07 DIRECTIONAL SIGN (APPROX. LOCATION), SEE DETAILS, SHEET C5.2
- 08 MCDelivery ORDER SIGNS (BOLLARD REQUIRED IF PLACED ON ASPHALT)
- 09 ROLL FORWARD TURN LEFT SIGN-SEE DETAIL THIS SHEET
- 10 ROLL FORWARD PULL AHEAD SIGN-SEE DETAIL THIS SHEET
- 11 ROLL FORWARD PICK UP SIGN-SEE DETAIL THIS SHEET
- 12 MOBILE ORDER SIGNS (BOLLARD REQUIRED IF PLACED ON ASPHALT)-SEE DETAIL THIS SHEET
- 13 PAINT GRAPHICS WHITE DIRECTIONAL PAINT MARKINGS AROUND SITE
- 14 ROLL FORWARD DIRECTIONAL ARROW PAVEMENT MARKING (TYP.) SEE DETAIL THIS SHEET
- 15 ROLL FORWARD 6-INCH YELLOW DASHED STRIPING PER McDONALD'S STANDARDS
- 16 ROLL FORWARD 8-INCH YELLOW STRIPE PER McDONALD'S STANDARDS
- 17 6-INCH YELLOW STRIPING (MERGE POINT) PER McDONALD'S STANDARDS
- 18 6-INCH YELLOW STRIPING (TYP.) PER McDONALD'S STANDARDS
- 19 PAINT GRAPHICS MARKINGS PAINTED PMS123 YELLOW AROUND SITE (TYP.) PER McDONALD'S STANDARDS
- 20 8-INCH YELLOW STRIPING (TYP.) PER McDONALD'S STANDARDS

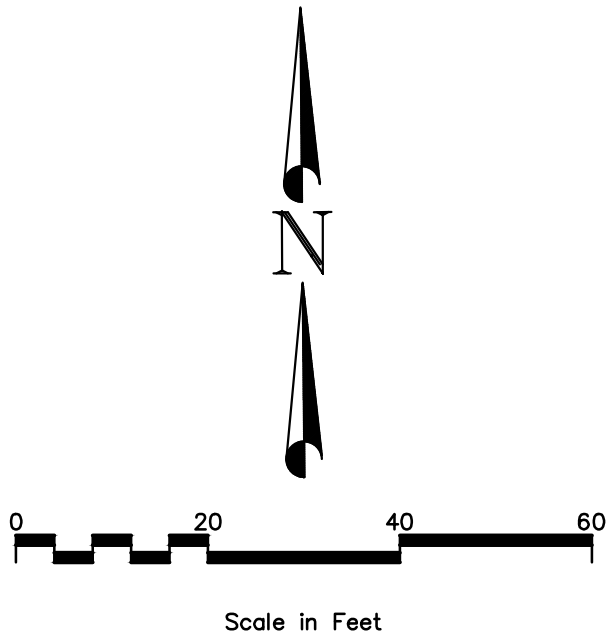
C1.1	SHEET NO.	TITLE	DRAWN BY	PREPARED FOR:	 Mc CORPORATION KNOX BRIDGE, ILLINOIS 60521 THESE DIMENSIONS AND SPECIFICATIONS ARE THE PROPRIETARY AND CONFIDENTIAL PROPERTY OF MC CORPORATION. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS INFORMATION IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MC CORPORATION, IS STRICTLY PROHIBITED. ANY VIOLATION OF THESE TERMS SHALL BE THE RESPONSIBILITY OF THE USER. THE SERVICES OF PROJECT ENGINEER, ARCHITECT, AND LANDSCAPE ARCHITECT ARE SEPARATE CONTRACTS FOR THE USE OF ANOTHER PROJECT IS NOT AUTHORIZED.		 Dominion Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															</
------	-----------	-------	----------	---------------	--	--	---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----





UTILITY CONTACTS			
WATER	CITY OF EAGLE MOUNTAIN – CHRIS TRUSTY	801–789–6671	
STORM	CITY OF EAGLE MOUNTAIN – CHRIS TRUSTY	801–789–6671	
SEWER	CITY OF EAGLE MOUNTAIN – CHRIS TRUSTY	801–789–6671	
ELECTRIC POWER	ROCKY MOUNTAIN POWER	801–469–3981	
GAS	DOMINION ENERGY– BROOKE SMITH	801–789–1113	
TELEPHONE	DIRECT COMMUNICATIONS – MARJORIE CLIFFORD	801–789–2800	
HEALTH DEPT.	UTAH COUNTY – BECKY WORLAND	801–851–7525	

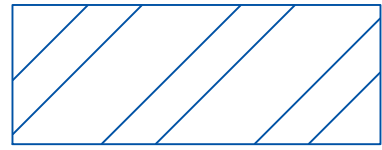
LITTER CLEANUP PLAN



UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY TIES AND/OR EXISTING UTILITY DRAWINGS AND VERBAL EXPLANATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT POSITION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE TO HIM. BEFORE DIGGING, CONTACT EACH UTILITY ENTITY SO THAT THEY MAY MARK THEIR LOCATIONS ON THE GROUND.

ITEM	DESCRIPTION	SCHEDULE
DUMPSTER	COLLECTED BY WASTE MANAGEMENT COMPANY AS NEEDED.	TYPICALLY 2x-3x WEEK AS NEEDED PER VOLUME.
EXTERNAL TRASH CAN	EMPLOYEES INSPECT AND EMPTY EXTERNAL TRASH CANS AS NEEDED. EXACT LOCATION DETERMINED BY OWNER.	EMPTIED AS NEEDED. MINIMUM OF 1x PER DAY. HOURLY SITE CHECKS PERFORMED BY CREW MEMBERS FOR FILLED RECEPTACLES.
SITE INSPECTION & CLEAN UP	CREW MEMBERS TO WALK SITE AND INSPECTION FOR DEBRIS.	HOURLY SITE CHECKS PERFORMED BY CREW MEMBER FOR DEBRIS.
INTERIOR REFUSE	INTERIOR KITCHEN REFUSE IS COLLECTED AND TEMPORARILY STORED IN BINS INSIDE RESTAURANT. FILLED BINS ARE TRANSPORTED TO THE EXTERIOR DUMPSTER ON A AS NEEDED BASIS. NO REFUSE IS TEMPORARILY STORED ON THE EXTERIOR OUTSIDE OF THE DUMPSTER.	COMPLETED AS NEEDED. MINIMUM OF 2x PER DAY.
INTERIOR CUSTOMER RECEPTACLES	INTERIOR CUSTOMER WASTE RECEPTACLES ARE INSPECTED AND EMPTIED BY CREW MEMBERS AS NEEDED. A MINIMUM OF 2 RECEPTACLES ARE PROVIDED IN LOBBY. EXACT LOCATION DETERMINED BY OWNER.	COMPLETED AS NEEDED. MINIMUM OF 2x PER DAY. HOURLY LOBBY CHECKS BY CREW MEMBERS ARE PERFORMED FOR FILLED WASTE RECEPTACLES.



LITTER CLEAN UP AREA



Dominion
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PREPARED FOR:

M CORPORATION

KRCC DRIVE • OAK BROOK, ILLINOIS 60521

© 1995 McDonald's Corporation

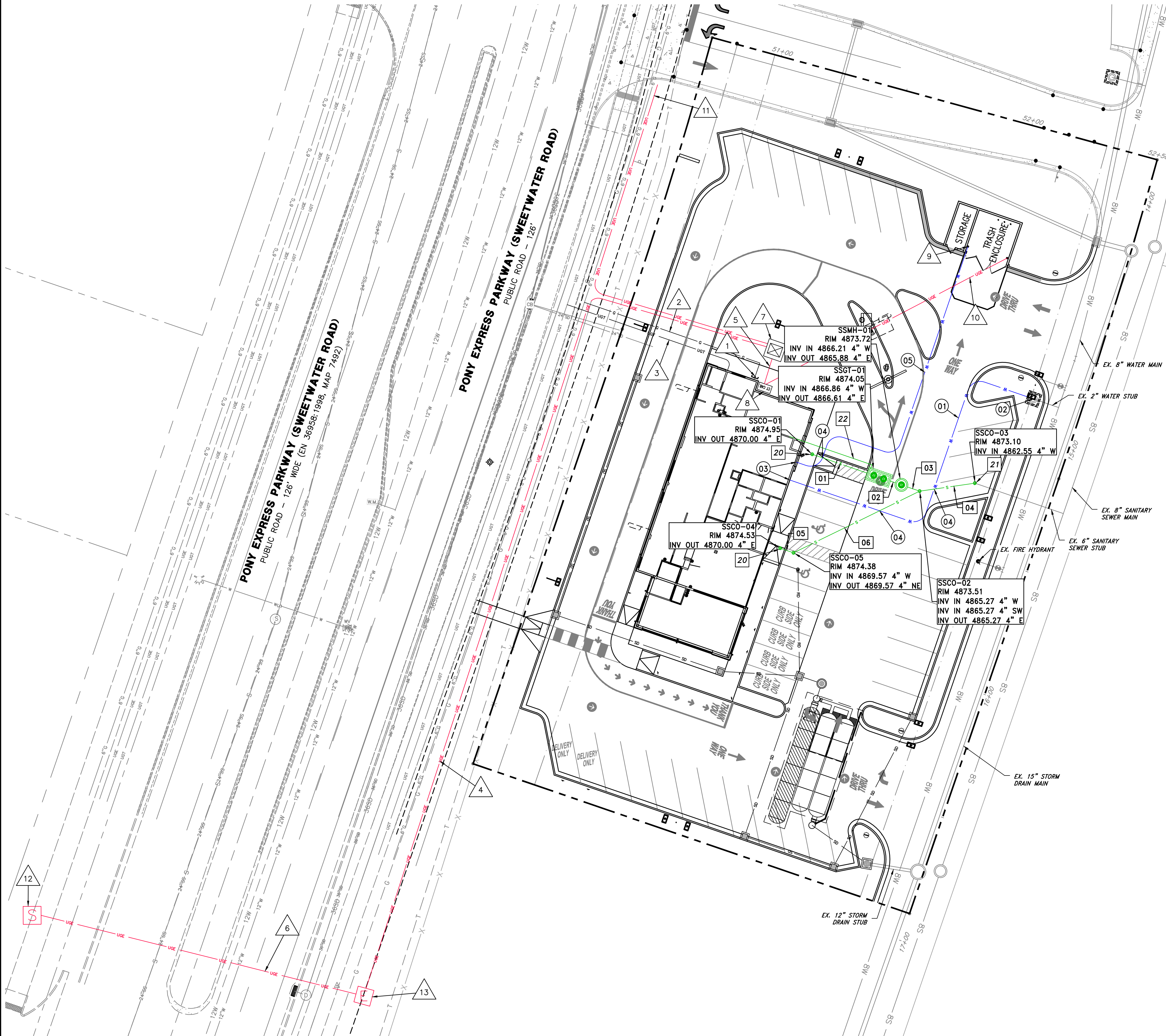
THESE FRANCHISE AND OFFICE DEVELOPMENT AND PROPRIETARY PROPERTY OF MCDONALD'S CORPORATION, AND SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF MCDONALD'S CORPORATION. ANY SUCH COPIES OR REPRODUCTIONS SHALL BE SUBJECT TO THE SAME TERMS, CONDITIONS AND AGREEMENTS AS THE ORIGINAL DOCUMENTS. THE INFORMATION CONTAINED HEREIN IS FOR THE EXCLUSIVE USE OF THE PERSONS TO WHOM IT IS BEING FURNISHED AND IS NOT TO BE DISCLOSED TO ANY OTHER PERSONS WITHOUT THE WRITTEN CONSENT OF MCDONALD'S CORPORATION. THE USE OF THESE FRANCHISE OR OFFICE DEVELOPMENT AND PROPRIETARY INFORMATION FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF MCDONALD'S CORPORATION VIOLATES THE TERMS OF THE CONTRACT DOCUMENTS FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED.

OFFICE ADDRESS

TITLE		McDONALD'S SITE IMPROVEMENT PLANS EAGLE MOUNTAIN, UTAH	
DESCRIPTION		LITTER CLEANUP PLAN	
SITE ID	SITE ADDRESS	DATE REVIEWED	DATE ISSUED
		REVIEWED BY	DRAWN BY
		STD ISSUE DATE	

C1.2

DENVER REGION: 4643 S. ULSTER ST., SUITE 1300, DENVER, CO 80237



UTILITY CALLOUTS

- 1

INSTALL EXTERNAL GAS METER (APPROXIMATE LOCATION)
- 2

INSTALL 72± L.F. OF GAS LINE PER DOMINION ENERGY GAS STANDARDS TO CONNECTION POINT AT EXIST. GAS MAIN (APPROXIMATE LOCATION). CONTRACTOR TO FIELD VERIFY EXACT LOCATION, TYPE OF EXISTING GAS LINE (SIZE DETERMINED BY DOMINION ENERGY GAS) BEFORE NEW LINE TO BUILDING IS INSTALLED.
- 3

INSTALL 65± L.F. OF 2" COMMUNICATION CONDUIT PER CENTURY LINK COMMUNICATIONS STANDARDS & SPECIFICATIONS
- 4

INSTALL 340± L.F. OF 6" UNDERGROUND POWER SERVICE CONDUIT FROM GROUNDSLEEVE BOX TO NEW TRANSFORMER.
- 5

INSTALL 4 - 4" CONDUITS FOR A TOTAL OF 98± L.F. OF UNDERGROUND POWER SERVICE CONDUIT FROM CT CABINET TO NEW TRANSFORMER. INSTALL CONDUIT TO THE BUILDING FOR POWER ON ALL DIRECTIONAL SIGNS AND MONUMENT SIGN-TYPICAL
- 6

EXISTING CONDUIT TO NEW GROUNDSLEEVE BOX.
- 7

CONTRACTOR TO PROVIDE PADVAULT FOR 3ph PADMOUNT TRANSFORMER PER RMP STANDARDS & SPECIFICATIONS. CONTRACTOR TO COORDINATE WITH ROCKY MOUNTAIN POWER.
- 8

NEW CT CABINET. CONTRACTOR TO PROVIDE PER ROCKY MOUNTAIN POWER STANDARDS & SPECIFICATIONS
- 9

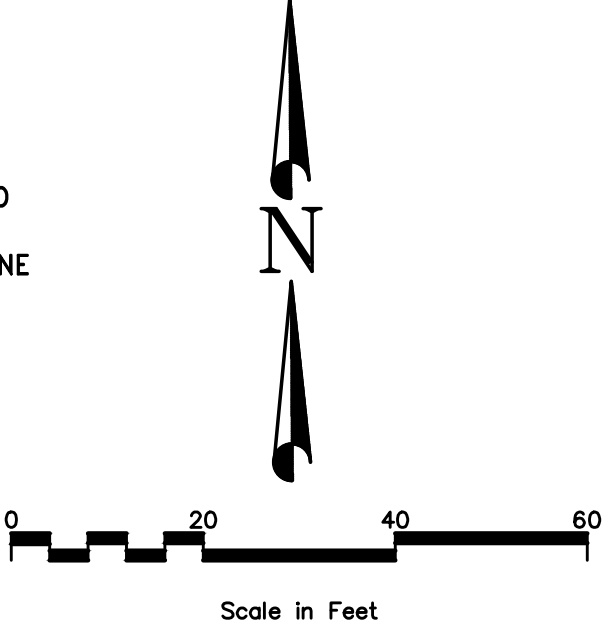
FREEZELESS YARD HYDRANT WITH THREADED WATER CONNECTION
- 10

1" PVC CONDUIT FOR POWER TO TRASH ENCLOSURE
- 11

INSTALL 142± L.F. 6" UNDERGROUND POWER SERVICE CONDUIT FROM TRANSFORMER TO ACCESS DRIVE FOR FUTURE USE. CAP CONDUIT 2' FROM CURB.
- 12

EXISTING SECTIONALIZER
- 13

PROPOSED GROUND SLEEVE BOX, CONTRACTOR TO PROVIDE EXCAVATION, COORDINATE WITH ROCKY MOUNTAIN POWER



WATER CALLOUTS

- 01

INSTALL 153± L.F. OF 2" POLYETHYLENE WATERLINE WITH ALL THE NECESSARY BENDS AND CONNECTIONS
- 02

INSTALL 2" WATER METER IN EXISTING VAULT PER EAGLE MOUNTAIN CITY STANDARD DRAWING NO. 4. CONNECT TO EX. WATER STUB.
- 03

SEE PLUMBING PLANS FOR CONTINUATION OF WATERLINE
- 04

WATER/SEWER CROSSING - MAINTAIN MIN. 18" OF VERTICAL SEPARATION ABOVE SEWER
- 05

INSTALL 156± L.F. OF 3/4" POLYETHYLENE WATERLINE WITH ALL THE NECESSARY BENDS AND CONNECTIONS FROM BUILDING TO YARD HYDRANT IN TRASH ENCLOSURE

SEWER PIPE CALLOUTS

- 01

INSTALL 23.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 13.77%
- 02

INSTALL 3.1 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 13.09%
- 03

INSTALL 5.5 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 11.20%
- 04

INSTALL 21.6 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 12.68%
- 05

INSTALL 5.4 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 7.97%
- 06

INSTALL 54.2 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 7.97%

SEWER STRUCTURE CALLOUTS

- NAME
- SSCO-01

INSTALL 4" SEWER CLEANOUT PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.SEE DETAILS SHEET C5.5 DETAIL C
- SSCO-02

INSTALL 4" SEWER CLEANOUT PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.SEE DETAILS SHEET C5.5 DETAIL C
- SSCO-03

INSTALL 4" SEWER CLEANOUT PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.SEE DETAILS SHEET C5.5 DETAIL C
- SSCO-04

INSTALL 4" SEWER CLEANOUT PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.SEE DETAILS SHEET C5.5 DETAIL C
- SSCO-05

INSTALL 4" SEWER CLEANOUT PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.SEE DETAILS SHEET C5.5 DETAIL C
- SSGT-01

INSTALL OIL AND GREASE SEPARATOR PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.SEE DETAILS SHEET C5.5 DETAIL A
- SSMH-01

INSTALL 4' DIA. CONC. SEWER SAMPLING MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.

SEWER CALLOUTS

- 20

CONNECT TO BUILDING SEWER STUB APPROXIMATELY 5' OUTSIDE OF BUILDING. INSTALL CLEANOUT AT CONNECTION LOCATION. FIELD VERIFY BUILDING INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT. SEE BUILDING PLUMBING PLANS FOR CONTINUATION.
- 21

CONNECT TO EXISTING SEWER STUB
- 22

INSTALL 35 LF± OF 3" PVC SEWER VENT PIPE. SEE PLUMBING PLANS FOR CONTINUATION AT BUILDING FACE.

UTILITY PLAN NOTES

1. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL DRAWINGS.
2. WATER CONSTRUCTION SHALL ADHERE TO EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS AND WHEN NOT PRESENT TO APWA STANDARDS AND SPECIFICATIONS.
3. SANITARY SEWER CONSTRUCTION SHALL ADHERE TO EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS AND WHEN NOT PRESENT TO APWA STANDARDS AND SPECIFICATIONS.

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY TIES AND/OR EXISTING UTILITY DRAWINGS AND VERBAL EXPLANATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT POSITION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE TO HIM. BEFORE DIGGING, CONTACT EACH UTILITY ENTITY SO THAT THEY MAY MARK THEIR LOCATIONS ON THE GROUND.



SHEET NO.	TITLE	DRAWN BY	STD	ISSUE DATE	REVIEWED BY	DATE REVIEWED	DATE ISSUED	SITE ID	SITE ADDRESS	OFFICE ADDRESS	DENVER REGION: 4643 S. ULLSTER ST., SUITE 1300, DENVER, CO 80237	BY	REV	DATE	DESCRIPTION	DP	DP	BY
C2.0	McDONALD'S SITE IMPROVEMENT PLANS EAGLE MOUNTAIN, UTAH UTILITY PLAN							043-0330	4248 NORTH 1650 EAST, EAGLE MOUNTAIN, UTAH									

REGISTERED PROFESSIONAL ENGINEER
No. 80906227
JERRY RICK
HANSON
2/19/25
STATE OF UTAH

DOMINION
Engineering Associates, L.L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

McDONALD'S CORPORATION
KNOX DRIVE - JAY BROOK, ILLINOIS 60501
THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF MC DONALD'S CORPORATION. THE CONTRACT DOCUMENTS ARE PREPARED BY AND FOR THE EXCLUSIVE USE OF MC DONALD'S CORPORATION. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MC DONALD'S CORPORATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

Land Use	%	C	Area (sf)
Roof	8	0.95	3,690
Paved	70	0.95	32,048
Landscaped	22	0.2	10,363
		0.78	

(390)

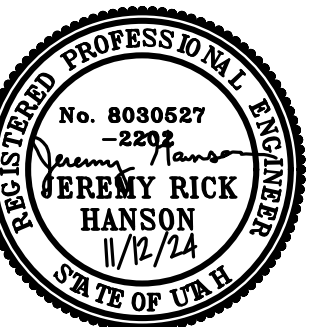
Q	0.42	High water elev	69.52	ft^2 in^2
H	4.92	Invert Elev	64.60	
		A=	0.0396	
g	32.2	=	5.71	
C	0.6			
Diameter =			2.7	inches

Restriction Rate (cfs/ac)	0.40
Total Area (ac)	1.06
Total Area (sf)	46,102
Infiltration rate (in/hr)	0
Infiltration surface length (ft)	0.0
Infiltration surface width (ft)	0.0

Land Use	%	C	Area (sf)
Roof	8	0.95	3,690
Paved	70	0.95	32,048
Landscaped	22	0.2	10,363
		0.78	

Lapsed Time (min)	Rainfall Intensity (in/hr)	Accumulated Rainfall (in)	Accumulated Flow (cf)	Allowable Discharge (cf)	Infiltration Discharge (cf)	Required Storage (cf)
15	3.81	0.95	2,858	381	0	2,477
30	2.56	1.28	3,843	762	0	3,081
60	1.59	1.59	4,773	1,524	0	3,249
120	0.86	1.71	5,133	3,048	0	2,085
180	0.57	1.71	5,133	4,572	0	561
360	0.30	1.82	5,464	9,144	0	-3,680
720	0.17	2.04	6,124	18,288	0	-12,164
1440	0.09	2.15	6,454	36,576	0	-30,122

Required detention storage (cf)	3,249	Detention Provided (cf)	3,639
Unit storage per acre (cf/ac)	3,070		
Allowable release rate (cfs)	0.42		

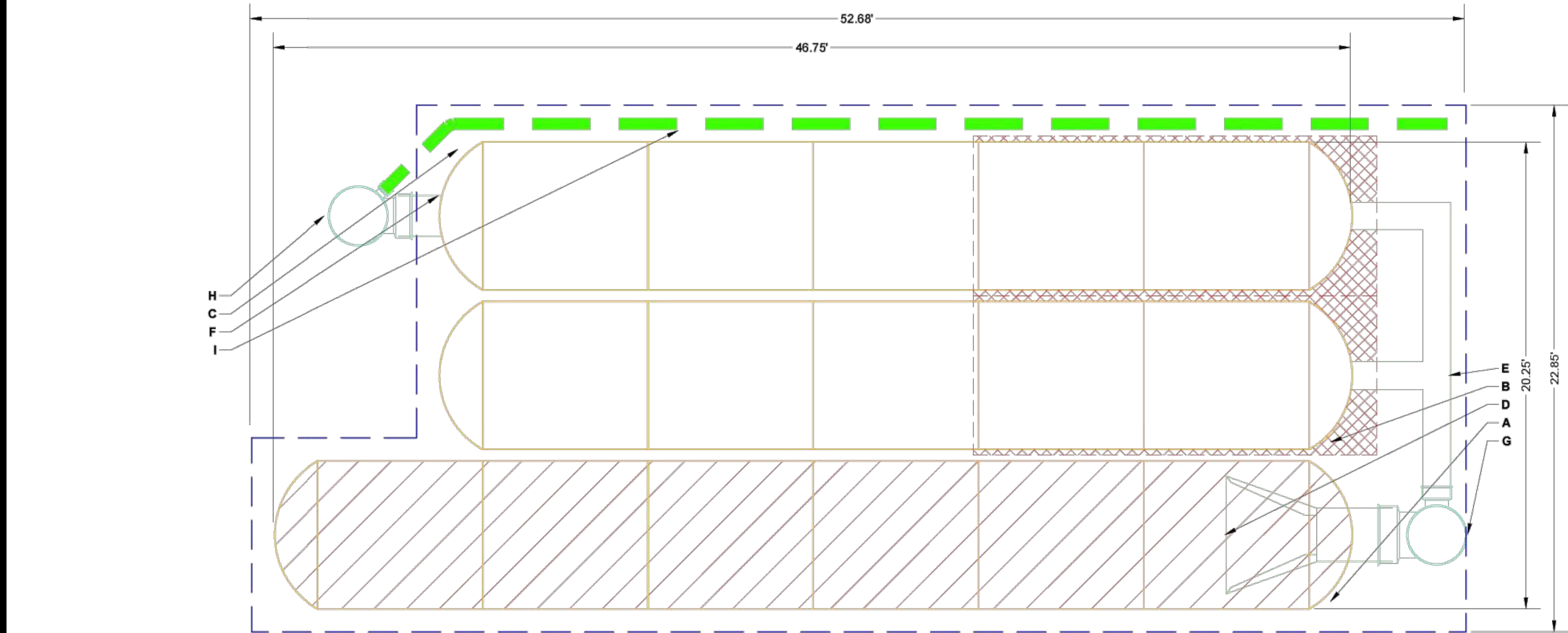


WILLIAMS CORPORATION
KROC DRIVE - OAK BROOK, ILLINOIS 60521
© 1994, McDonald's Corporation

THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION. THE CONTRACT DOCUMENTS WERE PREPARED FOR THE EXCLUSIVE USE OF THE PROJECT AND ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. IN THE EVENT OF ANY DISCREPANCY BETWEEN THESE DRAWINGS FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT, THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS IN CONNECTION WITH THE CONTRACT DOCUMENTS FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED.

path: P:\McDONALD\Utah\Eagle Mountain\TOWN CENTER 43-0330\DESIGN\CAO\SHEET FILES\
file name: C3.X STORM DRAIN DETAILS.dwg | plot date: November 12, 2024 | plotted by: GarrisonGalley

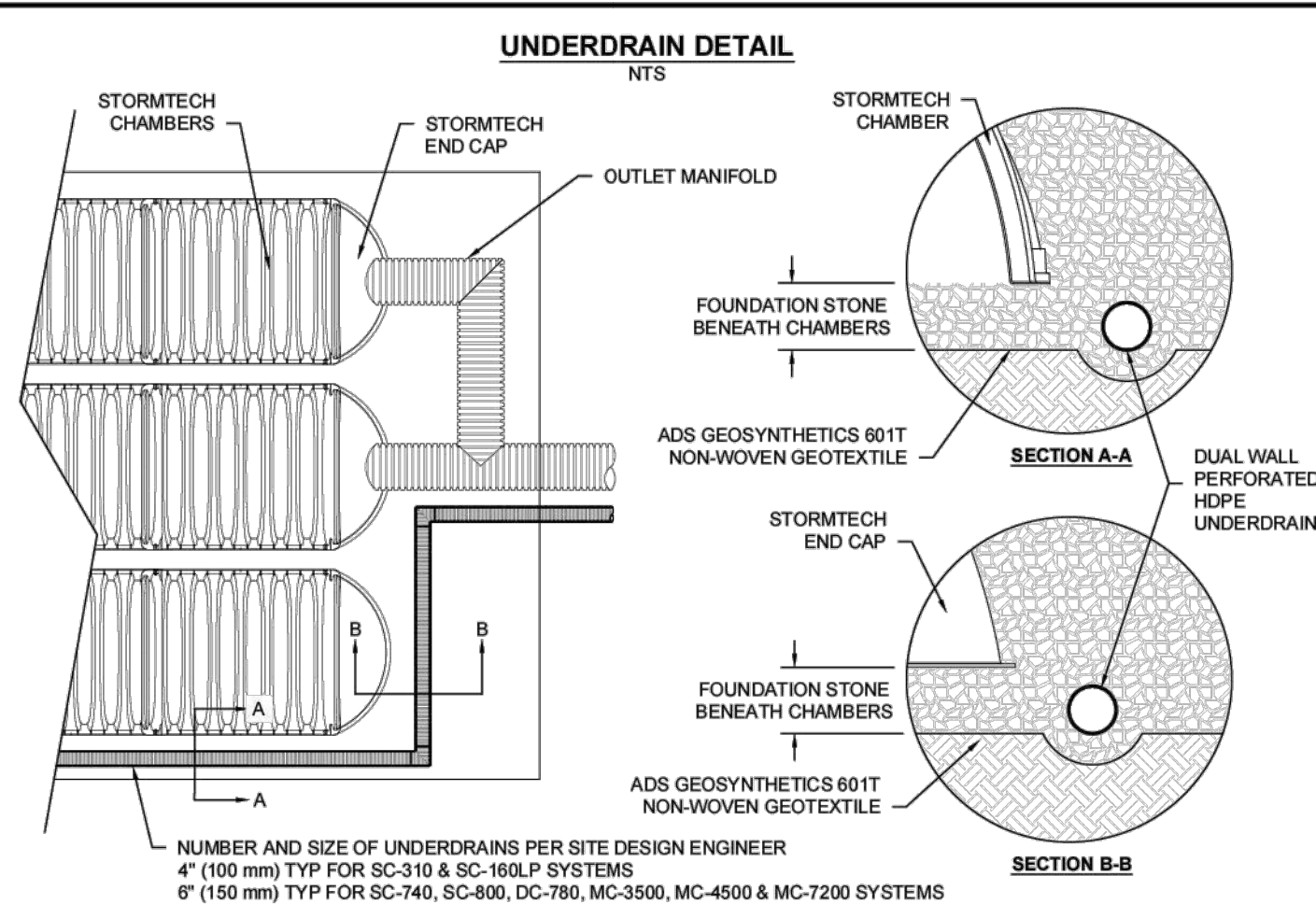
PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS:		PART TYPE		ITEM ON LAYOUT	DESCRIPTION	*INVERT ABOVE BASE OF CHAMBER	
18	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	12.75						
6	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	6.75						
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	6.25						
12	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	6.25						
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	6.25						
3040	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	5.75						
1100	SYSTEM AREA (SF)	TOP OF MC-3500 CHAMBER:	4.75						
181.1	SYSTEM PERIMETER (ft)	12" x 12" TOP MANIFOLD INVERT:	3.20						
		24" ISOLATOR ROW PLUS INVERT:	1.1						
		18" BOTTOM CONNECTION INVERT:	1.1						
		18" BOTTOM CONNECTION (PLUS ROW):	1.00						
		UNDERDRAIN INVERT:	0.00						
		UNDERDRAIN (OUTLET):	0.00						
		30" DIAMETER (DESIGN BY ENGINEER):							
		6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN:							



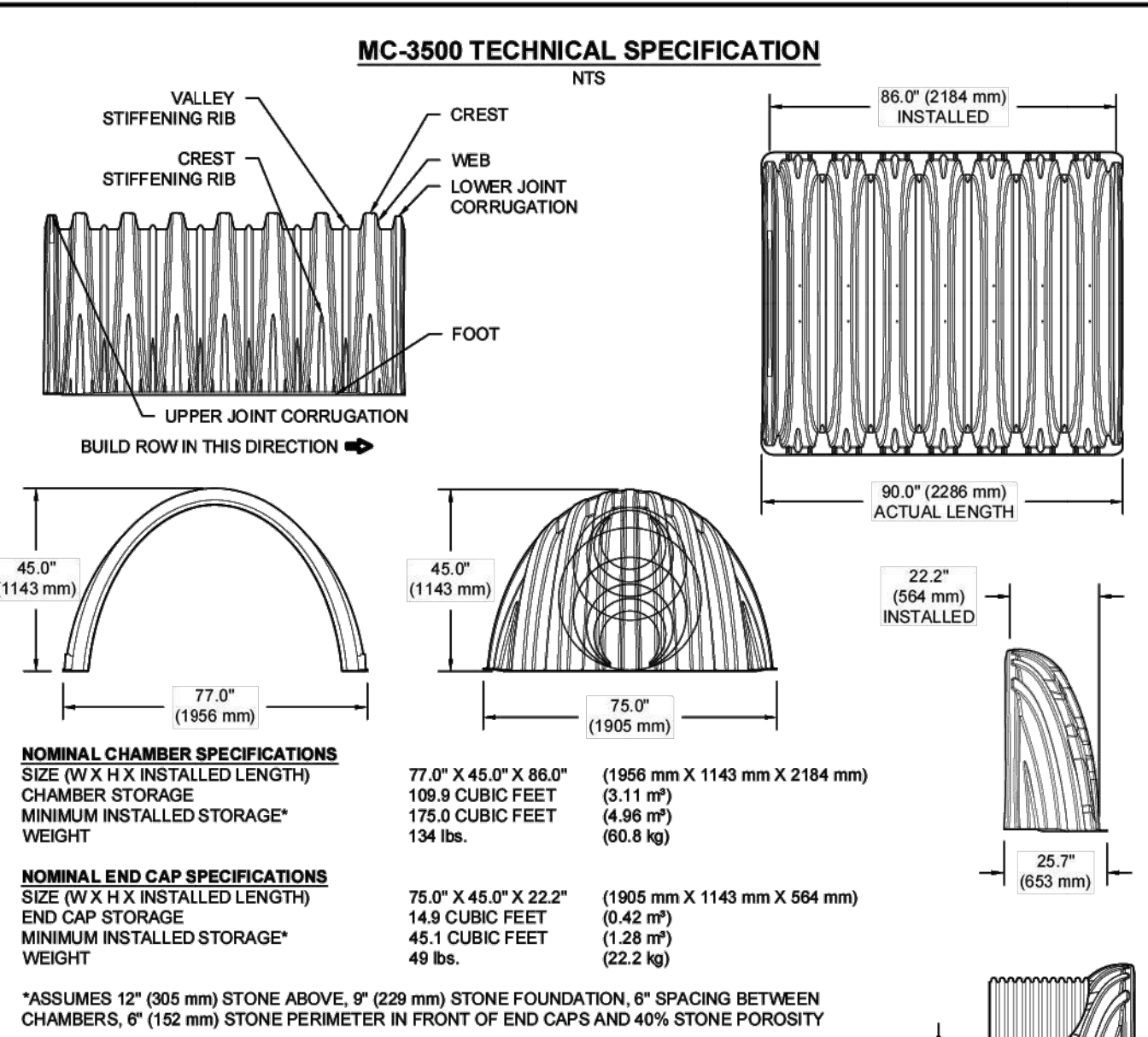
- ISOLATOR ROW PLUS (SEE DETAIL)
- PLACE MINIMUM 17.50' OF ADS PLUS 125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

— BED LIMITS

NOTES:
THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
NOT FOR CONSTRUCTION: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVIDE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.



4 UNDERDRAIN DETAIL



NOMINAL CHAMBER SPECIFICATIONS
SIZE (W X H X INSTALLED LENGTH)
CHAMBER STORAGE
MINIMUM INSTALLED STORAGE*
WEIGHT

SIZE (W X H X INSTALLED LENGTH)	CHAMBER STORAGE	MINIMUM INSTALLED STORAGE*	WEIGHT
77.0' X 45.0' X 86.0' (1956 mm X 1143 mm X 2184 mm)	108.9 CUBIC FEET (3.11 m³)	175.0 CUBIC FEET (4.96 m³)	134 lbs. (60.3 kg)
75.0' X 45.0' X 22.2' (1905 mm X 1143 mm X 564 mm)	14.9 CUBIC FEET (0.42 m³)	45.1 CUBIC FEET (1.28 m³)	49 lbs. (22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 0" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

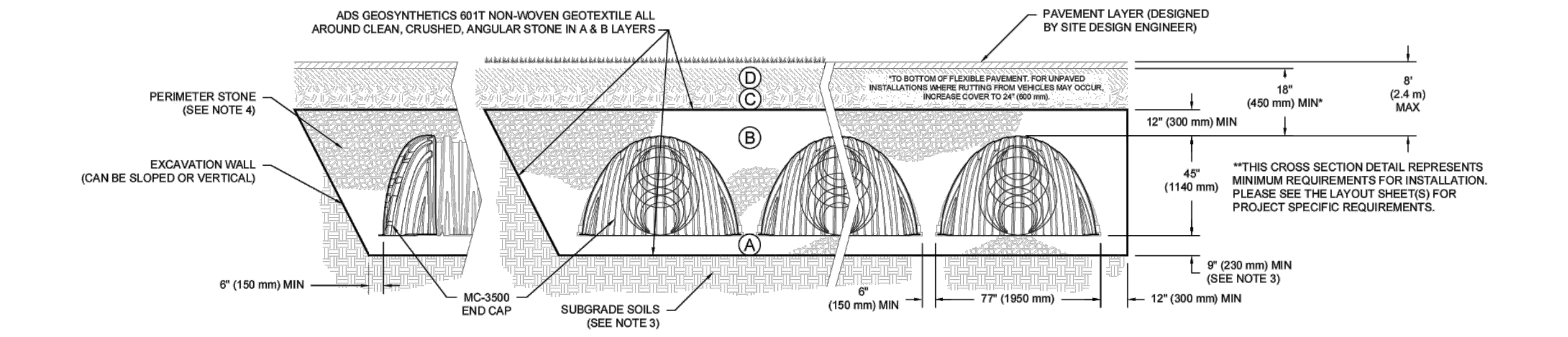
STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

NOTE: ALL DIMENSIONS ARE NOMINAL

2 MC-3500 TECHNICAL SPECIFICATION

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS			
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE.	AASHTO M145* A-1, A-2-4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE*	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE*	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.*

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 'RECYCLED CONCRETE STRUCTURAL BACKFILL'.

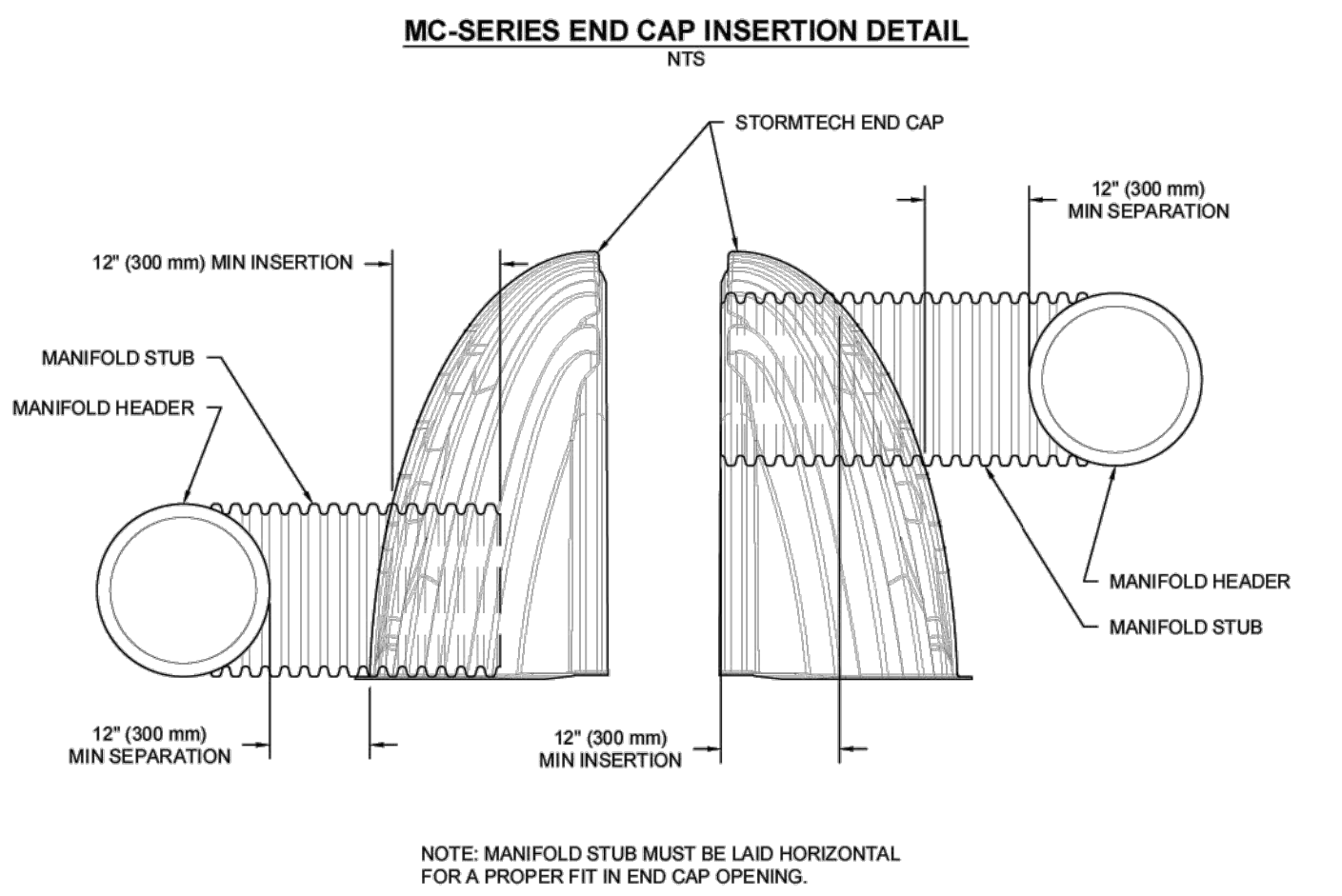


NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
• TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
• TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
• TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 MC-3500 CROSS SECTION DETAIL

3 MC-3500 ISOLATOR ROW PLUS DETAIL

SPACE INTENTIONALLY LEFT BLANK



5 MC-SERIES END CAP INSERTION DETAIL

1

MCDONALD'S TOWN CENTER COPY
EAGLE MTN, UT, USA

StormTech®
Chamber System

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

ADS

SHEET
1 OF 1

DATE: 11/07/2024
PROJECT #:
DRAWN: UU
CHECKED: N/A
REV: NOT TO SCALE

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADJUST STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

REGISTERED PROFESSIONAL ENGINEER
No. 8680527
JEREMY RICK HANSON
11/2/2019
STATE OF UTAH

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

M CORPORATION
KOC DRIVE - JAY BROOK, ILLINOIS 60501
THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF MCDONALD'S. NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MCDONALD'S. THE CONTRACT DOCUMENTS WERE PREPARED BY MCDONALD'S AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PROJECT.

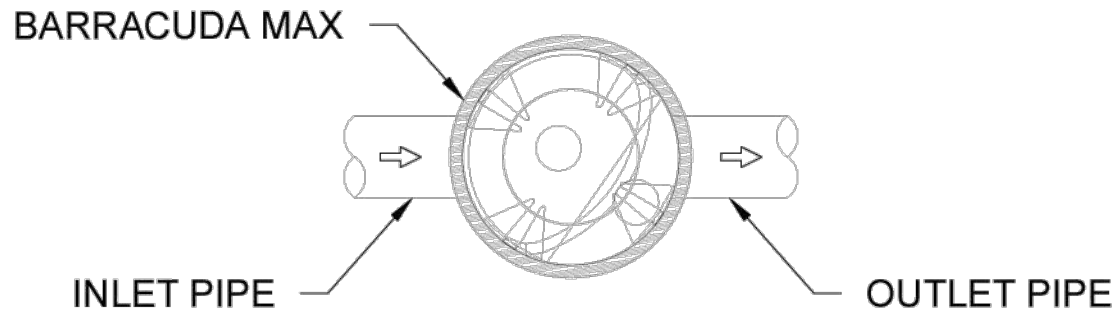
DRAWN BY: STD
ISSUE DATE: -
REVIEWED BY: -
DATE REVIEWED: -
DATE ISSUED: -
OFFICE ADDRESS: 4640 S. ULLSTER ST., SUITE 1300, DENVER, CO 80237
DENVER REGION: 4643 S. ULLSTER ST., SUITE 1300, DENVER, CO 80237

McDONALD'S SITE IMPROVEMENT PLANS
EAGLE MOUNTAIN, UTAH
DRAINAGE DETAILS - STORMTECH

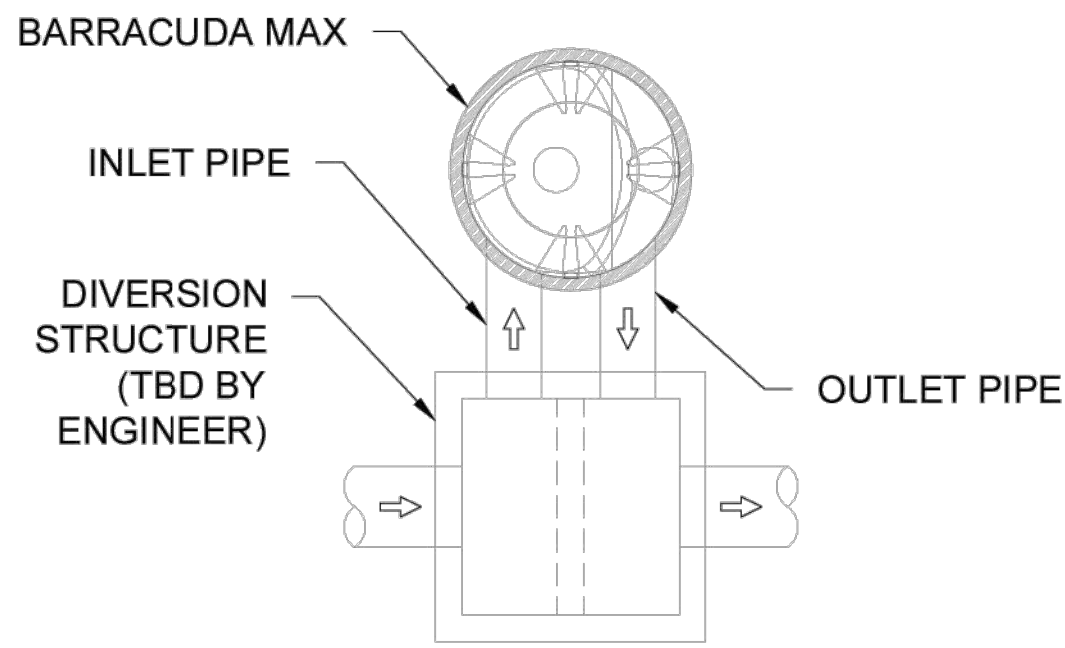
SHEET NO. C3.2

BARRACUDA MAX MINIMUM RIM TO INVERT OUT	
MODEL	INCH (MM)
S3	36 (914)
S4	36 (914)
S6	39 (991)
S8	41 (1041)

THE S3, S4, S6, AND S8 CAN BE INSTALLED IN A STANDARD 36" (900 mm), 48" (1200 mm), 72" (1800 mm), AND 96" (2400 mm) PRECAST MANHOLE, RESPECTIVELY. THE S3 AND S4 CAN BE PROVIDED FACTORY INSTALLED WITHIN A 36" (900 mm) AND 48" (1200 mm) ADS HP MANHOLE AND DELIVERED TO THE JOBSITE.



ONLINE CONFIGURATION

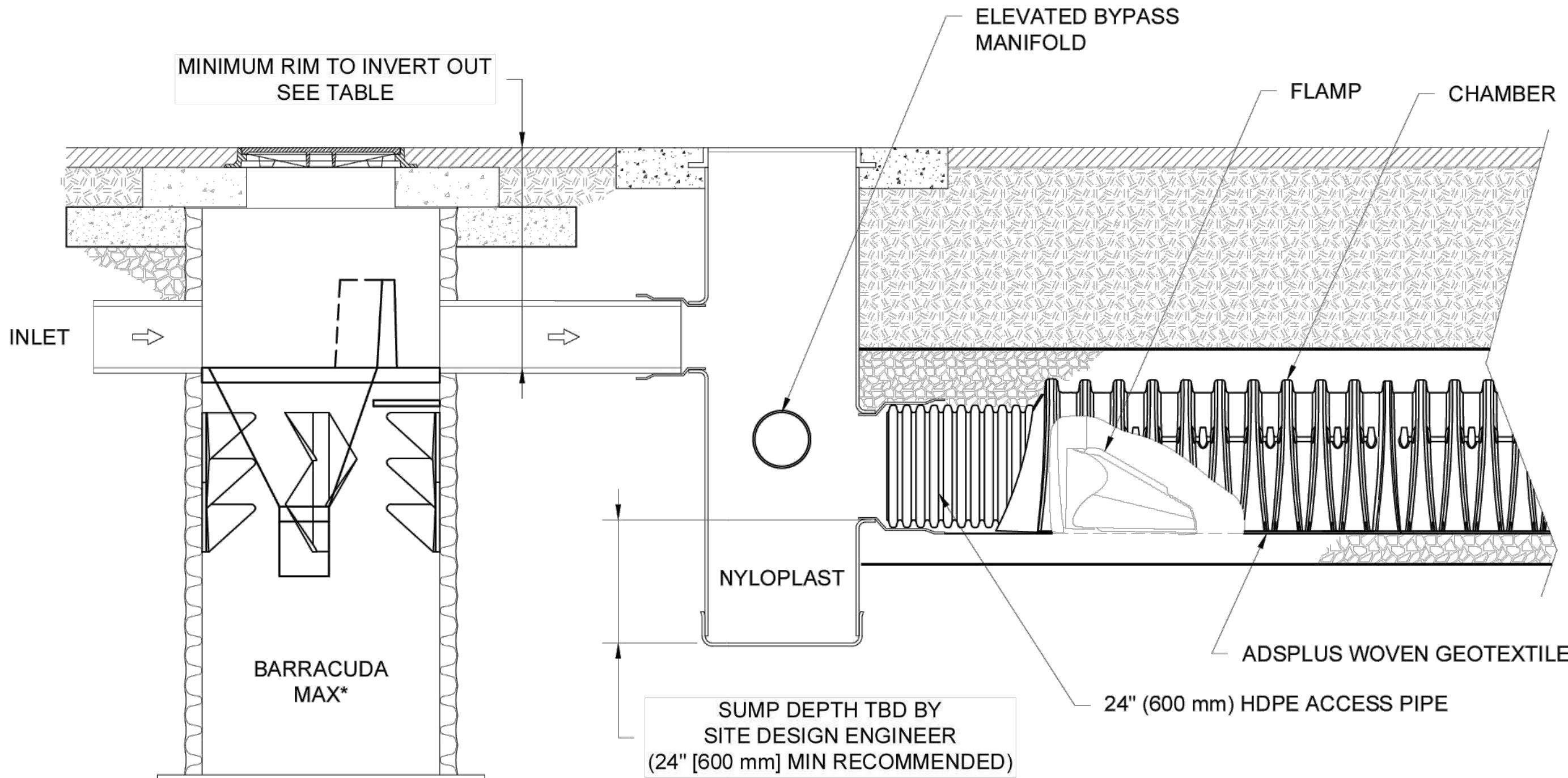


OFFLINE CONFIGURATION

ISOLATOR ROW PLUS FLOW RATES			
CHAMBER MODEL	SURFACE LOADING RATE GPM/FT² (L/S/m²)	EFFECTIVE FILTRATION TREATMENT AREA FT² (m²)	MTFR CFS (L/S)*
SC-160	4.13 (2.8)	11.45 (1.064)	0.11 (2.983)
SC-310	4.13 (2.8)	17.7 (1.644)	0.16 (4.612)
SC-740	4.13 (2.8)	27.8 (2.583)	0.26 (7.244)
DC-780	4.13 (2.8)	27.8 (2.583)	0.26 (7.244)
SC-800	4.13 (2.8)	27.3 (2.541)	0.25 (7.128)
MC-3500	4.13 (2.8)	42.9 (3.986)	0.40 (11.178)
MC-4500	4.13 (2.8)	30.1 (2.796)	0.28 (7.843)
MC-7200	4.13 (2.8)	50.0 (4.645)	0.46 (13.028)

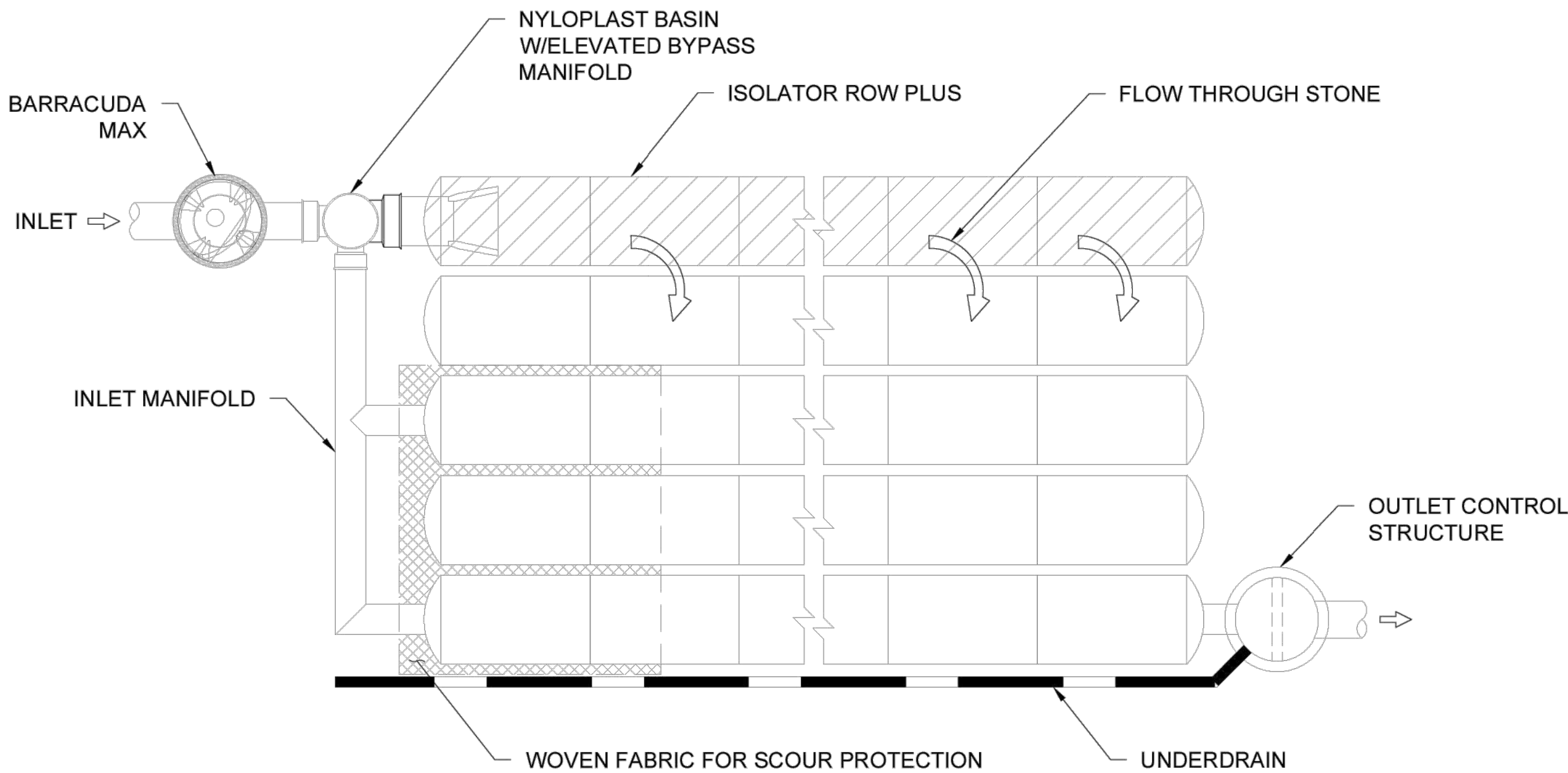
* PER CHAMBER LOADING RATES BASED ON NJCAT VERIFICATION TESTING OF THE STORMTECH SC-740 ISOLATOR ROW PLUS IN ACCORDANCE WITH NJDEP LABORATORY PROTOCOL TO ACCESS TOTAL SUSPENDED SOLIDS REMOVAL BY FILTRATION MANUFACTURED TREATMENT DEVICES, 2013.

©2024 ADVANCED DRAINAGE SYSTEMS, INC.



BARRACUDA MAX & ISOLATOR ROW PLUS CROSS SECTION/PROFILE

NTS



BARRACUDA MAX & ISOLATOR ROW PLUS SCHEMATIC

NTS

KEY BENEFITS OF THE BARRACUDA MAX

- SINGLE MANHOLE DESIGN
- VARIABLE INLET/OUTLET ANGLE CONFIGURATIONS (NOT JUST 180 DEGREE ORIENTATION)
- INTERNAL BYPASS FOR INLINE INSTALLATION (WHERE APPLICABLE)
- ALL UNITS CAN BE INSTALLED INTO A STANDARD PRECAST MANHOLE
- 3' & 4' UNITS CAN BE FACTORY FABRICATED IN HP MANHOLES FOR QUICK DELIVERY WITH A LIGHT, EASY TO INSTALL STRUCTURE
- IN-STOCK COMPONENTS FOR QUICK DELIVERY
- NO ELEVATION LOSS BETWEEN THE INLET AND OUTLET
- SURFACE INSPECTION AND MAINTENANCE WITH NO CONFINED SPACE ENTRY
- DESIGNED FOR EASY MAINTENANCE USING A VACUUM TRUCK OR SIMILAR EQUIPMENT
- FIELD ENGINEERS AND INTERNAL ENGINEERING SERVICES DEPARTMENT TO ASSIST ENGINEERING WITH SIZING/DETAILS

BARRACUDA DESIGN TOOL

<https://www.ads-pipe.com/water-quality-design-tool>

BARRACUDA MAX TREATMENT FLOW (80% TSS)

MODEL	CFS (L/s)
S3	0.85 (24.1)
S4	1.52 (43.0)
S6	3.40 (96.3)
S8	6.08 (172.2)

BARRACUDA MAX CAN BE CONFIGURED WITH AN OIL POUCH OR TRASH GUARD FOR ENHANCED TREATMENT.

KEY BENEFITS OF A BARRACUDA MAX & ISOLATOR PLUS DESIGN

- ENHANCED SEDIMENT REMOVAL BY COMBINING TWO INDUSTRY PROVEN DEVICES
- EXTENDED MAINTENANCE CYCLES
- EASY TO INSTALL AND CONFIGURE TO SPECIFIC SITE CONSTRAINTS
- ONLINE DESIGN TOOLS ALLOW DESIGNERS TO EASILY CREATE LAYOUTS AND DETAILS

KEY BENEFITS OF STORMTECH CHAMBERS

- LARGE FAMILY OF CHAMBERS TO FIT YOUR SITE
- EASILY CONFIGURABLE FOR IRREGULAR SHAPED BEDS
- MEETS PRODUCT REQUIREMENTS OF ASTM F2418 AND ASTM F2922 AND DESIGN REQUIREMENTS OF ASTM F2787
- EXCEED AASHTO LRFD DESIGN SPECIFICATIONS FOR HS-20 LIVE LOADS & DEEP BURIAL EARTH LOADS
- PATENTED ISOLATOR ROW PLUS FOR LESS FREQUENT MAINTENANCE, WATER QUALITY AND LONG-TERM PERFORMANCE
- THIRD PARTY VERIFIED PERFORMANCE
- FIELD ENGINEERS AND INTERNAL ENGINEERING SERVICES DEPARTMENT TO ASSIST ENGINEERING WITH LAYOUTS

STORMTECH DESIGN TOOL

<https://designtool.ads-pipe.com/>

STORMTECH® + WQ STD DETAIL

BARRACUDA® & ISOLATOR ROW PLUS®

DATE: 2/10/22 DRAWN: KLJ CHECKED: KMS
DRAWING #: 1401

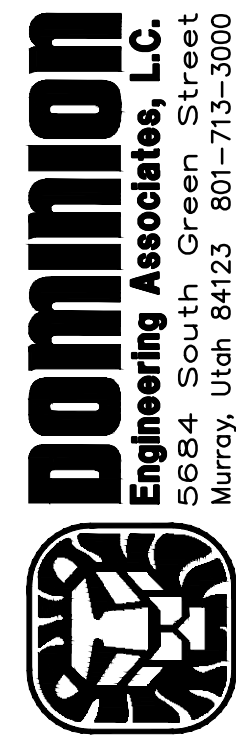
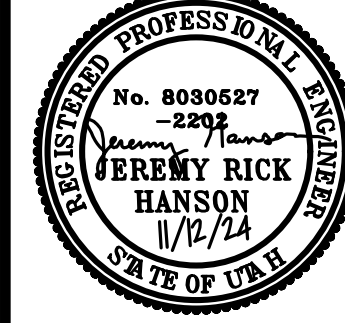
DESCRIPTION

ADS
Advanced Drainage Systems, Inc.

4640 TRUEMAN BLVD
HILLIARD, OH 43026

1 SHEET
OF 1

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

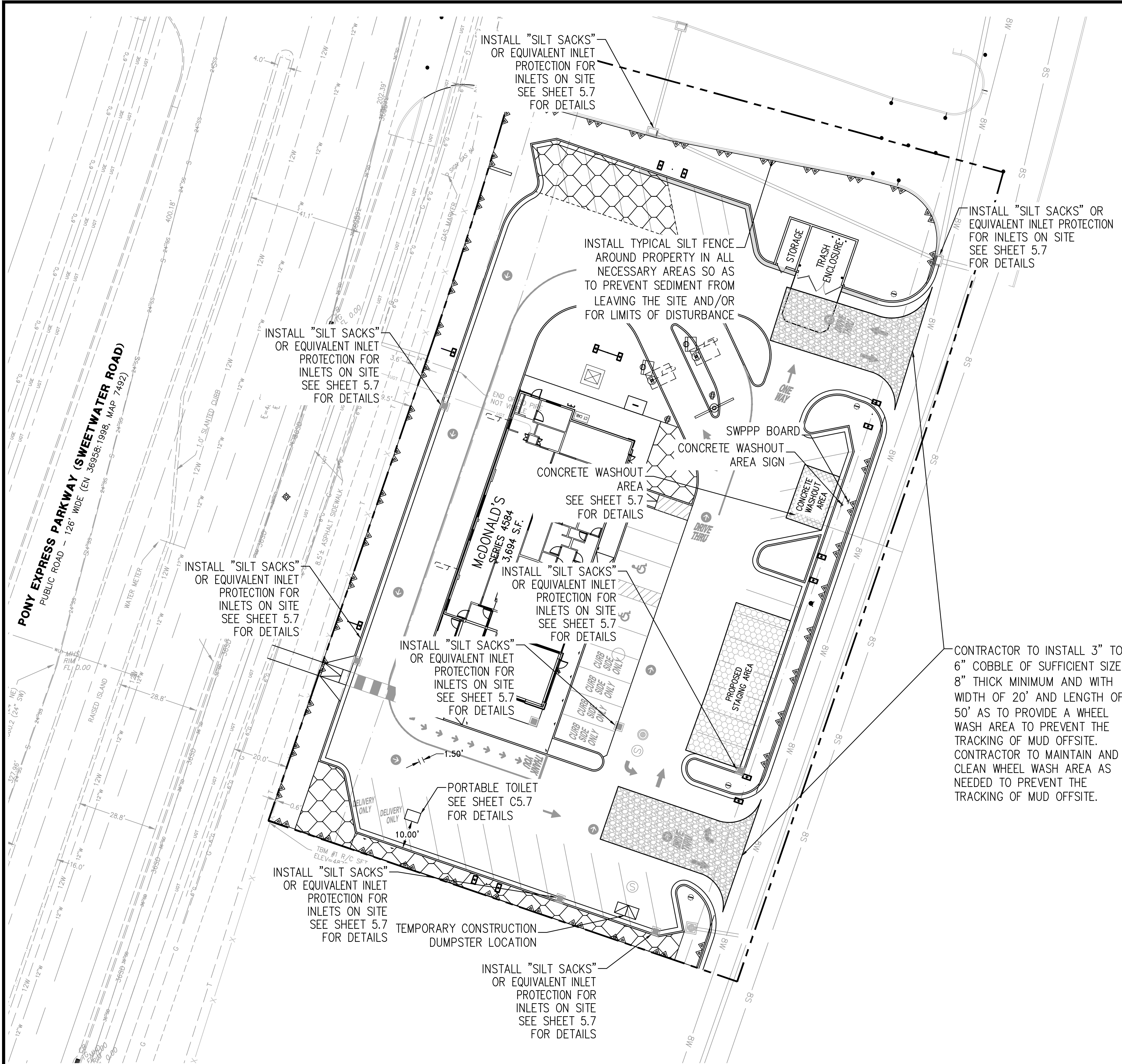


PREPARED FOR: M CORPORATION
KOC DRIVE - OAK BROOK, ILLINOIS 60061
THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF ADVANCED DRAINAGE SYSTEMS, INC. (ADS). NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN AUTHORIZATION FROM ADS. THE CONTRACT DOCUMENTS SHALL BE THE ONLY AUTHORITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. ANY CHANGES TO THE DESIGN OR CONSTRUCTION SHALL BE MADE IN WRITING AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF THE CONTRACT AND SUBJECT TO LEGAL ACTION.

DRAWN BY: STD
ISSUE DATE: -
REVIEWED BY: -
DATE REVIEWED: -
DATE ISSUED: -
OFFICE ADDRESS: 4640 TRUEMAN BLVD, HILLIARD, OH 43026
DENVER REGION: 4643 S. ULLSTER ST., SUITE 1300, DENVER, CO 80237

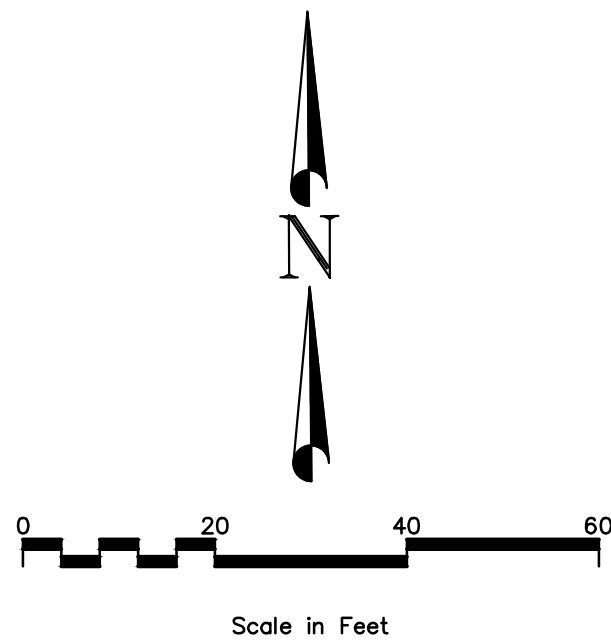
SHEET NO. C3.4

path: P:\McDONALD'S\Utah\Eagle Mountain\TOWN CENTER 43-0330\DESIGN\CAD\SHEET FILES\ file name: C4.0 EROSION CONTROL PLAN.dwg | plot date: March 13, 2025 | plotted by: GarrisonGalley



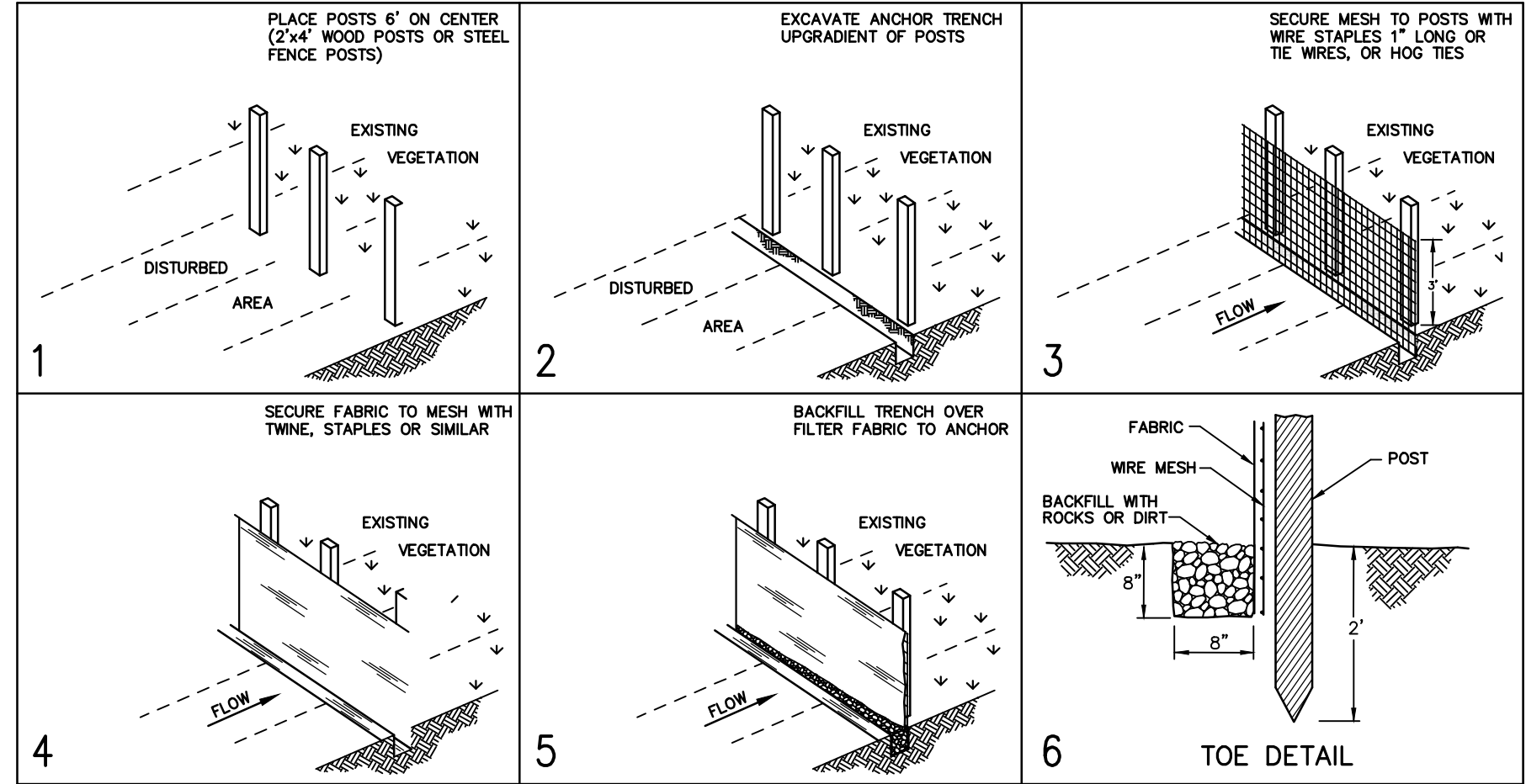
UTILITY CONTACTS		
WATER	CITY OF EAGLE MOUNTAIN – CHRIS TRUSTY	801–789–6671
STORM	CITY OF EAGLE MOUNTAIN – CHRIS TRUSTY	801–789–6671
SEWER	CITY OF EAGLE MOUNTAIN – CHRIS TRUSTY	801–789–6671
ELECTRIC POWER	ROCKY MOUNTAIN POWER	801–469–3981
GAS	DOMINION ENERGY– BROOKE SMITH	801–789–1113
TELEPHONE	DIRECT COMMUNICATIONS – MARJORIE CLIFFORD	801–789–2800
HEALTH DEPT.	UTAH COUNTY – BECKY WORLAND	801–851–7525

EROSION CONTROL PLAN



SILT FENCE DETAIL

- DEFINITION: A TEMPORARY SEDIMENT BARRIER CONSISTING OF FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS AND ENTRENCHED.
- PURPOSE: TO FILTER STORM WATER RUNOFF FROM UPGRADIENT DISTURBED AREA AND TRAP SEDIMENT ON SITE.
- APPLICATION:
- PERIMETER CONTROL: PLACE FENCE AT DOWNGRADIENT LIMITS OF DISTURBANCE
 - SEDIMENT BARRIER: PLACE FENCE AT TOE OF SLOPE OR SOIL STOCKPILE
 - PROTECTION OF EXISTING WATERWAYS: PLACE FENCE AT TOP OF STREAM BANK
 - INLET PROTECTION: PLACE FENCE SURROUNDING CATCHBASINS



- LIMITATIONS:
- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE
 - RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 150 FEET
 - RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%)
 - RECOMMENDED MAXIMUM FLOW RATE OF 0.5 cfs
 - PONDING SHOULD NOT BE ALLOWED BEHIND FENCE

- INSTALLATION:
- PLACE POSTS 6 FOOT ON CENTER ALONG CONTOUR (OR USE PREASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS.
 - SECURE WIRE MESH (14 GAUGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY WIRE STAPLES 1 INCH LONG, TIE WIRES OR HOG RINGS.
 - CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
 - BACKFILL TRENCH OVER FILTER FABRIC TO ANCHOR.

- MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
 - LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING FENCE.
 - REPAIR OR REPLACE DAMAGED AREAS OF THE FENCE AND REMOVE ACCUMULATED SEDIMENT.
 - REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
 - REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

SWPPP NOTES

- TRACKING PAD WILL BE 3" TO 6" COBBLE, 8" THICK MIN., WITH WIDTH OF 20' AND LENGTH OF 50'. AS SOON AS FOUNDATION IS BACK FILLED. ALL VEHICLES WILL ENTER SITE AT THIS POINT
- INSTALL A 3" CURB CUT BACK ON THE PARK STRIP FROM PROPERTY LINE TO PROPERTY LINE AS SOON AS FOUNDATION IS BACK FILLED.
- PORTABLE TOILETS MUST BE PLACED, PROPERLY ANCHORED, BEHIND THE SIDEWALK OR 10' AWAY FROM CURB OR EDGE OF ASPHALT.
- CONCRETE WASHOUT. DESIGNATE AREA AND TRAIN SUB-CONTRACTORS TO WASH CONCRETE, STUCCO, AND PAINT IN THE WASH OUT AREA.
- IF USING A CONCRETE PUMP TRUCK, A WATER TIGHT CONTAINER WILL BE PLACED UNDER TH EHOPPER TO CATCH CONCRETE SPILLS AND WASH OUT WATER.
- SEDIMENT BAGS. PLACE BAGS IN THE GUTTER NEAR THE DOWN STREAM PROPERTY LINE AND PROTECT INLETS NEAR THE CONSTRUCTION SITE.
- SILT FENCE OR EARTH BERM TO BE INSTALLED PERPENDICULAR TO THE DOWN HILL SLOPES
- IF NECESSARY, A PERIMETER CONTROL FENCE WILL BE INSTALLED AROUND THE PROJECT TO CHANNEL ACCESS TO THE SITE THROUGH THE TRACKING PAD.
- DUMPSTER. GARBAGE MUST BE CONTAINED AND REMOVED REGULARLY.
- STREET SWEEPING. STREET AND GUTTERS WILL BE SWEEPED AT THE END OF THE WORK DAY OR AS NEEDED.
- DUST CONTROL. TAKE NECESSARY ACTIONS TO KEEP DUST DOWN.



UTILITY NOTE
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY TIES AND/OR EXISTING UTILITY DRAWINGS AND VERBAL EXPLANATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT POSITION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE TO HIM. BEFORE DIGGING, CONTACT EACH UTILITY ENTITY SO THAT THEY MAY MARK THEIR LOCATIONS ON THE GROUND.

NO. 8030527 3280 JEREMY RICK HANSON 12/19/25 REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH	DOMINION Engineering Associates, L.C. 5664 South Green Street Murray, Utah 84123 801-713-3000	STATE OF UTAH OFFICE ADDRESS 4643 S. ULSTER ST., SUITE 1300, DENVER, CO 80237 DENVER REGION
DATE	REV	DESCRIPTION
3/13/25	B	REVISIONS PER CITY REVIEW
2/10/25	A	REVISIONS PER CITY REVIEW
DATE	REV	DESCRIPTION
3/13/25	B	REVISIONS PER CITY REVIEW
2/10/25	A	REVISIONS PER CITY REVIEW
DATE	REV	DESCRIPTION

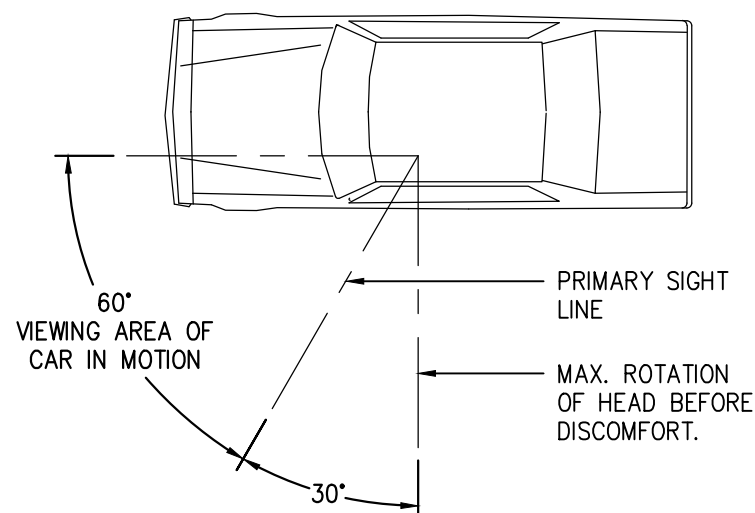
TITLE	McDONALD'S SITE IMPROVEMENT PLANS
DESCRIPTION	EAGLE MOUNTAIN, UTAH
PROJECT	EROSION CONTROL PLAN
SHEET NO.	C4.0

DRAWN BY	STD ISSUE DATE	REVIEWED BY	DATE REVIEWED	DATE ISSUED

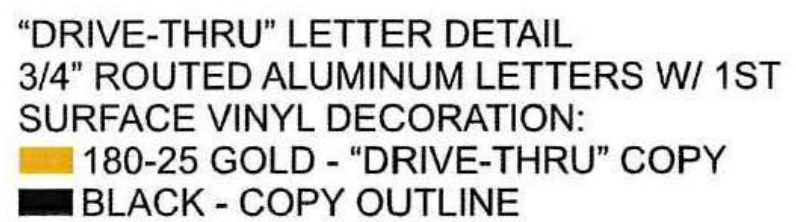
DATE	DATE	DATE	DATE	DATE



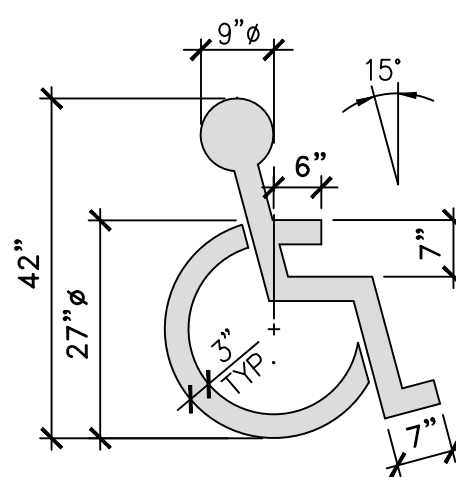
N.T.S. WIND SPEED: 115 MPH EXPOSURE "C"



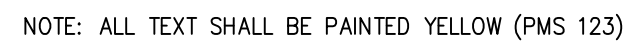
N.T.S.



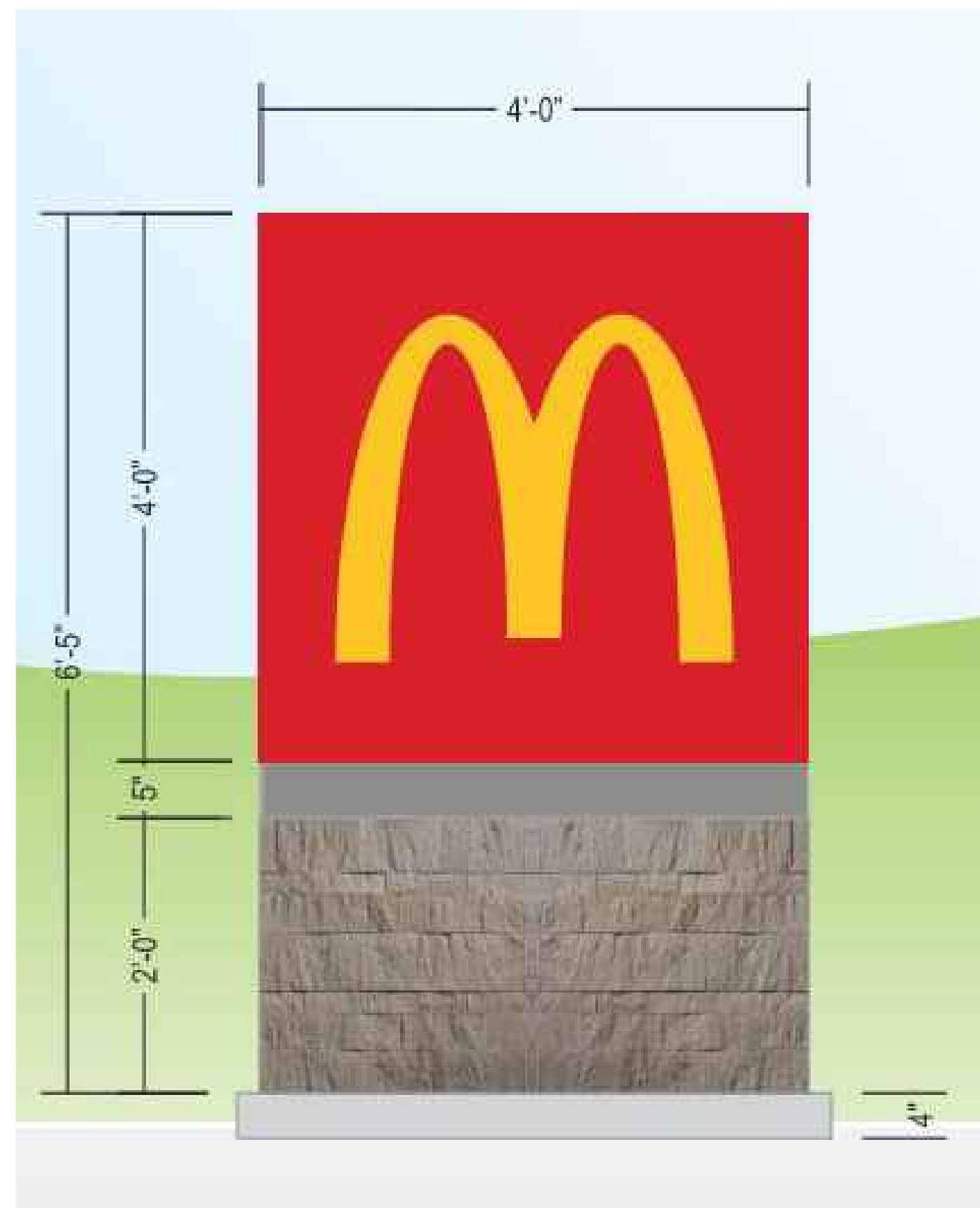
N.T.S.



N.T.S.



N.T.S.



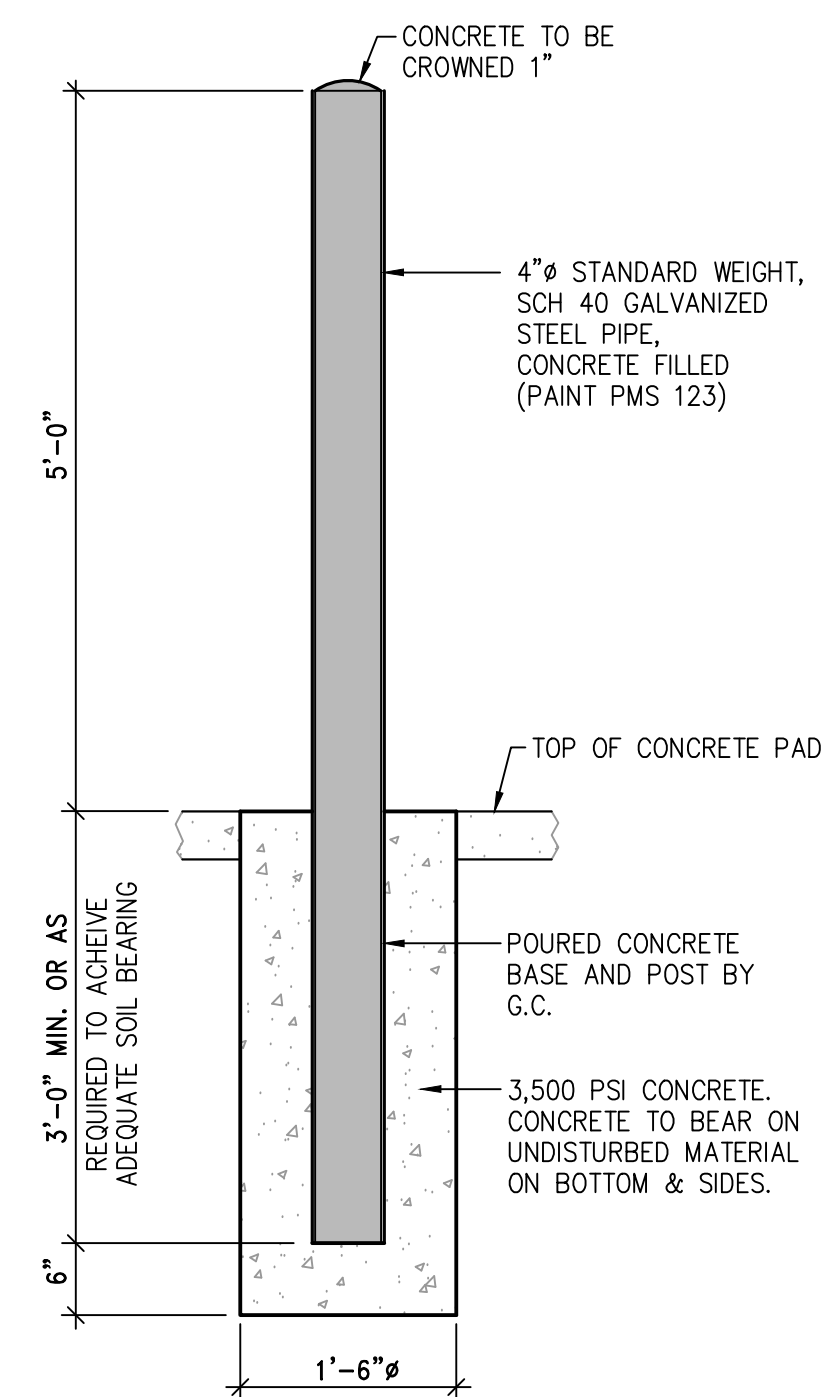
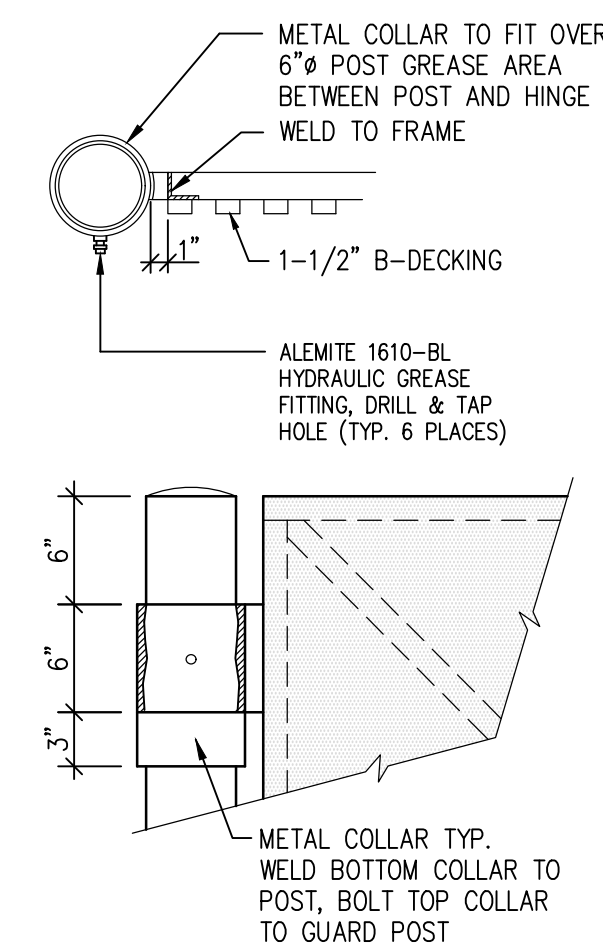
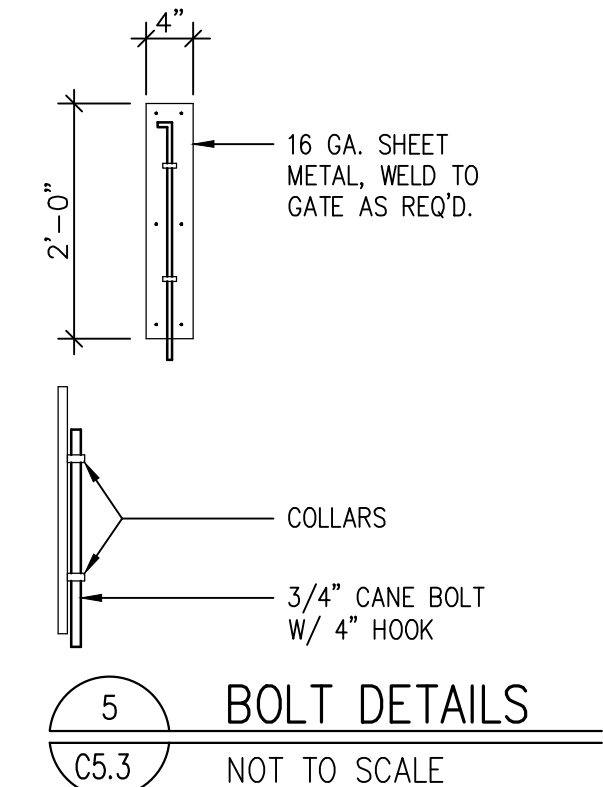
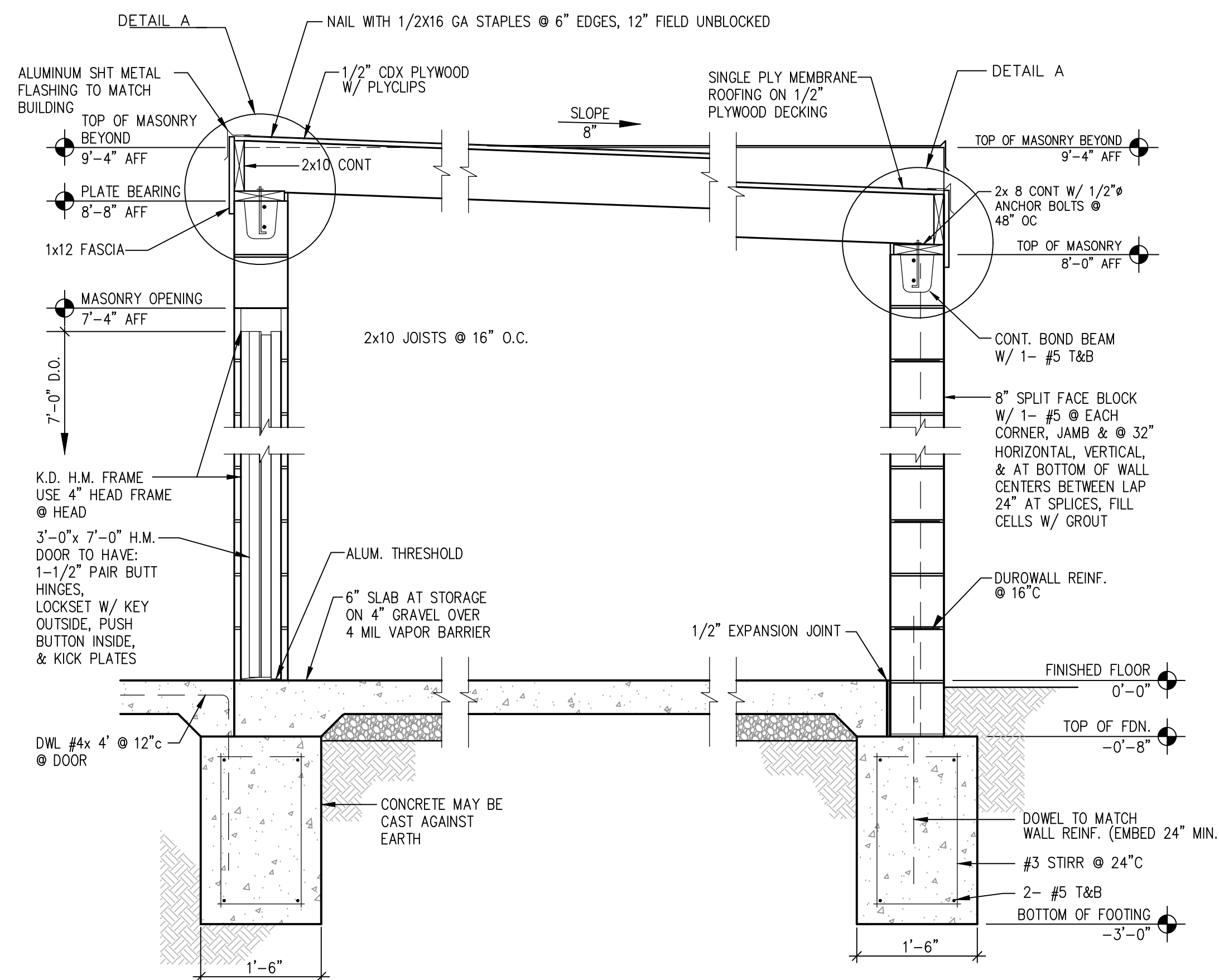
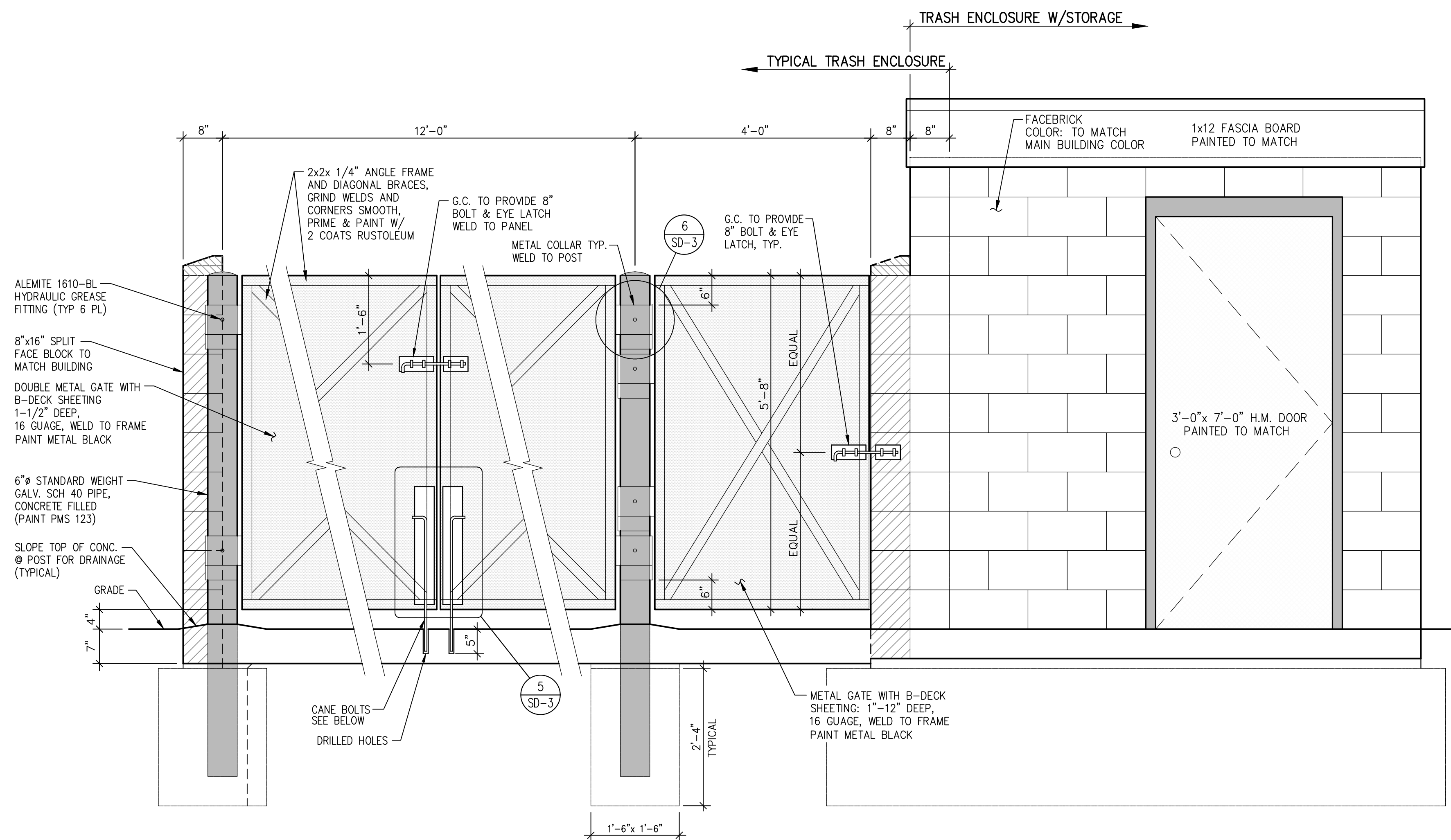
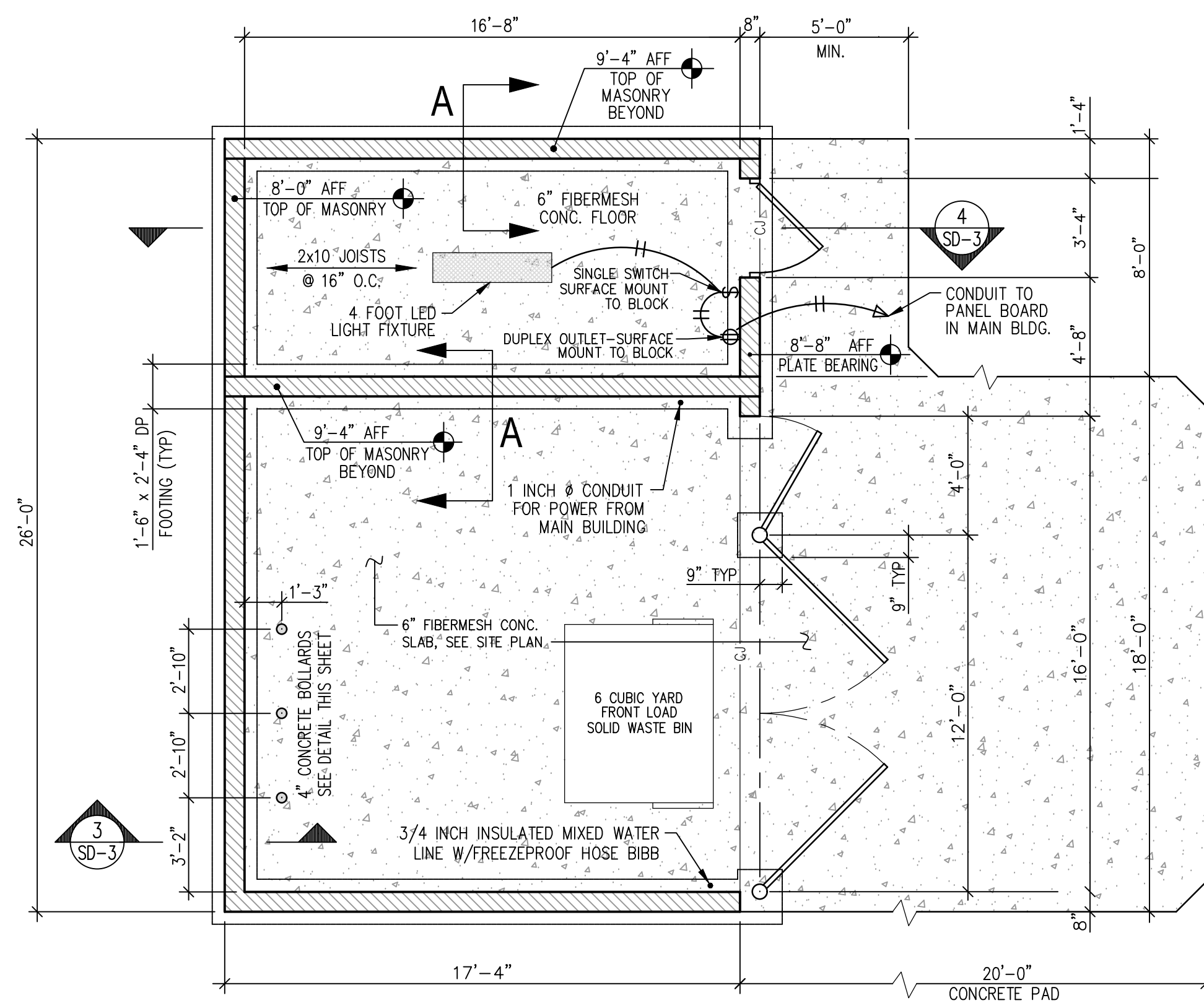
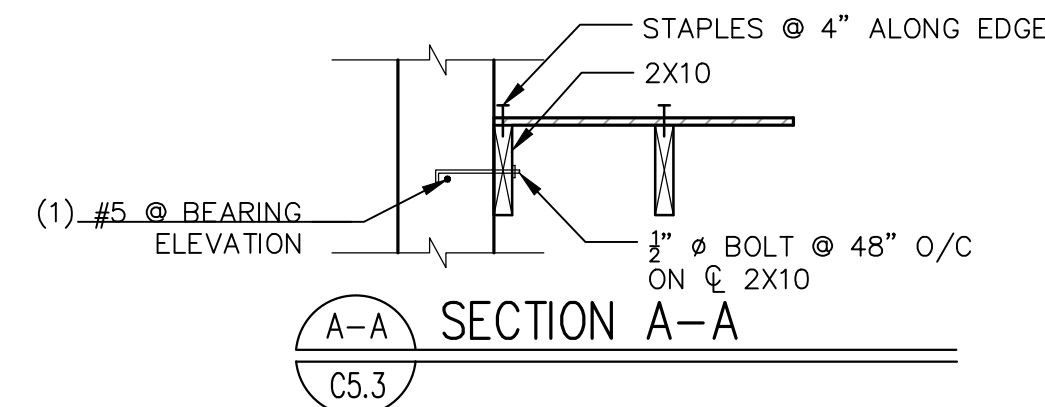
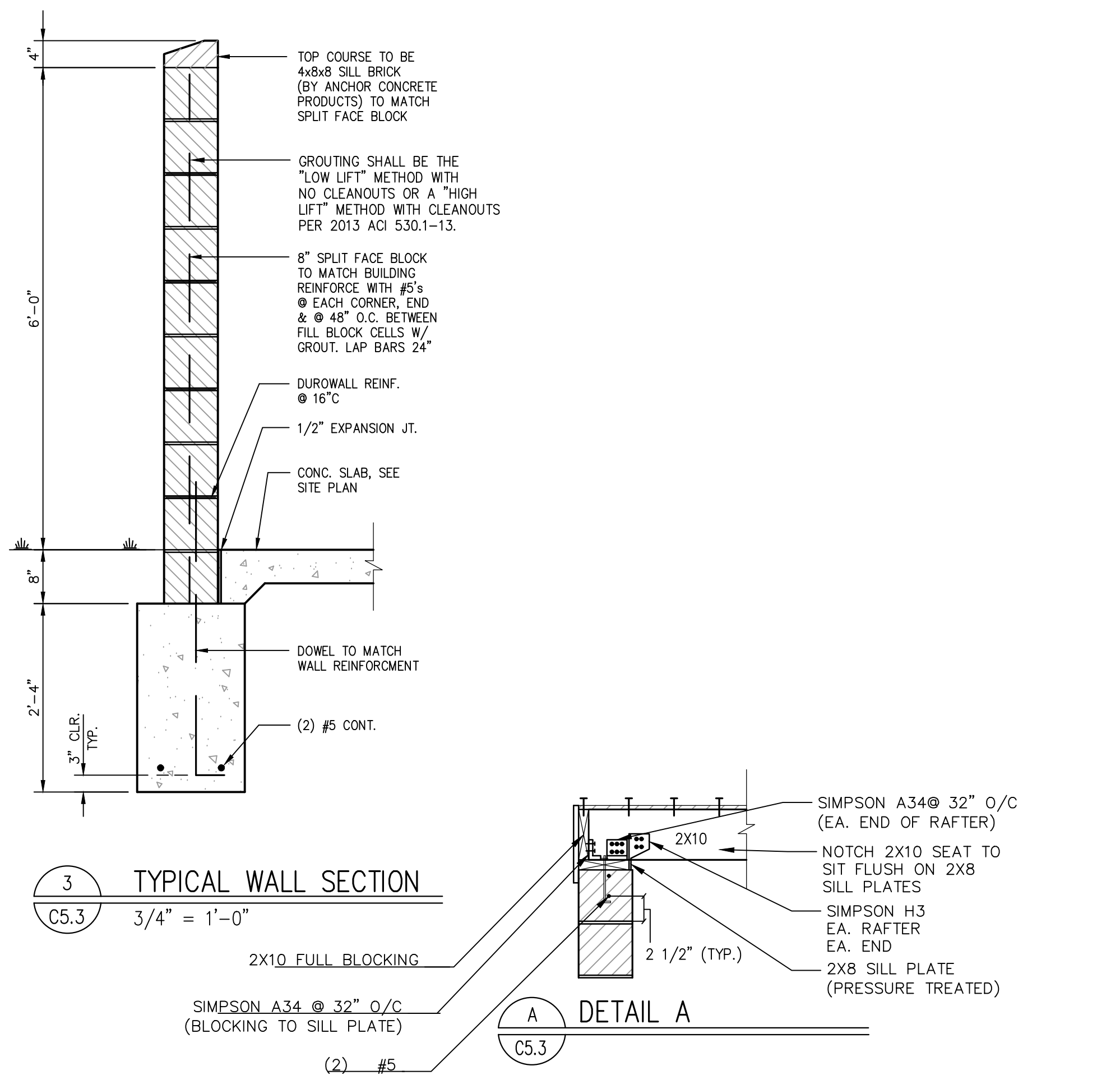
NOTE: SIGNAGE DEPICTION IS FOR INFORMATIONAL PURPOSES ONLY,
ALL SIGNAGE IS TO BE PERMITTED BY A SEPARATE SIGN PERMIT

N.T.S.

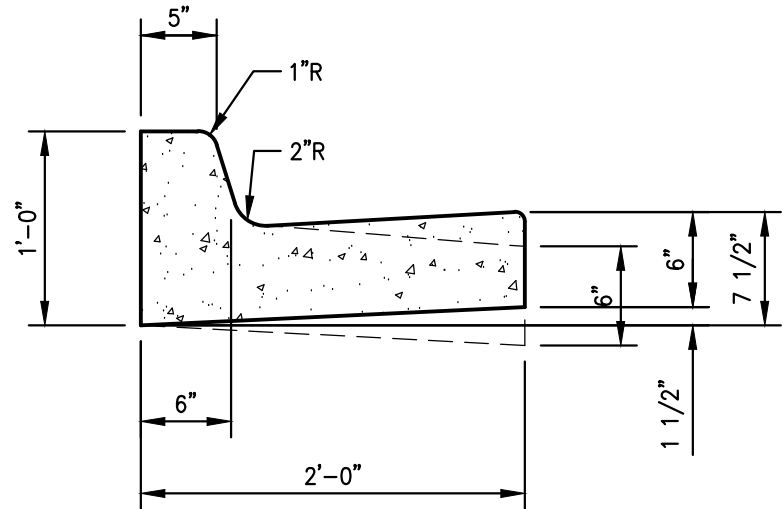
- STEEL:
- STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B (F_y=35 KSI)
- HSS ROUND SECTION: ASTM A500 GRADE B (F_y= 42 KSI)
- HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B (F_y= 46 KSI)
- HEADED ANCHOR RODS ASTM F1554 GR 55, AN ACCEPTABLE ALTERNATIVE IS ASTM F1554 GR 55, S1 WHEN THE EMBEDDED END OF THE ROD IS THREADED AND AN END NUT TACK WELDED PRIOR TO GALVANIZATION.
- STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
- REINFORCEMENT: ASTM A615 GRADE 60- BY GENERAL CONTRACTOR
- NUTS: ASTM A563A, HEAVY HEX
- WASHERS: ASTM F844 A36
- USE ASTM A153 CLASS C OT DIPPED GALVANIZED BOLTS AND FASTENERS.
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE MANUFACTURING MANUFACTURER.
- NO FIELD CUTTING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL
- DO NOT CUT ANCHOR RODS AFTER INSTALLATION OF POLE
- AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION
- ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AISC 308 D1.1.
- REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION

SHEET NO.	TITLE	DRAWN BY	PREPARED FOR	DATE ISSUED	OFFICE ADDRESS	REV	DATE	DESCRIPTION	BY
C5.1	McDONALD'S SITE IMPROVEMENT PLANS EAGLE MOUNTAIN, UTAH	STD ISSUE DATE —	 M CORPORATION 9002 DRIVE, "OAK BROOK, ILLINOIS 60071 THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF M CORPORATION. ANY REPRODUCTION OR DISSEMINATION OF THESE DRAWINGS WITHOUT THE WRITTEN AUTHORIZATION OF M CORPORATION IS STRICTLY PROHIBITED. THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED BY M CORPORATION FOR THE USE OF THE CLIENT AND ARE NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF M CORPORATION. THE CONTRACT DOCUMENTS FOR THE PROJECT ARE THE SOLE AUTHORITY FOR THE PROJECT AND THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF M CORPORATION.	DATE REVIEWED —	 Dominion Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000				
	REVIEWED BY —	DATE ISSUED —							
	DESCRIPTION McDONALD'S FOUNDATION AND MISC. DETAILS	SITE ADDRESS 043-0330 4248 NORTH 1650 EAST, EAGLE MOUNTAIN, UTAH		OFFICE ADDRESS 4643 S. ULLSTER ST., SUITE 1300, DENVER, CO 80237					



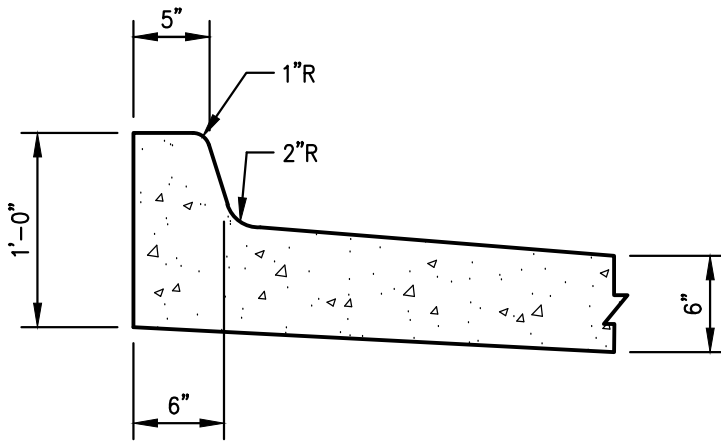


path: P:\McDONALD\Site\Eagle Mountain\TOWN CENTER 43-0330\DESIGN\CAD\SHEET FILES\ file name: C5.4 MISCELLANEOUS SITE DETAILS.dwg | plot date: November 12, 2024 | plotted by: GarrisonGalley

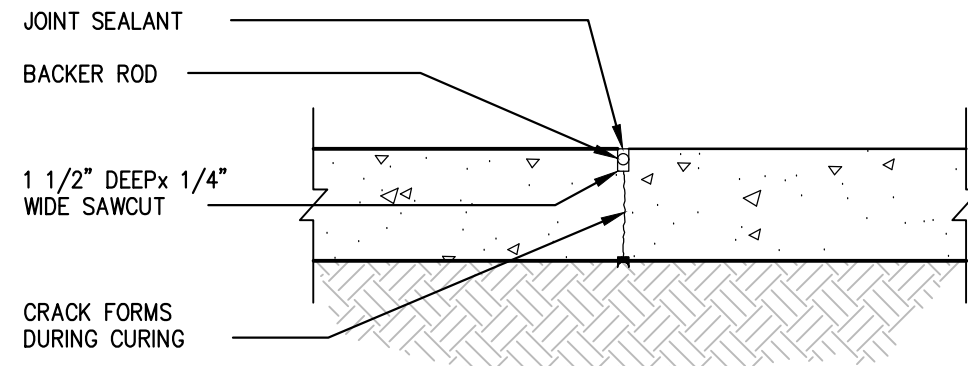


- NOTES:
1. PROVIDE CONTRACTION JOINTS @ 15' CC & EXPANSION JOINTS @ 75' CC
 2. REFER TO GRADING PLAN FOR SPILL GUTTER

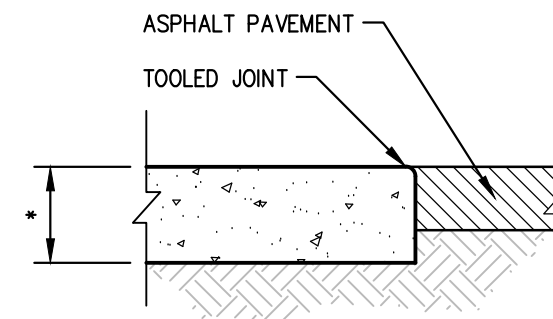
1 CONCRETE CURB & GUTTER
C5.4 1" = 1'-0"



2 INTEGRAL CONCRETE CURB & GUTTER
C5.4 1" = 1'-0"

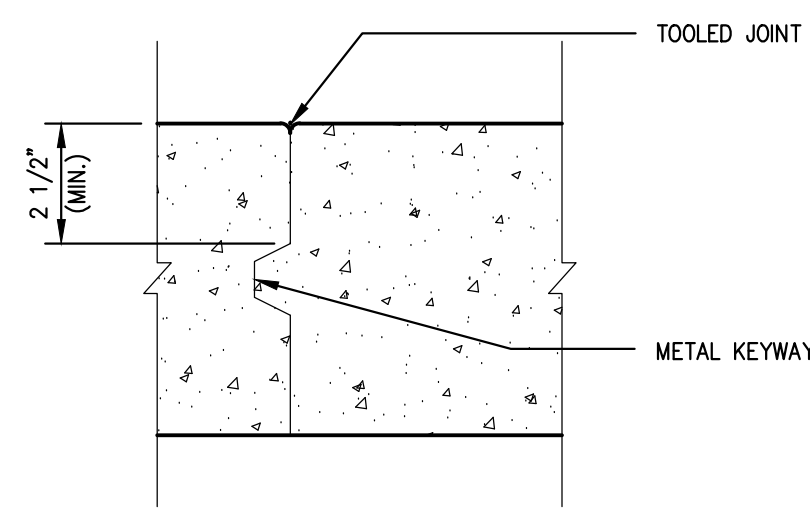


3 CONTRACTION JOINT
C5.4 1" = 1'-0"

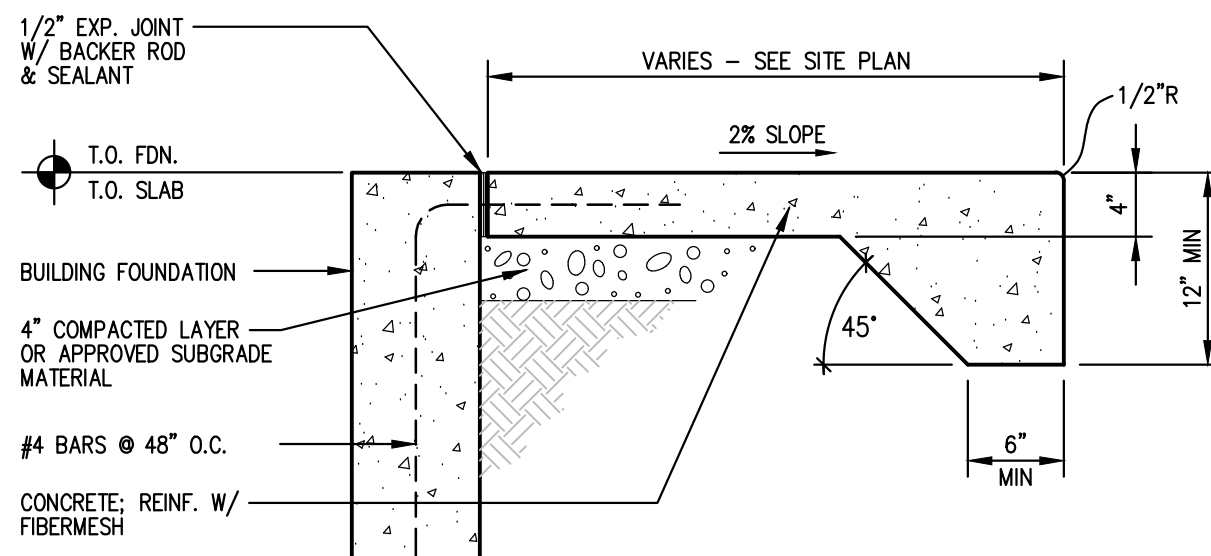


* SEE SITE PLAN

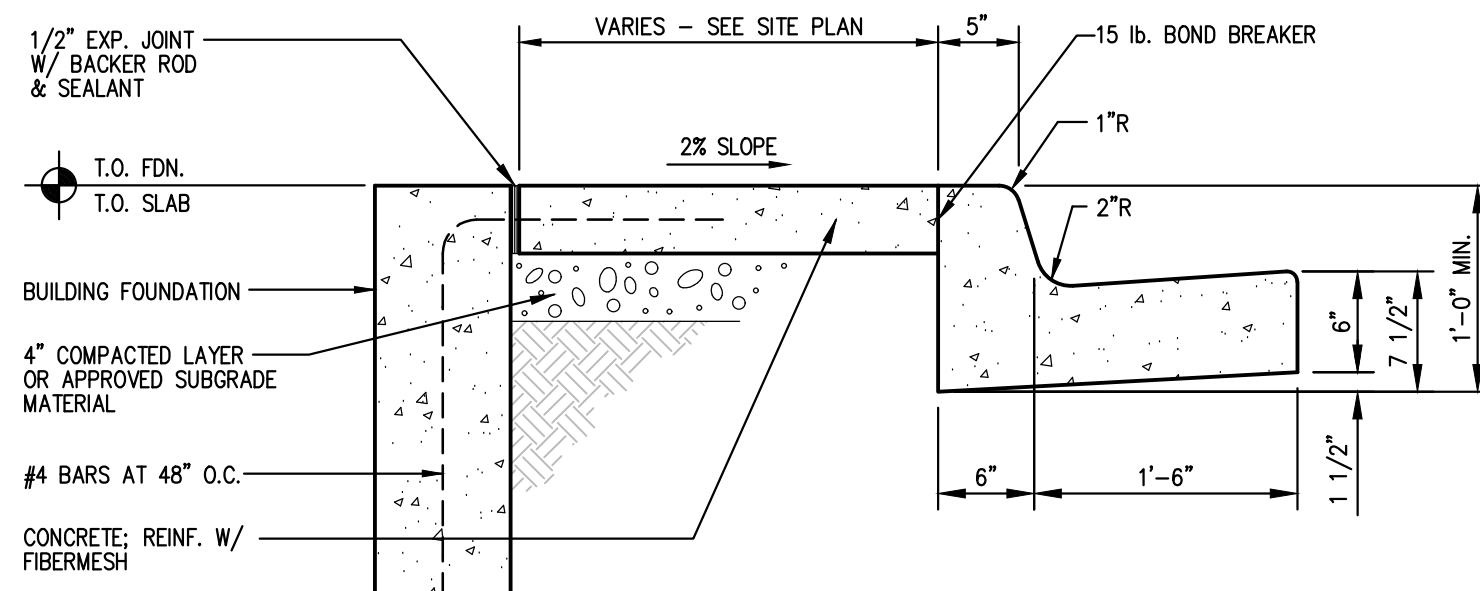
4 TERMINAL JOINT W/ASPHALT PAVEMENT
C5.4 1" = 1'-0"



5 CONSTRUCTION JOINT
C5.4 3" = 1'-0"

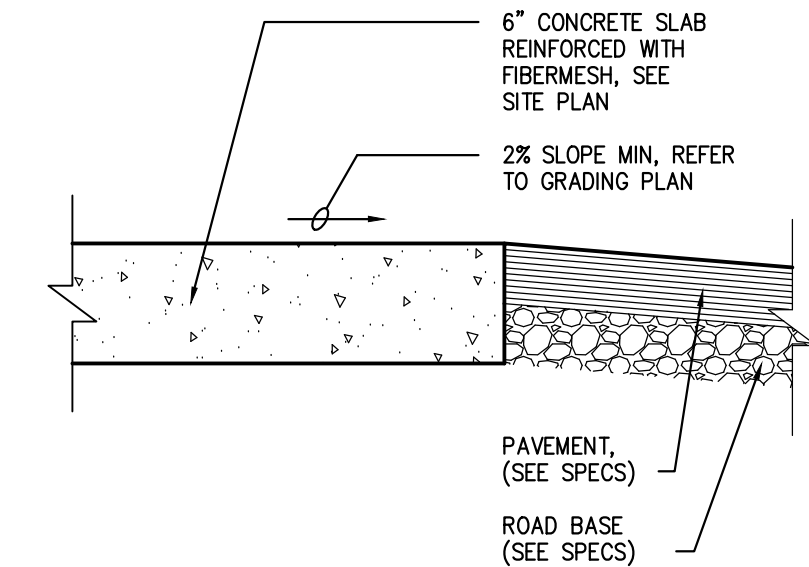


6 SIDEWALK AT BACK OF BUILDING
C5.4 1" = 1'-0"



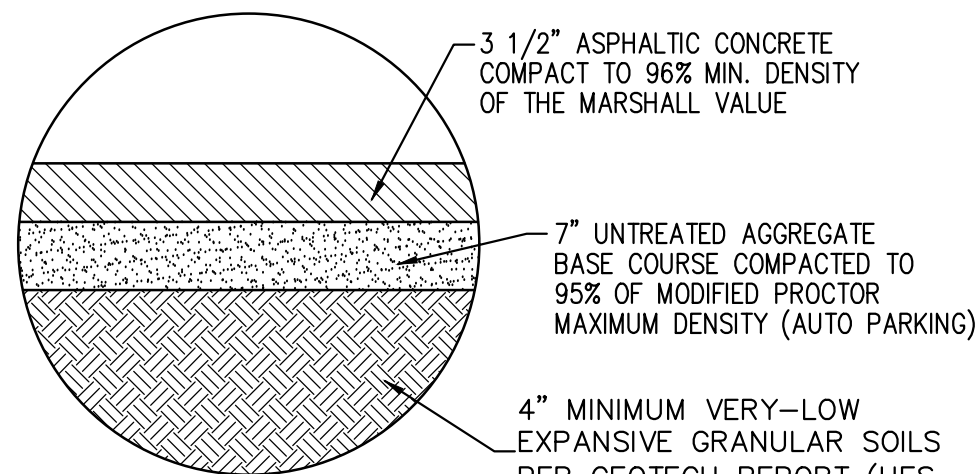
- NOTES:
1. PROVIDE CONTRACTION JOINTS AT 15' C.C. AND EXPANSION JOINTS AT 75' C.C.

7 CONCRETE BUILDING WALK
C5.4 1" = 1'-0"



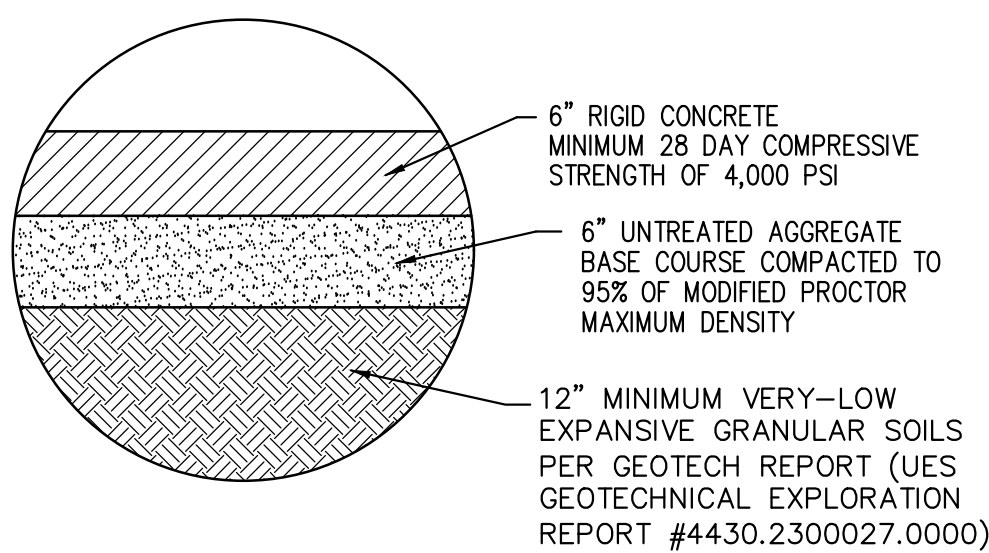
- NOTE:
- SLOPE PAVEMENT FOR PROPER DRAINAGE, SEE GRADING PLAN

8 DRIVE THRU LANE DETAIL
C5.4 1-1/2" = 1'-0"



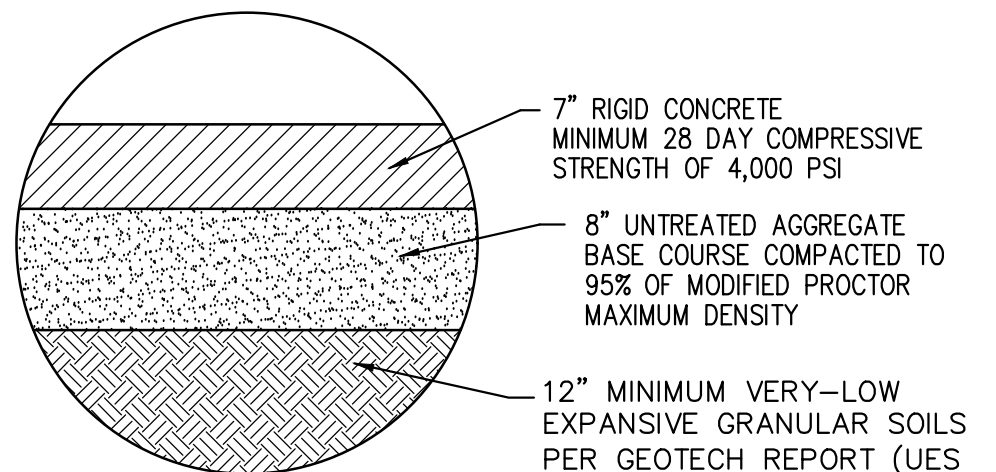
NOTE:
SUBGRADE PREPARATION SHOULD INCLUDE REWORKING AND COMPACTING THE UPPERMOST 12-INCHES OF NATIVE SOILS TO A MINIMUM OF 95 PERCENT OF THE MDD AS DETERMINED BY ASTM D-1557.

9 ASPHALT FLEXIBLE PAVEMENT SECTION
C5.4 N.T.S. PER UES GEOTECHNICAL REPORT DATED 01-22-24



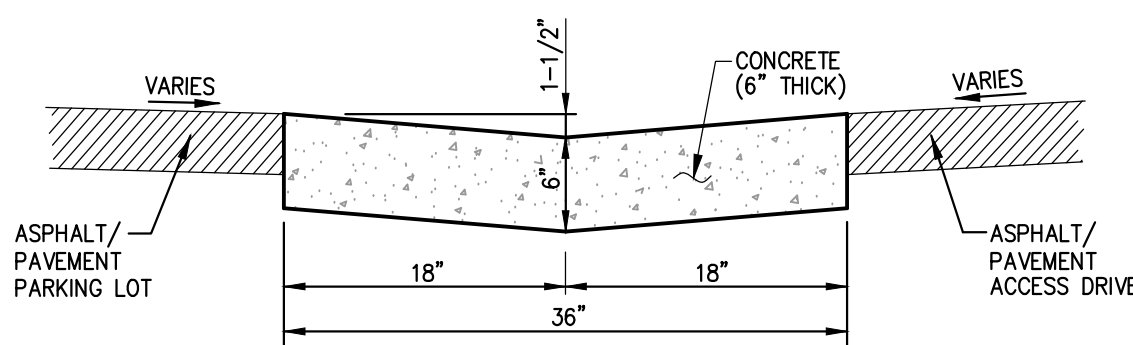
NOTE:
SUBGRADE PREPARATION SHOULD INCLUDE REWORKING AND COMPACTING THE UPPERMOST 12-INCHES OF NATIVE SOILS TO A MINIMUM OF 95 PERCENT OF THE MDD AS DETERMINED BY ASTM D-1557.

10 CONCRETE RIGID PAVEMENT SECTION
C5.4 N.T.S. PER UES GEOTECHNICAL REPORT DATED 01-22-24

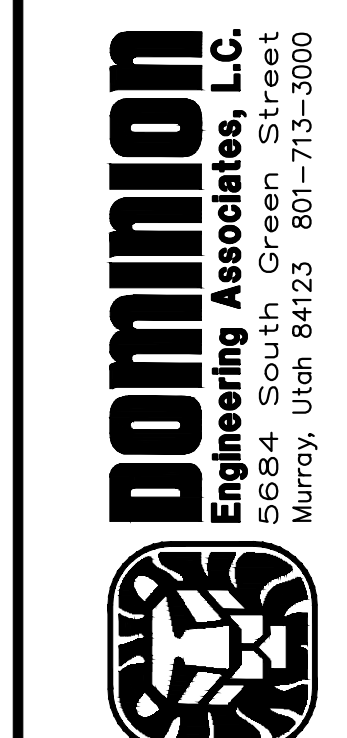
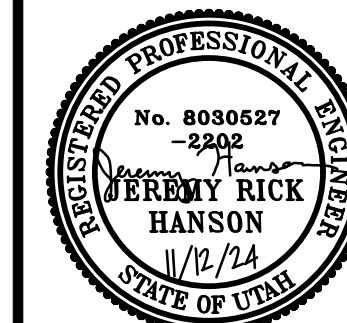


NOTE:
SUBGRADE PREPARATION SHOULD INCLUDE REWORKING AND COMPACTING THE UPPERMOST 12-INCHES OF NATIVE SOILS TO A MINIMUM OF 95 PERCENT OF THE MDD AS DETERMINED BY ASTM D-1557.

11 TRASH ENCLOSURE CEMENT SECTION
C5.4 N.T.S. PER UES GEOTECHNICAL REPORT DATED 01-22-24



12 36" CONCRETE WATERWAY
C5.4 1" = 1'-0"



SHEET NO.	PREPARED FOR:				OFFICE ADDRESS:			
	M CORPORATION				4643 S. ULSTER ST., SUITE 1300, DENVER, CO 80237			
TITLE	DRAWN BY	STD	ISSUE DATE	REVIEWED BY	DATE REVIEWED	DATE ISSUED	DENVER REGION:	
McDONALD'S SITE IMPROVEMENT PLANS	EAGLE MOUNTAIN, UTAH						4248 NORTH 1650 EAST, EAGLE MOUNTAIN, UT	
DESCRIPTION:								
MISCELLANEOUS SITE DETAILS								
SITE ID	C43-0330							
DESCRIPTION								
BY								
DATE								
REV								
DESCRIPTION								

C5.4

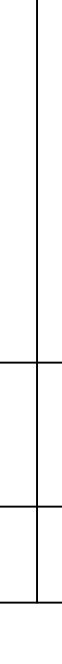


- ## **Greas trap**
1. **GENERAL**
 - A. Before backfilling around concrete box, secure inspection of installation by ENGINEER.
 2. **PRODUCTS**
 - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - C. Concrete: Class 4000, APWA Section 03 30 04.
 - D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
 - E. PVC Pipe: APWA Section 33 05 07.
 3. **EXECUTION**
 - A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 6-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - B. Reinforcement Placement: APWA Section 03 20 00.
 - C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 - D. Fill annular space around pipe wall penetrations with waterproof sealer.
 - E. Backfill: Provide backfill against the box walls. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



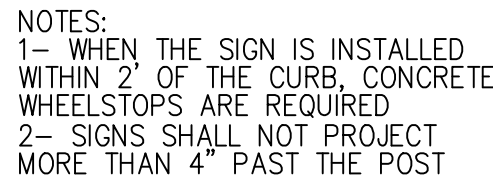
DETAIL (B)



SHEET NO.	TITLE	DRAWN BY —	PREPARED FOR	 McDONALD'S CORPORATION 1900 W. 15th Avenue, Suite 400 Denver, CO 80202		 Dominion Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000	THESE DRAWINGS AND ANY INFORMATION CONTAINED HEREIN ARE THE SOLE PROPERTY OF DOMINION ENGINEERING ASSOCIATES, L.C. NO PART OF THESE DRAWINGS OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DOMINION ENGINEERING ASSOCIATES, L.C. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS OR ANY INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN PERMISSION OF DOMINION ENGINEERING ASSOCIATES, L.C. IS PROHIBITED. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS OR ANY INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN PERMISSION OF DOMINION ENGINEERING ASSOCIATES, L.C. IS PROHIBITED. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS OR ANY INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN PERMISSION OF DOMINION ENGINEERING ASSOCIATES, L.C. IS PROHIBITED.	SITE ID 043-0330 SITE ADDRESS 4248 NORTH 1650 EAST, EAGLE MOUNTAIN, UT	DATE ISSUED — DATE REVIEWED — DATE REVIEWED — DATE REVIEWED —	STD ISSUE DATE — REVIEWED BY — DATE REVIEWED — DATE REVIEWED —	REVISIONS PER CITY REVIEW A 2/10/25 REV DATE DESCRIPTION BY
	McDONALD'S SITE IMPROVEMENT PLANS										
	EAGLE MOUNTAIN, UTAH										
	DISCREPTION										
	STANDARD DETAILS										



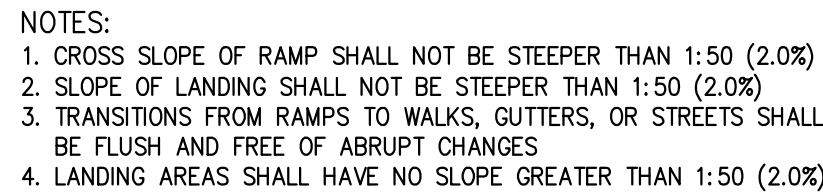
N.T.S.



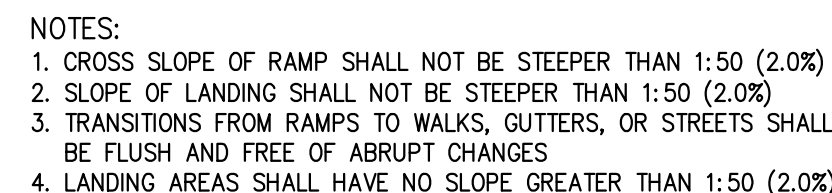
N.T.S.



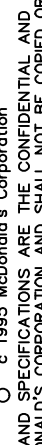
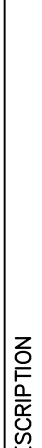
N.T.S.



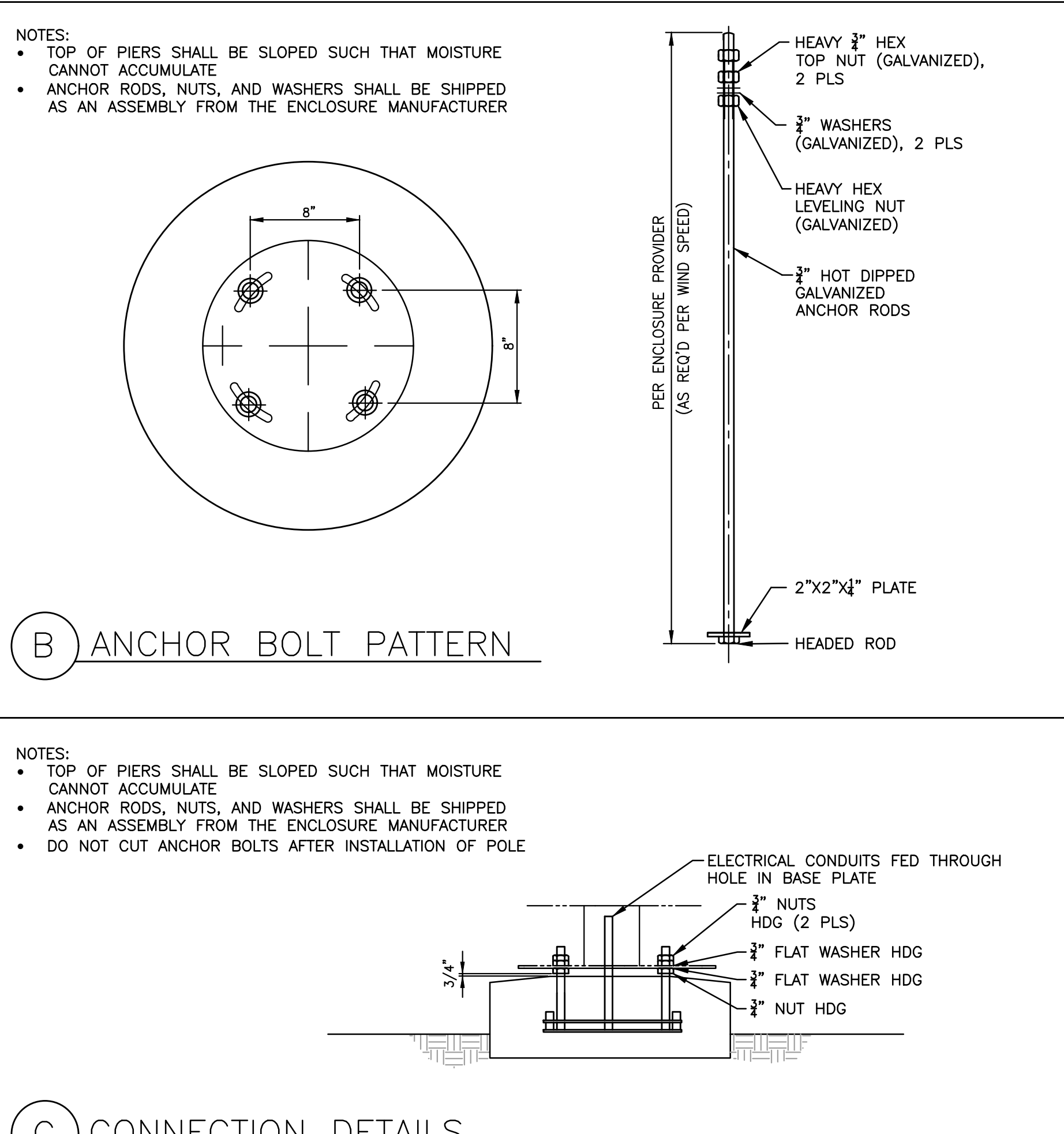
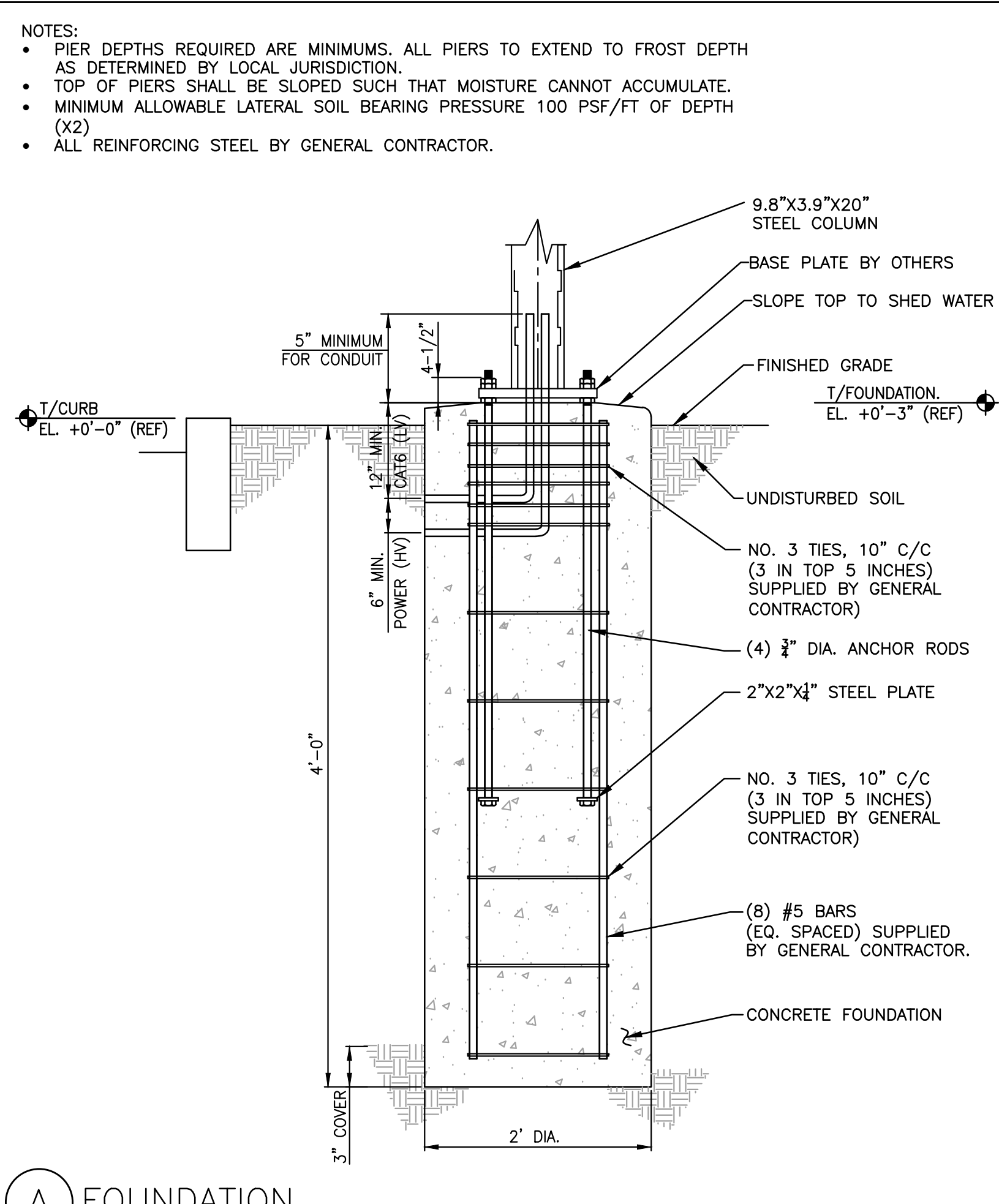
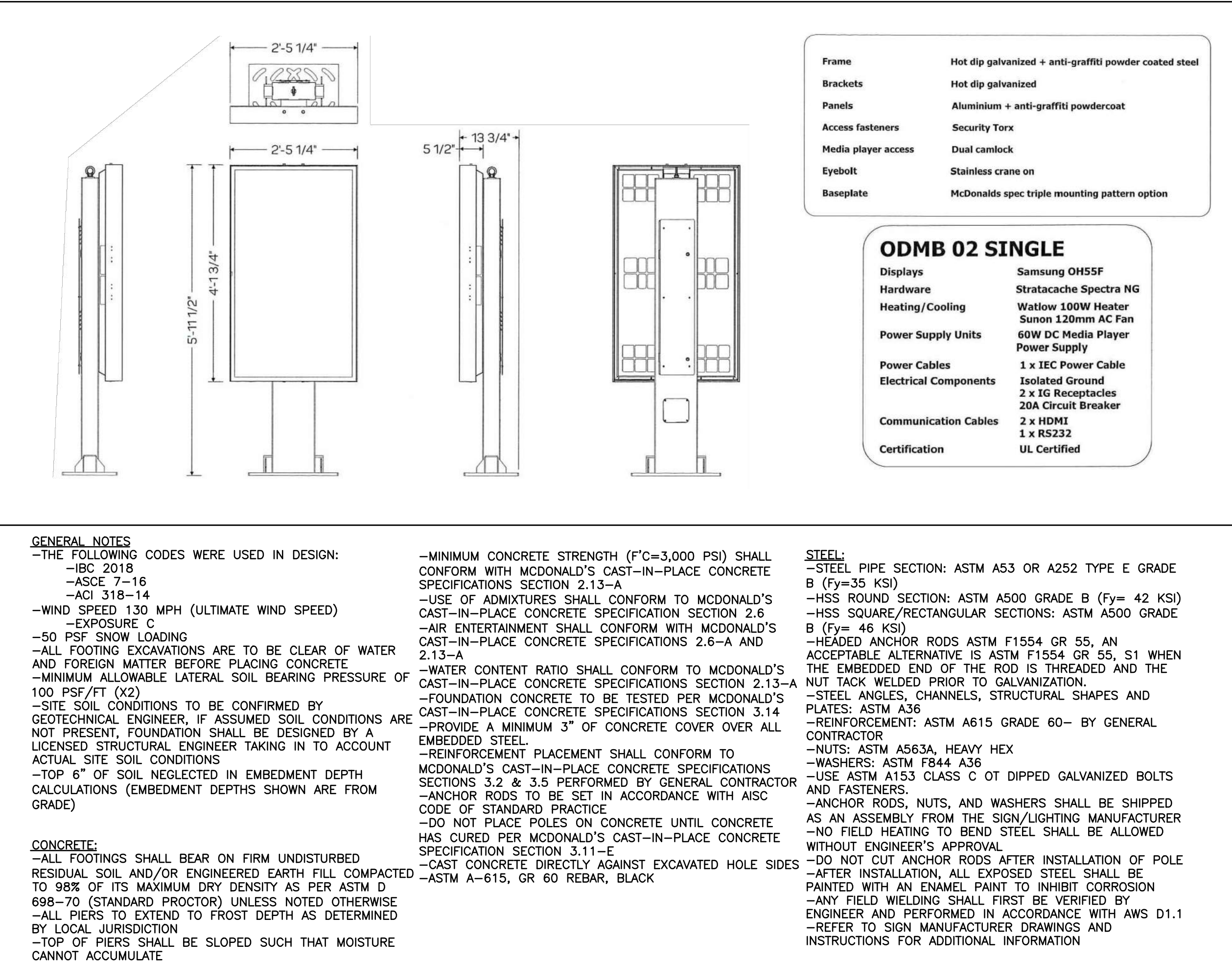
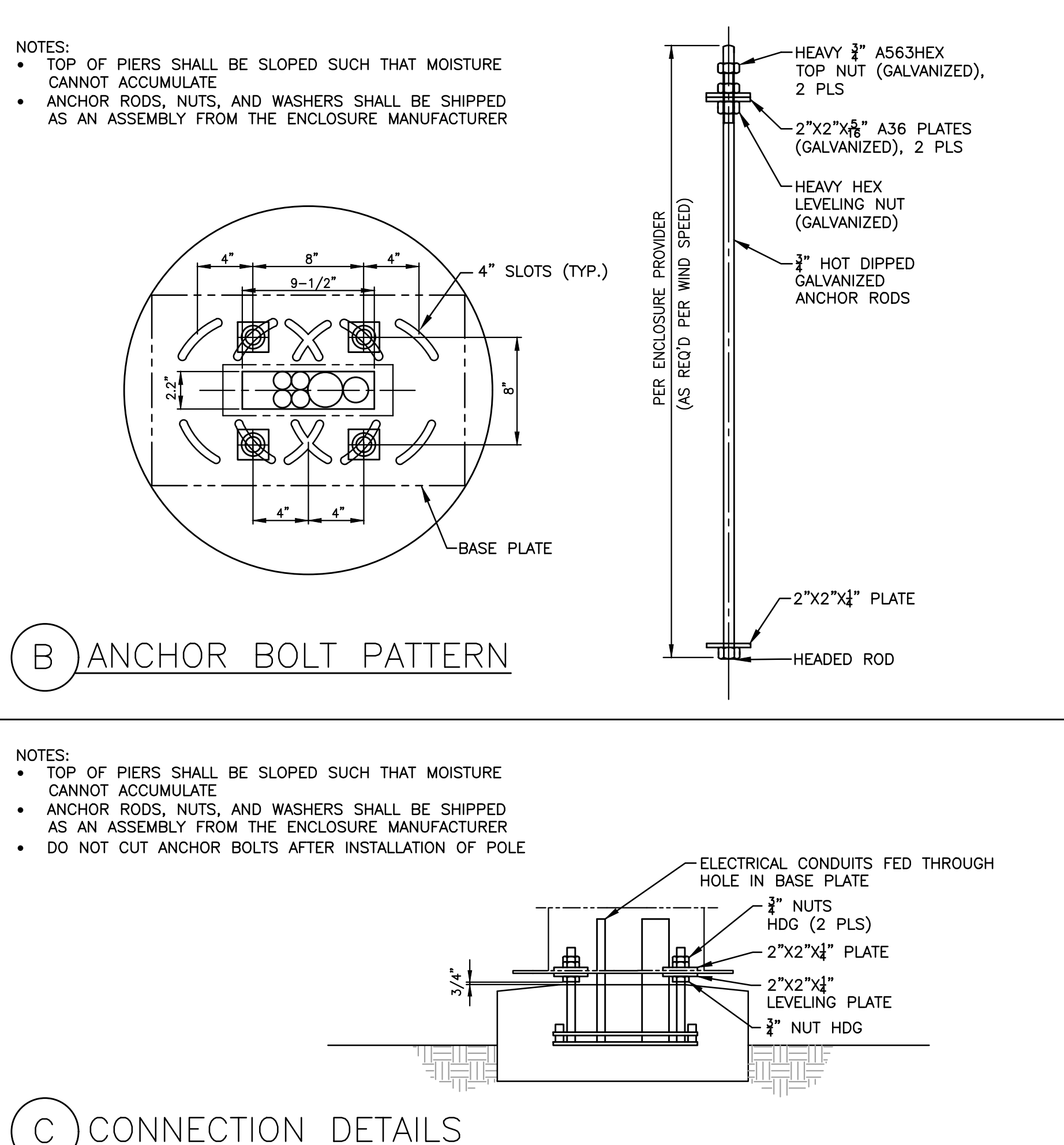
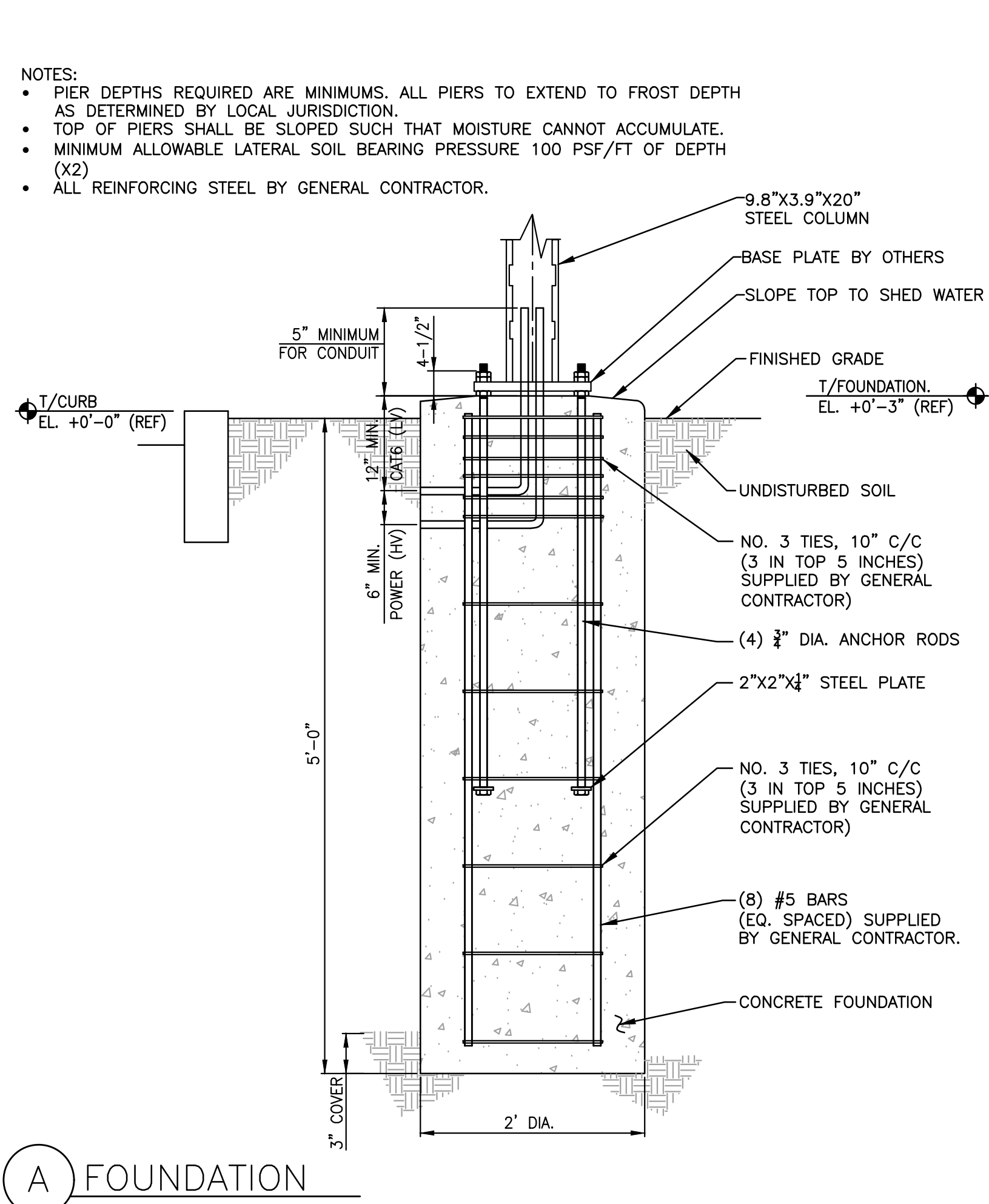
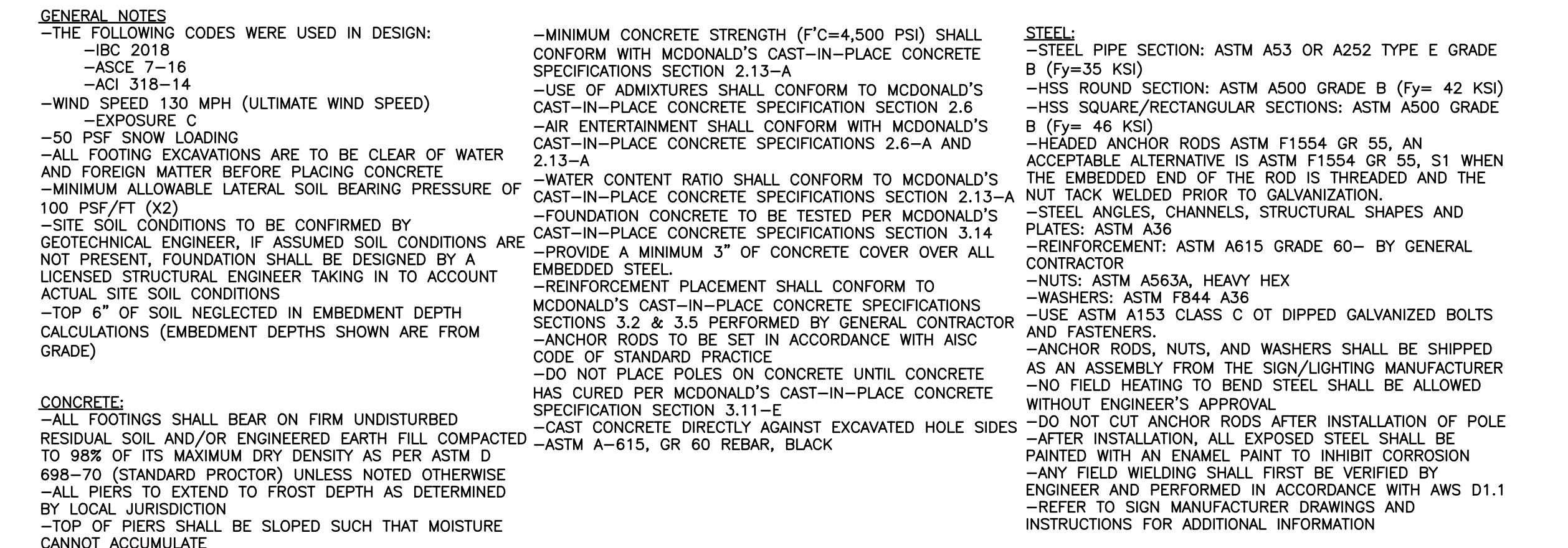
N.T.S.

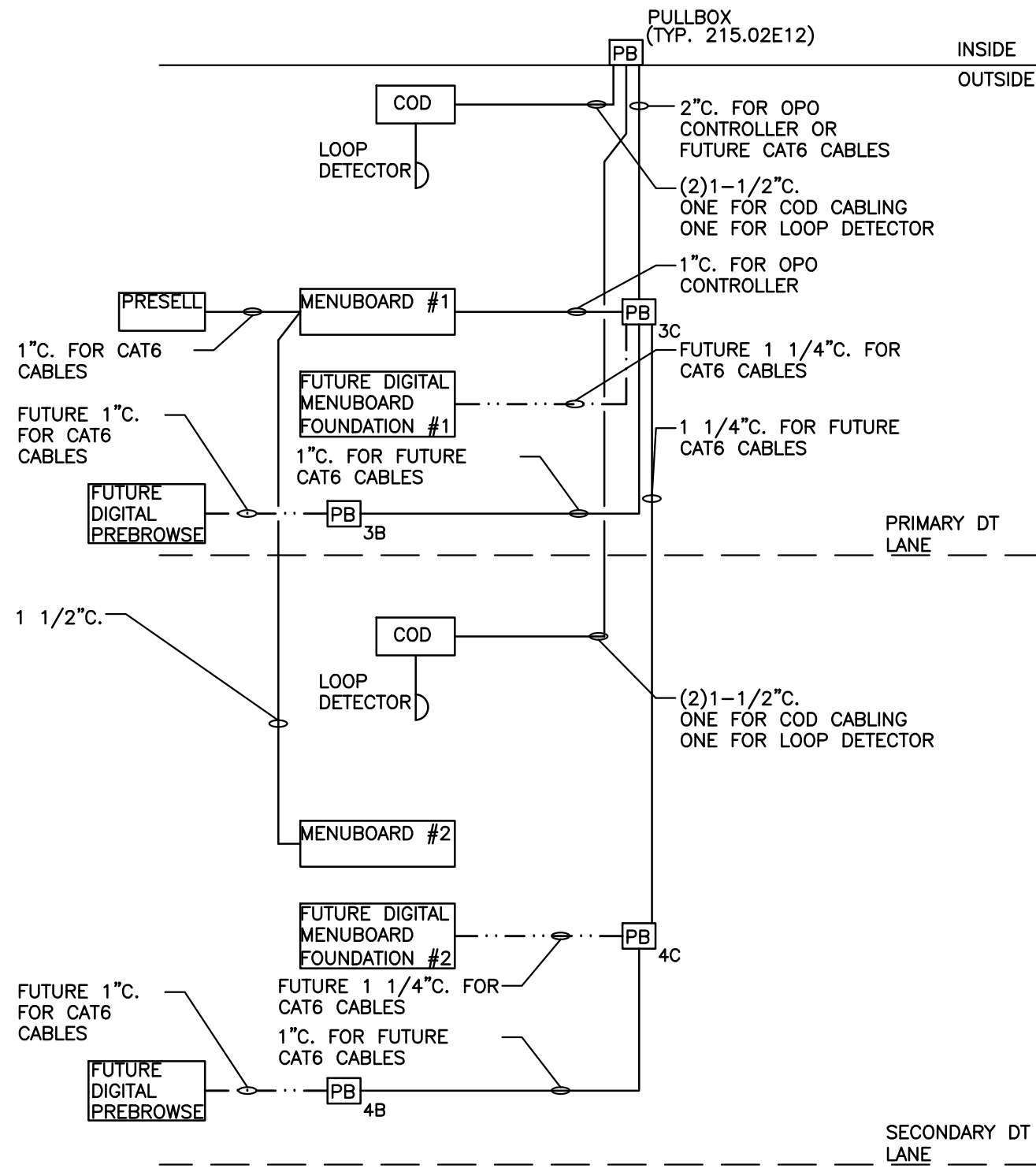


N.T.S.

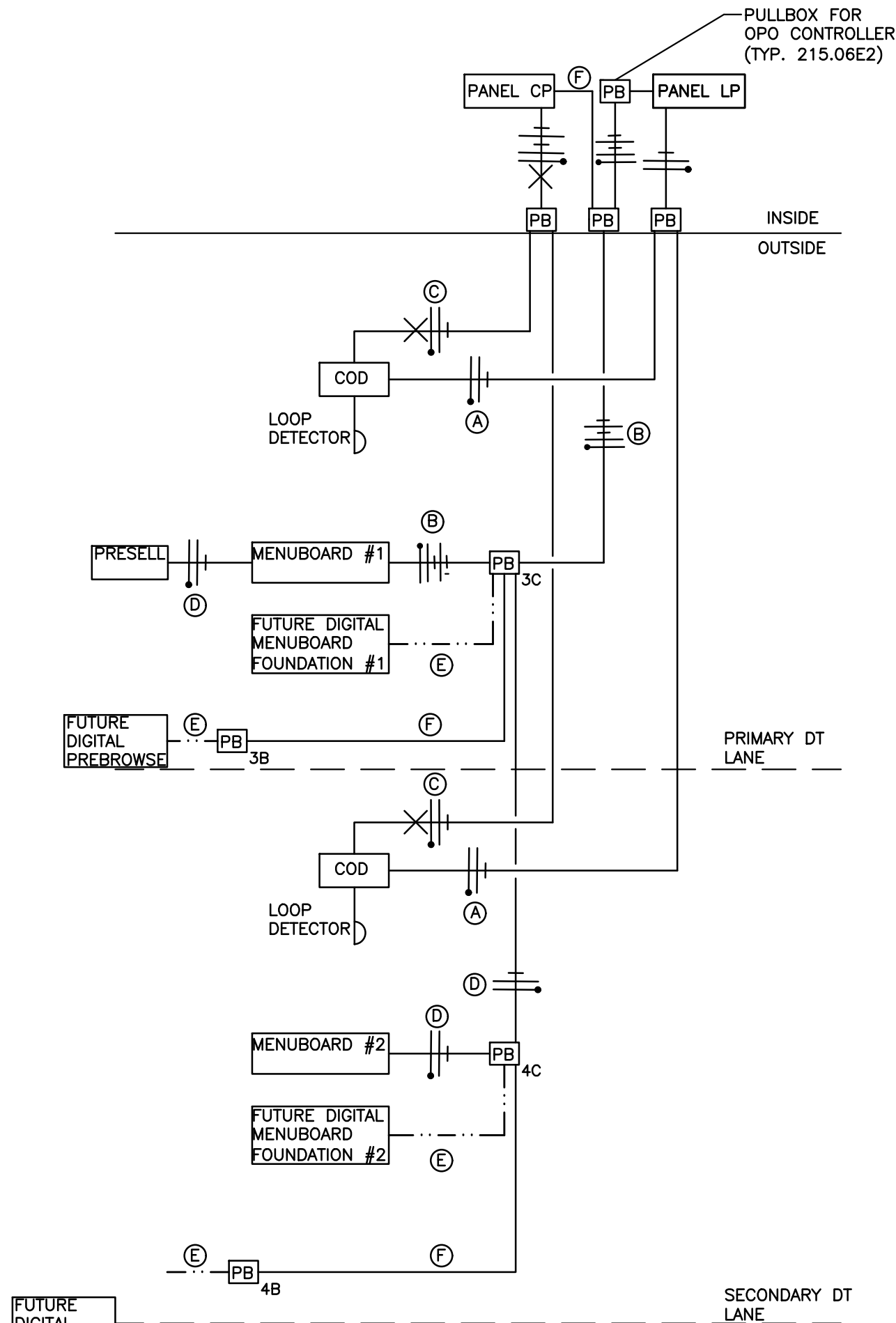
SHEET NO.	TITLE		DRAWN BY	PREPARED FOR	 McDONALD'S CORPORATION KNOX DRIVE - OAK BROOK, ILLINOIS 60051	THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY INFORMATION OF THE UNDERSIGNED. THE CONTRACT DOCUMENTS WERE PREPARED WITHOUT WRITING AN INSTRUMENT. THE CONTRACT DOCUMENTS WERE PREPARED FOR THE USE OF THE UNDERSIGNED OR A CONTRACTOR OR SUB CONTRACTOR. THERE ARE NO WARRANTIES OR REPRESENTATIONS OF ANY KIND, EITHER EXPRESSED OR IMPLIED, IN THESE DRAWINGS OR SPECIFICATIONS. THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY MISUSE OR ABUSE OF THESE DRAWINGS OR SPECIFICATIONS. NO PART OF THESE DRAWINGS OR SPECIFICATIONS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED.		REV	DATE	DESCRIPTION	BY
	C5.6										
	McDONALD'S SITE IMPROVEMENT PLANS EAGLE MOUNTAIN, UTAH		STD ISSUE DATE —								
	DESCRIPTION ADA DETAILS		REVIEWED BY —								
			DATE REVIEWED —								
			DATE ISSUED —								
	SITE ID	SITE ADDRESS									
	0433-0330	4248 NORTH 1650 EAST, EAGLE MOUNTAIN, UT									
	DENVER REGION: 4643 S. ULLSTER ST., SUITE 1300, DENVER, CO 80237										



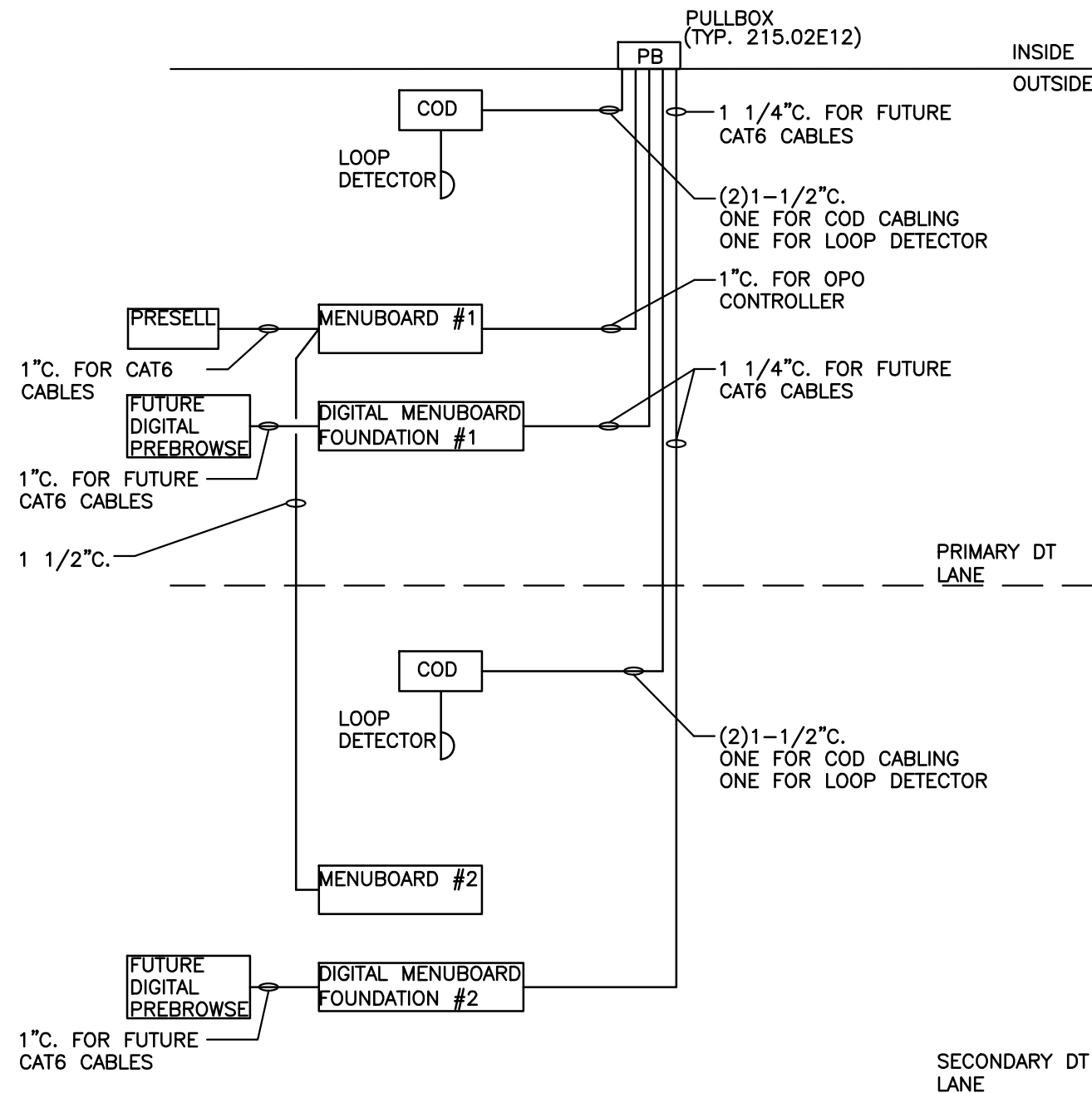




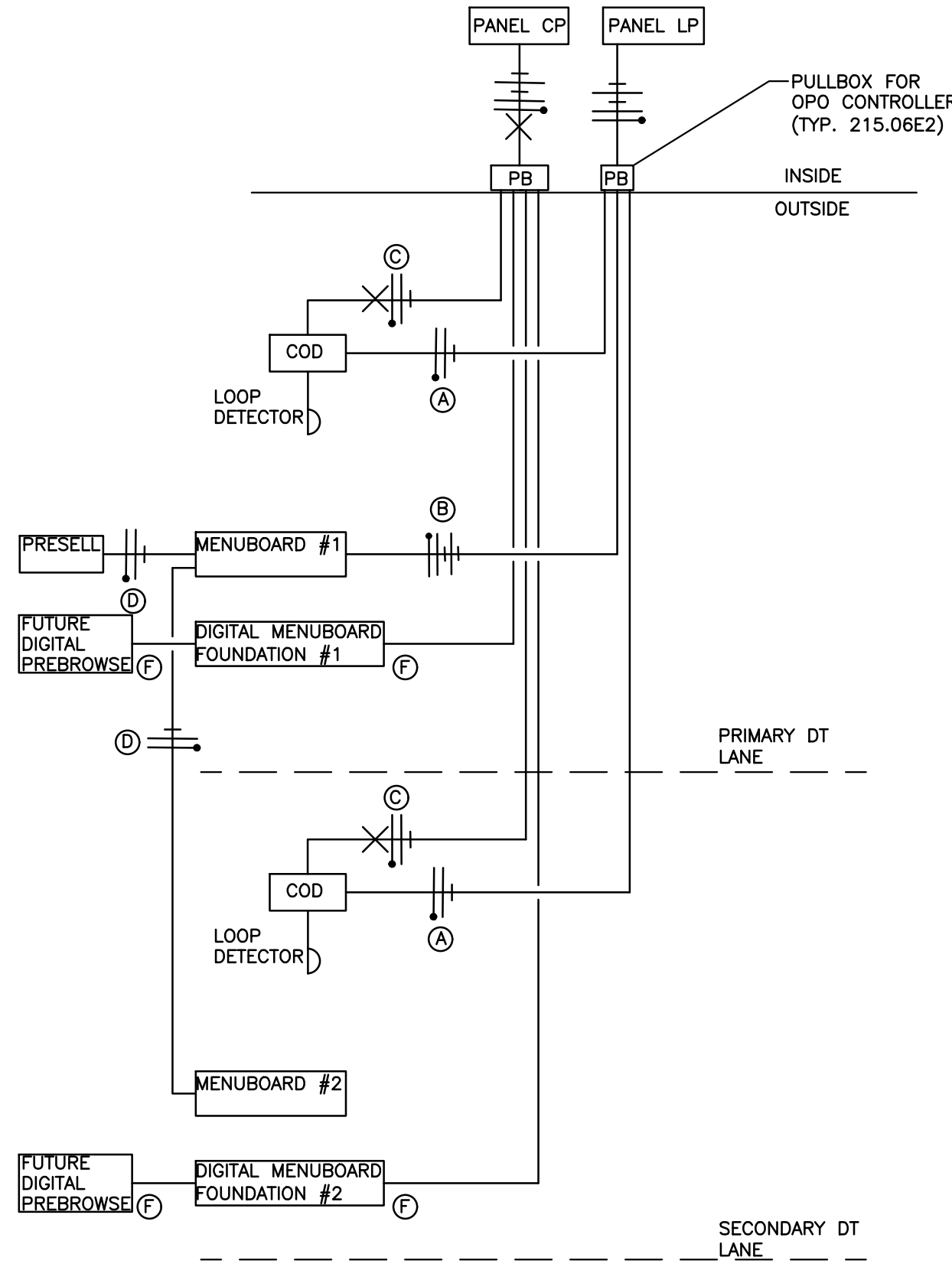
1 DT LOW VOLTAGE CONDUIT DIAGRAM (OPTION 1.0)
C5.10 NOT TO SCALE



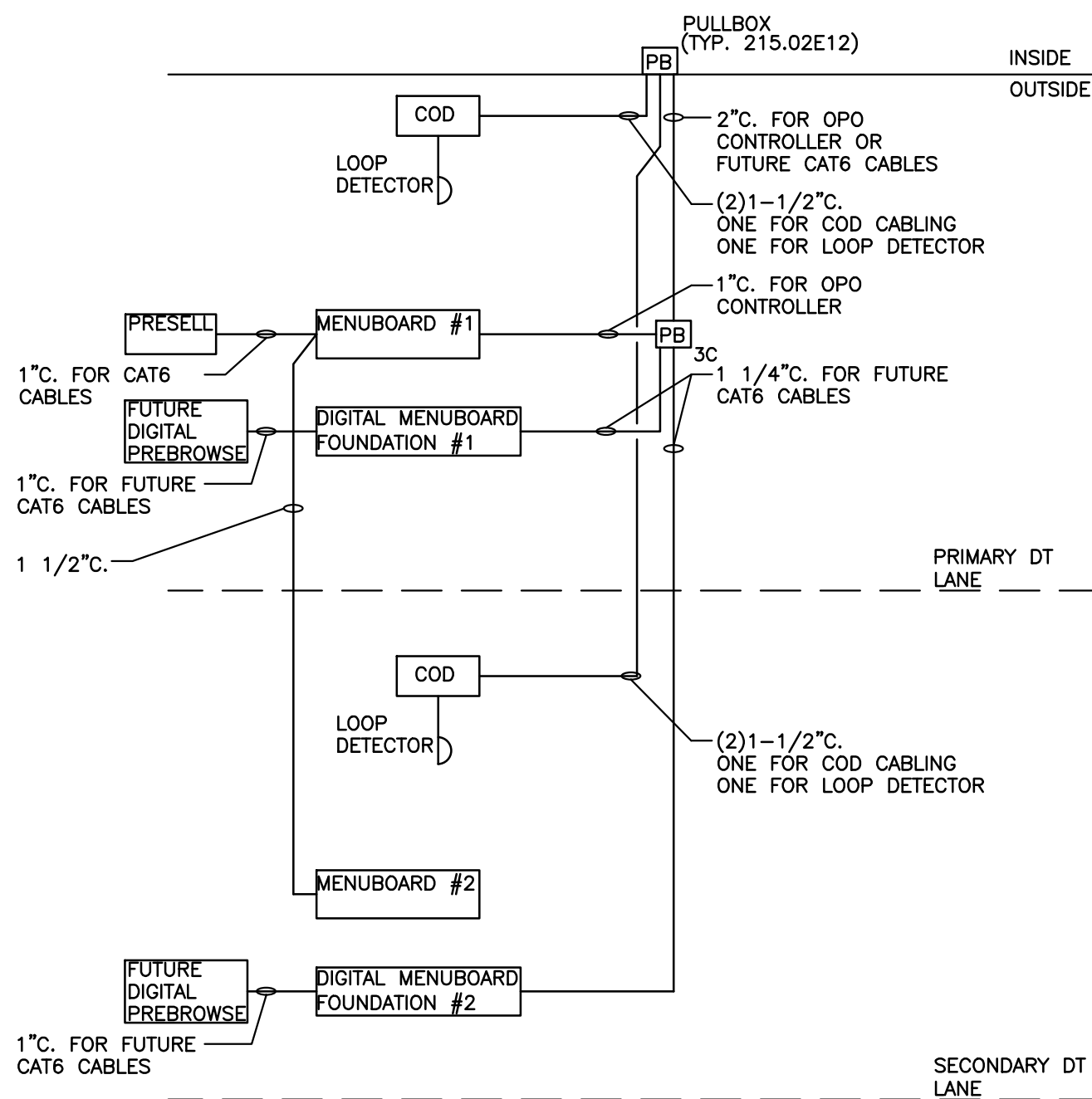
2 DT POWER DIAGRAM (OPTION 1.0)
C5.10 NOT TO SCALE



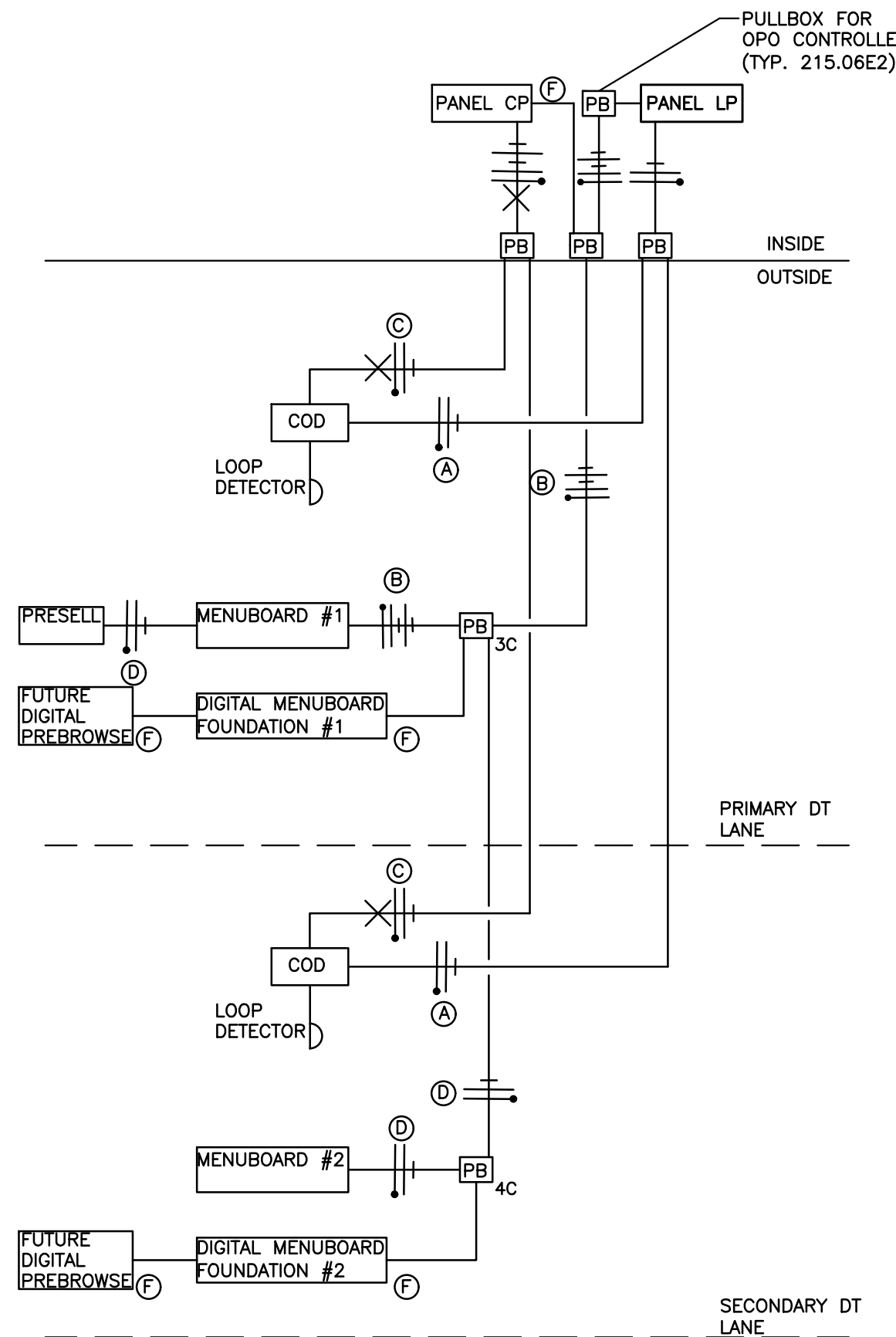
3 DT LOW VOLTAGE CONDUIT DIAGRAM (OPTION 2.0A)
C5.10 NOT TO SCALE



4 DT POWER DIAGRAM (OPTION 2.0A)
C5.10 NOT TO SCALE



5 DT LOW VOLTAGE CONDUIT DIAGRAM (OPTION 2.0B)
C5.10 NOT TO SCALE



6 DT POWER DIAGRAM (OPTION 2.0B)
C5.10 NOT TO SCALE

GENERAL NOTES:

- COORDINATE ALL CONDUIT AND CIRCUITING REQUIREMENTS WITH MANUFACTURER'S INSTALL INSTRUCTIONS.
- ALL PULLBOXES/HANDHOLES SHOWN SHALL BE A MINIMUM OF TIER 8 QUAZITE OR EQUAL.

ELECTRICAL POWER NOTES:

- PROVIDE TWO (2) SPARE 20A/1P BREAKERS WITHIN CP PANEL FOR FUTURE OUTDOOR DIGITAL MENUBOARDS
- MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR TRADITIONAL OPO MENUBOARDS REQUIRES SEPARATE DEDICATED NEUTRALS ARE PROVIDED TO MENU BOARD AND PRESELL BOARD FOR EACH CIRCUIT (PLC AND LIGHTING)

POWER DIAGRAMS TAGS:

- ②#12 & 1#12 GND., TO LP-1 FOR COD CANOPY LIGHTING (TYP. LP-1:23)
- ④#12 & 1#12 GND.,3/4"C TO LP-1 FOR OPO MENU BOARD #1 LIGHTING AND PLC (TYP. LP-1:23,25).
- ②#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO COD'S. EACH COD SHALL BE ON ITS OWN SEPARATE CIRCUIT (TYP. CP:14,18).
- ②#12 & 1#12 GND., TO LP-1 FOR OPO MENU BOARD #2 AND PRESELL BOARD LIGHTING (TYP. LP-1:23)
- ⑥ FUTURE 3/4" CONDUIT FOR FUTURE OUTDOOR DIGITAL MENUBOARD OR PRESELL POWER.
- ⑦ 3/4" CONDUIT WITH PULL STRINGS FOR FUTURE MENUBOARD OR PRESELL BOARD POWER.

KEY:

- CONDUIT
- - - CONDUIT TO PULLED IN FUTURE (ONCE FOUNDATIONS ARE INSTALLED)
- PB PULLBOX
- XX SUBSCRIPT INDICATES RELATIVE LOCATION. REFER TO ODMB DRAWING.

1. GENERAL

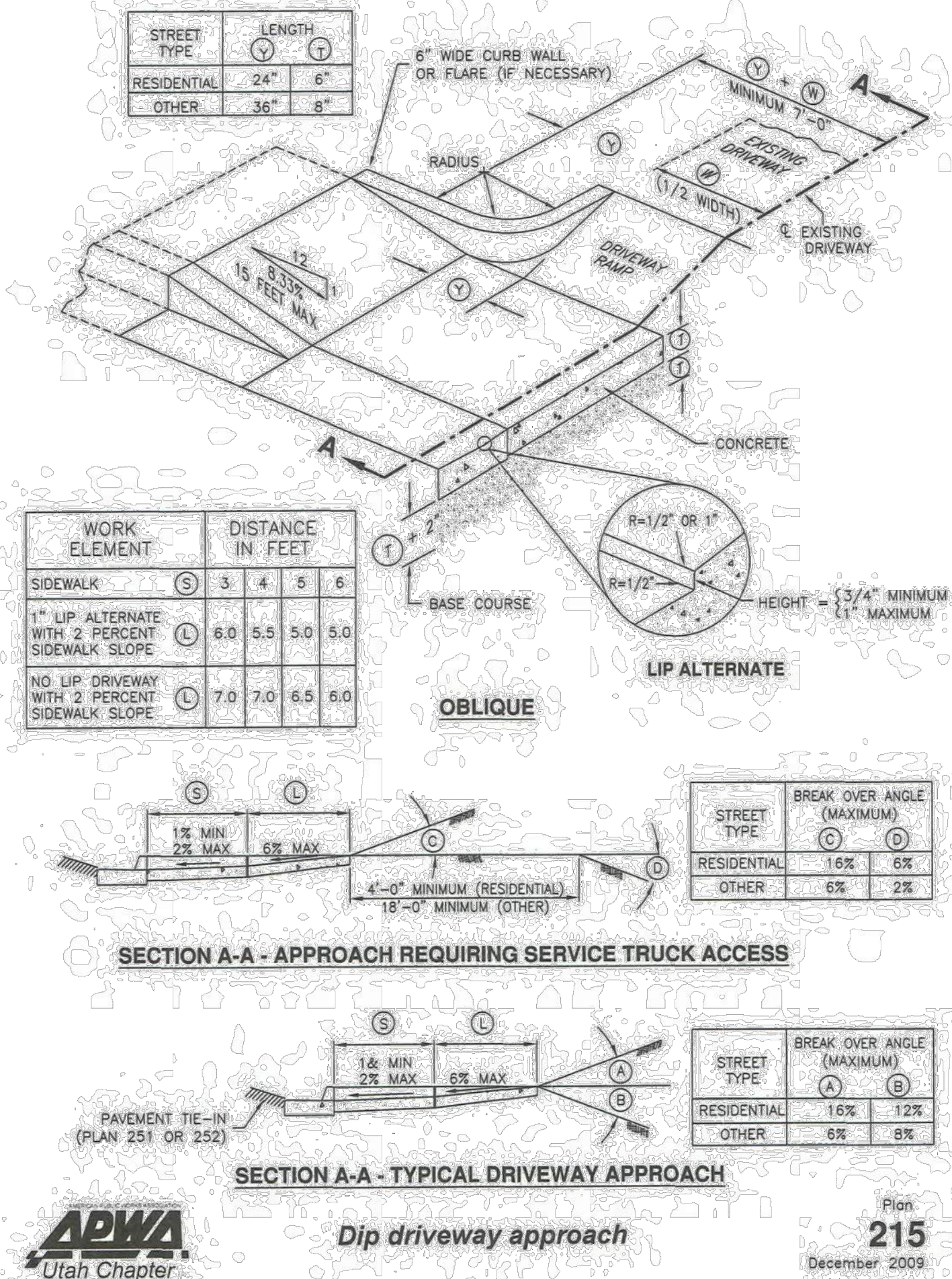
- A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
- B. Additional requirements are specified in APWA Section 32 16 13.

2. PRODUCTS

- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
- C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
- D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
- E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type I ID Class A), APWA Section 03 39 00.

3. EXECUTION

- A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Concrete Placement: APWA Section 03 30 10.
 - 1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
 - 2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
 - 3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
- C. Protection and Repair. Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.



1. GENERAL

A. Where existing elements or spaces are altered to receive an assembly, slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.

B. Installation of flares or curb returns is ENGINEER's choice.

C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.

2. PRODUCTS

A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.

B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73..

C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.

D. Concrete: Class 4000, APWA Section 03 30 04.

E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION

A. Base Course Placement: APWA Section 32 05 10. Maximum fill thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

B. Curb Modifications:

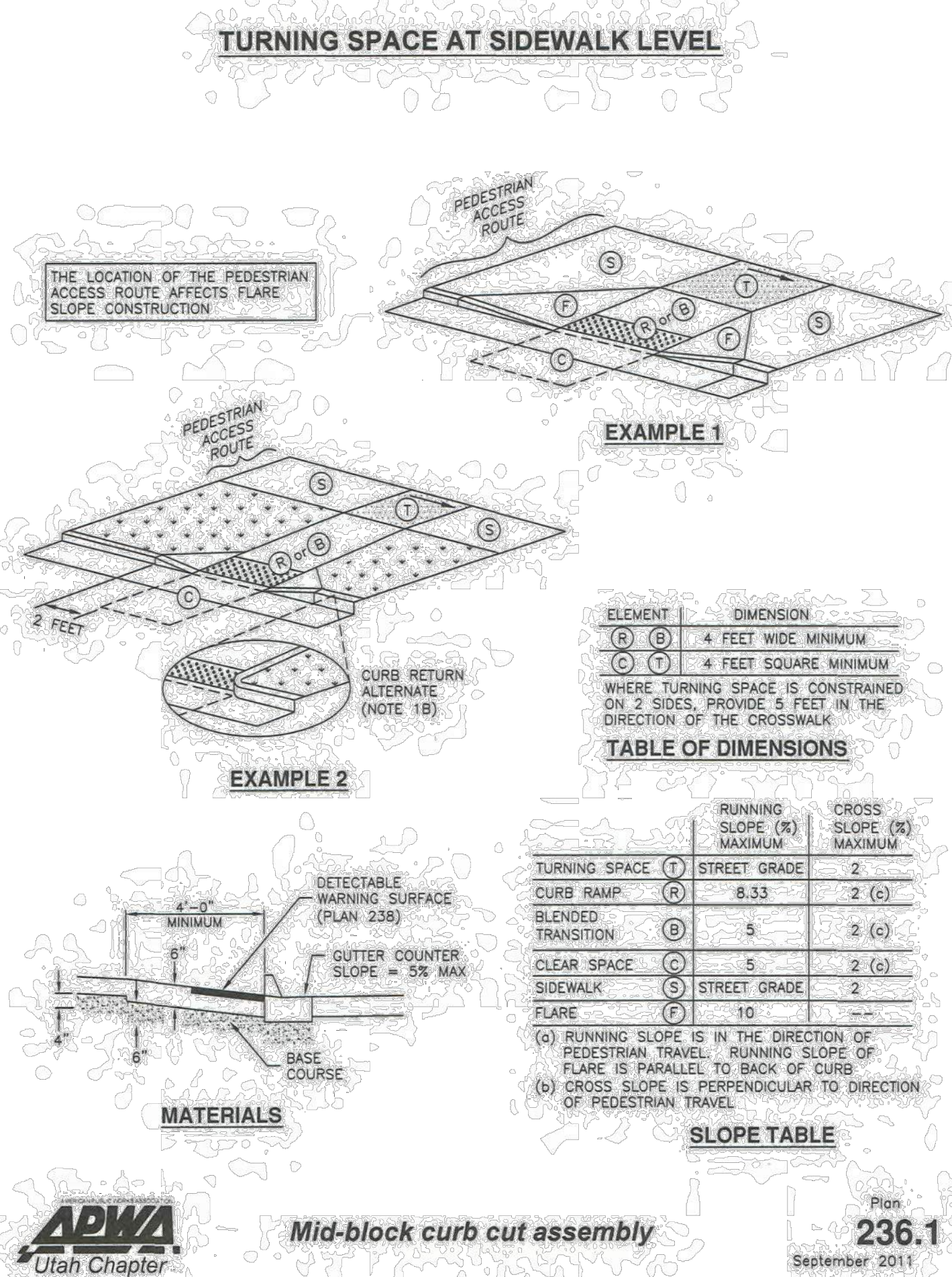
- 1) The sloped surface created to accommodate a flare area shall be perpendicular to the back of curb.
- 2) No grade break shall exist between the flow-line and the foot of the curb ramp or blended transition. Length of the curb modification abutting the curb ramp or transition is 4 feet minimum.

C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on the ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends.

D. Concrete Placement: APWA Section 03 30 10.

- 1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
- 2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatterwork.
- 3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.

E. Clear Space: No trip hazards in the clear space.



DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

SHEET NO.	TITLE		DRAWN BY		PREPARED FOR:
	MCDONALD'S SITE IMPROVEMENT PLANS				
	EAGLE MOUNTAIN, UTAH				
	DESCRIPTION		STD ISSUE DATE	 CORPORATION 8000 STEPHEN AVE. SUITE 6000 DALLAS, TEXAS 75241-6001	
	APPROACH AND RAMP DETAILS		REVIEWED BY	THESE PLANS WERE PREPARED AND THE DESIGN WAS CHECKED BY PERSONNEL AT THE PROJECT LOCATION. THE DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE DESIGN IS THE PROPERTY OF THE DESIGNER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.	
	DATE REVIEWED	DATE ISSUED		OFFICE ADDRESS	
	SITE ID	SITE ADDRESS			

Diagram illustrating a 12' x 12' deck layout. The deck is divided into sections labeled S, R or A, T, and C. A 6" wide curb wall (if necessary) is shown along the edge of the deck.

ELEMENT		DIMENSION
(R)	(A)	4 FEET WIDE MINIMUM
(C)	(T)	4 FEET SQUARE MINIMUM

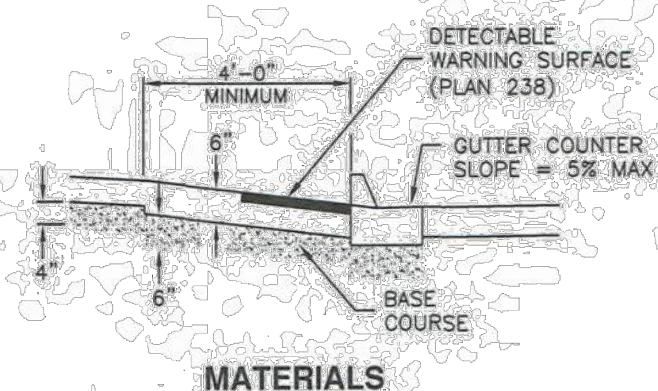
WHERE TURNING SPACE IS CONSTRAINED
ON 2 SIDES, PROVIDE 5 FEET IN THE
DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	STREET GRADE	2
CURB RAMP	(R)	8.33	2
CLEAR SPACE	(C)	5	STREET GRADE
SIDEWALK	(S)	STREET GRADE	2
APPROACHES	(A)	8.33	2

- (a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
- (b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE



Mid-block curb cut assembly

Plan

1. GENERAL

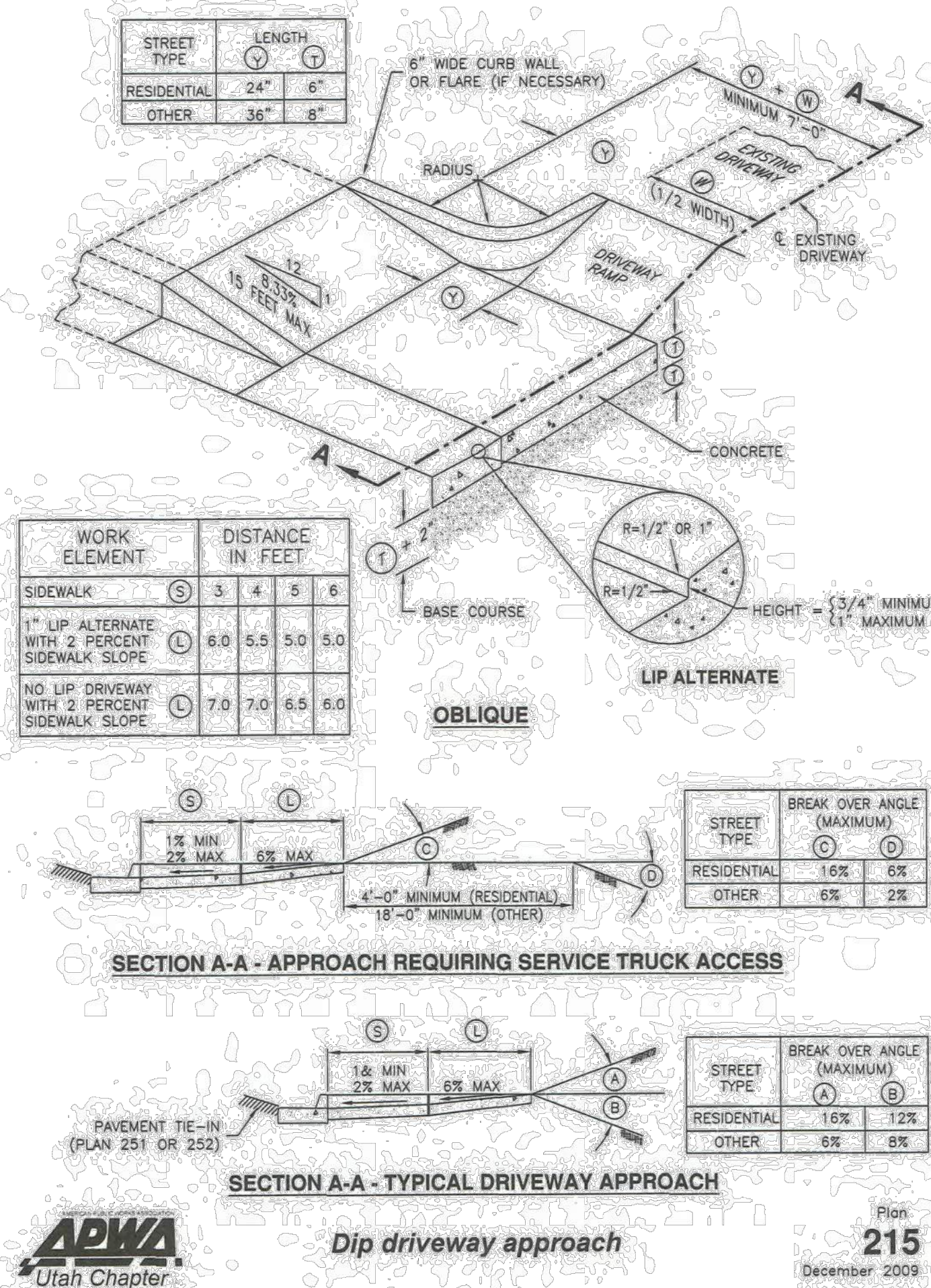
- A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.
- B. Installation of a curb wall is ENGINEER's choice.
- C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.

2. PRODUCTS

- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73..
- C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
- D. Concrete: Class 4000, APWA Section 03 30 04.
- E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION

- A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Curb Modifications:
 - 1) The sloped surface created to accommodate the ramp or approach areas shall be perpendicular to the back of curb.
 - 2) No grade break shall exist between the flow-line and the turning space. Length of the curb modification abutting the turning space is 4 feet minimum.
- C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on the ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends.
- D. Curb Wall: Set top of curb wall equal to elevation of extended lateral lines of sidewalk.
- E. Concrete Placement: APWA Section 03 30 10.
 - 1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
 - 2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatterwork.
 - 3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
- F. Clear Space: No trip hazards in the clear space.



1. **GENERAL**
 - A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion. Additional requirements are specified in APWA Section 32 16 13.
2. **PRODUCTS**
 - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
 - C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
 - E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. **EXECUTION**
 - A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - B. Concrete Placement: APWA Section 03 30 10.
 - 1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
 - 2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
 - 3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 - C. Protection and Repair. Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

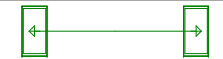
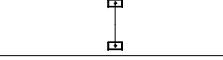
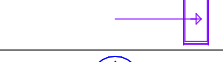
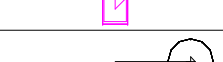
215

NOTES:

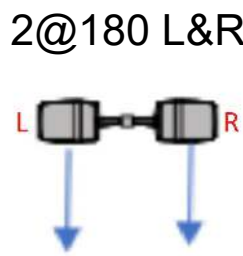
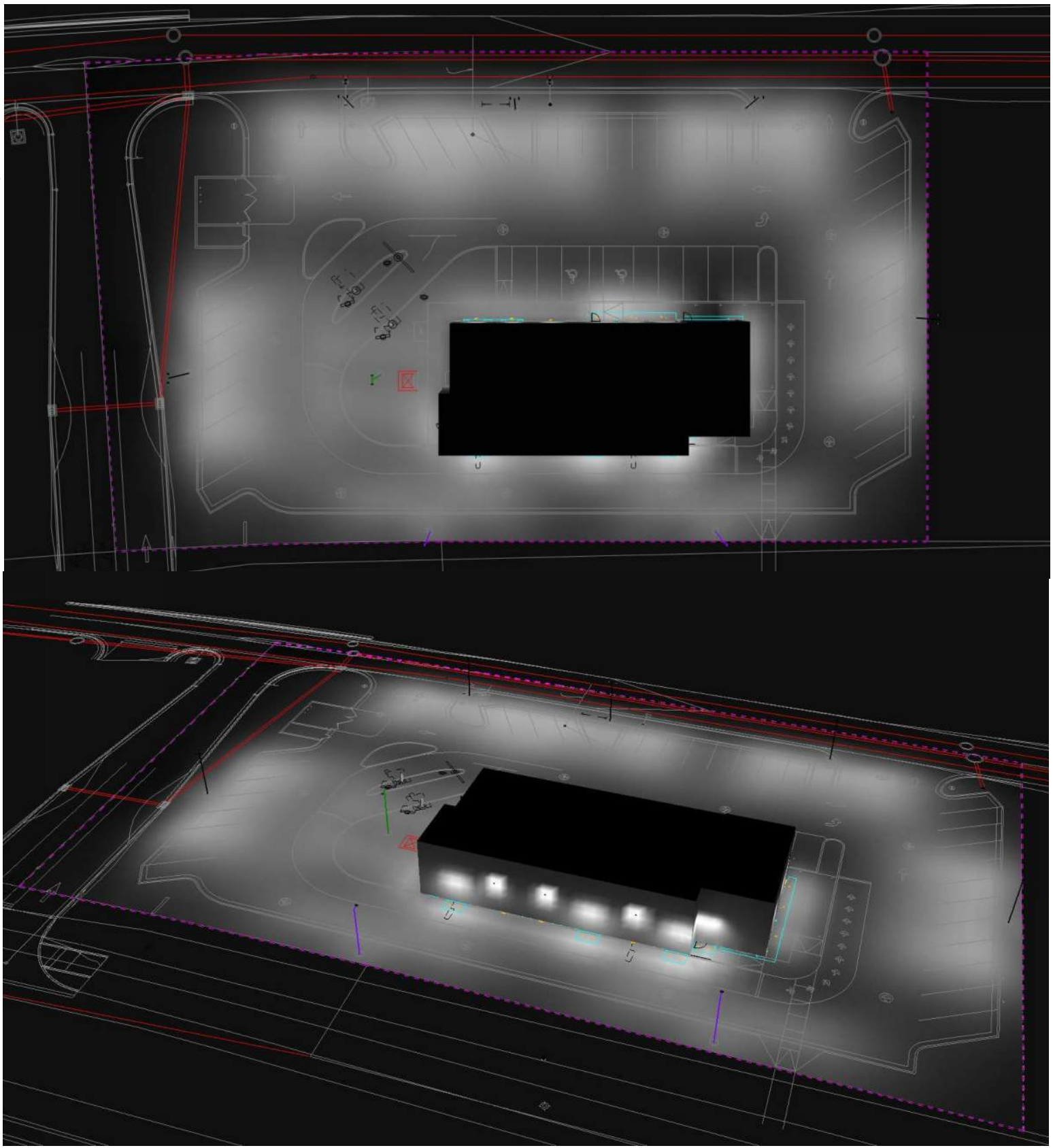
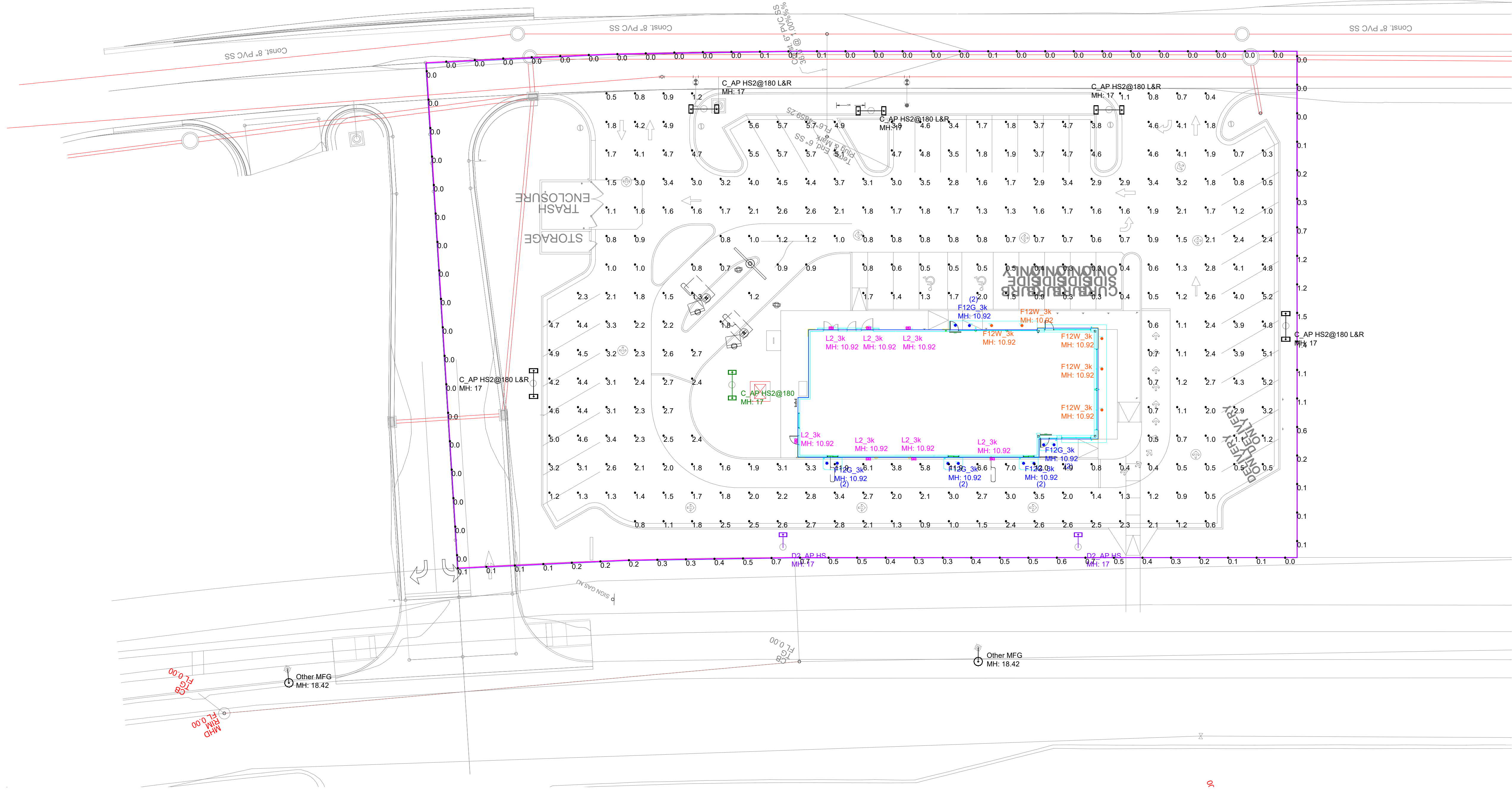
1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.

2. DISTANCE BETWEEN READINGS _____ 10'

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	2.40	12.0	0.3	8.00	40.00
PROPERTY LINE READINGS	Illuminance	Fc	0.21	1.5	0.0	N.A.	N.A.

Luminaire Schedule											
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type	Arr. Lum. Lumens	Total Lumens
	1	C_AP HS2@180	Back-Back	0.850	VP-1-160L-50-AP-4W-BTS-40F-HSS-90-B	52	1.214	17	SES-14-40-1-TA-GL-xx (4")	13268	13268
	5	C_AP HS2@180 L&R	2@180 L&R	0.850	VP-1-160L-50-AP-4W-BTS-40F-HSS-90-B	52	1.214	17	SES-14-40-1-TA-GL-xx (4")	13268	9174
	2	D2_AP HS	Single	0.850	VP-1-160L-35-AP-2-BTS-40F-HSS-90-B	35	0.607	17	SES-14-40-1-TA-GL-xx (4")	4587	66340
	10	F12G_3k	SINGLE	0.850	LB6-10LDM-30K9GD	11.9	n/a	10.92	on bldg	1296	12960
	5	F12W_3k	SINGLE	0.850	LB6-10LDM-30K9WH	11.9	n/a	10.92	on bldg	1296	12520
	7	L2_3k	SINGLE	0.850	RWSC-36L-3K-DO-U-PS	14.4	n/a	10.92	on bldg	1565	6260
	2	Other MFG	Single	1.000	MPL3 P30S 40K XXXXX SG3 Contrirbution only	91.87	n/a	street	street	13685	street

TOTAL SITE LUMENS: 120,522



Pole Fixtures Are Full Cutoff
Tilt=0
Calculation Grids Are At Grade
Pole Light Mounting Height=17ft
(14' Pole + 3' Base)

Near Observatory
Ordinance:
shield, full cutoff, 17ft mtg ht pole max
LPS - not available, using LED "AP"
AMBER CCT/CRI & 3000K on building
Minimize spill
Motion sensing
<100,000 lumens per acre (site is 1.22 acre)
include building lights

CITY COMMENTS:
wants adjacent street lighting by
other mfg as contribution

PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL
ALLOWED EPA 20.4 @ WIND LOAD 90 MPH

Regional Drawing
43-0330

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

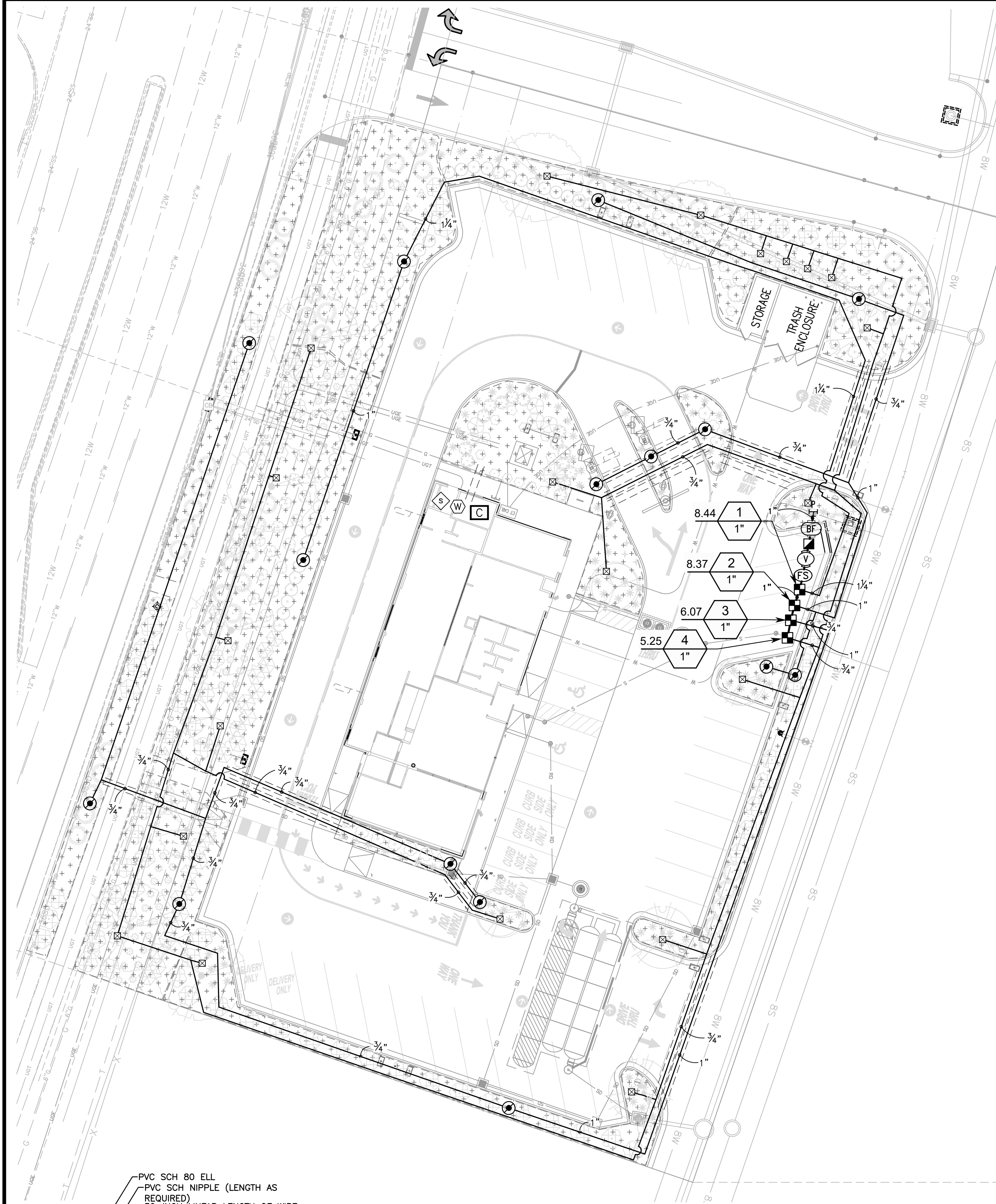
4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.



2100 Golf Road, Suite 400, Rolling Meadows, IL 60009 1-800-544-6848	
UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES	
SCALE 1"=20' 0"	
DRAWN BY DSJ	
POINT-BY-POINT FOOTCANDLE PLOT FOR MCDONALDS 4245 Pony Express Parkway Eagle Mountain, UT 84005	
NATIONAL STORE NUMBER 40435	
DATE 3/13/2025	DRAWING NUMBER A242574C.AGI

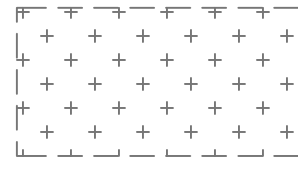
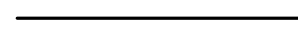
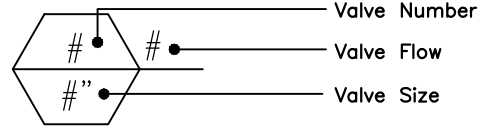
THIS DRAWING MEETS OR EXCEEDS MCDONALDS CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

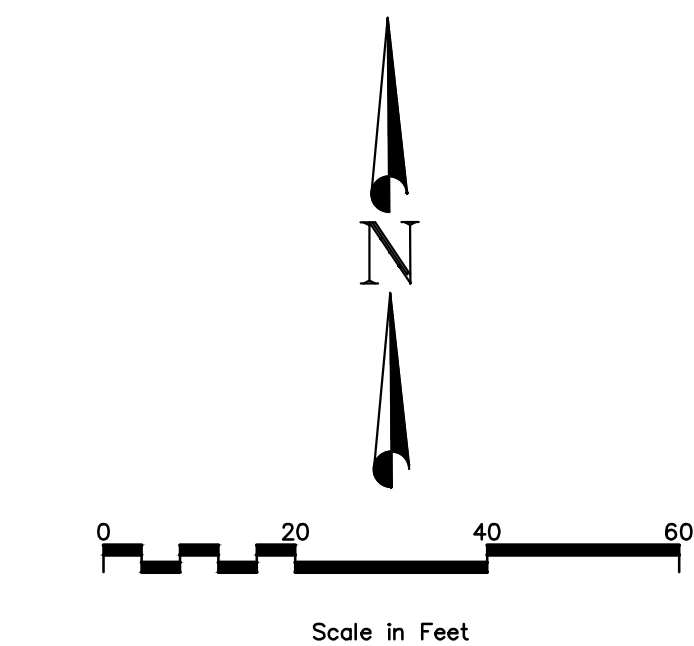
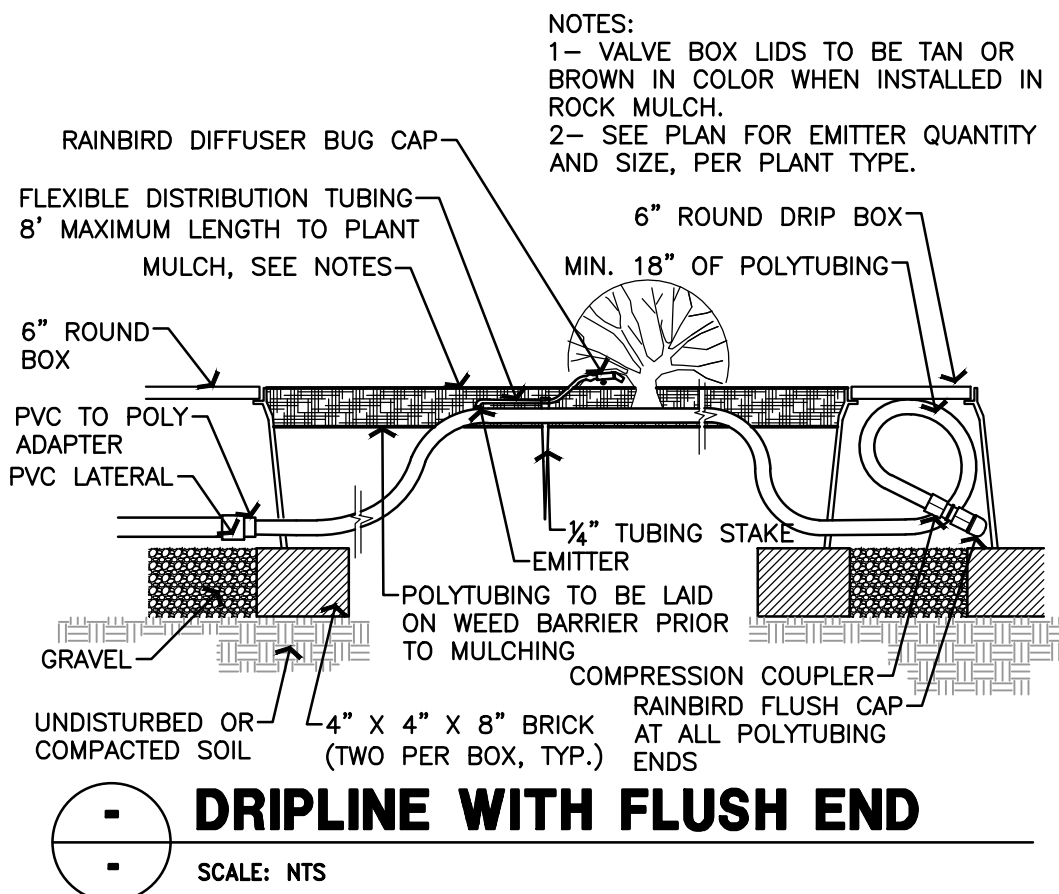
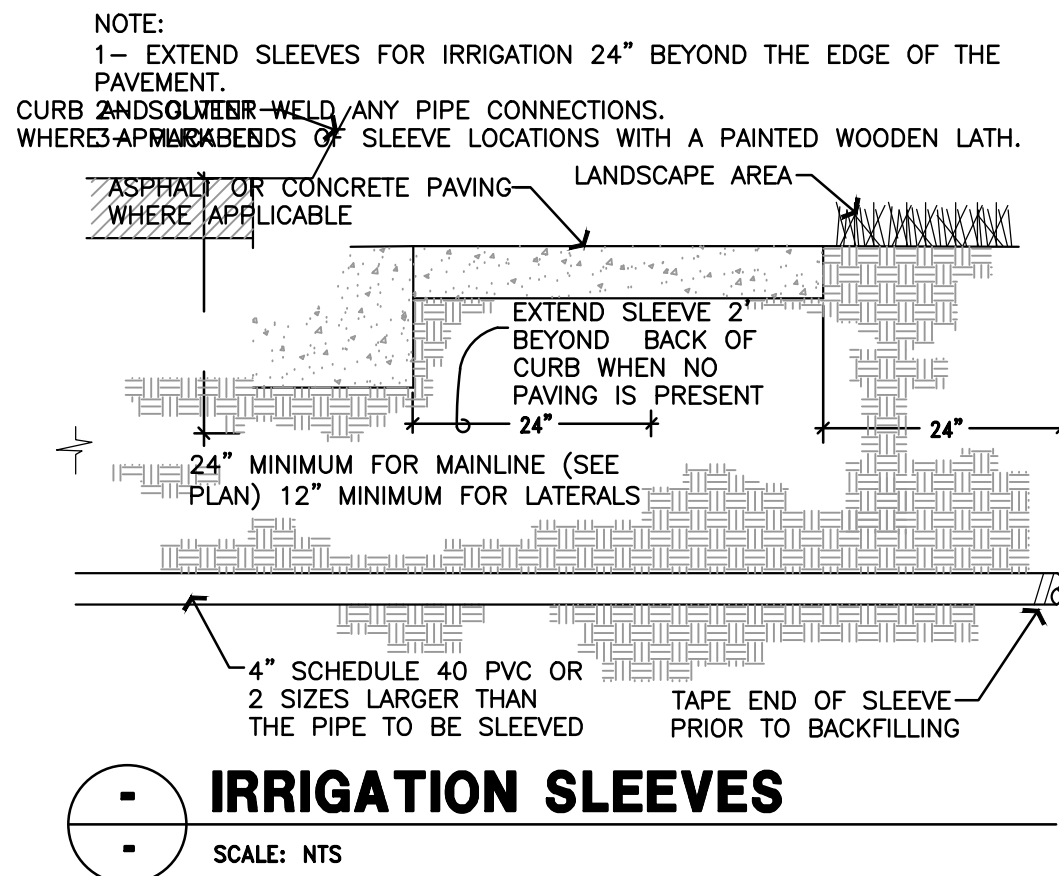
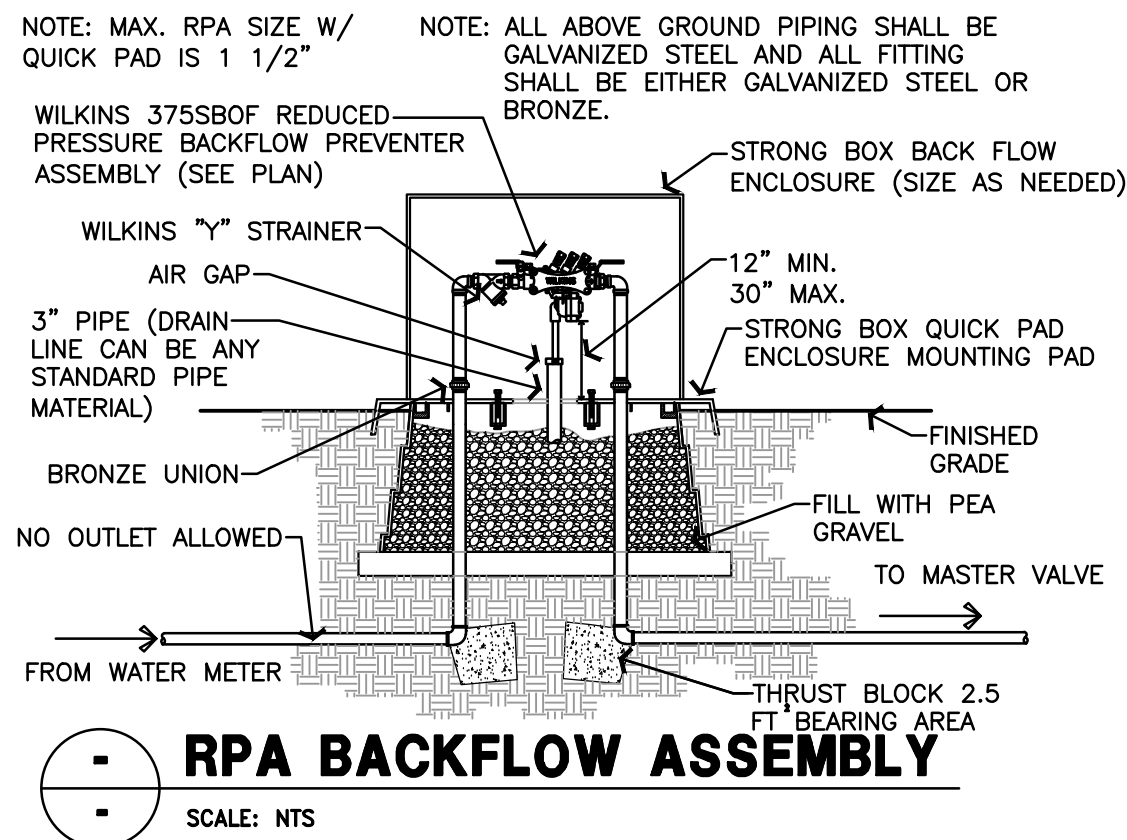
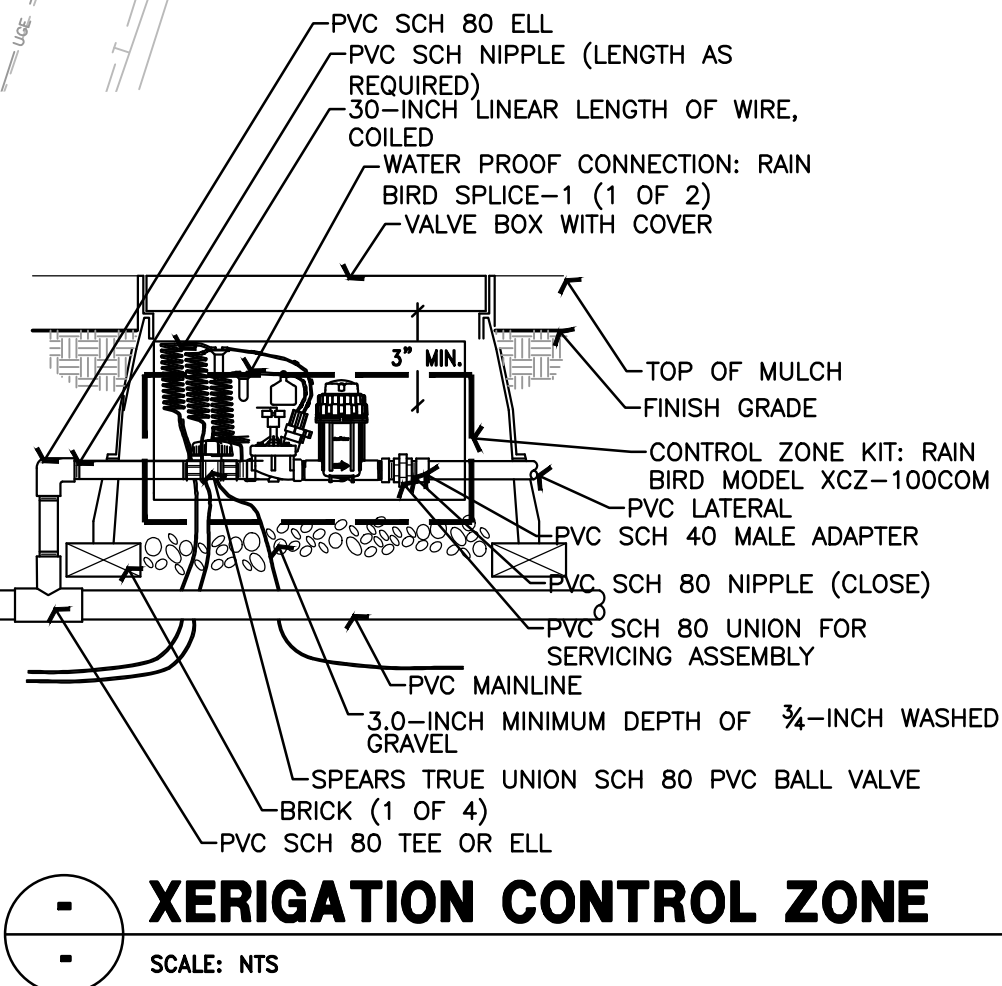
path: P:\McDONALD\Utah\Eagle Mountain\TOWN CENTER 43-0330\DESIGN\CAD\Sheet Files\ file name: L1.X LANDSCAPE PLAN.dwg | pld date: March 18, 2025 | plotted by: Darrin Perkes



IRRIGATION NOTES:

1. IRRIGATION SYSTEM BID MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN FOR EACH SYSTEM COMPONENT. ANY SYSTEM ELEMENT OR COMPONENT MAY BE ADDED TO OR DELETED BY LANDSCAPE ARCHITECT AND CONTRACTOR COMPENSATION ADJUSTED ACCORDING TO THE UNIT PRICE BID. LANDSCAPE ARCHITECT WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTORS REGARDLESS OF BID FIGURES. IRRIGATION CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT BEFORE BEGINNING CONSTRUCTION. A PRE CONSTRUCTION MEETING MAY BE REQUIRED. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.
2. IRRIGATION SYSTEM COMPONENTS MUST BE PREMIUM QUALITY ONLY AND INSTALLED TO MANUFACTURES REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING STATE AND LOCAL LAWS FOR ALL SPECIFIED MATERIALS AND WORKMANSHIP. SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT. PROVIDE OWNER AND MAINTENANCE PERSONNEL WITH INSTRUCTION MANUAL AND ALL PRODUCTS DATA TO OPERATE, CHECK, WINTERIZE, REPAIR, AND ADJUST SYSTEM. ANY CHANGES MUST BE DOCUMENTED AND SUBMITTED TO LANDSCAPE ARCHITECT IN AN AS BUILT PLAN FORMAT.
3. IRRIGATION SYSTEM GUARANTEE FOR ALL MATERIALS AND WORKMANSHIP SHALL BE ONE YEAR FROM THE TIME OF PROJECT ACCEPTANCE. GUARANTEE WILL INCLUDE, BUT IS NOT LIMITED TO WINTERIZING, SPRING ACTIVATION, REPAIR, TRENCH SETTING, BACKFILLING DEPRESSIONS, AND REPAIRING FREEZE DAMAGE. CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT TO SCHEDULE PRE AND POST GUARANTEE INSPECTION MEETINGS. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.
4. IRRIGATION SYSTEM STATIC PRESSURE MUST BE CHECKED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. CONTACT LANDSCAPE ARCHITECT IF MEASURED STATIC PRESSURE IS UNDER 60 OR OVER 80 P.S.I.
5. IRRIGATION SYSTEM CHECK MUST BE DONE BEFORE THE SYSTEM IS BACKFILLED. IRRIGATION MAINLINE AND EACH CONTROL VALVE SECTION MUST BE FLUSHED AND PRESSURE CHECKED. ASSURE THE COMPLETE SYSTEM HAS NO DOCUMENTED PROBLEMS AND FULL HEAD TO HEAD COVERAGE WITH ADEQUATE PRESSURE FOR SYSTEM OPERATION. ADJUST SYSTEM TO AVOID SPRAY ON BUILDING, HARDSCAPE, AND ADJACENT PROPERTY. ANY PROBLEMS OR PLAN DISCREPANCIES MUST BE REPORTED TO THE LANDSCAPE ARCHITECT.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES BASED UPON THE PLAN PRIOR TO COMPLETION OF A CONSTRUCTION COST ESTIMATE. FIELD VERIFICATION OF ALL IRRIGATION PIPING AND EQUIPMENT NECESSARY TO COMPLETE CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. IRRIGATION LATERALS AND FITTINGS MUST BE SCHEDULE 40 P.V.C. THREE QUARTER (3/4) INCH MINIMUM SIZE. SOLVENT WELD ALL JOINTS AS PER MANUFACTURES SPECIFICATIONS FOR MEASURED STATIC P.S.I. TEFLON TAPE ALL THREADED FITTINGS. THE MINIMUM DEPTH OF LINES SHALL BE TWELVE (12) INCHES. FLOWS IN G.P.M. FOR UN-SIZED LINES OR CHANGES SHALL BE (3/4 INCH-1-8 G.P.M.), (1 INCH-9-12 G.P.M.), (1 1/4 INCH-13-22 G.P.M.), (1-1/2 INCH-23-30 G.P.M.), (2 INCH-31-50 G.P.M.), (2-1/2 INCH-51-70 G.P.M.), (3 INCH-71-110 G.P.M.).
8. IRRIGATION MAIN LINE THAT ARE 4" OR GREATER MUST BE CLASS 200 RING AND GASKET PIPE WITH HARCO DUCTILE IRON FITTINGS. 3" AND SMALLER MAINLINES SHALL BE SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 FITTINGS. SOLVENT WELD ALL JOINTS AS PER MANUFACTURES SPECIFICATIONS FOR MEASURED STATIC PRESSURE. USE TEFLON TAPE ON ALL THREADED JOINTS. LINE DEPTH MUST BE TWENTY FOUR (24) INCHES MINIMUM.
9. THRUST BLOCKS FOR MAINLINES 2"-3" SHALL BE INSTALLED WITH A MINIMUM OF TWO AND A HALF (2 1/2) CUBIC FOOT OF CONCRETE WHEREVER A CHANGE IN DIRECTION OR A "T" OCCURS.
10. CONTROL WIRE MUST BE UF-UL LISTED, COLOR CODED, COPPER CONDUCTOR, DIRECT BURIAL, USE 14 GAUGE MINIMUM WIRING WITH ALL CONNECTIONS MADE WITH WATERTIGHT RAINBIRD SPLICE-1 WATERPROOF CONNECTORS AND CONTAINED IN VALVE BOXES. PROVIDE 24" OF SLACK WIRE AT EACH REMOTE CONTROL VALVE IN VALVE BOXES AND SLACK AT ALL CHANGES IN DIRECTION. TAPE WIRE TO THE UNDERSIDE OF THE MAINLINE EVERY TWENTY (20) FEET. WIRING SHALL HAVE SEPARATE COLORS FOR COMMON, CONTROL, AND SPARE. PROVIDE ONE SPARE WIRE FOR EVERY 5 REMOTE CONTROL VALVES, WITH SPARE AVAILABLE AT ALL VALVE MANIFOLDS OR CLUSTERS. ALL SPARE WIRE SHALL BE "HOME RUN" TO THE CONTROLLER AND COMMON SHALL BE END RUN.
11. RISERS FOR SPRAY HEADS AND ROTORS UP TO 7 GPM SHALL BE RAINBIRD SPX SWING PIPE (OR APPROVED EQUAL) WITH SB SERIES BARB FITTINGS. RISERS FOR HEADS OVER 7 GPM SHALL BE RAINBIRD TSJ SERIES SWING JOINTS (OR APPROVED EQUAL), SIZE TO MATCH INLET SIZE OF HEAD.
12. CONTROL VALVE, SIZE, TYPE, QUANTITY, AND LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT. INSTALL A RAINBIRD 1" PEB FOR ZONES UP TO 30 GPM, 1 1/2" FOR ZONES OF 30-80 GPM, AND 2" VALVE FOR ZONES OVER 80 GPM. INSTALL IN HEAVY DUTY PLASTIC VANDAL PROOF BOX. SIZE BOXES ACCORDING TO VALVE NUMBERS FOR EASE OF MAINTENANCE AND REPAIR. INSTALL FOUR (4) CUBIC FEET OF PEA GRAVEL FOR SUMP IN BASE OF BOXES.
13. QUICK COUPLERS SHALL BE A RAINBIRD 44LRC WITH A LASCO 1" UNITIZED SWING JOINT ASSEMBLY AND 1" BRASS INSERT 90° ELL OUTLET, SUPPORT WITH REBAR IN EACH RETAINER LUG. INSTALL WHERE SHOWN ON THE PLANS.
14. IRRIGATION SYSTEM BACKFILL MUST OCCUR ONLY AFTER SYSTEM CHECK IS COMPLETED AS SPECIFIED. USE ONLY ROCK FREE CLEAN FILL AROUND PIPES, VALVES, DRAINS, OR ANY IRRIGATION SYSTEM COMPONENTS. WATER SETTLE ALL TRENCHES AND EXCAVATIONS.
15. ALL IRRIGATION PIPE RUNNING THROUGH WALLS, UNDER SIDEWALK, ASPHALT, OR OTHER HARD SURFACE SHALL BE SLEEVED PRIOR TO PAVING. IT IS THE IRRIGATION CONTRACTORS RESPONSIBILITY TO COORDINATE SLEEVE WITH CONCRETE AND PAVEMENT CONTRACTORS. SLEEVES WILL BE SCHEDULE 40 P.V.C. THE DEPTH FOR MAIN LINE SLEEVES SHALL BE TWENTY FOUR (24) INCHES MINIMUM. DEPTH FOR LATERAL SLEEVES SHALL BE TWELVE (12) INCHES MINIMUM. SLEEVES SHALL BE A MINIMUM OF TWO SIZES LARGER THAN THE PIPE TO BE SLEEVED. ALL VALVE WIRING SHALL BE CONTAINED IN SEPARATE SLEEVEING.
16. PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE. WHERE POSSIBLE, ALL PIPING IS TO BE INSTALLED WITHIN THE PLANTING AREAS. NO TEES, ELLS, OR CHANGES IN DIRECTION SHALL OCCUR UNDER HARDSCAPE.
17. SPRAY HEADS ADJACENT TO HARDSCAPE PAVING SHALL BE SPACED AWAY 1"-3". SPRAY HEADS ADJACENT TO WALLS, BUILDINGS, FENCES OR STRUCTURES SHALL BE SPACED AWAY A MINIMUM OF 6".
18. THE IRRIGATION SYSTEM SHALL BE INSTALLED FOR PROPER DRAINAGE AND WINTERIZATION. NO LINE SAGS OR SADDLES SHALL OCCUR IN IRRIGATION MAIN OR LATERAL LINES. ALL PIPING SHALL HAVE A MINIMUM .5% POSITIVE SLOPE TO END OF LINES. INSTALL KING DRAINS AT ALL LOW POINTS AND ENDS OF LATERAL LINES. PROVIDE SYSTEM WITH MANUAL COMPRESSION AIR BLOWOUT ABILITY THROUGH QUICK COUPLERS. THE OWNER MUST BE INFORMED OF WINTERIZING SCHEDULE FOR BLOWING OUT SYSTEM.
19. UPON COMPLETION OF IRRIGATION MODIFICATIONS, THE CONTRACTOR SHALL VISUALLY INSPECT THE IRRIGATION SYSTEM AND VERIFY THAT ALL IRRIGATION ZONES OPERATE PROPERTY. ANY UNDER IRRIGATED OR UNIRRIGATED AREAS SHALL BE IDENTIFIED, AND THE CONTRACTOR SHALL MAKE ADJUSTMENTS OR ADDITIONS TO THE SYSTEM TO CORRECT IRRIGATION DEFICIENCIES.
20. DRIP SYSTEM PIPING SHALL CONSIST OF A RIGID SCHEDULE 40 PVC PIPE DISTRIBUTION SYSTEM CONNECTING DRIP IRRIGATED PLANTER AREAS. POLYTUBING OR DRIP LINE SHALL BE RUN OFF THE RIGID PVC IN EACH PLANTING AREA OR ISLAND WITH A PVC TO POLYTUBING ADAPTER. ALL TRANSITION POINTS AND POLYTUBING ENDS SHALL TERMINATE WITH A FLUSH CAP IN A DRIP BOX WITH A TAN OR BROWN LID. NO POLYTUBING SHALL RUN UNDER PAVEMENT.
21. THE LANDSCAPE CONTRACTOR SHALL PROVIDE IRRIGATION AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM TO THE OWNERS CONSTRUCTION REPRESENTATIVE. ALL IRRIGATION COMPONENTS ADDED, DELETED, OR MODIFIED IN THE FIELD SHALL BE NOTED ON THE PLAN. NOTE TAP SIZE, LINE SIZE, AND STATIC PRESSURE AT POINT OF CONNECTION.

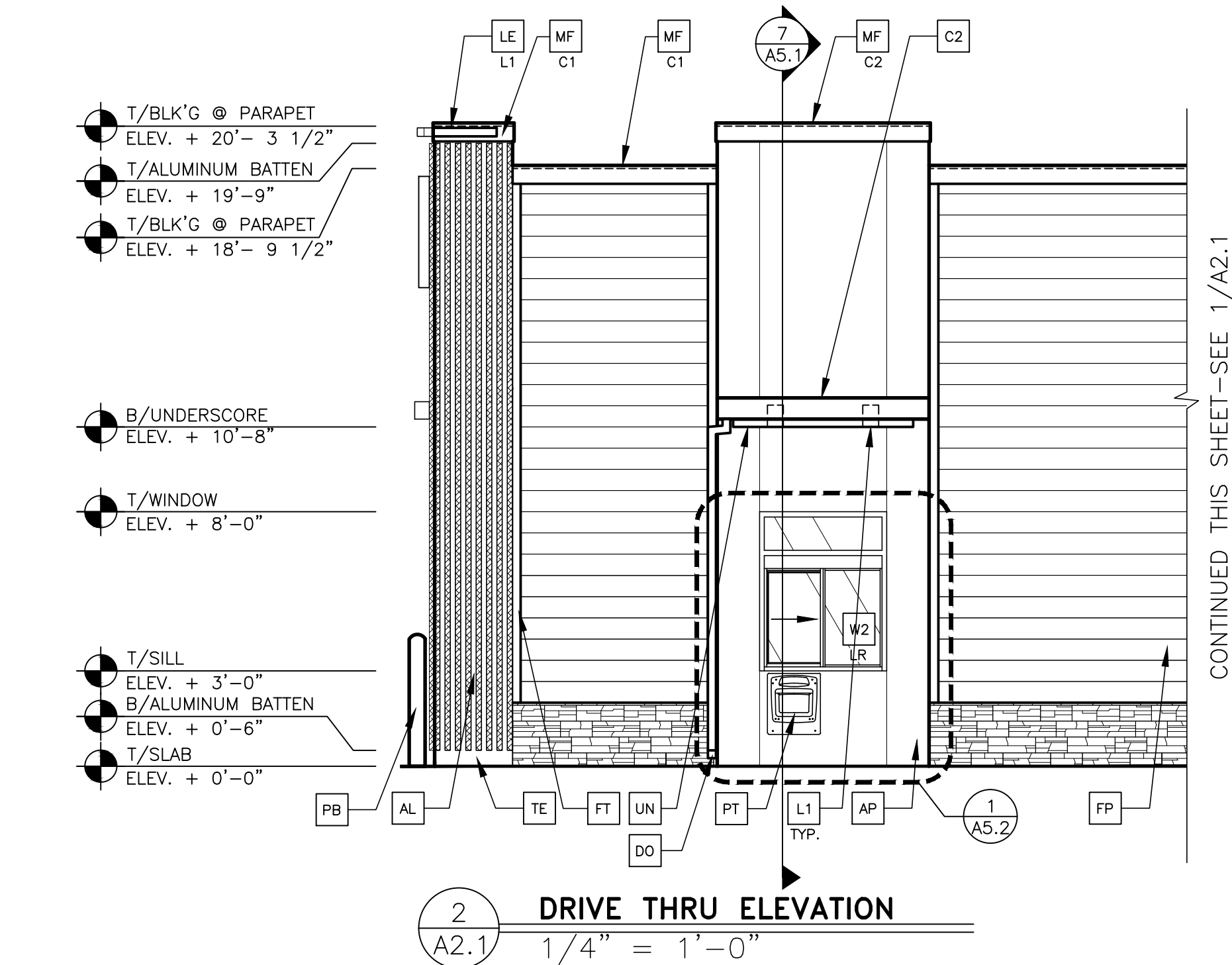
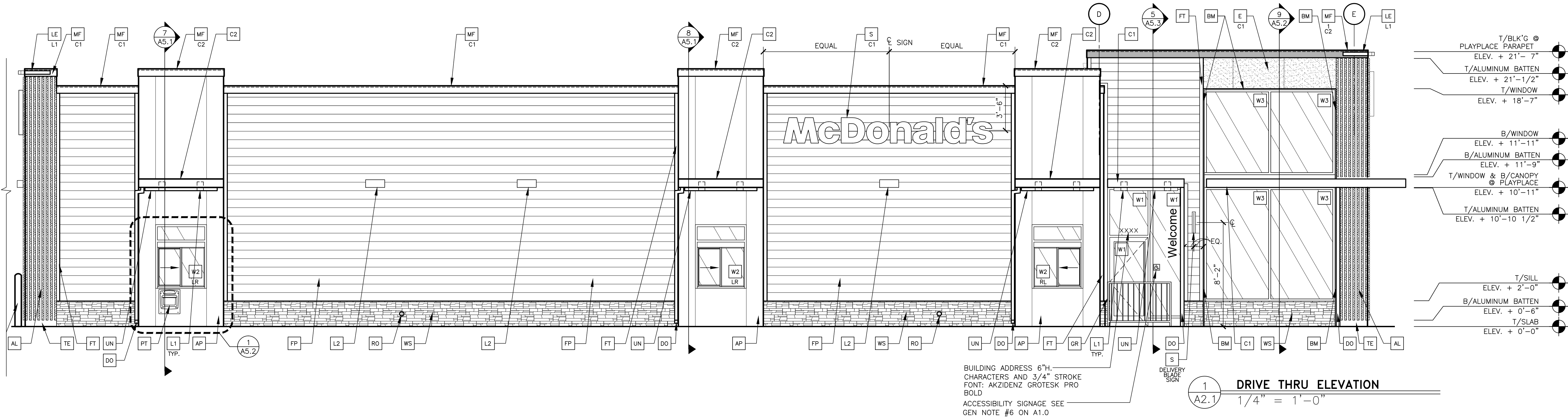
IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
  	RAIN BIRD RWS-B-C 1400 SERIES ROOT WATERING SYSTEM WITH 4.0IN. DIAMETER X 36.0IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	21	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD XZC-100-LC WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	4	
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.	15	
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH-BLUE, 1.0 GPH-BLACK, AND 2.0 GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 05PC emitters (2 assigned to each 1 gal plant) 20PC emitters (2 assigned to each 2 gal plant) 20PC emitters (2 assigned to each 3 gal plant) 20PC emitters (2 assigned to each 5 gal plant)	17,692 SF 414 326 246 12	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD 44-LRC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	1	
	RAIN BIRD PEB 1" 1IN, 1-1/2IN, 2IN, 3IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1	
	1" ZURN 375 1" REDUCED PRESSURE PRINCIPLE ASSEMBLY. INSTAL IN A STRONGBOX ENCLOSURE ON A CONCRETE PAD.	1	
	RAIN BIRD ESP4ME3 4 STATION, HYBRID MODULAR OUTDOOR CONTROLLER, FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY. CONTRACTOR TO COORDINATE ELECTRICAL SOURCE. EXACT LOCATION OF CONTROLLER TO BE DETERMINED BY OWNER. EPA WATERSENSE CERTIFIED WITH THE LNK2WIFI MODULE UPGRADE.	1	
	RAIN BIRD LNK2WIFI UPGRADES CONTROLLERS (ESP-M, ESP-RZXE, ST8) TO HAVE WEATHER 1 DATA FOR ET-BASED ADJUSTMENTS (WATERSENSE APPROVED) & WIFI CAPABILITIES. EPA WATERSENSE CERTIFIED.	1	
	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1	
	RAIN BIRD FG100 1IN. FG100 FLOW SENSORS W/ NPT UNION FITTINGS. OPERATING RANGE 11.4 LPM-94.6 LPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. NO STRAIGHT PIPE REQUIREMENTS. POINT OF CONNECTION 1"	1 1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	2,448 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	38.9 LF	
	PIPE SLEEVE: PVC CLASS 200 SDR 21	489.5 LF	
	Valve Callout Valve Number Valve Flow Valve Size		



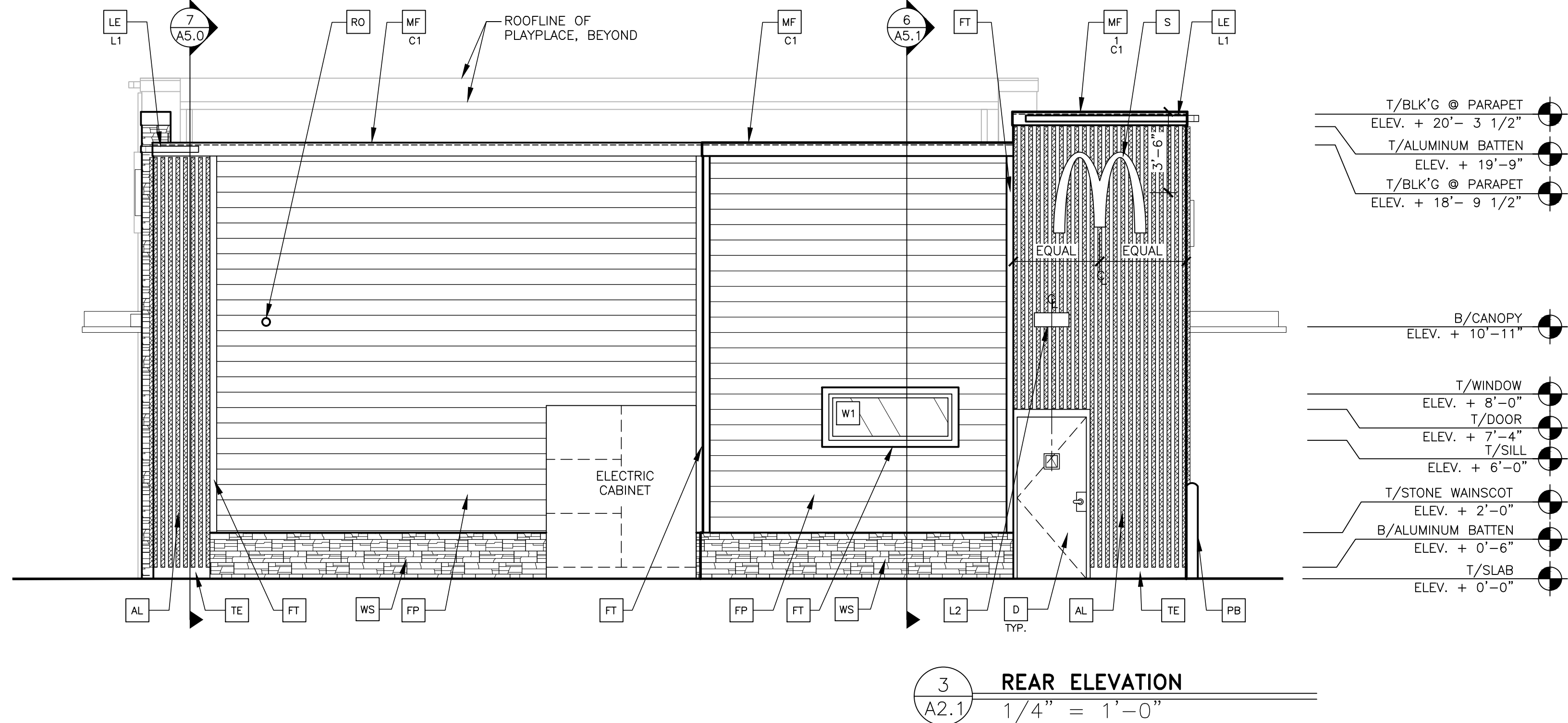
IRRIGATION PLAN

LICENSED LANDSCAPE ARCHITECT DARRIN PERKES No. 378426 7-19-15 STATE OF UTAH	DOMINION Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000	McDONALD'S SITE IMPROVEMENT PLANS EAGLE MOUNTAIN, UTAH DESCRIPTION IRRIGATION PLAN	PREPARED FOR: M CORPORATION 1800 S. 1500 W. SALT LAKE CITY, UT 84119 THESE DRAWINGS AND ANY INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF DOMINION ENGINEERING ASSOCIATES, L.C. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DOMINION ENGINEERING ASSOCIATES, L.C. THE SERVICES OF PROFESSIONAL ENGINEERS AND ARCHITECTS ARE NOT AUTHORIZED BY THE CONTRACT DOCUMENTS FOR REUSE ON ANOTHER PROJECT IF NOT AUTHORIZED.	DRAWN BY — STD ISSUE DATE — REVIEWED BY — DATE REVIEWED — DATE ISSUED —	SITE ID CAJ-0330 SITE ADDRESS 4248 NORTH 1850 EAST, EAGLE MOUNTAIN, UTAH DENVER REGION: 4643 S. ULLSTER ST., SUITE 1300, DENVER, CO 80237			
BY	DLP	DLP	DATE	REV	DATE	PER CITY REVIEW	PER CITY REVIEW	DESCRIPTION

CONTINUED THIS SHEET—SEE 2/A2.1



CONTINUED THIS SHEET—SEE 1/A2.1



KEY NOTES:

- AL** ALUMINUM BATTEN SYSTEM
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED, COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION.
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- AP** ALPOLIC METAL PANEL (COLOR: DON GRAY)
- C1** ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE
- C2** ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022
- CJ** CONTROL JOINT
1-TYPE: 1 = EIFS
- D** HOLLOW METAL DOOR
PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- DE** DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- DO** DOWNSPOUT
3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER
COLOR: RAL 7022
- E** EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)
C1-COLOR:
C1 = "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- EJ** EXPANSION JOINT, SEE DETAIL 7/A4.1

- FB** CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- FP** FIBER CEMENT LAP SIDING: SMOOTH HARDI-BOARD PLANK BY JAMES HARDIE, 8-1/4" WIDTH, 7" EXPOSURE, HZ5
PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- FT** FIBER CEMENT TRIM: HARDIE TRIM BOARDS 4/4 SMOOTH, 3 1/2" WIDTH, 3/4" THICK, HZ5
PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- GR** GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- L1** RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
C1-COLOR:
C1= WHITE
C2= GOLD
- L2** RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
COLOR: PLATINUM SILVER

- LE** ACCENT LIGHTING - SEE ELECTRICAL
L1-LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = UP ONLY FLOOD FIXTURE
- MF** PRE-FAB ANCHOR-TITE METAL FASCIA
C1-COLOR:
C1= WEATHERED ZINC
C2= RAL 7022
- PB** PIPE BOLLARD - PAINTED YELLOW
- PT** (RMHC) COIN COLLECTOR
MODEL: #WPT STD
CALL 1-888-743-7435 TO ORDER

- RO** ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S** McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1-COLOR:
C1= WEATHERED ZINC RACEWAY
C2= RAL 7022 RACEWAY
- ST** CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- TE** TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE
COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- UN** METAL UNDERSORE
COLOR: GOLD

- W-** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
- W2** DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL
OPEN; ELECTRONIC RELEASE
COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT
- WS** STONE WAINSCOT:
CULTURED STONE BY BORAL - HEWN STONE
COLOR: SPAN

SHEET NO.		TITLE		DRAWN BY		PREPARED FOR:		© 2024 McDonald's Corporation		PREPARED BY:			
		2024 STANDARD BUILDING – BB20		N.GLUKHOMAN		McDonald's USA, LLC		m McDonald's USA, LLC		CORE STATES			
		4584 WOOD/WOOD		2024 04		WOOD BEARING WALLS W/HARD BOARD EXTERIOR FINISH		These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. If these drawings are used for any purpose not suitable for use on a different site or at a later time, the user assumes all liability for any and all claims. Use of these drawings for reference or example on another project requires the user to obtain written permission from McDonald's USA, LLC. Use of the contract documents for reuse on another project is not authorized.		GROUP			
		WOOD TRUSS ROOF FRAMING		DATE ISSUED		02/06/2024				153 Waring Street Sunnyvale, CA 94086 917.6848.4100 info@corestates.com			
		E.I.F.S./BATTEN/LAP SIDING/STONE EXTERIOR FINISH		DATE ISSUED		02/06/2024				A		02/21/25	
		NSK-41246		SITE ADDRESS		4245 PONY EXPRESS PKWY, EAGLE MOUNTAIN, UT				RESUSE		07/30/24	
		L/C: 043-0330		MCD.38131						REV		DATE	
										DESCRIPTION		BY	



Front Elevation



Rear Elevation



Non-Drive-Thru Side Elevation

Materials Legend	
	Fiber Cement Lap Siding - Hardie-Board Plank "Gauntlet Grey" SW7019 by Sherwin Williams
	Exterior Insulation Finish System (Feature Wall) "Iron Ore" SW7069 by Sherwin Williams
	Aluminum Battens Wood grain
	Aluminum Canopy (Prefinished Metal) "White"
	Aluminum Underscore (Prefinished) "Gold"
	Aluminum Trellis (Prefinished) "RAL 7022"
	Glazing (Windows & Storefront) 1" Insulated Clear Glass
	Storefront Mullions "Deep Bronze"
	Apolic Metal Panel "RAL 7022"
	Metal Coping "Weathered Zinc"
	Service Doors & Frames "Gauntlet Grey" SW7019 by Sherwin Williams
	Stone Wainscot (Wall Accent) "Span" Cultured Stone by Boral - Hewn Stone



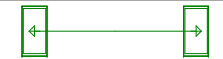
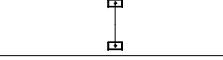
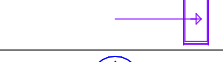
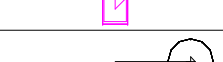
Drive-Thru Side Elevation

NOTES:

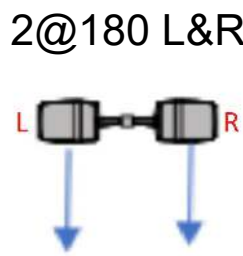
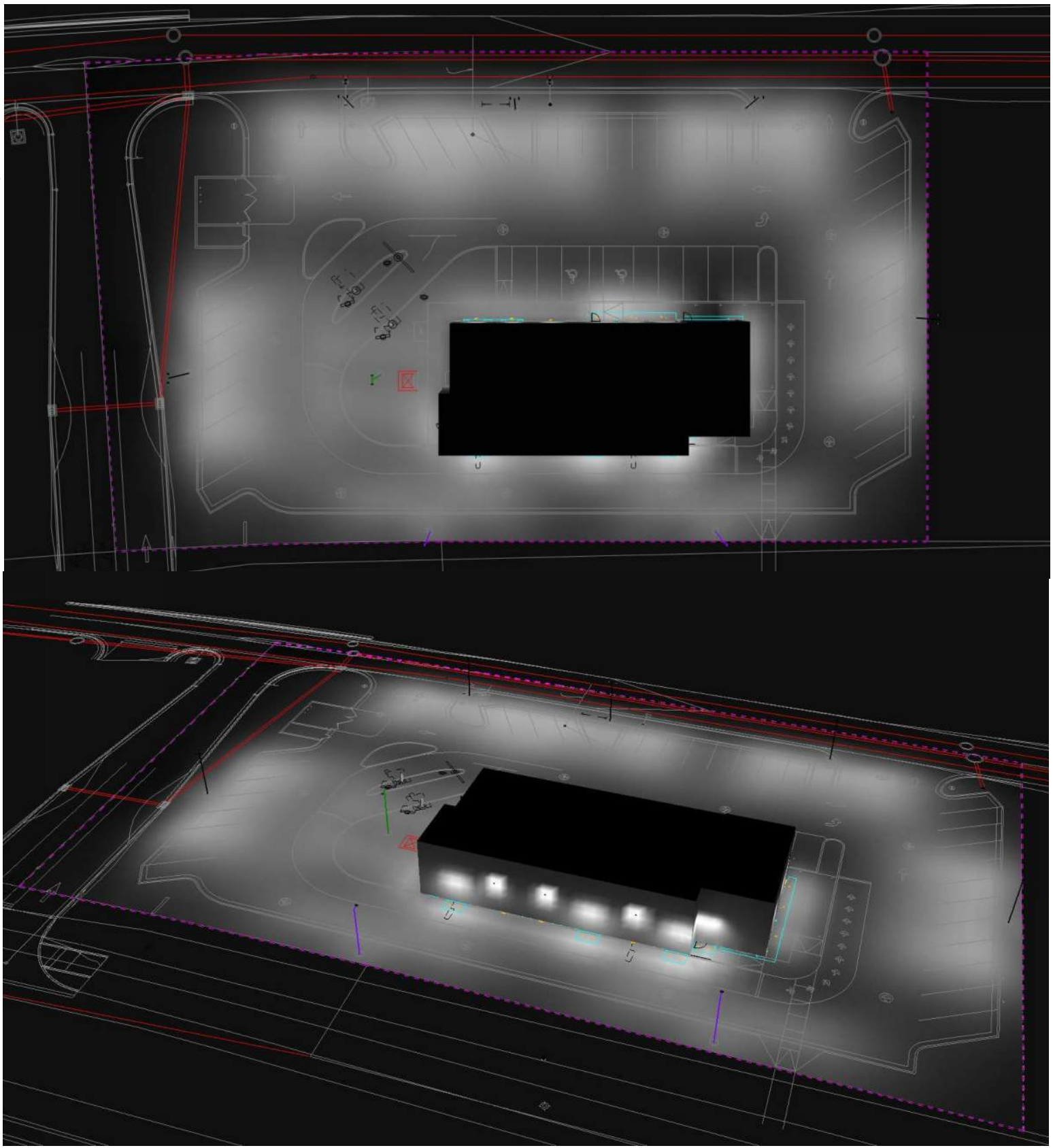
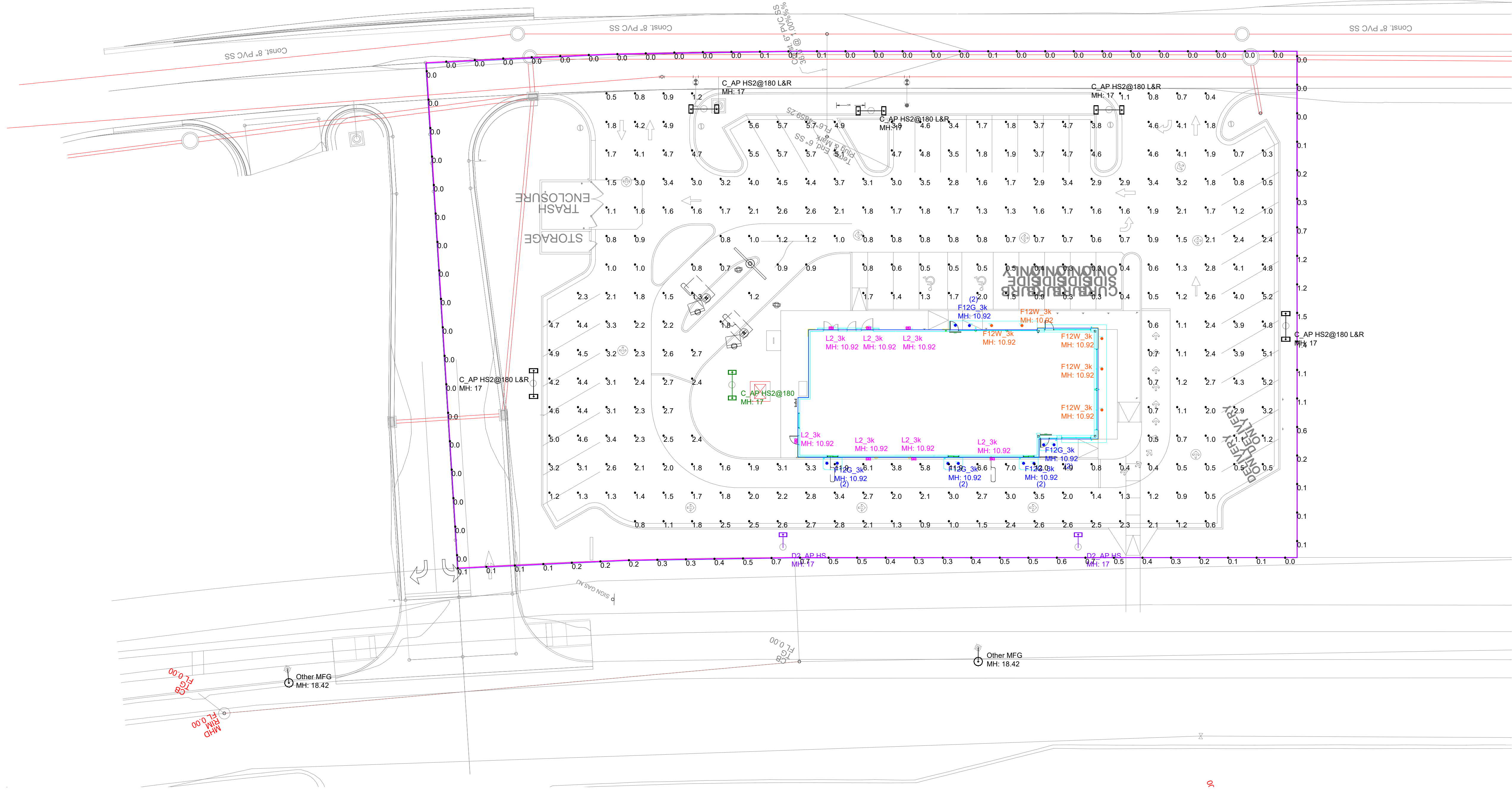
1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.

2. DISTANCE BETWEEN READINGS _____ 10'

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	2.40	12.0	0.3	8.00	40.00
PROPERTY LINE READINGS	Illuminance	Fc	0.21	1.5	0.0	N.A.	N.A.

Luminaire Schedule											
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type	Arr. Lum. Lumens	Total Lumens
	1	C_AP HS2@180	Back-Back	0.850	VP-1-160L-50-AP-4W-BTS-40F-HSS-90-B	52	1.214	17	SES-14-40-1-TA-GL-xx (4")	13268	13268
	5	C_AP HS2@180 L&R	2@180 L&R	0.850	VP-1-160L-50-AP-4W-BTS-40F-HSS-90-B	52	1.214	17	SES-14-40-1-TA-GL-xx (4")	13268	9174
	2	D2_AP HS	Single	0.850	VP-1-160L-35-AP-2-BTS-40F-HSS-90-B	35	0.607	17	SES-14-40-1-TA-GL-xx (4")	4587	66340
	10	F12G_3k	SINGLE	0.850	LB6-10LDM-30K9GD	11.9	n/a	10.92	on bldg	1296	12960
	5	F12W_3k	SINGLE	0.850	LB6-10LDM-30K9WH	11.9	n/a	10.92	on bldg	1296	12520
	7	L2_3k	SINGLE	0.850	RWSC-36L-3K-DO-U-PS	14.4	n/a	10.92	on bldg	1565	6260
	2	Other MFG	Single	1.000	MPL3 P30S 40K XXXXX SG3 Contrirbution only	91.87	n/a	street	street	13685	street

TOTAL SITE LUMENS: 120,522



Pole Fixtures Are Full Cutoff
Tilt=0
Calculation Grids Are At Grade
Pole Light Mounting Height=17ft
(14' Pole + 3' Base)

Near Observatory
Ordinance:
shield, full cutoff, 17ft mtg ht pole max
LPS - not available, using LED "AP"
AMBER CCT/CRI & 3000K on building
Minimize spill
Motion sensing
<100,000 lumens per acre (site is 1.22 acre)
include building lights

CITY COMMENTS:
wants adjacent street lighting by
other mfg as contribution

PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL
ALLOWED EPA 20.4 @ WIND LOAD 90 MPH

Regional Drawing
43-0330

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

THIS DRAWING MEETS OR EXCEEDS MCDONALDS CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

 2100 Golf Road, Suite 400, Rolling Meadows, IL 60009 1-800-544-6848	
UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES	
SCALE: 1"=20' 0"	
DRAWN BY: DSJ	
POINT-BY-POINT FOOTCANDLE PLOT FOR MCDONALDS 4245 Pony Express Parkway Eagle Mountain, UT 84005	
NATIONAL STORE NUMBER 40435	DATE 3/13/2025
DRAWING NUMBER A242574C.AGI	

VIPER Area/Site

VIPER LUMINAIRE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



CONTROL TECHNOLOGY



SERVICE PROGRAMS



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

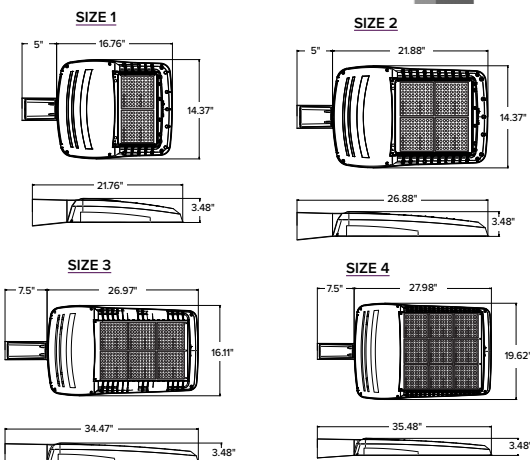
ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard.
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

MICROSTRIKE | STRIKE OPTICS



	EPA				Config
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to <https://www.currentlighting.com/resources/america-solutions>).
- FCC CFR Title 47 Part 15, Class A

WARRANTY

- 5 year warranty



SLED

HIGH EFFICIENCY LINEAR FACADE FIXTURE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

FEATURES

- The SLED Linear LED Lighting System offers a discrete and minimalist design to maximize the lighting effect for marketing your building as your brand while keeping energy usage and maintenance to a minimum.
- Thanks to its intuitive “plug and play” mounting design with integral driver system, installation is quick and simple and only requires that power be brought to one fixture in each continuous row.
- The unique fixture design and the long life Mid-Power LED source minimizes maintenance to only an occasional cleaning of outer lens surfaces.
- This successful system is truly a “set it and forget it” solution that is only offered from Security Lighting



SPECIFICATIONS

CONSTRUCTION

- Powder-coated mounting brackets that conceal power cables
- Fixture to fixture connections are made external to the fixture

OPTICS

- 5000K color temp standard
- Tempered glass lens
- Down only full cut off

INSTALLATION

- Each order ships with a formed drilling template for accurate and quick installation
- All subsequent fixtures quickly plug together in series
- Fixtures are not opened during the installation process
- Complete instructions for fixture installation posted on website [here](#)

ELECTRICAL

- Fully integrated driver for completely self-contained lighting system
- Power feed required only at beginning of each continuous row or stand alone fixture

WARRANTY

- 5 year warranty

ORDERING GUIDE

Example: S-LED-XX-DO-U-XX-XX

CATALOG #

S	LED	HE		DO	U		
Series	Source	Type	Size	Distribution	Voltage	Finish	Options
S Linear Facade Fixture	LED Mid-Powered	HE High Efficiency	48 4-foot 36 3-foot 24 2-foot	DO Downlight Only (8.5 Watts per foot)	U Universal 120 to 277 Volt	PS Platinum Silver DB Dark Bronze WH White BK Black IO Iron Ore RL RAL Color ^{12,4}	3K 3000K color temp ⁵ 4K 4000K color temp ⁵ GL Glass Lens PC Polycarbonate Lens

- Notes:
- Must Provide RAL color number and powder coat manufacture name at time of quote request
 - Color paint chip would need to be provided at time of quote request
 - Must only use factory supplied whip kit to maintain water tight integrity and product warranty
 - Made to order, 4 to 8 week lead time
 - 5000K color temperature standard
Optional 3000K and 4000K color temp, built to order

Accessories (Order Separately)

- ☐ 93097206 SLED - LED Whip Kit/ power feed assembly.
One required per stand alone fixture or linear run for use with SLED HE³

KEY DATA	
Lumens	834 / 1211
Wattage	30
Efficacy (LPW)	83.6 / 82.9
Reported Life (Hours)	L70 >120,000
Input Current Range (Amps)	.036 - 0.12



SL-8542-5CCT

6" LED Ultra- Thin Downlight

A versatile LED down light solution with edge-lit technology and an off-board driver allow for an ultra slim profile and flexible mounting options. Installation is a snap with the plenum-rated driver box and linkable connector cable – there is no need for a j-box or recessed housing when used for retrofit. The simple spring-loaded retention tabs securely hold each downlight snug to the ceiling.

Technical data:

Construction

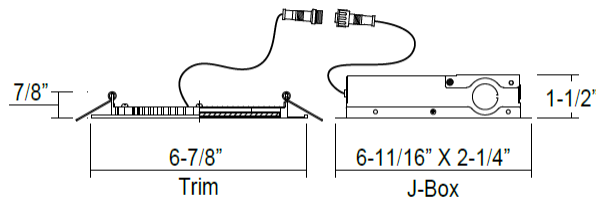
- Ultra-thin profile
- Durable aluminum construction
- Frosted acrylic lens diffuses glare and maximizes output

Electrical

- 120V-60Hz, AC
- Dimmable TRIAC or ELV, 10-100%
- 50,000 hour projected life
- 120° Beam Angle
- Nominal 12.5W | 1055 lumens (delivered)
- 90 CRI | 5CCT Selectable: 27K, 3K, 35K, 4K, 5K

Installation

- Spring-loaded retention tabs hold downlight snug to ceiling surface, off-board driver/ junction box, poke-in connectors, and linkable connector cable
- IC Rated for direct contact with batt type fiberglass insulation



IC
RATED



LED Light
Source



Other
Components

Ordering Information Ordering Example: SL8542-WH-905CCT

SL	8542	WH	90	5CCT
Family	Series	Finish	CRI	CCT
SL Security Lighting	8542 6" Ultra Thin Downlight	WH White GD Gold UG Umbra Grey	90 90 CRI	5CCT 27K,30K,35K,4K,5K



RWSC

LED RADIUS WALL SCONCE

FEATURES

- Durable cast aluminum housing
- Integrated design eliminates high angle brightness
- Completely sealed, flat tempered glass lenses
- UL listed for use in wet locations
- DLC, Downlight only, full cut-off



SPECIFICATIONS

APPLICATION

- The RWSC LED radius wall sconce series offers a combination of light distributions that wash the building facade while the radial soft form housing accentuates building architectural design elements in all commercial and residential applications.
- The RWSC LED provides excellent illumination with a high efficiency LED light source of 72 or 36 mid power LEDs that deliver up to 2,400 lumens and up to 109 lumens per watt
- The RWSC LED fixture has become a building standard and is stocked as a quick ship item in many colors and distributions

CONSTRUCTION

- Durable cast aluminum housing
- Completely sealed

OPTICS

- Integrated design eliminates high angle brightness
- Flat Tempered glass lens
- Downlight only, full cut off
- Optional Dimming (consult factory)

INSTALLATION

- Intelligent Mounting Bracket allows easy, single person installation
- User friendly mounting bracket features integrated bubble ensuring perfect installation

ELECTRICAL

- Fully integrated driver for completely self-contained lighting system
- Power feed required only at beginning of each continuous row or stand alone fixture

CERTIFICATIONS

- UL listed for use in wet locations
- DLC® (DesignLights Consortium) Qualified, with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org

WARRANTY

- 5 year warranty
- See [HLI Standard Warranty](#) for additional information



DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

KEY DATA	
Lumens	834 / 1211
Wattage	30
Efficacy (LPW)	83.6 / 82.9
Reported Life (Hours)	L70 >120,000
Input Current Range (Amps)	.036 - 0.12



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 25, 2025**

TITLE:	Marketplace at Eagle Mountain Town Center Preliminary Plat and Plat Amendment
ITEM TYPE:	Preliminary Plat
FISCAL IMPACT:	n/a
APPLICANT:	

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Community Commercial / Commercial Community	

PUBLIC HEARING

Yes

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

Staff recommends the Planning Commission continue this item to the next Planning Commission meeting.

BACKGROUND:

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

This item is to be continued to the next Planning Commission meeting in order for the applicant to revise the plat.

ATTACHMENTS:

None



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 25, 2025**

TITLE:	John Hancock Charter School - Master Site Plan
ITEM TYPE:	Master Site Plan
FISCAL IMPACT:	n/a
APPLICANT:	John Hancock Charter School Foundation

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Ag/Rural Density 2; Foothill Residential	7.3 (6.9753 ac per Utah County Parcel Viewer Map)

PUBLIC HEARING

Yes

PREPARED BY

Robert Hobbs, Senior Planner

PRESENTED BY

Robert Hobbs

RECOMMENDATION:

That the Planning Commission advance a favorable recommendation regarding the proposed site plan to the City Council; recommendation to be contingent on compliance with any conditions of approval [as] suggested by the Planning Commission. Staff recommended condition(s): 1. Site plan shall have the note that refers to a "proposed 6' paved access between schools" changed to "proposed 6' paved access between school and neighboring subdivision"; and, 2. Provide material type callout on the site plan where the future building is intended to be placed; and, 3. School shall have a minimum 6' high solid screen wall or non-chain link fence around the trash enclosure featuring solid metal gates; and, 4. Any conditions required by City Engineering.

BACKGROUND:

Having foregone development within the Scarlet Ridge Subdivision, the Applicant is now seeking concept level plan review by the Planning Commission as part of preliminary school and site design due diligence on another property nearby the one previously set aside for the facility in Scarlet Ridge. The attached plan has already received DRC and PC concept review.

ITEMS FOR CONSIDERATION:

Master Site Plan Approvals

Approval of Master Site Plans is based upon compliance with City code requirements [Conclusions of Law] and requirements of any applicable Development Agreement(s).

Approval criteria for a [Master] Site Plan Approval request are stated in EMMC §§ 17.100.050 & 17.100.060.

Site plans and their reviews are administrative in nature. Therefore, they are to be approved if all required elements and code compliance are provided in their plan drawings. Some criteria are subjective. [Note: The information below does not recite adopted code standards, only findings related thereto.]

Site plan reviews (i.e., what the city may analyze or require) for schools [charter included] are constrained by state law:

Effective 5/1/2024; UCA

10-9a-305. Other entities required to conform to municipality's land use ordinances -- Exceptions -- School districts, charter schools, home-based microschools, and micro-education entities -- Submission of development plan and schedule.

...

(2) (a) Except as provided in Subsection (3), a school district or charter school is subject to a municipality's land use ordinances.

(b) (i) Notwithstanding Subsection (3), a municipality may:

(A) subject a charter school to standards within each zone pertaining to setback, height, bulk and massing regulations, off-site parking, curb cut, traffic circulation, and construction staging; and

(B) impose regulations upon the location of a project that are necessary to avoid unreasonable risks to health or safety, as provided in Subsection (3)(f).

(ii) The standards to which a municipality may subject a charter school under Subsection (2)(b)(i) shall be objective standards only and may not be subjective.

(iii) Except as provided in Subsection (7)(d), the only basis upon which a municipality may deny or withhold approval of a charter school's land use application is the charter school's failure to comply with a standard imposed under Subsection (2)(b)(i).

(iv) Nothing in Subsection (2)(b)(iii) may be construed to relieve a charter school of an obligation to comply with a requirement of an applicable building or safety code to which it is otherwise obligated to comply.

(3) A municipality may not:

(a) impose requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, municipal building codes, building use for educational purposes, or the placement or use of temporary classroom facilities on school property...

Master Site Plan (EMMC §§ 17.100.050 & 17.100.060) Opinion: The Project has been reviewed by the DRC Committee and suggested corrections/revisions incorporated into plan drawings. The Master Site Plan's present configuration appears to be in conformance with site plan standards pertinent to a school facility.

Master Site Plan Standards & Findings:

A. Use of Property: No sections of undeveloped land are intended on the school property save, perhaps, for an area to the south where a "future building" is called for.

B. Buffering Screening: n/a save for trash enclosure; City should cause the same to have a solid surround and metal gates in care and keeping with commercial uses in the City.

C. Access: Provided to development from public row [immediate from Lake Mountain Road/site approach from Lake Mountain] and also Pole Canyon Boulevard that transition to/from private drives; questions respecting the same as well as adequacy of row dedication, ingress/egress points' buildout, etc. should be directed to City Engineering.

D. Off-Street Truck Loading: apparently n/a

E. Utilities: Intended to be underground

F. Grading and Drainage: City Engineering will enforce; grading/drainage plan exhibit attached

G. Dedication of Water Shares: Water share dedication proposed; see attached exhibit

H. Protection of Steep Slopes and Natural Drainages: n/a given topography at project site and surrounds

I. Setbacks, height and parking: Compliant, unknown, compliant [no code stated minimum standard]...

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

1. JHCS_Vicinity Map
2. JHCS_West Site Plan

VICINITY MAP

POLE CANYON BOULEVARD

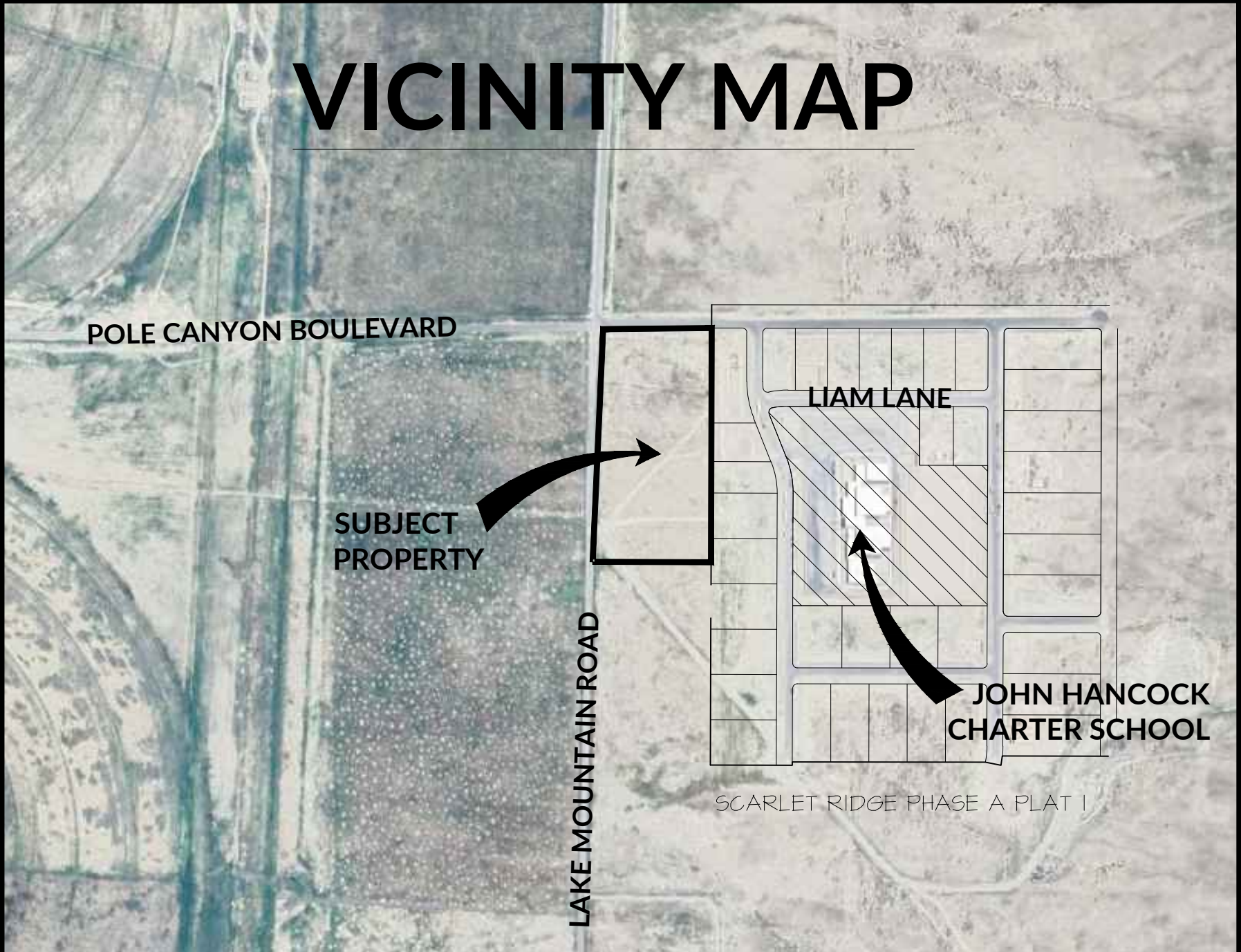
SUBJECT
PROPERTY

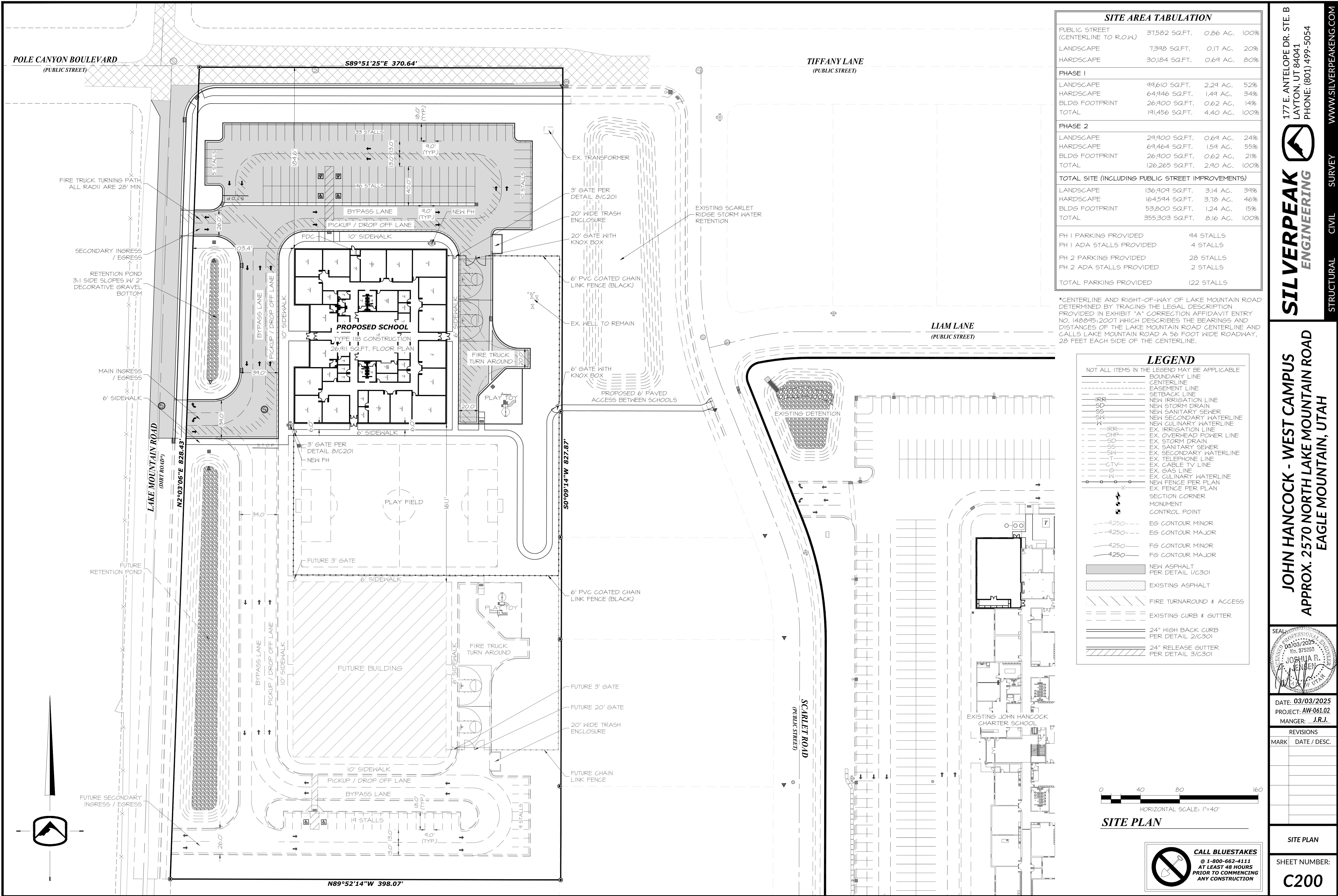
LAKE MOUNTAIN ROAD

LIAM LANE

JOHN HANCOCK
CHARTER SCHOOL

SCARLET RIDGE PHASE A PLAT 1





SITE AREA TABULATION			
PUBLIC STREET (CENTERLINE TO R.O.W.)	31,582 SQ.FT.	0.86 AC.	100%
LANDSCAPE	7,398 SQ.FT.	0.17 AC.	20%
HARDSCAPE	30,184 SQ.FT.	0.69 AC.	80%
PHASE 1			
LANDSCAPE	99,610 SQ.FT.	2.29 AC.	52%
HARDSCAPE	64,946 SQ.FT.	1.49 AC.	34%
BLDG FOOTPRINT	26,900 SQ.FT.	0.62 AC.	14%
TOTAL	191,456 SQ.FT.	4.40 AC.	100%
PHASE 2			
LANDSCAPE	29,900 SQ.FT.	0.69 AC.	24%
HARDSCAPE	69,464 SQ.FT.	1.59 AC.	55%
BLDG FOOTPRINT	26,900 SQ.FT.	0.62 AC.	21%
TOTAL	126,265 SQ.FT.	2.90 AC.	100%
TOTAL SITE (INCLUDING PUBLIC STREET IMPROVEMENTS)			
LANDSCAPE	136,909 SQ.FT.	3.14 AC.	39%
HARDSCAPE	164,594 SQ.FT.	3.78 AC.	46%
BLDG FOOTPRINT	53,800 SQ.FT.	1.24 AC.	15%
TOTAL	355,303 SQ.FT.	8.16 AC.	100%
PH 1 PARKING PROVIDED			
PH 1 ADA STALLS PROVIDED	94 STALLS	4 STALLS	
PH 2 PARKING PROVIDED			
PH 2 ADA STALLS PROVIDED	28 STALLS	2 STALLS	
TOTAL PARKING PROVIDED			
122 STALLS			

*CENTERLINE AND RIGHT-OF-WAY OF LAKE MOUNTAIN ROAD DETERMINED BY TRACING THE LEGAL DESCRIPTION PROVIDED IN EXHIBIT "A" CORRECTION AFFIDAVIT ENTRY NO. 148895:2007 WHICH DESCRIBES THE BEARINGS AND DISTANCES OF THE LAKE MOUNTAIN ROAD CENTERLINE AND CALLS LAKE MOUNTAIN ROAD A 56 FOOT WIDE ROADWAY, 28 FEET EACH SIDE OF THE CENTERLINE.

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- NEW IRRIGATION LINE
- NEW STORM DRAIN
- NEW SANITARY SEWER
- NEW SECONDARY WATERLINE
- NEW CULINARY WATERLINE
- EX. IRRIGATION LINE
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. SECONDARY WATERLINE
- EX. TELEPHONE LINE
- EX. CABLE TV LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- NEW FENCE PER PLAN
- EX. FENCE PER PLAN
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- EG CONTOUR MINOR
- EG CONTOUR MAJOR
- FG CONTOUR MINOR
- FG CONTOUR MAJOR
- NEW ASPHALT PER DETAIL 1/C301
- EXISTING ASPHALT
- FIRE TURNAROUND & ACCESS
- EXISTING CURB & GUTTER
- 24" HIGH BACK CURB PER DETAIL 2/C301
- 24" RELEASE GUTTER PER DETAIL 3/C301

0 40 80 160
HORIZONTAL SCALE: 1"=40'

SITE PLAN

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO COMMENCING
ANY CONSTRUCTION

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054

SILVERPEAK
ENGINEERING

STRUCTURAL CIVIL SURVEY

WWW.SILVERPEAKENG.COM

JOHN HANCOCK - WEST CAMPUS
APPROX. 2570 NORTH LAKE MOUNTAIN ROAD
EAGLE MOUNTAIN, UTAH

SEAL

05/03/2025
No. 375280
JOSHUA R. JENSEN
UTAH

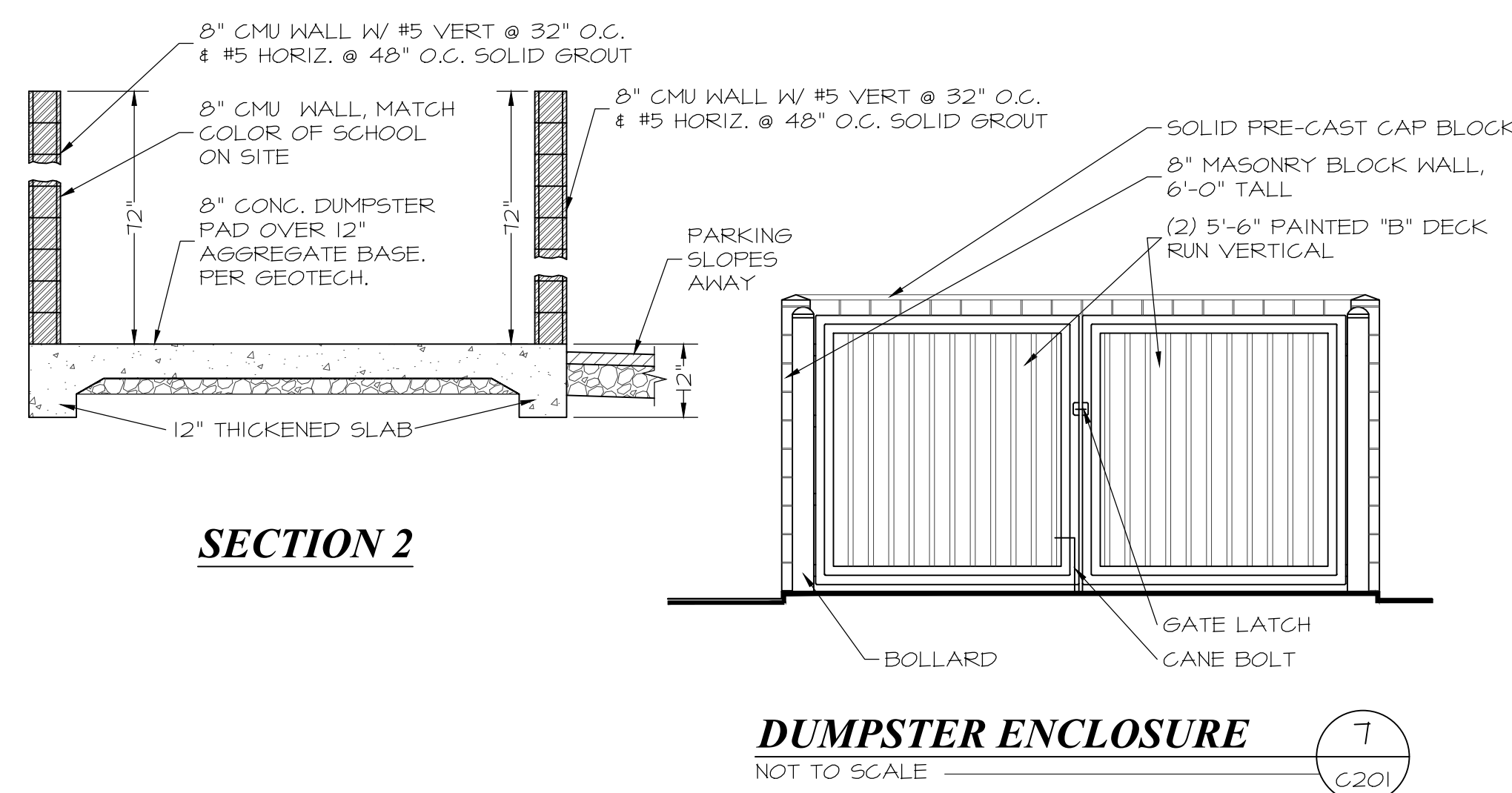
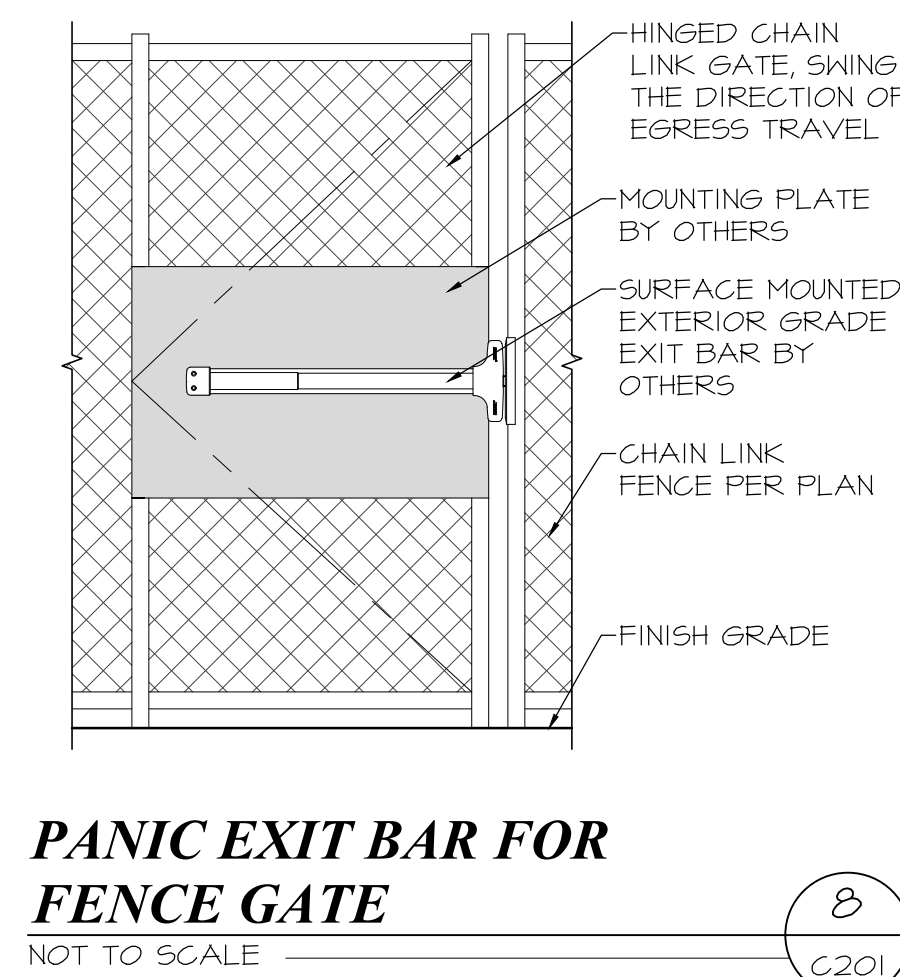
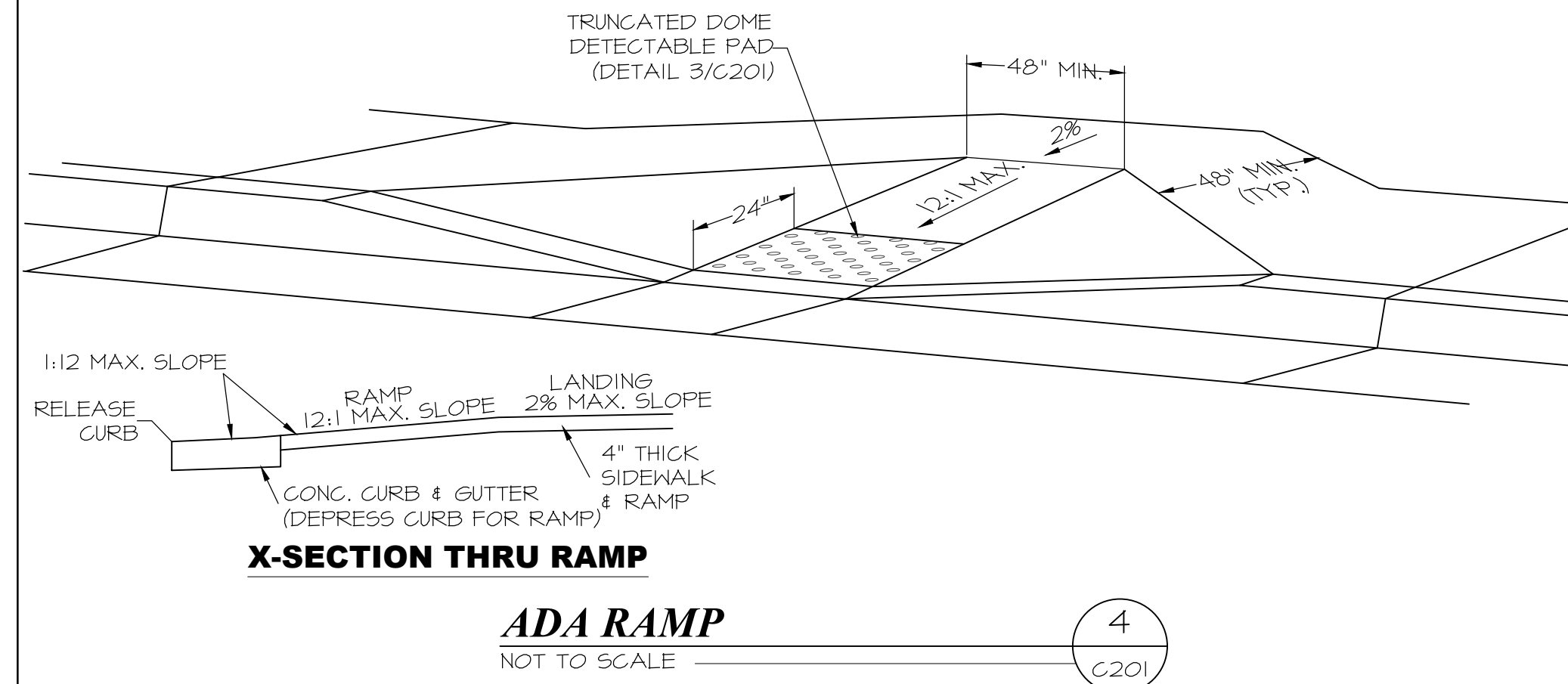
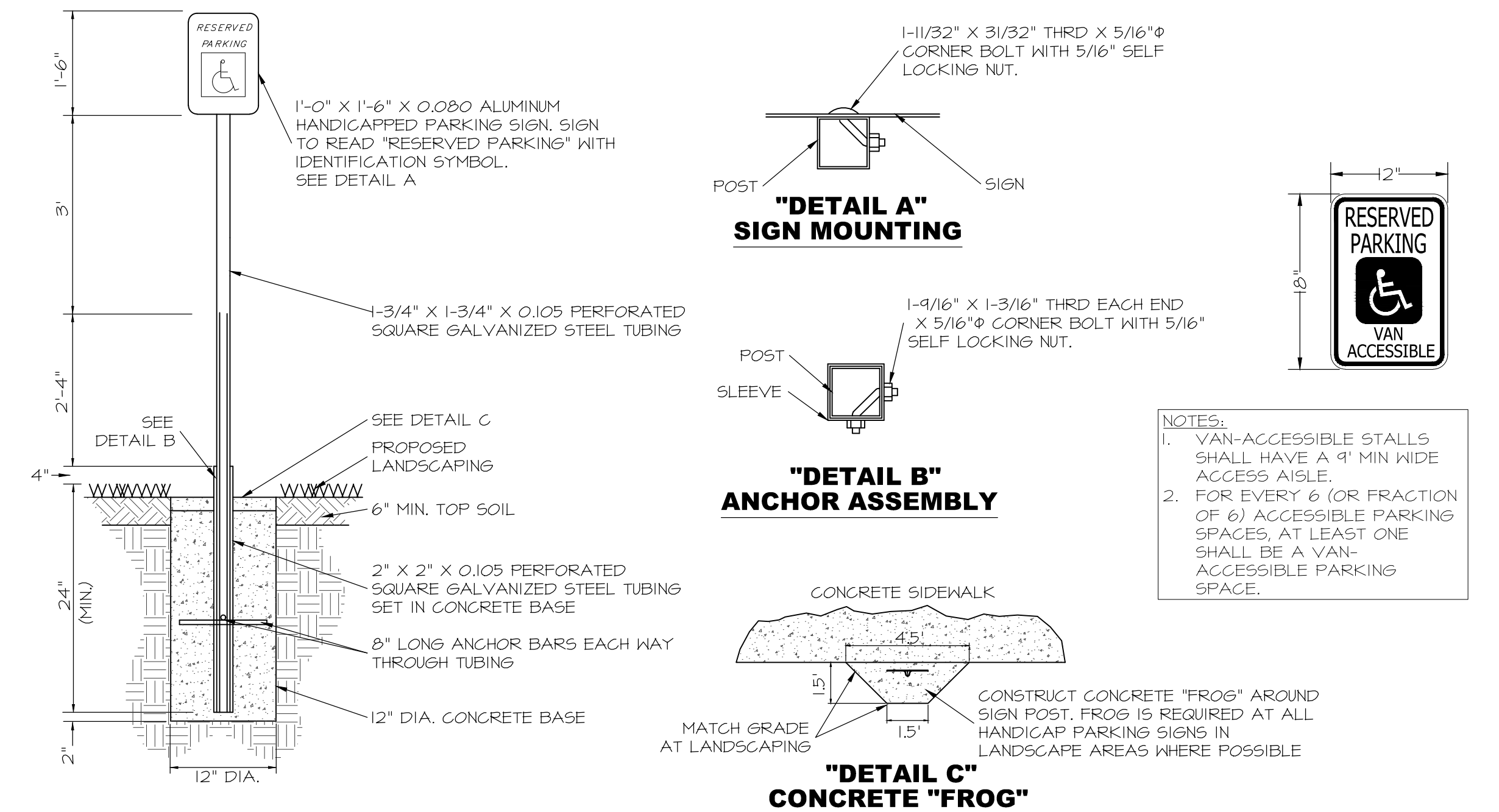
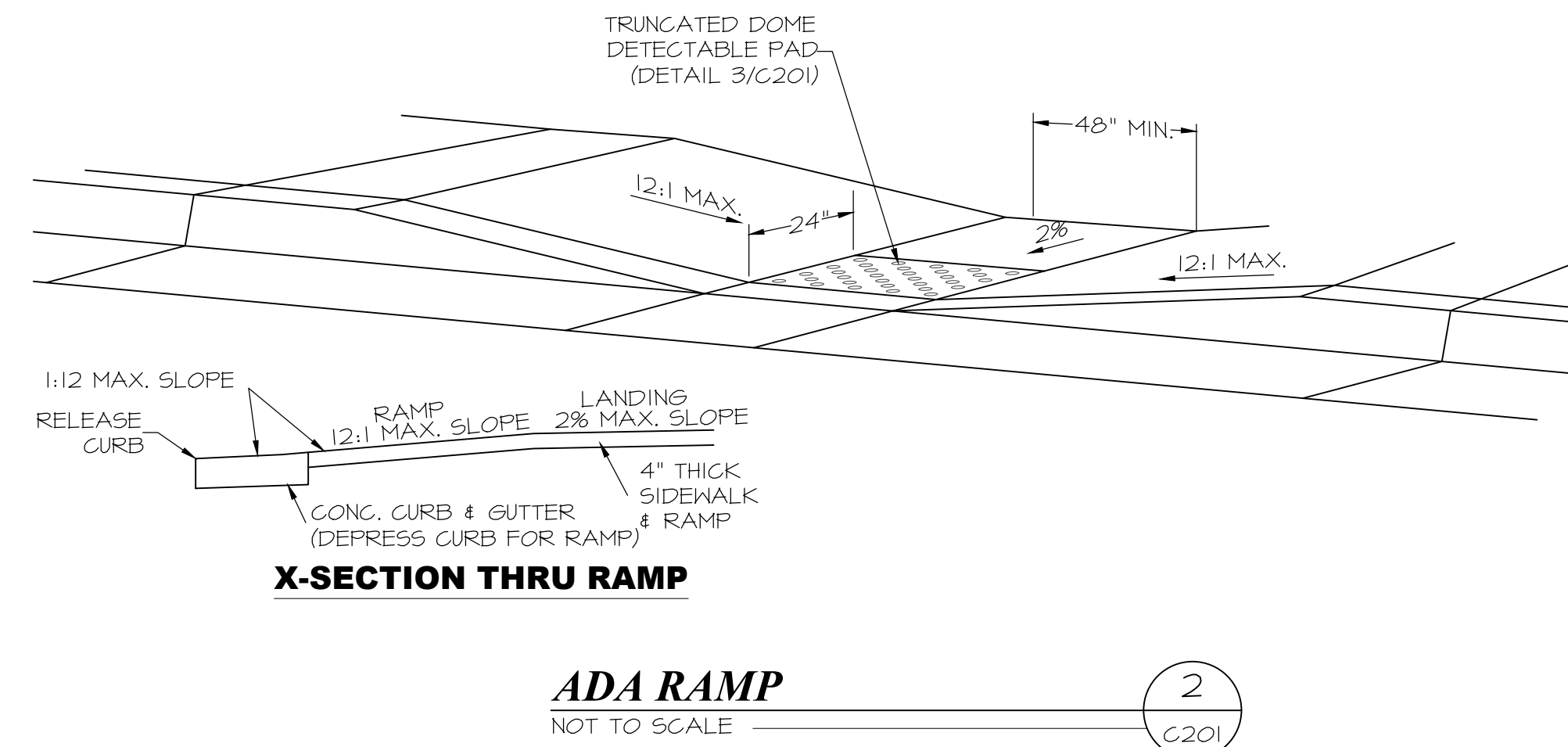
DATE: 03/03/2025
PROJECT: AW-061.02
MANGER: J.R.J.

REVISIONS		
MARK	DATE / DESC.	

SITE PLAN

SHEET NUMBER:

C200





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 25, 2025**

TITLE:	Big Eagle 7 General Plan Amendment
ITEM TYPE:	General Plan Amendment
FISCAL IMPACT:	n/a
APPLICANT:	Mitchell Nelson

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Regional Commercial Zone: Agriculture	48.67 Acres

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council regarding the Big Eagle 7 General Plan amendment request.

BACKGROUND:

Tract is seeking to rezone this parcel in preparation for adding it to the adjacent project.

ITEMS FOR CONSIDERATION:

There are no code specific approval criteria for General Plan amendments.

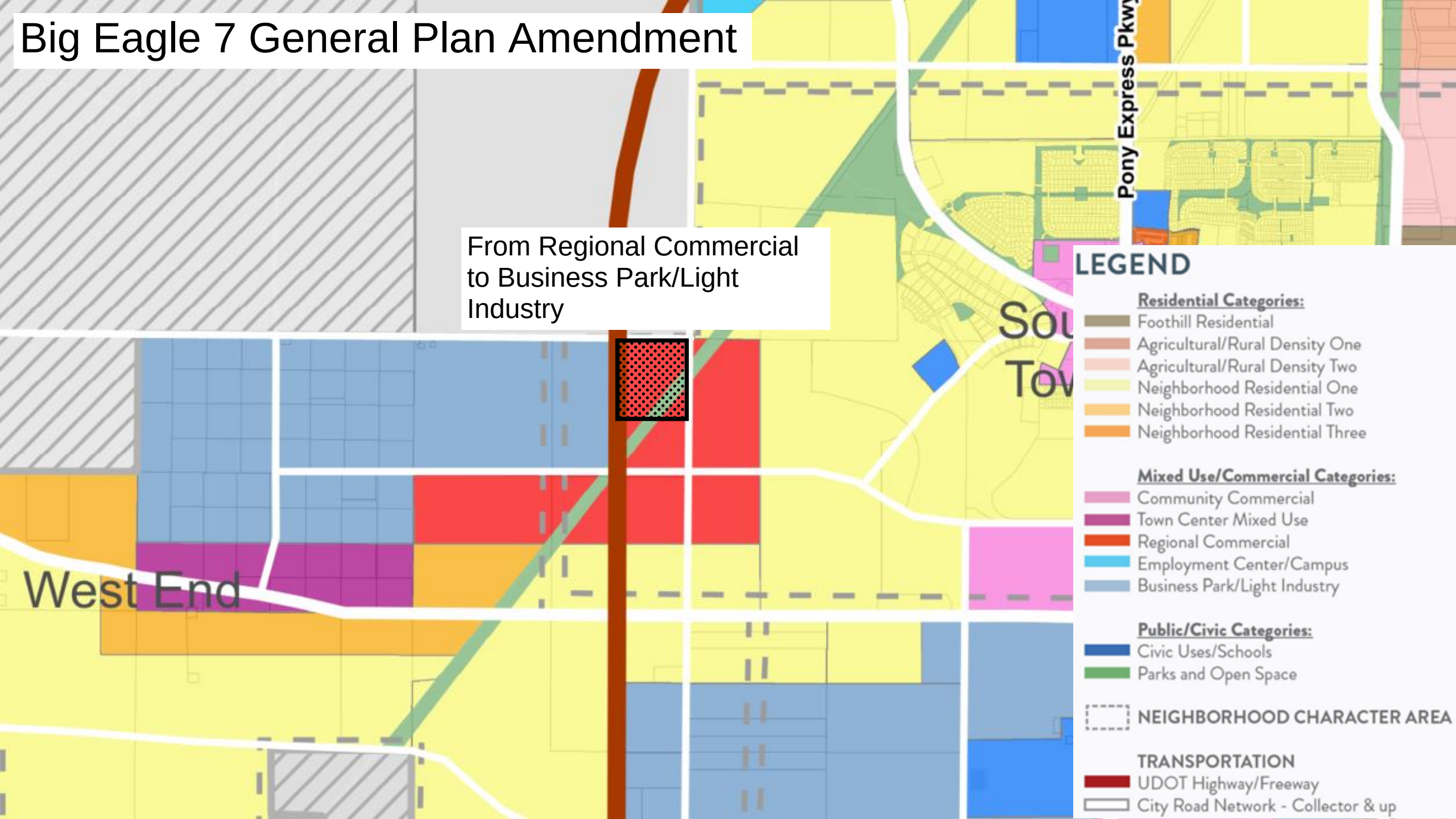
PLANNING COMMISSION ACTION/RECOMMENDATION:

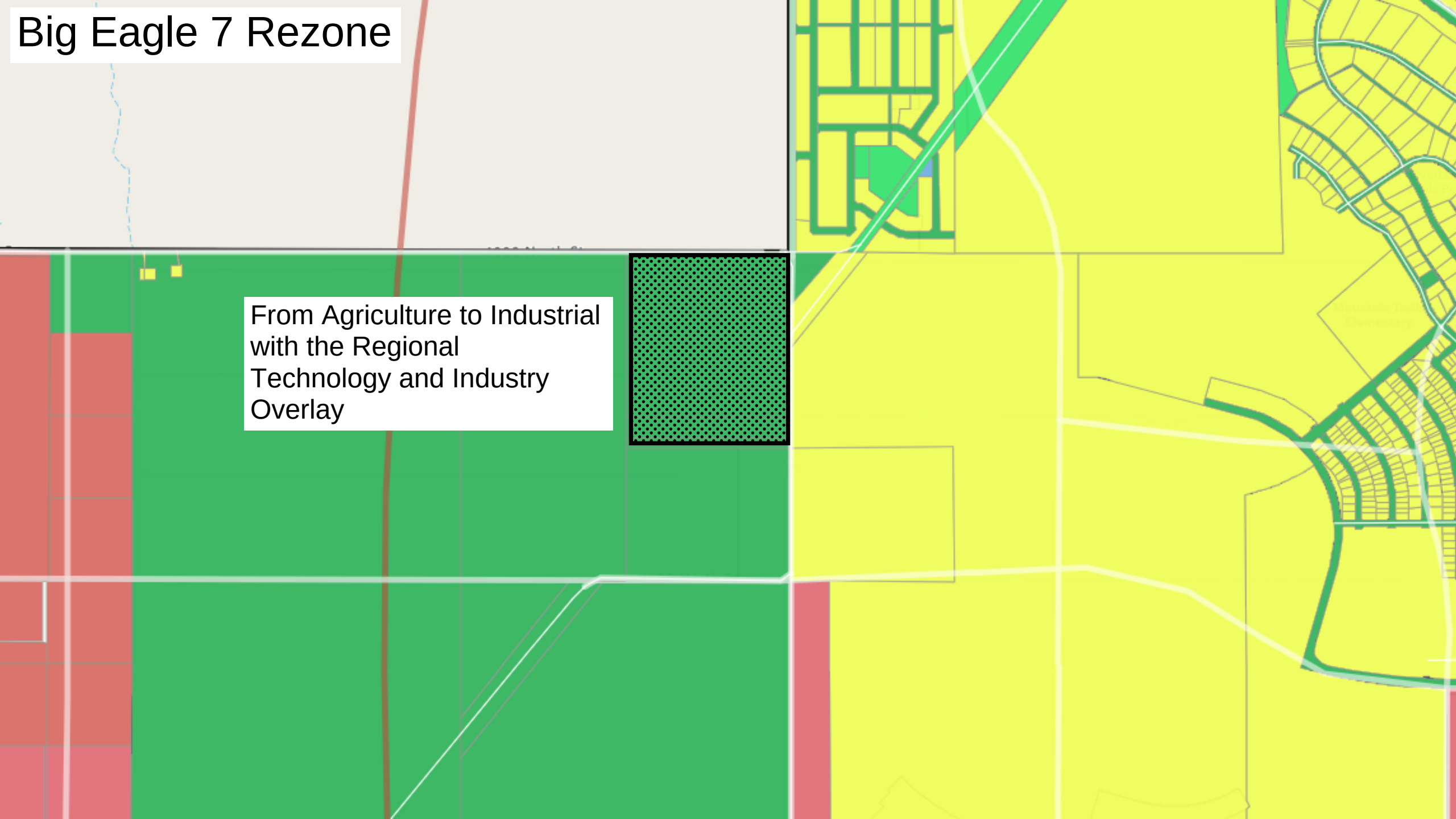
n/a

ATTACHMENTS:

1. Maps - Big Eagle 7

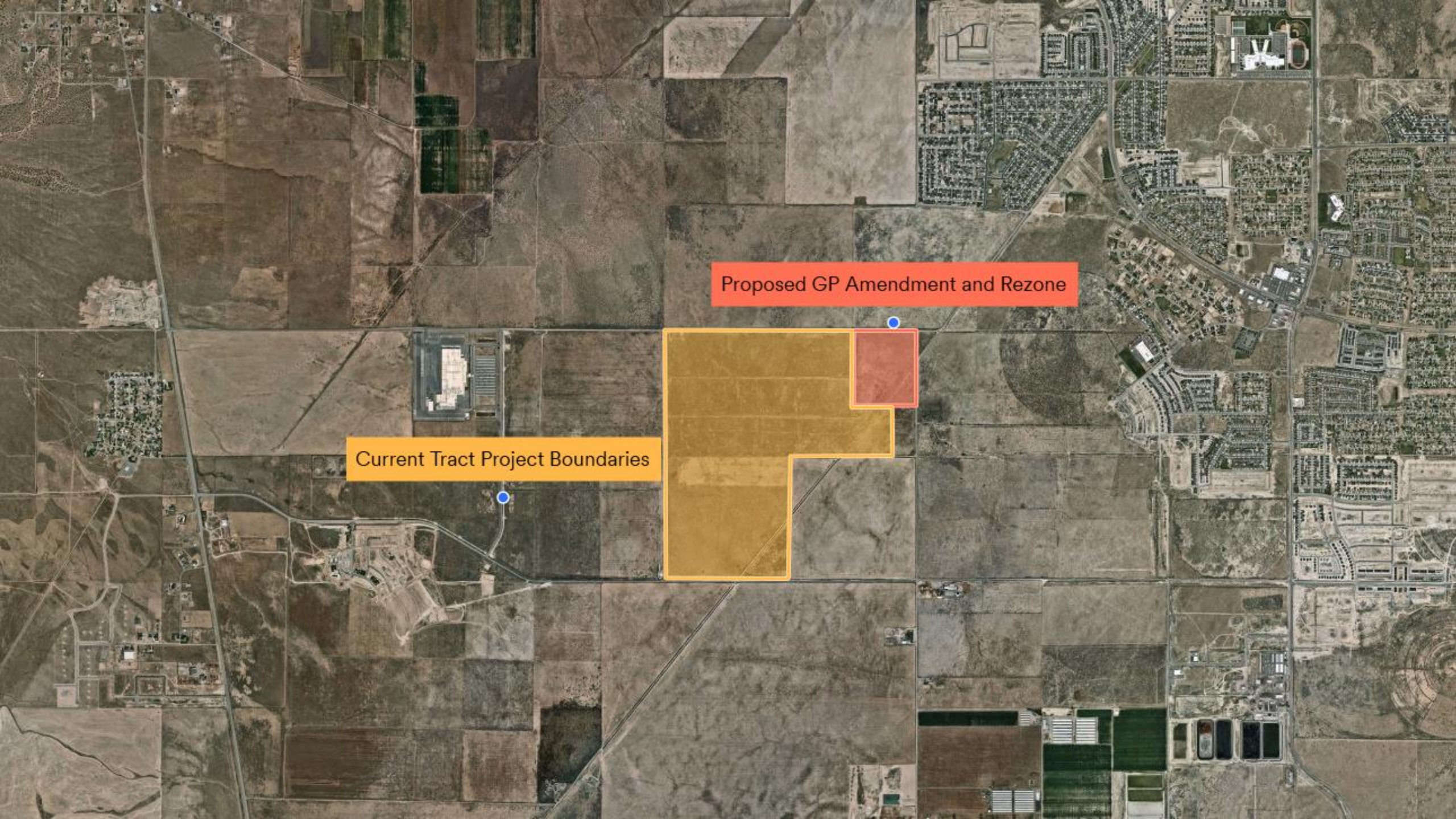
Big Eagle 7 General Plan Amendment





Big Eagle 7 Rezone

From Agriculture to Industrial
with the Regional
Technology and Industry
Overlay



Proposed GP Amendment and Rezone

Current Tract Project Boundaries



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 25, 2025**

TITLE:	Big Eagle 7 Rezone
ITEM TYPE:	Rezone
FISCAL IMPACT:	n/a
APPLICANT:	Mitchell Nelson

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Regional Commercial Zone: Agriculture	48.67 Acres

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council regarding the Big Eagle 7 rezone request.

BACKGROUND:

Tract is seeking to rezone this parcel in preparation for adding it to the adjacent project.

ITEMS FOR CONSIDERATION:

The criteria for approval for a Rezone are listed in EMMC 17.90.060.

Rezoning of property shall be evaluated using the following criteria, and may be approved if the requirements below are met:

A. Compliance with General Plan: The Industrial zone is not compatible with the Regional Commercial category, which is why the Applicant is also proposing to amend the General Plan Future Land Use Map to Business Park/Light Industry.

B. Compatibility Determination: The Industrial Zone and RTI Overlay Zone would match the adjacent property already included in the Tract development to the west and south.

C. City Services: Public services are available to the property and will not overburden capacity.

D. Traffic Generation: The surrounding roads and those that would be along this property are already sized

appropriately.

E. **Property Values:** It is not expected that the rezone will negatively impact surrounding property values.

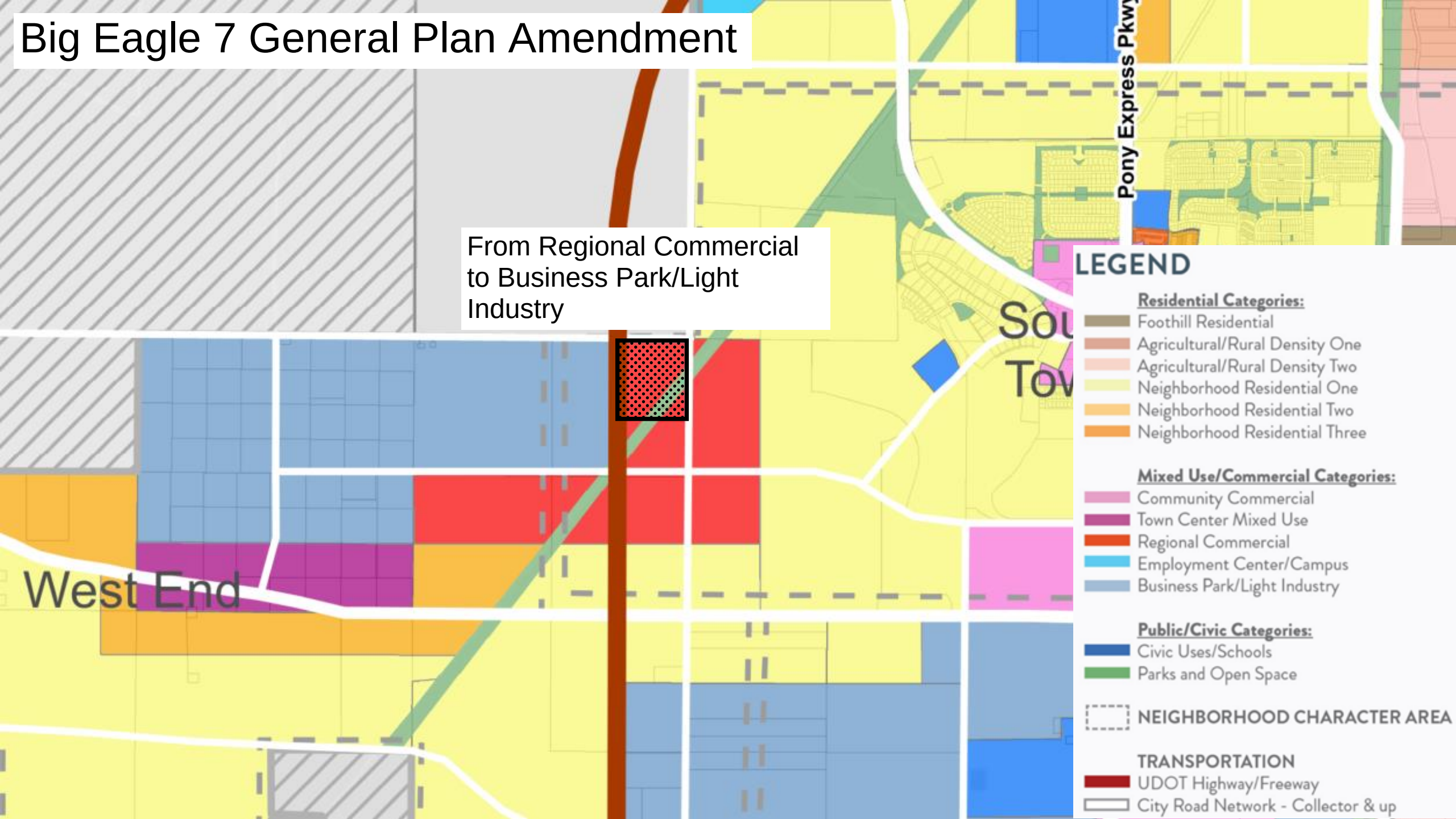
PLANNING COMMISSION ACTION/RECOMMENDATION:

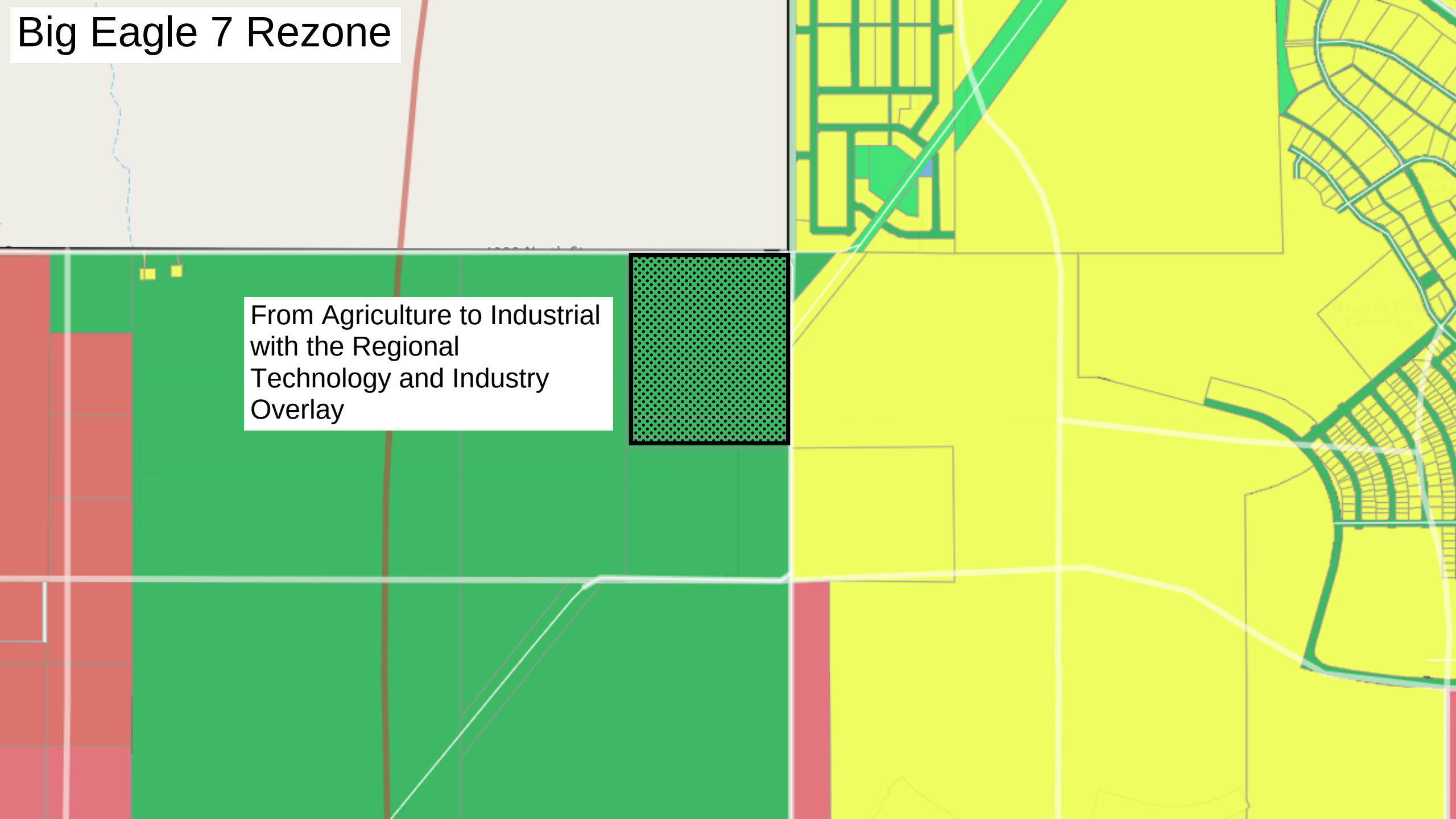
n/a

ATTACHMENTS:

1. Maps - Big Eagle 7

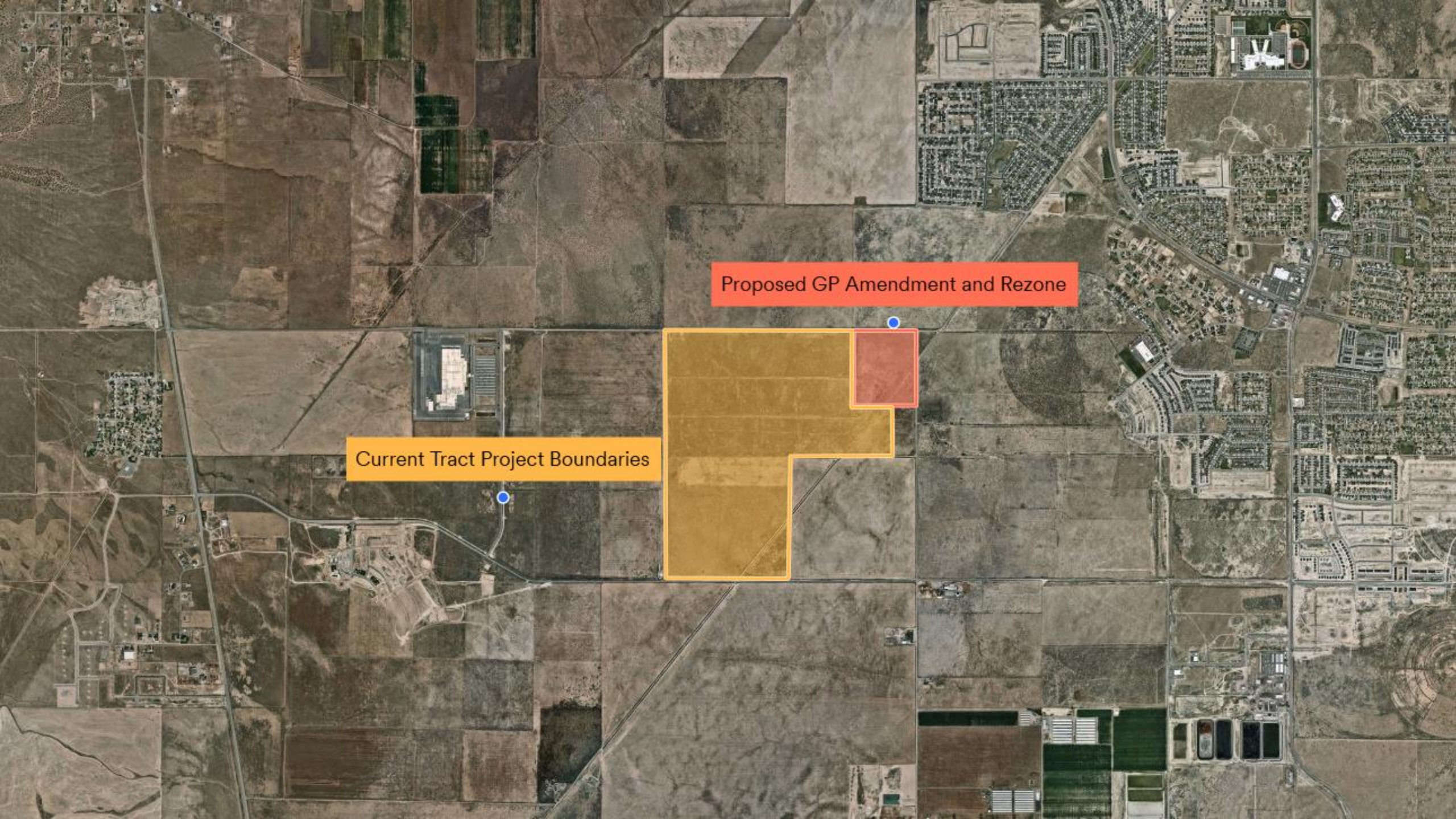
Big Eagle 7 General Plan Amendment





Big Eagle 7 Rezone

From Agriculture to Industrial
with the Regional
Technology and Industry
Overlay



Proposed GP Amendment and Rezone

Current Tract Project Boundaries