EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

November 14, 2023, 5:30 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. Discussion Items

1.A DISCUSSION - Camp Williams Compatibility Review
Discussion of state code changes to require any land use application be reviewed by Camp Williams if within 5,000 feet of the facility.

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

2. Pledge of Allegiance

3. Declaration of Conflicts of Interest

4. Approval of Meeting Minutes

4.A October 24, 2023 Planning Commission Minutes
10.24.2023 PC DRAFT Minutes

5. Status Report

6. Action and Advisory Items

6.A ACTION ITEM/PUBLIC HEARING - Code Amendment to EMMC Section 17.55.080.C, Landscaping in Parking and Drive Lane Areas.
Forwarding a recommendation to the City Council regarding an amendment to EMMC modifying the depth and width of landscape islands in parking areas.
17.55.080 landscape islands

6.B ACTION ITEM/PUBLIC HEARING - Preliminary Plat/Site Plan recommendation of Walmart
ARCO/Murray is requesting preliminary plat and site plan approval of a Walmart. A recommendation to the City Council will be provided.
WM Prelim Plat
WM Site
WM Lighting

WM Wall

6.C ACTION ITEM/PUBLIC HEARING - Alpine School District Preliminary Plat (Eagle Mountain Middle School Plat)

Preliminary Plat approval of a two lot, two parcel subdivision by Alpine School District in order to construct a middle school at approximately 9000 N. Belle Street, Parcel 58:044:0164, 64.9 acres.

ASD Middle School Plat

6.D Average Lot Size Amendment

Approve Amendment

EMMC 17.25.040 amendment.rtf

6.E ACTION ITEM/PUBLIC HEARING - Code Amendment to EMMC 17.35.030 Land Use Table and EMMC 17.55.120 Tables - Hotel Code Change

HotelCodeChange_StaffReport_11_2023.pdf

7. Discussion Items

8. Next scheduled meeting

9. 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 accommodation 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 801-789-6610. 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.

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EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **NOVEMBER 14, 2023**
TITLE:	DISCUSSION - Camp Williams Compatibility Review
ITEM TYPE:	Discussion
APPLICANT:	City initiated

ACTION ITEM:
No

PUBLIC HEARING:
No

PREPARED BY:
David Stroud, Planning

BACKGROUND:
State code was amended during 2023 legislative session to require any land use application within 5,000 feet of "military land" to be notified of the project. Camp Williams is one of the specified military lands. The City cannot approve any land use application within the distance parameter until Camp Williams has made a compatibility determination.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS:

EAGLE MOUNTAIN
Planning Commission MEETING MINUTES

October 24, 2023, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Jeremy Bergener, Matthew Everett, Robert Fox, and Brent Strong; and Alternate Commissioner Jimmy Eaton.

CITY STAFF PRESENT: Steve Mumford, Deputy City Administrator/Community Development Director; Brandon Larsen; Planning Director; Marcus Draper, City Attorney; Chris Trusty, City Engineer; and David Stroud, Senior Planner.

CITY STAFF PRESENT ELECTRONICALLY: Elizabeth Fewkes, Recording Secretary.

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

1. Discussion Items

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

Commissioner Everett called the meeting to order at 6:39 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. October 10, 2023 Planning Commission Minutes

MOTION: ***Commissioner Allen moved to approve the October 10, 2023 minutes. Commissioner Strong seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☒ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*
☒ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*
☒ *Robert Fox*	☐ *Robert Fox*	☐ *Robert Fox*	☐ *Robert Fox*
☒ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*

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The motion passed with a unanimous vote.

5. Status Report

This item was presented following item 8.

Planning Director Brandon Larsen reviewed the planning items discussed and voted upon during the October 17, 2023 City Council meeting.

6. Action and Advisory Items

6.A. ACTION ITEM/PUBLIC HEARING – Transportation Master Plan Update An update to the City's Transportation Master Plan.

City Engineer Chris Trusty presented the item. After adopting an updated Transportation Master Plan, the City Council requested additional changes to a portion of the plan through the Hidden Valley master development area. This plan makes a couple of changes to the Mid Valley Parkway through the Hidden Valley area and into Saratoga Springs. The intent is to provide a more robust additional connection between Eagle Mountain and Saratoga Springs. City staff is currently seeking funding through Mountainland Association of Government (MAG) for a corridor study which will further help identify an appropriate alignment in association with topography and other factors.

Commissioner Everett opened the public hearing at 6:47 p.m.

Deputy City Administrator/Community Development Director Steve Mumford read an email submitted by Elise Erler: "The State of Utah School and Institutional Trust Lands Administration (SITLA) owns lands under the general alignment of the proposed Mid Valley Parkway through the Hidden Valley area. In addition, Cadence Homes and SITLA have a City-approved Master Development Agreement (MDA) and an approved Master Plan (MP), for our collective lands in Upper Hidden Valley. Neither the MDA nor the MP contemplated a roadway connection from Hidden Valley Parkway to Saratoga Springs.

The proposed alignment changes are not identified on the MTP map attached to your agenda packet and the proposed road classification is subtle, so I am not able to comment on the proposed alignment change without more detail. That said, SITLA supports the staff request for MAG funding to study the proposed corridor, its alignment options with the topography as that study should answer my questions. I request that the study consider the underlying MP and how the proposed roadway can add value to, rather than detract from, the Upper Hidden Valley area and the MP, especially local-road connections to the proposed roadway."

Commissioner Everett closed the public hearing at 6:49 p.m.

Mr. Trusty explained that the City would like Mid Valley Parkway to be a higher capacity roadway connecting to the Mountain View Corridor and believes that changing the alignment and classification of the road before the study will assist with that goal.

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MOTION: ***Commissioner Bergener moved to recommend approval to the City Council of the update to the Transportation Master Plan. Commissioner Allen seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ ***Jason Allen***	☐ ***Jason Allen***	☐ ***Jason Allen***	☐ ***Jason Allen***
☒ ***Jeremy Bergener***	☐ ***Jeremy Bergener***	☐ ***Jeremy Bergener***	☐ ***Jeremy Bergener***
☒ ***Matthew Everett***	☐ ***Matthew Everett***	☐ ***Matthew Everett***	☐ ***Matthew Everett***
☒ ***Robert Fox***	☐ ***Robert Fox***	☐ ***Robert Fox***	☐ ***Robert Fox***
☒ ***Brent Strong***	☐ ***Brent Strong***	☐ ***Brent Strong***	☐ ***Brent Strong***

The motion passed with a unanimous vote.

6.B. ACTION ITEM – CODE AMENDMENTS TO EMMC TITLE 15 CONSTRUCTION STANDARDS

Mr. Trusty explained that periodically city staff will review construction standards to ensure that they are up to date and reflect typical standards. After a recent review, modifications have been made to the standards to help clarify portions of the code that may have been vague or misunderstood prior to the implementation of recent changes to State Code. Although Chapter 15.50 Storm Drains is included in the packet materials, changes pertaining to that chapter will be made in the future. He presented an overview of the proposed amendments to Title 15.

Discussion ensued regarding the language proposed to be added to EMMC 15.45.020 to clarify financial responsibility for sewer pipe and impacted infrastructure, "Sewer mains shall be owned and maintained by the City and includes all mainlines and manholes. Laterals extending from the home and connecting to the mainline are private and are the responsibility of the homeowner to maintain or correct failures should they occur regardless of the location relative to the right of way," and determined that similar requirements vary depending upon the city.

Commissioner Everett opened the public hearing at 7:14 p.m. As there were no comments, he closed the hearing.

Discussion ensued regarding the following:

- The tracking and monitoring procedures for abandoned underground utilities;
- The timeframes listed in the standards represent business days and exclude holidays and weekends;
- Notification of public safety is being removed from 15.10.280 Traffic control to place the responsibility of public notification on the City's Public Information Officer who informs the public and public safety;
- The verbiage "If items on the punch list are not completed within a 30 day time line another walk through *may* be required," in 15.10.380 is intended to allow the City to require an additional walk-through in rare circumstances and is more appropriate than stating that the City *shall* require another walk-through for all projects with punch lists that are not completed within 30 days;

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- Concerns with permitting verbal confirmation of scheduled inspection appointments in 15.15.040;
- The change from not permitting rocks in excess of three inches to two inches in 15.25.060 is to be less onerous and to be consistent with requirements in other sections of Municipal Code;
- Electrical lines and gas lines are being removed from 15.30.010 because those services are now provided by entities other than Eagle Mountain City; and
- The "IP" in 15.40.050(A) is an abbreviation for irrigation pipe.

The Planning Commission requested the following corrections and changes to Eagle Mountain Municipal Code Title 15:

1. Add a definitions page to assist the public with understanding the meanings of acronyms;
2. 15.10.140 Temporary turnarounds: add "or his/her designee" to the second sentence, "Temporary turnarounds are to be provided on all streets which are more than one lot from intersections unless approved otherwise by the Unified fire chief;"
3. 15.10.250 Standards for construction drawings: correct the number of copies returned to the subdivider from two to one;
4. 15.10.320 Construction entrance: add or reference the submittal process through which the truck route must be approved or amend the last sentence to require that a truck route must be approved by the City prior to the beginning of construction and/or the City has approved construction drawings;
5. 15.15.040 Requests for inspection: amend the verbiage to "The city shall provide confirmation for all scheduled inspection appointments," to permit all forms of communication between staff and the developer;
6. 15.35.040 Water main type and locations: amend the applicable sentence to, "PVC pipe shall meet the requirements and specification of APWA 15014 and AWWA C900, C905, and C909. Ductile iron pipe shall meet the standards and specifications of APWA 15011;"
7. 15.35.050: Water meters and service lines: amend the applicable sentence to, "Meters one and a half *inches* (1.5) and larger shall be placed in vaults (see Eagle Mountain standard drawing);"
8. 15.35.120 Water Fittings: amend the sentence, "All fittings, valves, saddles and other parts that have a possibility to corrosion shall be completely greased (food grade) and wrapped (8 mil min.) to replace the words "to corrosion;"
9. 15.35.120 Water Fittings: Amend the sentence, "Anti-corrosion (anode) pits may be required in highly corrosive soils (based on soils report or on site testing)," to capitalize anti-corrosion;
10. 15.35.120 Water Fittings: amend the first sentence of the last paragraph to, "Use ductile iron fittings that conform to the provisions of ANSI/ AWWA C110/ A21.10 or C153/A21.53 unless otherwise recommended by the manufacturer and authorized by the city engineer or his/ her designee," changing *inless* to *unless*;"
11. 15.45.020 Sewer pipe: add a reference to the requirement for residents to obtain excavation permits for work that falls under their responsibility in the public right of way;
12. Staff shall provide additional research regarding applicable standards for other cities, insurance coverage, and average repair and replacement costs associated with the proposed standards in 15.45.020 Sewer pipe; and

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13. 15.55.010 General: amend the applicable sentence to, "All work shall comply with APWA standards unless otherwise stated in this section," to replace the word "on" with "in."

Discussion ensued regarding whether the individual Commissioners felt it was more appropriate to require the homeowner to have responsibility for the lateral sewer lines from the connection to the main sewer line to the house or from the property line to the house and previous and existing issues and types of damages caused by residents that have resulted in responsibility disputes.

MOTION: ***Commissioner Everett moved to table amendments to Eagle Mountain Municipal Code Title 15 Construction Standards to allow staff to make the requested changes to be brought back to the next Planning Commission meeting for further conversation to determine how to handle the standards for the lateral sewer line. Commissioner Fox seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☒ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*
☒ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*
☒ *Robert Fox*	☐ *Robert Fox*	☐ *Robert Fox*	☐ *Robert Fox*
☒ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*

The motion passed with a unanimous vote.

6.C. ACTION ITEM – PUBLIC HEARING: Rezone, Master Site Plan, and Preliminary Plat approval of Brylee North Commercial.

Presented by Senior Planner David Stroud. The subject is currently zoned Mixed Commercial, a zone that is no longer contained in Eagle Mountain Municipal Code Title 17. The applicant requests the property be rezoned to the Commercial Regional Zone. The proposal also consists of a master site plan and preliminary plat approval. The subject property, located adjacent to Eagle Mountain Boulevard, meets the criteria for the Commercial Regional Zone. The 71.26-acre property would be divided into twelve lots ranging in size from 1.26 acres to 2.34 acres with an average lot size of 1.26 acres. The proposed landscaping plan will provide some screening for the properties. Additional screening will be required on-site and will be addressed with the site plan applications. The Beckman Lane private drive will be stubbed to the northwest and future connection will depend upon the design and uses developed on the adjacent property to the west.

Applicant representative Randy Smith said a medical office, restaurants, and other businesses have expressed interest in the development, but have requested that the developer build the road before making a commitment. Approval will allow them to move forward with constructing the road and utilities to sell rather than lease the lots to the business owners which is atypical in the market.

Commissioner Everett opened the public hearing at 8:24 p.m. As there were no comments, he closed the hearing.

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MOTION: ***Commissioner Allen moved to recommend approval to the City Council of the rezone for Brylee North from Mixed Commercial to Commercial Regional conditioned upon the correction of any outstanding redlines. Commissioner Everett seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☒ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*
☒ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*
☒ *Robert Fox*	☐ *Robert Fox*	☐ *Robert Fox*	☐ *Robert Fox*
☒ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*

The motion passed with a unanimous vote.

MOTION: ***Commissioner Allen moved to recommend approval to the City Council of the master site plan and preliminary plat for Brylee North subject to the correction of any outstanding redlines. Commissioner Strong seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☒ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*
☒ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*
☒ *Robert Fox*	☐ *Robert Fox*	☐ *Robert Fox*	☐ *Robert Fox*
☒ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*

The motion passed with a unanimous vote.

7. Discussion Items

At the request of Commissioner Eaton, Commission Everett explained the process of setting and ordering the agenda with consideration of applicants and staff.

8. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for November 14, 2023.

Commissioner Everett will be attending the meeting virtually.

9. Adjournment

MOTION: ***Commissioner Bergener moved to adjourn at 8:36 p.m. Commissioner Allen seconded the motion.***

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Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☒ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*
☒ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*
☒ *Robert Fox*	☐ *Robert Fox*	☐ *Robert Fox*	☐ *Robert Fox*
☒ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*

The motion passed with a unanimous vote.

The meeting was adjourned at 8:36 p.m.

Approved by the Planning Commission on November 14, 2023.

_____

Brandon Larsen
Planning Director

DRAFT

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **NOVEMBER 14, 2023**
TITLE:	ACTION ITEM/PUBLIC HEARING - Code Amendment to EMMC Section 17.55.080.C, Landscaping in Parking and Drive Lane Areas.
ITEM TYPE:	Development Code Amendment
APPLICANT:	City-initiated

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
David Stroud, Planning

BACKGROUND:

Landscape islands are required every 12 parking stalls and with a minimum dimension of 5 feet by 20 feet for a single row island and 5 feet by 40 feet for a double row island. The Code also permits a minimum drive aisle dimension of 24 feet with parking required at 9 feet by 18 feet. The parking stall dimension not matching the landscape island dimension creates a minimum aisle width of 28 feet between stalls and never 24 feet. However, 24 feet can be achieved between islands if directly across from one another.

The proposed amendment changes the required landscape island dimension from 5 feet by 20 feet to 6 feet by 18 feet. This brings the island to the same depth dimension as a parking stall. With the width change, landscaping per island increases from 100/200 square feet to 108/216 square feet.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

Ordinances pertaining to zoning code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501. Ordinance enactment is a legislative process and left to the discretion of the City Council.

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the proposed

amendment to Section 17.55.080.C, Landscaping in Parking and Drive Lane Areas.

ATTACHMENTS:

17.55.080 landscape islands

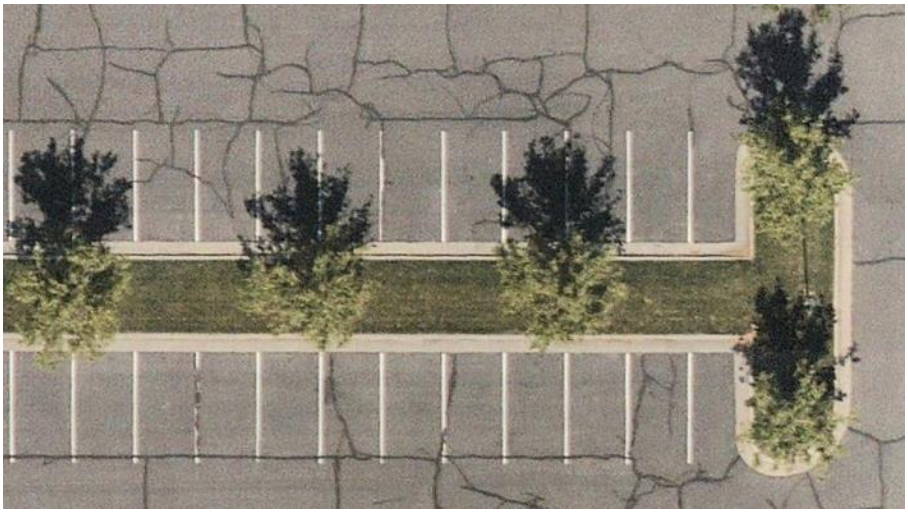
17.55.080 Landscaping in parking and drive lane areas.

C. Required Parking Islands.

1. Islands on Doubled Rows of Parking. On doubled rows of parking ~~stalls~~, there shall be one ~~40~~36-foot-long by ~~five~~six-foot-wide landscaped island on each end of the parking rows, plus one ~~40~~36-foot-long by ~~five~~six-foot-wide landscaped island to be placed at minimum of every 12 parking stalls. Measurements shall be taken from the curb wall. Each island on a doubled parking row~~s~~ shall include a minimum of two deciduous trees per planter having a minimum trunk size of one and one-half inches in caliper measured eight inches above the soil line. Other landscape installed in the island shall include shrubbery and an acceptable ground cover. No hard surface improvements such as concrete or asphalt are allowed within any landscape islands. Xeriscaping is encouraged in these areas.

2. Islands on Single Rows of Parking. On single rows of parking, there shall be one ~~20~~18-foot-long by ~~five~~six-foot-wide landscaped island on each end of the parking rows, plus one 18-foot-long by six-foot-wide landscaped island to be placed at a minimum of every 12 stalls. Measurements shall be taken from the curb wall. Each Island~~s~~ on a single parking row shall include ~~have~~ a minimum of one deciduous tree per planter having a minimum trunk size of one and one-half inches in caliper measured eight inches above the soil line. Other landscape~~ing~~ installed in the island shall include shrubbery and an acceptable ground cover. No hard surface improvements such as concrete or asphalt are allowed within any landscaped islands. Xeriscaping is encouraged in these areas.

3. Landscape islands may be replaced on double rows of parking with a landscape median at least 6 feet in width running length of the double parking row. Trees shall be planted every 30 feet and end islands shall be required.



EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **NOVEMBER 14, 2023**
TITLE:	ACTION ITEM/PUBLIC HEARING - Preliminary Plat/Site Plan recommendation of Walmart
ITEM TYPE:	Preliminary Plat & Site Plan
APPLICANT:	ARCO Murray/Walmart

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
David Stroud, Planning

BACKGROUND:

Walmart was recently granted rezone approval to the Commercial Regional zone and Open Space 1 zone on Parcel 58:033:0404 at the northwest intersection of SR73 and Spring Run Parkway. With the rezone, a development agreement with conditions and base elevations of the proposed building were conceptually approved. As per the DA, preliminary plat and site plan approval is to follow the standard procedure contained in EMMC.

ITEMS FOR CONSIDERATION:

Preliminary Plat approval is based on compliance with EMMC 16.20 and Site Plan approval with EMMC 17.100. The Project has been reviewed by the DRC and suggested redline corrections incorporated into plat and site plan drawings. The plat's present configuration appears to be in conformance with platting and site plan standards belonging to the CR zone and to the pre-approved Walmart development agreement.

The exhibits in the staff report contain redlines corrections. The applicant is under a timeline and with reduced meetings at the end of the year, the preliminary plat and site plan need to move forward with the condition that all redlines be corrected. Staff has no concerns with the redlines and is of the opinion that the remaining corrections are non-substantive and does not warrant a delay in the process.

REQUIRED FINDINGS:

Plat and site plan approvals are based upon compliance with City Code requirements and requirements of any applicable Development Agreement. Approval criteria of a preliminary plat review request is included in EMMC 16.20. Approval criteria of a site plan approval request are stated in EMMC 17.100. Preliminary plats and site plans are to be approved if all required elements and Code compliance are provided in their plan drawings.

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 is buffered on the west wide by OS-1 zone and the use of an 8-foot wall, in compliance with 17.100.050.B.
C. Access Requirements: The site is accessed via Spring Run Parkway.
D. Off-Street Truck Loading Space: Provided at the rear of the building and not typically accessed by the general public.
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 has been approved via the DA in the location proposed. Pedestrian access is provided to the storefront via internal walkways connected to the Spring Run Parkway sidewalk.
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. It is the opinion of staff that the architecture and the landscaping sufficiently meets Code.

17.72.030 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. All parking is located to the front and sides of the building as is typical with big box stores. The DA contains the conceptual site plan.

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 architecture is in compliance with EMMC and the approved DA.
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 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.
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 and height.
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 proposed building contains several of these elements.
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..." The proposed elevations are in harmony with the approved DA.

Parking. Table 17.55.120(c), Required Parking by Land Use, requires a *Retail Establishment* to have one stall per 200 square feet of area as a maximum and one stall per 300 square feet as a minimum. This would then require 665 to 997 stalls and 723 is provided. The future expansion will require an additional 35-53 stalls, which is already contained in the overall parking calculation. At buildout, the parking ratio is one stall per 290 square feet.

Lighting Standards 17.56. Lighting corrections to the canopy lights is needed. Canopy lights cannot le located below the canopy ceiling and must be recessed into the structure. Lumen calculations are compliant with EMMC.
Landscape Standards 17.60. Landscaping meets EMMC standards provide trees as indicated on the redlines are included.

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the Walmart preliminary plat and site plan, with the following condition:
1. Correction of outstanding redlines.

ATTACHMENTS:

WM Prelim Plat
WM Site
WM Lighting
WM Wall

RBallif 10/19/23 no comment

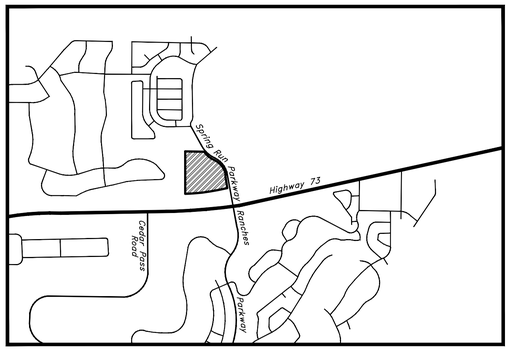
D Stroud 10.20.23 comments

DPayne 10/25/2023- Comments

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

Planning, David Stroud, 801-789-6615 dstroud@emcity.org
Engineering, Chris Trusty, 801-789-6671, ctrusty@emcity.org
Public Works, Mack Straw, 801-789-6678, mstraw@emcity.org
Parks, Brad Hickman, 801-789-6664 bhickman@emcity.org
Fire, Dan DeVoogd, 801-743-7232 ddevoogd@unifiedfire.org
Streets, Zac Hilton, 801-789-6684 zhilton@emcity.org



Vicinity Map
Not to Scale

Civil Sheet Index

C0.0	Cover Sheet
	Subdivision Plat
C2.0	Master Grading Plan
C3.0	Master Utility Plan
C5.1	Erosion Control Plan - Pre Construction
C5.2	Erosion Control Plan - During Construction
C5.3	Erosion Control Details
L1.6	ROW Landscape Plan
L2.6	ROW Irrigation Plan
EX-A	Overall Grading - Existing Slope Analysis
EX-B	Overall Grading - Proposed Slope Analysis

Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Bollard	PVC	Polyvinyl Chloride
BRW	Finish Grade – Bottom of Retaining Wall	PVI	Point of Vertical Intersection
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sewer Manhole
EB	Electrical Box	SP	Signal Pole
EC	End of Curve	SS	Sanitary Sewer
ECR	End Curb Return	SVZ	Sight Visibility Zone
GB	Grade Break	SW	Secondary Water
GM	Gas Meter	TA	Top of Asphalt
HB	Hose Bib	TB	Telephone Box
HP	High Point	TBC	Top Back of Curb
I	Irrigation Line	TG	Top of Grate
ICB	Irrigation Control Box	TMH	Telephone Manhole
Lip	Lip of Gutter	TP	Top of Concrete
LP	Light Pole	TRW	Finish Grade – Top of Retaining Wall
MH	Manhole	TW	Top of Walk
Mon	Monument	VC	Vertical Curve
PC	Point of Curvature	VPC	Vertical Point of Curve
PCC	Point of Compound Curvature	VPT	Vertical Point of Tangency
PI	Point of Intersection	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	FH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer	T	Existing Overhead Power Line	OHP
Proposed Meter Box		Existing Water	W
Proposed Water Meter		Existing Secondary Water	SW
Proposed Combo Box		Existing Sewer	S
Proposed Fire Hydrant		Existing Storm Drain	SD
Proposed Water Valve		Existing Gas	G
Proposed Water Line	W	Existing Power	P
Proposed Sanitary Sewer	S	Existing Telephone	T
Proposed Storm Drain		Existing Fence	X
Proposed Conduit Line	C	Flowline	
Proposed Power Line	P	Centerline	
Proposed Gas Line	G	Existing Contour	5280
Proposed Fire Line	F	Existing Spot	4778.00TA
Proposed Secondary Water Line	SW	Existing Light Pole	
Proposed Roof Drain	RD	Existing Street Light	
Proposed Fence	X	Existing Building	
Ridge line	R	Existing Telephone Box	TB
Grade Break	GB	Existing Power Meter	PM
Proposed Contour	78	Existing Electrical Box	EB
Direction of Drainage		Existing Electrical Cabinet	ECAB
Proposed Spot	78.00TA	Existing Gas Meter	GM
ADA Accessible Route		Existing Water Meter	WM
Property Line		Existing Irrig. Control Box	ICB
Sawcut Line		Existing Bollard	BOL
Proposed Light Pole		Existing Hose Bib	HB
Proposed Street Light		Working Point	
Proposed Building		Existing Deciduous Tree	
Existing Power Pole			
Existing Power Pole w/ Guy		Existing Coniferous Tree	
Existing Utility Marker			
Existing Post		Detail Number / Sheet Number	XX / XX

Eagle Mountain City General Notes

SEWER

- Pipe bedding: ¾" 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 ¾" 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 ¾" 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 ¾" & 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: ¾" 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 ¾" 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 ½" down from asphalt edge and concrete to be ¼" to 3/8" down from asphalt edge.

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Eagle Mountain City, Utah and Incorporated Areas Community Map No. 49049C0150F dated June 19, 2020. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual floodplain." (No Shading)

Basis of Bearings

A line between the West Quarter Corner and the East Quarter Corner of Section 17, Township 5 South, Range 1 West Salt Lake Baseline and Meridian, was assumed the bearing S 88°53'50" E.

Benchmark

Brass Cap Monument for the East Quarter Corner of Section 17, T5S, R1W, SLB&M
Elevation = 4950.571 (NAVD 88, 1508.934 Meters)
Observed (Date)

Preliminary Plat Application

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

RCV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 CV

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Cover Sheet

Walmart - Eagle Mountain
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Goodwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C0.0

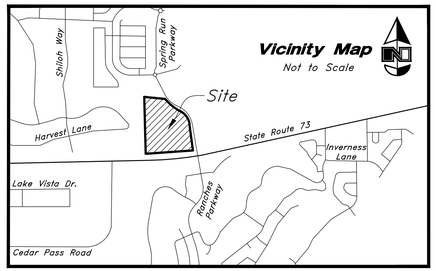
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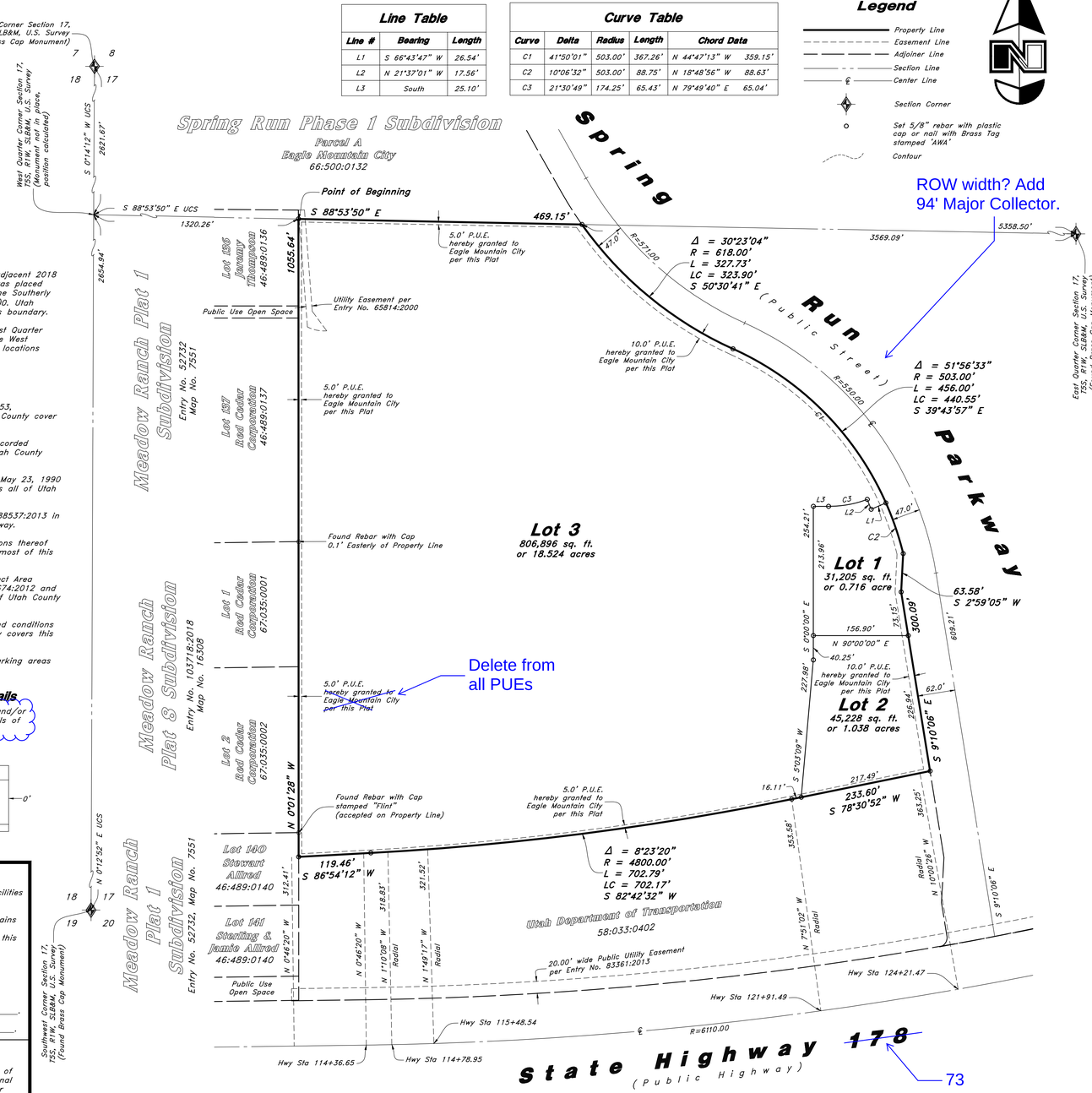
Walmart Eagle Mountain Subdivision

A part of the Southwest Quarter of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Eagle Mountain City, Utah County, Utah
October 2023

Owner / Developer
ARCO/Murray
155 North 400 West, Ste. 310
Salt Lake City, Utah
84103

Scale: 1" = 100'
100' 0 100' 200'





Line Table		
Line #	Bearing	Length
L1	S 66°43'47" W	26.54'
L2	N 21°37'01" W	17.56'
L3	South	25.10'

Curve Table				
Curve	Delta	Radius	Length	Chord Data
C1	41°50'01"	503.00'	367.26'	N 44°47'13" W 359.15'
C2	10°06'32"	503.00'	88.75'	N 18°48'56" W 88.63'
C3	21°30'49"	174.25'	65.43'	N 79°49'40" E 65.04'

Legend
- Property Line
- Easement Line
- Adjoiner Line
- Section Line
- Center Line
- Section Corner
- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped 'AWA'
- Contour

Narrative

This Subdivision Plat was requested by ARCO/Murray to create 3 commercial lots.

This plat retraces the adjacent 1998 Meadow Ranch Plat 1 Subdivision to the West and the adjacent 2018 Meadow Ranch Plat 8 Subdivision to the West. The Easterly boundary along Spring Run Parkway was placed using the 2015 Hillside Drive, Spring Run Parkway, & Spring Mountain Drive Dedication Plat and the Southerly boundary was placed using UDOT SR-73 Right-of-Way Widening known as Project No. S-0073(29)0. Utah County Survey No. 23-353 by AWA was ultimately retraced and honored for the placement of this boundary.

Brass Cap Monuments were found at the Northwest Corner, the Southwest Corner and the East Quarter Corner of Section 17 to place the Survey on the NAD83 Utah Central Zone State Plane Datum. The West Quarter Corner of said Section 17 was not in place and Utah County Survey published monument locations were honored to determine the correct position.

Property corners will be set or honored as shown hereon.

Easement Notes

Oil and Gas Leases, including the conditions contained therein defined in Entry No.'s 4845:1953, 16890:1961, 18761962, 11339:1962, 11323:1962 and 11329:1962 in the Official Records of Utah County cover this site, along with more land.

Mineral rights and reservations in that certain Warranty Deed dated January 23, 1970 and recorded February 3, 1970 as Entry No. 1144:1970 in Book 1167 at Page 36 in the Official Records of Utah County covers this site, along with more land.

An Ordinance adopting the Utah County Zoning ordinance dated May 21, 1990 and recorded May 23, 1990 as Entry No. 16143:1990 in Book 2691 at Page 575 in the Official Records of Utah County covers all of Utah County.

A Master Plan defined in Resolution R-19-2013 recorded September 16, 2013 as Entry No. 88537:2013 in the Official Records of Utah County covers this site and shows the alignment of Spring Run Parkway.

Eagle Mountain CDA #2008-01 Project Area Plan Verification, including the terms and conditions thereof recorded August 7, 2008 as Entry No. 88592:2008 in the Official Records of Utah County covers most of this site, along with more land.

The Redevelopment Agency of Eagle Mountain City Eagle Mountain Economic Development Project Area #2012-1, including the terms and conditions thereof recorded October 18, 2012 as Entry No. 90674:2012 and Affidavit of Correction recorded June 11, 2013 as Entry No. 56441:2013 in the Official Records of Utah County covers most of this site, along with more land.

Notice of Encumbrance and Assessment Area Designation No. 2013-1, including the terms and conditions thereof recorded August 23, 2013 as Entry No. 80979:2013 in the Official Records of Utah County covers this site, along with more land.

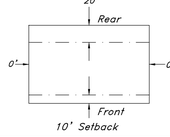
Cross Access and Parking Easements blanket in nature across the common driveways and parking areas of all Lots.

Zoning Information

Zone	=	CR (Commercial Regional)
Building Setback Requirements		
Front yard	=	10'
Back yard	=	20' (35' if adjacent to residential)
Side yard	=	none (equal to building height if adjacent to residential)
Height Restrictions	=	50'

Not Saratoga...

Setback Details
Refer to Approved CP and/or VP for additional details of setbacks



Rocky Mountain Power

1. Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the Owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. 10-9a-603 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements and approximates the location of the Public Utility Easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not effect any right that Rocky Mountain Power has under:

a. A recorded easement or Right-of-Way
b. The law applicable to prescriptive rights
c. Title 54, Chapter 8a, damage to underground utility facilities or
d. Any other provision of law

Approved this_____day of_____, 20____.

Rocky Mountain Power Company

By-_____.

Title-_____.

Dominion Energy

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations of liabilities including prescriptive rights and other rights, obligations of liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 1-800-366-8532.
Approved this_____day of_____, 20____.

Questar Gas Company dba Dominion Energy Utah

By-_____.

Title-_____.

Comcast

Comcast approves this plat solely for the purpose of confirming that the plat contains public utility easements. Comcast does not warrant the location of any public utility easements. This approval does not modify, affect, or waive any rights, obligations, or liabilities provided by law or equity or under any easements, rights-of-way, agreements, or laws, including, without limitation, any laws applicable to prescriptive rights. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the owner's dedication and the notes, and does not constitute a guarantee of provision of telecommunications services or the terms of such services.

_____
Comcast Representative

Date

First Digital

DIRECT COMMUNICATIONS
Direct Communications Cedar Valley, LLC certifies that it will provide telecommunication services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.

DIRECT COMMUNICATIONS _____ DATE 8/25/23

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Land Surveyor in the State of Utah and that I hold License No. 362256 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of AWA that by authority of the Owners I have completed Utah Record of Survey No. 23-353, being the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Walmart Eagle Mountain Subdivision.

Boundary Description

A part of the Southwest Quarter of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Eagle Mountain City, Utah County, Utah:

Beginning at a point on the East boundary line of Meadow Ranch Plat 1 Subdivision, recorded May 27, 1998 as Entry No. 53732 and as Map No. 7551 in the Official Records of Utah County; located 1320.26 feet South 88°53'50" East along the Quarter Section Line from the West Quarter Corner of said Section 17; said West Quarter Corner is located 5358.50 feet North 88°53'50" West from a Brass Cap Monument found marking the East Quarter Corner of said Section 17; and running thence South 88°53'50" East 469.15 feet along said Quarter Section Line to the Westerly line of Spring Run Parkway as it exists at 47.00 foot half-width; thence along said Westerly line the following four courses: Southeasterly along the arc of a 618.00 foot radius curve to the left a distance of 327.73 feet (Center bears North 54°40'51" East, Central Angle equals 30°23'04" and Long Chord bears South 50°30'41" East 323.90 feet) to a point of reverse curvature; Southeasterly along the arc of a 503.00 foot radius curve to the right a distance of 456.00 feet (Central Angle equals 51°56'33" and Long Chord bears South 39°43'57" East 440.55 feet); South 2°59'05" West 63.58 feet to said Westerly line of Spring Run Parkway as it exists at 62.00 foot half-width; and South 9°10'06" East 300.09 feet to the Northerly Right-of-Way of State Road 73 as widened by Utah Department of Transportation Project No. S-0073(29)0; thence along said Northerly line the following three courses: South 78°30'52" West 233.60 feet to a point of curvature; Southwesterly along the arc of a 4800.00 foot radius curve to the right a distance of 702.79 feet (Central Angle equals 8°23'20" and Long Chord bears South 82°42'32" West 702.17 feet) to a point of tangency; and South 86°54'12" West 119.46 feet to said East boundary line of Meadow Ranch Plat 1 Subdivision; thence North 0°01'28" West 1055.64 feet along said boundary line and along the East boundary line of Meadow Ranch Plat 8 Subdivision recorded October 29, 2018 as Entry No. 103718:2018 and as Map No. 16308 in the Official Records of Utah County to the Quarter Section Line and the point of beginning.

Contains 883,329 sq. ft.
or 20.278 acres
3 Lots

PRELIMINARY

Date:

Bruce D. Pimper
Utah PLS No. 362256

Owner's Dedication

We, the undersigned owners of all the real property depicted on this plat described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into 3 lots, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

In witness whereof we have hereunto set our hands this_____, day of _____, A.D. 20____.

RCA 65, L.C.

by:
its:

Armstrong Commercial Services, LLC
a Delaware limited liability company

by:
its:

Acknowledgment

State of
County of } ss

On the _____ day of _____, 20___, personally appeared before me, the undersigned Notary Public, _____, who being by me duly sworn did say that he is the _____ of _____ and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he acknowledged to me that said corporation executed the same.

Residing at:_____
Commission Expires:_____

Print Name

A Notary Public

Acceptance by Legislative Body

The City Council of Eagle Mountain City, County of Utah, Approves this Subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this_____ day of _____, 20____.

Approved by Mayor

Approved by City Attorney

Approved by City Engineer
(See Seal Below)

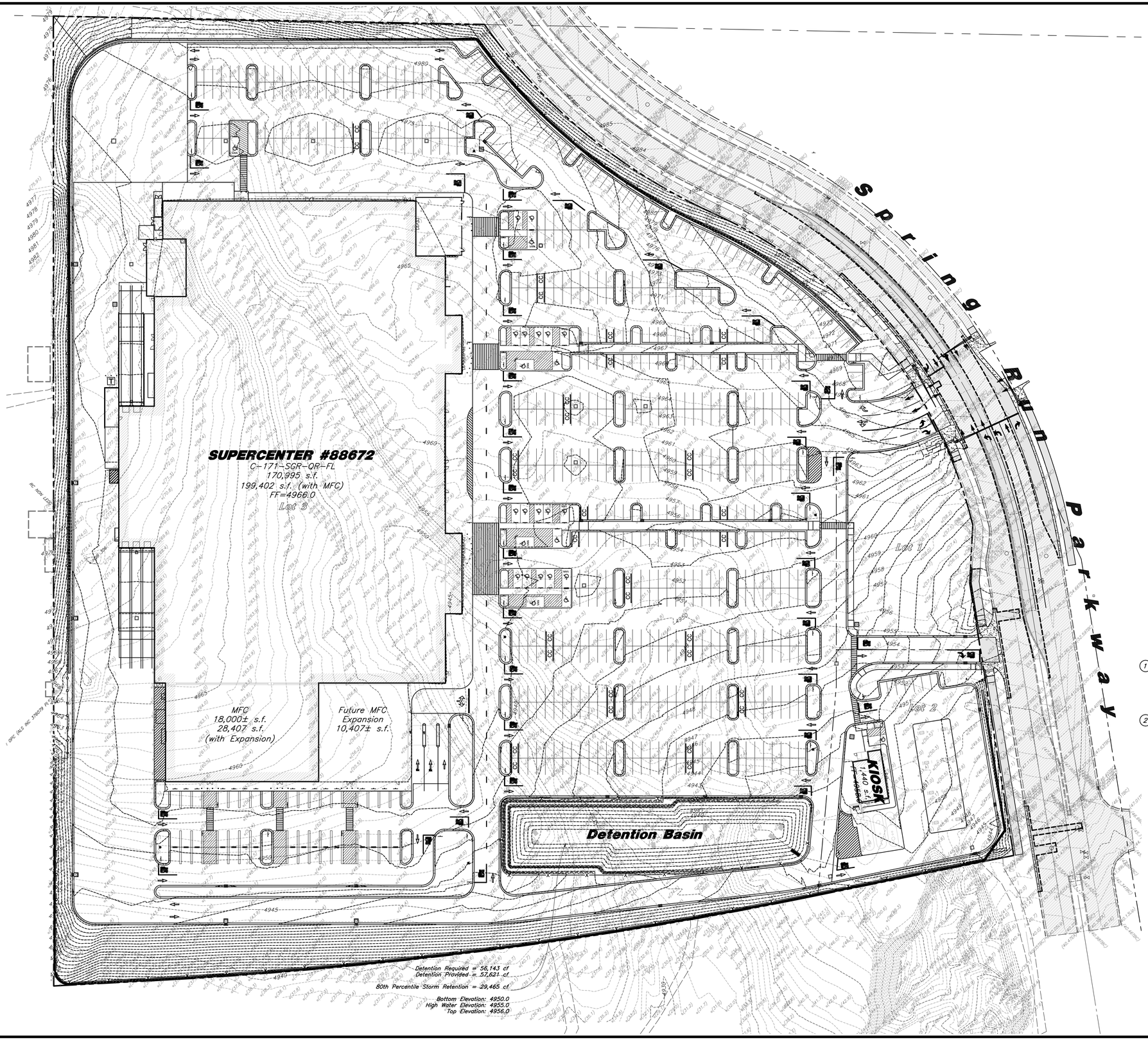
Attest by City Recorder
(See Seal Below)

Walmart Eagle Mountain Subdivision

A part of the Southwest Quarter of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Eagle Mountain City, Utah County, Utah

SURVEYORS SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR 362256 BRUCE D. PIMPER STATE OF UTAH			

PRELIMINARY



Scale: 1" = 50'

50' 0 50' 100'

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by GSH Geotechnical, Inc. are included in the requirements of grading and site Preparation. The Report is titled "Report Geotechnical Study Proposed Eagle Mountain Big Box Store, Northwest of Highway 73 and Spring Run Parkway, Eagle Mountain, Utah"

    Project No.: 3630-001-22
    Dated: December 9, 2022

18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
(1) 2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
(2) 5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%
3. Refer to the Site Plan for sidewalk dimensions.

SEE SITE PLAN APPLICATION CIVIL SET FOR DETAILED GRADING DESIGN FOR LOT 3

Preliminary Plat Application

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 GR

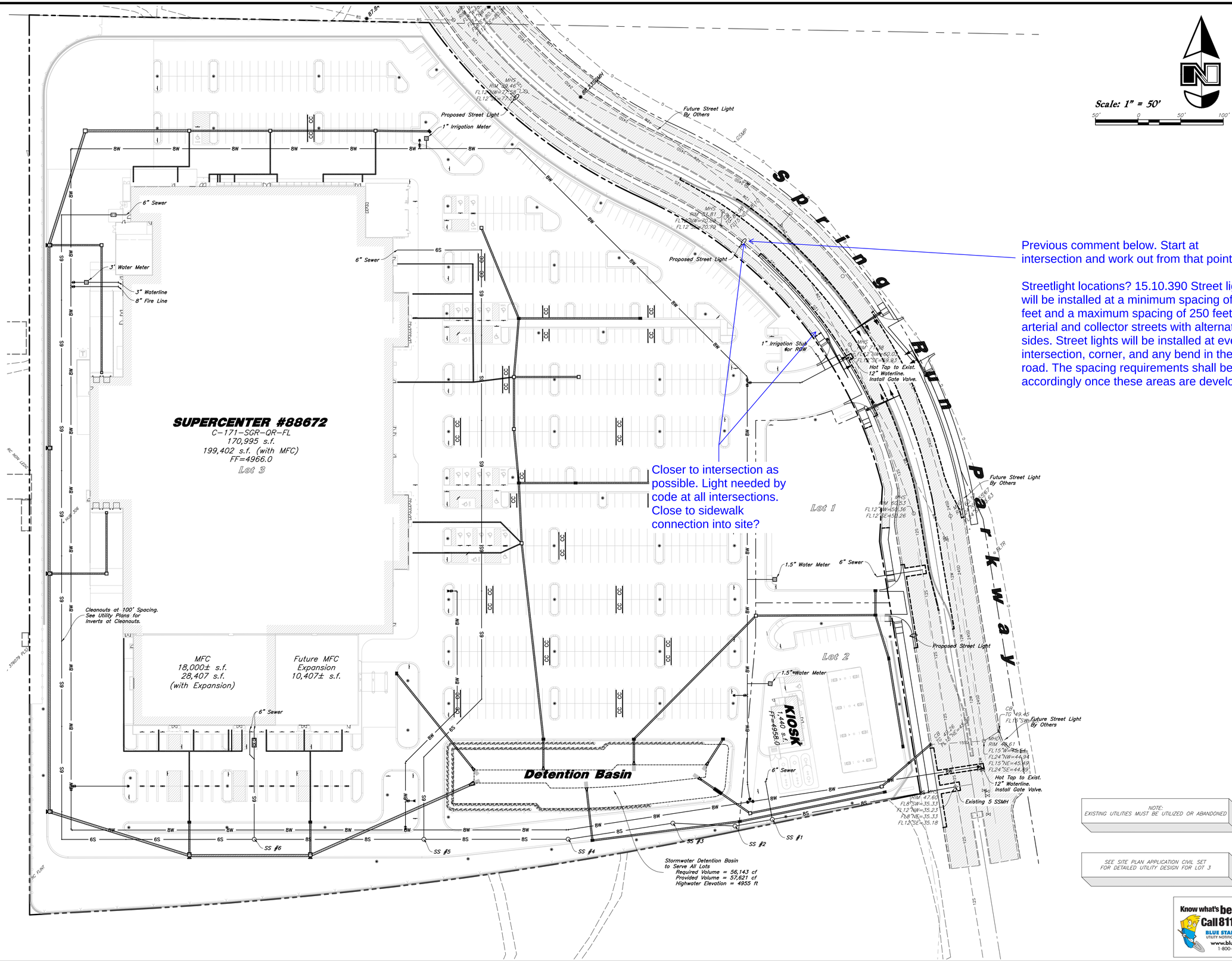
ANA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Master Grading Plan
Walmart - Eagle Mountain
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Goodwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C2.0



Previous comment below. Start at intersection and work out from that point.

Streetlight locations? 15.10.390 Street lights will be installed at a minimum spacing of 150 feet and a maximum spacing of 250 feet on arterial and collector streets with alternating sides. Street lights will be installed at every intersection, corner, and any bend in the road. The spacing requirements shall be met accordingly once these areas are developed

Closer to intersection as possible. Light needed by code at all intersections. Close to sidewalk connection into site?

NOTE:
EXISTING UTILITIES MUST BE UTILIZED OR ABANDONED

SEE SITE PLAN APPLICATION CIVIL SET FOR DETAILED UTILITY DESIGN FOR LOT 3

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

Preliminary Plat Application

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 UT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Master Utility Plan

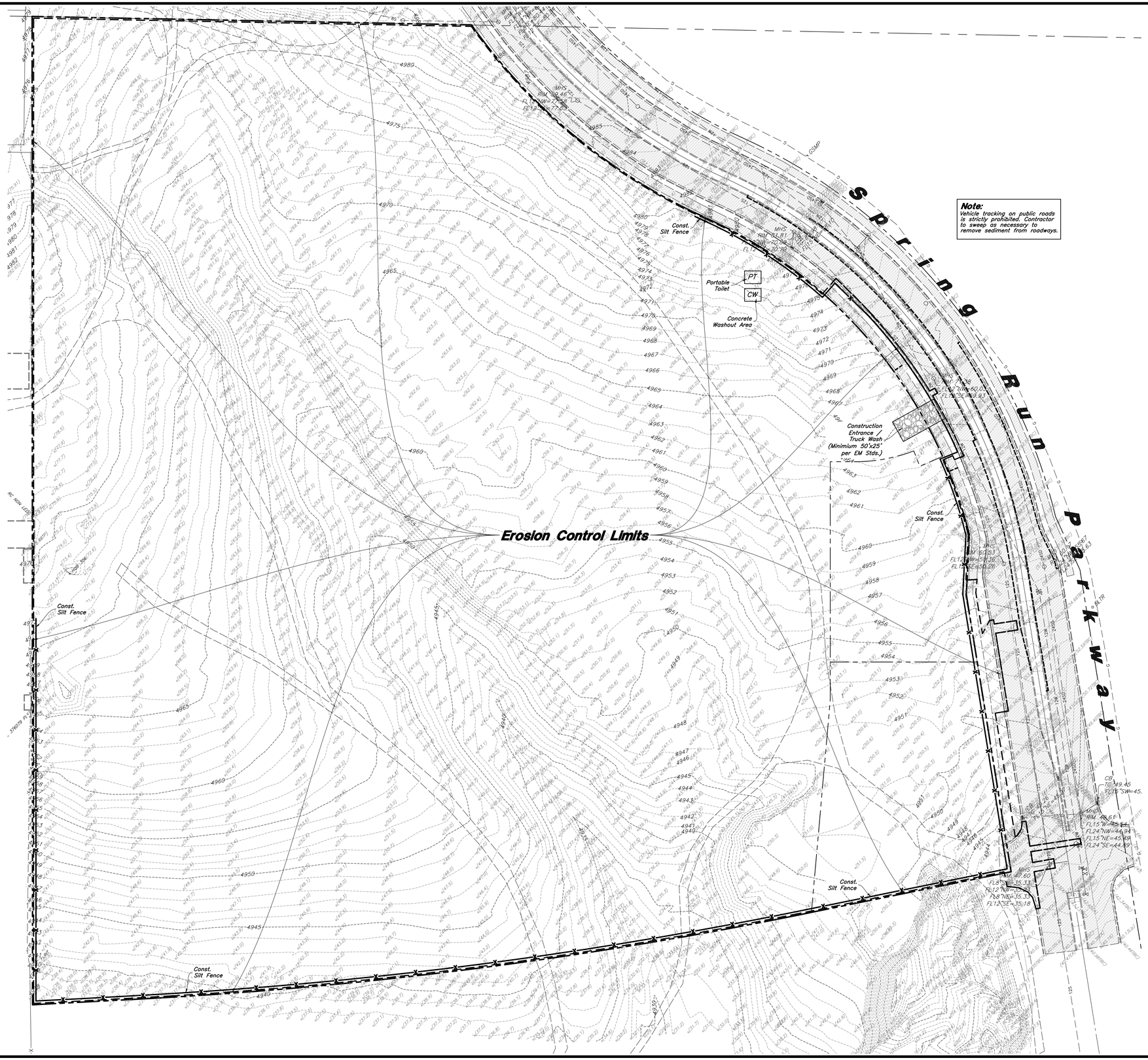
Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Goodwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C3.0



Legend

- Place Inlet Protection at all Inlet Locations to prevent boxes from silting. — 2 C5.3
- Silt Fence — X — 3 C5.3
- Limit of Disturbance
- Construction Entrance / Truck Wash (50'x24' Min.) — 1 C5.3
- Concrete Washout Area — CW — 4 C5.3
- Portable Toilet — PT
- Gravel Sock — 5 C5.3
- Existing Contour
- Existing Spot — x (TB.0074)
- Proposed Contour — ---78---

Erosion Control Notes

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
10. Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

Preliminary Plat Application

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 EC1

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Erosion Control Plan - Pre Construction

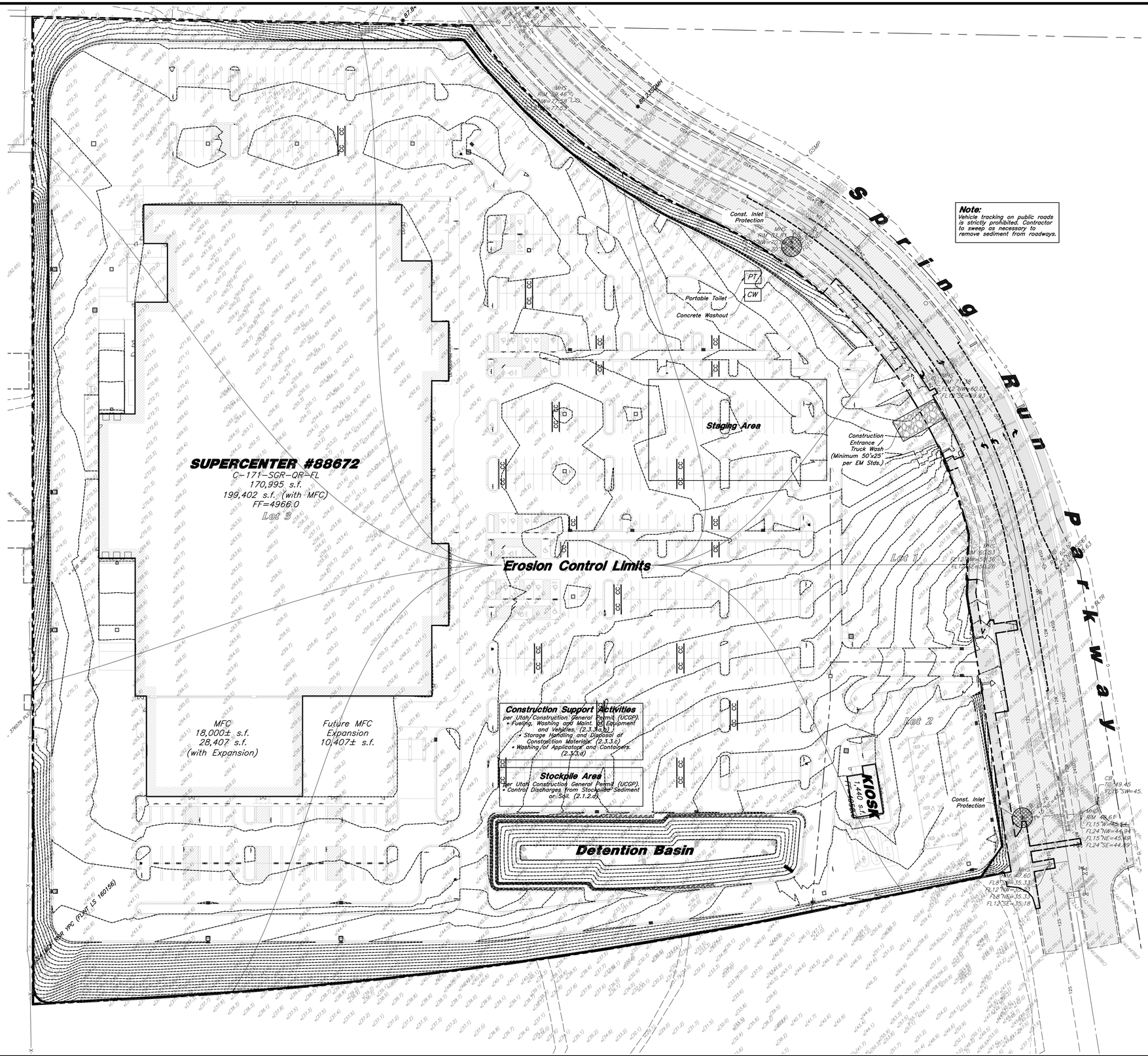
Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin
Goodwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C5.1



Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.	2 C5.3
Silt Fence	3 C5.3
Limit of Disturbance	
Construction Entrance / Truck Wash (50'x25' Min.)	1 C5.3
Concrete Washout Area	CW 4 C5.3
Portable Toilet	PT
Gravel Sock	5 C5.3
Existing Contour	
Existing Spot	+(78.00TA)
Proposed Contour	--78--

Erosion Control Notes

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8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
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13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
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17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name:
ARCO/Murray
23-092 EC2

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Erosion Control Plan - During Construction

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

Preliminary Plat Application

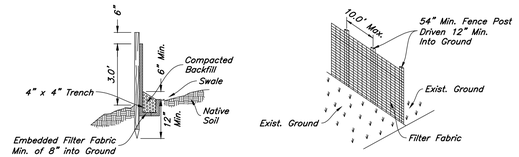
REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Gardner
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C5.2

Provide detail for portable toilet.

Update inlet protection detail(s) showing inlet protection specifications for ASTM D8057.



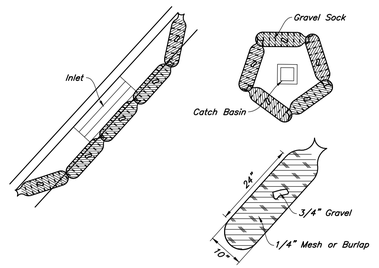
Posts: Steel Either T or U Type or 2"x2" Hardwood
Filter Fabric: 1. MIRAFI 140N
2. Dupont TYPAR 3341
3. or Approved Equal

Notes:

1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
3. Collected material shall be removed when "bulges" develop in the silt fence.

3 Silt Fence Section

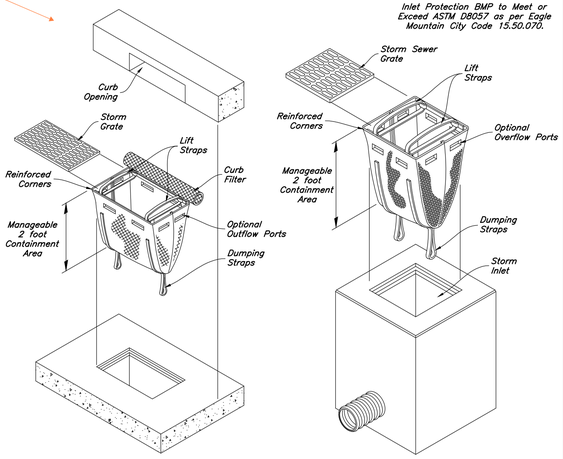
Not to Scale



Inlet Protection BMP to Meet or Exceed ASTM D8057 as per Eagle Mountain City Code 15.50.070.

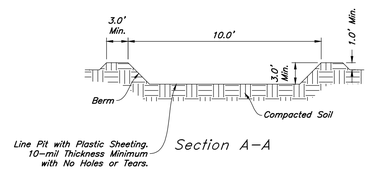
5 Gravel Sock Sediment Barrier

Not to Scale



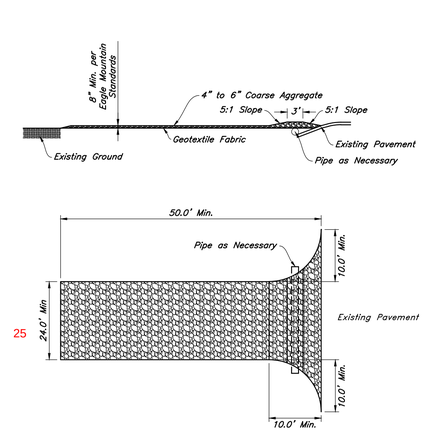
2 Dandy Sack Inlet Protection

Not to Scale



4 Concrete Washout

Not to Scale



1 Stabilized Construction Entrance

Not to Scale

Preliminary Plat Application

RCV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 EC2

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Erosion Control Details

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Goodwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C5.3

Landscape Installation Keynotes

1. Install Decorative Stone #1 with Weed Barrier and Street Trees
2. Install Decorative Stone #2 with Weed Barrier and Street Trees
3. Install Landscape Concrete Curbing Between Different Size Stone; Design to Match What was Done up North in Median
4. Existing Landscape Concrete Curbing
5. Clear Vision Triangle; No Plant Material Over Three Feet in Height Above the Street Shall be Permitted; No Trees Are Allowed Within the Clear Vision Triangle

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	20	Koelreuteria paniculata / Golden Rain Tree * 30' (H) x 25' (W)	2" Caliper
	10	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 30' (H) x 12' (W) (Trees to Match Existing in Median)	2" Caliper

* Drought Tolerant Tree

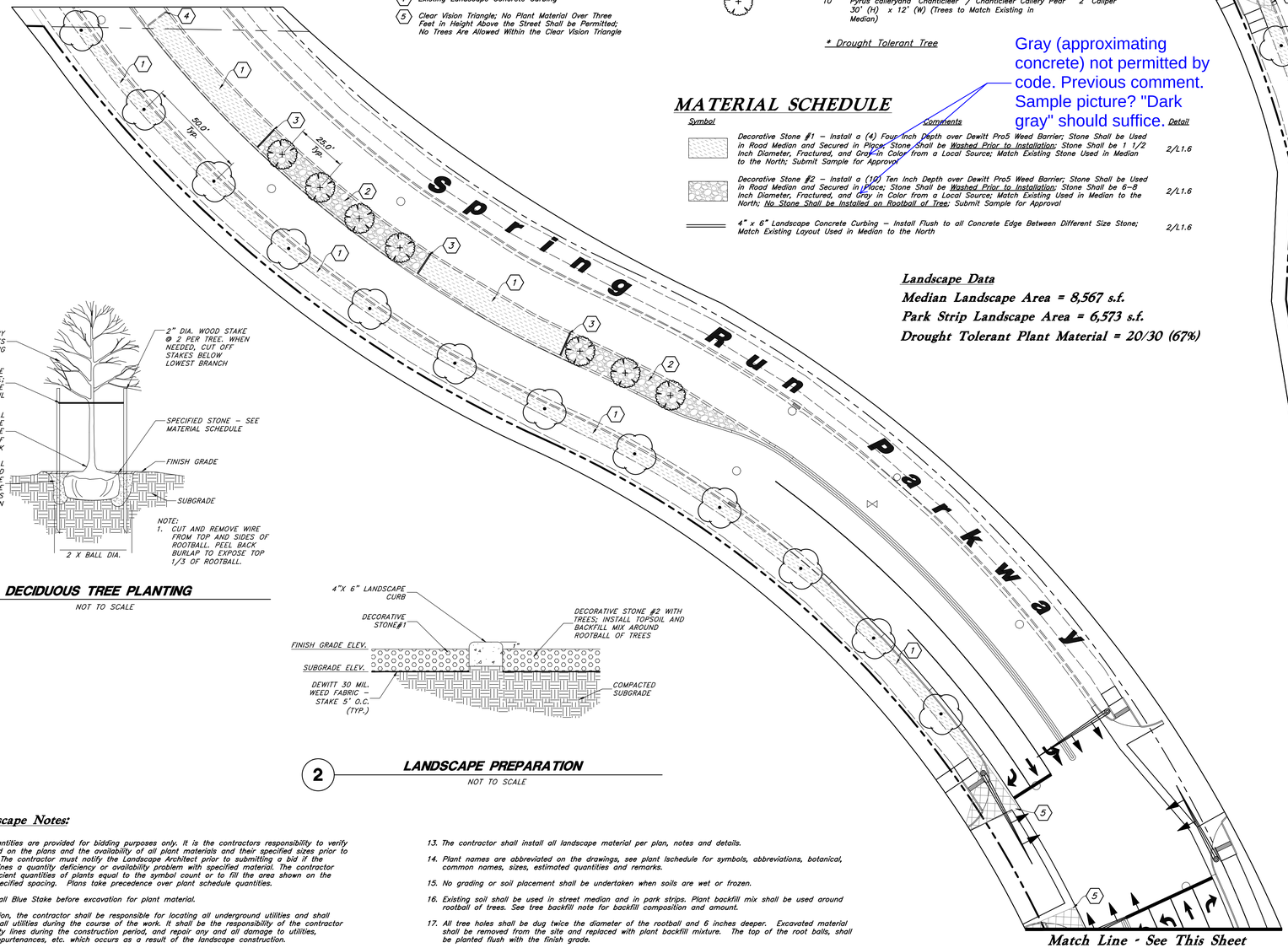
MATERIAL SCHEDULE

Symbol	Comments	Detail
	Decorative Stone #1 – Install a (4) Four Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Road Median and Secured in Place; Stone Shall be Washed Prior to Installation; Stone Shall be 1 1/2 Inch Diameter, Fractured, and Gray in Color from a Local Source; Match Existing Stone Used in Median to the North; Submit Sample for Approval	2/L1.6
	Decorative Stone #2 – Install a (10) Ten Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Road Median and Secured in Place; Stone Shall be Washed Prior to Installation; Stone Shall be 6–8 Inch Diameter, Fractured, and Gray in Color from a Local Source; Match Existing Used in Median to the North; No Stone Shall be Installed on Rootball of Tree; Submit Sample for Approval	2/L1.6
	4" x 6" Landscape Concrete Curbing – Install Flush to all Concrete Edge Between Different Size Stone; Match Existing Layout Used in Median to the North	2/L1.6

Gray (approximating concrete) not permitted by code. Previous comment. Sample picture? "Dark gray" should suffice.

Landscape Data

Median Landscape Area = 8,567 s.f.
Park Strip Landscape Area = 6,573 s.f.
Drought Tolerant Plant Material = 20/30 (67%)

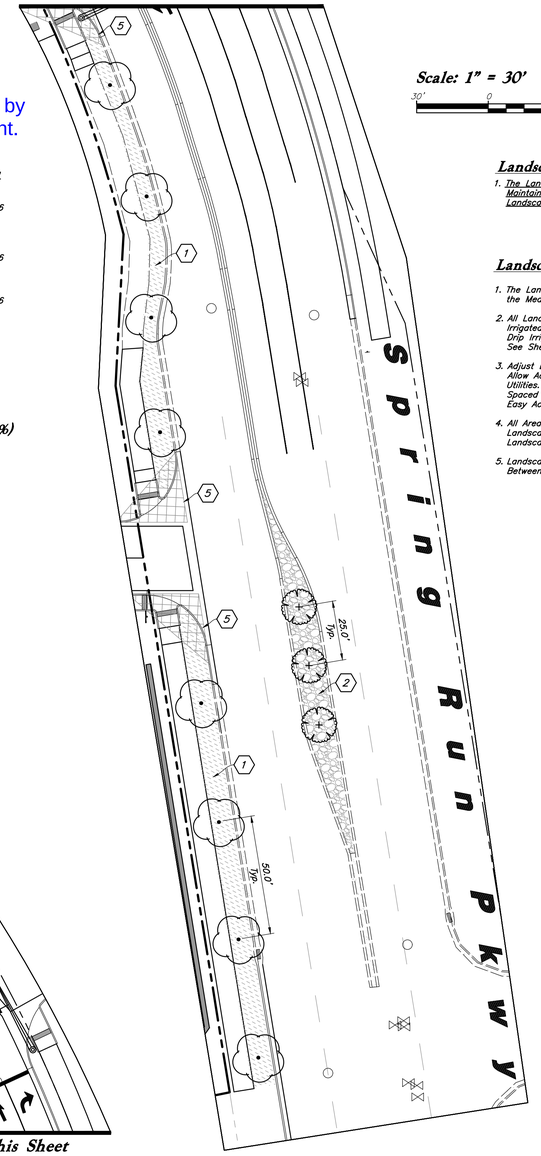


Match Line - See This Sheet

1 DECIDUOUS TREE PLANTING
NOT TO SCALE

2 LANDSCAPE PREPARATION
NOT TO SCALE

Match Line - See This Sheet



Scale: 1" = 30'
30' 0 30' 60'

Landscape Maintenance:

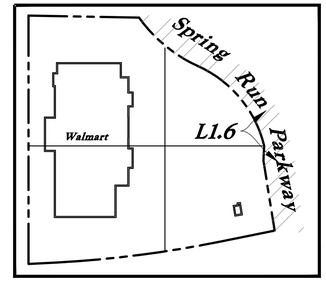
1. The Landscape in the Median Shall be Maintained by the City and the ROW Landscape Shall be Maintained by Walmart.

Landscape Notes:

1. The Landscape Shall Match was Done in the Median to the North and Park Strips.
2. All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Drip Irrigation Shall be Used to Water Trees. See Sheet L2.6 for Irrigation Layout.
3. Adjust Landscape Material as Needed to Allow Access to all New and Existing Utilities. Irrigation Components Shall be Spaced Between Plant Material to Allow Easy Access for Maintenance.
4. All Areas Disturbed by Construction Shall be Landscaped and not Left Undone. Contact Landscape Architect with Areas in Question.
5. Landscape Concrete Curbing Shall be Used Between Two Different Types of Stone.

General Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. See civil drawings for all hardscape, grading, and drainage information.
7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean–up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
13. The contractor shall install all landscape material per plan, notes and details.
14. Plant names are abbreviated on the drawings, see plant Ischedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
15. No grading or soil placement shall be undertaken when soils are wet or frozen.
16. Existing soil shall be used in street median and in park strips. Plant backfill mix shall be used around rootball of trees. See tree backfill note for backfill composition and amount.
17. All tree holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
18. Tree backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
19. All new trees to be balled and burlapped, unless otherwise noted on plant schedule. Trees in ball and burlap shall have the strings, burlap or plastic cut and pulled away from the trunk exposing 1/3 of the root ball. For trees in wire baskets, cut and remove the wire basket.
20. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas. Stone shall be washed prior to installation.
21. All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
22. Landscape installer shall repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period. Failures include, but are not limited to, the following: Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond installer's control. Warranty period shall be 12 months and begin at date of final project acceptance.



Key Map

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 LS

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

ROW Landscape Plan

Walmart - Eagle Mountain

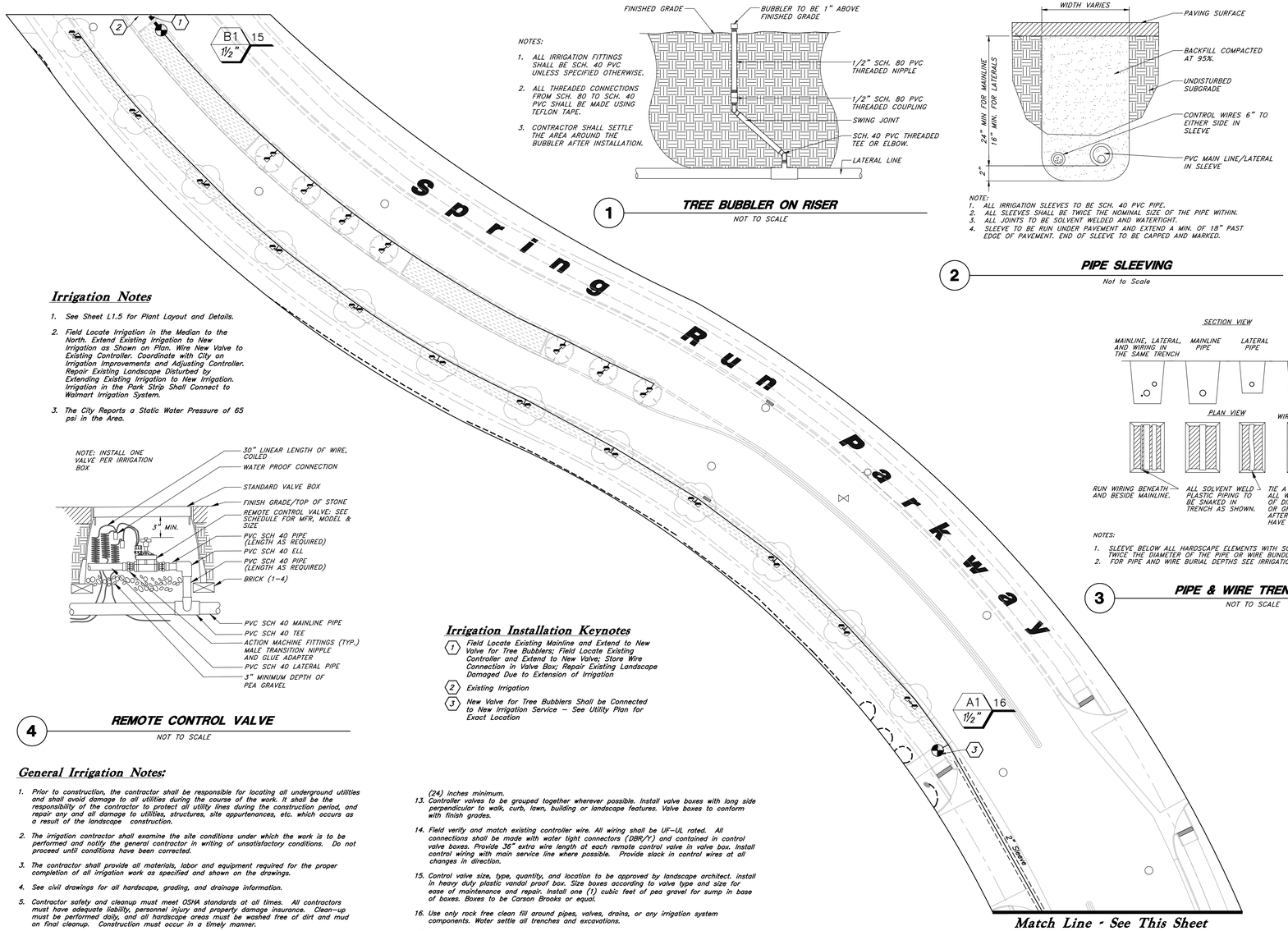
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

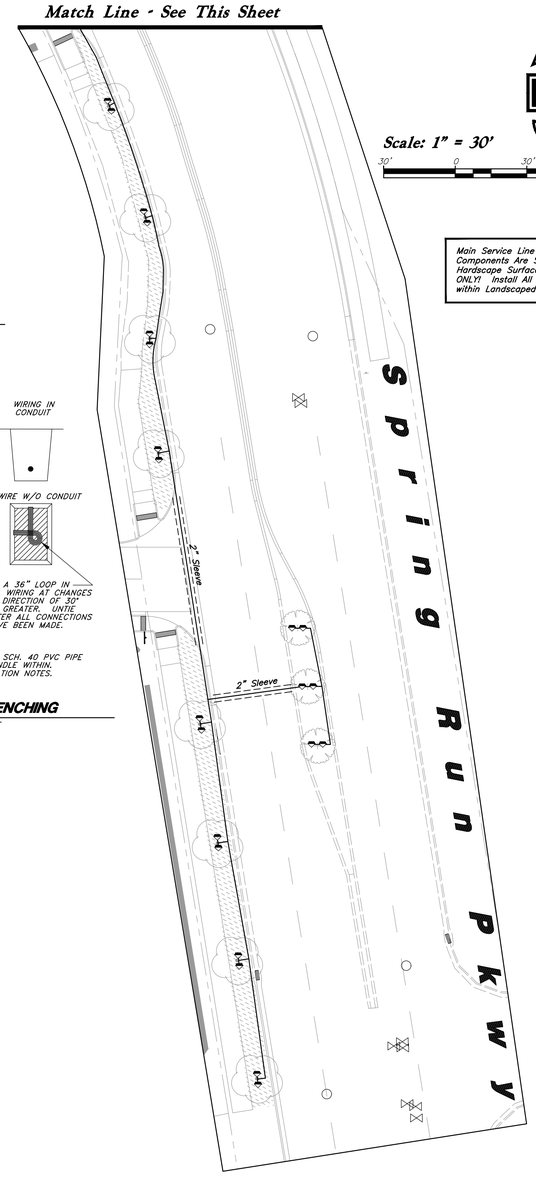
State of Utah – Licensed Landscape Architect
Jared R. Manscill
No. 7740426-5301
10/18/2023

7 Aug, 2023

SHEET NO.
L1.6

W:\23-092 Walmart - Eagle Mountain\Dwgs\23-092 LS.dwg, 10/18/2023 2:58:37 PM, 1:1





Match Line - See This Sheet

Match Line - See This Sheet

NOTES:

1. ALL IRRIGATION FITTINGS SHALL BE SCH. 40 PVC UNLESS SPECIFIED OTHERWISE.
2. ALL THREADED CONNECTIONS FROM SCH. 80 TO SCH. 40 PVC SHALL BE MADE USING TEFLON TAPE.
3. CONTRACTOR SHALL SETTLE THE AREA AROUND THE BUBBLER AFTER INSTALLATION.

1 TREE BUBBLER ON RISER
NOT TO SCALE

NOTE:
1. ALL IRRIGATION SLEEVES TO BE SCH. 40 PVC PIPE.
2. ALL SLEEVES SHALL BE TWICE THE NOMINAL SIZE OF THE PIPE WITHIN.
3. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
4. SLEEVE TO BE RUN UNDER PAVEMENT AND EXTEND A MIN. OF 18" PAST EDGE OF PAVEMENT. END OF SLEEVE TO BE CAPPED AND MARKED.

2 PIPE SLEEVING
Not to Scale

NOTES:

1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH. 40 PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE IRRIGATION NOTES.

3 PIPE & WIRE TRENCHING
NOT TO SCALE

Scale: 1" = 30'

30' 0 30' 60'

Main Service Line & Other Irrigation Components Are Shown in Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Notes

1. See Sheet L1.5 for Plant Layout and Details.
2. Field Locate Irrigation in the Median to the North. Extend Existing Irrigation to New Irrigation as Shown on Plan. Wire New Valve to Existing Controller. Coordinate with City on Irrigation Improvements and Adjusting Controller. Repair Existing Landscape Disturbed by Extending Existing Irrigation to New Irrigation. Irrigation in the Park Strip Shall Connect to Walmart Irrigation System.
3. The City Reports a Static Water Pressure of 65 psi in the Area.

4 REMOTE CONTROL VALVE
NOT TO SCALE

Irrigation Installation Keynotes

(1) Field Locate Existing Mainline and Extend to New Valve for Tree Bubblers; Field Locate Existing Controller and Extend to New Valve; Store Wire Connection in Valve Box; Repair Existing Landscape Damaged Due to Extension of Irrigation

(2) Existing Irrigation

(3) New Valve for Tree Bubblers Shall be Connected to New Irrigation Service – See Utility Plan for Exact Location

General Irrigation Notes:

1. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
2. The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
4. See civil drawings for all hardscape, grading, and drainage information.
5. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
6. The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
7. The contractor shall install all irrigation material per plan, notes and details.
8. 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.
9. Irrigation installer shall repair or replace irrigation components and accessories that fail in materials and workmanship within specified warranty period. The warranty shall be 12 months and shall begin with final project acceptance.
10. 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.
11. Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings. one (1) 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 lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
12. Irrigation mainline that are 2" 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.
13. Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
14. Field verify and match existing controller wire. All wiring shall be UF-UL rated. All connections shall be made with water tight connectors (DBR/Y) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.
15. Control valve size, type, quantity, and location to be approved by landscape architect. Install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes to be Carson Brooks or equal.
16. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.
17. 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 sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-eight (28) inches minimum. Depth for lateral sleeves shall be sixteen (16) 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 sleeving.
18. 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.
19. It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
20. The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
21. Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting bubblers for trees.
22. All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.

VALVE SCHEDULE - (Park Strip)

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PRECIP. RATE
A1	1"	Trees – Bubblers	16.0	38.8	1.83 in/h

Irrigation Valve Shall be Wired to Existing Controller Used to Irrigate Median to the North. Coordinate with City on Installation

VALVE SCHEDULE - (Street Median)

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PRECIP. RATE
B1	1"	Trees – Bubblers	15.0	39.5	1.86 in/h

Irrigation Valve Shall be Wired to Walmart Irrigation Controller

IRRIGATION SCHEDULE

Bubblers

Symbol	Manufacturer/Model #	Description	Notes	Detail
	Irritrol 533	Bubbler on a Fixed Riser	Adjust Radius as Needed to Achieve Appropriate Radii Coverage and Flow; Install 2 per Tree (Center in Tree Well on Each Side of Tree 12" Away From Base of Tree)	1/L2.5

Valves

	Rain Bird 100-PEB	Remote Control Valve	1 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	4/L2.5

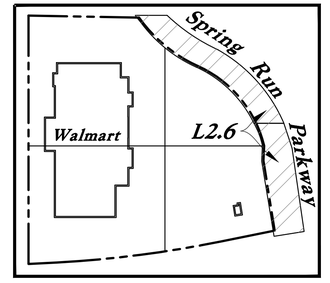
Pipes

	Schedule 40 PVC	Mainline Pipe	1 1/2 Inch Size; Schedule 80 Fittings Shall be Used for Mainline Components	3/L2.5
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe	3/L2.5

Sleeving

	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals, and Controller Wire Located under Concrete and Asphalt Paving at specified depths	Contractor shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving is by the Landscape Contractor unless otherwise noted.	2/L2.5

Valve Callout: # / #" — Valve Number, Valve Flow, Valve Size



Key Map

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 IR

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AMAengineering.net

ROW Irrigation Plan

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

State of Utah — Jared R. Manscill — No. 7740426-5301 — Licensed Landscape Architect — 10/18/2023

7 Aug, 2023

SHEET NO. L2.6

W:\23-092 Walmart - Eagle Mountain\dwgs\23-092 IR.dwg, 10/16/2023 4:51:38 PM, 1:1

Scale: 1" = 50'

50' 0 50' 100'

Slope Legend

- 0.0% to 15.0% Slopes
- 15.0% to 25.0% Slopes
- 25.0% or Greater Slopes

Lot 1

Lot 2

Lot 3

Preliminary Plat Application

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name:
ARCO/Murray

23-092 GR – Slope Exist

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Overall Grading - Existing Slope Analysis

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin
Goodwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
EX-A

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UTILITY NOTIFICATION CENTER, INC.
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1-800-662-4111

Fencing needed for pedestrian safety? Previous comment. 6' of rise and 8' of run is significant

Lot 3

Lot 1

Lot 2

Detention Basin

Scale: 1" = 50'

50' 0 50' 100'

Slope Legend

- 0.0% to 15.0% Slopes
- 15.0% to 25.0% Slopes
- 25.0% or Greater Slopes

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 GR - Slope Prop

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Preliminary Plat Application

Overall Grading - Proposed Slope Analysis

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Goodwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
EX-B

RBallif 10/19/23 no comment

DDeVoogd/UFA 10/19/2023 - No Comments

M BAHR 10-20-23
COMMENTS

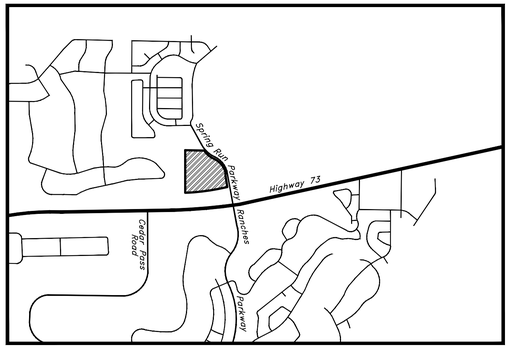
D Stroud 10.20.23 comments

DPayne 10/25/2023- Comments

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

Planning, David Stroud, 801-789-6615 dstroud@emcity.org
Engineering, Chris Trusty, 801-789-6671, ctrusty@emcity.org
Public Works, Mack Straw, 801-789-6678, mstraw@emcity.org
Parks, Brad Hickman, 801-789-6664 bhickman@emcity.org
Fire, Dan DeVoogd, 801-743-7232 ddevoogd@unifiedfire.org
Streets, Zac Hilton, 801-789-6684 zhilton@emcity.org



Vicinity Map
Not to Scale

Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Bollard	PVC	Polyvinyl Chloride
BRW	Finish Grade – Bottom of Retaining Wall	PVI	Point of Vertical Intersection
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sewer Manhole
EB	Electrical Box	SP	Signal Pole
EC	End of Curve	SS	Sanitary Sewer
ECR	End Curb Return	SVZ	Sight Visibility Zone
GB	Grade Break	SW	Secondary Water
GM	Gas Meter	TA	Top of Asphalt
HB	Hose Bib	TB	Telephone Box
HP	High Point	TBC	Top Back of Curb
I	Irrigation Line	TG	Top of Grade
ICB	Irrigation Control Box	TMH	Telephone Manhole
Lip	Lip of Gutter	TP	Top of Concrete
LP	Light Pole	TRW	Finish Grade – Top of Retaining Wall
MH	Manhole	TW	Top of Walk
Mon	Monument	VC	Vertical Curve
PC	Point of Curvature	VPC	Vertical Point of Curve
PCC	Point of Compound Curvature	VPT	Vertical Point of Tangency
PI	Point of Intersection	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	FH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer	T	Existing Overhead Power Line	OHP
Proposed Meter Box		Existing Water	W
Proposed Water Meter		Existing Secondary Water	SW
Proposed Combo Box		Existing Sewer	S
Proposed Fire Hydrant		Existing Storm Drain	SD
Proposed Water Valve		Existing Gas	G
Proposed Water Line	W	Existing Power	P
Proposed Sanitary Sewer	S	Existing Telephone	T
Proposed Storm Drain		Existing Fence	X
Proposed Conduit Line	C	Flowline	
Proposed Power Line	P	Centerline	
Proposed Gas Line	G	Existing Contour	78
Proposed Fire Line	F	Existing Spot	78.00TA
Proposed Secondary Water Line	SW	Existing Light Pole	
Proposed Roof Drain	RD	Existing Street Light	
Proposed Fence	X	Existing Building	
Ridge line	R	Existing Telephone Box	TB
Grade Break	GB	Existing Power Meter	PM
Proposed Contour	78	Existing Electrical Box	EB
Direction of Drainage		Existing Electrical Cabinet	ECAB
Proposed Spot	78.00TA	Existing Gas Meter	GM
ADA Accessible Route		Existing Water Meter	WM
Property Line		Existing Irrig. Control Box	ICB
Sawcut Line		Existing Bollard	BOL
Proposed Light Pole		Existing Hose Bib	HB
Proposed Street Light		Working Point	
Proposed Building		Existing Deciduous Tree	
Existing Power Pole			
Existing Power Pole w/ Guy		Existing Coniferous Tree	
Existing Utility Marker			
Existing Post		Detail Number / Sheet Number	XX / XX

Civil Sheet Index

C0.0	Cover Sheet	C5.1	Erosion Control Plan - Pre Construction
C0.1	Overall Demolition Plan	C5.2	Erosion Control Plan - During Construction
C0.2	Zone Designation Map	C5.3	Erosion Control Details
C1.0	Overall Site Plan	C6.1	Spring Run Parkway - Roadway Plan
C1.1	Site Plan	L1.0	Overall Landscape Plan
C1.2	Site Plan	L1.1	Landscape Plan
C1.3	Site Plan	L1.2	Landscape Plan
C1.4	Site Plan	L1.3	Landscape Plan
C2.0	Overall Grading Plan	L1.4	Landscape Plan
C2.1	Grading Plan	L1.5	Landscape Notes & Details
C2.2	Grading Plan	L2.0	Overall Irrigation Plan
C2.3	Grading Plan	L2.1	Irrigation Plan
C2.4	Grading Plan	L2.2	Irrigation Plan
C3.0	Overall Utility Plan	L2.3	Irrigation Plan
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C3.2	Utility Plan	L2.5	Irrigation Notes & Details
C3.3	Utility Plan		Building Elevations
C3.4	Utility Plan		Photometric Plan
C4.1	Details		
C4.2	Details		
C4.3	Details		
C4.4	Details		
C4.5	Details		
C4.6	Details		
C4.7	Details		

Add sheet this file.
Cut sheets can
remain separate.

Eagle Mountain City General Notes

SEWER

- Pipe bedding: ¾" 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 ¾" 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 ¾" 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 ¾" & 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: ¾" 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 ¾" 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 ½" down from asphalt edge and concrete to be ¼" to 3/8" down from asphalt edge.

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Eagle Mountain City, Utah and Incorporated Areas Community Map No. 49049C0150F dated June 19, 2020. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual floodplain." (No Shading)

Basis of Bearings

A line between the West Quarter Corner and the East Quarter Corner of Section 17, Township 5 South, Range 1 West Salt Lake Baseline and Meridian, was assumed the bearing S 88°53'50" E.

Benchmark

Brass Cap Monument for the East Quarter Corner of Section 17, T5S, R1W, SLB&M
Elevation = 4950.571 (NAVD 88, 1508.934 Meters)
Observed (Date)

Legal Description

All of Lot 1 of the forthcoming Walmart Eagle Mountain Subdivision

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

NO.	DESCRIPTION	DATE

Designed by: DG
Drafted by: CC
Client Name:
ARCO/Murray

23-092 CV

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AMAengineering.net

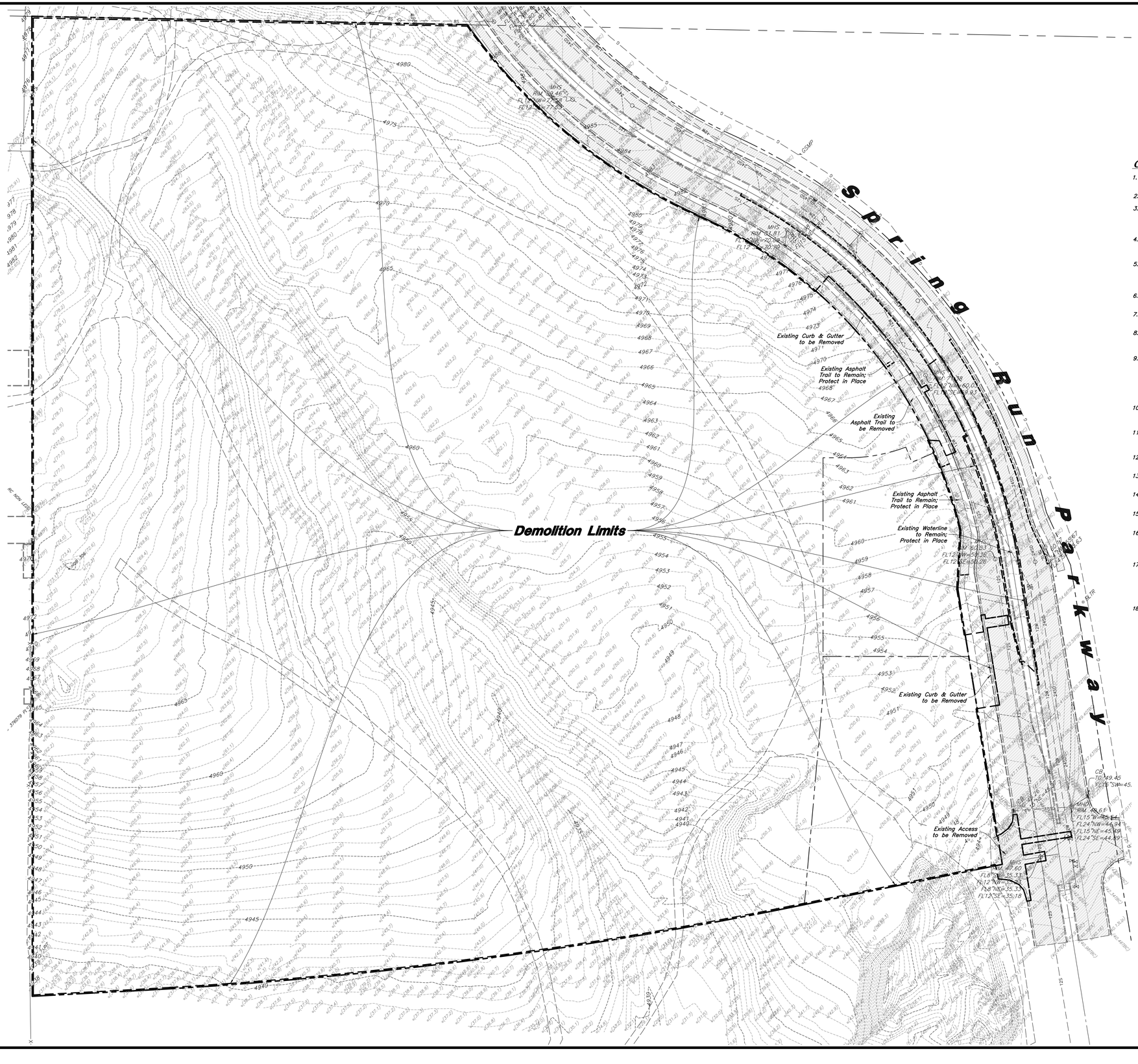
Cover Sheet

Walmart - Eagle Mountain
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Darrel Calvin
Goodwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C0.0



Scale: 1" = 50'

General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures within the demolition limits to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-00. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within demolition limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
16. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
17. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
18. Contractor shall shore and protect neighboring properties per OSHA stds. during excavation activities when necessary. All excavation shall remain on and within the bounds of the subject property. Unless specifically noted on the plans and approval from the adjoining neighbor has been obtained prior to any excavation beyond the subject property limits.

CAUTION :

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

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www.bluestakes.org
1-800-662-4111

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 DM

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

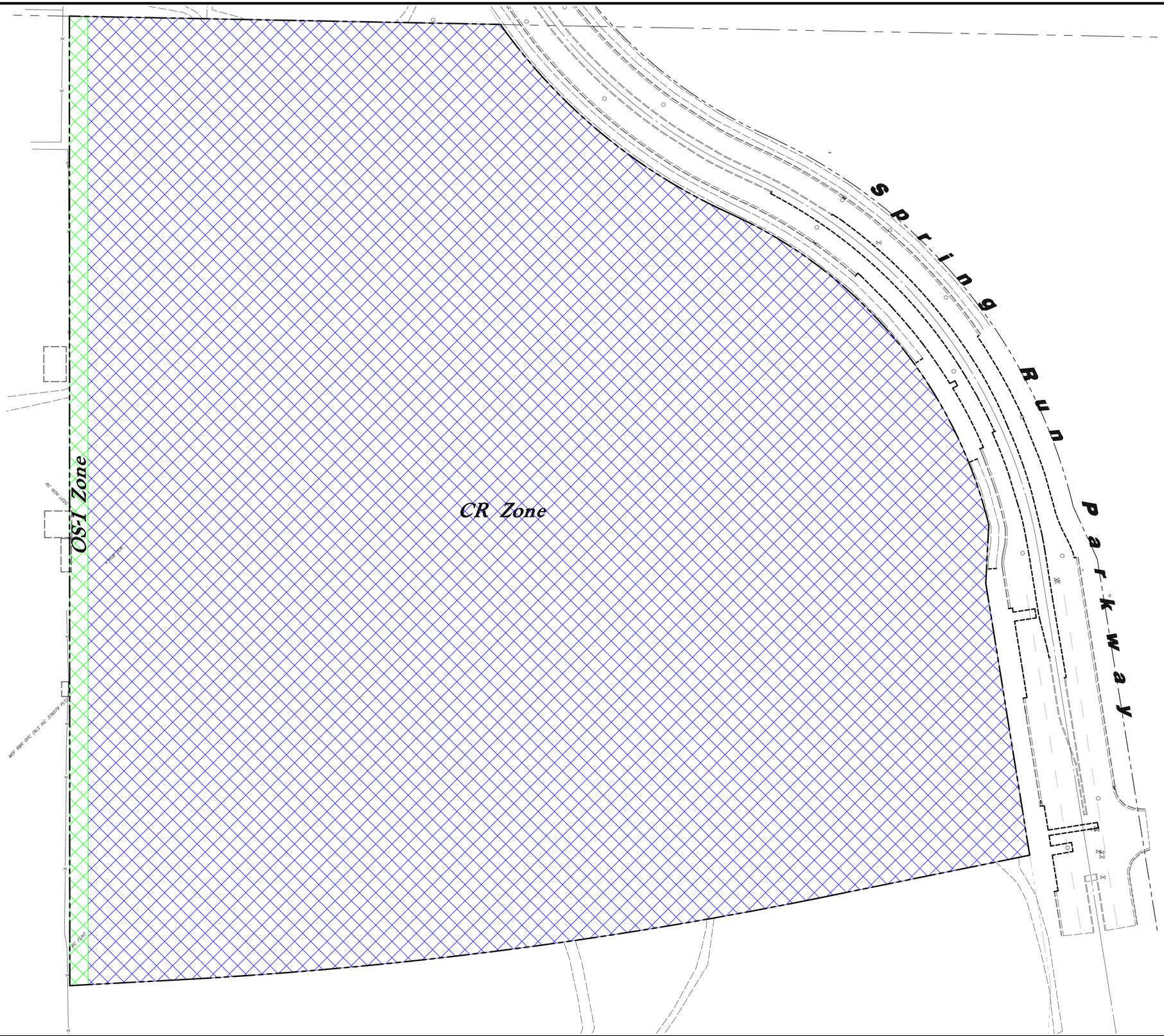
Overall Demolition Plan

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Bonny Calvin Galvin
STATE OF UTAH

7 Aug,



Scale: 1" = 50'

50' 0 50' 100'

Hatch Legend

- CR (Commercial Regional) Zone
- OS-1 (Open Space) Zone

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 ZoneDesignation

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Zone Designation Map

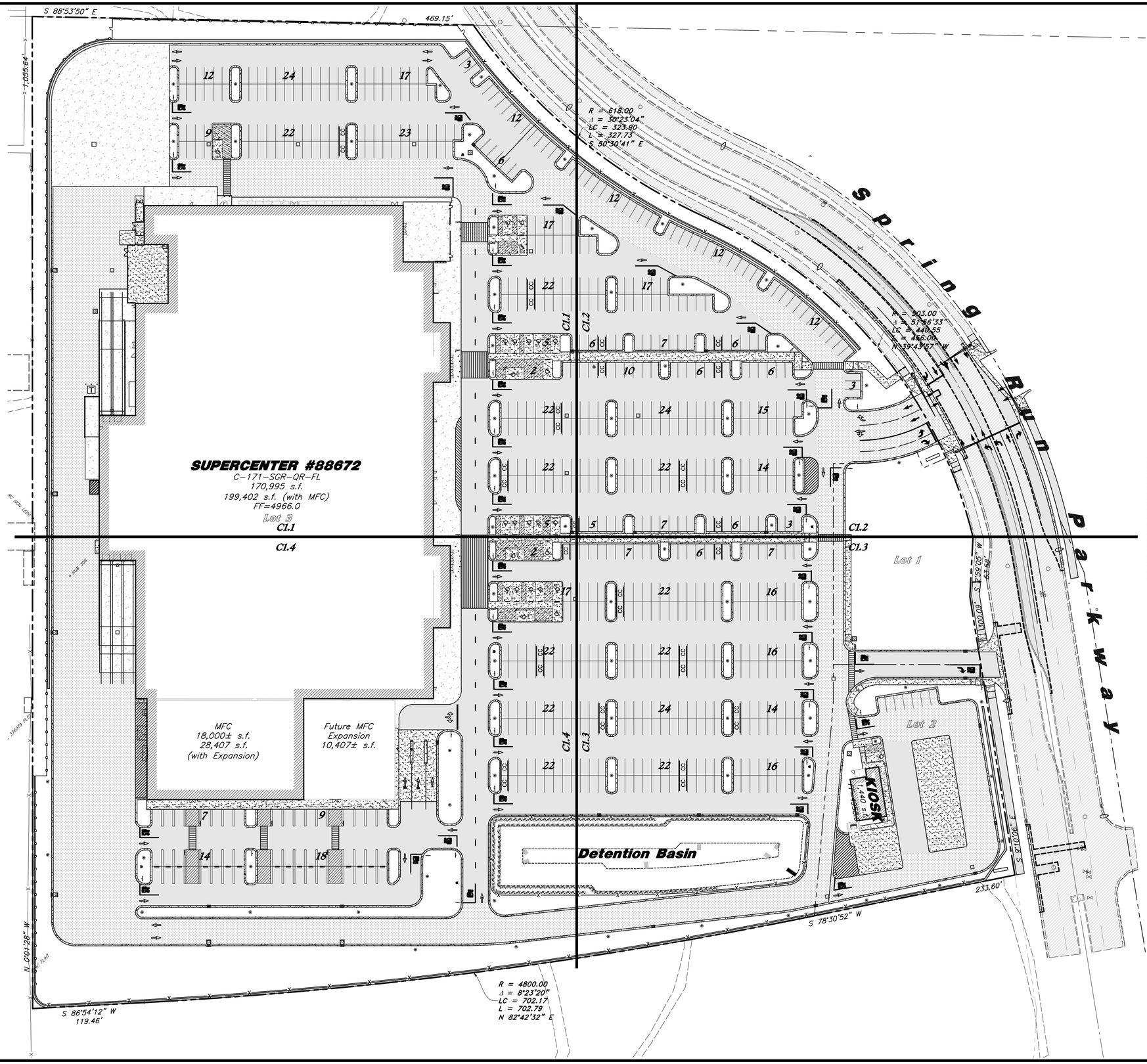
Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Gapdwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C0.2



Scale: 1" = 50'

50' 0 50' 100'

Site Data

Zone: Commercial Regional (CR)
Lot 3 (Supercenter): Retail Development
Total Site Area = 883,329 s.f. (20.28 ac.)
- Lot 1 - Future Dev. = 31,205 s.f. (0.716 ac.)
- Lot 2 - Kiosk = 45,228 s.f. (1.038 ac.)
- Lot 3 - Supercenter = 806,896 s.f. (18.524 ac.)

Total Landscape Area Provided = 156,030 s.f. (17.6%)
Total Impervious Area Provided = 520,496 s.f. (58.9%)
Total Building Area = 200,842 s.f (22.7%)
- Supercenter Building Area = 199,402 s.f.
- Kiosk Building Area = 1,440 s.f.

Maximum Parking Req. = 1/200 s.f. = 997 stalls
Minimum Parking Req. = 1/300 s.f. = 665 stalls
Total Parking Provided = 723 stalls
- ADA Parking Required = 15 stalls
- ADA Parking Provided = 25 stalls
- Online Order Parking Provided = 48 stalls

Hatch Legend

- Standard Asphalt Paving
- Heavy Duty Asphalt Paving
- Existing Asphalt Paving
- Standard Concrete Paving
- Heavy Duty Concrete Paving
- Existing Concrete Paving
- Building Interior
- Rip Rap/Gravel Areas

Building Data	
Type:	2B
Square Footage:	205,995 sf
Fire Sprinkled:	Yes
Building Height:	See Elevations
Fire Flow Required:	2,000 GPM

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 SP

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Overall Site Plan

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Goodwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C1.0

8' on west, 6' on north

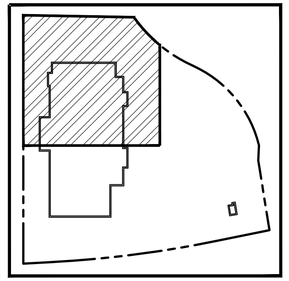
Council just amended ADA stall depth to 18 feet. Can now pick up additional 4 feet to make sidewalk 10 feet.

17.55.090 requires this lane to be 10 feet wide

SUPERCENTER #88672
C-171-SGR-QR-FL
170,995 s.f.
199,402 s.f. (with MFC)
FF=4966.0

Match Line
See Sheet C1.4

Match Line
See Sheet C1.2



Key Map

Scale: 1" = 30'
30' 0 30' 60'

Site Construction Notes

1. Const. 24" Curb & Gutter (1 C4.1)
2. Const. Asphalt Paving (2 C4.1)
3. Const. Conc. Sidewalk (5 C4.1)
4. Const. Thickened Edge Sidewalk (6 C4.1)
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (1 C2.6)
6. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
7. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (5 C2.6)
8. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (5 C2.6)
9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
10. Const. Conc. Paving (7 C4.1)
11. Const. Heavy Duty Conc. Paving (7 C4.1)
12. Sawcut; Provide Smooth Clean Edge
13. Const. 24" White Stop Bar
14. Const. Open Directional Arrows (29 C4.4)
15. Const. Stop Pavement Markings (Intersecting Drives at 90 Degrees With Stop Sign) (43 C4.6)
16. Const. Heavy Duty Asphalt Paving (2 C4.1)
17. Const. Stop Sign per MUTCD R1-1
18. Conn. & Match Existing Improvements
19. Transformer (See Electrical Plans)
20. Const. Light Pole (See Electrical Plans) (11 C4.2, 12 C4.2)
21. Const. Stop Pavement Markings (Intersecting Drives Not at 90 Degrees Without Stop Sign) (40 C4.6)
22. Monument Sign (By Separate Permit)
23. Bollard (Typ.) (See Arch. Plans) (13 C4.2)
24. Const. Pickup Information/ Directional Sign (22 C4.3, 35 C4.5)
25. 70' Truck Dock
26. Const. 4' Conc. Waterway per APWA Plan No. 211 (49 C4.7)
27. Install 14' Cart Corral (16 C4.2)
28. Install 28' Cart Corral (14 C4.2)
29. Const. Verti-crete Screen Wall or Equivalent
30. Verti-Block Retaining Wall or Equivalent (See Retaining Wall Plans By Others)
31. Future Pad Area to be Rough Graded
32. Const. Double 4" White Paint Stripe
33. Const. Dashed 4" White Paint Stripe
34. Const. Crosswalk Striping (44 C4.7)
35. Const. Thru Planter Drainage Channel (8 C4.1)
36. Rock Retaining Wall
37. Return Oil Storage Enclosure
38. Trash Compactor & 14'-8" x 43' Concrete Pad
39. Const. Curb Transition (9 C4.1)
40. Const. Curb Wall per APWA Plan No. 209 (4 C4.1)
41. Const. 4" White Paint Striping at 2' O.C.
42. Const. Vestibule Crosswalk Striping (47 C4.7)
43. Const. Pickup Crosswalk Markings (28 C4.4)
44. Const. 18' Pickup Parking Stall (25 C4.4)
45. Const. 18' Back to Back Pickup Parking Stall (26 C4.4)
46. Const. Endcap Island Striping (18 C4.2)
47. 6' Chainlink Fence (27 C4.4)
48. Const. Curb & Gutter per APWA Plan No. 205.1 (47 C4.7)
49. Const. Sawcut per APWA Plan No. 251 (48 C4.7)
50. Const. "Stop Here for Pedestrians" Sign with Bollard Post
51. Const. Stop Sign with Bollard Post
52. Const. Stop Sign with Breakaway Post
53. Const. "Stop Here for Pedestrians" with Breakaway Post
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55. Const. Closed Directional Arrows (37 C4.5)
56. Const. Stop Pavement Markings (for Streets) (30 C4.4)
57. Const. Stop Pavement Markings (Intersecting Drives at 90 Degrees Without Stop Sign) (41 C4.6)
58. Const. Pickup Signage on 18' Back to Back Pickup Stalls (22 C4.3, 26 C4.4)
59. Const. Pickup Signage on 18' Pickup Stall (22 C4.3, 25 C4.4)
60. Const. "Traffic from Left Does Not Stop" Plaque (31 C4.4)
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Hatch Legend

- Standard Asphalt Paving
- Heavy Duty Asphalt Paving
- Existing Asphalt Paving
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REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 SP

ANA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Site Plan

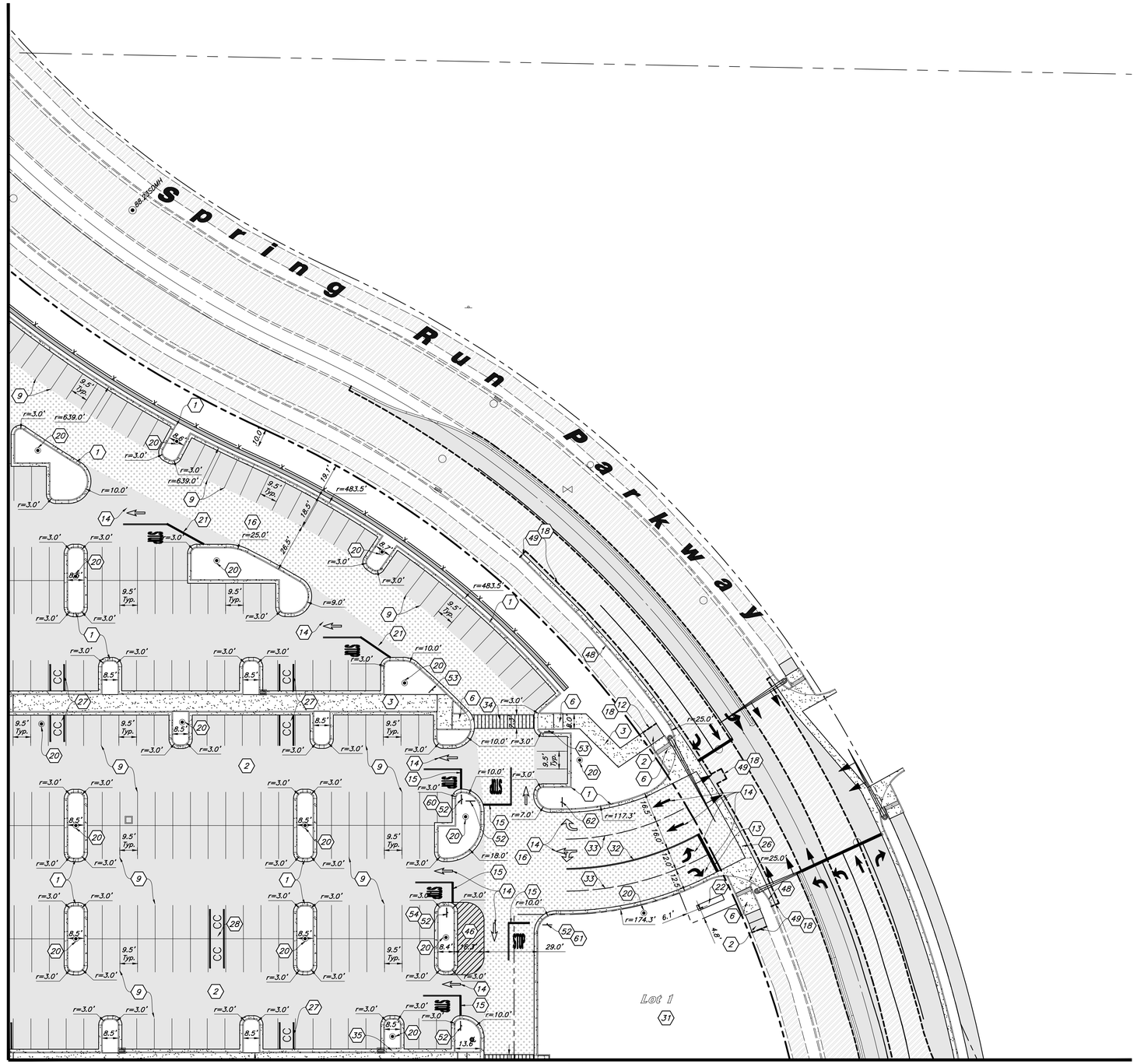
Walmart - Eagle Mountain

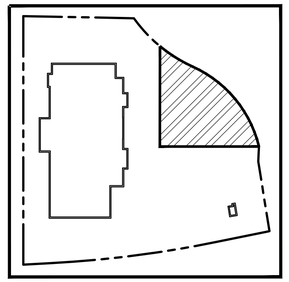
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135-2202
Daniel Calvin Galbraith
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C1.1





Key Map

Site Construction Notes

1. Const. 24" Curb & Gutter (1 C4.1)
2. Const. Asphalt Paving (2 C4.1)
3. Const. Conc. Sidewalk (5 C4.1)
4. Const. Thickened Edge Sidewalk (6 C4.1)
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (1 C2.6)
6. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
7. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (5 C2.6)
8. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (5 C2.6)
9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
10. Const. Conc. Paving (7 C4.1)
11. Const. Heavy Duty Conc. Paving (7 C4.1)
12. Sawcut; Provide Smooth Clean Edge
13. Const. 24" White Stop Bar
14. Const. Open Directional Arrows (29 C4.4)
15. Const. Stop Pavement Markings (Intersecting Drives at 90 Degrees With Stop Sign) (43 C4.6)
16. Const. Heavy Duty Asphalt Paving (2 C4.1)
17. Const. Stop Sign per MUTCD R1-1
18. Conn. & Match Existing Improvements
19. Transformer (See Electrical Plans)
20. Const. Light Pole (See Electrical Plans) (11 C4.2) (12 C4.2)
21. Const. Stop Pavement Markings (Intersecting Drives Not at 90 Degrees Without Stop Sign) (40 C4.6)
22. Monument Sign (By Separate Permit)
23. Bollard (Typ.) (See Arch. Plans) (13 C4.2)
24. Const. Pickup Information/ Directional Sign (22 C4.3) (35 C4.5)
25. 70' Truck Dock
26. Const. 4' Conc. Waterway per APWA Plan No. 211 (49 C4.7)
27. Install 14' Cart Corral (16 C4.2)
28. Install 28' Cart Corral (14 C4.2)
29. Const. Verti-crete Screen Wall or Equivalent
30. Verti-Block Retaining Wall or Equivalent (See Retaining Wall Plans By Others)
31. Future Pad Area to be Rough Graded
32. Const. Double 4" White Paint Stripe
33. Const. Dashed 4" White Paint Stripe
34. Const. Crosswalk Striping (44 C4.7)
35. Const. Thru Planter Drainage Channel (8 C4.1)
36. Rock Retaining Wall
37. Return Oil Storage Enclosure
38. Trash Compactor & 14'-8" x 43' Concrete Pad
39. Const. Curb Transition (9 C4.1)
40. Const. Curb Wall per APWA Plan No. 209 (4 C4.1)
41. Const. 4" White Paint Striping at 2' O.C.
42. Const. Vestibule Crosswalk Striping (47 C4.7)
43. Const. Pickup Crosswalk Markings (28 C4.4)
44. Const. 18' Pickup Parking Stall (25 C4.4)
45. Const. 18' Back to Back Pickup Parking Stall (26 C4.4)
46. Const. Endcap Island Striping (18 C4.2)
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51. Const. Stop Sign with Bollard Post
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REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 SP

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Site Plan

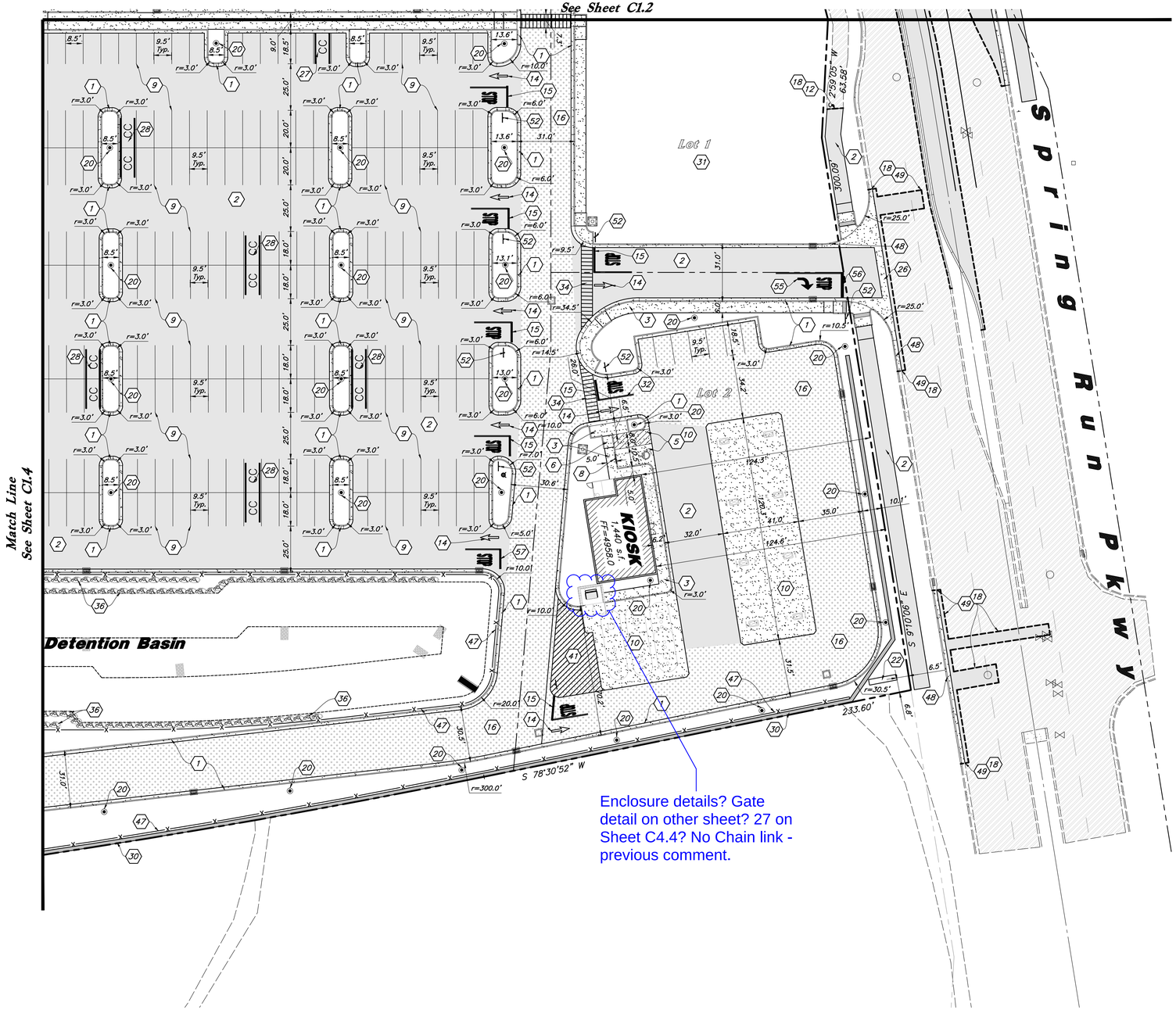
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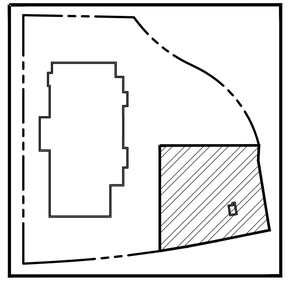
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Galowin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C1.2





Scale: 1" = 30'

30' 0 30' 60'

Key Map

Site Construction Notes

1. Const. 24" Curb & Gutter (1 C4.1)
2. Const. Asphalt Paving (2 C4.1)
3. Const. Conc. Sidewalk (5 C4.1)
4. Const. Thickened Edge Sidewalk (6 C4.1)
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (1 C2.6)
6. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
7. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (5 C2.6)
8. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (5 C2.6)
9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
10. Const. Conc. Paving (7 C4.1)
11. Const. Heavy Duty Conc. Paving (7 C4.1)
12. Sawcut; Provide Smooth Clean Edge
13. Const. 24" White Stop Bar
14. Const. Open Directional Arrows (29 C4.4)
15. Const. Stop Pavement Markings (Intersecting Drives at 90 Degrees With Stop Sign) (43 C4.6)
16. Const. Heavy Duty Asphalt Paving (2 C4.1)
17. Const. Stop Sign per MUTCD R1-1
18. Conn. & Match Existing Improvements
19. Transformer (See Electrical Plans)
20. Const. Light Pole (See Electrical Plans) (11 C4.2) (12 C4.2)
21. Const. Stop Pavement Markings (Intersecting Drives Not at 90 Degrees Without Stop Sign) (40 C4.6)
22. Monument Sign (By Separate Permit)
23. Bollard (Typ.) (See Arch. Plans) (13 C4.2)
24. Const. Pickup Information/ Directional Sign (22 C4.3) (35 C4.5)
25. 70' Truck Dock
26. Const. 4' Conc. Waterway per APWA Plan No. 211 (49 C4.7)
27. Install 14' Cart Corral (16 C4.2)
28. Install 28' Cart Corral (14 C4.2)
29. Const. Verti-crete Screen Wall or Equivalent
30. Verti-Block Retaining Wall or Equivalent (See Retaining Wall Plans By Others)
31. Future Pad Area to be Rough Graded
32. Const. Double 4" White Paint Stripe
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38. Trash Compactor & 14'-8" x 43' Concrete Pad
39. Const. Curb Transition (9 C4.1)
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- Standard Asphalt Paving
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Drafted by: CC
Client Name: ARCO/Murray
23-092 SP

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Site Plan

Walmart - Eagle Mountain

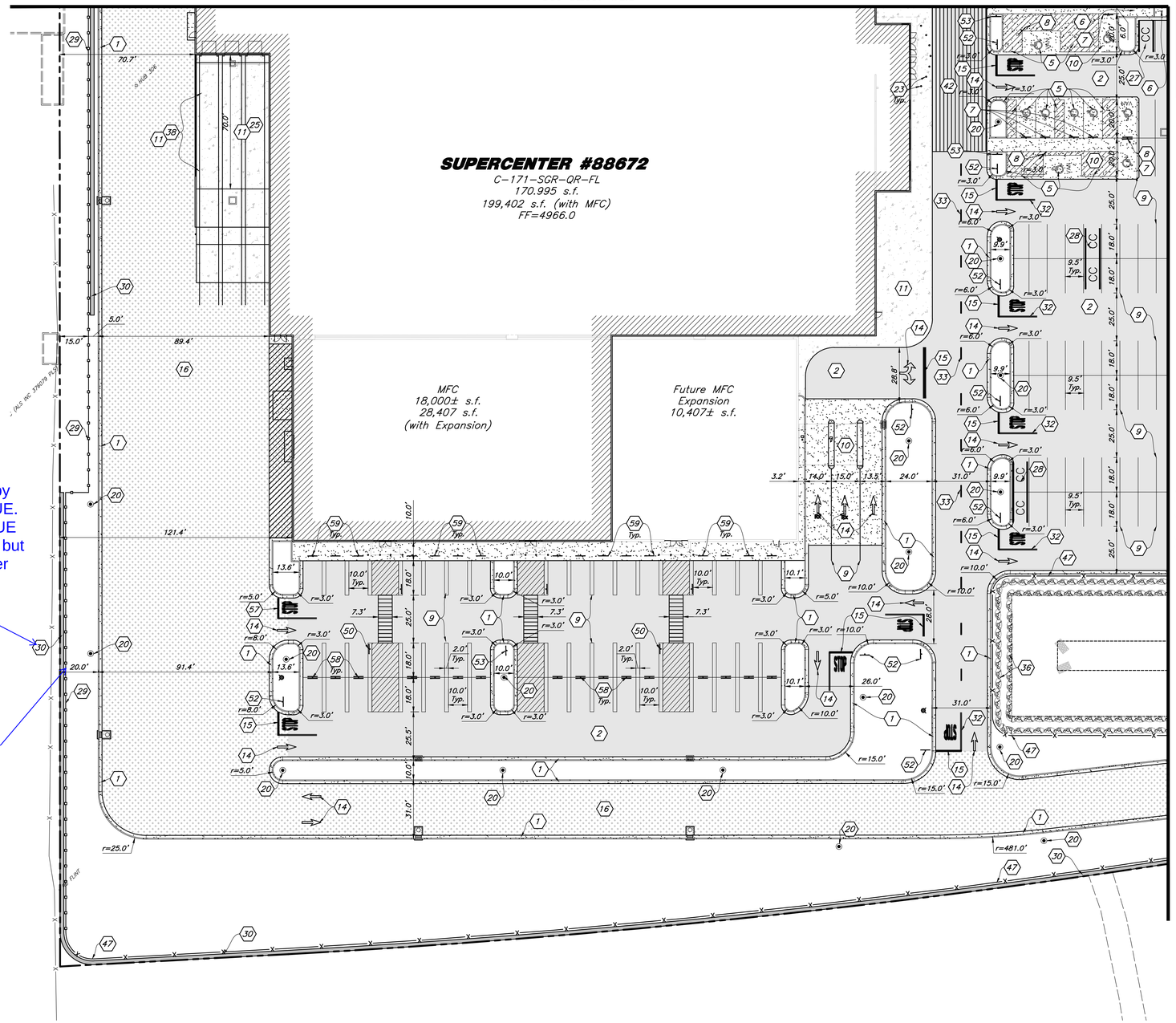
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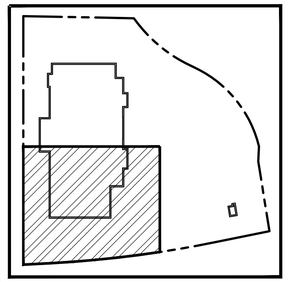
REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin
Goodwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C1.3

Match Line
See Sheet C1.1





Key Map

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9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
10. Const. Conc. Paving (7 C4.1)
11. Const. Heavy Duty Conc. Paving (7 C4.1)
12. Sawcut; Provide Smooth Clean Edge
13. Const. 24" White Stop Bar
14. Const. Open Directional Arrows (29 C4.4)
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20. Const. Light Pole (See Electrical Plans) (11 C4.2, 12 C4.2)
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24. Const. Pickup Information/ Directional Sign (22 C4.3, 35 C4.5)
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26. Const. 4' Conc. Waterway per APWA Plan No. 211 (49 C4.7)
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REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 SP

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Site Plan

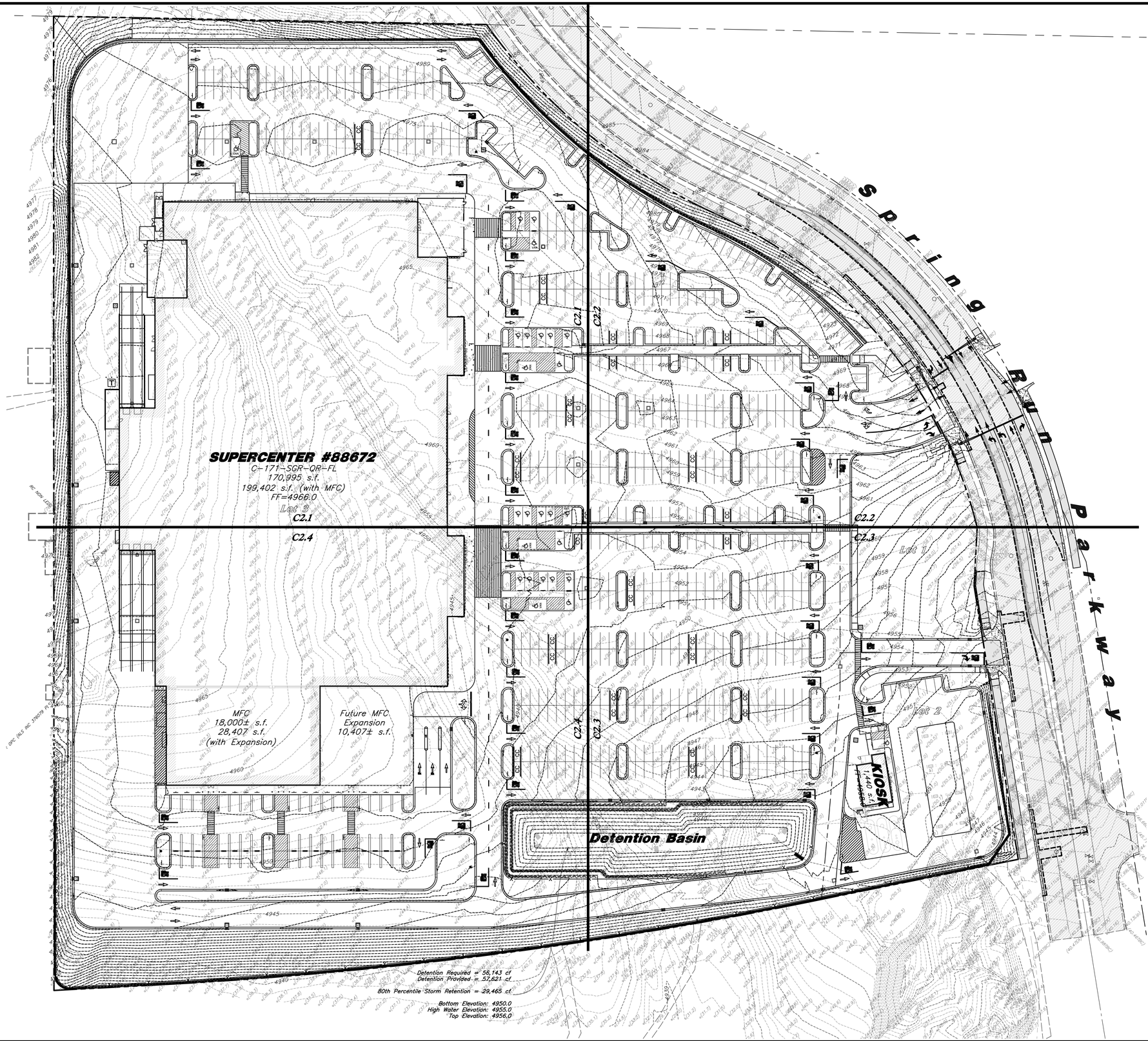
Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135-2202
Daniel Calvin Galbraith
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C1.4



Scale: 1" = 50'

50' 0 50' 100'

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    Project No.: 3630-001-22
    Dated: December 9, 2022

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Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray

23-092 GR

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Overall Grading Plan

Walmart - Eagle Mountain

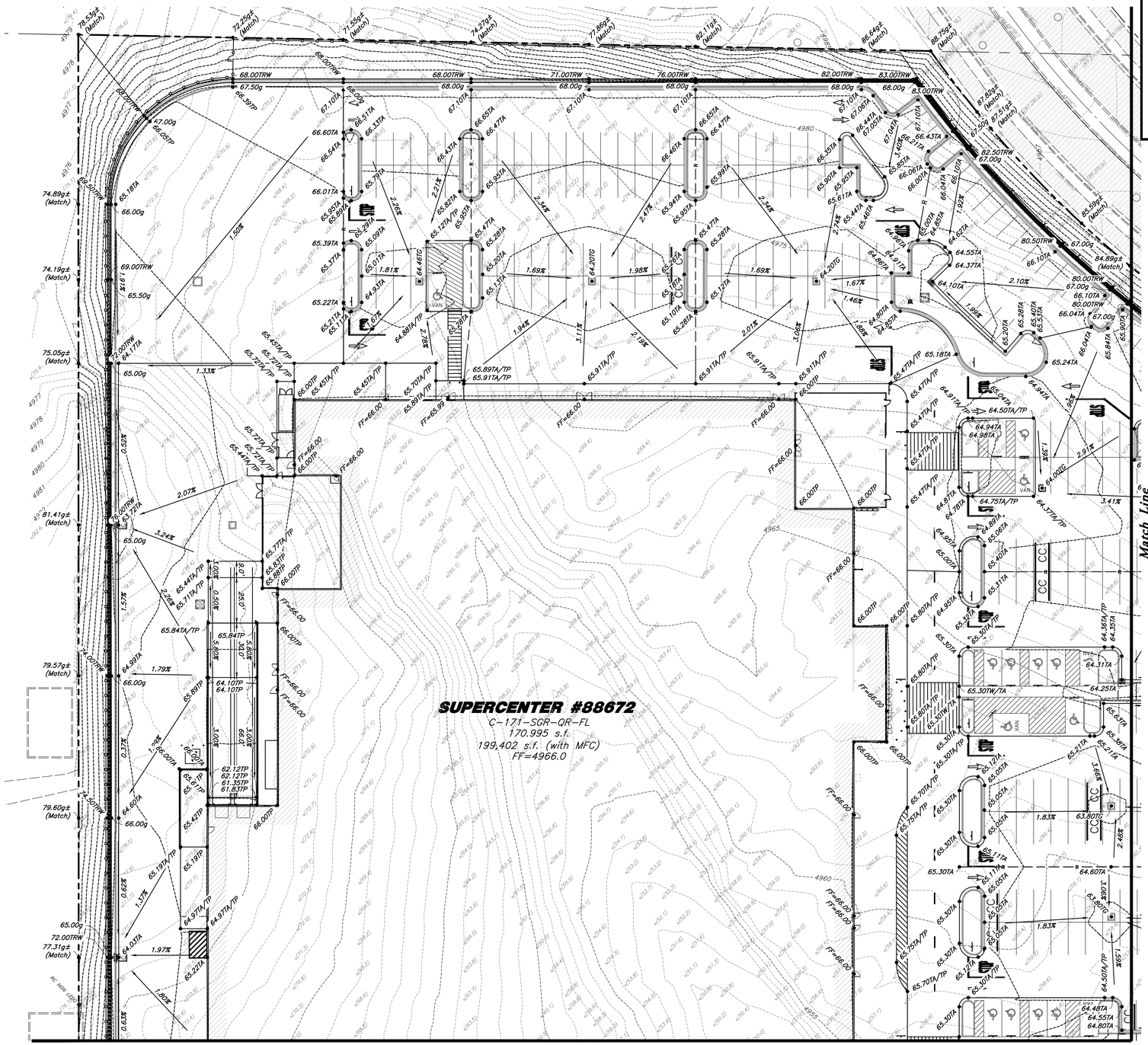
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

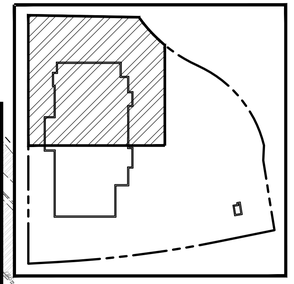
REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135-2202
Daniel Calvin Galbraith
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C2.0

Know what's below. Call 811 before you dig.
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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111





Key Map

Scale: 1" = 30'

30' 0 30' 60'

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    Project No.: 3630-001-22
    Dated: December 9, 2022

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REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 GR

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Grading Plan

Walmart - Eagle Mountain

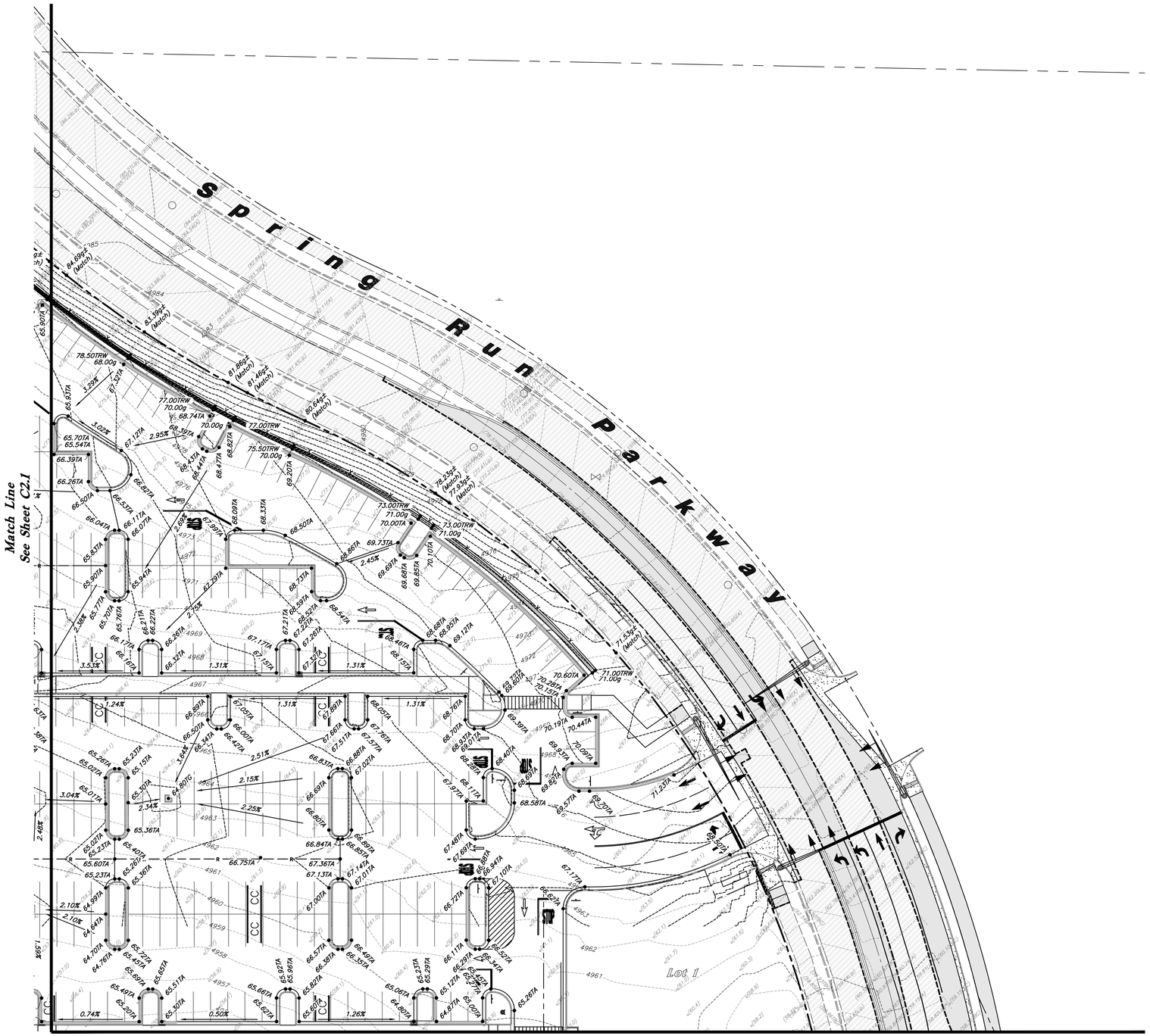
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

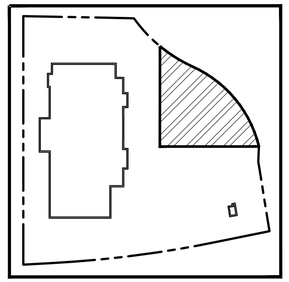
REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135-2202
Darrel Calvin Goodwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C2.1

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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111





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REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray

23-092 GR

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Grading Plan

Walmart - Eagle Mountain

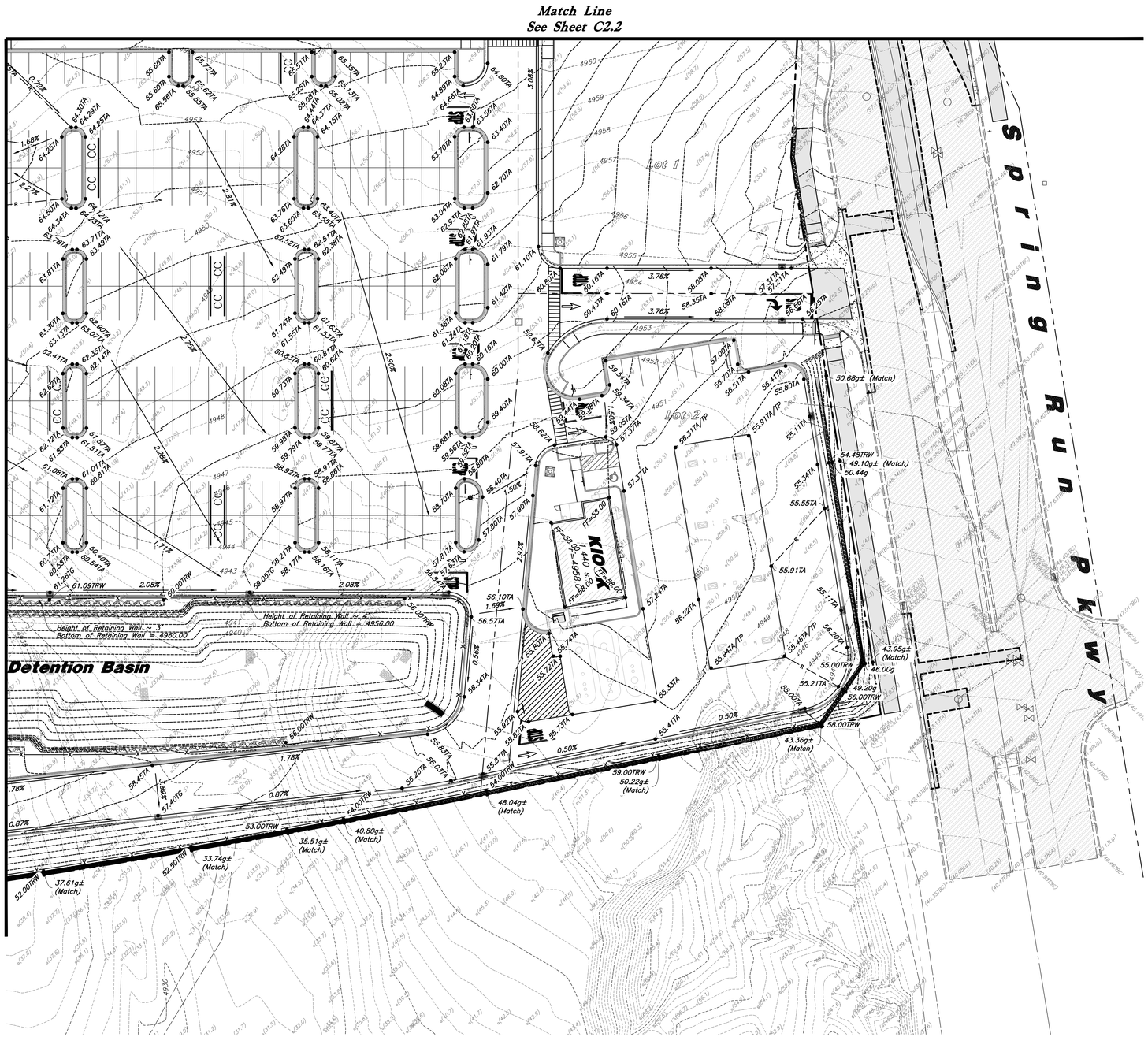
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

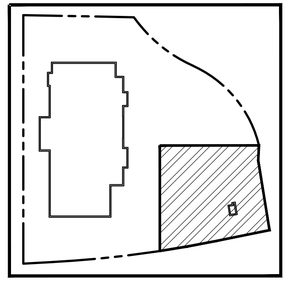
REGISTERED PROFESSIONAL ENGINEER
No. 8035135
-2202
Daniel Calvin Galbraith
STATE OF UTAH
10/18/2023

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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

7 Aug, 2023

SHEET NO.
C2.2





Key Map

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Drafted by: CC
Client Name: ARCO/Murray
23-092 GR

ANA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

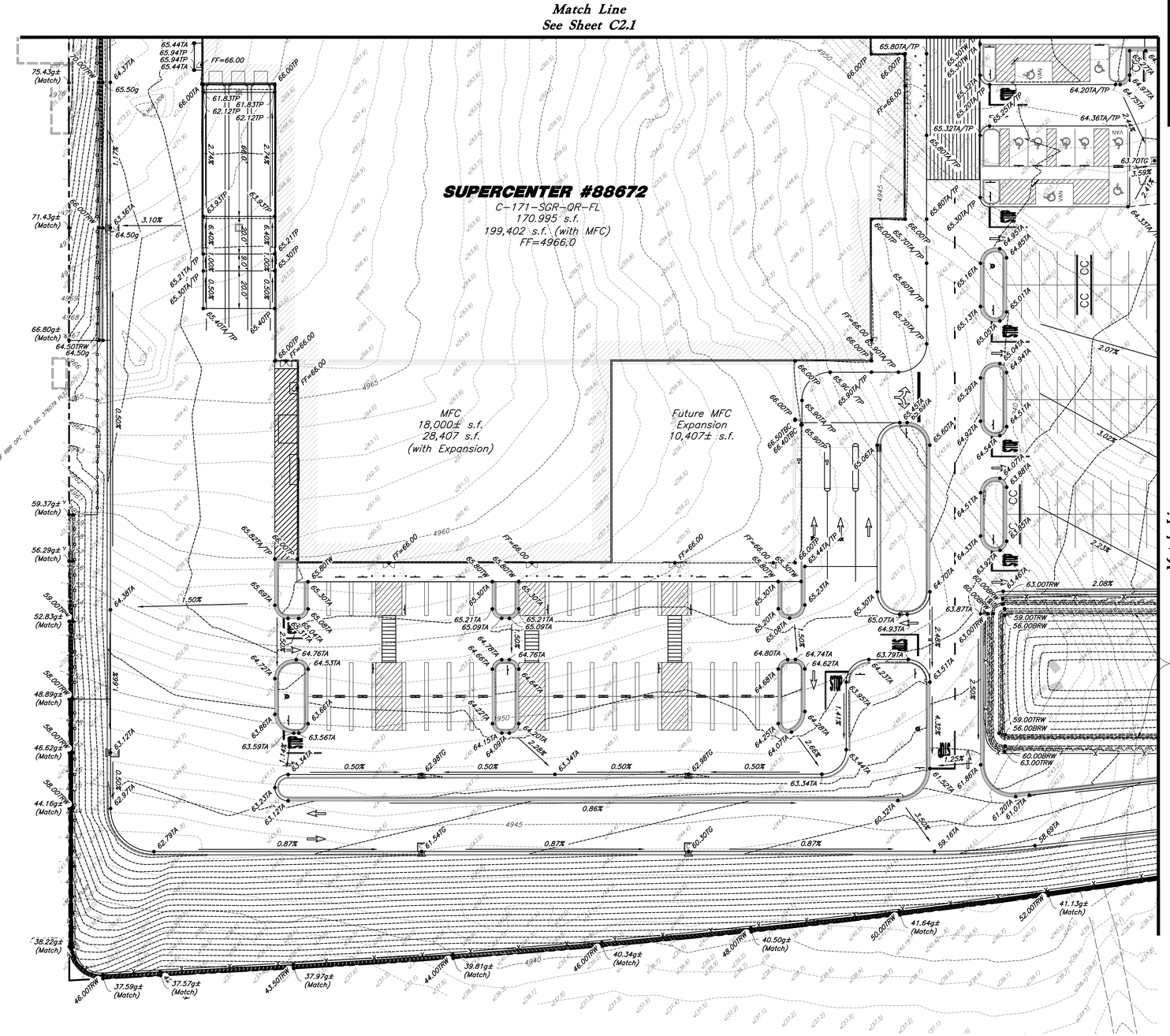
Grading Plan

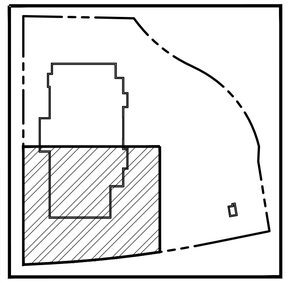
REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Galbraith
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C2.3

Know what's below. Call 811 before you dig.
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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111





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Client Name: ARCO/Murray
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(801) 521-8529 - AWAengineering.net

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

Grading Plan

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135-2202
Daniel Calvin Galewin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C2.4

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

SUPERCENTER #88672
C-171-SGR-QR-FL
170,995 s.f.
199,402 s.f. (with MFC)
FF=4966.0

Lot 3

MFC
18,000± s.f.
28,407 s.f.
(with Expansion)

Future MFC
Expansion
10,407± s.f.

KIOSK
1,440 s.f.
FF=4998.0

Lot 1

Lot 2

Detention Basin

Spring Run Parkway

C3.1 C3.2 C3.3 C3.4

Scale: 1" = 50'

50' 0 50' 100'

Building Data	
Type:	2B
Square Footage:	205,995 sf
Fire Sprinkled:	Yes
Building Height:	See Elevations
Fire Flow Required:	2,000 GPM

NOTE:
EXISTING UTILITIES MUST BE UTILIZED OR ABANDONED

Detention Basin to Serve All 3 Lots
Detention Volume Required = 56,143 c.f.
Detention Volume Provided = 57,621 c.f.
80th Percentile Storm Retention Required = 29,465 c.f.
Retention Volume Provided = 30,541 c.f.
Retention Elevation = 4953.30

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 UT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Overall Utility Plan

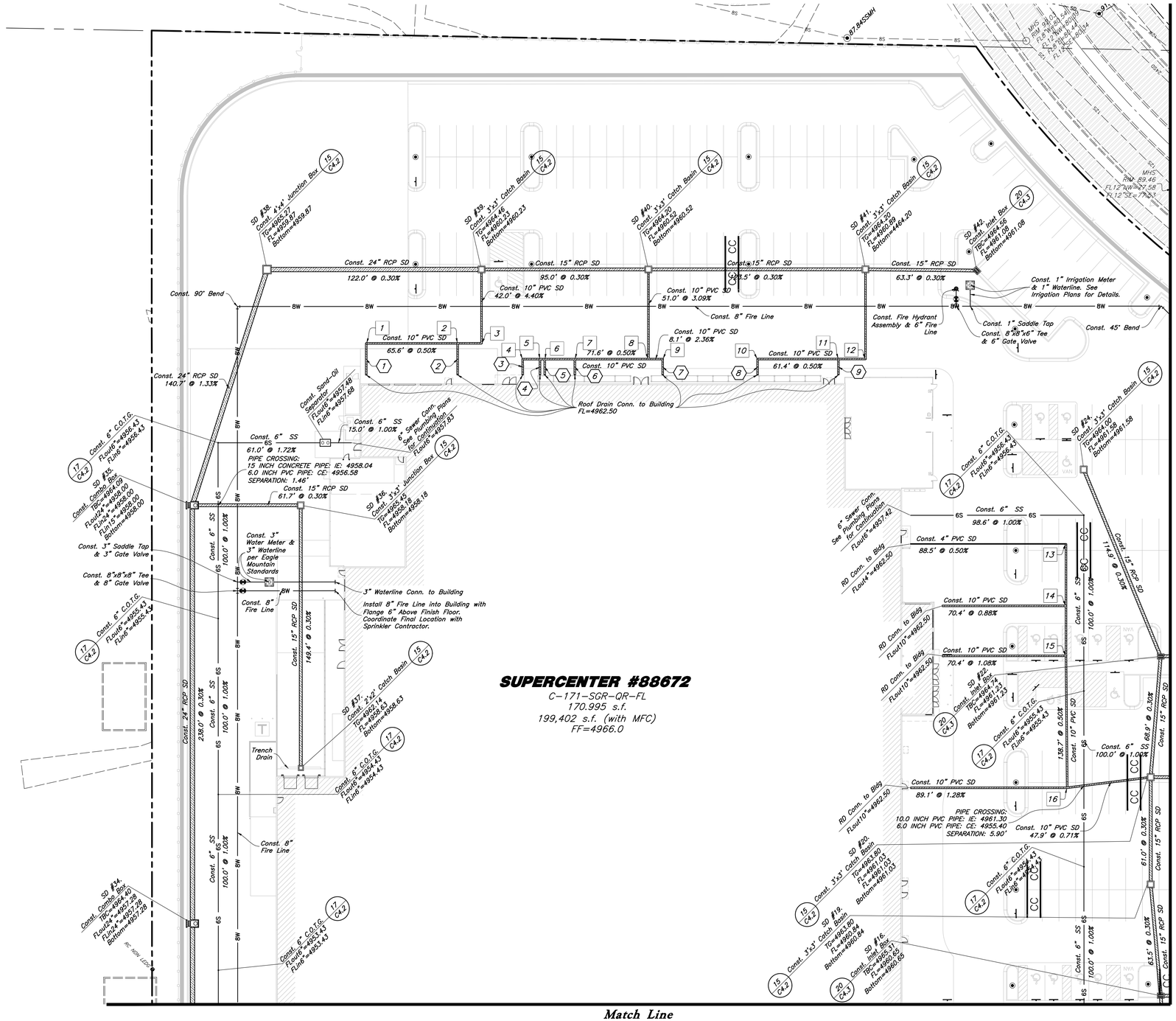
Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
No. 8035135
-2202
Daniel Calvin
Goodwin
STATE OF UTAH
10/18/2023

7 Aug, 2023

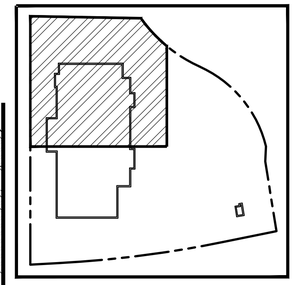
SHEET NO.
C3.0



SUPERCENTER #88672
C-171-SGR-QR-FL
170,995 s.f.
199,402 s.f. (with MFC)
FF=4966.0

Match Line
See Sheet C3.4

Match Line
See Sheet C3.2



Key Map

Scale: 1" = 30'
30' 0 30' 60'

SD Structure Keynotes:

1. Const. SD C.O.T.G. FLout10"=4962.41 FLin10"=4962.41 — 17/C4.2
2. Const. SD C.O.T.G. FLout10"=4962.15 FLin10"=4962.15 FLin10"=4962.15 — 17/C4.2
3. Const. SD C.O.T.G. FLout10"=4962.08 FLin10"=4962.08 — 17/C4.2
4. Const. SD C.O.T.G. FLout10"=4962.46 FLin10"=4962.46 — 17/C4.2
5. Const. SD C.O.T.G. FLout10"=4962.41 FLin10"=4962.41 FLin10"=4962.41 — 17/C4.2
6. Const. SD C.O.T.G. FLout10"=4962.39 FLin10"=4962.39 FLin10"=4962.39 — 17/C4.2
7. Const. SD C.O.T.G. FLout10"=4962.31 FLin10"=4962.31 FLin10"=4962.31 — 17/C4.2
8. Const. SD C.O.T.G. FLout10"=4962.10 FLin10"=4962.10 FLin10"=4962.10 — 17/C4.2
9. Const. SD C.O.T.G. FLout10"=4962.29 FLin10"=4962.29 — 17/C4.2
10. Const. SD C.O.T.G. FLout10"=4962.46 FLin10"=4962.46 — 17/C4.2
11. Const. SD C.O.T.G. FLout10"=4962.23 FLin10"=4962.23 FLin10"=4962.22 — 17/C4.2
12. Const. SD C.O.T.G. FLout10"=4962.15 FLin10"=4962.15 — 17/C4.2
13. Const. SD C.O.T.G. FLout10"=4962.06 FLin4"=4962.06 — 17/C4.2
14. Const. SD C.O.T.G. FLout10"=4961.88 FLin10"=4961.88 FLin10"=4961.88 — 17/C4.2
15. Const. SD C.O.T.G. FLout10"=4961.74 FLin10"=4961.74 FLin10"=4961.74 — 17/C4.2
16. Const. SD C.O.T.G. FLout10"=4961.36 FLin10"=4961.36 FLin10"=4961.36 — 17/C4.2

SD Pipe Keynotes:

1. Const. 10" PVC SD 18.0' @ 0.50%
2. Const. 10" PVC SD 18.0' @ 1.94%
3. Const. 10" PVC SD 9.0' @ 0.50%
4. Const. 10" PVC SD 9.0' @ 1.04%
5. Const. 10" PVC SD 9.0' @ 1.20%
6. Const. 10" PVC SD 9.0' @ 2.14%
7. Const. 10" PVC SD 9.0' @ 2.36%
8. Const. 10" PVC SD 9.0' @ 0.50%
9. Const. 10" PVC SD 9.0' @ 3.06%

General Utility Notes:

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2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

Storm Water Inlet BMP to Meet or Exceed ASTM D8057 per Eagle Mountain City Code 15.50.070.

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REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 UT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Utility Plan

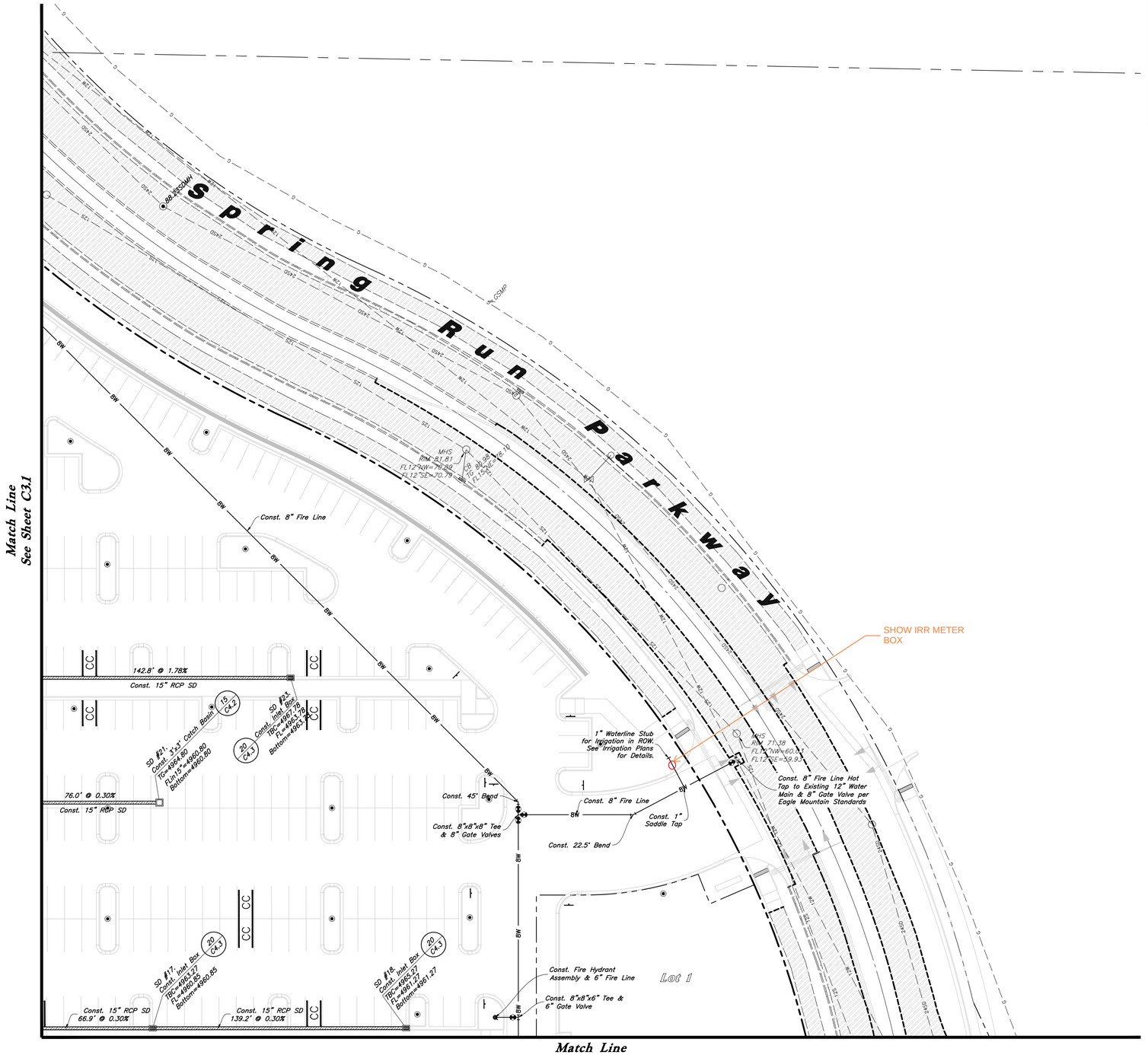
Walmart - Eagle Mountain

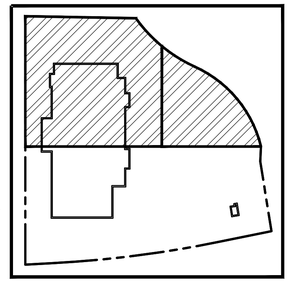
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER 10/18/2023 No. 8035135 -2202 Darrel Calvin Goodwin STATE OF UTAH

7 Aug, 2023

SHEET NO.
C3.1





Key Map

Scale: 1" = 30'

30' 0 30' 60'

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

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3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

Storm Water Inlet BMP to Meet or Exceed ASTM D8057 per Eagle Mountain City Code 15.50.070.

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 UT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Utility Plan

Walmart - Eagle Mountain

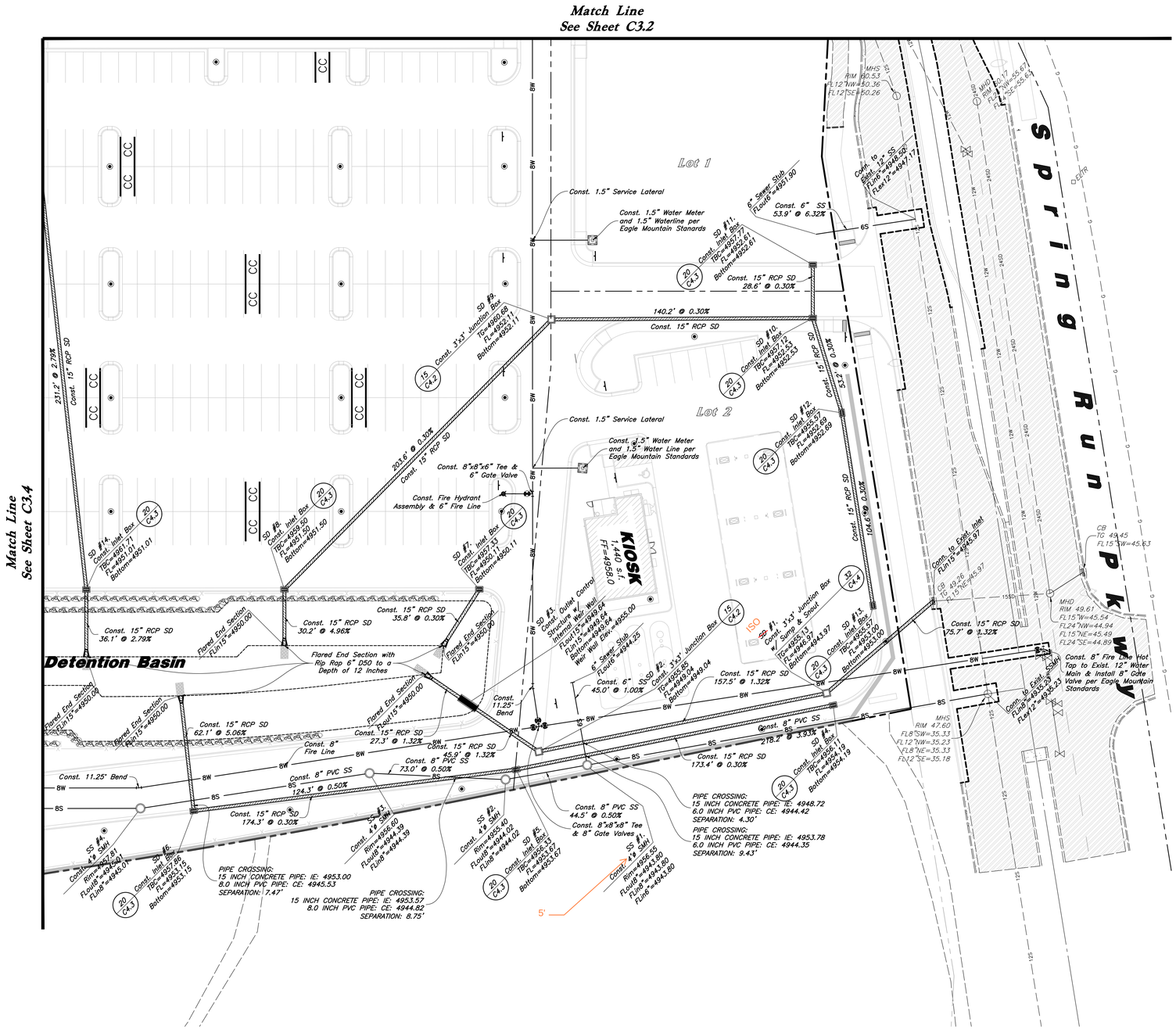
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

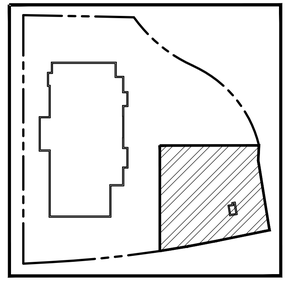
REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Galowin
STATE OF UTAH

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www.bluestakes.org
1-800-662-4111

7 Aug, 2023

SHEET NO.
C3.2





Key Map

Scale: 1" = 30'

30' 0 30' 60'

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
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Storm Water Inlet BMP to Meet or Exceed ASTM D8057 per Eagle Mountain City Code 15.50.070.

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UTILITY NOTIFICATION CENTER, INC.
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REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 UT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Utility Plan

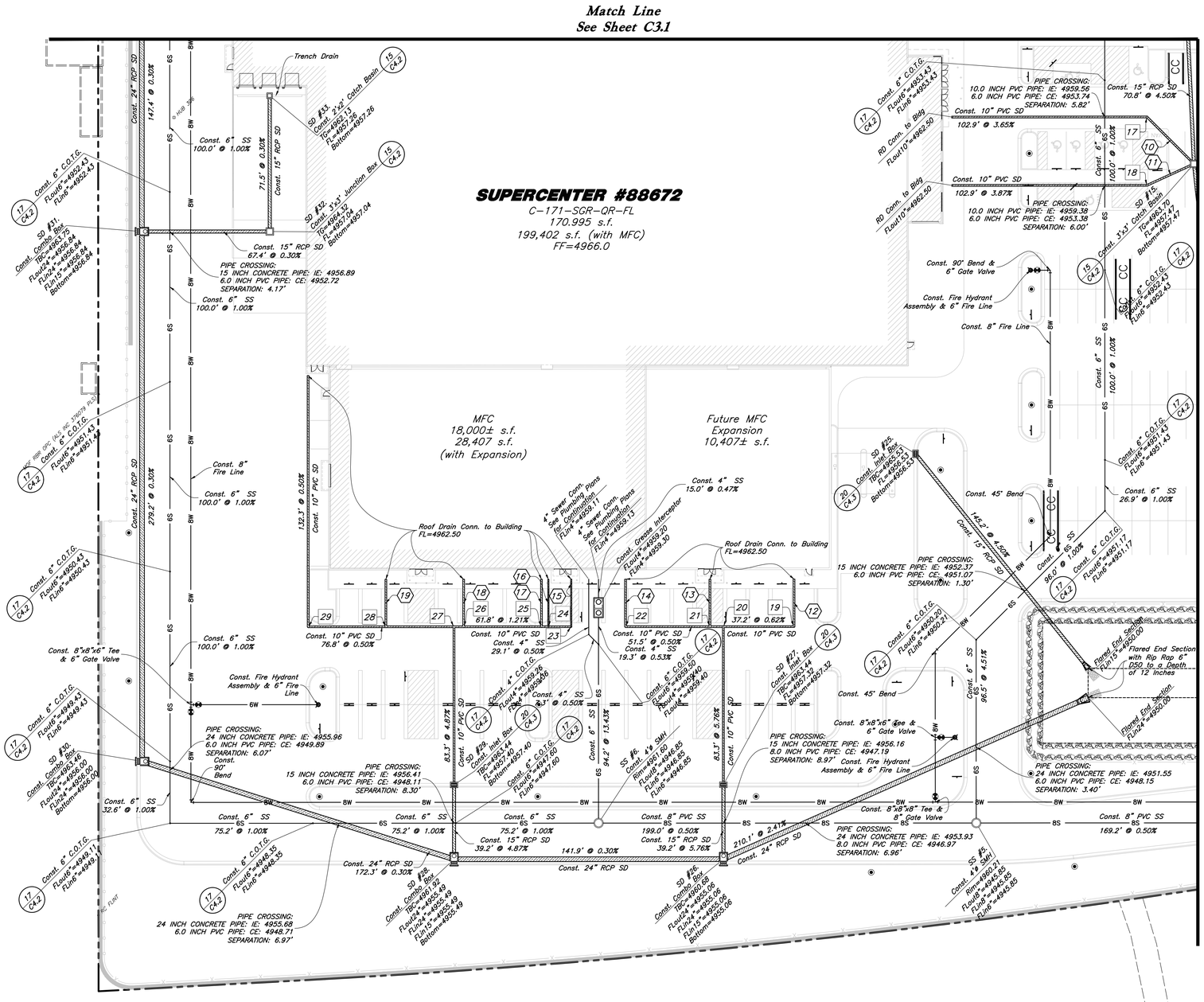
Walmart – Eagle Mountain

Highway 73 & Spring Run Parkway
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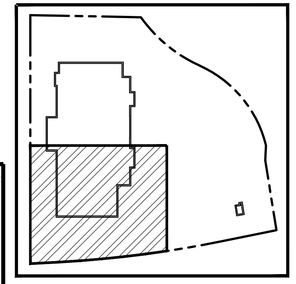
REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135 -2202
Darrel Calvin Goodwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C3.3



Key Map



Scale: 1" = 30'

30' 0 30' 60'

SD Structure Keynotes:

17 Const. SD C.O.T.G. FLout10"=4958.74 FLin10"=4958.74 — 17 C4.2
18 Const. SD C.O.T.G. FLout10"=4958.52 FLin10"=4958.52 — 17 C4.2
19 Const. SD C.O.T.G. FLout10"=4962.35 FLin10"=4962.35 — 17 C4.2
20 Const. SD C.O.T.G. FLout10"=4962.12 FLin10"=4962.12 FLin10"=4962.12 — 17 C4.2
21 Const. SD C.O.T.G. FLout10"=4962.15 FLin10"=4962.15 FLin10"=4962.15 — 17 C4.2
22 Const. SD C.O.T.G. FLout10"=4962.38 FLin10"=4962.38 — 17 C4.2
23 Const. SD C.O.T.G. FLout10"=4962.20 FLin6"=4962.20 — 17 C4.2
24 Const. SD C.O.T.G. FLout10"=4962.05 FLin6"=4962.05 FLin10"=4962.05 — 17 C4.2
25 Const. SD C.O.T.G. FLout10"=4962.01 FLin10"=4962.01 FLin10"=4962.01 — 17 C4.2
26 Const. SD C.O.T.G. FLout10"=4961.52 FLin10"=4961.52 FLin10"=4961.52 — 17 C4.2
27 Const. SD C.O.T.G. FLout10"=4961.45 FLin10"=4961.45 FLin10"=4961.45 — 17 C4.2
28 Const. SD C.O.T.G. FLout10"=4961.63 FLin10"=4961.63 FLin10"=4961.63 — 17 C4.2
29 Const. SD C.O.T.G. FLout10"=4961.84 FLin10"=4961.84 — 17 C4.2

SD Pipe Keynotes:

10 Const. 10" PVC SD 35.0' @ 3.65%
11 Const. 10" PVC SD 27.2' @ 3.87%
12 Const. 10" PVC SD 25.0' @ 0.62%
13 Const. 10" PVC SD 25.0' @ 1.39%
14 Const. 10" PVC SD 25.0' @ 0.50%
15 Const. 6" PVC SD 25.0' @ 1.21%
16 Const. 6" PVC SD 25.0' @ 1.79%
17 Const. 10" PVC SD 25.0' @ 1.96%
18 Const. 10" PVC SD 25.0' @ 3.94%
19 Const. 10" PVC SD 25.0' @ 3.46%

General Utility Notes:

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4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
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Utility Piping Materials:

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Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
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3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

Storm Water Inlet BMP to Meet or Exceed ASTM D8057 per Eagle Mountain City Code 15.50.070.

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 UT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Utility Plan

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Darrel Calvin
Gerrwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C3.4

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
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1. REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.

   A. Space rebar and dowels at 12 to 15 inches on center.
   B. Grease dowels to provide movement in expansion joints.
   C. Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.

2. SAWING: Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.

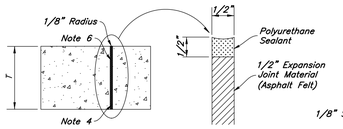
3. JOINTS: Lay out joints to aid construction and control random cracking.

   A. Joint Spacing shall be 12 feet maximum on center in both directions.
   B. Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
   C. Make adjustments in joint locations to meet inlet or manhole locations.
   D. Expansion Joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.

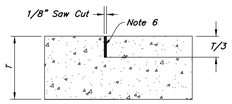
4. JOINT FILLER: Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.

5. BACKER ROD: Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.

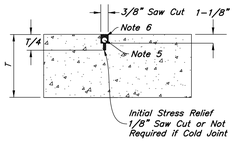
6. JOINT SEALANT: Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



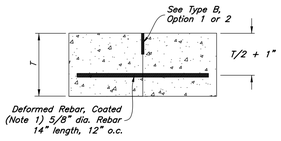
Type A Expansion Joint



Type B Contraction Joint (Option 2)

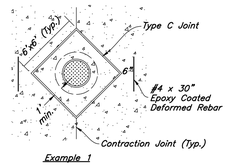


Type B Contraction Joint (Option 1)

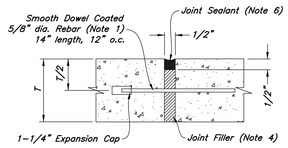


Type C Construction/Cold Joint

Rebar at all corners of expansion joints that do not intersect a contraction joint.



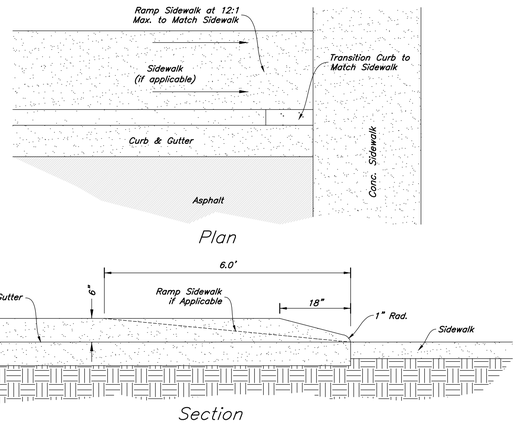
Example 1



Type F Doweled Expansion Joint at Construction/Cold Joint

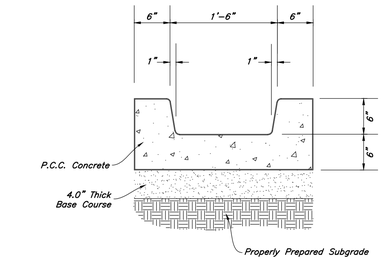
10 Concrete Joint Detail

Not to Scale



9 Curb Transition

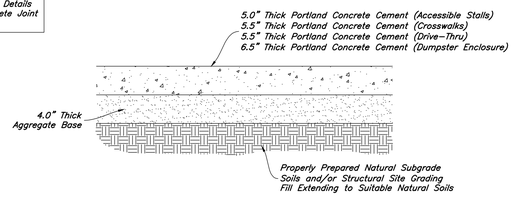
Not to Scale



8 Thru Planter Drainage Channel Detail

Not to Scale

1. See Geotechnical Report for Project for Future Details
2. See Concrete Joint Detail



7 Concrete Paving Section

Not to Scale

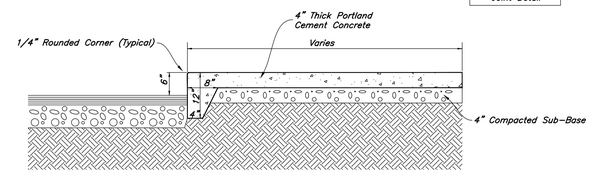
Contraction Joints

A. Spacing = 10' O.C.

Expansion Joints

A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.

1. See Concrete Joint Detail



6 Thickened Edge Walk

Not to Scale

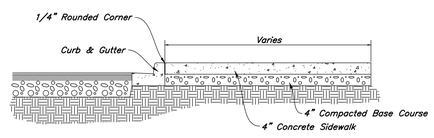
Contraction Joints

A. Spacing = 10' O.C.

Expansion Joints

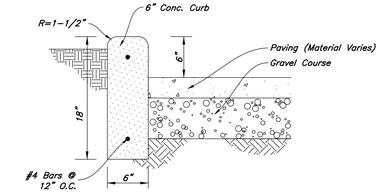
A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.

1. See Concrete Joint Detail



5 Typical Sidewalk Detail

Not to Scale



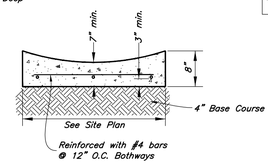
4 Curb Wall Detail

Not to Scale

Contraction Joints

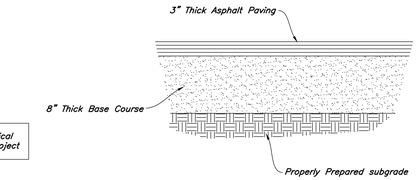
A. Spacing = 10' O.C.
B. 1/8" Wide by 2" Deep

1. See Concrete Joint Detail



3 Typical Waterway Detail

Not to Scale

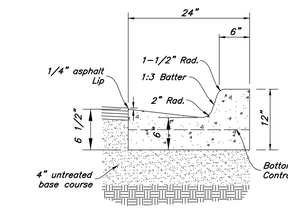


1. See Geotechnical Report for Project

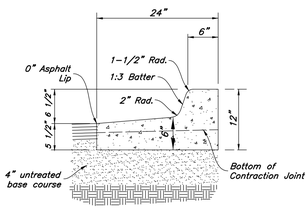
2 Standard Asphalt Section

Not to Scale

1. Contraction Joints
   A. Spacing = 10' o.c., see joint detail
   B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals
2. Expansion Joints
   A. Make expansion joints full depth, see joint detail
   B. Place expansion joint at all cold joints
   C. Expansion joints are required at ends of all radii 0.08.
   D. Required 5'-0" on each side of drainage structures
   E. Required at 90'-0" maximum intervals in straight curb and gutter
   F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (½" thick bituminous filler material)
3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
4. Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
5. Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
6. All radii shall be true arcs
7. Medium to light broom finish on all exterior concrete



Standard



Open Face

Note: All Curb and Gutter to be Standard Unless Otherwise Noted

1. See Concrete Joint Detail

1 24" Curb And Gutter

Not to Scale

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 DT

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

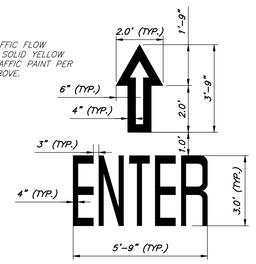
Details

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135 -2202
Barrel Calvin Galbraith
STATE OF UTAH

7 Aug, 2023

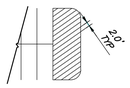
SHEET NO.
C4.1

NOTE: ALL TRAFFIC FLOW ARROS TO BE SOLID YELLOW REFLECTIVE TRAFFIC PAINT PER DIMENSIONS ABOVE:



Walmart "ENTER" Pavement Marker w/ Arrow

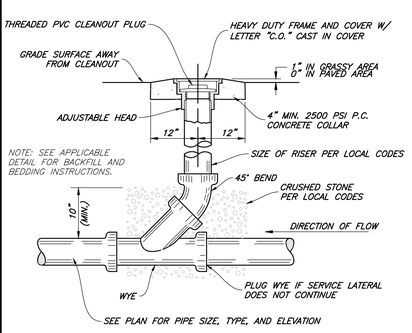
19 — Not to Scale



IF THE SIZE OF ISLAND DOES NOT EXCEED 500 SF, THE STRIPES SHALL BE PAINTED 4" WIDE AT 2'-0" O.C. SEE SITE PLAN FOR ANGLE AND COLOR OF STRIPE.

Walmart Endcap or Directional Island Detail (<500 sf)

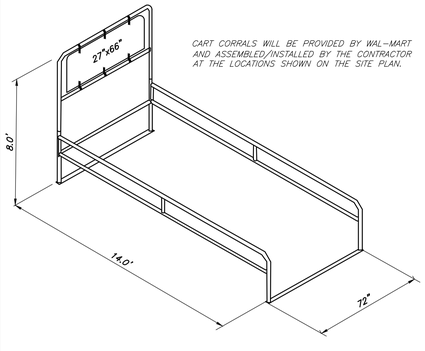
18 — Not to Scale



NOTE: SEE APPLICABLE DETAIL FOR BACKFILL AND BEDDING INSTRUCTIONS.

Walmart Sanitary Sewer Cleanout

17 — Not to Scale

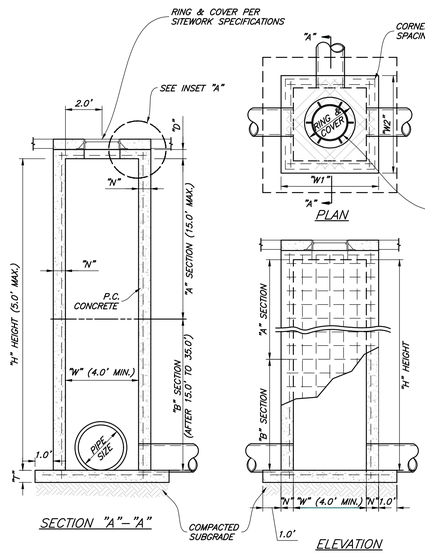


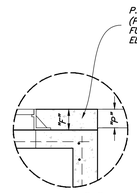
CART CORRALS WILL BE PROVIDED BY WAL-MART AND ASSEMBLED/INSTALLED BY THE CONTRACTOR AT THE LOCATIONS SHOWN ON THE SITE PLAN.

Walmart 14' Cart Corral

16 — Not to Scale

NOTE: TOP OF MANHOLE TO BE LEVEL WITH FINISH GRADE UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER. USE ADJUSTMENT RINGS AS REQUIRED BUT NOT TO EXCEED 12".





"P" = PAVEMENT THICKNESS
"F" = FRAME HEIGHT

GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE A 3/4" CHAMFER
2. ALL REINFORCING BARS TO HAVE A 2" COVER.
3. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF BOX.
5. ALL REINFORCING BARS TO BE GRADE 60.
6. PRECAST MANHOLE MAY BE USED UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER.

PRECAST MANHOLE SPECIFICATIONS:
ASTM C478 – PRECAST REINFORCED CONCRETE MANHOLE SECTIONS
ASTM C913 – PRECAST CONCRETE WATER AND WASTEWATER STRUCTURES
CONCRETE: 4000 PSI AE (MIN.)
JOINT: WATERTIGHT RUBBER GASKET

REINFORCEMENT SCHEDULE, BASE	
SECTION	
"A"	#4's @ 6" E.W.
"B"	#6's @ 6" E.W.

TABLE OF "W" DIMENSIONS			
PIPE SIZE	SKEW OF CROSS DRAIN		
SINGLE	STRAIGHT	30°	45°
24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
DOUBLE	FOR "A" SECTION ONLY		
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-2"
48"	11'-8"	13'-2"	15'-10"

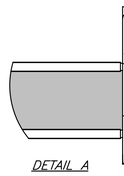
REINFORCEMENT SCHEDULE, WALLS			
SECTION	WIDTH ("W")	HOR.	VERT.
"A"	4'	#4's @ 9"	#4's @ 10"
	BETWEEN 4' & 7'	#6's @ 9"	#4's @ 10"
	GREATER THAN 7'	#5's @ 4 1/2"	#4's @ 10"
"B"	4'	#4's @ 6"	#4's @ 10"
	BETWEEN 4' & 7'	#6's @ 6"	#4's @ 10"

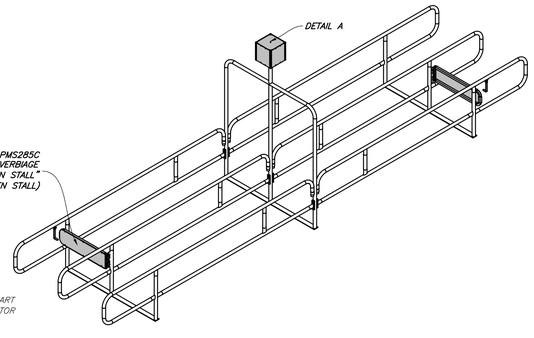
TABLE OF "F" & "H" DIMENSIONS				
SECTION	WIDTH ("W")	"F"	"H"	"D"
"A"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	6"
	GREATER THAN 7'	8" + PIPE THICKNESS	8"	8"
"B"	4'	6" + PIPE THICKNESS	8"	8"
	BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"	8"

REINFORCEMENT SCHEDULE, TOP			
DIMENSIONS	STEEL	SPECIAL PATTERN	
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER	
W2 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER	
W1 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER	
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER	
W1 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER	
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER	

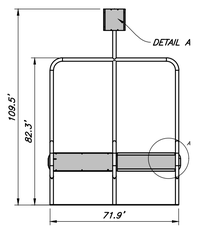
Walmart Junction Box

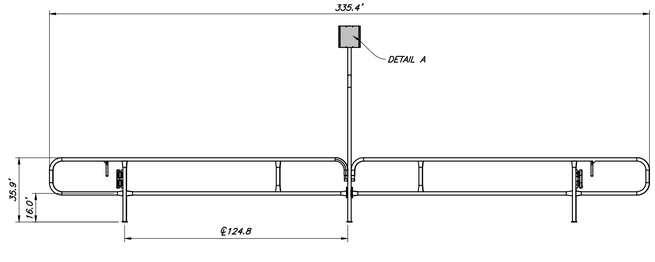
15 — Not to Scale





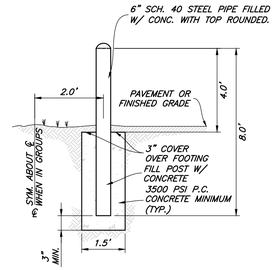
CART CORRALS WILL BE PROVIDED BY WAL-MART AND ASSEMBLED/INSTALLED BY THE CONTRACTOR AT THE LOCATION ON THE SITE PLAN





Walmart 28' Cart Corral

14 — Not to Scale

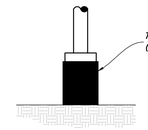


NOTE:
ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

Walmart Pipe Bollard

13 — Not to Scale

IF LIGHT POLE BASE IS WITHIN A RAISED CURB AND OFFSET FROM THE BACK OF CURB (OR CONCRETE BUFFER) BY 3 FEET OR MORE, THE BASE SHALL NOT BE PAINTED.

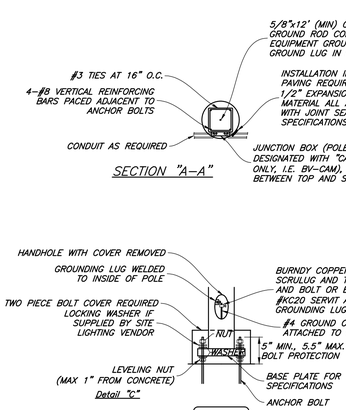


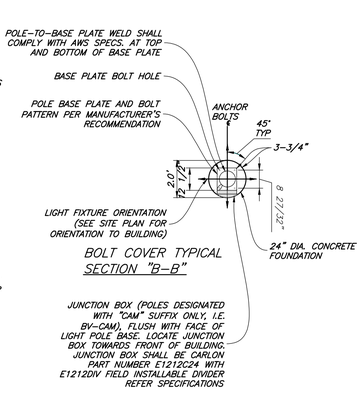
ELEVATION

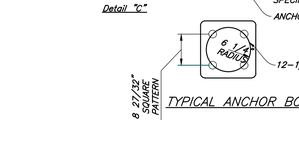
NOTES:
1. EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW.

Walmart Light Base Detail

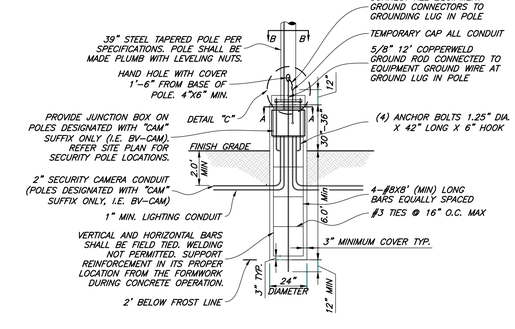
12 — Not to Scale



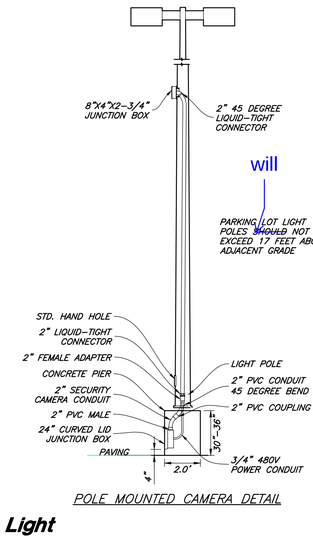




NOTE:
ONLY FOR POLE LOCATIONS DESIGNATED WITH "CAM" SUFFIX ONLY, I.E. BV-CAM. CAMERAS AND WIRING BY OTHERS.



NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
6. FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS".
7. DETAIL FOR 39' POLE WITH MAX. FIXTURE EPA 4.6 SQ.FT.
8. ALL LIGHT POLE BASE FOUNDATIONS SHALL BE CAST-IN-PLACE. PRE-CAST LIGHT POLE BASE FOUNDATIONS ARE NOT ACCEPTABLE.



POLE MOUNTED CAMERA DETAIL

Walmart Typical Light Pole Base Detail

11 — Not to Scale

REV	DESCRIPTION	DATE

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 DT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Details

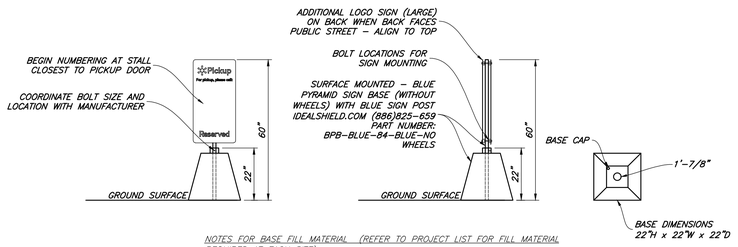
Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Darrin Calvin Goodwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C4.2

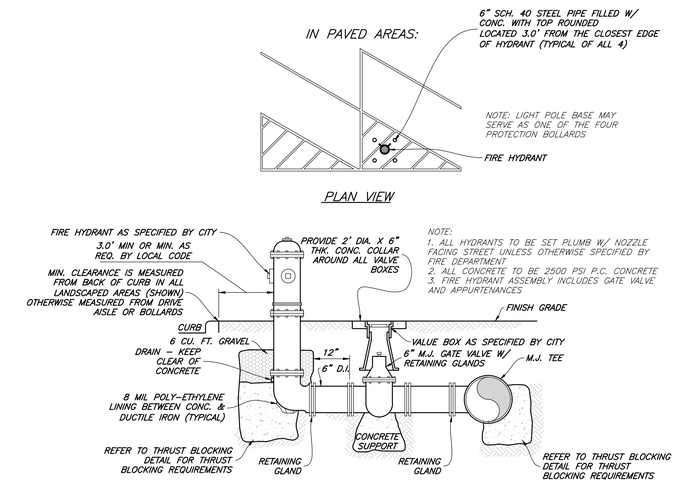


NOTES FOR BASE FILL MATERIAL (REFER TO PROJECT LIST FOR FILL MATERIAL REQUIRED AT EACH SITE):

1. GROUT: HIGH STRENGTH NON-SHRINK GROUT. FOLLOW MANUFACTURER INSTRUCTION TO MIX FLUID MATERIAL.
2. CONCRETE: COUNTER TOP MIX BY QUIKRETE, OR SAND MIX TOPPING AND BEDDING MIX BY SAKRETE. FOLLOW MANUFACTURER INSTRUCTION TO MIX FLUID MATERIAL.

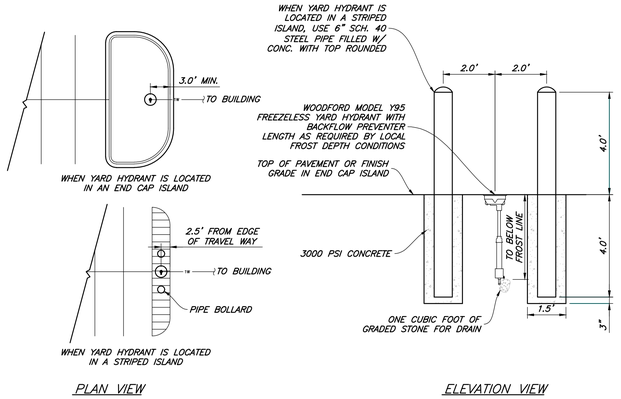
24 Walmart Temporary Parking Signage with Pyramid Sign Base

Not to Scale



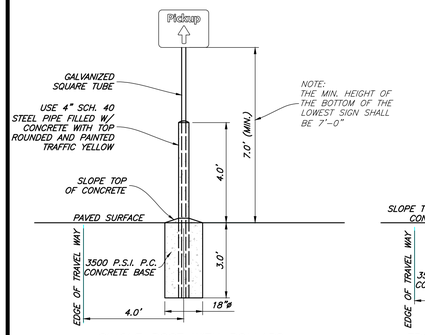
23 Walmart Fire Hydrant Assembly

Not to Scale

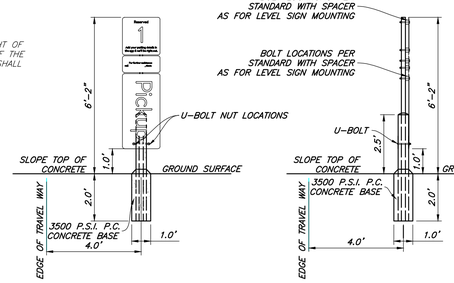


21 Walmart Remote Garden Center Yard Hydrant

Not to Scale

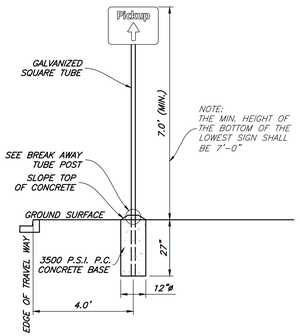


SINGLE POST WITH BOLLARD (WHEN IN PAINTED ENDCAP)
N.T.S.

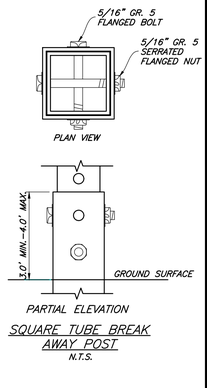


FRONTVIEW – TYPICAL PICKUP PARKING SIGNAGE
N.T.S.

SIDEVIEW – TYPICAL PICKUP PARKING SIGNAGE
N.T.S.



SINGLE POST WITH BREAK AWAY POST (WHEN IN CURBED ISLAND)
N.T.S.



SQUARE TUBE BREAK AWAY POST
N.T.S.

NOTES FOR SINGLE POST WITH BOLLARD:

1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE

   POST TUBES – 2"x2" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

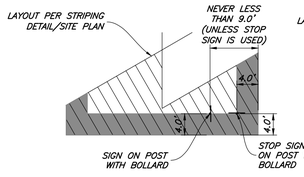
NOTES FOR SINGLE POST WITH BREAK AWAY POST:

1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE

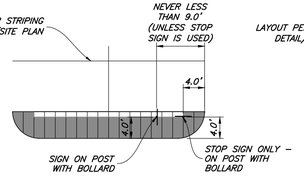
   POST TUBES – 2"x2" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

   ANCHOR TUBE – 2–1/4"x2–1/4 12ga
   HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.
   STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.

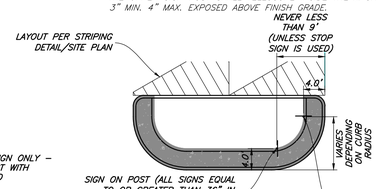
   THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.



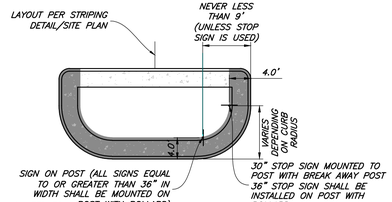
PAINTED ENDCAP – 60° SIGN LOCATIONS – 60° PARKING



PAINTED ENDCAP – 90° SIGN LOCATIONS – 90° PARKING



CURBED ISLAND – 60° SIGN LOCATIONS – 60° PARKING



CURBED ISLAND – 90° SIGN LOCATIONS – 90° PARKING

22 Walmart Pickup Sign Mounting & Base

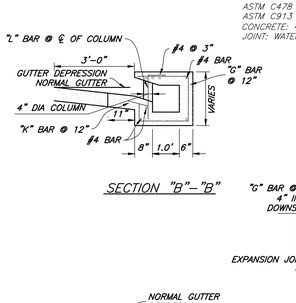
Not to Scale

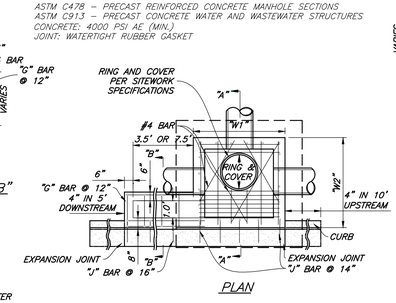
GENERAL NOTES:

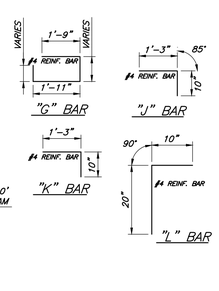
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER
2. ALL REINFORCING BARS TO HAVE 2" COVER.
3. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF BOX.
5. ALL REINFORCING BARS TO BE GRADE 60.
6. PRECAST MANHOLE MAY BE USED UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER.

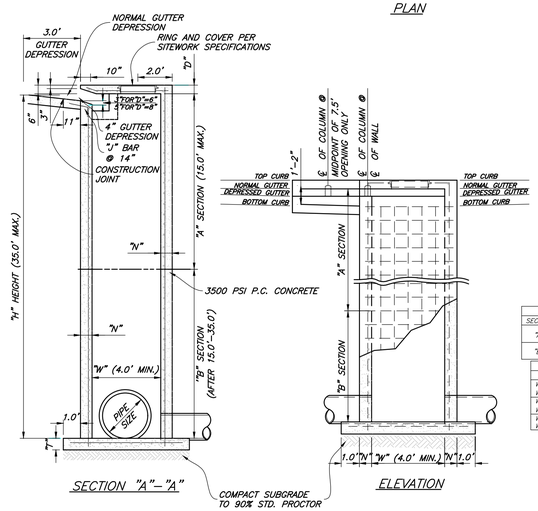
PRECAST MANHOLE SPECIFICATIONS

ASTM C478 – PRECAST REINFORCED CONCRETE MANHOLE SECTIONS
ASTM C913 – PRECAST CONCRETE WATER AND WASTEWATER STRUCTURES
CONCRETE: 4000 PSI AE (MIN.)
JOINT: WATERTIGHT RUBBER GASKET









REINFORCEMENT SCHEDULE, BASE	
SECTION	
"A"	#4's @ 6" E.W.
"B"	#6's @ 6" E.W.

TABLE OF "W" DIMENSIONS			
PIPE SIZE	SKEW OF CROSS DRAIN		
SINGLE	STRAIGHT	30°	45°
24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
DOUBLE	FOR "A" SECTION ONLY		
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-2"
48"	11'-8"	13'-2"	15'-10"

REINFORCEMENT SCHEDULE, WALLS			
SECTION	WIDTH ("W")	HOR.	VERT.
"A"	4'	#4's @ 9"	#4's @ 10"
	BETWEEN 4' & 7'	#6's @ 9"	#4's @ 10"
	GREATER THAN 7'	#5's @ 4 1/2"	#4's @ 10"
"B"	4'	#4's @ 6"	#4's @ 10"
	BETWEEN 4' & 7'	#6's @ 6"	#4's @ 10"

TABLE OF "T" & "N" DIMENSIONS				
SECTION	WIDTH ("W")	"T"	"N"	"D"
"A"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	6"
	GREATER THAN 7'	6" + PIPE THICKNESS	8"	8"
"B"	4'	6" + PIPE THICKNESS	8"	8"
	BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"	8"

REINFORCEMENT SCHEDULE, TOP		
DIMENSIONS	STEEL	SPECIAL PATTERN
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W1 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER

20 Walmart Curb Inlet

Not to Scale

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 DT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Details

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

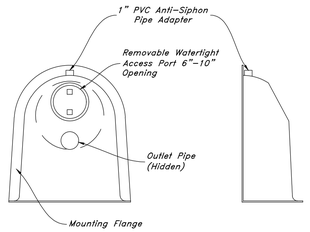
REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135 –2202
Daniel Calvin Galowin
STATE OF UTAH

7 Aug, 2023

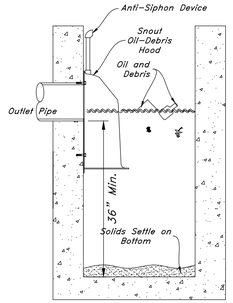
SHEET NO.
C4.3

33 Not Used

Not to Scale



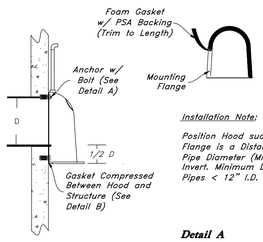
Front View



Note - Sump Depth of 36" min. for < or = 12"ø Outlet. for outlets > or = 15" Depth = 2.5-3x ø.

Side View

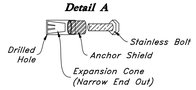
Detail B



Installation Note:

Position Hood such that Bottom Flange is a Distance of 1/2 Outlet Pipe Diameter (Min.) Below the Pipe Invert. Minimum Distance for Pipes < 12" I.D. is 6".

Detail A



Notes:

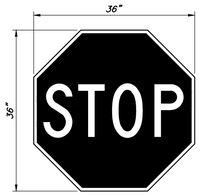
1. All hoods and traps for catch basins and water quality structures shall be as manufactured by:

   Best Management Products, inc.
   53 MT. Archer RD.
   lyme, CT 06371
   (860) 434-0277, (860) 434-3195 fax
   toll free: (800) 504-8008 or (888) 354-7585
   web site: www.bestmp.com
   or pre-approved equal

2. All hoods shall be constructed of a glass reinforced resin composite with iso gel coat exterior finish with a minimum 0.125" laminate thickness.
3. All hoods shall be equipped with a watertight access port, a mounting flange, and an anti-siphon vent as drawn. (see configuration detail)
4. The size and position of the hood shall be determined by outlet pipe size as per manufacturer's recommendation.
5. The bottom of the hood shall extend downward a distance equal to 1/2 the outlet pipe diameter with a minimum distance of 6" for pipes <12" i.d.
6. The anti-siphon vent shall extend above hood by minimum of 3" and a maximum of 24" according to structure configuration.
7. The surface of the structure where the hood is mounted shall be finished smooth and free of loose material.
8. The hood shall be securely attached to structure wall with 3/8" stainless steel bolts and oil-resistant gasket as supplied by manufacturer. (see installation detail)
9. Installation instructions shall be furnished with manufacturer supplied installation kit.
   installation kit shall include:
   a. installation instructions
   b. pvc anti-siphon vent pipe and adapter
   c. oil-resistant crushed cell foam gasket with psa backing
   d. 3/8" stainless steel bolts
   e. anchor shields

32 Snout Oil-Water Debris Separator

Not to Scale

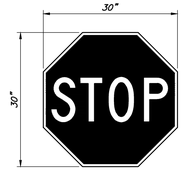


WHITE LEGEND RED BACKGROUND

R1-1

NOTES:
1. 36" STOP SIGN SHALL BE MOUNTED ON A SINGLE POST WITH BOLLARD. WHEN WITHIN A CURBED ISLAND, SIGN CAN BE MOUNTED ON DOUBLE POSTS.
2. SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

36"X36" "STOP" SIGN AT HIGHWAY/STREET INTERSECTIONS

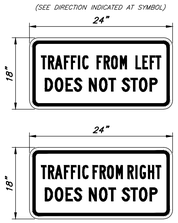


WHITE LEGEND RED BACKGROUND

R1-1

NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

"30"X30" "STOP" SIGN WITHIN PARKING LOT



BLACK LEGEND YELLOW BACKGROUND

W4-4A

NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

"LEFT/RIGHT TRAFFIC" PLAQUE

31 MUTCD Signage

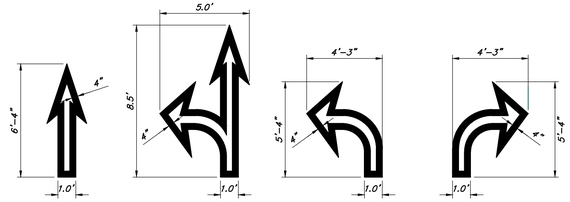
Not to Scale

NOTES:

1. WORDS AND ARROWS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT.
3. OPEN ARROWS SHALL CONSIST OF A 4" PERIMETER STRIPE.



"ONLY" PAVEMENT MARKING AS INDICATED ON PLANS



OPEN ARROW MARKINGS AS INDICATED ON PLANS PAINTED "WHITE"

29 Walmart Open Arrow Pavement Markings

Not to Scale

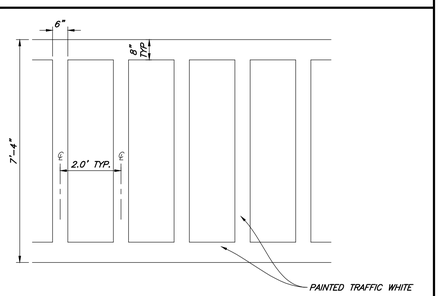


BLACK LEGEND YELLOW BACKGROUND

W4-4B

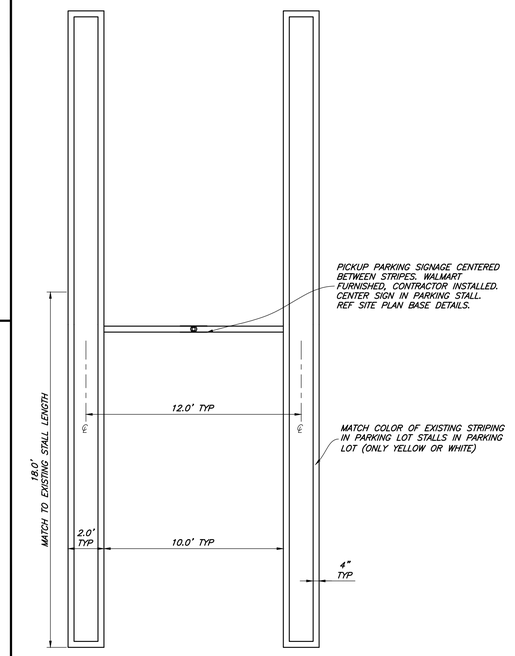
NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

"ONCOMING TRAFFIC" PLAQUE



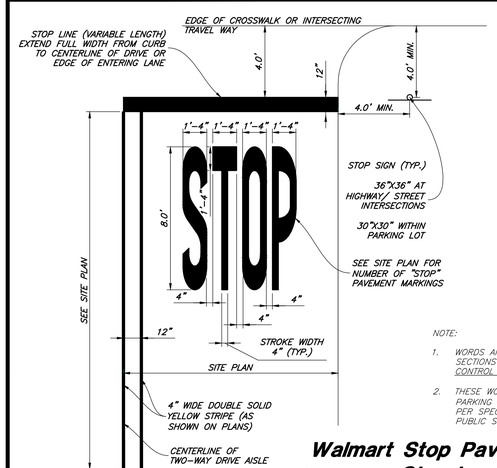
28 Walmart Pickup Crosswalk Marking

Not to Scale



26 Walmart Parking Stalls 18' Back to Back

Not to Scale



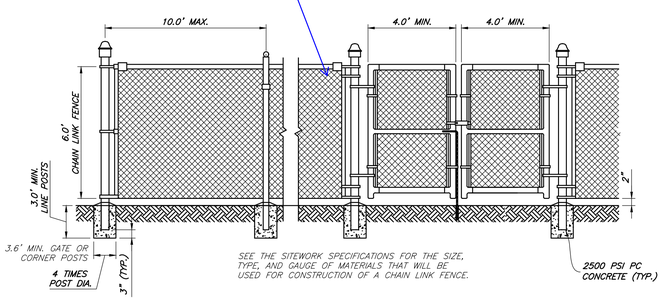
NOTE:

1. WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT AND "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.

30 Walmart Stop Pavement Markings - Streets and Roads

Not to Scale

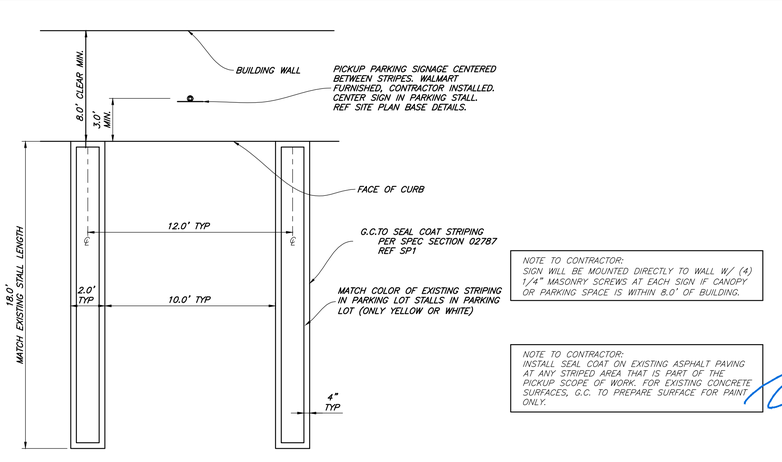
Chain link not permitted. Previous comment on fuel station.



SEE THE SITEWORK SPECIFICATIONS FOR THE SIZE, TYPE, AND GAUGE OF MATERIALS THAT WILL BE USED FOR CONSTRUCTION OF A CHAIN LINK FENCE.

27 Walmart Chain Link Fence with 4' Double Gate

Not to Scale



NOTE TO CONTRACTOR:
SIGN WILL BE MOUNTED DIRECTLY TO WALL W/ (4) 1/4" MASONRY SCREWS AT EACH SIGN IF CANOPY OR PARKING SPACE IS WITHIN 8.0' OF BUILDING.

NOTE TO CONTRACTOR:
INSTALL SEAL COAT ON EXISTING ASPHALT PAVING AT ANY STRIPED AREA THAT IS PART OF THE PICKUP SCOPE OF WORK. FOR EXISTING CONCRETE SURFACES, G.C. TO PREPARE SURFACE FOR PAINT ONLY.

25 Walmart 18' Parking Stall

Not to Scale

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 DT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Details

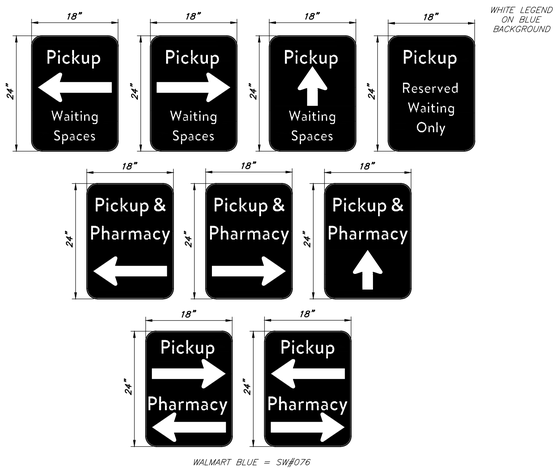
Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

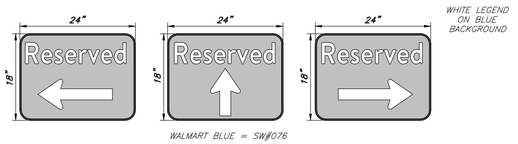
REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Galbraith
STATE OF UTAH

7 Aug, 2023

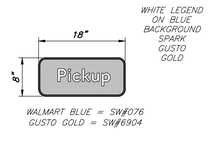
SHEET NO.
C4.4



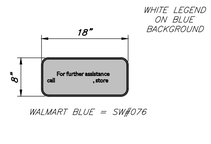
LOGO SIGN (LARGE)



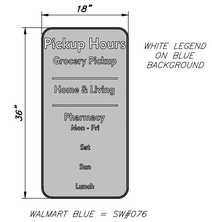
DIRECTIONAL RESERVED SIGNS (LEFT, STRAIGHT, RIGHT)



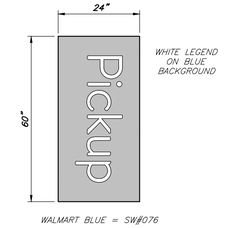
LOGO SIGN (SMALL)



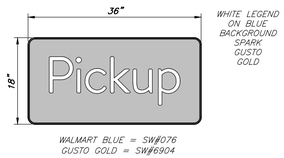
CALL IN SIGN



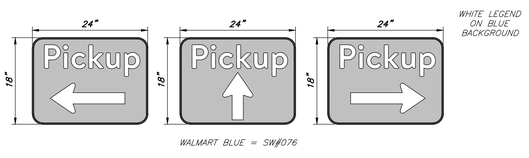
INFORMATIONAL SIGN



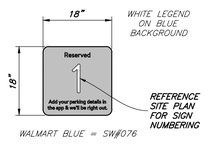
PICKUP BANNER



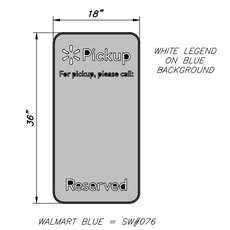
LOGO SIGN (LARGE)



DIRECTIONAL SIGNS (LEFT, STRAIGHT, RIGHT)



STALL DESIGNATION SIGN



TEMPORARY SIGN

NOTE TO CONTRACTOR:
REFERENCE SIGN SCHEDULE ON ARCHITECTURAL PLANS FOR QUANTITIES

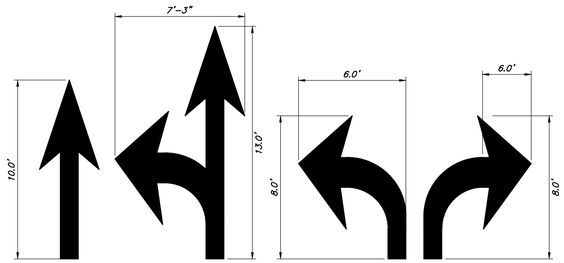
35 Walmart Pickup Sign Details

Not to Scale

NOTES:

1. WORDS AND ARROWS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS ARE TO BE PAINTED "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.

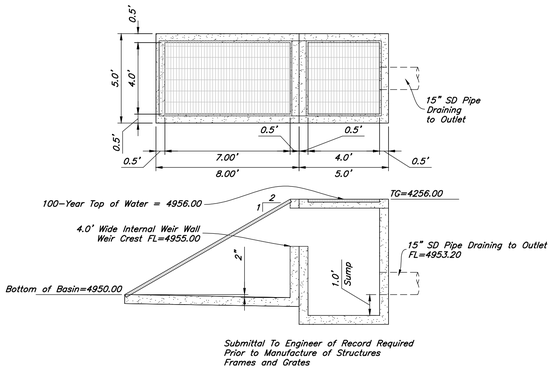
"ONLY" PAVEMENT MARKING
AS INDICATED ON PLANS



SOLID ARROW MARKINGS
AS INDICATED ON PLANS
PAINTED "RETROREFLECTIVE WHITE"

37 Walmart Solid Arrow Pavement Markings

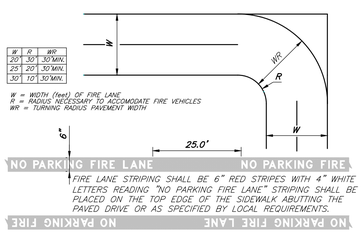
Not to Scale



Submittal To Engineer of Record Required Prior to Manufacture of Structures Frames and Grates

39 Basin Control Structure Detail

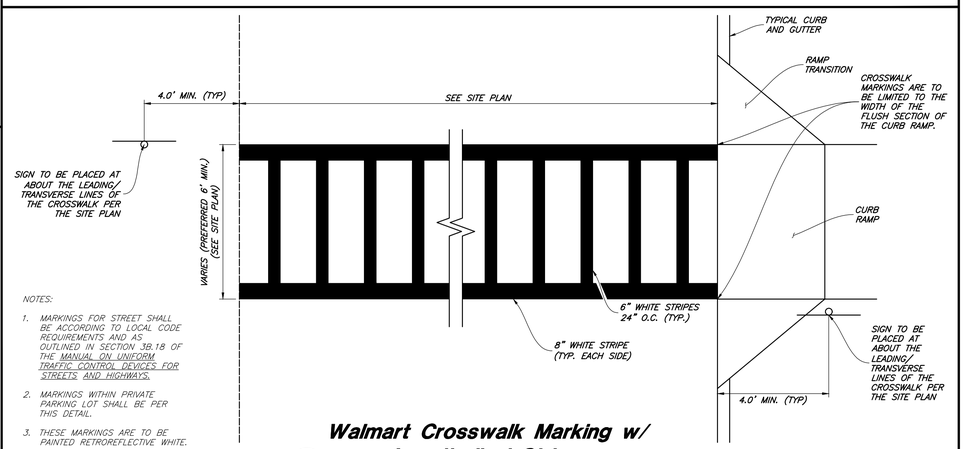
Not to Scale



FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" WHITE LETTERS READING "NO PARKING FIRE LANE" STRIPING SHALL BE PLACED ON THE TOP EDGE OF THE SIDEWALK ABUTTING THE PAVED DRIVE OR AS SPECIFIED BY LOCAL REQUIREMENTS.

38 Walmart Fire Lane Marking

Not to Scale

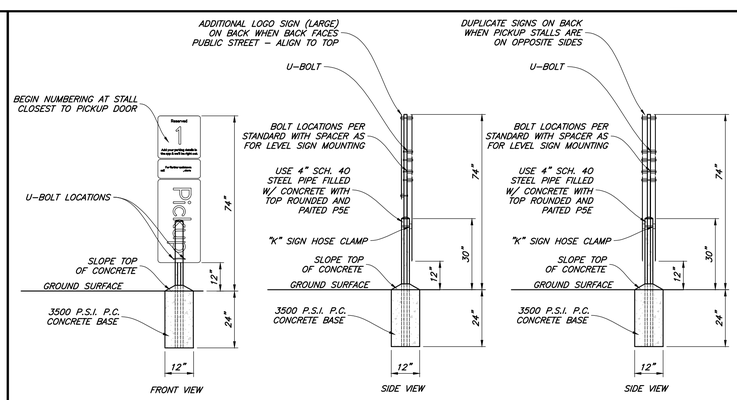


NOTES:

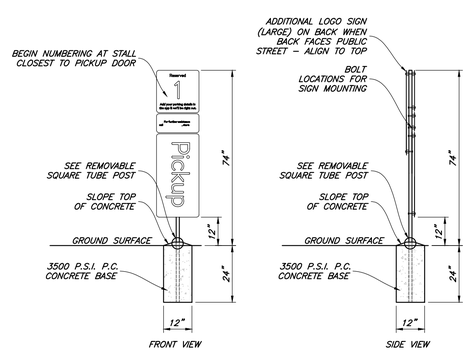
1. MARKINGS FOR STREET SHALL BE ACCORDING TO LOCAL CODE REQUIREMENTS AND AS OUTLINED IN SECTION 3B.18 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
3. THESE MARKINGS ARE TO BE PAINTED RETROREFLECTIVE WHITE.

36 Walmart Crosswalk Marking w/ Longitudinal Stripes

Not to Scale



TYPICAL PARKING SIGNAGE IN PAVEMENTS



TYPICAL PARKING SIGNAGE IN CURBED ISLAND

34 Walmart Parking Sign Mounting and Base

Not to Scale

RCV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 DT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Details

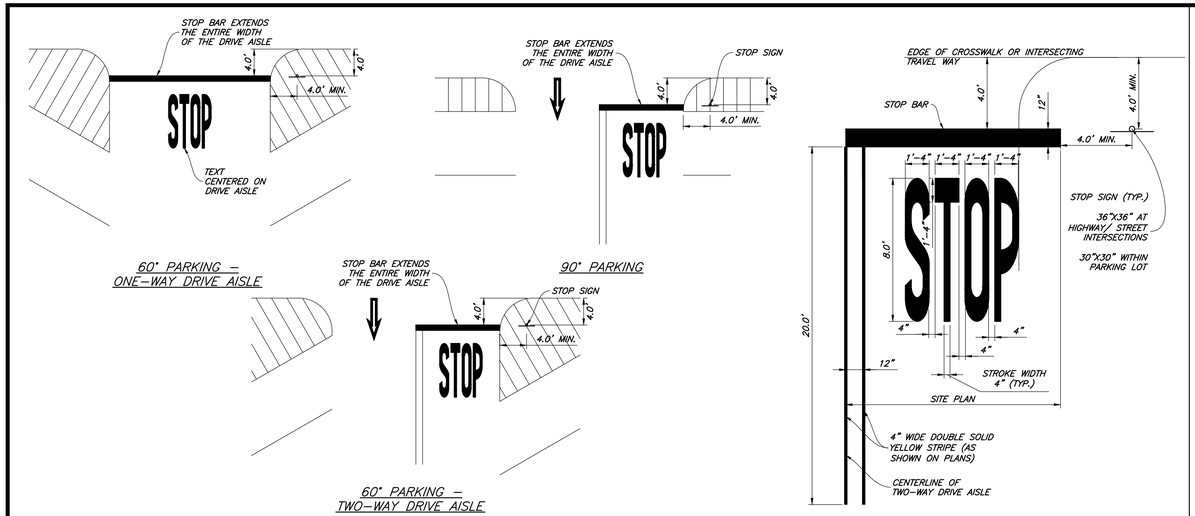
Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Galowin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C4.5



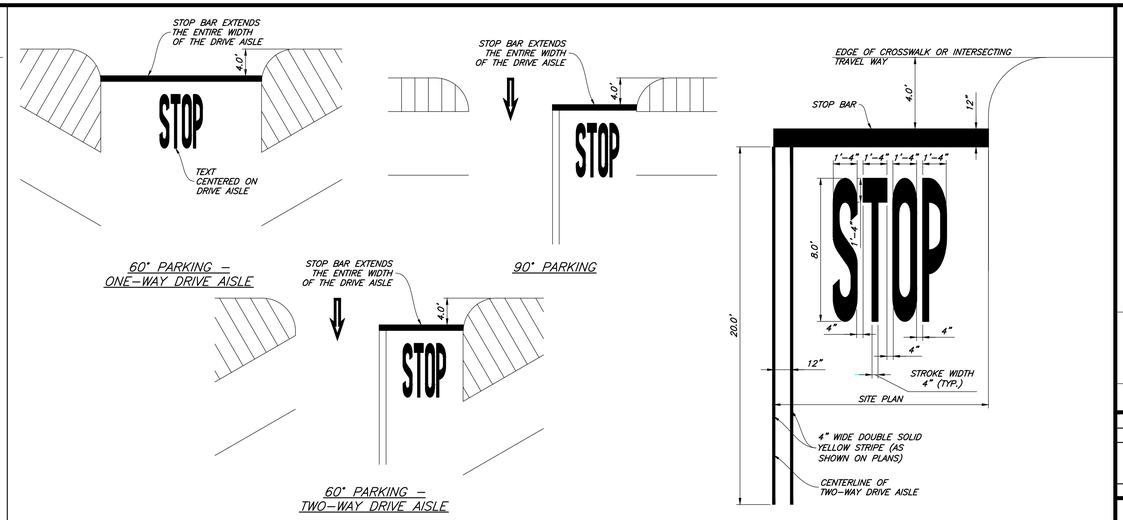
Walmart Stop Pavement Markings (Intersecting Drives at 90 Degrees With Stop Sign)

43

Not to Scale

NOTE:

1. WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT AND "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.



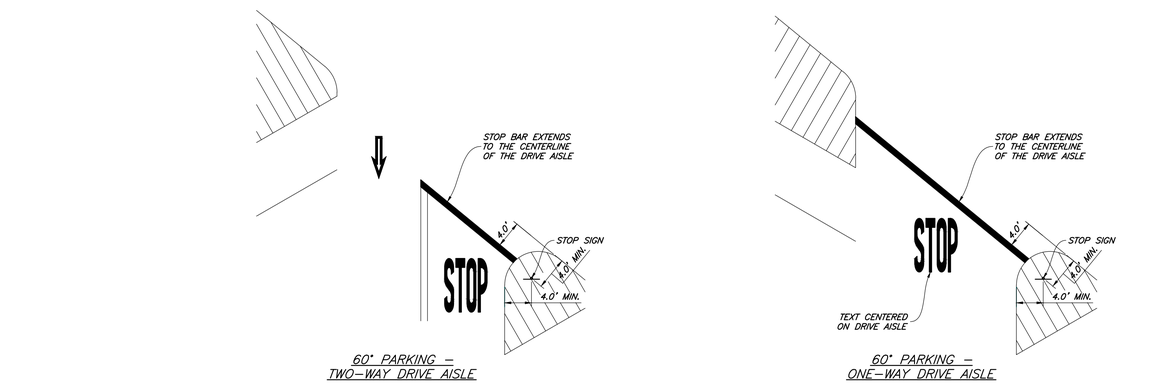
Walmart Stop Pavement Markings (Intersecting Drives at 90 Degrees Without Stop Sign)

41

Not to Scale

NOTE:

1. WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT AND "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.



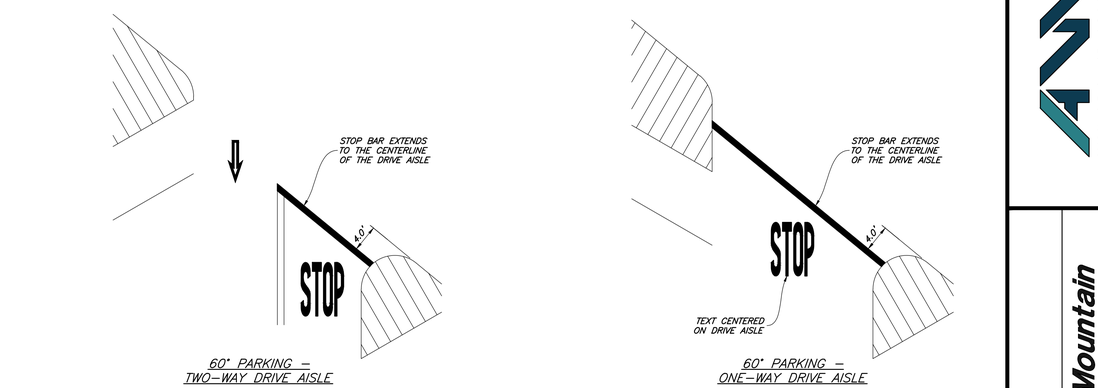
Walmart Stop Pavement Markings (Intersecting Drives Not at 90 Degrees With Stop Sign)

42

Not to Scale

NOTE:

1. WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT AND "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.



Walmart Stop Pavement Markings (Intersecting Drives Not at 90 Degrees)

40

Not to Scale

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 DT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Details

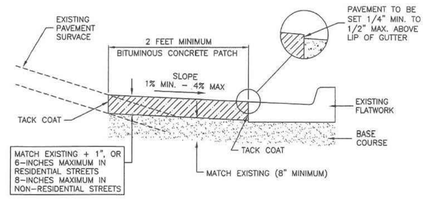
Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

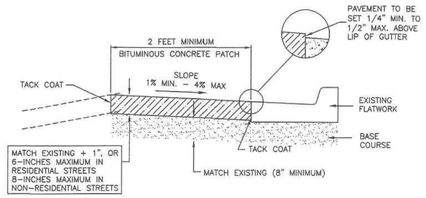
REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Dorthy Calvin Galewin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C4.6



CASE 1 - POSITIVE STREET SLOPE TIE-IN



CASE 2 - NEGATIVE STREET SLOPE TIE-IN

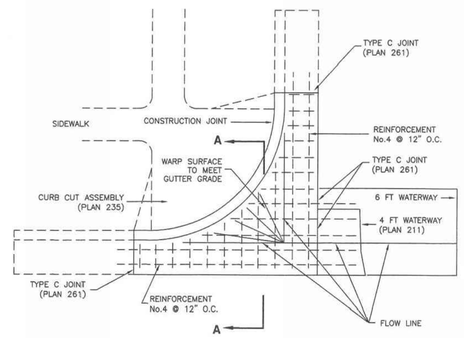
Utah Chapter

Bituminous concrete pavement tie-in

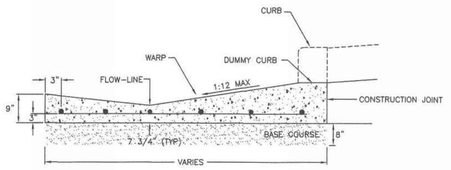
Plan **251** July 2005

48 APWA Plan 251

Not to Scale



PLAN



SECTION A-A

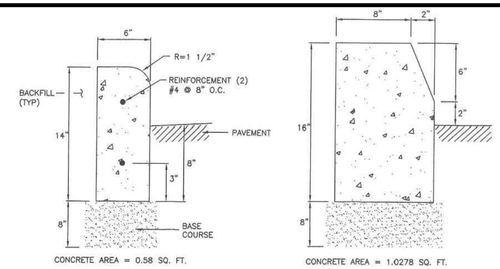
Utah Chapter

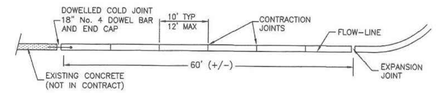
Waterway transition structure

Plan **213** May 2005

46 APWA Plan 213

Not to Scale





JOINT SPACING DETAIL

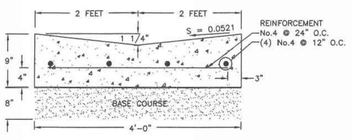
Utah Chapter

Curbs

Plan **209** November 2009

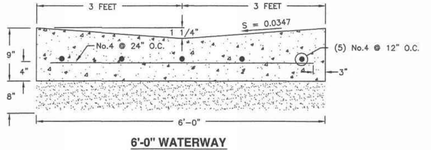
45 APWA Plan 209

Not to Scale



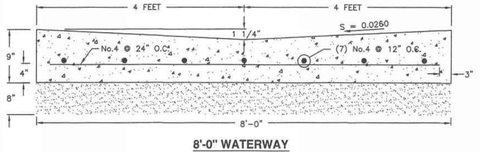
4'-0" WATERWAY

CONCRETE AREA = 2.583 SQ. FT.



6'-0" WATERWAY

CONCRETE AREA = 3.875 SQ. FT.



8'-0" WATERWAY

CONCRETE AREA = 5.166 SQ. FT.

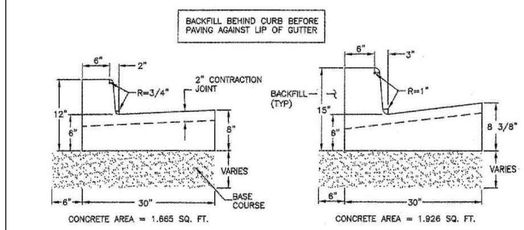
Utah Chapter

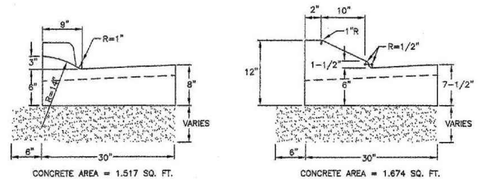
Waterway

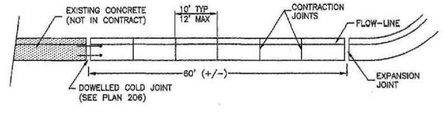
Plan **211** July 2011

49 APWA Plan 211

Not to Scale







JOINT DETAIL

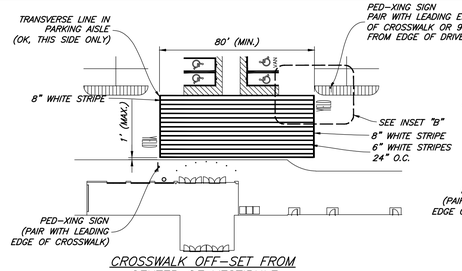
Utah Chapter

Curb and gutter

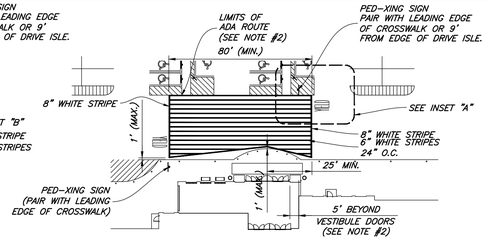
Plan **205.1** December 2008

47 APWA Plan 205.1

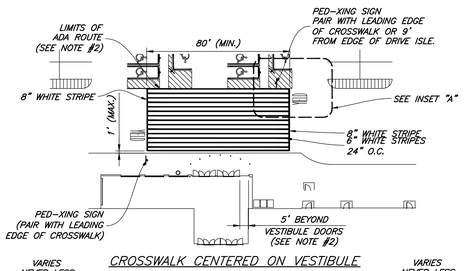
Not to Scale



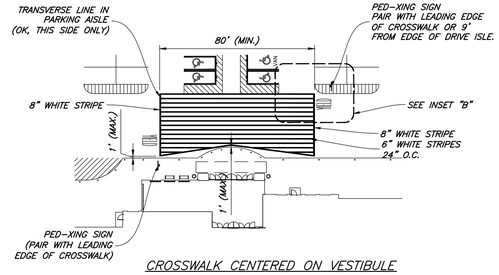
CROSSWALK OFF–SET FROM CENTER OF VESTIBULE



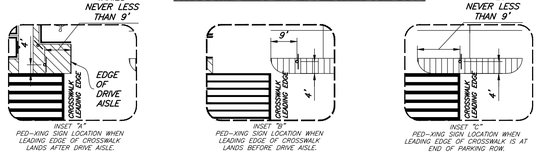
CROSSWALK OFF–SET FROM CENTER OF VESTIBULE



CROSSWALK CENTERED ON VESTIBULE



CROSSWALK CENTERED ON VESTIBULE



NOTES:
1. REFERENCE EACH VESTIBULE ON THE SITE PLAN FOR FINAL LAYOUT, DIMENSIONS AND SIGN LOCATION.
2. TRANSVERSE LINE OF CROSSWALK SHALL BE LOCATED AT END OF PARKING STALL, LIMITS OF ADA ROUTE OR 5' BEYOND VESTIBULE DOORS. TRANSVERSE LINE (FOR TRAFFIC MOVING RIGHT TO LEFT PER THIS DETAIL) CAN'T END IN A PARKING AISLE ON THE PARKING LOT SIDE OF THE FRONT DRIVE.
3. SEE INSETS "A", "B" AND "C" FOR SIGN LOCATION FOR EACH OF THE THREE OPTIONS.

44 Walmart Sign Location and Vestibule Crosswalk Striping

Not to Scale

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name:
ARCO/Murray

23–092 DT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521–8529 - AWAengineering.net

Details

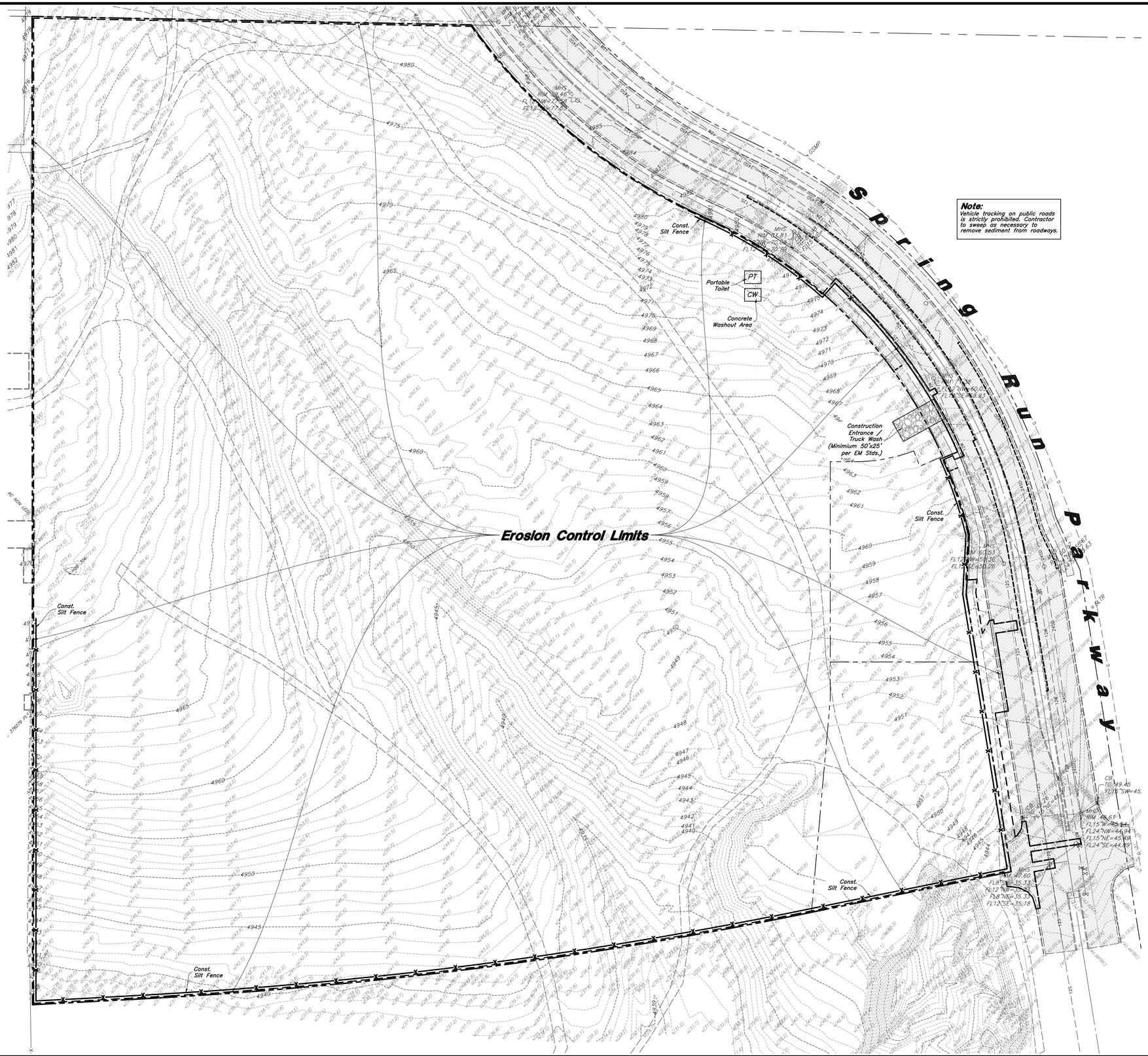
Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135 –2202
Barry Calvin Galdwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C4.7



Note:
Vehicle tracking on public roads is strictly prohibited. Contractor to sweep as necessary to remove sediment from roadways.

Scale: 1" = 50'

50' 0 50' 100'

Legend

- *Place Inlet Protection at all Inlet Locations to prevent boxes from silting.* — 2 C5.3
- *Silt Fence* — 3 C5.3
- *Limit of Disturbance*
- *Construction Entrance / Truck Wash (50'x24' Min.)* — 1 C5.3
- *Concrete Washout Area* — CW, 4 C5.3
- *Portable Toilet* — PT
- *Gravel Sock* — 5 C5.3
- *Existing Contour* — 78
- *Existing Spot* — +(78.00TA)
- *Proposed Contour* — ---78---

Erosion Control Notes

1. *Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.*
2. *The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.*
3. *All Construction equipment will enter thru Designated Construction Entrances.*
4. *Coordinate Entrance locations with the local jurisdiction.*
5. *Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.*
6. *Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.*
7. *The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.*
8. *All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.*
9. *Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.*
10. *Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.*
11. *Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.*
12. *This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.*
13. *Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.*
14. *Re-vegetate areas where landscaping has died or not taken hold.*
15. *Divert storm water runoff around disturbed soils with berms or dirt swales.*
16. *Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).*
17. *Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.*

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 EC1

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Erosion Control Plan - Pre Construction

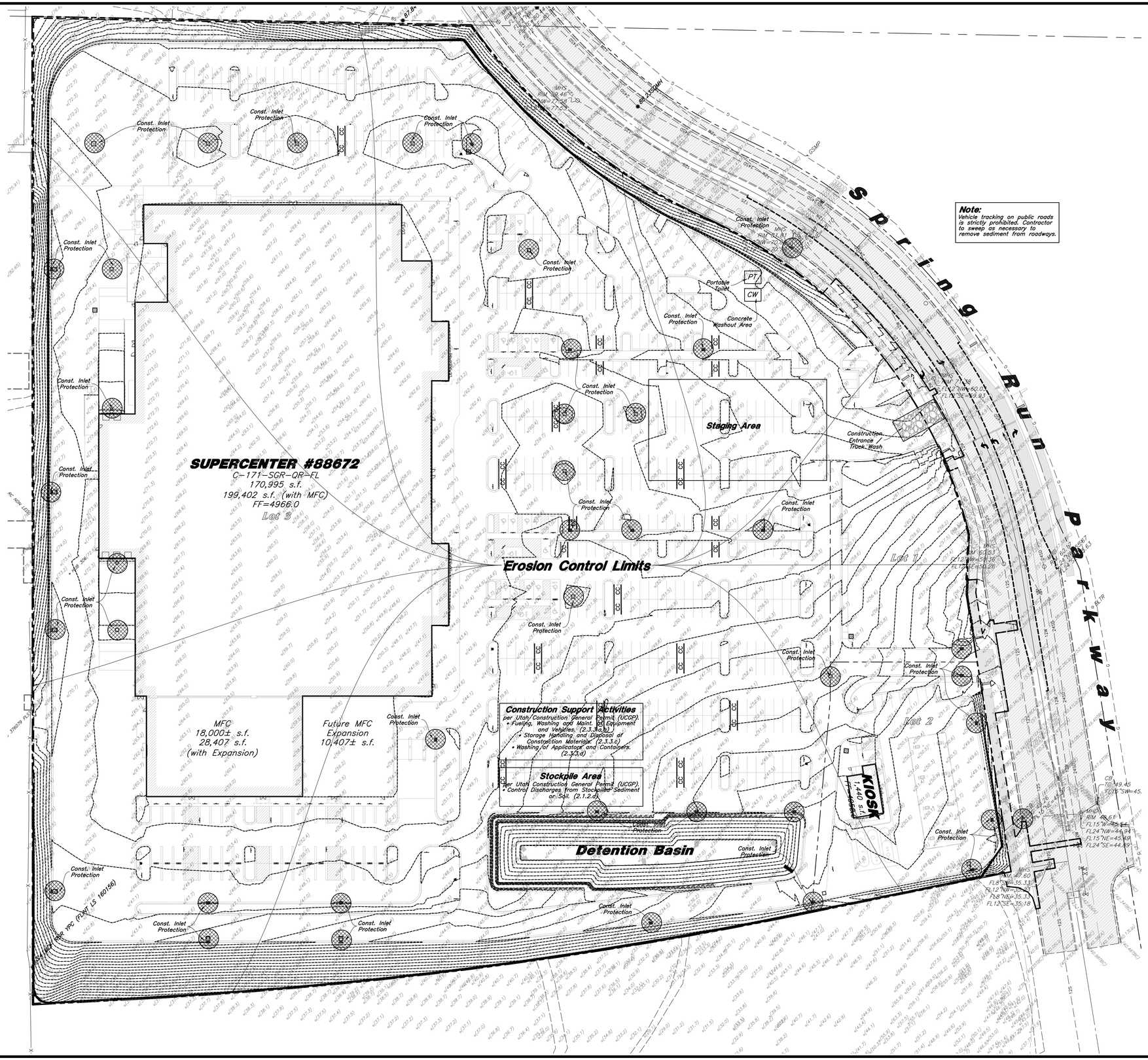
Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Gardwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C5.1



REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name:
ARCO/Murray
23-092 EC2

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Erosion Control Plan - During Construction

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Barrey Calvin Goodwin
STATE OF UTAH

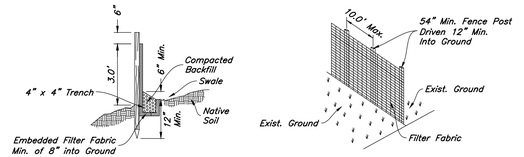
7 Aug, 2023

SHEET NO.
C5.2

SHOW SPRING RUN PKWY X SECTION

Provide detail for portable toilet.

Update inlet protection detail(s) showing inlet protection specifications for ASTM D8057.

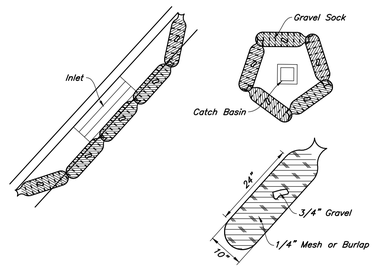


Posts: Steel Either T or U Type or 2"x2" Hardwood
Filter Fabric: 1. MIRAFI 140N
2. Dupont TYPAR 3341
3. or Approved Equal

Notes:

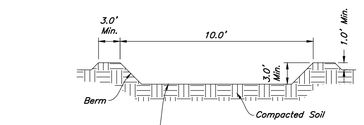
1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
3. Collected material shall be removed when "bulges" develop in the silt fence.

3 Silt Fence Section
Not to Scale

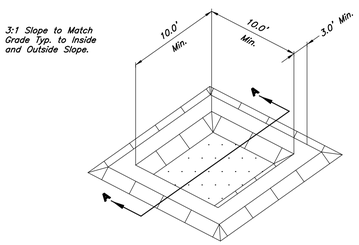


Inlet Protection BMP to Meet or Exceed ASTM D8057 as per Eagle Mountain City Code 15.50.070.

5 Gravel Sock Sediment Barrier
Not to Scale

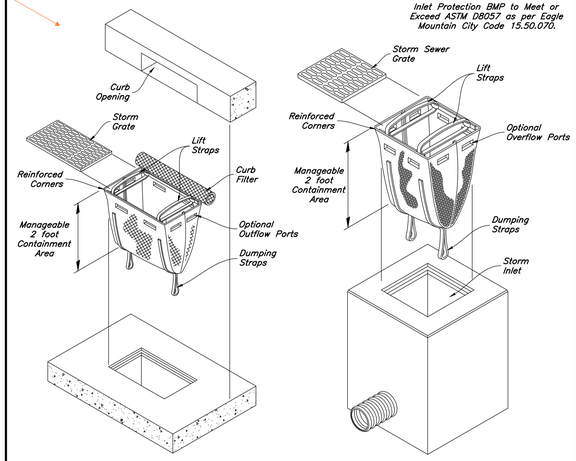


Line Pit with Plastic Sheeting. 10-mil Thickness Minimum with No Holes or Tears.

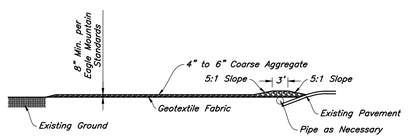


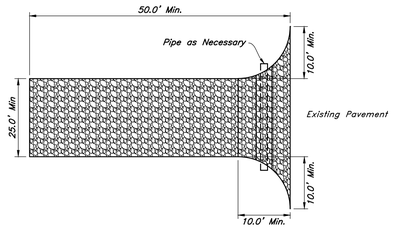
4 Concrete Washout
Not to Scale

Inlet Protection BMP to Meet or Exceed ASTM D8057 as per Eagle Mountain City Code 15.50.070.



2 Dandy Sack Inlet Protection
Not to Scale





1 Stabilized Construction Entrance
Not to Scale

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 EC2

2010 North Redwood Road, Salt Lake City, Utah 84116
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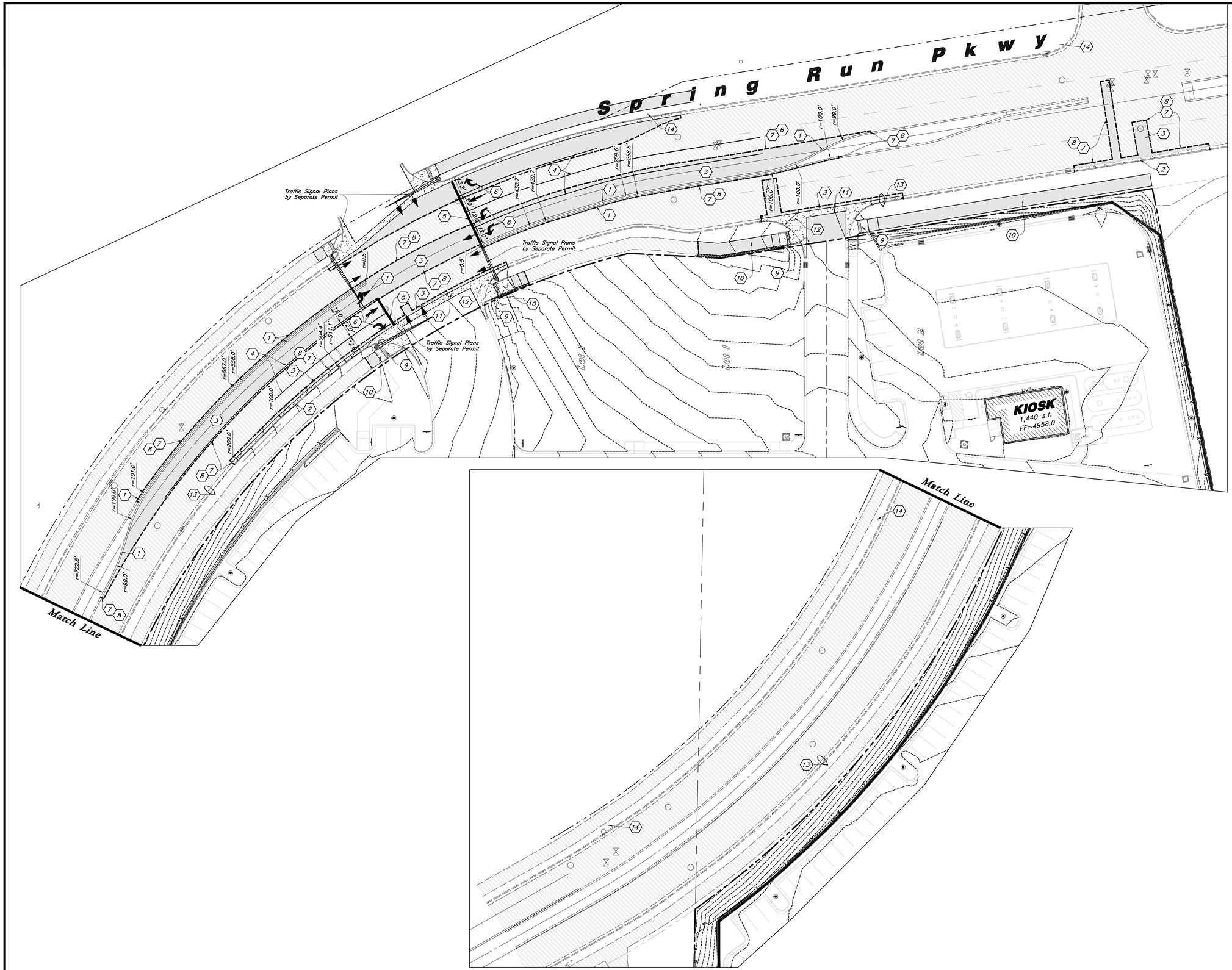
Erosion Control Details

Walmart - Eagle Mountain
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

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10/18/2023
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7 Aug, 2023

SHEET NO.
C5.3


Spring Run Pkwy
Traffic Signal Plans by Separate Permit
Traffic Signal Plans by Separate Permit
Traffic Signal Plans by Separate Permit
Lot 1
Lot 2
KIOSK
1,440 s.f.
FF=4958.0
Match Line
Match Line
r=100.0'
r=101.0'
r=722.5'
r=89.0'
r=200.0'
r=557.0'
r=556.0'
r=100.0'
r=504.4'
r=51.1'
r=0.5'
r=0.5'
r=430.7'
r=429.7'
r=259.6'
r=258.6'
r=100.0'
r=99.0'
r=100.0'
r=100.0'
12.0'
12.0'
12

How will long-term maintenance occur outside of wall?

Various cross sections will be helpful. Previous comment.

Deciduous tree required

Hydrant, no tree

SUPERCENTER #88672
C-171-SGR-QR-FL
170,995 s.f.
199,402 s.f. (with MFC)
FF=4966.0
Lot 3

MFC
18,000± s.f.
28,407 s.f.
(with Expansion)

Future MFC Expansion
10,407± s.f.

Lot 1

Lot 2

KIOSK
1,440 s.f.

Detention Basin

Spring Run Parkway

Scale: 1" = 50'

50' 0 50' 100'

Store Landscape Data
Zone: Commercial Regional (CR)
Store Site Area = 806,896 s.f. (18.524 ac.)
Store Landscape Area Provided = 112,928 s.f. (14%)
Shrub Area = 112,928 s.f.
Lawn Area = 0 s.f.
50% of Landscape Area Shall be Live Vegetation
Drought Tolerant Plant Material = 900/1,067 (84%)
Parking Lot Area = 402,695 s.f. @ 4" Depth
Parking Lot Snow Storage Required = 134,231 c.f.
*Parking Lot Snow Storage Provided = 25,156 s.f. @ 15-16' High**

Fuel Center Landscape Data
Zone: Commercial Regional (CR)
Site Area = 45,228 s.f. (1.038 ac.)
Landscape Area Provided = 8,106 s.f. (18%)
Shrub Area = 8,106 s.f.
Lawn Area = 0 s.f.
50% of Landscape Area Shall be Live Vegetation
Drought Tolerant Plant Material = 101/141 (72%)
Parking Lot Area = 22,477 s.f. @ 4" Depth
Parking Lot Snow Storage Required = 7,485 c.f.
*Parking Lot Snow Storage Provided = 3,867 s.f. @ 5-6' High**

Future Development Data
Zone: Commercial Regional (CR)
Site Area = 31,205 s.f. (0.716 ac.)

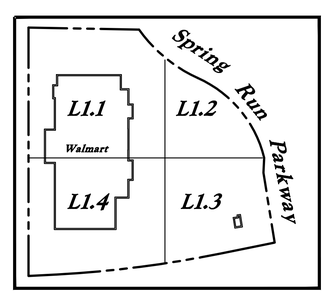
*** The site is Over Park by 66 stalls. Stalls Around the Perimeter Shall be Used for Snow Storage***

Landscape Maintenance:

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Landscape Notes

1. *See Sheet L2.0-L2.4 for Store Irrigation Layout and L2.6 for Irrigation Schedule and Details.*
2. *See Sheet L1.5 for Landscape Schedule, Notes and Details.*
3. *Verify that all Areas that are not Building and Hardscape is Landscaped. Coordinate with Landscape Architect in Areas of Question.*
4. *Adjust Plant Material as Needed to Accommodate New and Existing Utilities. Evenly Space Plant Material Around Utilities Allowing Required Access Space.*



Key Map

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REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 LS

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Overall Landscape Plan

Walmart - Eagle Mountain

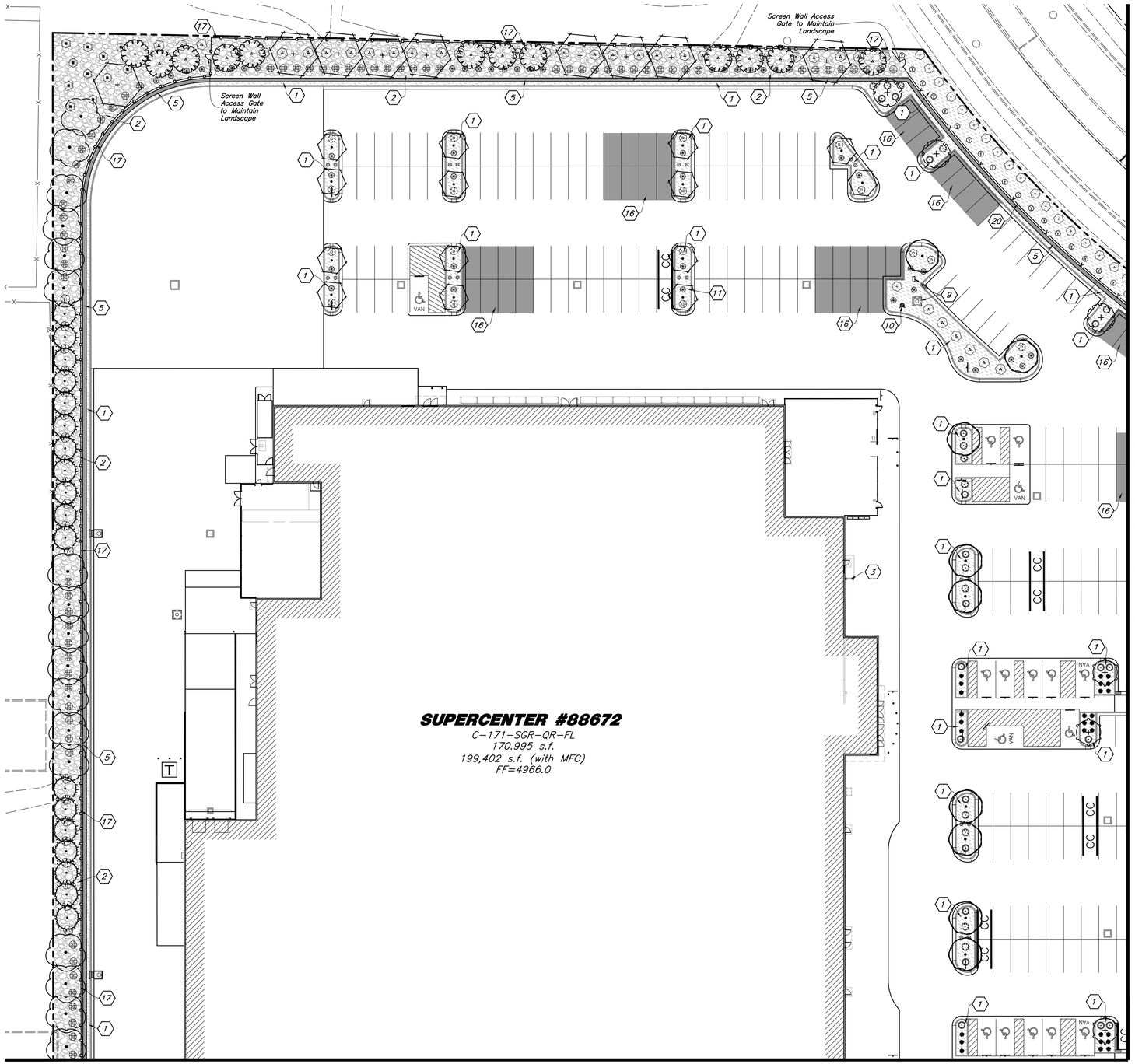
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

State of Utah
Jared R. Manscill
No. 7748299-5301
10/18/2023
Licensed Landscape Architect

7 Aug, 2023

SHEET NO.
L1.0

W:\23-092 Walmart - Eagle Mountain\Dwgs\23-092_LS.dwg, 10/18/2023 3:12:37 PM, 1:1



Scale: 1" = 30'

30' 0 30' 60'

Landscape Maintenance:

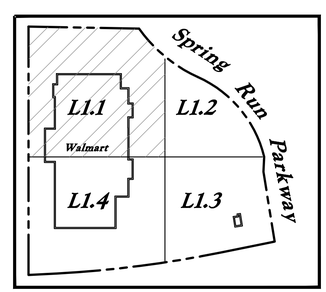
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Landscape Installation Keynotes

1. Install Shrub Planter with Plant Material, Weed Barrier, and Decorative Stone #1 – See Material Sch.
2. Install Shrub Planter with Plant Material, Weed Barrier, and Decorative Stone #2 – See Material Sch.
3. New Bike Rack – See Arch. Plans
4. Install Landscape Boulder – See Material Sch.
5. Retaining Wall; Verify that Wall is Free of Dirt. Wash Wall After Completion of Landscape Installation
6. Install Decorative Landscape Boulder – See Material Sch.
7. Detention Pond Fence – See Civil Plans for More Detail
8. Detention Pond Rip Rap – See Civil Plans for More Detail
9. Irrigation Meter and Backflow Preventer – See Irrigation Plan for More Detail; Adjust Plant Material for Exact Location; Center Backflow Between Plant Material and Away From Back of Curb to Avoid a Conflict with a Vehicle Conflict; Install Backflow on a Concrete Pad with an Enclosure that is Secured to Pad
10. Fire Hydrant – See Civil Plans; Adjust and Evenly Space Plant Material Around Hydrants
11. Install Freezeless Yard Hydrant in Center of Parking Island; Hydrant Shall Service Garden Center – See Irrigation Plan for More Detail
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13. Undeveloped Pad – See Civil Plans for Ground Surface Treatment; ROW Strip Shall be Landscape with Development of Future Pad
14. ROW Landscape – See ROW Landscape Plans
15. Clear Vision Triangle; No Plant Material Over Three Feet in Height Above the Street Shall be Permitted; No Trees Are Allowed Within the Clear Vision Triangle
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18. New Sign by Separate Permit
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21. Rock Retaining Wall – See Civil Plans for More Detail; Match Existing Boulders Used in Landscape Areas; Dirt Shall be Removed From Between Rocks and Replaced with Decorative Stone; Verify that Rock Wall is Free of Soil on Face of Rocks; Wash Face of Boulders as Needed



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Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

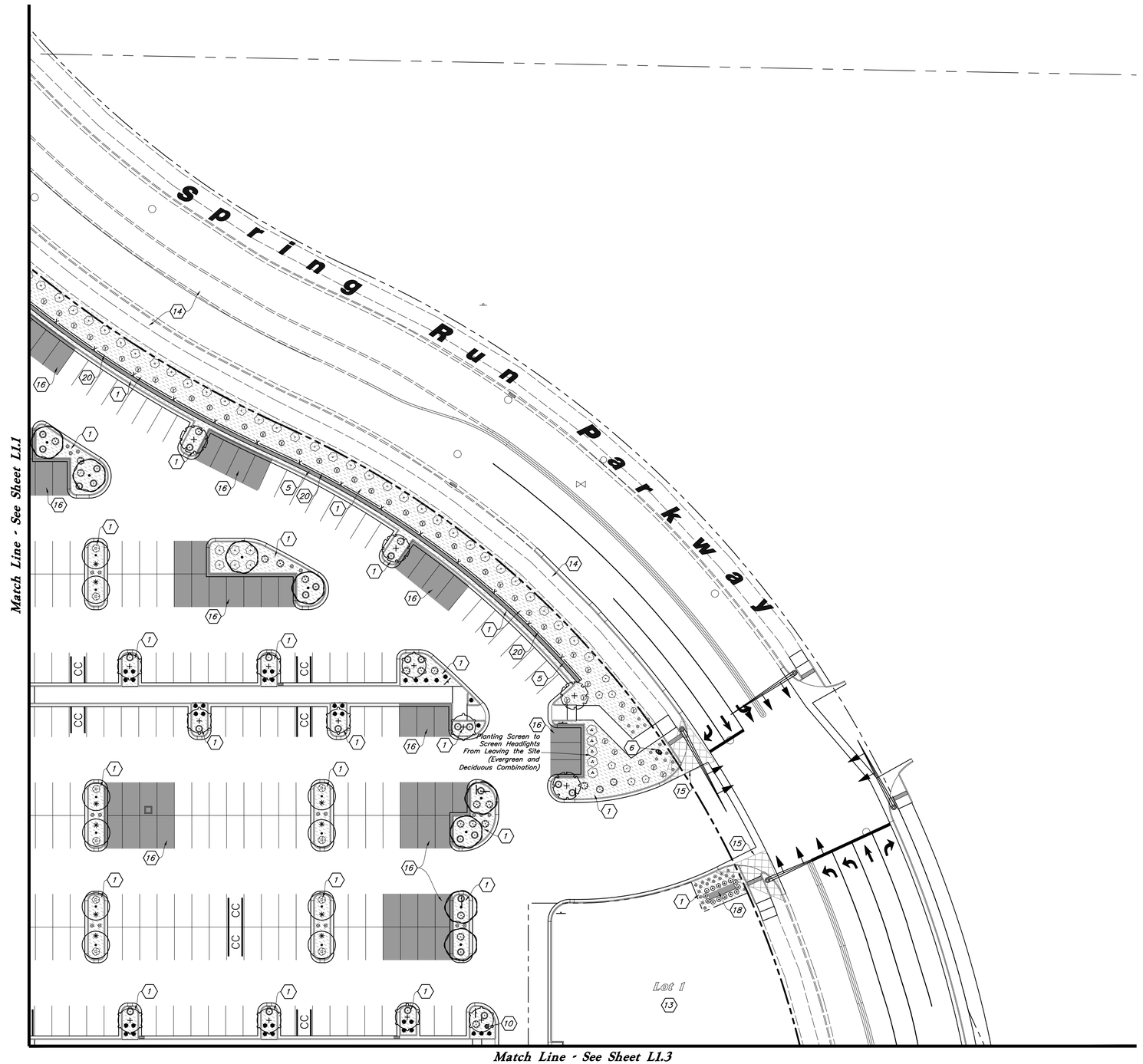
Landscape Plan

State of Utah Licensed Landscape Architect
Jared R. Manscill
No. 7740426-5301
10/18/2023

7 Aug, 2023

SHEET NO.
L1.1

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Scale: 1" = 30'

30' 0 30' 60'

Landscape Maintenance:

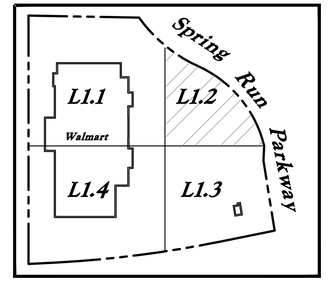
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Drafted by: CC
Client Name: ARCO/Murray
23-092 LS

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Landscape Plan

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

State of Utah
Jared R. Manscill
No. 7748478-5301
Licensed Landscape Architect
10/18/2023

7 Aug, 2023

SHEET NO.
L1.2

W:\23-092 Walmart - Eagle Mountain\dwgs\23-092 LS.dwg, 10/18/2023 3:10:11 PM, 1:1

Match Line - See Sheet L1.2

Match Line - See Sheet L1.4

Lot 1

Lot 2

KIOSK
11'-4" x 40' s.f.
FF=4958.0

Detention Basin

Planting Screen to Screen Headlights From Leaving the Site

Spring Run Parkway

Typ.

Scale: 1" = 30'

30' 0 30' 60'

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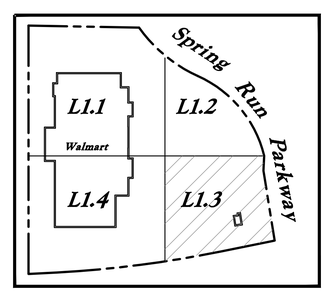
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No details.



Key Map

811 Know what's below. Call before you dig.

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Walmart – Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

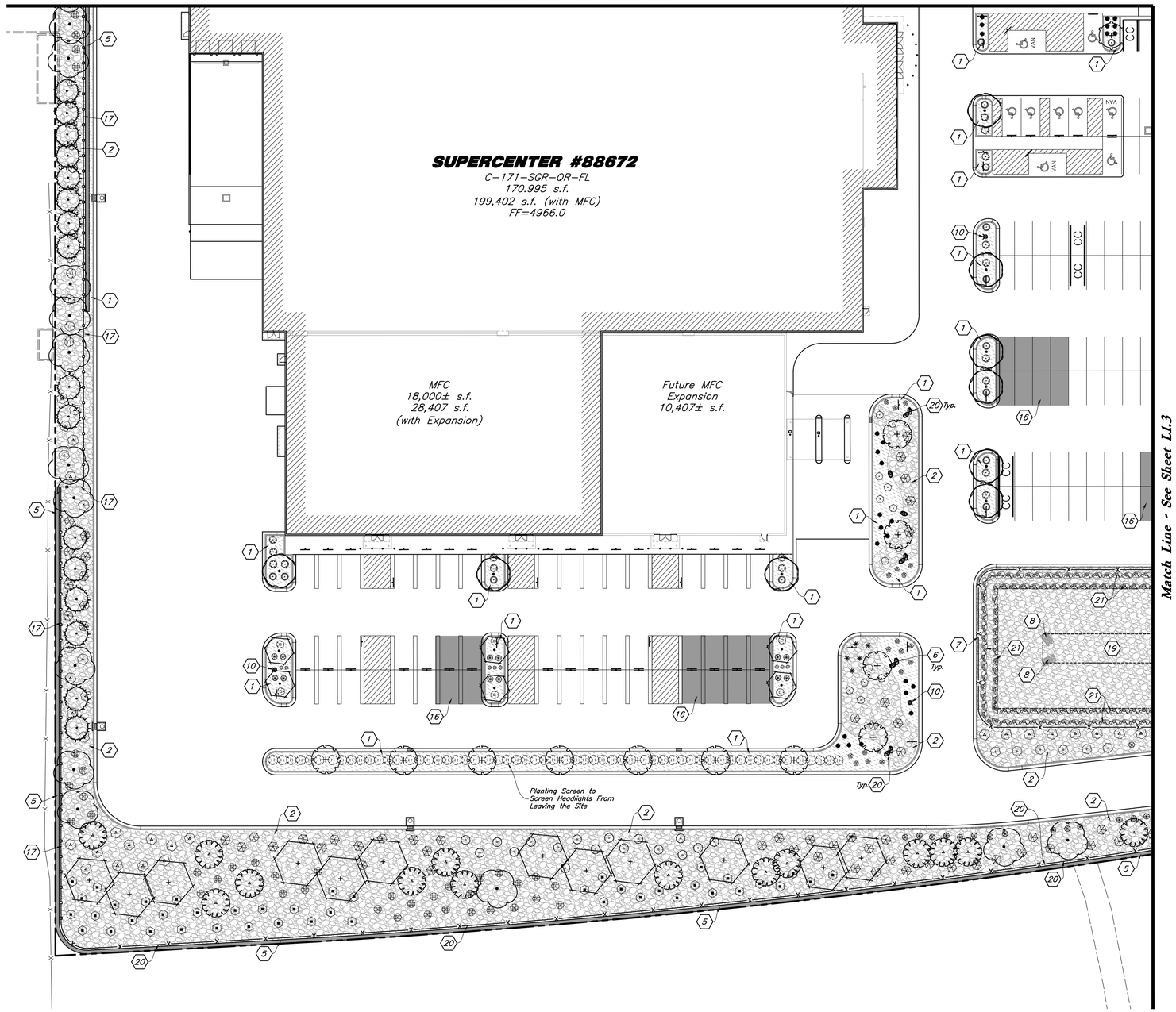
Landscape Plan

State of Utah – Licensed Landscape Architect
Jared R. Manscill
No. 7740426-5301
10/18/2023

7 Aug, 2023

SHEET NO. L1.3

W:\23-092 Walmart – Eagle Mountain\dwgs\23-092 LS.dwg, 10/18/2023 3:09:35 PM, 1:1



Scale: 1" = 30'

30' 0 30' 60'

Landscape Maintenance:

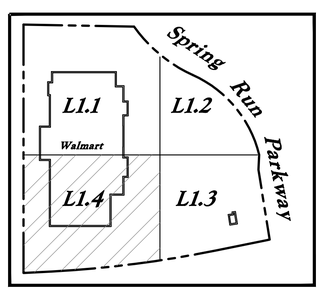
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Landscape Plan

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

State of Utah
Licensed Landscape Architect
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10/18/2023

7 Aug, 2023

SHEET NO.
L1.4

W:\23-092 Walmart - Eagle Mountain\dwgs\23-092 LS.dwg, 10/18/2023 3:00:59 PM, 1:1

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	20	Acer grandidentatum 'Schmidt' / Rocky Mountain Glow Maple * 25' (H) x 15' (W)	2" Caliper
	33	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple * 15' (H) x 15' (W)	2" Caliper
	35	Koelreuteria paniculata / Golden Rain Tree * 30' (H) x 25' (W)	2" Caliper
	19	Quercus robur 'Skyrocket' / Skyrocket English Oak 40' Ht. / 12' Spr.	2" Caliper
	18	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac * 15' (H) x 15' (W)	2" Caliper
	21	Ulmus x 'Frontier' / Frontier Elm * 35' (H) x 25' (W)	2" Caliper
	26	Zelkova serrata 'Musashino' / Musashino Zelkova * 25' (H) x 12' (W)	2" Caliper

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	28	Juniperus scopulorum / Rocky Mountain Juniper * 30' (H) x 15' (W)	6' Min. Ht.
	34	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine * 25'' Ht. / 15' Spr.	6' Min. Ht.

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	26	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry * 24" (H) x 24" (W)	2 gal
	9	Buxus microphylla japonica 'Julea-Jane' / Japanese Boxwood 36" (H) x 36" (W)	5 gal
	69	Caragana pygmaea / Pygmy Peashrub * 36" (H) x 36" (W)	5 gal
	66	Chamaebatiaria millefolium / Fernbush * 30" (H) x 60" (W)	2 gal
	101	Euonymus alatus 'Compactus' / Compact Burning Bush * 60" Ht. / 36" Spr.	5 gal
	30	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark * Detail: 1/L3.1	5 gal
	25	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce * 24" (H) x 30" (W)	5 gal
	106	Pinus mugo 'Pumilio' / Dwarf Mugo Pine * 4" (H) x 5" (W)	5 gal
	29	Potentilla fruticosa 'Goldfinger' / Goldfinger Potentilla * 24" (H) x 24" (W)	5 gal
	119	Prunus x cistena / Purple Leaf Sand Cherry * 60" (H) x 48" (W)	5 gal
	54	Rhus typhina 'Tiger Eyes' / Tiger Eyes Sumac * 48" (H) x48" (W)	5 gal
	35	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant 36" (H) x 20" (W)	5 gal
	25	Rosa x 'Meipsidue' / Fire Meidiland Rose 24" (H) x 36" (W)	2 gal
	84	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea * 30" (H) x 30" (W)	5 gal
	51	Spiraea x bumalda 'Goldflame' / Goldflame Spirea * 30" (H) 30" (W)	5 gal

GROUNDCOVER	QTY	BOTANICAL / COMMON NAME	SIZE
	55	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper * 6" (H) x 24" (W)	5 gal
	85	Juniperus sabina 'Buffalo' / Buffalo Juniper * 12" (H) x 60" (W)	5 gal
	65	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac * 18" (H) x 60" (W)	1 gal

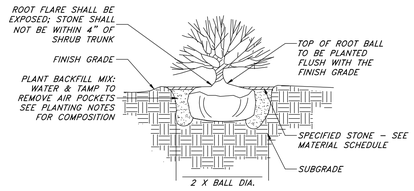
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	142	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama * 24" (H) x 24" (W)	1 gal
	79	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass * 60" (H) x 18" (W)	1 gal

PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	31	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily * 18" (H) x 18" (W)	1 gal
	19	Nepeta racemosa 'Blue Wonder' / Blue Wonder Catmint * 18" (H) x 14" (W)	1 gal

* Drought Tolerant Tree, Shrub, Ornamental Grass, Groundcover, or Perennial

MATERIAL SCHEDULE

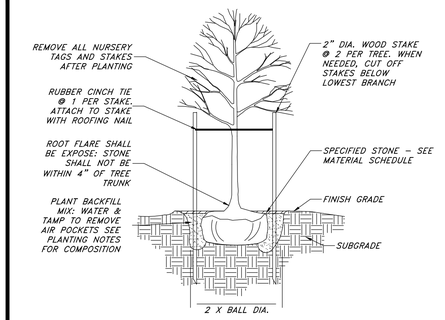
Symbol	Comments	Detail
	Decorative Stone #1 – Install a (4) Four Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Shrub Areas; Stone Shall be Washed Prior to Installation; Stone Shall be 1 1/2 Inch Diameter, Fractured, and Gray in Color from a Local Source; Match Existing Stone Used in Road Median; Submit Sample for Approval	2/L1.5
	Decorative Stone #2 – Install a (10) Ten Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Detention Pond and Specified Shrub Areas; Secured and Interlock Stone on Slopes; Stone Shall be Washed Prior to Installation; Stone Shall be 6-8 Inch Diameter, Fractured, and Gray in Color from a Local Source; Match Existing Stone Used in Street Median; Submit Sample for Approval	2/L1.5



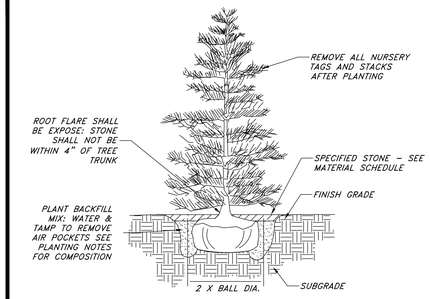
NOTE:

1. CUT AND REMOVE WIRE FROM TOP AND SIDES OF ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL.
2. REMOVE ALL NURSERY TAGS AND STACKS AFTER PLANTING.

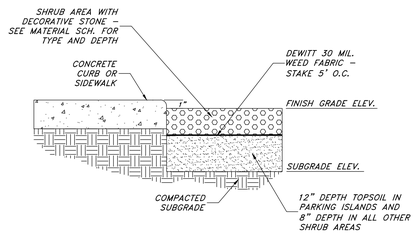
1 SHRUB PLANTING
NOT TO SCALE



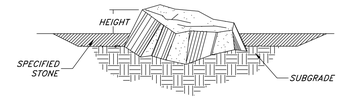
2 DECIDUOUS TREE PLANTING
NOT TO SCALE



3 EVERGREEEN TREE PLANTING
NOT TO SCALE



4 LANDSCAPE PREPARATION
Not to Scale



NOTE:
1. USE CARE TO MINIMIZE MARRING & SCRATCHING
2. BURY TWO INCHES OF BOULDER HEIGHT INTO SOIL, KEEPING BEST VISUAL SIDE ABOVE GROUND.

5 LANDSCAPE BOULDER

General Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
13. The contractor shall install all landscape material per plan, notes and details.
14. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
15. No grading or soil placement shall be undertaken when soils are wet or frozen.
16. Existing topsoil shall be stripped and stockpiled for landscape use. Contractor shall verify existing topsoil amounts and quality with the general contractor. Import topsoil as needed. The landscape contractor shall perform a soil test on existing and imported topsoil and amend per soil test recommendations. Soil test shall be done by certified soil testing agency. Provide new imported topsoil as needed from a local source. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. Topsoil shall be installed in all landscaping areas.
17. Prior to placement of topsoil in all landscaping areas, remove all construction debris and trash. All subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
18. Provide an 8 inch depth of stockpiled or imported topsoil in all shrub areas. Parking islands shall receive 12 inches of topsoil.
19. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
20. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
21. All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule.
22. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive a specified stone over Dewitt Pro5 weed barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas. All stone shall be washed after installation.
23. All deciduous trees shall be double staked per tree staking details as needed. Verify that all trees are straight. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Tree ties shall be V.I.T. Cinche Ties #CT32.
24. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

Landscape Maintenance:

1. All Landscape within the Property Line and Out in the Park Strip Shall be Installed and Maintained by the Walmart. The Landscape in the Street Median Shall be Installed by Walmart and Maintained by the City.

Landscape Notes

1. See Sheet L2.0-L2.4 for Store Irrigation Layout and Sheet L2.5 for ROW Irrigation. See Sheet L2.6 for Irrigation Schedule and Details.
2. See Sheet L1.6 for Landscape Schedule, Notes and Details.
3. Verify that all Areas that are not Building and Hardscape is Landscaped. Coordinate with Landscape Architect in Areas of Question.
4. Adjust Plant Material as Needed to Accommodate New and Existing Utilities. Evenly Space Plant Material Around Utilities Allowing Required Access Space.

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 LS

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Landscape Notes & Details

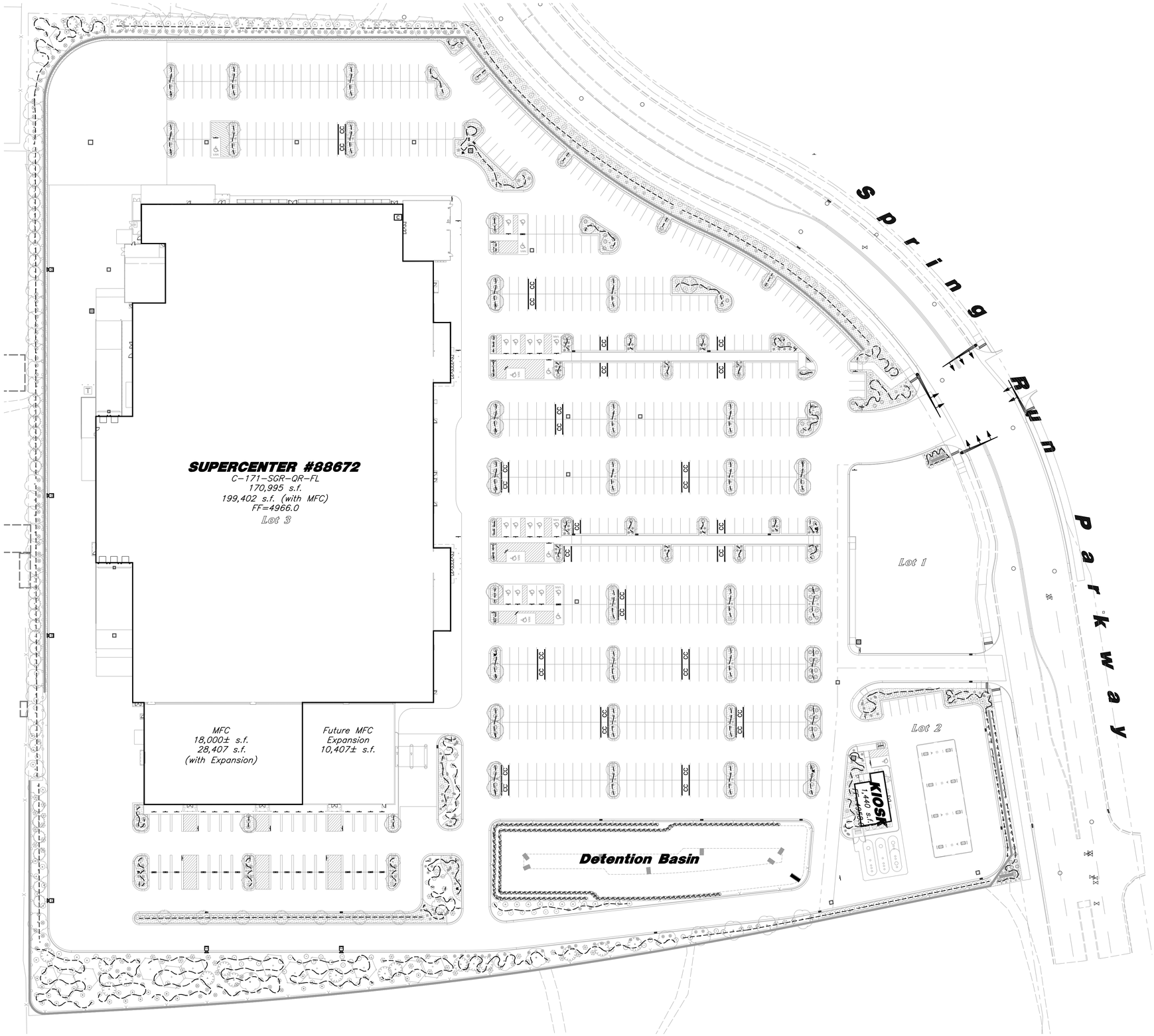
Walmart - Eagle Mountain
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

State of Utah
Licensed Landscape Architect
Jared R. Manscill
No. 7740426-5301
10/18/2023

7 Aug, 2023

SHEET NO.
L1.5

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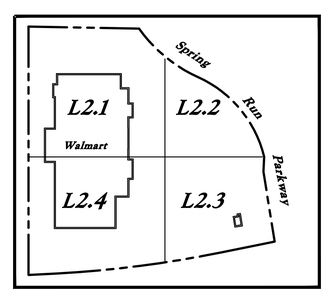
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Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Notes

1. See Sheet L1.0-L1.4 for Store Plant Layout and Sheet L1.5 for Landscape Schedule, Details and Notes.
2. See Sheet L2.5 for Irrigation Schedule and Details.
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4. The City Reports a Static Water Pressure of 65 psi in the Area. The Irrigation System Requires a Minimum of psi to Function.



Key Map

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Drafted by: CC
Client Name: ARCO/Murray
23-092 IR

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Overall Irrigation Plan

Walmart - Eagle Mountain

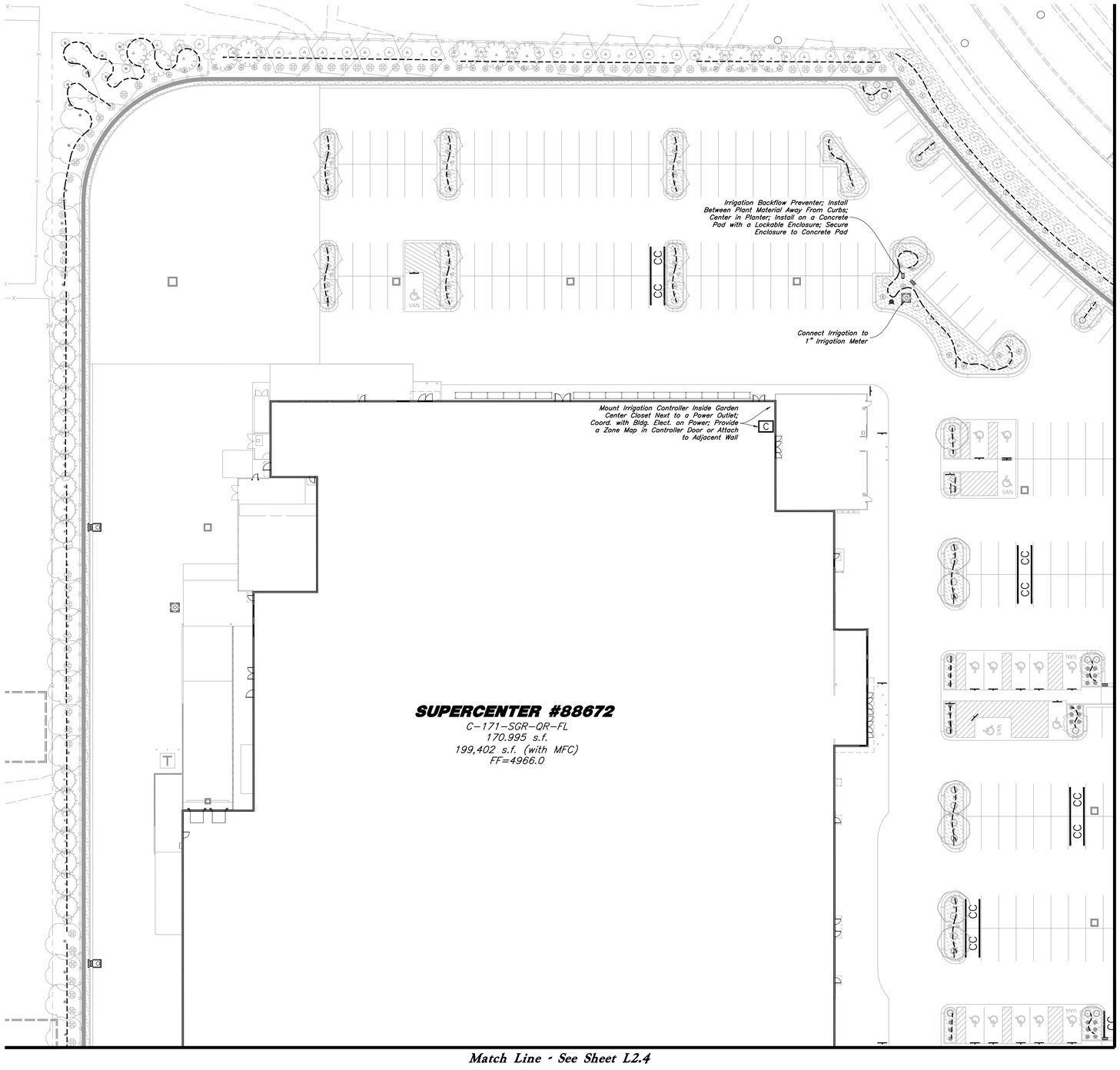
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

State of Utah
Jared R. Manscill
No. 7740426-5301
Licensed Landscape Architect
10/18/2023

7 Aug, 2023

SHEET NO. L2.0

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General Irrigation Notes:

1. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
2. The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
4. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
5. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
6. The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
7. The contractor shall install all irrigation material per plan, notes and details.
8. 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.
9. Irrigation system guarantee for all materials and workmanship shall be one year from the time of branch opening or final project acceptance (whichever is longer). 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.
10. 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.
11. Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings. one (1) 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 lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
12. Irrigation mainline that are 2" 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.
13. Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards.
14. Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
15. Control valve wire shall be #14 single conductor: white for common wire, red for hot wire and blue for the spare wire. Provide (2) two spare wire that runs the length of the mainline and to the controller. All wiring shall be UF-UL rated. All connections shall be made with water tight connectors (DBR/Y or equivalent) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.
16. Control valve size, type, quantity, and location to be approved by landscape architect. Install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes shall be Carson Brooks or equal.
17. Quick couplers shall be a Rain Bird 44RC with a (one) 1 inch swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
18. 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.
19. 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 sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-two (28) inches minimum. Depth for lateral sleeves shall be sixteen (16) 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 sleeving.
20. 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.
21. It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
22. Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
23. Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
24. The sprinkler system design is based on the operating pressure shown on the irrigation drawings. The irrigation contractor shall verify water pressure prior to any construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the point of connection to the owner's authorized representative immediately.
25. Provide and install all manufacturer's recommended surge and lighting protection equipment on all controllers.
26. All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
27. Upon completion and approval of irrigation system, irrigation contractor to provide the owner with two sets of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.
28. An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.

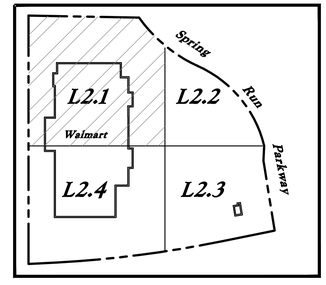
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Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Notes

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4. The City Reports a Static Water Pressure of 65 psi in the Area. The Irrigation System Requires a Minimum of psi to Function.



Key Map

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Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 IR

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Irrigation Plan

Walmart - Eagle Mountain

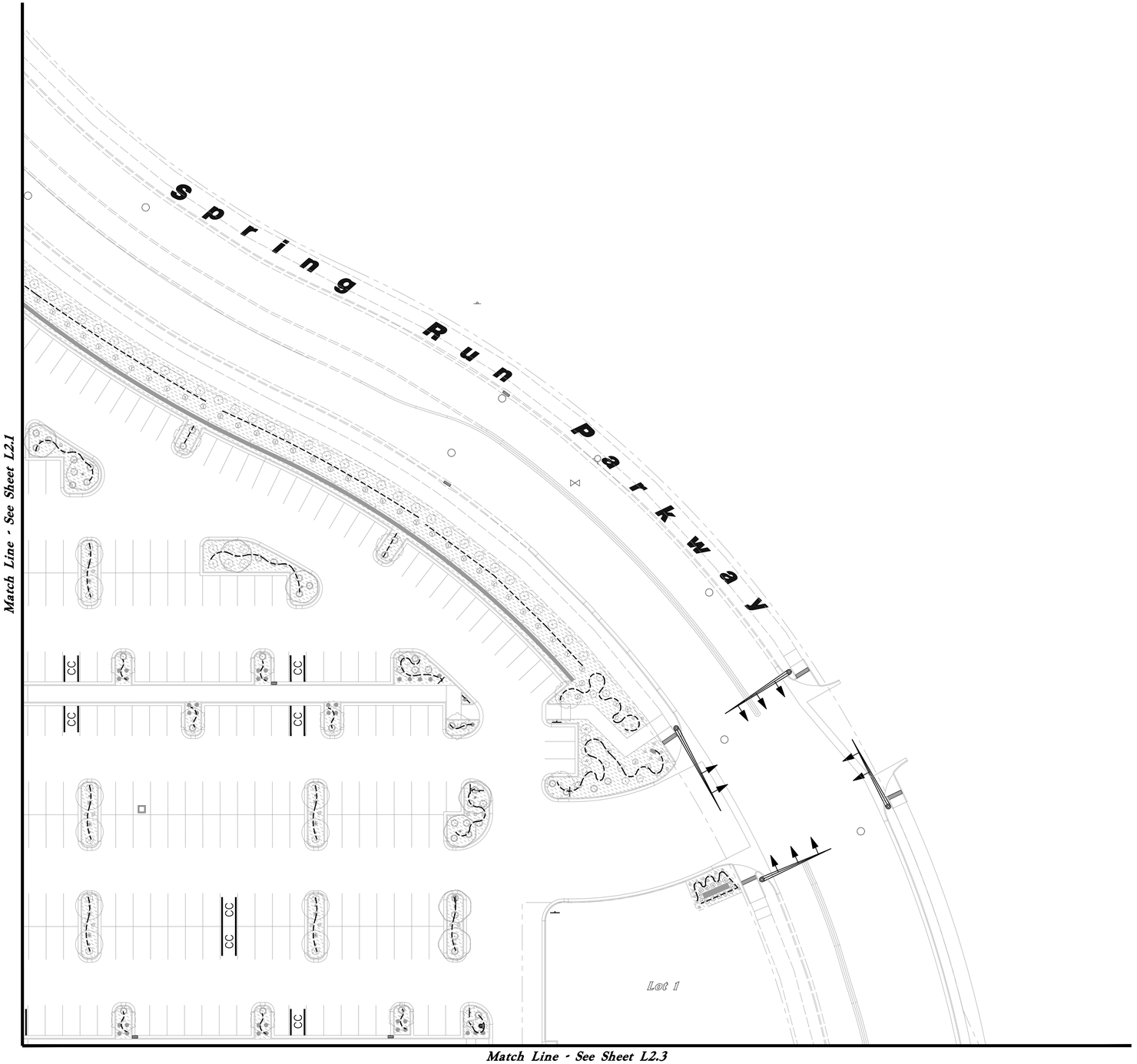
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

State of Utah
Jared R. Manscill
No. 7702-5538
Licensed Landscape Architect
10/18/2023

7 Aug, 2023

SHEET NO.
L2.1

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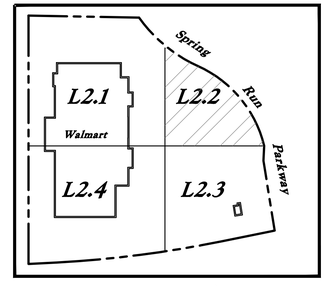
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2010 North Redwood Road, Salt Lake City, Utah 84116
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Irrigation Plan

Walmart - Eagle Mountain

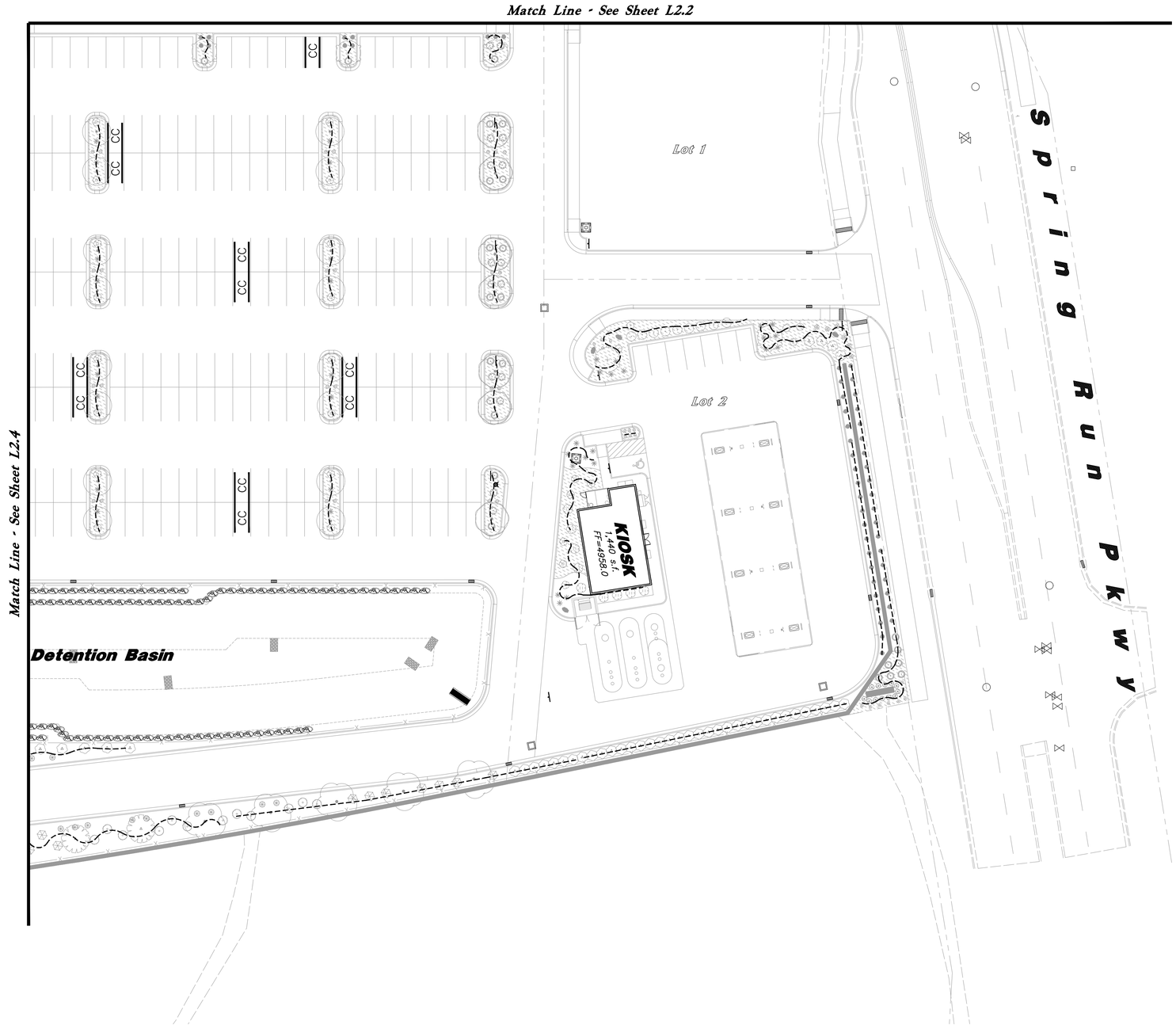
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

State of Utah Licensed Landscape Architect
Jared R. Manscill
No. 7740426-5301
10/18/2023

7 Aug, 2023

SHEET NO.
L2.2

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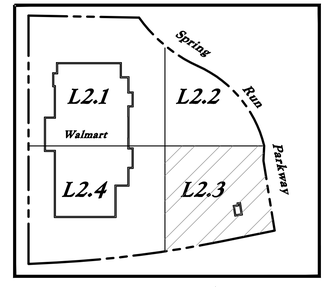
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Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Notes

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23-092 IR

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Irrigation Plan

Walmart - Eagle Mountain

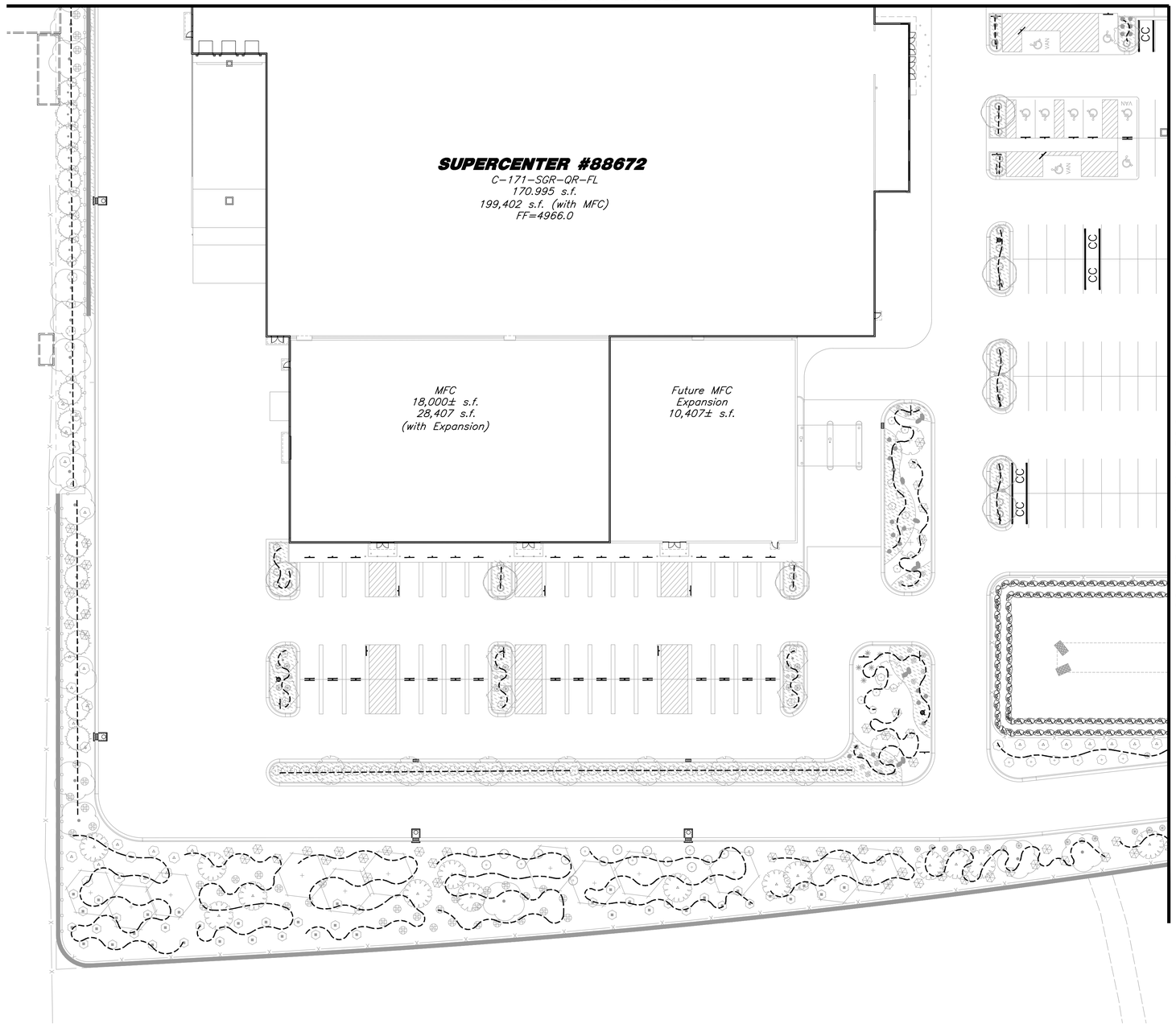
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

State of Utah
Licensed Landscape Architect
Jared R. Manscill
No. 7740426-5301
10/18/2023

7 Aug, 2023

SHEET NO.
L2.3

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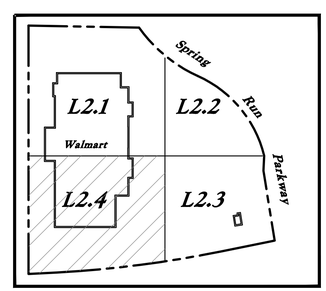
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Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Notes

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Key Map

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RCV	DATE	DESCRIPTION

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Drafted by: CC
Client Name: ARCO/Murray
23-092 IR

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Irrigation Plan

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

State of Utah Licensed Landscape Architect
Jared R. Manscill
No. 7740426-5301
10/18/2023

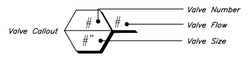
7 Aug, 2023

SHEET NO. L2.4

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Irrigation Schedule

Symbol	Manufacturer/Model #	Description	Notes	Detail
Valves				
MV	HYDROPOINT0036 (Owner Provided)	Master Control Valve	1 1/2 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	4/L2.5
■	Rain Bird XCZ-100-PRB-COM	Drip Remote Control Valve	1 Inch Size; Drip Control Zone Kit; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	5/L2.5
Q	Rain Bird 44RC	Quick Coupler Valve With a Swing Joint Assembly	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	1/L2.5
YH	Woodford Iowa Y34	3\4" Freexeless Yard Hydrant	Install Adjacent in Center of Parking Island with a Lock & Sign Indicating Nonpotable Water; Provide a Matco Norca 759 Shutoff Valve On Mainline to Hydrant for Easy Shutoff; Store Valve in 10 Round Valve Box with Weed Barrier and Clean Gravel	14/L2.5
D	Matco-Norca 759	Manual Drain Valve	1/2" Inch Size; Install at End of Mainline and After Backflow in a 10" Round Valve Box with 6" Depth Sump of Gravel Over Weed Barrier; Drain Shall Assist in Winterizing System	11/L2.5
Drip				
◯	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	7/L2.5
┅┅	Netafim TLCV9-12XX	Techline CV Dripline with 0.9 gph Emitters @ 12" Spacing; Dripline Shall be Used to Water all Perennials, Shrubs, Ornamental Grasses and Trees; See Drip Irrigation Detail for Dripline Configuration and Layout; Blank Tubing Shall be Used in Areas Where There is No Plant Material; Install per Manufacturer's Specifications; Drip Shall be Installed After Plant Installation; Secure Tubing with Staples No Less Than Every 24 Inches & at Critical Holding Points; Tubing with Emitters Shall be Installed Under Weed Barrier so That the Water Drips on the Soil and not on Top of Weed Barrier (Prevents Piping from Surfacing and Weathering)		3/L2.5 8/L2.5
P.O.C. Components				
⊠	Mueller Oriseal Mark II	Stop and Waste Valve	1 1/2 Inch Size; Installed in 10" Round Valve Box with 3" Depth Gravel Over Weed Barrier	12/L2.5
FS	HYDROPOINT0028 (Owner Provided)	Flow Sensor	1 1/2 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump; Install with Water Proof Wire Connectors	10/L2.5
BF	Febco 825Y	Reduce Pressure Backflow Preventer	1 1/2 Inch Size; Backflow shall be Properly Installed and Tested to Meet County, City Requirements, and Meet all State and Local Health Safety Laws and Ordinances; Install in GuardShack Enclosure (#GS-2) on Poured Concrete Pad with Frost Guard (FG-2) & 2 Locks (GS-AWPKA); Enclosure Color to be Forest Green	13/L2.5
Pipes				
▬ ▬ ▬	Schedule 40 PVC	Mainline Pipe	1 1/2 Inch Size; Controller Wire Shall be Tucked Under Mainline; Sch 80 Fittings Shall be Used for Mainline Connections	2/L2.5
———	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe; Sch 40 Fittings Shall be Used for Lateral Line Connections	2/L2.5
Controller				
C	HYDROPOINT0009 (Owner Provided)	18 Station ET Based Controller	Inside Building in Mechanical Enclosure; Coordinate Power Supply With Building Electrical Contractor; Provide Zone Map with Controller	6/L2.5
Sleeving				
═ ═ ═	Schedule 40 PVC	Provide for Irrigation Mainlines, Laterals and Controller Wire Located Under Concrete and Asphalt Paving at Specified Depths	Contractor Shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving; All Sleeving Shall be by the Landscape Contractor Unless Otherwise Noted	9/L2.5

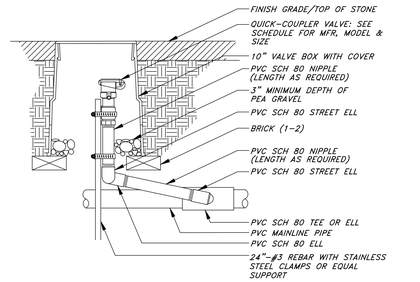


VALVE SCHEDULE - STORE

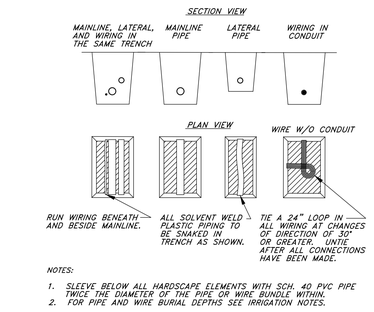
VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1"	Area for Drip Emitters				
2	1"	Area for Drip Emitters				
3*	1"	Area for Drip Emitters				
4	1"	Area for Drip Emitters				
5	1"	Area for Drip Emitters				
6	1"	Area for Drip Emitters				
7	1"	Area for Drip Emitters				
8	1"	Area for Drip Emitters				
9	1"	Area for Drip Emitters				
10	1"	Area for Drip Emitters				
11	1"	Area for Drip Emitters				
12	1"	Area for Drip Emitters				
13	1"	Area for Drip Emitters				

Irrigation Notes

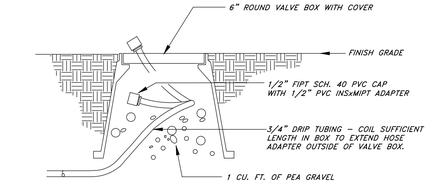
1. See Sheet L1.0-L1.4 for Store Plant Layout and Sheet L1.5 for Landscape Schedule, Details and Notes.
2. See Sheet L2.5 for Irrigation Schedule and Details.
3. The Irrigation Shall Tie into the Culinary Water System and Have a Separate Water Meter. See Utility Plan for More Detail. The Irrigation System Shall be Equipped with a Backflow Preventer in and Enclosure on a Concrete Pad.
4. The City Reports a Static Water Pressure of 65 psi in the Area. The Irrigation System Requires a Minimum of psi to Function.



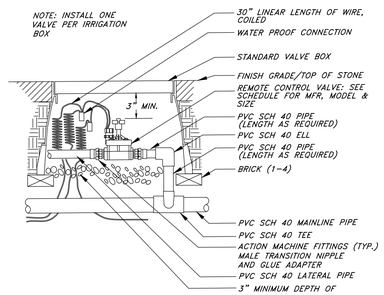
1 QUICK COUPLING VALVE
NOT TO SCALE



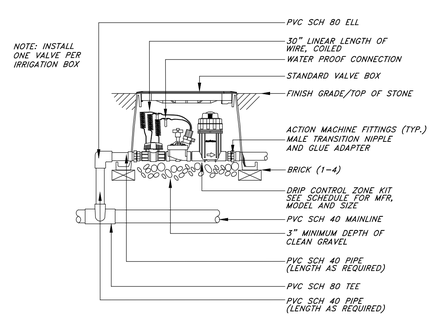
2 PIPE & WIRE TRENCHING
NOT TO SCALE



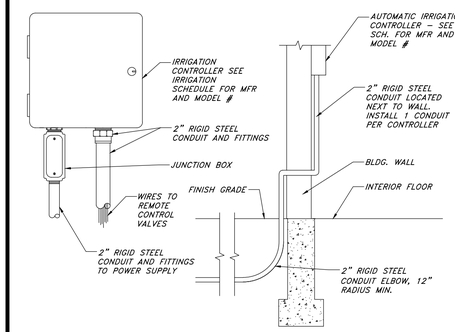
3 COMPRESSION FLUSH CAP
NOT TO SCALE



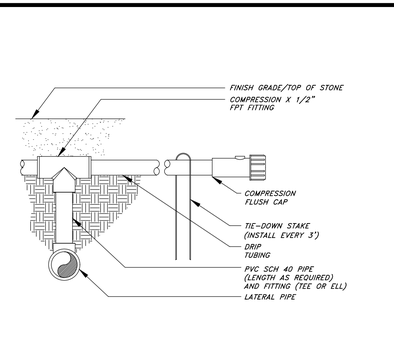
4 MASTER REMOTE CONTROL VALVE
NOT TO SCALE



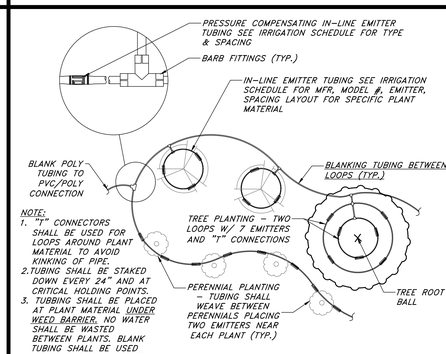
5 DRIP CONTROL VALVE
NOT TO SCALE



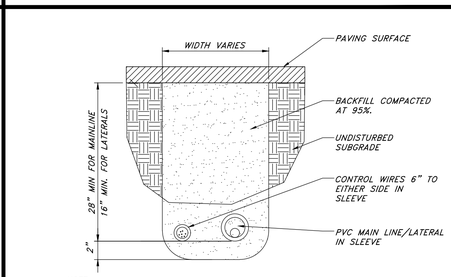
6 IRR. CONTROLLER - INDOOR WALL MOUNT
NOT TO SCALE



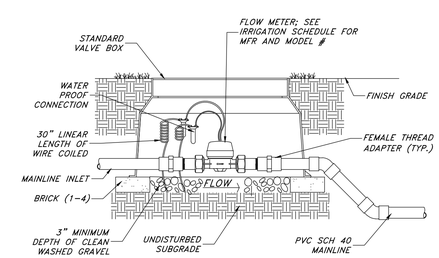
7 PVC TO POLY PIPE CONNECTION
NOT TO SCALE



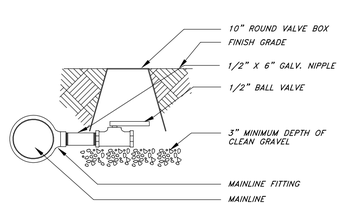
8 DRIP TUBING AT PLANT
NOT TO SCALE



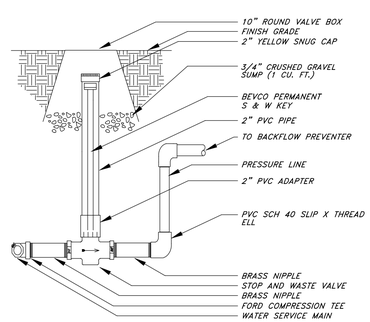
9 PIPE SLEEVING
NOT TO SCALE



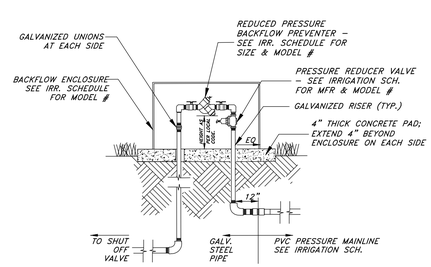
10 FLOW METER
NOT TO SCALE



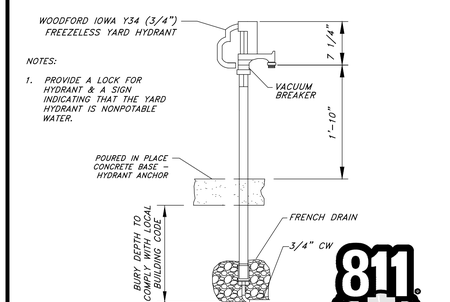
11 MANUAL DRAIN VALVE
NOT TO SCALE



12 STOP AND WASTE VALVE
NOT TO SCALE



13 BACKFLOW PREVENTION DEVICE
NOT TO SCALE



14 YARD HYDRANT
Not to Scale

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 IR

ANA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Irrigation Notes & Details

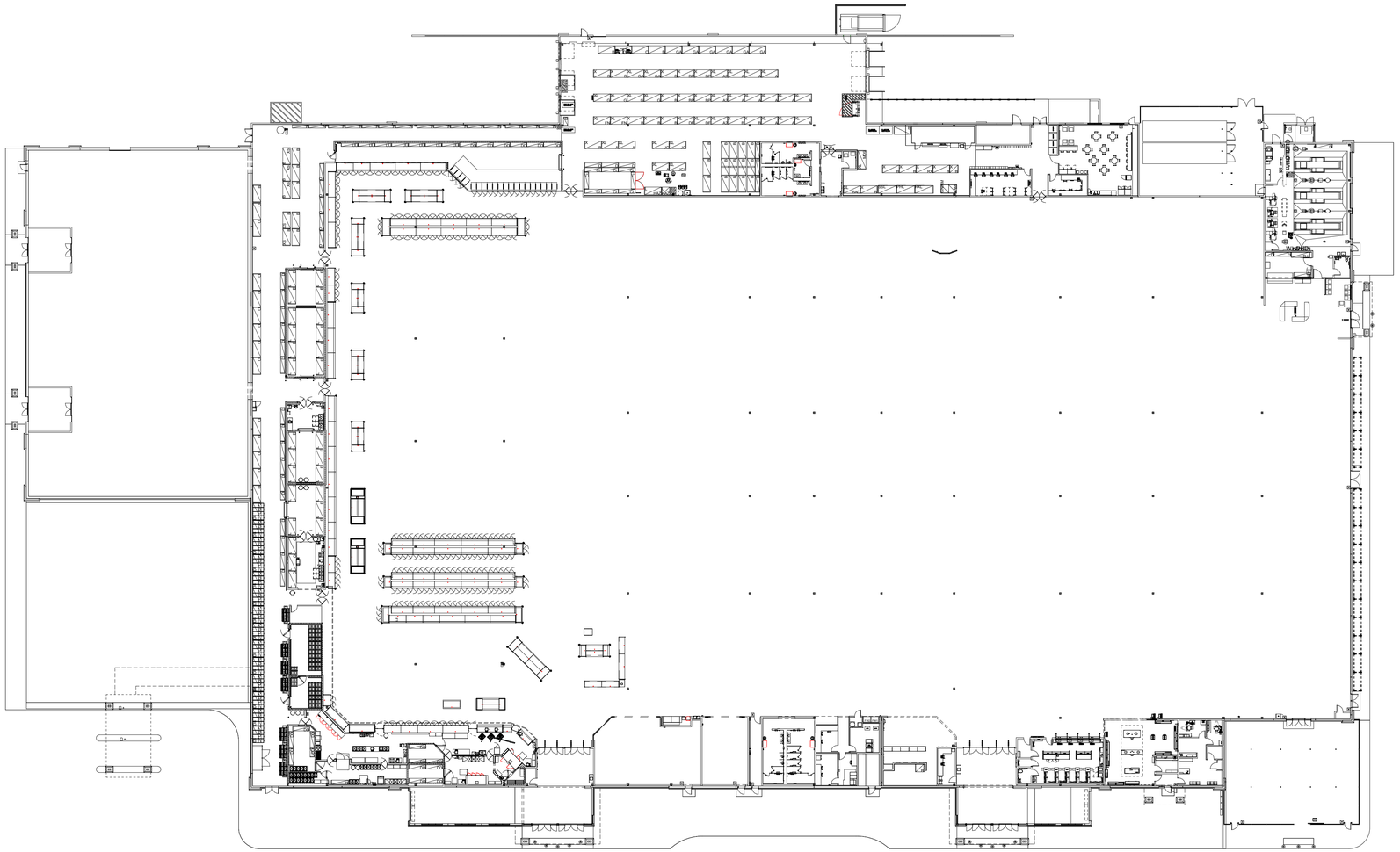
Walmart - Eagle Mountain
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

State of Utah — Licensed Landscape Architect
Jared R. Manscill
No. 7740426-5301
10/18/2023

7 Aug, 2023

SHEET NO.
L2.5

W:\23-092 Walmart - Eagle Mountain\dwgs\23-092 IR.dwg, 10/18/2023 3:47:54 PM, 1:1



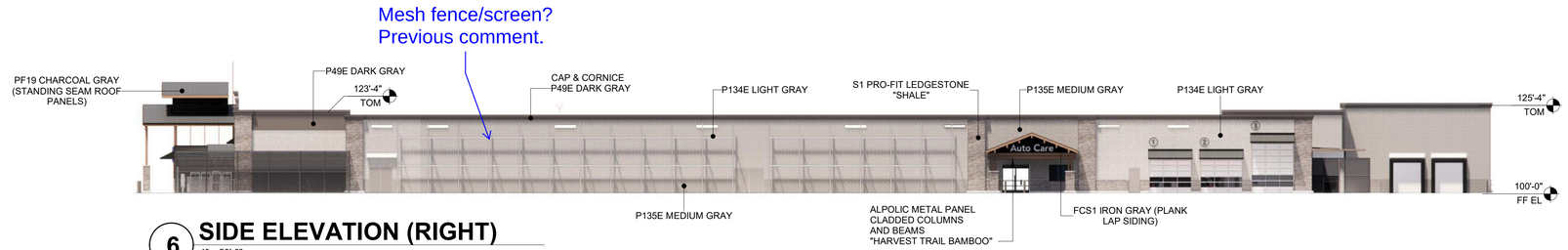
brr	10/16/23	Walmart	# 01725	EAGLE MOUNTAIN, UT	FLOOR PLAN	A1

MATERIAL BREAKDOWN

MATERIAL	MANUFACTURER	FRONT SIDE PERCENTAGE	LEFT SIDE PERCENTAGE	BACK SIDE PERCENTAGE	RIGHT SIDE PERCENTAGE
CMU BLOCK	---	47%	51%	79%	70%
COMPOSITE METAL PANEL	ALPOLIC MATERIALS	3%	1%	1%	1%
EIFS	---	16%	22%	5%	1%
FLASHING & TRIM	---	5%	4%	5%	7%
OPENINGS	---	10%	7%	2%	11%
PLANK LAP SIDING	JAMES HARDIE	14%	1%	0%	1%
THIN BRICK VENEER	CULTURED STONE	14%	16%	7%	9%

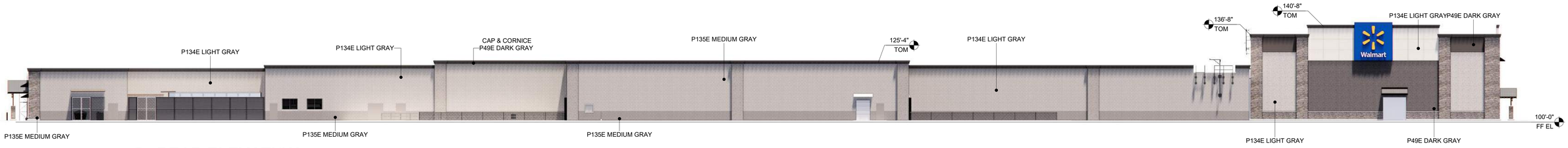
COLOR LEGEND

FCS1	IRON GRAY (PLANK LAP SIDING)
P49E	DARK GRAY
P76U	WALMART BLUE (URETHANE-LIKE)
P134E	LIGHT GRAY
P135E	MEDIUM GRAY
PF19	CHARCOAL GRAY (STANDING SEAM ROOF PANELS)
S1	PRO-FIT LEDGESTONE "SHALE"



6 SIDE ELEVATION (RIGHT)

1" = 20'-0"



5 REAR ELEVATION

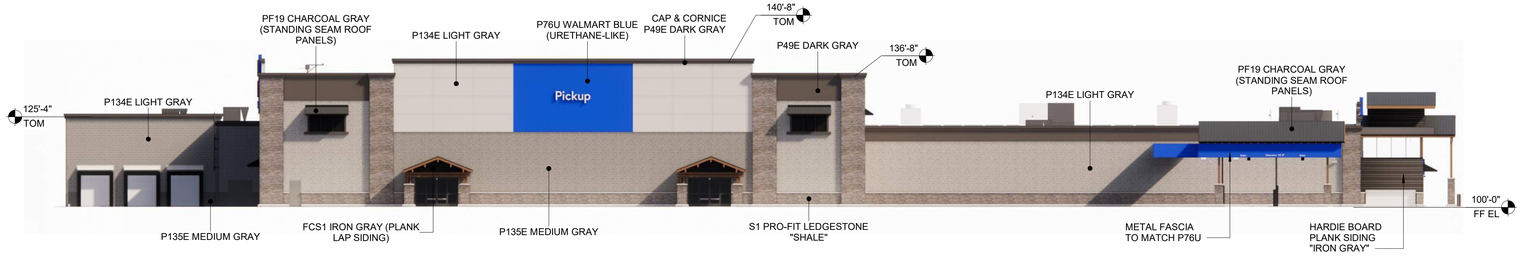
1" = 20'-0"



VESTIBULE SIDE ELEVATION

3

1/16" = 1'-0"



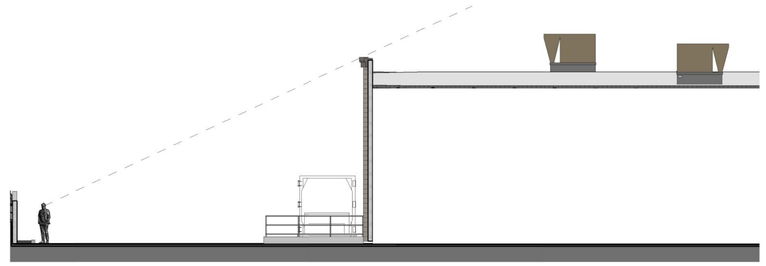
2 SIDE ELEVATION (LEFT)

1" = 20'-0"



1 FRONT ELEVATION

1" = 20'-0"



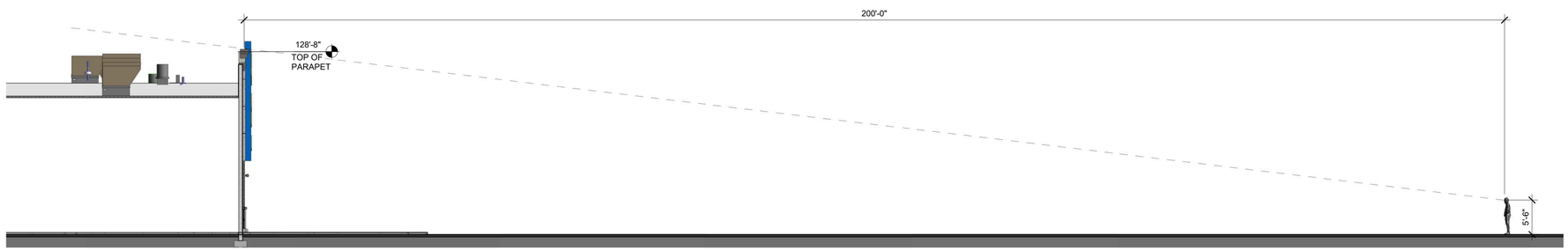
SECTION AT REAR

EMMC 17.72.040.K All mechanical equipment shall be screened so as not to be visible from any public or private streets.

Show sight line is taken from public streets.



SITE LINE AT SIDE WALL (LEFT)



SITE LINE AT FRONT MAIN WALL

brr	10/16/23	Walmart	# 01725	EAGLE MOUNTAIN, UT	LINE OF SIGHT SECTIONS



brr	10/16/23	Walmart	# 01725	EAGLE MOUNTAIN, UT	PERSPECTIVE	A4



brr	10/16/23	Walmart	# 01725	EAGLE MOUNTAIN, UT	PERSPECTIVE	A5



brr	10/16/23	Walmart	# 01725	EAGLE MOUNTAIN, UT	PERSPECTIVE	A6



brr	10/16/23	Walmart	# 01725	EAGLE MOUNTAIN, UT	PERSPECTIVE	A7



brr	10/16/23	Walmart	# 01725	EAGLE MOUNTAIN, UT	PROPOSED FUTURE EXPANSION	A8



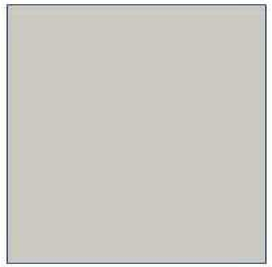
brr	10/16/23	Walmart	# 01725	EAGLE MOUNTAIN, UT	PERSPECTIVE	A9



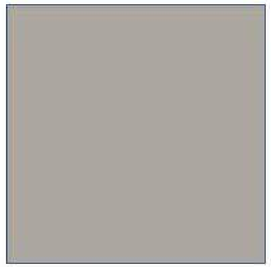
brr	10/16/23	Walmart	# 01725	EAGLE MOUNTAIN, UT	PERSPECTIVE	A10



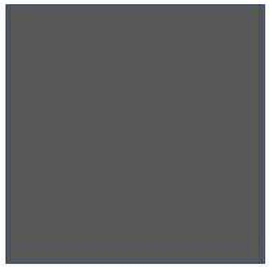
brr	10/16/23	Walmart	# 01725	EAGLE MOUNTAIN, UT	PERSPECTIVE	A11



Paint
P134E Light Gray
Benjamin Moore
#1465 Nimbus



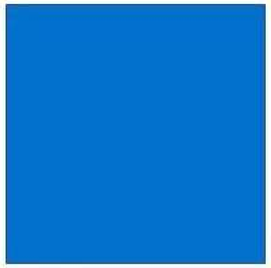
Paint
P135E Medium Gray
Benjamin Moore #1474
Cape May Cobblestone



Paint
P49E Dark Gray
Benjamin Moore #HC-167
Amhearst Gray



Paint
P213 MFC Black Gray
Benjamin Moore #2126
Black Tar



Paint
P76U Walmart Blue



Standing Seam Roof Panels
PF-19 Charcoal Gray
Manufacturer: Berridge



Various Flashing & Trim
PF-22 Match Matte Black
by Berridge



Composite Metal Panel
Harvest Trail Bamboo
Manufacturer: Alpolic
Materials



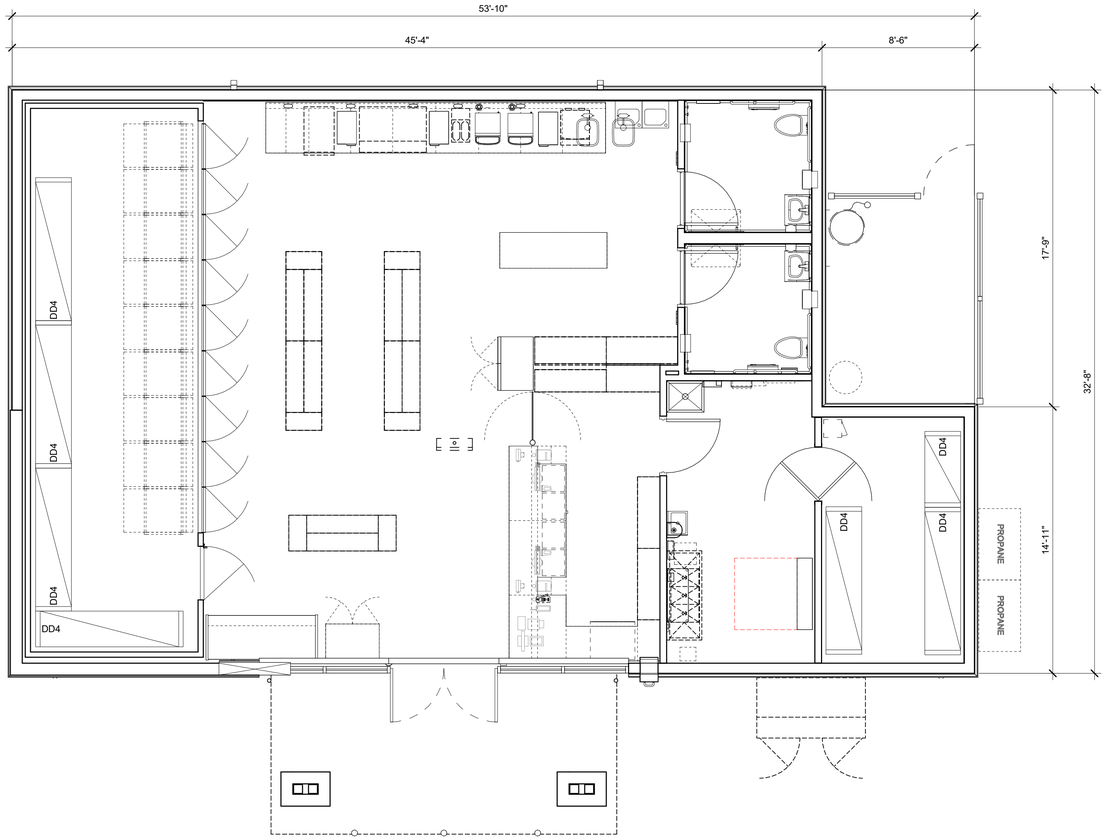
Plank Lap Siding
Iron Gray
Manufacturer:
James Hardie



Plank Lap Siding
Light Mist
Manufacturer:
James Hardie



Thin Brick Veneer
Pro-Fit Ledgestone
Manufacturer: Cultured Stone
Product: 'Shale'

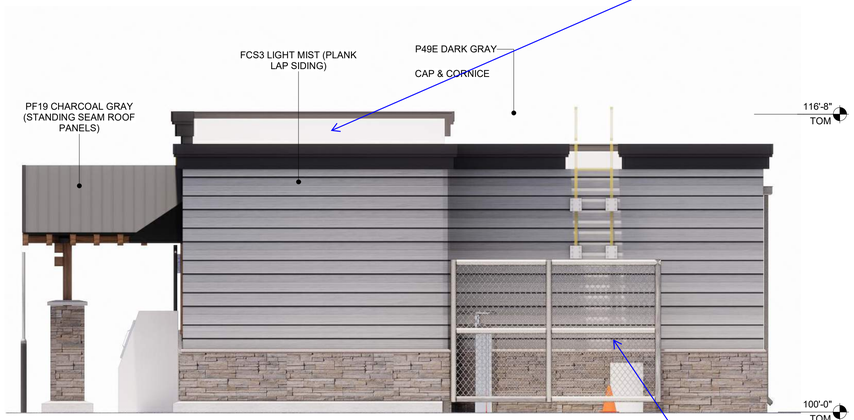


brr	10/16/23	Walmart	# 01725	EAGLE MOUNTAIN, UT	FUEL FLOOR PLAN	A13

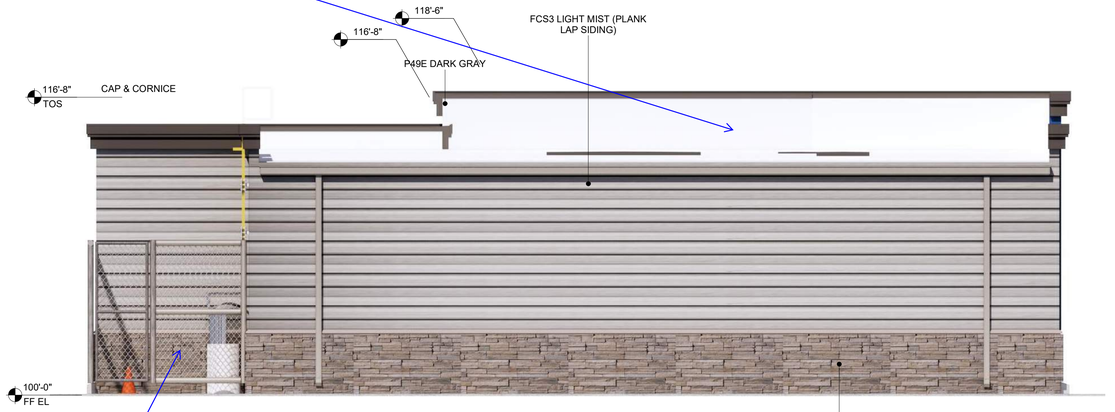
Sight lines from SR73 and Spring Run?

COLOR LEGEND	
FCS1	IRON GRAY (PLANK LAP SIDING)
FCS3	LIGHT MIST (PLANK LAP SIDING)
P49E	DARK GRAY
P76U	WALMART BLUE (URETHANE-LIKE)
PF19	CHARCOAL GRAY (STANDING SEAM ROOF PANELS)
S1	PRO-FIT LEDGESTONE "SHALE"

Missing material/color?
Previous comment.

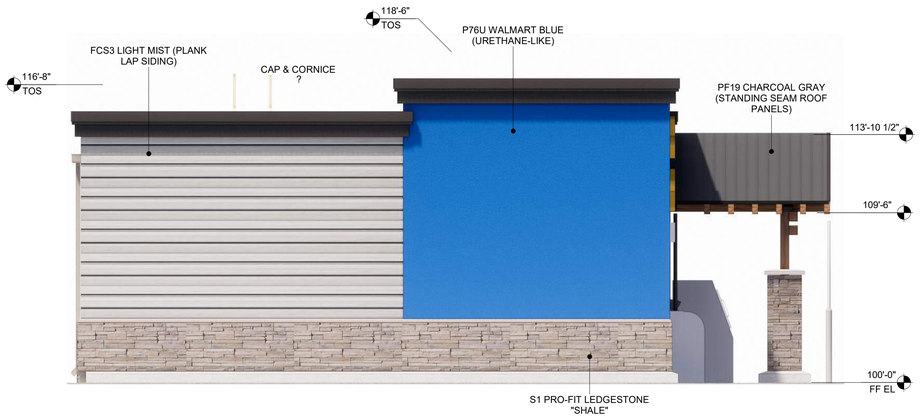


4 SERVICE BUILDING SIDE ELEVATION
1/4" = 1'-0"

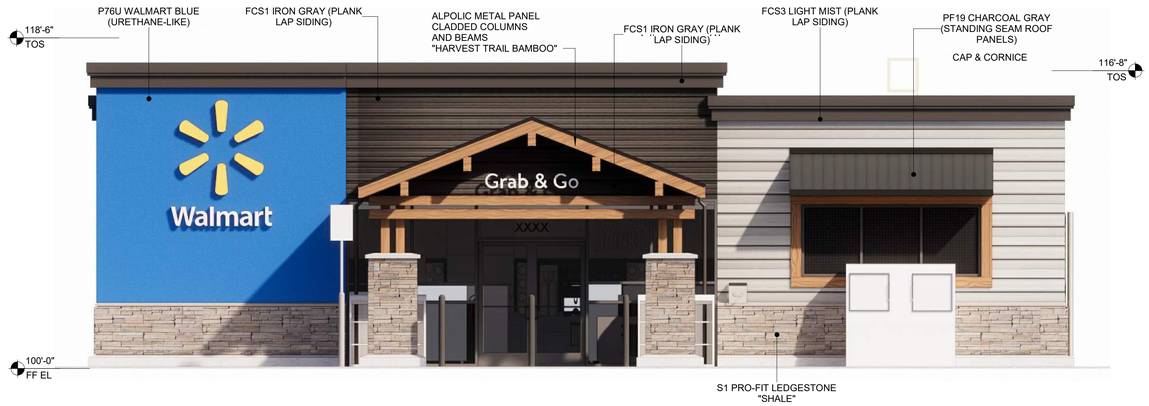


3 SERVICE BUILDING REAR ELEVATION
1/4" = 1'-0"

Chain link not permitted.
Previous comment.



2 SERVICE BUILDING SIDE ELEVATION
1/4" = 1'-0"



1 SERVICE BUILDING FRONT ELEVATION
1/4" = 1'-0"

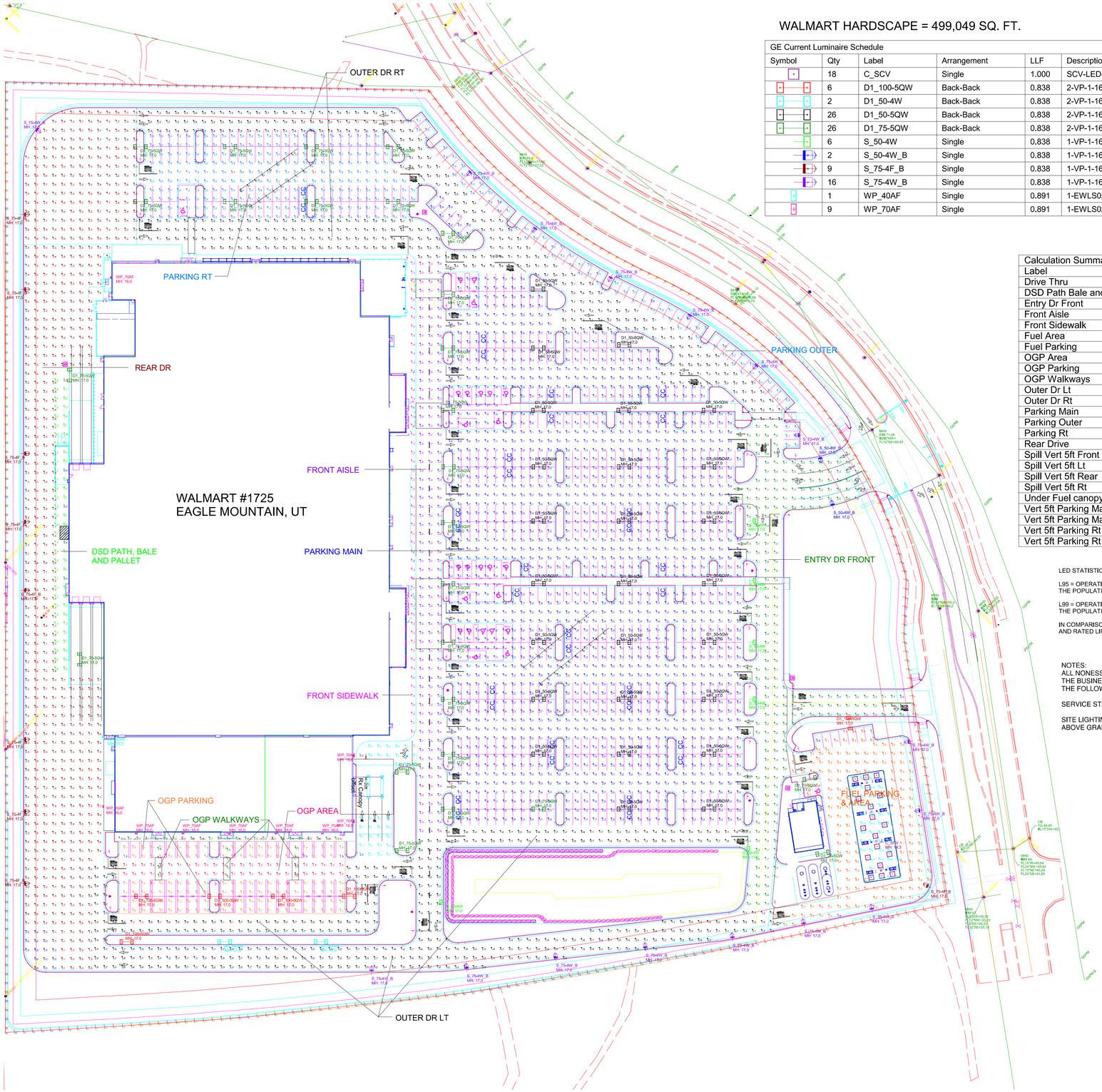








brr	10/16/23	Walmart	# 01725	EAGLE MOUNTAIN, UT	FUEL PERSPECTIVES	A15



Scale: 1 inch= 60 Ft.

THIS IS A D SIZE SHEET. THE NOTED SCALE IS NOT VALID IF PRINTED AS ANY OTHER SIZE.

WALMART HARDSCAPE = 499,049 SQ. FT.

GE Current Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
	18	C_SCV	Single	1.000	SCV-LED-10L-SC-30 Fuel canopy by other mfg.	67	9652	B3-U0-G1
	6	D1_100-5QW	Back-Back	0.838	2-VP-1-160L-100-27K8-5QW-480-A3U-BLT-F-7PR-SC	194.306	27926	B4-U0-G2
	2	D1_50-4W	Back-Back	0.838	2-VP-1-160L-50-27K8-4W-480-A3U-BLT-F-7PR-SC	107.4	15042	B1-U0-G2
	26	D1_50-5QW	Back-Back	0.838	2-VP-1-160L-50-27K8-5QW-480-A3U-BLT-F-7PR-SC	107.4	16528	B3-U0-G2
	26	D1_75-5QW	Back-Back	0.838	2-VP-1-160L-75-27K8-5QW-480-A3U-BLT-F-7PR-SC	145	21624	B4-U0-G2
	6	S_50-4W	Single	0.838	1-VP-1-160L-50-27K8-4W-480-A3U-BLT-F-7PR-SC	53.7	7521	B1-U0-G2
	2	S_50-4W_B	Single	0.838	1-VP-1-160L-50-27K8-4W-480-A3U-BLT-F-7PR-SC w/HSS-90-B-BLT	53.7	6639	B1-U0-G2
	9	S_75-4F_B	Single	0.838	1-VP-1-160L-75-27K8-4F-480-A3U-BLT-F-7PR-SC w/HSS-90-B-BLT	72.5	9142	B1-U1-G2
	16	S_75-4W_B	Single	0.838	1-VP-1-160L-75-27K8-4W-480-A3U-BLT-F-7PR-SC w/HSS-90-B-BLT	71.582	8963	B1-U0-G2
	1	WP_40AF	Single	0.891	1-EWLS02040AF727N1FMBLCK	27	3500	B1-U0-G1
	9	WP_70AF	Single	0.891	1-EWLS02070AF727N1FMBLCK	52	6100	B2-U0-G1

Calculation Summary Illuminance Foot-candles

Label	Avg	Max	Min	Avg/Min	Max/Min
Drive Thru	3.31	6.6	2.0	1.66	3.30
DSD Path Bale and Pallet	1.31	3.5	0.4	3.28	8.75
Entry Dr Front	1.78	3.9	0.4	4.45	9.75
Front Aisle	3.41	6.3	2.1	1.62	3.00
Front Sidewalk	1.35	2.1	1.2	1.13	1.75
Fuel Area	4.96	21.7	1.6	3.10	13.56
Fuel Parking	3.87	4.5	2.8	1.38	1.61
OGP Area	2.81	3.8	1.7	1.65	2.24
OGP Parking	3.53	5.9	1.5	2.35	3.93
OGP Walkways	3.56	7.0	1.6	2.23	4.38
Outer Dr Lt	2.43	7.0	0.4	6.08	17.50
Outer Dr Rt	1.87	4.4	0.4	4.68	11.00
Parking Main	2.40	5.2	0.9	2.67	5.78
Parking Outer	2.38	3.6	0.8	2.98	4.50
Parking Rt	2.87	4.7	1.0	2.87	4.70
Rear Drive	1.40	6.0	0.0	N.A.	N.A.
Spill Vert 5ft Front	0.16	0.8	0.0	N.A.	N.A.
Spill Vert 5ft Lt	0.11	0.6	0.0	N.A.	N.A.
Spill Vert 5ft Rear	0.03	0.1	0.0	N.A.	N.A.
Spill Vert 5ft Rt	0.19	0.3	0.0	N.A.	N.A.
Under Fuel canopy by others	26.24	37.2	12.9	2.03	2.88
Vert 5ft Parking Main IN	2.35	4.1	0.4	5.88	10.25
Vert 5ft Parking Main OUT	2.03	5.9	0.4	5.08	14.75
Vert 5ft Parking Rt IN	1.33	3.0	0.5	2.66	6.00
Vert 5ft Parking Rt OUT	2.69	6.9	0.5	5.38	13.80

LED STATISTICS SHOWN ARE AT 50000 HOURS L95 & L99 RATING (~12 YEARS @ 12 HRS/DAY)

L95 = OPERATING HOURS AT WHICH AN AVERAGE OF 5% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS. THE POPULATION STILL EMITS 95% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH A REDUCED LIGHT OUTPUT.

L99 = OPERATING HOURS AT WHICH AN AVERAGE OF 1% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS. THE POPULATION STILL EMITS 99% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH A REDUCED LIGHT OUTPUT.

IN COMPARISON, NON-LED LUMINAIRES ARE RATED WITH MEAN LUMENS MEASURED AT 40-50% OF RATED LIFE, DEPENDING ON TECHNOLOGY, AND RATED LIFE OF B50, WHERE B50 = OPERATING HOURS AT WHICH 50% OF A TESTED POPULATION OF LAMPS HAVE FAILED.

NOTES:
ALL NONESSENTIAL COMMERCIAL EXTERIOR LIGHTING SHALL ONLY CONTINUE IN OPERATION UNTIL 11:00PM OR FOR AS LONG AS THE BUSINESS IS OPEN OR AREA IS IN ACTIVE USE AND SHALL REMAIN OFF UNTIL THE BUSINESS REOPENS OR UNTIL DAYLIGHT THE FOLLOWING DAY.

SERVICE STATION CANOPY LUMINARIES TO BE FLUSH WITH LOWER SURFACE OF CANOPY.

SITE LIGHTING PROPOSED TO BE INSTALLED ON 14 FEET POLE ON 3 FEET BASE FOR FIXTURE HEIGHT TO BE MAXIMUM 17 FEET ABOVE GRADE.

LPD Area Summary

Label	Area	Total Watts	LPD
LPD_Fuel Canopy	4929	1206	0.245

Total Outdoor Output Standard (17.56.050)

Net Area (Acre)	Proposed Lumens Total	Proposed Lumens per Acre	Allowable Lumens per Acre
19.77	1,492,934	75,515	100,000

Canopy Output Standard (17.56.080)

Net Area (Sqft)	Proposed Lumens Total	Proposed Lumens per Sqft	Allowable Lumens per Sqft
4,929	173,736	35	40

WALMART ALLOWED LUMEN TOTAL COMPLIANCE CHART

Instructions: Insert site information into the yellow cells. If you need to insert rows and drag formulas, password to unprotect sheet is "ge"

Store #: 1725
City: Eagle Mountain
State: UT

Total Area in Square Feet (minus bldg., sidewalk, canopies, Garden Ctr., etc.): 499,049 Square Feet

Number of Parking Area Entrances: 2 Entrances

MLO ALLOWANCES
based on MLO release June 15, 2011

Allowable Lumens per Sq/Ft Hardscape (Initial)	5	Lumens
Addit. Allowable Lumens per Entrance (Initial)	600	Lumens
Addit. Lumen Allowance For Entrances (Initial)	1,200	Lumens
Site Total Allowable Lumens (Initial)	2,496,445	Lumens

Actual Initial Lumens Installed

Fixture Type	B-U-G Rating	#Luminaires per pole or # wall packs	# Poles For wall packs use	Watts per Arrangement	Initial Lumens per Arrangement	Total Watts	Total # of Luminaires	Total Lumens
D1_100-5QW	B4-U0-G2	2	6	194.306	27926	1,166	12	167,556
D1_50-4W	B1-U0-G2	2	2	107.4	15042	215	4	30,084
D1_50-5QW	B3-U0-G2	2	26	107.4	16528	2,792	52	429,728
D1_75-5QW	B4-U0-G2	2	26	145	21624	3,770	52	562,224
S_50-4W	B1-U0-G2	1	6	53.7	7521	322	6	45,126
S_50-4W_B	B1-U0-G2	1	2	53.7	6639	107	2	13,278
S_75-4F_B	B1-U1-G2	1	9	72.5	9142	653	9	82,278
S_75-4W_B	B1-U0-G2	1	16	71.582	8963	1,145	16	143,408
WP_40AF	B1-U0-G1	1	0	27	3500	27	1	3,500
WP_70AF	B2-U0-G1	9	0	52	6100	468	9	6,100
C_SCV	B3-U0-G1	0	0	67	9652	0	0	9,652
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0

BUG ratings on this calculator may differ from BUG on the design due to TM-15 update mid 2011

PROJECT IS COMPLIANT?	Total Poles	Light Power Density (LPD)	Lumens per Watt (LPW)	Total Watts	Total Luminaires	Total Lumens
YES	93	0.0214	140	10,665	163	1,492,934

Current

The magnitude of the differences between detailed analysis methods and field measurements varies. In general, differences of less than 20% can be expected, but in extreme cases, where a calculation method cannot handle the complexity of the lighting system, they may be greater. A more complete discussion of the uncertainties is available.

ANSI / IES LS-6-20
Lighting Science: Calculation of Light and its Effects

Provided for:
Brandon Alley
Galloway US
Patick Kelly - Current

Provided BY:
Application Solution Center
apps@currentlighting.com
1-828-393-3774

3010 Spartanburg Hwy.,
East Flat Rock, NC 28726

Designer: Debbie Johnson
Date:10/24/2023
Drawing #: A231794B.AGI

WALMART SC #1725
EAGLE MOUNTAIN, UT
BEACON VP-1 2700K
Evolve Wall Pack EWLS 2700K
17ft mounting height - City
Horizontal FC's at grade &Verticals 5ft a.f.g.
new site plan & add canopy by other mfg.

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DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICRO STRIKE | OPTICS STRIKE

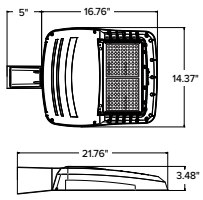


FEATURES

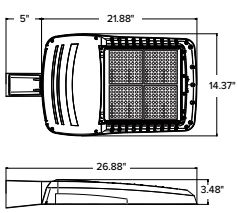
- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit 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

c UL us IP65 | DLC LISTED | DLC LISTED PREMIUM | ida DARK SKY APPROVED 2016 | BAA | TAA

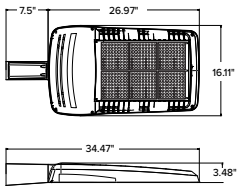
SIZE 1



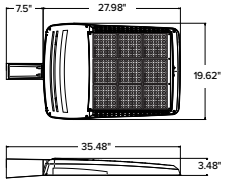
SIZE 2



SIZE 3



SIZE 4



CONTROL TECHNOLOGY

CONNECT | WIRED | WIRELESS | LIGHTGRID+

SERVICE PROGRAMS

STOCK | QS10

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 that 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)

CONTROLS (CONTINUED)

- 0- 10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" 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

	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
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)

WARRANTY

- 5 year warranty

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DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires

QS10

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG #

VP –

Series	
VP	Viper

Optic Platform
Micro Strike

Size	
1	Size 1
2	Size 2
3	Size 3
4	Size 4

Light Engine	
160L-35 [6]	5500 lumens
160L-50 [6]	7500 lumens
160L-75	10000 lumens
160L-100	12500 lumens
160L-115	15000 lumens
160L-135	18000 lumens
160L-160	21000 lumens
320L-145	21000 lumens
320L-170	24000 lumens
320L-185	27000 lumens
320L-210	30000 lumens
320L-235	33000 lumens
320L-255	36000 lumens
320L-315 [6]	40000 lumens
480L-285	40000 lumens
480L-320	44000 lumens
480L-340	48000 lumens
480L-390	52000 lumens
480L-425	55000 lumens
480L-470	60000 lumens
720L-435	60000 lumens
720L-475	65000 lumens
720L-515	70000 lumens
720L-565 [6]	75000 lumens
720L-600 [6]	80000 lumens
CLO	Custom Lumen Output [1]

CCT/CRI	
AP	AP-Amber Phosphor Converted
27K8	2700K, 80 CRI
3K7	3000K, 70 CRI
3K8	3000K, 80 CRI
35K8	3500K, 80 CRI
3K9	3000K, 90 CRI
4K7	4000K, 70 CRI
4K8	4000K, 80 CRI
4K9	4000K, 90 CRI
5K7	5000K, 70 CRI
5K8	5000K, 80 CRI

Distribution	
2	Type 2
3	Type 3
4F	Type 4 Forward
4W	Type 4 Wide
5QW	Type 5 Square Wide

Optic Rotation	
BLANK	No Rotation
L	Optic rotation left
R	Optic rotation right

Voltage	
UNV	120-277V
120	120V
208	208V
240	240V
277	277V
347	347V
480	480V

Mounting	
A	Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)
A_	Arm mount for round pole [2]
ASQU	Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern
A_U	Universal arm mount for round pole [2]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [2]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [2]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option	
CC	Custom Color

Options	
F	Fusing
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control [8]
TB	Terminal Block

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [3,4]
WIR	LightGRID+ In-Fixture Module [3,4]
WIRSC	LightGRID+ Module and Occupancy Sensor [3,4]
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]
Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [9]
ADD	AutoDim Timer Based Dimming [4]
ADT	AutoDim Time of Day Dimming [4]
Photocontrols	
PC	Button Photocontrol [4,7]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "2" for 2.5"-3.4" OD pole, "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – BC not available on 4F and type 5 distributions
9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

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DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

STRIKE OPTIC – ORDERING GUIDE

Example: VP–ST–1–36L-39–3K7–2–UNV–A–BLT

CATALOG #

VP –

Series	
VP	Viper

– Optic Platform

ST	Strike

– Size

1	Size 1
2	Size 2
3	Size 3
4	Size 4

– Light Engine

36L-39 [8]	5500 lumens
36L-55 [8]	7500 lumens
36L-85	10000 lumens
36L-105	12500 lumens
36L-120	14000 lumens
72L-115	15000 lumens
72L-145	18000 lumens
72L-180	21000 lumens
72L-210	24000 lumens
72L-240	27000 lumens
108L-215 [8]	27000 lumens
108L-250	30000 lumens
108L-280	33000 lumens
108L-325	36000 lumens
108L-365	40000 lumens
162L-320	40000 lumens
162L-365 [10]	44000 lumens
162L-405	48000 lumens
162L-445	52000 lumens
162L-485	55000 lumens
162L-545 [8]	60000 lumens
CLO	Custom Lumen Output [1]

– CCT/CRI

AM	monochromatic amber, 595nm
27K8	2700K, 80 CRI
3K7	3000K, 70 CRI
3K8	3000K, 80 CRI
3K9	3000K, 90 CRI
35K8	3500K, 80 CRI
4K7	4000K, 70 CRI
4K8	4000K, 80 CRI
4K9	4000K, 90 CRI
5K7	5000K, 70 CRI
5K8	5000K, 80 CRI

– Distribution

FR	Auto Front Row
2	Type 2
3	Type 3
4F	Type 4 Forward
4W	Type 4 Wide
5QN	Type 5 Square Narrow
5QW	Type 5 Square Wide
5QM	Type 5 Square Medium
5W	Type 5 Wide (Round)
5RW	Type 5 Rectangular
C	Corner Optic
TC	Tennis Court Optic

– Optic Rotation

BLANK	No Rotation
L	Optic rotation left
R	Optic rotation right

– Voltage

UNV	120-277V
120	120V
208	208V
240	240V
277	277V
347	347V
480	480V

– Mounting

A	Arm mount for square pole/flat surface
A_	Arm mount for round pole [3]
ASQU	Universal arm mount for square pole
A_U	Universal arm mount for round pole [3]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [3]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [3]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

– Color

BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option

CC	Custom Color

– Options

F	Fusing
E	Battery Backup [1,2,7,8,9]
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control
TB	Terminal Block

Network Control Options

NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [4,5]
WIR	LightGRID+ In-Fixture Module [4,5]
WIRSC	LightGRID+ Module and Occupancy Sensor [4,5]

Stand Alone Sensors

BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]

Programmed Controls

SCP-_F	Sensor Control Programmable, 8F or 40F [11]
ADD	AutoDim Timer Based Dimming [4]
ADT	AutoDim Time of Day Dimming [4]

Photocontrols

PC	Button Photocontrol [4,7]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Battery temperature rating -20C to 55C
3 – Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
4 – Networked Controls cannot be combined with other control options
5 – Not available with 2PF option
6 – Not available with 480V
7 – Not available with 347 or 480V
8 – Not available with Dual Driver option
9 – Only available in Size 1 housing, up to 105 Watts
10 – Some voltage restrictions may apply when combined with controls
11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

ORDERING GUIDE (CONT'D)

CATALOG #

Accessory Type		Size		Option		Color	
SHD	Shield	**1**	Size 1	**HSS-90-B**	House Side Shield 90° Back	**BLS**	Black Gloss Smooth
		2	Size 2	**HSS-90-F**	House Side Shield 90° Front	**BLT**	Black Matte Textured
		3	Size 3	**HSS-90-S**	House Side Shield 90° Side	**DBS**	Dark Bronze Gloss Smooth
		4	Size 4	**HSS-270-BSS**	House Side Shield 270° Back/Side/Side	**DBT**	Dark Bronze Matte Textured
				HSS-270-FSS	House Side Shield 270° Front/Side/Side	**GTT**	Graphite Matte Textured
				HSS-270-FSB	House Side Shield 270° Front/Side/Back	**LGS**	Light Gray Gloss Smooth
				HSS-360	House Side Shield 360°	**PSS**	Platinum Silver Smooth
				BC	Back Light Control	**WHS**	White Gloss Smooth
MTG	Mounting			**A**	Arm Mount for square pole/flat surface	**WHT**	White Matte Textured
				ASQU	Universal Arm Mount for square pole	**VGT**	Green Landscape Decorative
				AAU	Adjustable Arm for pole mounting	**LEG**	Legacy Colors
				ADU	Decorative upswept Arm	**Color Option**	
				RPA	Round Pole Adapter	**CC**	Custom Color
				MAF	Mast Arm Fitter for 2-3/8" OD horizontal arm		
				K	Knuckle		
				T	Trunnion		
				WB	Wall Bracket (compatible with universal arm mounts)		

Accessory Type		Option	
MSC	Miscellaneous	**BIRD SPK**	Bird Spike

Current Control Solutions — Accessories (Sold Separately)

NX Lighting Controls

☐ **NXOFM-1R1D-UNV** — On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with NX Radio and Bluetooth® Radio, 120–480VAC

LightGRID+ Lighting Control

☐ **WIR-RME-L** — On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with LightGRID+ Radio, 110–480VAC

☐ **SCP-REMOTE** — Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor

For additional information related to these accessories please visit currentlighting.com/beacon. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

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VIPER Area/Site

VIPER LUMINAIRE

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

LIGHTGRID+ NX LIGHTING CONTROLS MOBILE APP

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless	NXOFM1R1D-UNV	NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming	✓	✓	✓	Paired with external control	✓	✓	✓	✓	–		NXOFM-1R1D-UV
	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓	–		NXRM2-H
	NXWS12F	NX Networked Wireless Enabled Integral NXSMP2-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	12ft		NXSMP2-OMNI-O
	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
LightGRID+	WIR	LightGRID+ In-Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR
	WIR-RME-L	LightGRID+ On Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR-RME-L
	WIRSC	LightGRID+ Module and Occupancy Sensor	✓	✓	✓	✓	✓	✓	✓	Gateway	14ft - 40ft		BTMSP
Independent	BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
	BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

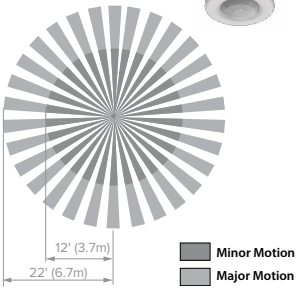
DEFAULT SETTINGS

NX Wireless	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	15 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0%
Daylight Sensor	Disabled
Bluetooth	Enabled
2.4GHz Wireless Mesh	On
"Passcode Factory Passcode: HubbN3T!"	Enabled

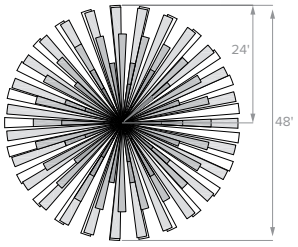
Stand Alone	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	8 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	50%
Daylight Sensor	Disabled

NX WIRELESS COVERAGE PATTERNS

NXSMP2-OMNI



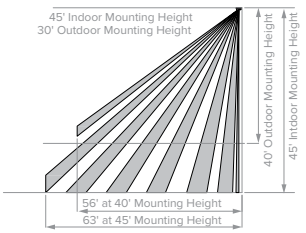
NXSMP2-LMO





Sensor Lens Coverage and Detection Patterns When Mounted at 8ft with Low Mount Lens

NXSMP2-HMO



Sensor Lens Coverage and Detection Patterns When Mounted at 40ft and 45ft with Standard Lens

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DATE: | LOCATION:

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NX LIGHTING CONTROLS FREE APP



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminiares and program NX system settings.

Apple App: https://apps.apple.com/us/app/nx-lighting-controls/id962112904

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US

Apple App

Google Play

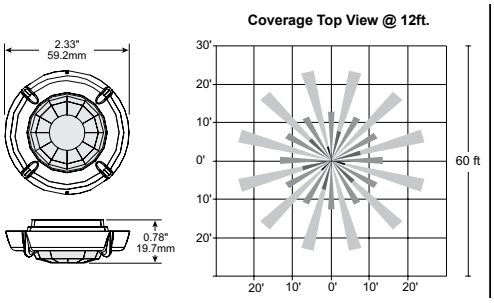
CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)

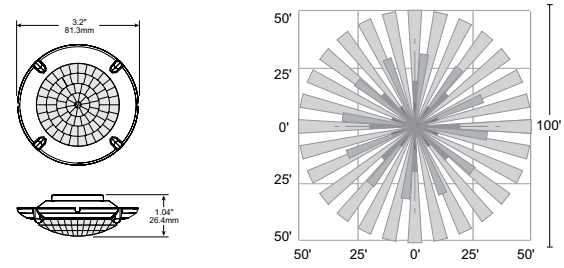
OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
Independent	SCP_F	Sensor Control Programmable, 8F or 40F	–	–	–	✓	✓	✓	✓	–	8ft or 40ft		SCP_F
	ADD	AutoDIM Timer Based Dimming	–	–	✓	–	–	–	✓	–	–		ADD
	ADT	AutoDIM Time of Day Dimming	–	–	✓	–	–	–	✓	–	–		ADT
	7PR	7-Pin Receptacle	–	–	Paired with external control	–	Paired with external control	–	Paired with external control	–	–		7PR
	7PR-SC	7-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–		7PR-SC
	3PR	3-Pin twist lock	–	–	–	–	–	–	Paired with external control	–	–		3PR
	3PR-SC	3-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–		3PR-SC
	3PR-TL	3-Pin with photocontrol	–	–	–	–	✓	–	✓	–	–		3PR-TL

COVERAGE PATTERNS FOR SCP_F





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VIPER Area/Site

VIPER LUMINAIRE

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on www.Currentlighting.com

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L_{70} (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Micro Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	–	0.841	–
3000K	0.977	0.861	0.647
3500K	–	0.900	–
4000K	1	0.926	0.699
5000K	1	0.937	0.791
Monochromatic Amber Multiplier			
Amber	0.250		

Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	0.9	0.81	0.62
3000K	0.933	0.853	0.659
3500K	0.959	0.894	0.711
4000K	1	0.9	0.732
5000K	1	0.9	0.732
Monochromatic Amber Multiplier			
Amber	0.255		

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VIPER Area/Site

VIPER LUMINAIRE

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480					
NOMINAL WATTAGE	285	320	340	390	425	470
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.38	2.67	2.83	3.25	3.54	3.92
208	1.37	1.54	1.63	1.88	2.04	2.26
240	1.19	1.33	1.42	1.63	1.77	1.96
277	1.03	1.16	1.23	1.41	1.53	1.70
347	0.82	0.92	0.98	1.12	1.22	1.35
480	0.59	0.67	0.71	0.81	0.89	0.98

# OF LEDS	720				
NOMINAL WATTAGE	435	475	515	565	600
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	3.63	3.96	4.29	4.71	5.00
208	2.09	2.28	2.48	2.72	2.88
240	1.81	1.98	2.15	2.35	2.50
277	1.57	1.71	1.86	2.04	2.17
347	1.25	1.37	1.48	1.63	1.73
480	0.91	0.99	1.07	1.18	1.25

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VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: STRIKE

# OF LEDS	36				
NOMINAL WATTAGE	39	55	85	105	120
SYSTEM POWER (W)	39.6	56.8	83.6	108.2	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.33	0.46	0.71	0.88	0.96
208	0.19	0.26	0.41	0.50	0.55
240	0.16	0.23	0.35	0.44	0.48
277	0.14	0.20	0.31	0.38	0.42
347	0.11	0.16	0.24	0.30	0.33
480	0.08	0.11	0.18	0.22	0.24

# OF LEDS	72				
NOMINAL WATTAGE	115	145	180	210	240
SYSTEM POWER (W)	113.7	143.2	179.4	210.2	241.7
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	1.00	1.21	1.50	1.75	1.79
208	0.58	0.70	0.87	1.01	1.03
240	0.50	0.60	0.75	0.88	0.90
277	0.43	0.52	0.65	0.76	0.78
347	0.35	0.42	0.52	0.61	0.62
480	0.25	0.30	0.38	0.44	0.45

# OF LEDS	108				
NOMINAL WATTAGE	215	250	280	325	365
SYSTEM POWER (W)	214.8	250.8	278.3	324.7	362.6
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	2.00	2.08	2.33	3.04	2.67
208	1.15	1.20	1.35	1.75	1.54
240	1.00	1.04	1.17	1.52	1.33
277	0.87	0.90	1.01	1.32	1.16
347	0.69	0.72	0.81	1.05	0.92
480	0.50	0.52	0.58	0.76	0.67

# OF LEDS		162				
NOMINAL WATTAGE	320	365	405	445	485	545
SYSTEM POWER (W)	322.1	362.6	403.6	445.1	487.1	543.9
INPUT VOLTAGE (V)		CURRENT (Amps)				
120	2.71	2.67	3.38	3.71	4.04	4.54
208	1.56	1.54	1.95	2.14	2.33	2.62
240	1.35	1.33	1.69	1.85	2.02	2.27
277	1.17	1.16	1.46	1.61	1.75	1.97
347	0.94	0.92	1.17	1.28	1.40	1.57
480	0.68	0.67	0.84	0.93	1.01	1.14

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

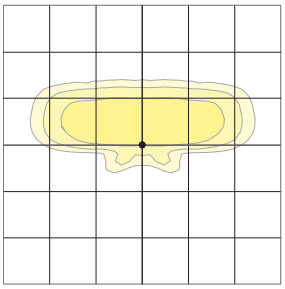
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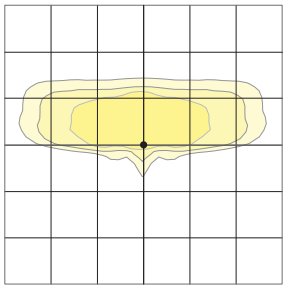
MICRO STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

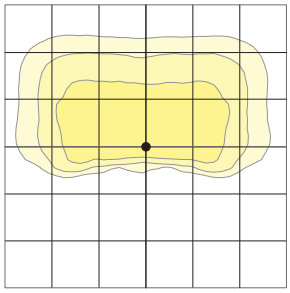
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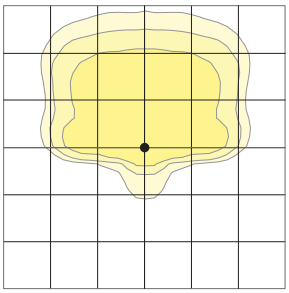
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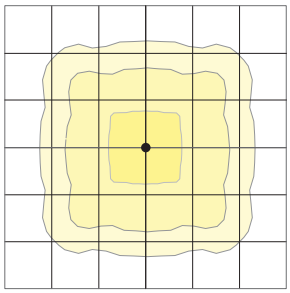
Type 4 Wide



Type 4F



Type 5QW



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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

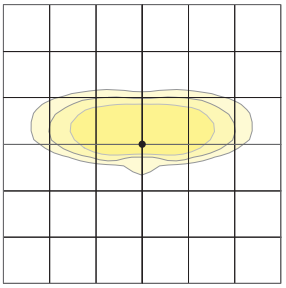
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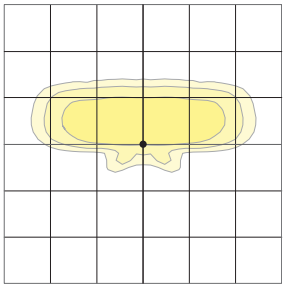
OPTIC STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

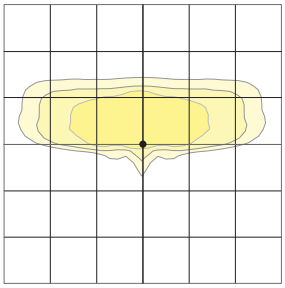
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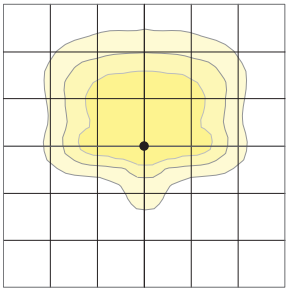
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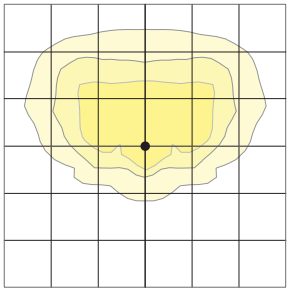
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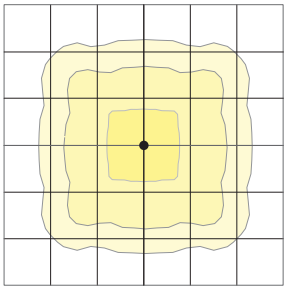
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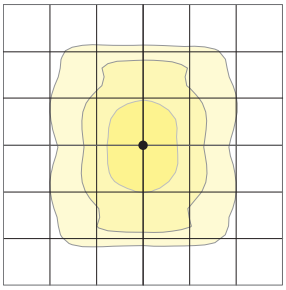
Type 4 Wide



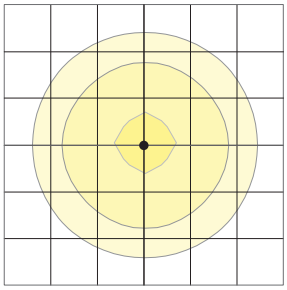
Type 5QM



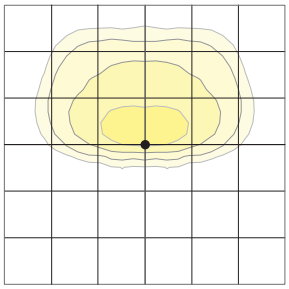
Type 5RW (rectangular)



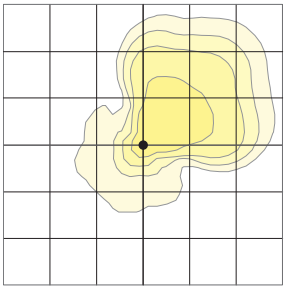
Type 5W (round wide)



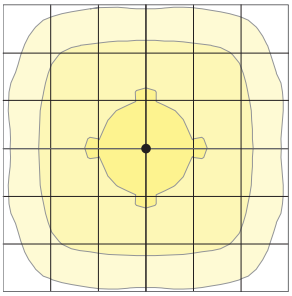
Type TC



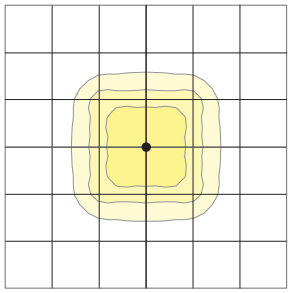
Type Corner



Type 5QW



Type 5QN



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BEACON
design . performance . technology

DATE: LOCATION:

TYPE: PROJECT:

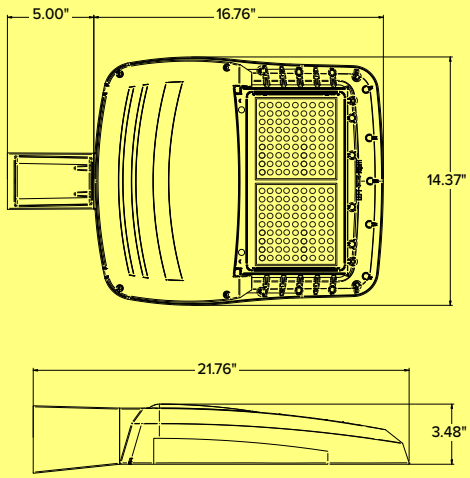
CATALOG #:

VIPER Area/Site

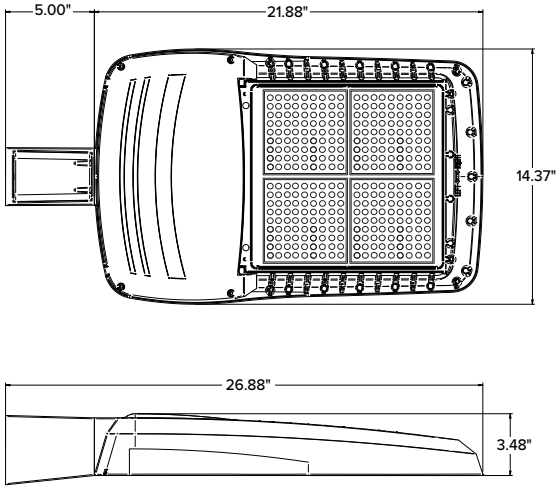
VIPER LUMINAIRE

DIMENSIONS

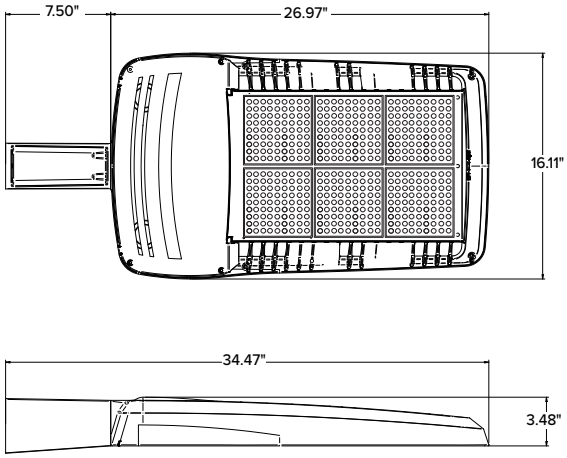
SIZE 1



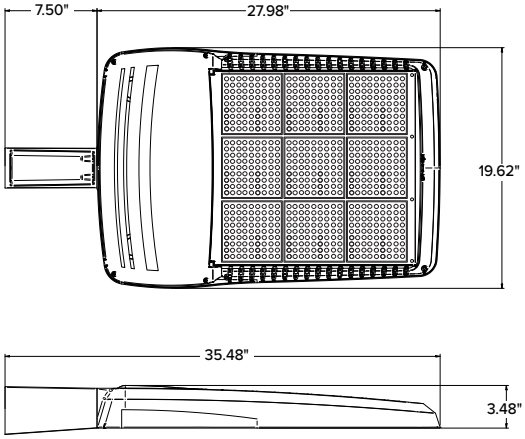
SIZE 2



SIZE 3



SIZE 4



	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
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	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

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DATE: LOCATION:

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CATALOG #:

VIPER Area/Site

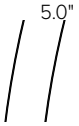
VIPER LUMINAIRE

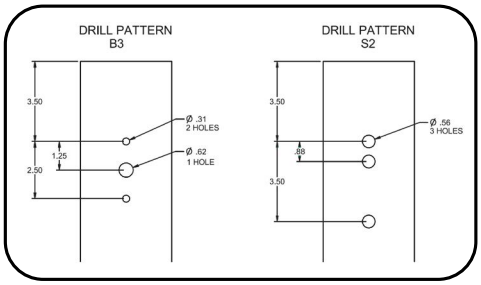
MOUNTING

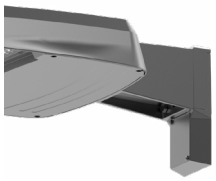


A–STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)

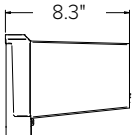


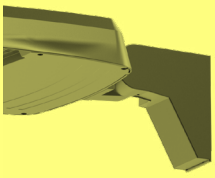




ASQU–UNIVERSAL ARM MOUNT

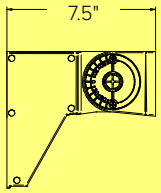
Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)

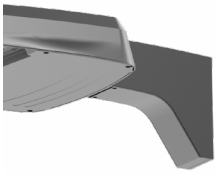




AAU–ADJUSTABLE ARM FOR POLE MOUNTING

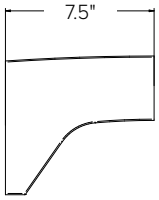
Rotatable arm mounts directly to pole. Compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 15˚ aiming angle increments. Micro Strike configurations have a 45° aiming limitation.
Strike configurations have a 30° aiming limitation.

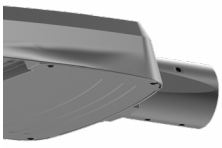




ADU–DECORATIVE UPSWEPT ARM

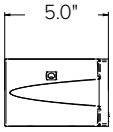
Upswept Arm compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).

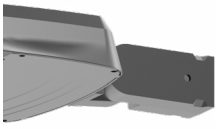




MAF–MAST ARM FITTER

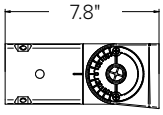
Fits 2-3/8" OD horizontal tenons.

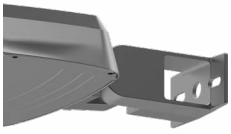




K–KNUCKLE

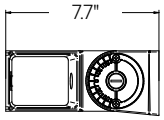
Knuckle mount 15˚ aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.





T–TRUNNION

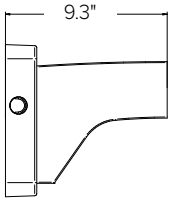
Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.





WM–WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

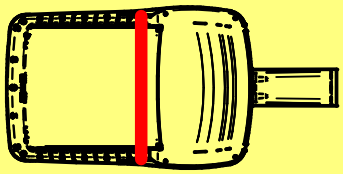
VIPER LUMINAIRE

ADDITIONAL INFORMATION (CONTINUED)

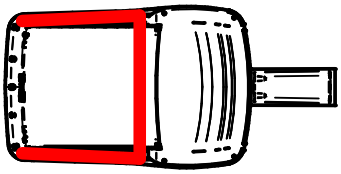
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

HSS has a depth of 5" for all Viper sizes
Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

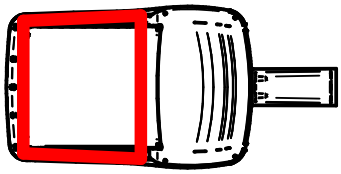
VPR2x HSS-90-B-xx



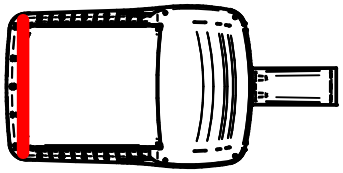
VPR2x HSS-270-BSS-xx



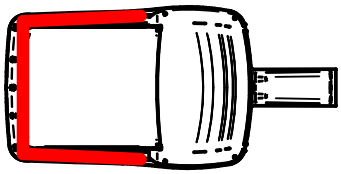
VPR2x HSS-360-xx



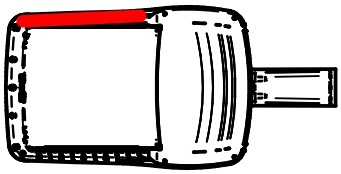
VPR2x HSS-90-F-xx



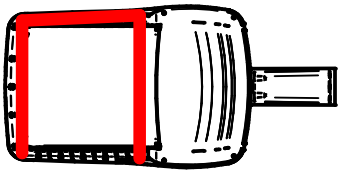
VPR2x HSS-270-FSS-xx



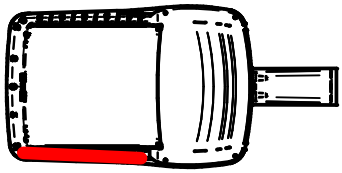
VPR2x HSS-90-S-xx



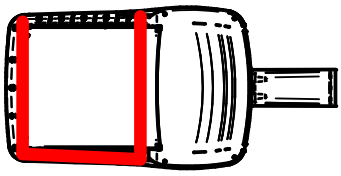
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx



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EVOLVE



CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

EWLS L Series

LED Wall Pack

The Evolve® LED L Series Wall Pack (EWLS), The Evolve LED L-Series Wall Pack, EWLS, is a designed replacement for 50W to 250W HID, while offering significant energy savings in a long-life LED wall pack. Two-screw housing design enables a fast and simplified installation. The low-watt Egress package is designed to meet recommended illuminance requirements for egress applications such as side and rear exit doors in commercial buildings. Available with Emergency Battery Backup option.

Construction

Housing:	Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Color: Black, Dark Bronze, Gray & White (RAL & custom colors available) Optional = Coastal Finish
Weight:	8.5lbs (4 kg)

Optical System

Lumens:	1,700 to 7,000
Distribution:	Asymmetric Forward
Efficacy:	117- 148 LPW
CCT:	2700, 3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347V
Input Frequency:	50/60Hz
Power Factor:	> 90% at rated watts
Total Harmonic Distortion:	≤ 20% at rated watts

Surge Protection

Surge Protection	10kV/5kA (Standard) 3kV/1.5kA (EMBB)

***Per ANSI C136.2-2015**

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

LUMEN CODES	DISTRIBUTION	LXX(10K) @ HOURS		
		25,000 HR	50,000 HR	60,000 HR
17, 25 & 40	AF	L99	L99	L99
70	AF	L94	L87	L85

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted Industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 50°C
Vibration:	3G per ANSI C136.31-2010
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V
Sensors:	Photo Electric Sensors (PE) available Motion Sensor

Warranty

☐ 5 Year (Standard)

Emergency Battery Backup

Provides reliable emergency operations when there is a loss to normal power, supported by Independent Secondary Battery.

- Hold-Up Time: 90 minutes @ 1,400 lumens.
- Meet egress light level and uniformity requirements
- Not available in 347V
- Operating Temperature (for EMBB models) 0° to 40°C
- 3kV/1.5kA surge protection for EMBB models.

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualifications.

IP66 Optical

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EVOLVE

EWLS L Series
LED Wall Pack

CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

Ordering Information

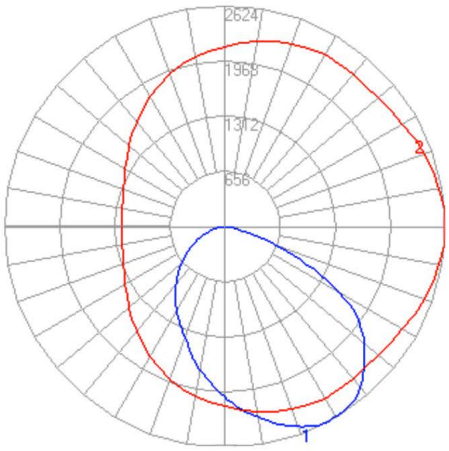
E W L S 02 AF 70

_ _ _ _

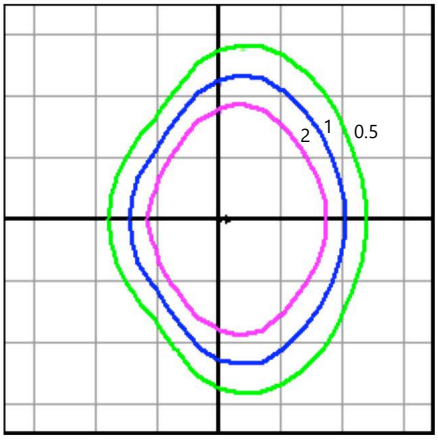
CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

70AF
ASYMMETRIC FORWARD

7000 LUMEN
EWLS02_70AF750___-120-277V.ies



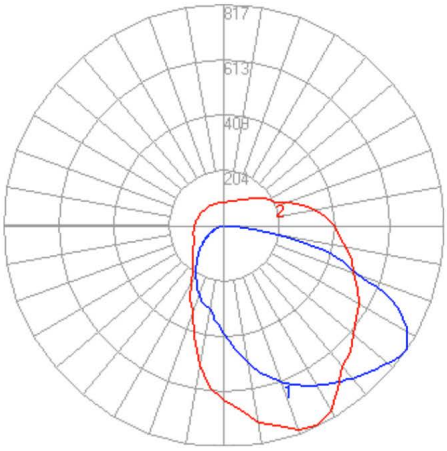
— Vertical plane through horizontal angle of Max. Cd at 0°
— Horizontal cone through vertical angle of Max. Cd at 27°



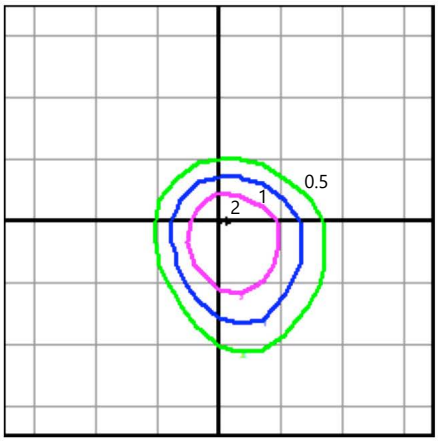
- Mounting Height at 10'
- Initial Footcandle at Grade
- Light Level: 0.5fc, 1fc, 2fc

EMBB Mode
ASYMMETRIC FORWARD

1400 LUMEN
EWLS02_EMBB___.ies



— Vertical plane through horizontal angle of Max. Cd at 295°
— Horizontal cone through vertical angle of Max. Cd at 55°



- Mounting Height at 10'
- Initial Footcandle at Grade
- Light Level: 0.5fc, 1fc, 2fc

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EVOLVE

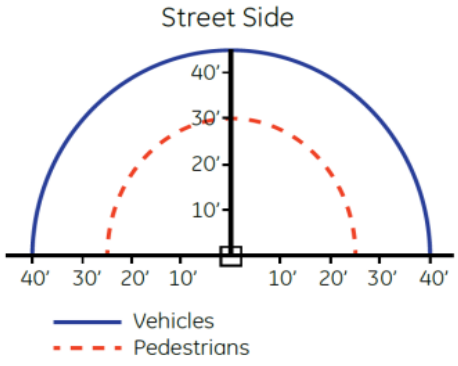
EWLS L Series
LED Wall Pack

CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

H Motion Sensing Option

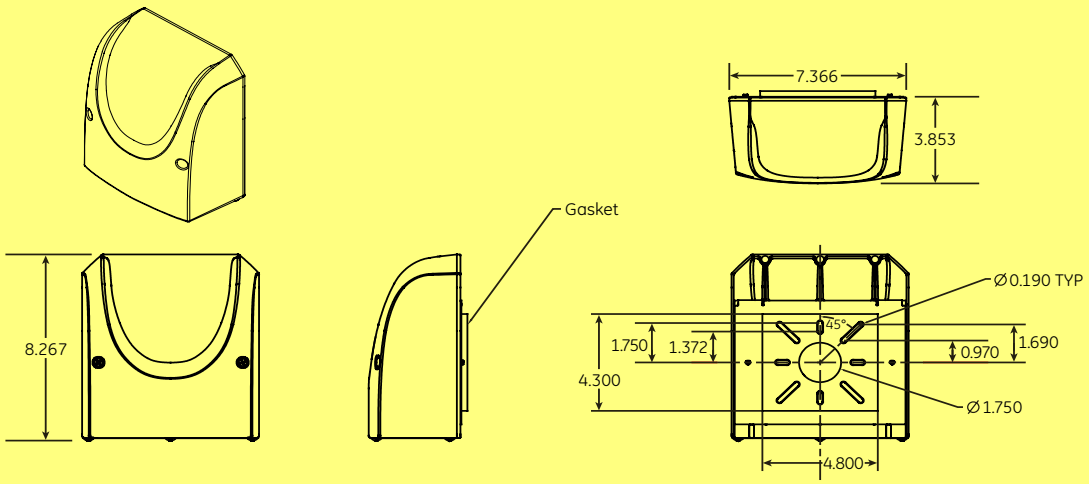
Intended for 8-25ft mounting heights
Provides coverage area radius for walking motion of 25-30 ft
Provides 180° degree coverage (180° degree blocked by wall)
Integrated Photoelectric control
Default Settings:
Output: Occupied - 100%/Unoccupied - 50%
10% dimming after 5 minutes with no occupancy
Adds < 1W to fixture power rating
Field programmable using FSIR-100 hand held programmer **SKU # 197634 (WS FSIR-100)**

Sensing Pattern:

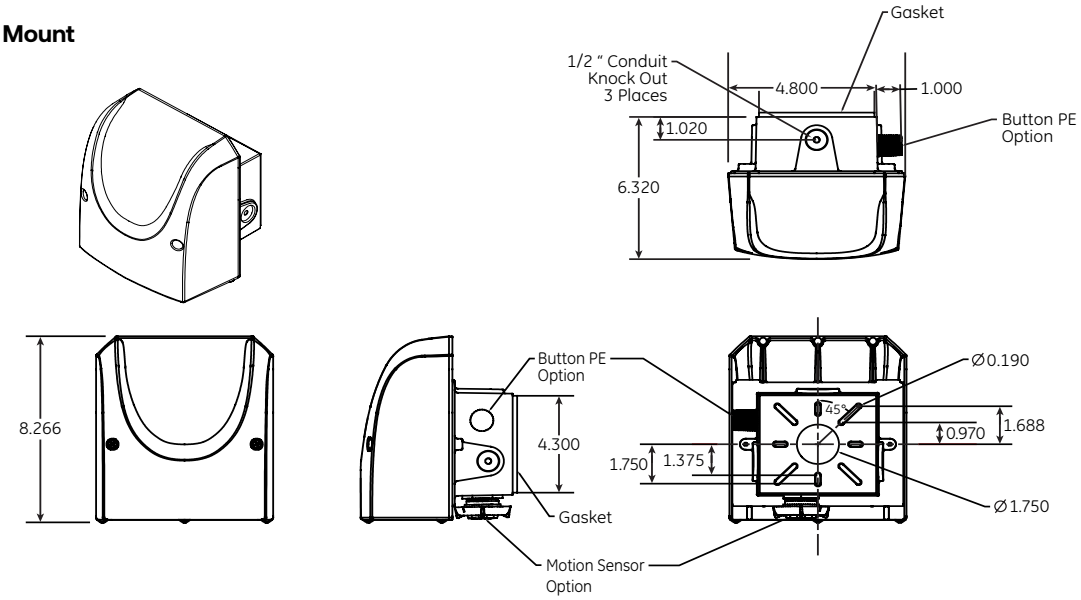


Sensing Pattern Wall Pack Fixture: 8-25 ft.

Flush Mount



Conduit Box Mount



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CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

Mounting

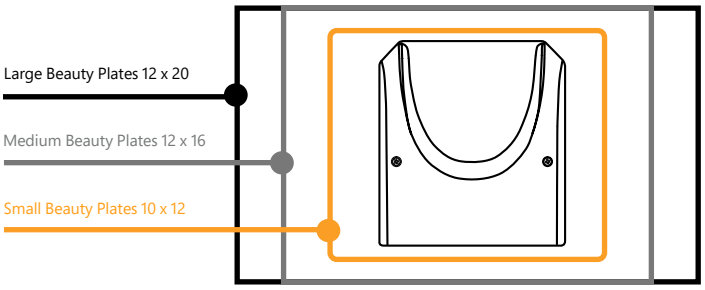
- Mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes.
- Flush Mount: Mounts directly to customer supplied junction box
- Conduit Box Mount: Mounts to walls via separate mounting box with conduit knockouts.

Accessories

SAP NUMBER	SKU DESCRIPTION	DESCRIPTION	FINISH
93098508	EWLSAE1BLCK	10" x 12" Beauty Plate	BLACK
93098507	EWLSAE1DKBZ	10" x 12" Beauty Plate	DARK BRONZE
93098509	EWLSAE2BLCK	12" x 16" Beauty Plate	BLACK
93078134	EWLSAE2DKBZ	12" x 16" Beauty Plate	DARK BRONZE
93098506	EWLSAE2GRAY	12" x 16" Beauty Plate	GRAY
93082336	EWLSAE2WHTE	12" x 16" Beauty Plate	WHITE
93117503	EWLSAE3BLCK	12" x 20" Beauty Plate	BLACK
93082337	EWLSAE3WHTE	12" x 20" Beauty Plate	WHITE
93060351	EWLSAD	Diffuser	

Accessories: Escutcheon Plates

Cover the unsightly debris marks on your building facade with color matched wall pack beauty plates. Mounting hole patterns and dimensions are compatible with typical building surface fastening methods.



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Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Scottsdale Vertex™ (SCV)

Petroleum Canopy Light

17.56.080
C. Service Station Canopies. All service station canopies shall comply with the following:

1. Shielding. All luminaries shall be flush with the lower surface of canopies and utilize flat glass or plastic covers.



I thinks this light will suffice if recessed into the canopy so the lighting elements are at or above the canopy lower surface.

OVERVIEW	
Lumen Package (lm)	9,000 - 23,000
Wattage Range (W)	67 - 188
Efficacy Range (LPW)	109 - 154
Weight lbs (kg)	18.5 (8.4)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged low-profile die-cast aluminum housing, optical unit, and driver cover.
- Below canopy access to optical chamber and driver housing for serviceability.
- IP66 rated luminaire protects integral components from dust and water.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.
- Four fasteners secure the door frame to housing. Door frame also provides quick and easy access to the electrical compartment for servicing.
- Shipping weight: 18.5 lbs in carton.

Optical System

- Symmetrical distribution utilizes a clear tempered flat glass lens to uniformly illuminate the area under the gas canopy.
- Combination Forward Throw distribution uses clear tempered flat glass and optical grade PMMA acrylic lens to create an industry leading unique distribution pattern to illuminate the area under the gas canopy and the area between the gas canopy and convenience store eliminating the need for extra floodlights.
- Available in 5000K, 4000K and 3000K color temperatures.
- Minimum CRI of 80.

Electrical

- High-performance factory programmable driver; features include over-voltage, undervoltage, short circuit and over temperature protection.
- Integral 6kV surge protection that meets IEEE C62.41.2 and ANSI C82.77-5 Location Category C Low standards.
- Additional field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2).
- Total harmonic distortion: <20%.
- Operating temperature: -40°C to +50°C. (-40°F to +122°F) when mounted to Steel/ Aluminum surfaces for 10L, 13L, & 15L Lumen Packages, +45°C for 20L Lumen Package, and +35°C for 23L Lumen Package. If mounted to a non-metallic surface, reduce ambient by 5°C.
- Power factor: >0.90.
- High-efficacy LEDs are mounted to (4) circuit boards to maximize heat dissipation.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.

Hazardous Location

- Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 2 with all lumen packages and distributions only when properly installed per LSI installation instructions. Models with optional controls are not approved for Class 1, Division 2 applications.
  - Gas Groups A, B, C, and D – Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane & Propane.

Installation (Standard)

- Installs in a 12" or 16" deck pan.
- Four fasteners are provided for use in single deck steel canopies. Other suitable fasteners may be required and provided by others.
- Unit is designed to quickly retrofit into existing Scottsdale (4") hole.
- Aluminum locking collar and gasket are included and required for complete seal and support of canopy deck.
- Retrofit panels are available for existing Encores, Richmond, 2x2 Universal, and more.
- Direct mount to surface or recessed J box with hardware bracket kit ordered separately as an accessory.

Installation (REDiMount)

- Patent pending 3 piece quick mounting system; components include collar, capsule and connector.
- Designed to reduce canopy penetrations and increase installation efficiency.
- Installs in 12" or 16" deck pan.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- State of California Title 24 Compliant with IMSBT option.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- IDA compliant with 3000K or lower color temperature.

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Scottsdale Vertex™ (SCV) Petroleum Canopy Light

Type : _____

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ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: SCV LED 13L SC UNV DIM 50 WHT IMSBT2 REDI

Prefix	Light Source	Lumen Package	Distribution	Voltage	Driver	Color Temperature	Finish	Options	Mounting
SCV - Petroleum Canopy Luminaire	**LED**	**10L** - 10,000 Lumens **13L** - 13,000 Lumens **15L** - 15,000 Lumens **20L** - 20,000 Lumens **23L** - 23,000 Lumens **Custom Lumen Packages**[1] **23L** - 23,000 Lumens	**SC** - Standard Symmetric **SCFT** - Combination Standard Symmetric and Forward Throw[1]	**UNV** - Universal Voltage (120-277VAC) **HV** - 347-480V[2]	**DIM** - 0-10V Dimming[3]	**30** - 3000K **40** - 4000K **50** - 5000K	**WHT** - White **BLK** - Black **BRZ** - Bronze	**Blank** - None **ALBCS1** - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) **ALBCS2** - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) **IMSBT1L** - Integral Bluetooth™ Motion and Photocell Sensor (8 - 24' mounting height)[4] **IMSBT2L** - Integral Bluetooth™ Motion and Photocell Sensor (25 - 40' mounting height)[4] **HL** - Hazardous Location Class 1 Div 2[5]	**Blank** - None **REDI** - REDiMount integrated junction box system[6]

Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION

Part Number	Description
673425R2	Retrofit Panel Kit - EC / ECTA / SCF to SCV, for 16" Deck Panel with larger openings[7]
676011R2	Retrofit Panel Kit - EC / ECTA / SCF to SCV, for 12" Deck Panel[8]
673426R2	Retrofit Panel Kit - RECU Richmond to SCV
673427R2	Retrofit Panel Kit - UNV Universal 2x2 to SCV
357282	Retrofit 2x2 Cover Panel Blank (no holes)
354702	Retrofit RIC Cover Panel Blank (no holes)
557193WHT	26" X 26" Beauty Plate Kit (with 4" Center hole)
564160WHT	26" X 32" Beauty Plate Kit (with 4" Center hole)

Part Number	Description
687461	Junction Box
1320540	Kit - Hole Plugs and Sealant (enough for 25 retrofits)
678291R2WHT	Rectangular Top Plate Kit (includes top plate and sealant)
673433R2	Surface Mount Box
687462R2	Retrofit Kit - CRU/CRUS to SCV
744333	Retrofit Kit for SCM/SCV to upgrade SC/SCF/EC/ECTA White
752172R2	Bracket SCM/SCV Direct Mount with Hardware

1 Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.
2 HV not available with REDiMount.
3 0-10 low voltage wired dimming not available with REDiMount.
4 IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5 HL not compatible with AirLink, IMSBT, 3000K, or REDiMount.
6 Light fixture engine ships with REDiMount attached.
7 Ideal for 9" to 12" openings.
8 Ideal for 9" openings.

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Scottsdale Vertex™ (SCV) Petroleum Canopy Light

Type : _____

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PERFORMANCE

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Delivered Lumens*

Lumen Package	3000K CCT			4000K CCT			5000K CCT			Wattage
	Delivered Lumens	Efficiency	BUG Ratings	Delivered Lumens	Efficiency	BUG Ratings	Delivered Lumens	Efficiency	BUG Ratings	
10L	9,652	144	B3-U0-G1	9,928	148	B3-U0-G1	10,317	154	B3-U0-G1	67
13L	12,567	140	B3-U0-G1	12,927	144	B3-U0-G1	13,443	149	B3-U0-G1	90
15L	13,999	137	B3-U0-G1	14,399	141	B3-U0-G1	14,963	147	B3-U0-G1	102
20L	18,755	141	B4-U0-G1	19,598	147	B4-U0-G1	20,234	152	B4-U0-G1	133
23L	21,783	141	B4-U0-G2	22,406	145	B4-U0-G2	23,284	150	B4-U0-G2	155
23L (SCFT)	20,886	111	B3-U0-G3	23,187	123	B4-U0-G3	23,101	123	B3-U0-G3	188

*LEDs are frequently updated therefore values are nominal.

Recommended Lumen Maintenance - SCV 15L SC[1]

Ambient Temperature °C	Lumen Multiplier				
	Initial[2]	25k hr[2]	50k hr[2]	75k hr[3]	100k hr[3]
25	102%	97%	92%	88%	84%
30	102%	97%	92%	88%	84%
35	102%	97%	92%	88%	84%
40	102%	97%	92%	88%	84%
45	101%	95%	91%	86%	81%
50	101%	95%	90%	85%	80%

Recommended Lumen Maintenance - SCV 23 SCFT[1]

Ambient Temperature °C	Lumen Multiplier				
	Initial[2]	25k hr[2]	50k hr[2]	75k hr[3]	100k hr[3]
25	105%	88%	73%	61%	51%
30	105%	80%	61%	47%	36%
35	105%	70%	47%	32%	21%

Recommended Lumen Maintenance - SCV 23 SC[1]

Ambient emperature °C	Lumen Multiplier				
	Initial[2]	25k hr[2]	50k hr[2]	75k hr[3]	100k hr[3]
25	102%	97%	92%	88%	84%
30	102%	97%	92%	88%	84%
35	102%	97%	92%	88%	84%
40	101%	96%	91%	86%	82%

Electrical Data - Current draw in AMPS*

Lumen Package	Wattage	120V	208V	240V	277V	347V	480V
10L	67	0.56	0.32	0.28	0.24	0.19	0.14
13L	90	0.75	0.43	0.37	0.32	0.26	0.19
15L	102	0.85	0.49	0.42	0.37	0.29	0.21
20L	133	1.1	0.64	0.55	0.48	0.38	0.28
23L (SC)	155	1.29	0.75	0.65	0.56	0.45	0.32
23L (SCFT)	188	1.57	0.9	0.78	0.68	0.54	0.39

*Electrical data at 25˚C (77F). Actual wattage may differ by +/-10%.

1 Lumen maintenance values at 25˚C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
2 In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
3 In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

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Scottsdale Vertex™ (SCV) Petroleum Canopy Light

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PHOTOMETRICS

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Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

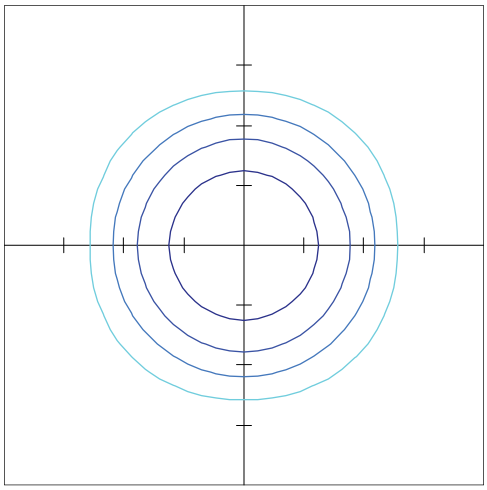
See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

SCV-LED-15L-SC-50

Luminaire Data	
Wide Distribution	
Description	5000 Kelvin, 80 CRI
Delivered Lumens	15,410
Watts	103
Efficacy	150
IES Type	Type VS - Very Short
BUG Rating	B3-U0-G1

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	4,101.6	26.6%
Medium (30-60°)	8,386.4	54.4%
High (60-80°)	2,748.8	17.8%
Very High (80-90°)	173.4	1.1%
Uplight (90-180°)	0	0.0%
Total Flux	15,410.2	100%

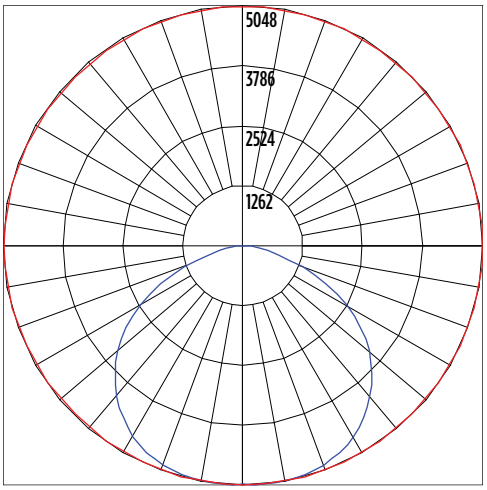
ISO Footcandle



15' Mounting Height / 15' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



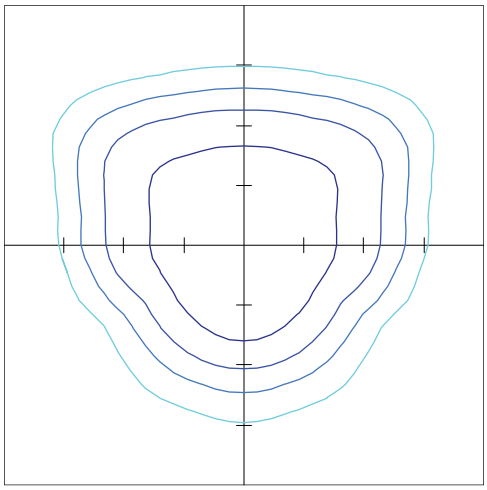
Vertical Plane Horizontal Cone

SCV-LED-23L-SCFT-50

Luminaire Data	
Wide Distribution	
Description	5000 Kelvin, 80 CRI
Delivered Lumens	24,361
Watts	191.5
Efficacy	127
IES Type	Type IV - Short
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	4,368.4	17.9%
Medium (30-60°)	12,592.5	51.7%
High (60-80°)	6,960.6	28.6%
Very High (80-90°)	439.5	1.8%
Uplight (90-180°)	0	0.0%
Total Flux	24,361.0	100%

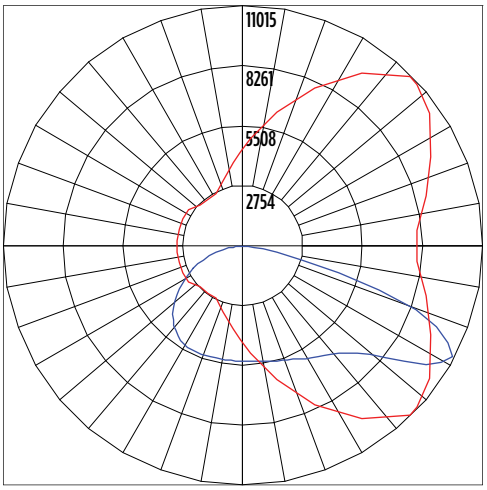
ISO Footcandle



15' Mounting Height / 15' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

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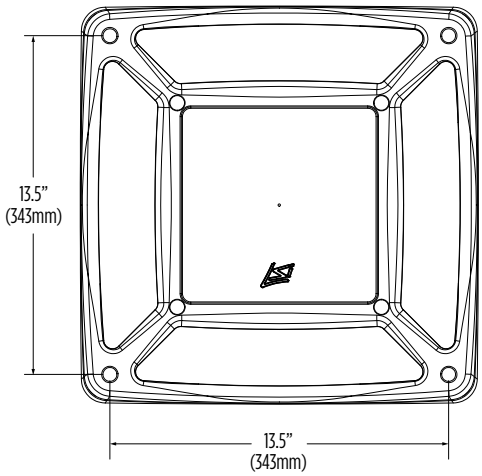
Scottsdale Vertex™ (SCV) Petroleum Canopy Light

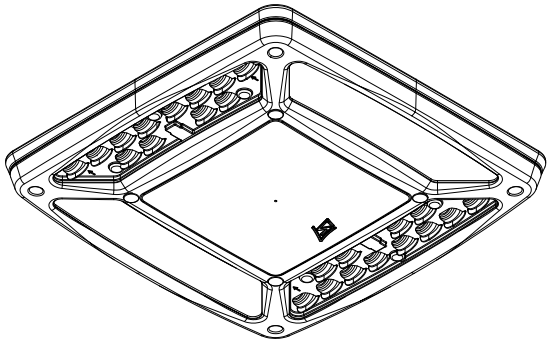
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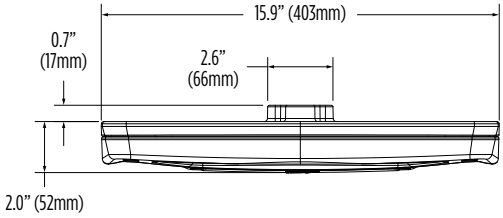
PRODUCT DIMENSIONS

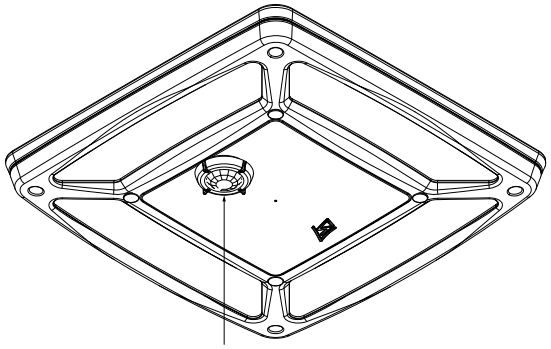
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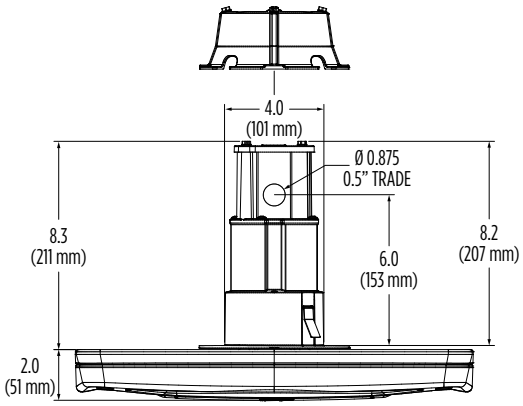


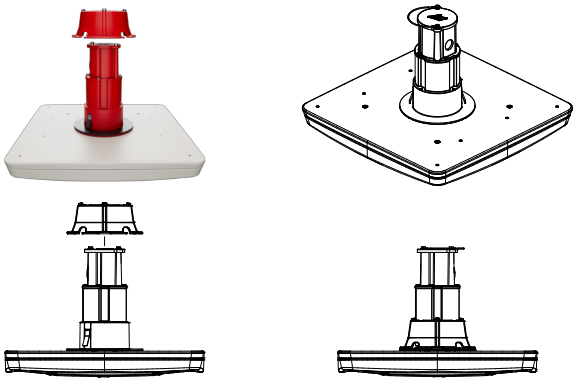
SCFT Distribution



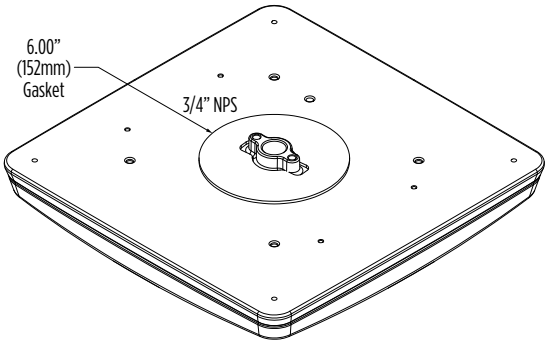


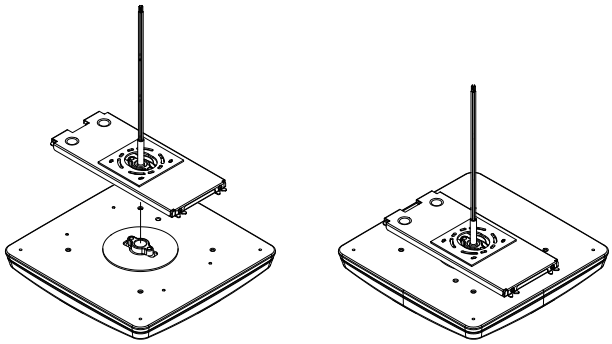
IMSBTxL Option





REDiMount





Direct Mount Accessory

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CONTROLS

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Integral Bluetooth™ Motion and Photocell Sensor (IMSBT1L, IMSBT2L)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBTxL

AirLink Blue (ALBC, ALBCS1, ALBCS2)

Wireless Bluetooth Mesh Lighting Control System that provides energy savings, code compliance and enhanced safety/security. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into luminaires.

Click here to learn more details about AirLink Blue

RETROFIT KITS

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LSI Industries offers a full line of Retrofit Kits for existing Encore, Richmond, 2x2 Universal and many more older canopy luminaires.

Click here to learn more details on all our Retrofit Kits

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Verti-Block® Retaining Walls

- Hollow, interlocking blocks
- Sized for residential and commercial use
- Innovative engineering for unparalleled strength
- Easy installation with smaller equipment
- A beautiful, cost-effective earth retaining solution

Right look.
Right strength.
Right size.





VERTI BLOCK®

www.verti-block.com

Nothing stacks up quite like Verti-Block.



When you need a solution for retaining walls and other landscape projects, nothing stacks up quite like Verti-Block. Unique in size, shape, and flexibility of use, Verti-Block is an ideal solution for residential and commercial projects alike.

Unique size and design

A hollow block measuring 2′ × 4′ × 3′, Verti-Block is perfectly proportioned for the most popular types of landscaping projects, including gravity walls up to 14′ high—even higher when reinforced. Its hollow design makes it affordable and easier to handle than solid blocks. Plus, Verti-Block is less labor intensive than small, hand-laid blocks and offers a more practical solution than a cast-in-place retaining wall.

Interlocking Verti-Blocks



Verti-Block interlocks with a unique male-and-female design. You'll get unmatched strength with more flexibility for landscape applications.



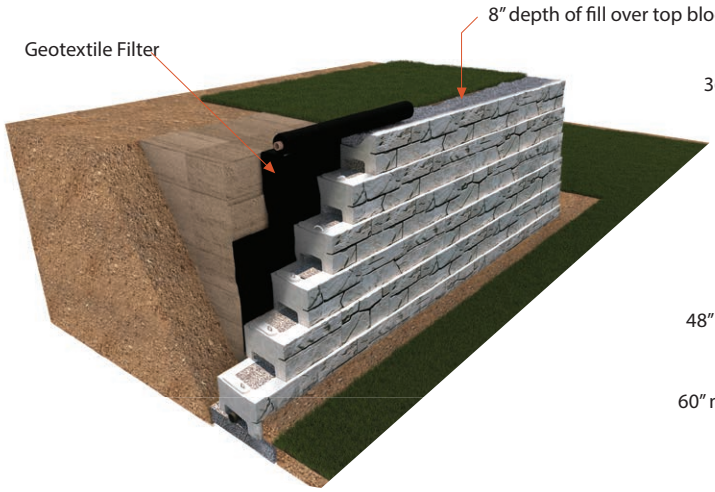
Strong and versatile

Even more appealing, Verti-Block is incredibly strong and versatile thanks to its interlocking design. Featuring a male-and-female style connection, Verti-Block units ensure you'll get a secure fit that guarantees the correct amount of setback on every installation. Verti-Block's hollow design saves money by using less concrete and lowering transportation costs. It also ensures the right amount of crushed stone backfill. Experienced installers know that too much crushed stone wastes money—too little can build hydrostatic pressure and cause the retaining wall to fail.

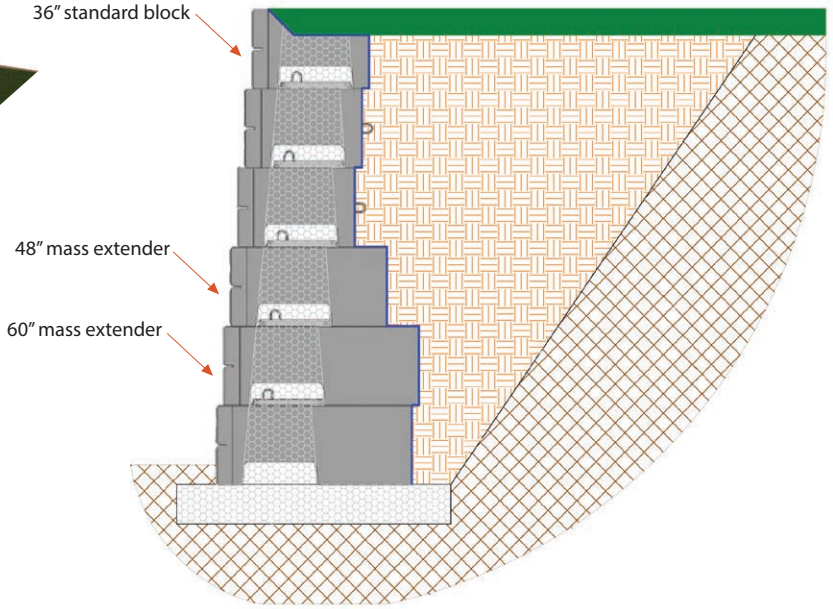
Easy installation

Verti-Block was created with landscaping in mind—meaning we've made it easy to transport and install, even in tight access spots. Blocks can be moved and put into place with smaller equipment; there's no need for heavy machines like a telehandler or crane. The male-and-female connection eliminates placement error, ensuring strength and an exact installation every time.

Verti-Block Gravity Wall



Increase wall height and stability with Mass Extenders





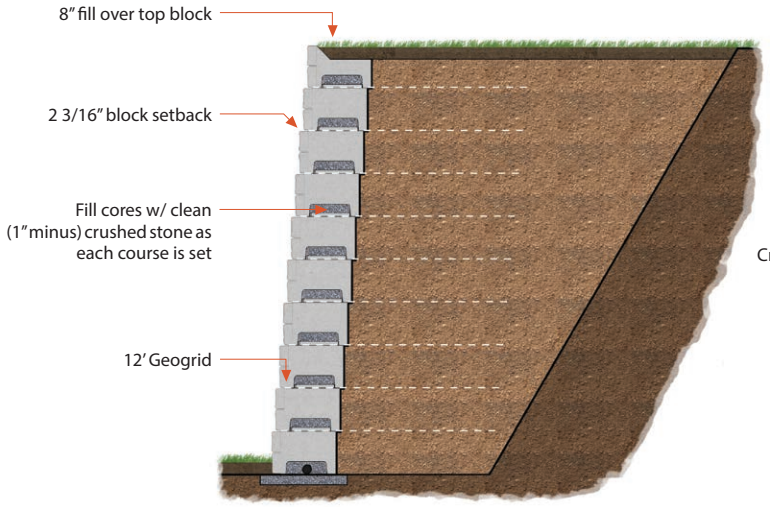


Engineered for strength

While the hollow nature of Verti-Block makes it cost effective and easier to handle, it also improves its ability to retain earth. Even in poor soil conditions, Verti-Block can be stacked higher than other blocks without the use of tiebacks or geogrid.

The male-and-female design of Verti-Block adds a stronger connection than blocks relying on friction alone. The crushed stone fill also interlocks and creates a continuous mass for greater strength.

Reinforced Verti-Block Wall







A cost effective solution

Best of all, Verti-Block delivers tremendous cost savings. As a hollow block, Verti-Block is lighter, requiring less manpower, equipment, and transportation costs. It's quick to install, and the product itself is less expensive to manufacture than solid block options. The internal drainage through the block's infill means no over-or under-excavating because no additional crushed stone backfill is required.

Property owners will appreciate the affordability and value of Verti-Block. Add that to the right look and right strength of this unique product, and you'll know Verti-Block is the right solution for a great landscape installation.

Property owners will appreciate the affordability and value of Verti-Block.

Verti-Block Versatility





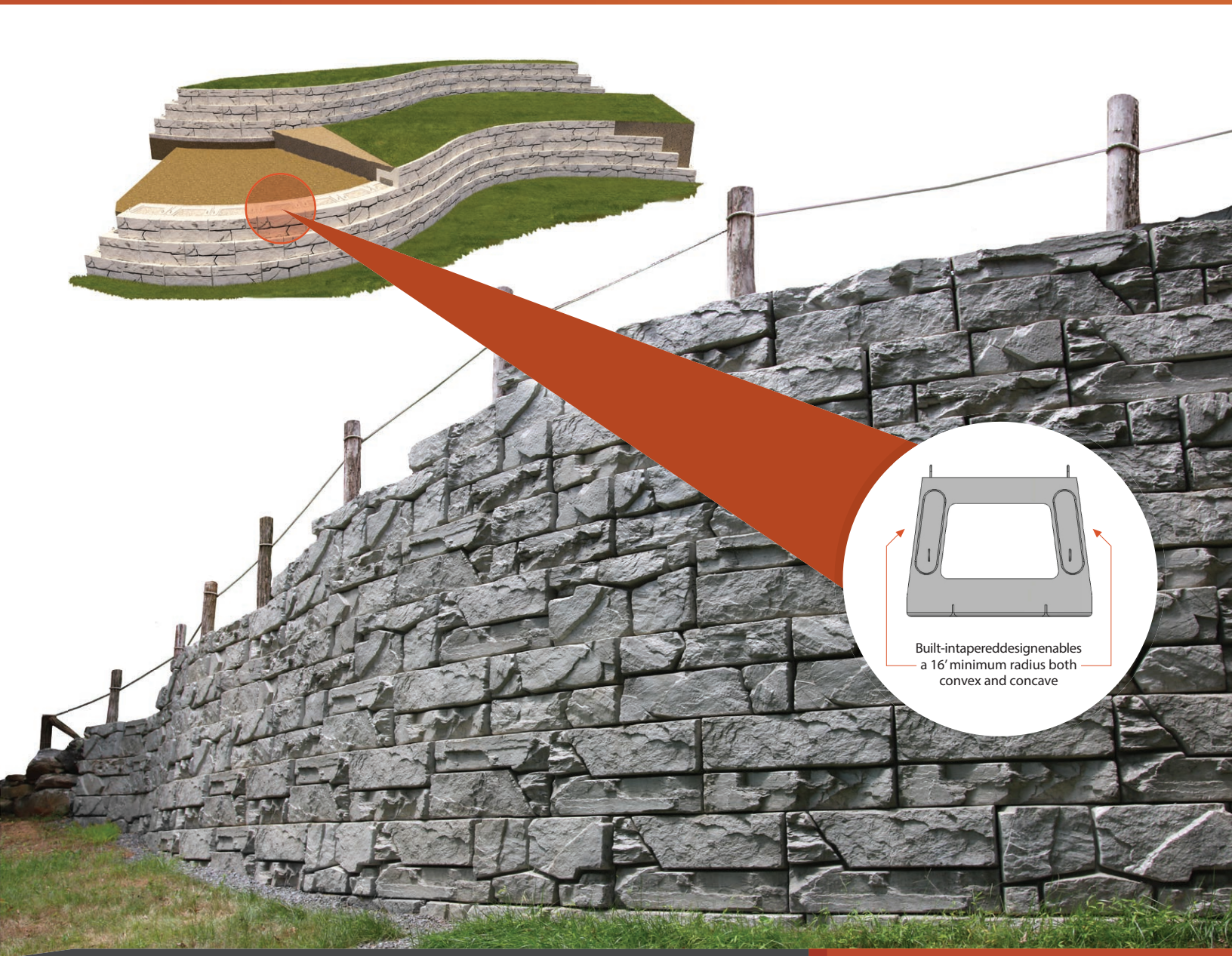
Double-Sided Verti-Block
parapet wall with 6" Cap



A look like no other

Beyond its structural purpose, Verti-Block is a favorite of property owners for its beautiful rockwork look. Verti-Block showcases a 5-inch depth of relief, hiding joints, and making a finished wall appear more like stacked stone. Plus, Verti-Block is easily stained to complement its surroundings with a beautiful, weather and UV-resistant finish.

Convex and Concave Verti-Block Walls



Perfect for landscape projects big and small

Verti-Block is ideal for a variety of landscaping projects including residential communities, commercial campuses, schools, parks, back yards, and more. Able to accommodate winding landscapes and even tight curves, Verti-Block is designed to add interest to any landscape while securely retaining earth.

For projects also requiring a privacy wall or traffic barrier, Verti-Blocks allow fencing or railing to be constructed directly on top of the Verti-Block structure. Fencing can be placed right to the edge of the wall for an attractive, continuous appearance.

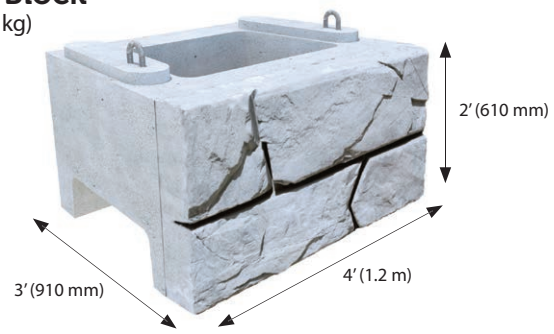
Consider Verti-Block for applications such as:

- Gravity walls
- Reinforced walls
- Terracing
- Plantable retaining walls
- Base for fencing or railings
- Property dividers

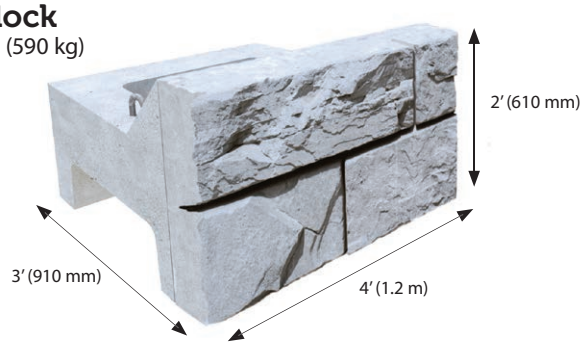
Verti-Block Units

Verti-Block is available in a range of shapes to accommodate all your landscape design needs

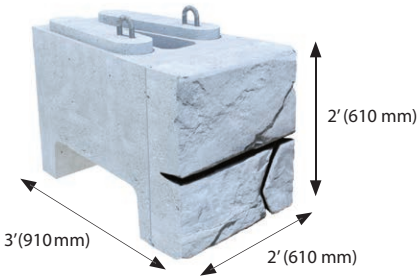
Standard Block
1,755 lbs. (790 kg)



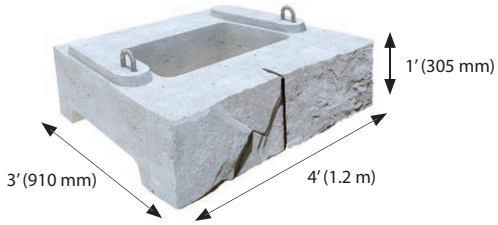
Top Block
1,308 lbs. (590 kg)



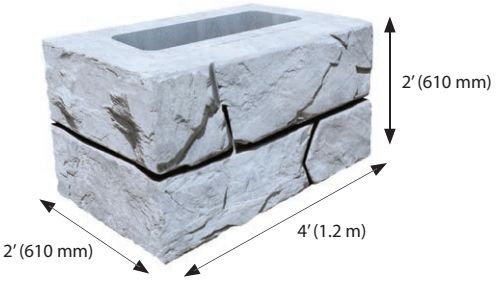
Half Block
1,066 lbs. (480 kg)



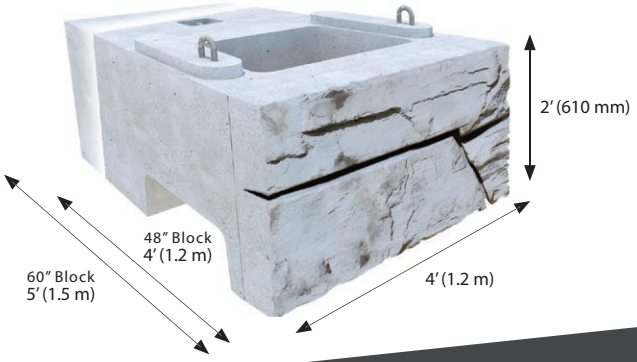
Half Step Block
973 lbs. (440 kg)



Corner Block
1,596 lbs. (720 kg)



Mass Extender
48″ Block 2,674 lbs. (1,210 kg)
60″ Block 3,509 lbs. (1,590 kg)



Address
16120 S. Pony Express Road
Bluffdale, UT 84065

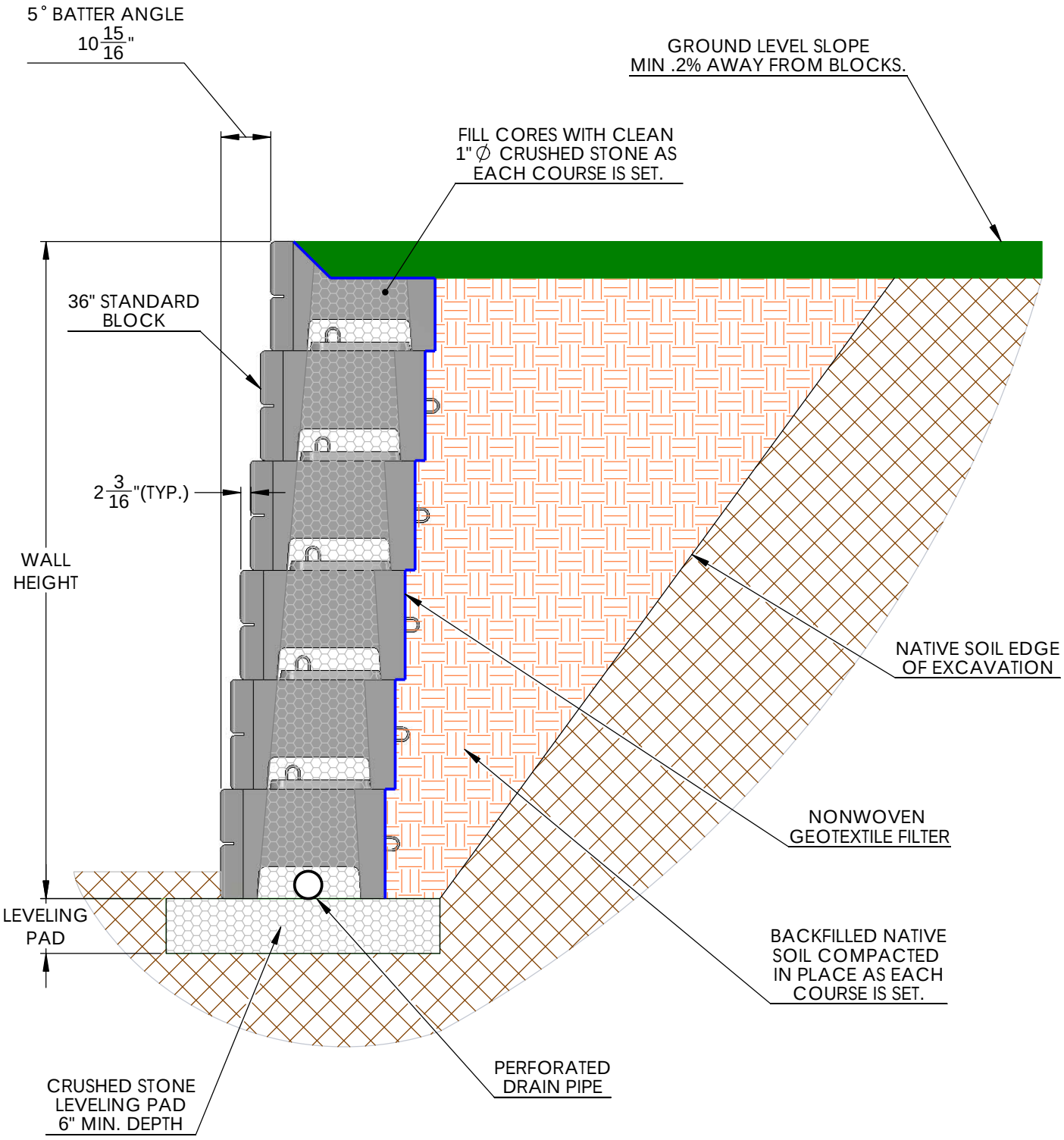
Phone 801-571-2028
Fax 801-576-1595
Email sales@verti-block.com
Web www.verti-block.com

Verti-Block Units

Recognized worldwide for outstanding aesthetics and a patented system that produces top-quality construction materials, Verti-Block continues to help contractors, developers, and property owners with smart precast solutions.

Vertiblock may be purchased through a local, licensed Verti-Block manufacturer. Please call 801-571-2028 to find a producer near you.

TYPICAL GRAVITY WALL WITH 36" VERTI-BLOCK



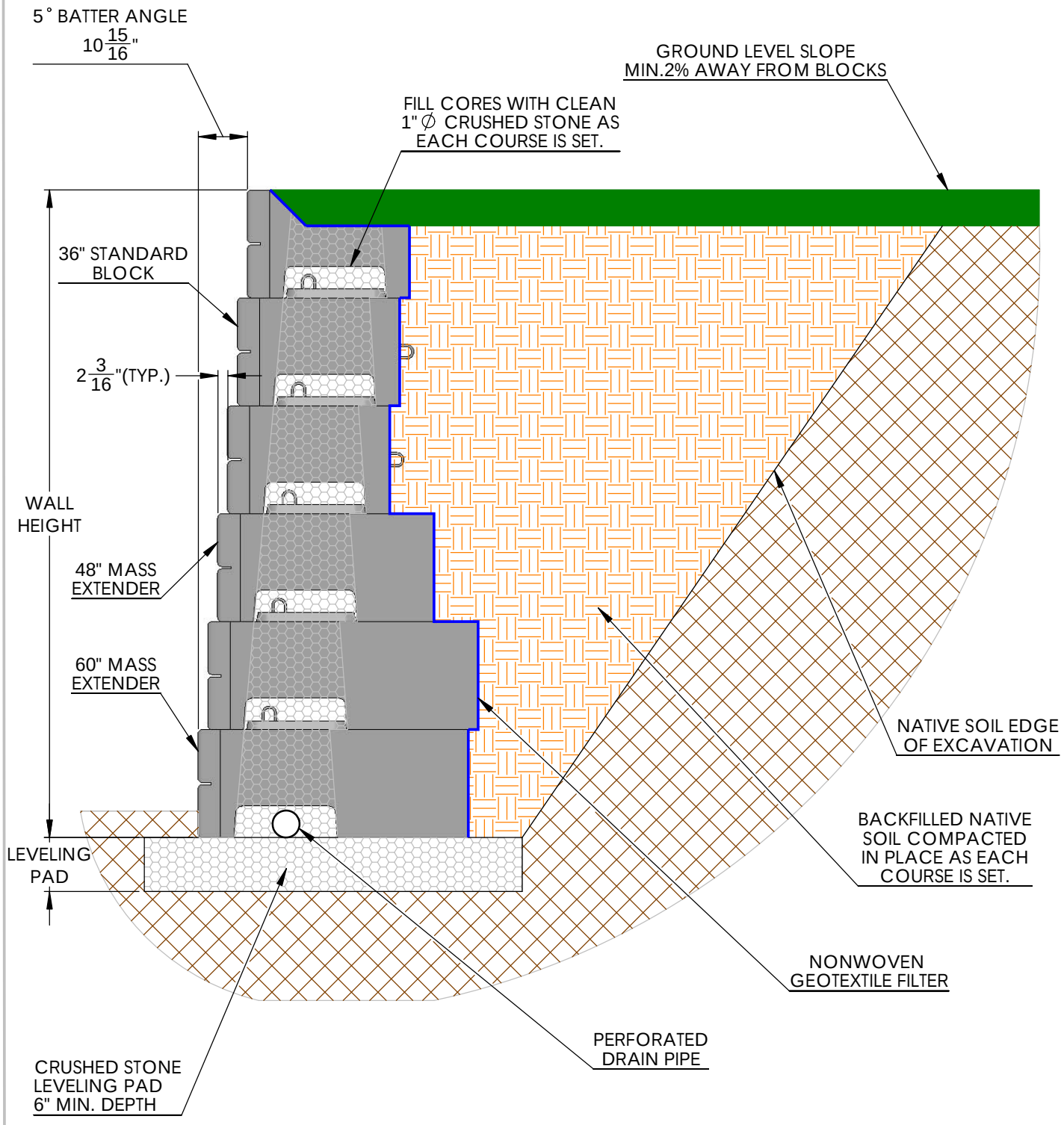
DRAWN BY	DATE	TITLE:
DAN BALLING	12/30/2013	12' RETAINING SECTION

16500 SOUTH 500 WEST
BLUFFDALE, UTAH 84065
PHONE: (801) 571-2028

DWG NO. WD-14

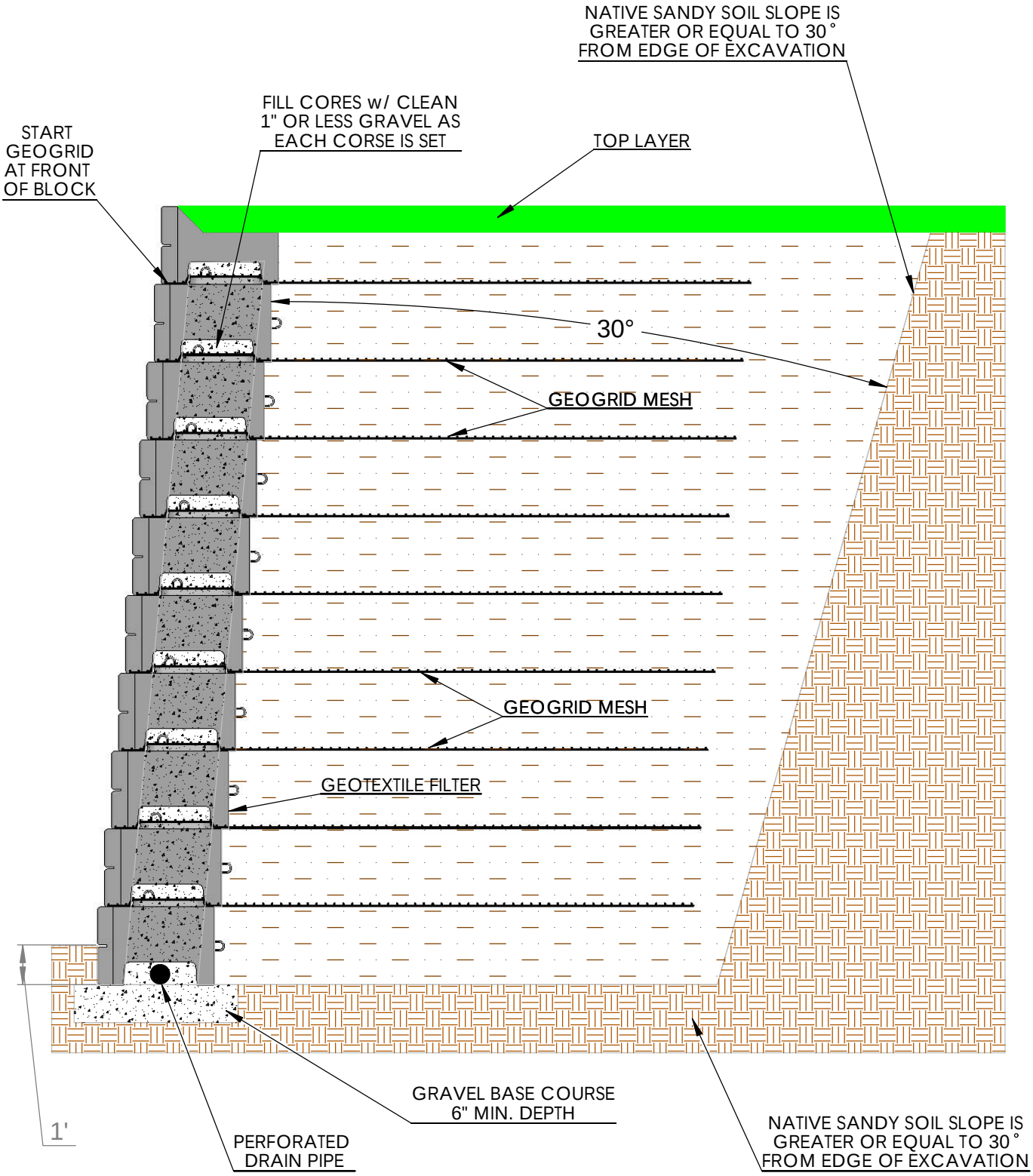
SCALE: 1: 30 | SHEET 1 OF 1

TYPICAL GRAVITY WALL WITH VERTI-BLOCK MASS EXTENDERS



DRAWN BY	DATE	TITLE:
DAN BALLING	12/30/2013	12' SECTION W/ MASS EXTENDERS
16500 SOUTH 500 WEST BLUFFDALE, UTAH 84065 PHONE: (801) 571-2028		DWG NO. WD-15
		SCALE: 1: 30 / SHEET 1 OF 1

20' GEOGRID FRICTION CONNECTION



VERTI BLOCK	DRAWN BY: DAN BALLING	DATE: 12/12/2013
16500 SOUTH 500 WEST BLUFFDALE, UTAH 84065 PHONE: (801) 571-2028	TITLE: 20' FRICTION DETAIL	
	DWG NO. M-03	
	SCALE: 1: 42	SHEET 1 OF 1

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **NOVEMBER 14, 2023**
TITLE:	ACTION ITEM/PUBLIC HEARING - Alpine School District Preliminary Plat (Eagle Mountain Middle School Plat)
ITEM TYPE:	Preliminary Plat
APPLICANT:	Alpine School District

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
David Stroud, Planning

BACKGROUND:

With the growth in the Eagle Mountain area, Alpine School District is in need of a middle school for the expected rise in the student population. ASD owns 64 acres immediately south of the Arrival development. The proposal is to subdivide this property to locate the school and also provide a lot to construct a future seminary building. The City is limited in what can be done with regulating a school in regard to a site plan but has greater discretion with a preliminary plat. A site plan application is anticipated to be submitted to the City in the next week or so. The property is zoned as Tier I Residential with 1/2 acre minimum lot size as per the Clearview Estates MDA.

The exhibits in the staff report contain on-site improvements, which are not subject to approval as this time, but will be once a site plan has been reviewed and scheduled for Planning Commission. The extent of this approval is a preliminary plat, which entails lots, utilities, roads, sidewalks, street lights, and parkstrip landscaping.

ITEMS FOR CONSIDERATION:

Staff has reviewed the preliminary plat and finds the proposal complies with the applicable Clearview Estates MDA, zoning, and engineering standards.

REQUIRED FINDINGS:

Preliminary Plat approval is based upon compliance with City code requirements and requirements of any applicable Development Agreement. Criteria of preliminary plat approval requests are contained in EMMC §16.20. Plats are to be approved if all required

elements and proper design are provided in the drawings.

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the proposed Alpine School District (Eagle Mountain Middle School Plat) preliminary plat.

ATTACHMENTS:

ASD Middle School Plat

RBallif 10/10/23 no comment
DDeVoogd/UFA reviewed 10/10/2023 - No Comments
CTrusty 10/12/23- No Comments
Z. Hilton - Reviewed - 10/12/2023 - No Comments
D Stroud no comments 10.12.23
M BAHR 10-11-23 NO COMMENTS
DPayne 10/13/2023- No Comments

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUTOFF ROAD, EAGLE MOUNTAIN, UT



SITE SET
2023 OCT 03

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800 | VCBO.COM

owner
SCOTT JOHNSON
ALPINE SCHOOL DISTRICT

general contractor
MARK PETERSEN
WESTLAND CONSTRUCTION
1411 W 1250 S SUITE 103
OREM, UT 84058
mark@westlandconstruction.com
801.374.6085

architect
DAVID S. COX
VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
dcox@vcbo.com
801.575.8800

civil engineer
NICHOLE LUTHI
MERIDIAN ENGINEERING, INC.
1628 WEST 11010 SOUTH SUITE 102
SOUTH JORDAN, UT 84095
nluthi@meiamerica.com
801.569.1315

structural engineer
ALEX KARRAS
CALDER RICHARDS STRUCTURAL CONSULTING
634 400 W SUITE 100
SALT LAKE CITY, UT 84101
scott@crceng.com
801.466.1699

mechanical engineer
MITCH TERVORT
OLSEN & PETERSON ENGINEERING
14 EAST 2700 SOUTH
SALT LAKE CITY, UT 84115
mitch@op-eng.com
801.486.4646

electrical engineer
DRAYTON BAILEY
BNA CONSULTING
635 SOUTH STATE STREET
SALT LAKE CITY, UT 84111
drayton@bnaconsulting.com
801.532.2196

food services
ED REICH
W.S. REICH & ASSOCIATES
2846 SOUTH 450 WEST
BOUNTIFUL, UT 84010
ed@wsreich.com
801.295.4109

landscape architect
ERIC LYMAN
EA LYMAN LANDSCAPE ARCHITECTS
8159 PINE CREEK LANE
SANDY, UT 84093
eric@ealyman.com
801.943.6564

fire marshal
CHRIS HENDRICKSON
UTAH STATE FIRE MARSHAL'S OFFICE
5272 SOUTH COLLEGE DRIVE SUITE 302
MURRAY, UT 84123
cahendrickson@utah.gov
385.302.5411

4-way inspector
MIKE BURR
ALPINE SCHOOL DISTRICT
490 NORTH STATE STREET
LINDON, UT 84042
mburr@alpinedistrict.org
801.610.8084

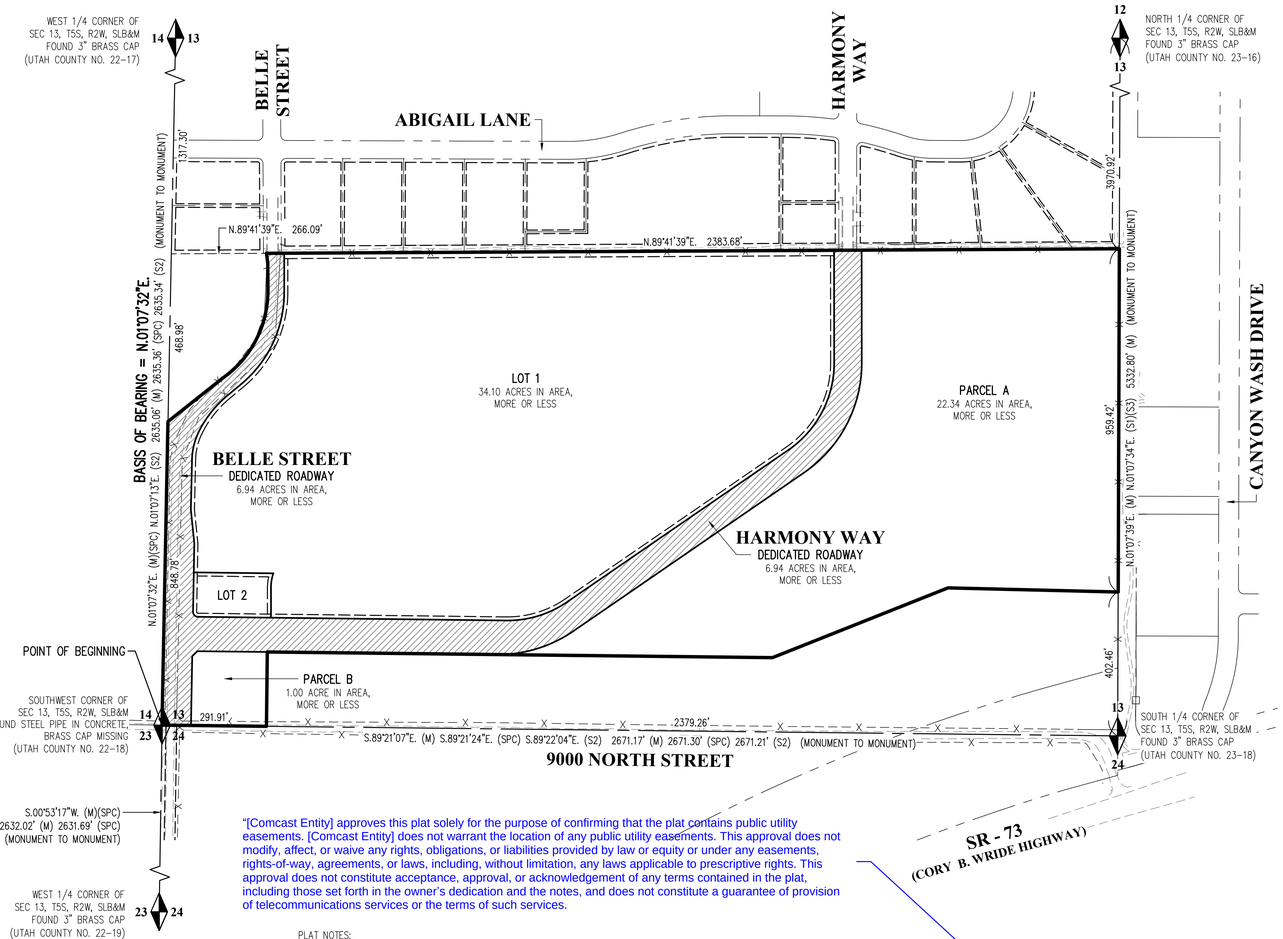
5/8/2023 10:08:52 AM 22105 ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN CONSTRUCTION BID SET

VOLUME 1

EAGLE MOUNTAIN MIDDLE SCHOOL SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH COUNTY, STATE OF UTAH

PRELIMINARY - NOT TO BE RECORDED



"[Comcast Entity] approves this plat solely for the purpose of confirming that the plat contains public utility easements. [Comcast Entity] does not warrant the location of any public utility easements. This approval does not modify, affect, or waive any rights, obligations, or liabilities provided by law or equity or under any easements, rights-of-way, agreements, or laws, including, without limitation, any laws applicable to prescriptive rights. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the owner's dedication and the notes, and does not constitute a guarantee of provision of telecommunications services or the terms of such services.

PLAT NOTES:
1. PARCEL A AND PARCEL B WILL OWNED AND MAINTAINED BY ALPINE SCHOOL DISTRICT. PARCEL A AND PARCEL B ARE NOT BUILDING PARCELS.

SURVEY NOTES:
1. 5/8" X 24" REBAR WITH AN ORANGE PLASTIC CAP STAMPED "MERIDIAN 801-569-1315" TO BE PLACED AT ALL OTHER LOT CORNERS.

(M) BEARING AND/OR DISTANCE DATA TAKEN FROM FIELD MEASUREMENTS.
(S1) BEARING AND/OR DISTANCE DATA TAKEN FROM ARRIVAL SUBDIVISION PHASE "A" PLAT 1: ENTRY NO. 81331:2014.
(S2) BEARING AND/OR DISTANCE DATA TAKEN FROM ARRIVAL SUBDIVISION PHASE "B" PLAT 1: ENTRY NO. 101295:2017.
(S3) BEARING AND/OR DISTANCE DATA TAKEN FROM CEDAR PASS NORTH PLAT "A": ENTRY NO. 59885:1997.
(SPC) BEARING AND/OR DISTANCE DATA TAKEN FROM STATE PLANE COORDINATE & DEPENDENT RESURVEY OF SECTION 13 OF TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.

LEGEND

- SUBDIVISION BOUNDARY
- SUBDIVISION LOT LINE
- ADJOINER LINE
- SECTION LINE
- EXISTING WIRE FENCE LINE
- EXISTING CURB & GUTTER
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- DEDICATED ROADWAY AREA
- FOUND PROPERTY CORNER AS NOTED
- UNLESS OTHERWISE NOTED, SET 5/8" BY 24" REBAR WITH ORANGE PLASTIC CAP. CAP IS STAMPED "MERIDIAN 801-569-1315"
- FOUND SECTION CORNER

SURVEYOR'S CERTIFICATE

I, MICHAEL W. NADEAU, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 4938744, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, A PARCEL AND STREETS, TOGETHER WITH EASEMENTS HEREAFTER TO BE KNOWN AS: "EAGLE MOUNTAIN MIDDLE SCHOOL SUBDIVISION" AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

4938744 MICHAEL W. NADEAU REGISTERED LAND SURVEYOR STATE OF UTAH

MICHAEL W. NADEAU
PLS NO. 4938744
DATE OF PLAT: SEPTEMBER 26, 2023

BOUNDARY DESCRIPTION

A TRACT OF LAND AS DESCRIBED IN WARRANTY DEED IN FAVOR OF ALPINE SCHOOL DISTRICT RECORDED AS ENTRY NO. 81444:2019 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, UTAH COUNTY, UTAH. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 13 (BASIS OF BEARING IS N.01°07'32"E. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENT (STEEL PIPE IN CONCRETE) REPRESENTING THE SOUTHWEST CORNER AND THE FOUND MONUMENT (3"BRASS CAP) REPRESENTING THE WEST QUARTER CORNER OF SAID SECTION 13); AND RUNNING THENCE ALONG THE SECTION LINE N.01°07'32"E. 848.78 FEET; THENCE N.51°32'36"E. 195.85 FEET TO THE BEGINNING OF A NON-TANGENT 297.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 285.90 FEET THROUGH A CENTRAL ANGLE OF 55°09'17" (NOTE: CHORD FOR SAID CURVE BEARS N.27°15'43"E. FOR A DISTANCE OF 274.99 FEET); THENCE N.00°18'55"W. 76.41 FEET; THENCE N.07°26'25"W. 27.89 FEET TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF ARRIVAL SUBDIVISION PHASE "B" PLAT 1 RECORDED AS ENTRY NO. 101295:2017 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE AND ITS EXTENSION N.89°41'39"E. 2383.68 FEET (2383.78 FEET BY RECORD) TO A POINT IN THE CENTER QUARTER LINE, SAID POINT IS ALSO IN THE WESTERLY BOUNDARY LINE OF CEDAR PASS NORTH PLAT "A" RECORDED AS ENTRY NO. 59885:1997 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID CENTER QUARTER LINE AND WESTERLY BOUNDARY LINE S.00°11'39"W. (S.00°11'34"W. BY RECORD) 959.42 FEET; THENCE N.88°37'01"W. 475.99 FEET (476.11 FEET BY RECORD); THENCE S.68°19'07"W. 527.66 FEET; THENCE N.89°21'39"W. 1412.07 FEET; THENCE S.00°38'21"W. 207.85 FEET (207.83 FEET BY RECORD) TO A POINT IN THE SECTION LINE; THENCE ALONG SAID SECTION LINE N.89°21'07"W. (N.89°21'24"W. BY RECORD) 291.91 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 65.00 ACRES IN AREA, MORE OR LESS.

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SUBJECT PARCEL. IT IS ALSO THE INTENT OF THIS PLAT TO SUBDIVIDE THE SUBJECT PROPERTY INTO 2-LOTS, 1-PARCEL AND STREETS. THE BASIS OF BEARINGS FOR THIS SURVEY IS N.01°07'32"E. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENT (STEEL PIPE IN CONCRETE) REPRESENTING THE SOUTHWEST CORNER AND THE FOUND MONUMENT (3" BRASS CAP) REPRESENTING THE WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. THE FIELD DATA FOR THIS SURVEY WAS COLLECTED IN NOVEMBER OF 2019 AND REVISITED IN JANUARY OF 2023.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, A PARCEL AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

EAGLE MOUNTAIN MIDDLE SCHOOL SUBDIVISION

AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEYS TO EAGLE MOUNTAIN CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

DATED THIS _____ DAY OF _____ A.D. 2023. OWNER: ALPINE SCHOOL DISTRICT

BY: _____

ITS: _____

ACKNOWLEDGMENT
(ALPINE SCHOOL DISTRICT)

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THIS _____ DAY OF _____, 2023, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH, _____, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF _____, AND THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED FOR, AND IN BEHALF OF, SAID BOARD OF EDUCATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID UNIVERSITY EXECUTED THE SAME.

NOTARY PUBLIC NAME _____
COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

_____
NOTARY PUBLIC

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS_____DAY OF_____, A.D. 2023.

_____ CITY MAYOR

_____ CITY ATTORNEY

_____ CITY ENGINEER

_____ ATTEST: CITY RECORDER

COMCAST

APPROVED THIS _____ DAY OF _____ A.D. 2023

_____ REPRESENTATIVE

DIRECT COMMUNICATIONS

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

_____ DIRECT COMMUNICATIONS

_____ DATE

PLAT CALCULATIONS

INFORMATION	ACRES	NOTES
TOTAL ACREAGE	65.00	–
BUILDABLE ACREAGE	–	–
TOTAL ACREAGE IN LOTS	58.48	2 LOTS, 1 PARCEL
TOTAL OPEN SPACE	–	–
TOTAL IMPROVED OPEN SPACE	–	–
AVERAGE LOT SIZE	19.49	–
LARGEST LOT SIZE	34.10	LOT 1
SMALLEST LOT SIZE	0.62	LOT 2
OVERALL DENSITY	–	–
TOTAL # OF LOTS	3	2 LOTS, 1 PARCEL

DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS_____DAY OF _____2023.

BY _____

TITLE _____
DOMINION ENERGY QUESTAR CORP.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. 10-9A-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN HAS UNDER:
   a. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8A DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

APPROVED THIS_____DAY OF_____2023.

_____ ROCKY MOUNTAIN POWER

RECORDED OWNER:

ALPINE SCHOOL DISTRICT
575 NORTH 100 EAST,
AMERICAN FORK, UTAH 84003

EAGLE MOUNTAIN MIDDLE SCHOOL SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH COUNTY, STATE OF UTAH

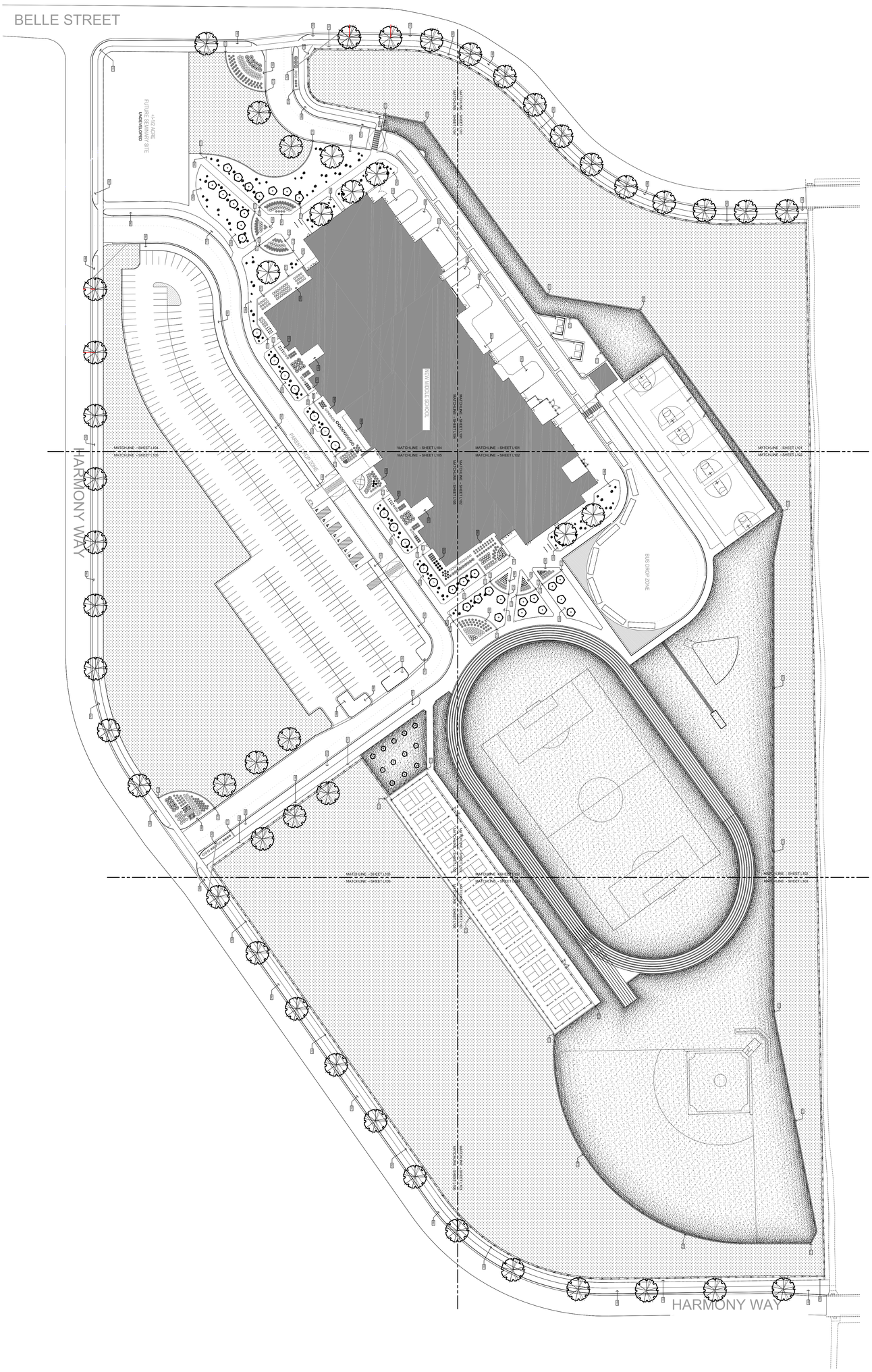
PREPARED BY:

MERIDIAN ENGINEERING, INC.
1628 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1315 FAX (801) 569-1319

SURVEYORS SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL	COMP. FILE 22353 PRELMINARY PLAT
			PROJECT NO. 22353
			SHEET NO. 1 OF 2

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE 2007 2022

U:\Projects\22023\22353-MLL-VER\Eagle Mountain Middle School\22353\dwg\22353_Preliminary Plat.dwg Sep 26, 2023 - 10:55am


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ABBREVIATIONS

NOT ALL ABBREVIATIONS MAY BE USED

&	AND
@	AT
ACT	ACOUSTICAL CEILING TILE
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
AL/ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
BD	BOARD
BLDG	BUILDING
BLK	BLOCK (ING)
BO	BOTTOM OF
BRG	BEARING
BSMT	BASEMENT
BS	BOTH SIDES
BW	BOTH WAYS
CAB	CABINET
CB	CATCH BASIN
CCSA	CUSTOM COLOR SELECTED BY ARCHITECT
CG	CORNER GUARD
CHAM	CHAMFER
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CM	CONSTRUCTION MANAGER
COL	COLUMN
COMP	COMPUTER
CONC	CONCRETE
CONT	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
CSBA	COLOR SELECTED BY ARCHITECT
CT	CERAMIC TILE
D	DEPTH
DB	DECK BEARING
DBL	DOUBLE
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DRN	DRAIN
DTL/ DET	DETAIL
DW	DISHWASHER
DWG	DRAWING
E	EAST
(E)	EXISTING
EA	EACH
EIFS	EXTERIOR INSULATION SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EVAP	EVAPORATIVE
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
EWC	ELECTRIC WATER COOLER
FA	FIRE ALARM
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FG	FINISH GRADE
FH	FIRE HYDRANT
FIN	FINISHED
FLR	FLOOR
F.O.	FACE OF
FT	FOOT, FEET
FRP	FIBER REINFORCED PANEL
FRT	FIRE RETARDANT TREATED WOOD
FTG	FOOTING
FV	FIELD VERIFY
GA.	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GFRC	GLASSFIBER REINFORCED PANEL
GYP	GYPSUM
GWB	GYPSUM WALLBOARD
HB	HOSE BIBB
HC	HANDICAP ACCESSIBLE
HDW	HARDWARE
HDF	HIGH DENSITY FIBERBOARD
HM	HOLLOW METAL
H	HEIGHT
HOR	HORIZONTAL
ID	INSIDE DIAMETER
ICF	INSULATED CONCRETE FORM
IN	INCH
INCL	INCLUDE
INFO	INFORMATION
INT	INTERIOR
INSUL	INSULATE, (D), (ION)
INV	INVERT
JST	JOIST
JT	JOINT
LAV	LAVATORY
LB/ LBS	POUND (S)
MAT	MATERIAL (S)
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MGR	MANAGER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNT, (ED)
MTL	METAL
MW	MICROWAVE
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED/ CONTRACTOR INSTALLED
OFD	OVERFLOW DRAIN
OH	OVERHEAD
OPG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
OZ	OUNCE
PERI	PERIMETER
PERM	PERMANENT
PL	PLATE
PLAM	PLASTIC LAMINATE
PNL	PANEL
PNT	PAINT (ED)
P.O.	POINT OF
PR	PAIR
PT	POST TENSIONED
PART	PARTITION
PLY	PLYWOOD
QT	QUARRY TILE
R / RAD	RADIUS
RCP	REFLECTED CEILING PLAN
REC	RECESSED
REF	REFERENCE
REFG	REFRIGERATOR
REINF	REINFORCE (ED)
REM	REMOVE (ED)
REPL	REPLACE
REQD	REQUIRED
REV	REVISION (S)
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SALV	SALVAGE (ED)
SECT	SECTION
SF	SQUARE FOOT
SIM	SIMILAR
SLNT	SEALANT
SPEC	SPECIFICATION (S)
SQ	SQUARE
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURE (AL)
SUSP	SUSPENDED
SYM	SYMMETRY (ICAL)
T	THICKNESS
T & B	TOP AND BOTTOM
T & G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
TEMP	TEMPORARY
THRU	THROUGH
T.O.	TOP OF
TRANS	TRANSFORMER
TS	TUBE STEEL
TYP	TYPICAL
UNF	UNFINISHED
UNO	UNLESS OTHERWISE NOTED
VAR	VARIES
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VWC	VINYL WALLCOVERING
W	WEST
W	WIDTH
W/	WITH
WC	WATER CLOSET
WD	WOOD
W/O	WITHOUT
WSCT	WAINSCOT
WWF	WELDED WIRE FABRIC

UTILITY CONTACTS

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ROCKY MOUNTAIN POWER
www.rockymountainpower.net
1-800-469-3981

natural gas
DOMINION ENERGY
dominionenergy.com
801.324.5111

water/storm drain
EAGLE MOUNTAIN CITY
www.eaglemountaincity.com/public-utilities
801.789.6678

sewer
EAGLE MOUNTAIN CITY
www.eaglemountaincity.com/public-utilities
801.789.6678

telephone
CENTURYLINK
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385.302.5411

4-way inspector
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ALPINE SCHOOL DISTRICT
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LINDON, UT 84042
mburr@alpinedistrict.org
801.610.8084

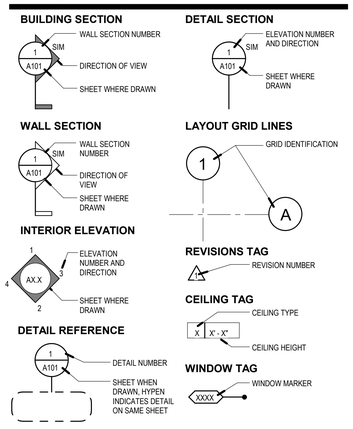
GENERAL NOTES

1. IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW AND COORDINATE THE WORK OF ALL SUB-CONTRACTORS, TRADES AND SUPPLIERS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BEFORE COMMENCING CONSTRUCTION, AND TO ASSURE THAT ALL PARTIES ARE AWARE OF ALL REQUIREMENTS, REGARDLESS OF WHERE THE REQUIREMENTS OCCUR IN THE CONTRACT DOCUMENTS, WHICH MIGHT AFFECT THE WORK OF THAT PARTY.
2. AS PART OF THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, TRADES AND SUPPLIERS, THE CONTRACTOR SHALL ENDEAVOR TO IDENTIFY AND NOTIFY THE ARCHITECT OF ANY CONFLICTS BETWEEN THE WORK OF DIFFERENT PARTIES AT THE EARLIEST POSSIBLE DATE SO AS TO ALLOW REASONABLE AND ADEQUATE TIME FOR THE CONFLICT TO BE RESOLVED WITHOUT DELAYING THE WORK. ALL DEVIATIONS FROM THAT WHICH IS REQUIRED BY THE CONTRACT DOCUMENTS MUST BE APPROVED IN ADVANCE BY THE ARCHITECT.
3. THE ARCHITECTURAL DRAWINGS ESTABLISH AND COORDINATE THE FINISHED APPEARANCE AND EXACT LOCATION OF ALL EXPOSED ELEMENTS OF THE WORK OF ALL THE TRADES, INCLUDING THAT WORK WHICH IS ILLUSTRATED PRIMARILY ON DRAWINGS OF OTHER DISCIPLINES. QUANTITIES ARE TO BE PROVIDED AS SHOWN ON DRAWINGS OF OTHER DISCIPLINES BUT LOCATIONS SHOWN ON OTHER DRAWINGS ARE SCHEMATIC, UNLESS OTHERWISE NOTED ON THE ARCHITECTURAL DRAWINGS. THE ARCHITECTURAL DRAWINGS TAKE PRECEDENCE FOR THE FINISHED APPEARANCE AND EXACT LOCATION OF ALL PARTS OF THE WORK.
4. EXCEPT WHERE DIRECTED TO PLACE ITEMS OF WORK AT THE APPROXIMATE LOCATION SHOWN, DO NOT SCALE DRAWINGS FOR DIMENSIONAL INFORMATION. ALL ELEMENTS OF THE DRAWINGS MAY NOT BE DRAWN TO EXACT SCALE. ALL DIMENSIONS REQUIRED ARE SHOWN OR MAY BE DERIVED FROM THOSE SHOWN ON THE FLOOR PLANS, DETAIL PLANS, ELEVATIONS, SECTIONS, DETAILS, SCHEDULES AND SPECIFICATIONS. IF DIMENSIONS ARE NOT PRESENT, THE ARCHITECT IS TO BE NOTIFIED SO THAT A CLARIFICATION CAN BE ISSUED.
5. CONTRACTOR TO FOLLOW CURRENT ANSI 117-1 STANDARDS AS REPRESENTED ON SHEET G301, GENERAL ACCESSIBILITY GUIDELINES. NOTIFY ARCHITECT IF THE DESIGN DRAWINGS CONFLICT WITH THIS SHEET.

NOTES TO BIDDERS

1. THIS SHEET CONTAINS A LIST OF DRAWINGS WHICH COMPRISE A FULL SET OF DRAWINGS FOR THIS PROJECT. ANY CONTRACTOR, SUBCONTRACTOR, VENDOR OR ANY OTHER PERSON PARTICIPATING IN OR BIDDING ON THIS PROJECT SHALL BE RESPONSIBLE FOR THE INFORMATION CONTAINED IN ANY AND ALL SHEETS OF DRAWINGS AND SPECIFICATIONS. IF ANY PERSON, PARTY OR ENTITY ELECTS TO SUBMIT BIDS FOR ANY PORTION, OR ALL, OF THIS PROJECT, THAT PERSON, PARTY OR ENTITY SHALL BE RESPONSIBLE FOR ANY AND ALL INFORMATION CONTAINED IN THESE DRAWINGS AND SPECIFICATIONS, INCLUDING, BUT NOT LIMITED TO, ANY SUBSEQUENT ADDENDUMS OR CLARIFICATIONS THAT MAY BE ISSUED.
2. THESE DOCUMENTS SHOW THE DESIGN INTENT. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE EVERYTHING SHOWN ON THE DRAWINGS OR SPECIFIED REGARDLESS OF WHERE IT IS SHOWN ON THE DRAWINGS OR IN THE SPECIFICATIONS. FOR EXAMPLE: SOME MILLWORK DETAILS HAVE STEEL FRAMES WHICH MAY BE PROVIDED BY DIVISION 05 OR WITH THE MILLWORK AT THE CONTRACTOR'S DISCRETION, BUT IT SHALL BE PROVIDED AS PART OF THE CONTRACT.
3. EVERYTHING CALLED FOR IN THESE DOCUMENTS SHALL BE "NEW" AND PROVIDED BY THE CONTRACTOR, SUBCONTRACTOR, VENDOR OR ANY OTHER PERSON PARTICIPATING IN OR BIDDING ON THIS PROJECT UNLESS NOTED OTHERWISE AS EXISTING (EXIST), NOT IN CONTRACT (NIC) OR FOR REFERENCE ONLY. FURNISHINGS SHOWN DASHED SHALL BE FOR REFERENCE ONLY.

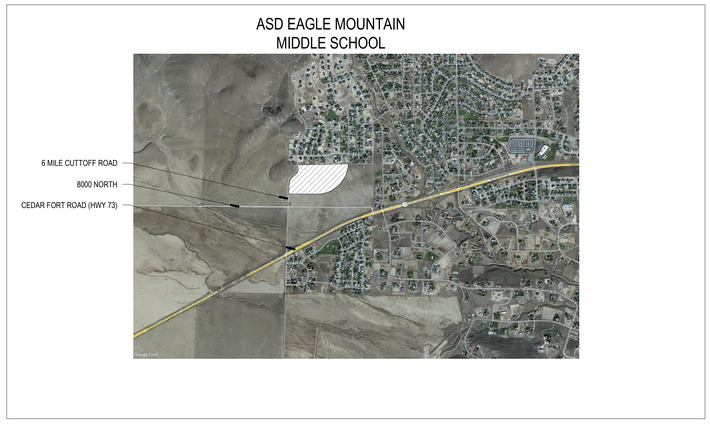
REFERENCE SYMBOL LEGEND



SITE PLAN AREAS

	AREA SF	AREA ACRES	PERCENTAGE
TOTAL IMPACTED AREA	1,512,379 SF	34.72 ACRES	100.0%
TOTAL SCHOOL PROPERTY	1,512,379 SF	34.72 ACRES	100.0%
IMPERVIOUS AREA	406,961 SF	9.34 ACRES	26.9%
LANDSCAPE AREA	979,192 SF	22.48 ACRES	64.7%
BUILDING PAD AREA	117,969 SF	2.71 ACRES	7.8%

VICINITY MAP



SHEET INDEX - VOLUME 1

GENERAL		CG410	BELLE STREET ROADWAY PLAN AND PROFILE STA 49+70 - STA 55+70
CVR	COVER	CG411	BELLE STREET ROADWAY PLAN AND PROFILE STA 55+70 - STA 61+70
G001	GENERAL INFORMATION + INDEX	CG412	BELLE STREET ROADWAY PLAN AND PROFILE STA 61+70 - STA 63+90
		CG420	HARMONY WAY ROADWAY PLAN AND PROFILE
CIVIL		CG421	HARMONY WAY ROADWAY PLAN AND PROFILE
C100	GENERAL NOTES AND DETAILS	CG422	HARMONY WAY ROADWAY PLAN AND PROFILE
C101	UTILITY DETAILS	CG423	HARMONY WAY ROADWAY PLAN AND PROFILE
C102	CITY DETAILS	CG424	HARMONY WAY ROADWAY PLAN AND PROFILE
C103	CITY DETAILS	CG450	HYDROLOGY PLAN
C104	CITY DETAILS	CG460	CUT FILL PLAN
C105	CITY DETAILS	C500	EROSION CONTROL PLAN
C200	EXISTING SURVEY AND TOPOGRAPHY	C510	EROSION CONTROL PLAN DETAILS
C201	EXISTING SURVEY AND TOPOGRAPHY		
C202	EXISTING SURVEY AND TOPOGRAPHY		
C203	EXISTING SURVEY AND TOPOGRAPHY		
C204	EXISTING SURVEY AND TOPOGRAPHY		
CS210	OVERALL DEMOLITION PLAN		
CS211	OFFSITE DEMOLITION PLAN		
CS212	OFFSITE DEMOLITION PLAN		
CS220	SIGNAGE AND STRIPING PLAN		
CS221	SIGNAGE AND STRIPING PLAN		
CS222	SIGNAGE AND STRIPING PLAN		
CS223	SIGNAGE AND STRIPING PLAN		
CS230	OVERALL SITE LAYOUT PLAN		
CS231	ENLARGED SITE LAYOUT PLAN		
CS232	ENLARGED SITE LAYOUT PLAN		
CS233	ENLARGED SITE LAYOUT PLAN		
CS234	ENLARGED SITE LAYOUT PLAN		
CS235	ENLARGED SITE LAYOUT PLAN		
CS236	ENLARGED SITE LAYOUT PLAN		
CS237	ENLARGED SITE LAYOUT PLAN		
CU300	OVERALL UTILITY PLAN		
CU301	ENLARGED UTILITY PLAN		
CU302	ENLARGED UTILITY PLAN		
CU303	ENLARGED UTILITY PLAN		
CU304	ENLARGED UTILITY PLAN		
CU305	ENLARGED UTILITY PLAN		
CU306	ENLARGED UTILITY PLAN		
CU307	ENLARGED UTILITY PLAN		
CU310	SEWER LINE PLAN AND PROFILE		
CU311	SEWER LINE PLAN AND PROFILE		
CU312	SEWER LINE PLAN AND PROFILE		
CU313	SEWER LINE PLAN AND PROFILE		
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CU325	SEWER LINE PLAN AND PROFILE		
CU326	SEWER LINE PLAN AND PROFILE		
CU327	SEWER LINE PLAN AND PROFILE		
CU328	SEWER LINE PLAN AND PROFILE		
CU329	SEWER LINE PLAN AND PROFILE		
CU330	ONSITE SEWER LINE PLAN AND PROFILE		
CU331	ONSITE SEWER LINE PLAN AND PROFILE		
CU340	WATER LINE PLAN AND PROFILE		
CU341	WATER LINE PLAN AND PROFILE		
CU342	WATER LINE PLAN AND PROFILE		
CU343	WATER LINE PLAN AND PROFILE		
CG400	OVERALL GRADING PLAN		
CG401	ENLARGED GRADING PLAN		
CG402	ENLARGED GRADING PLAN		
CG403	ENLARGED GRADING PLAN		
CG404	ENLARGED GRADING PLAN		
CG405	ENLARGED GRADING PLAN		
CG406	ENLARGED GRADING PLAN		
CG407	ENLARGED GRADING PLAN		

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	2023 JUNE 27

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
1190 E BELLE ST. & 9050 N HARMONY WAL, EAGLE MOUNTAIN, UT

CONFORMED SET

GENERAL INFORMATION + INDEX

G001

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GENERAL NOTES

SPECIAL PROJECT NOTE:

- ALL CONSTRUCTION ACTIVITY WITHIN STREET ROW AND FOR SITE WATER LINES AND SEWER LINES SHALL CONFORM TO EAGLE MOUNTAIN CITY STANDARD PLANS AND "APWA MANUAL OF STANDARD PLANS" (LATEST EDITION) AND THE DEVELOPMENT GUIDELINES AND SPECIFICATIONS. CONTRACTOR SHALL OBTAIN COPIES OF SAID CITY STANDARDS AND APWA STANDARDS PRIOR TO CONSTRUCTION.

GENERAL

1. ANY MODIFICATION TO THIS CONSTRUCTION PACKAGE SHALL BE APPROVED BY THE OWNER. PRIOR TO SAID APPROVAL, ALL IMPROVEMENT DRAWINGS SHALL BE RESUBMITTED AND APPROVED BY THE CITY ENGINEER.
2. THE CONTRACTOR SHALL LOCATE, RETAIN AND PROTECT ALL EXISTING UTILITIES UNLESS OTHERWISE DIRECTED BY THE ENGINEER. EXISTING GAS, TELEPHONE, POWER, OR WATERLINES WHICH MUST BE RELOCATED OR LOWERED FOR NEW GRAVITY LINES WILL BE COMPLETED BY THE CONTRACTOR TO THE UTILITY COMPANY SPECIFICATIONS.
3. ALL SUITABLE EXCAVATION MATERIAL MAY BE STOCKPILED ON LANDSCAPE AREAS (NOT OVER 3'DEEP) AND GRADED TO DRAIN. EXCESS TOPSOIL SHALL BE REMOVED AND STORED AS INDICATED ON THE LANDSCAPE PLANS. SUITABLE MATERIAL IS DEFINED IN THE PROJECT GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT AS WELL AS CITY EARTHWORK SPECIFICATIONS. ALL EARTHWORK SHALL BE COMPLIANT WITH THESE DOCUMENTS. IF CITY SPECIFICATIONS AND THE GEOTECHNICAL REPORT ARE IN CONFLICT REFER TO THE CITY ENGINEER FOR DIRECTION ON WHICH REQUIREMENTS MUST BE FOLLOWED IN THE FIELD.
4. TRACER TAPE SHALL BE PLACED ABOVE ALL SEWER, PVC ROOF DRAIN LINES. WATER AND SECONDARY WATER LINES PER CITY AND DISTRICT STANDARD SPECIFICATIONS. TRACER WIRE SHALL BE INSTALLED OVER THE WATER LINES.
5. ALL EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL NOTIFY BLUE STAKES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION. CONTRACTOR SHALL POTHOLE AND FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL UTILITY CONFLICTS UPON DISCOVERY.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER BACKFILLING, COMPACTING, AND PAVEMENT RESTORATION WERE NECESSARY TO INSTALL NEW UTILITIES OR NEW IMPROVEMENTS PER CITY STANDARDS IN EXISTING ROADWAYS.
7. CONTRACTOR SHALL PROVIDE CITY INSPECTOR WITH CONSTRUCTION SCHEDULE AFTER SAID SCHEDULE HAS BEEN APPROVED BY OWNER.
8. CONTRACTOR SHALL COORDINATE CONSTRUCTION DEMOLITION AND INSTALLATION OF ELECTRICAL, AND COMMUNICATION SERVICES WITH THE UTILITY COMPANY. OWNER SHALL PAY ALL ASSOCIATED UTILITY COMPANY FEES. CONTRACTOR TO PROVIDE ELECTRICAL LINE OR COMMUNICATION TRENCHING AND BACKFILL. COORDINATE LOCATIONS WITH POWER AND COMMUNICATION COMPANY. ALL DEMOLITION OF EXISTING AND PROPOSED NEW SITE ELECTRICAL EQUIPMENT STRUCTURES AND LINES SHOWN ON CIVIL PLANS ARE SCHEMATICALLY SHOWN ONLY AS A COORDINATION BETWEEN ELECTRICAL AND CIVIL. PLEASE REFER DIRECTLY TO ELECTRICAL PLANS FOR THE LAYOUT AND DETAILS OF ALL SITE ELECTRICAL EQUIPMENT AND LINES.
9. CONTRACTOR TO KEEP A SET OF NEAT PLANS ON WHICH ALL CHANGES HAVE BEEN CLEARLY SHOWN. THIS SET OF REDLINES SHALL BE TURNED INTO THE ARCHITECT.
10. CONTRACTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY PRIOR TO ANY WORK.
11. ALL UTILITY STRUCTURES WITHIN PAVEMENT SHALL BE RAISED TO ACCURATE FINISHED GRADE WITH A CONCRETE COLLAR. SEE DETAIL K ON SHEET C100.
12. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS, BONDS, AND APPROVALS HAVE BEEN OBTAINED. ALL PERMIT AND BOND FEES ARE TO BE PAID BY THE OWNER.
13. 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.
14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE CURRENT REQUIREMENTS AND DEVELOPMENT STANDARDS OF THE CITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND SHALL TAKE PRECEDENCE IN CASE OF CONFLICT UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND PLANS ETC.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST AND EROSION CONTROL, CLEANING STREET AND OTHER SMPP REGULATIONS.
16. ALL EXISTING ASPHALT TO REMAIN SHALL BE SAW CUT IN NEAT, STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.
17. NO CHANGE IN DESIGN LOCATIONS OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND ENGINEER.
18. CONTRACTOR SHALL NOT ALLOW ANY GROUND WATER, SURFACE WATER, ANIMALS, OR DEBRIS TO ENTER NEW PIPING DURING CONSTRUCTION.
19. CONTRACTOR SHALL TAKE NECESSARY MEASURES TO PROTECT ALL NEW FACILITIES DURING THE CONSTRUCTION PERIOD UNTIL THE DESIGN GRADE AND COVER HAVE BEEN REACHED AND WORK HAS BEEN ACCEPTED BY OWNER.
20. CONTRACTOR IS TO REMAIN WITHIN THE CONTRACT LIMITS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS DURING CONSTRUCTION.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF, OR DAMAGE TO, EXISTING AND NEW UTILITIES AND FACILITIES. INCLUDING WORK DONE WITHIN THE WARRANTY PERIOD.
22. ALL ONSITE PAVEMENT SECTIONS, GRADING, EXCAVATION, BACKFILLING, AND OTHER EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS PREPARED FOR THIS PROJECT. STRUCTURAL FILL, BEDDING, IMPORTED BACKFILL, GRANULAR SUBBASE, BASE COURSE AND ASPHALTIC CONCRETE MATERIALS SHALL MEET THE REQUIREMENTS OUTLINED IN THE PROJECT SPECIFICATIONS. ALL EARTHWORK AND PAVING IN CITY R.O.W. SHALL MEET CITY SPEC'S.
23. COORDINATE GAS INSTALLATION WITH THE GAS COMPANY. GAS COMPANY WILL ROUTE GAS TO THE METER LOCATION SHOWN ON THE PLANS. ACCOMMODATE GAS COMPANY CONTRACTOR ON SITE DURING GAS LINE INSTALLATION.
24. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING THAT MAY BE NEEDED TO COMPLETE THE JOB.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS AND TRAFFIC PERMITS AND TRAFFIC CONTROL PLANS FOR ALL WORK IN CITY R.O.W. (EXISTING AND NEW ROADWAYS) PRIOR TO BEGINNING WORK.
26. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS, AND SERVICES WITH THE UTILITY COMPANY. ASSOCIATED UTILITY COMPANY FEES WILL BE PAID AS OUTLINED IN CONTRACT GENERAL CONDITIONS. CONTRACTOR TO PROVIDE ELECTRICAL AND TELEPHONE LINE TRENCHING AND BACKFILL. COORDINATE LOCATIONS WITH ROCKY MOUNTAIN POWER AND CENTURY LINK. COORDINATE AND SCHEDULE WITH DOMINION ENERGY, CENTURY LINK, AND ROCKY MOUNTAIN POWER FOR CONNECTION OF THESE UTILITIES TO THE NEW BUILDING. GAS, TELEPHONE AND POWER ALL MUST BE EXTENDED TO THE SITE FROM THE NEW DEVELOPMENT IN THE AREA. COORDINATE WITH THESE UTILITIES FOR LOCATION OF THESE NEW EXTENSIONS.
27. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
28. NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM RUNOFF TOWARDS ANY BUILDING.
29. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
30. CONTACT FOR UTILITY COORDINATION INCLUDE:
    - SEWER- EAGLE MOUNTAIN CITY 801-789-6678
    - WATER- EAGLE MOUNTAIN CITY 801-789-6678
    - GAS- DOMINION ENERGY 1-800-323-5517
    - POWER- ROCKY MOUNTAIN POWER 1-800-469-3981
31. CONTRACTOR TO COORDINATE INSTALLATION OF ALL LANDSCAPE SLEEVES PRIOR TO FORMING CONCRETE SIDEWALKS, RETAINING WALLS, SEAT WALLS OR STAIR WALLS. SEE LANDSCAPE PLANS.

EAGLE MOUNTAIN CITY GENERAL NOTES FOR CONSTRUCTION:

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.
- SERVICE & 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 – FOR CITY ROW ONLY

- 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. 132" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

ROAD SECTION – FOR CITY ROW ONLY

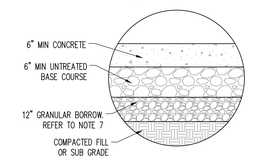
- PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
- UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROADS, COMMERCIAL BASE ACCEPTABLE 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.

SYMBOL LEGEND

- YARD HYDRANT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- WATER CAP
- WATER TEE
- WATER CROSS
- WATER WYE
- WATER REDUCER
- WATER BENDS
- AREA DRAIN (SIZE PER PLAN)
- CATCH BASIN (SIZE PER PLAN)
- PRE-TREATMENT CURB INLET BOX (PRE-TREAT CIB)
- CURB INLET BOX (CIB)
- COMBO BOX (COMBO)
- STORM DRAIN FLARED END SECTION
- STORM DRAIN / SANITARY SEWER CLEANOUT
- 4'ø STORM DRAIN /SANITARY SEWER MANHOLE
- 5'ø STORM DRAIN /SANITARY SEWER MANHOLE
- ELECTRIC METER
- GAS METER
- LIGHT POLE
- DOUBLE LIGHT POLE
- CURB & GUTTER (24")
- CURB WALL (6")
- 33.05 TBC — SPOT ELEVATION
- HANDICAPPED PARKING
- STOP BAR
- PAVEMENT MARKING
- PP — POWER POLE
- SIGN
- CLEANOUT BOX
- THREE CHAMBER PRE-TREATMENT BOX
- GREASE TRAP
- CITY STREET LIGHT (REFER TO ELECTRICAL PLANS)

LINE LEGEND

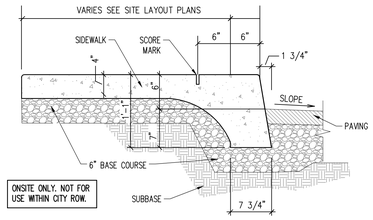
- PROPERTY LINE
- LIMITS OF PROJECT
- MATCHLINE
- CENTERLINE
- SAW CUT LINE
- 4435 — PROPOSED MAJOR CONTOUR
- 4434 — PROPOSED MINOR CONTOUR
- SS — SANITARY SEWER PIPELINE
- SD — STORM DRAIN PIPELINE
- LD — LAND DRAIN
- T — TELEPHONE
- W — WATER PIPELINE
- IRR — SECONDARY WATER PIPELINE
- G — GAS PIPELINE
- P — BURIED POWER
- CATV — CATV
- FO — FIBER OPTIC
- RIDGE — RIDGE LINE
- FLOW — FLOW LINE
- X — FENCE
- SF — SILT FENCE
- TEMPORARY SHORING
- REMOVAL
- ABANDON



NOTE:
1. USE FOR DUMPSTER PADS AND OTHER CONCRETE PAVING WITH VEHICLE TRAFFIC. AS INDICATED BY HATCH ON CIVIL SITE LAYOUT PLAN. REINFORCING FOR DUMPSTER PADS REFER TO ARCHITECTURAL SPECS. USE 6.5" OF PORTLAND CEMENT CONCRETE OVER 4" OF BASE COURSE FOR DUMPSTER PADS.
2. PROOF ROLL NATURAL SUBGRADE PER SPEC'S.
3. PAVEMENT CONSTRUCTION DURING WET PERIODS WILL REQUIRE 12" OF GRANULAR FILL MATERIAL PLACED DIRECTLY BELOW THE GRANULAR FILL SUBBASE LAYER. INSTALL GEOTEXTILE FABRIC (MIRAFI 600X OR EQUIVALENT) WHERE SUBGRADE COMPACTION IS NOT FEASIBLE. PROVIDE ADDITIONAL FILL & FABRIC IF NECESSARY FOR COMPLETION SCHEDULE AT NO ADDITIONAL COST TO OWNER.
4. SEALED CONTRACTION JOINTS TO BE ½" DEEP. JOINT PATTERN AS OUTLINED ON ARCHITECTURAL SITE PLANS. 15' MAXIMUM SPACING
5. SEAL ALL EXPANSION JOINTS PER SPEC'S.
6. ALL COLD JOINTS ON SITE NEED TO BE DOWELED.
7. GRANULAR BORROW IS NOT NEEDED WHERE THE SUBGRADE IS GRANULAR WITH A CBR OF AT LEAST 20%

CONCRETE PAVEMENT SECTION (ON SITE ONLY) — A

N.T.S.

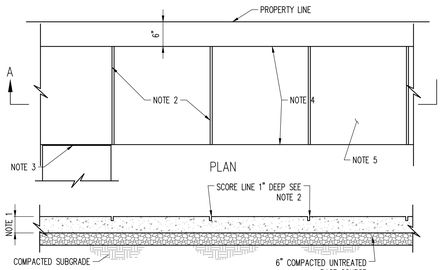


FOR USE ON AREAS WHERE WATER DRAINS AWAY FROM CURB

NOTES
1. USE MONOLITHIC CONSTRUCTION 4" THICK EXCEPT AT DRIVEWAYS WHERE THICKNESS OF 6" IS REQUIRED.
2. PLACE SCORE LINES AT INTERVALS EQUAL TO 1 TIMES THE WIDTH OF THE SIDEWALK UNIFORMLY PLACED ALONG LENGTH OF SIDEWALK.
3. USE 1/2" EXPANSION JOINT FILLER MADE OF PREMOLDED BITUMINOUS OR SIMILAR MATERIAL AT INTERSECTIONS WITH PERPENDICULAR SIDEWALKS.
4. EDGE SIDEWALK WITH 1/2" RADIUS EDGING TOOL. ROUND EDGES AT EXPANSION JOINTS TO A RADIUS OF 1/2".
5. USE HAIR-BROOM BRUSH TO FINISH SIDEWALKS.
6. OVER NEWLY BACKFILLED TRENCHES, PLACEMENT OF 2-10' #4 BARS IN SIDEWALK IS REQUIRED.
7. REMOVE NON-ENGINEERED FILL BELOW SIDEWALK AND 2' MINIMUM BEYOND THE EDGE OF CONCRETE AND REPLACE WITH STRUCTURAL FILL.
8. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
9. ALL COLD JOINTS ON SITE NEED TO BE DOWELED

MONOLITHIC SIDEWALK AND CURB DETAIL — E

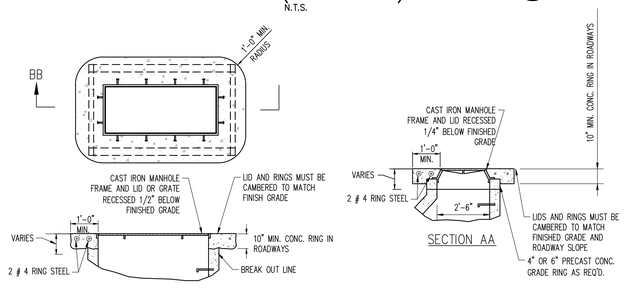
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NOTES
1. USE MONOLITHIC CONSTRUCTION 4" THICK EXCEPT AT DRIVEWAYS WHERE THICKNESS OF 6" IS REQUIRED.
2. SAWCUT AND CHAMFER SCORE LINES AT INTERVALS EQUAL TO 1 TIMES THE WIDTH OF THE SIDEWALK UNIFORMLY PLACED ALONG LENGTH OF SIDEWALK AFTER POUR. SAW CUTTING SHOULD BE DONE 4 TO 12 HOURS AFTER THE CONCRETE HAS BEEN FINISHED. IN HOT WEATHER EARLY-ENTRY DRY-CUT JOINTS SHOULD BE CUT 1 TO 4 HOURS AFTER FINISHING.
3. SIDEWALK EXPANSION JOINTS SHALL BE 20' ON CENTER MAXIMUM. THE EXPANSION JOINT SHALL INCLUDE ASPHALT IMPREGNATED FIBER EXPANSION MATERIAL. THE CONTRACTOR WILL USE BOND BREAKER TAPE WITH POLYURETHANE JOINT SEALANT TO A DEPTH OF 3/8".
4. EDGE SIDEWALK WITH 1/2" RADIUS EDGING TOOL. ROUND EDGES AT EXPANSION JOINTS TO A RADIUS OF 1/2".
5. USE HAIR-BROOM BRUSH TO FINISH SIDEWALKS.
6. OVER NEWLY BACKFILLED TRENCHES, PLACEMENT OF 2-10' #4 BARS IN SIDEWALK IS REQUIRED.
7. REMOVE NON-ENGINEERED FILL BELOW SIDEWALK AND 2' MINIMUM BEYOND THE EDGE OF CONCRETE AND REPLACE WITH STRUCTURAL FILL.
8. ALL CONCRETE SIDEWALK SLABS SHALL BE DOWELED TO ADJACENT SLABS WITH REBAR DOWELS AT EXPANSION JOINTS OR ANY BREAK IN THE POUR. DOWELS ARE TO BE EVENLY SPACED WITH MAXIMUM DISTANCE BETWEEN DOWELS NOT TO EXCEED 24". REBAR DOWELS MUST BE #4 OR LARGER AT LEAST 24" LONG. DOWELS MUST BE EMBEDDED AT LEAST 3" DEEP AND NO CLOSER THAN 6" FROM THE EDGE OF THE SLAB.

CONCRETE SIDEWALK (ON SITE ONLY) — H

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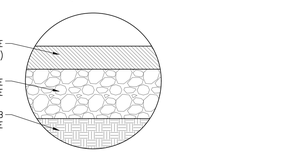


CATCH BASIN/JUNCTION BOX SECTION BB

NOTES:
1. REQUIRED FOR EXISTING OR NEW CATCH BASINS (OUTSIDE OF C&G), CLEAN OUTS, VALVES OR MANHOLES IN THE PROJECT LIMITS INCLUDING IN LANDSCAPE AREAS.
2. WHERE CONCRETE PAVING IS COMPLETED AROUND UTILITY STRUCTURE, USE REINFORCEMENT SHOWN AROUND THE UTILITY STRUCTURE.
3. CONCRETE COLLARS ARE REQUIRED IN ALL LOCATIONS INCLUDING IN LANDSCAPE AREAS.

CONCRETE RING AROUND SURFACE UTILITY STRUCTURES — K

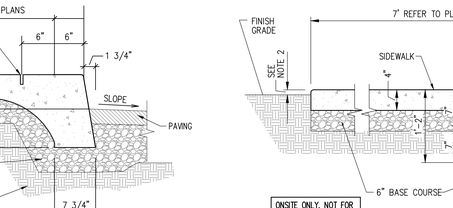
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NOTE:
1. USE FOR PARKING AREAS OR OTHER LIGHT VEHICLE TRAFFIC.
2. PROOF ROLL NATURAL SUBGRADE PER SPEC'S.
3. PAVEMENT CONSTRUCTION DURING WET PERIODS WILL REQUIRE 12" OF GRANULAR FILL MATERIAL PLACED DIRECTLY BELOW THE GRANULAR FILL SUBBASE LAYER. INSTALL GEOTEXTILE FABRIC (MIRAFI 600X OR EQUIVALENT) WHERE SUBGRADE COMPACTION IS NOT FEASIBLE. PROVIDE ADDITIONAL FILL & FABRIC IF NECESSARY FOR COMPLETION SCHEDULE AT NO ADDITIONAL COST TO OWNER.

ASPHALT PAVEMENT SECTION (ON SITE ONLY) — B

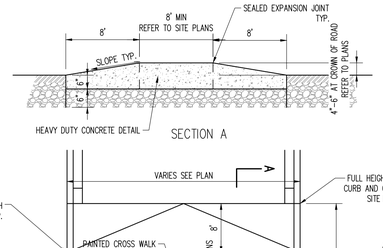
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NOTES
1. USE MONOLITHIC CONSTRUCTION 4" THICK EXCEPT AT DRIVEWAYS WHERE THICKNESS OF 6" IS REQUIRED.
2. PLACE SCORE LINES AT INTERVALS EQUAL TO 1 TIMES THE WIDTH OF THE SIDEWALK UNIFORMLY PLACED ALONG LENGTH OF SIDEWALK.
3. USE 1/2" EXPANSION JOINT FILLER MADE OF PREMOLDED BITUMINOUS OR SIMILAR MATERIAL AT INTERSECTIONS WITH PERPENDICULAR SIDEWALKS.
4. EDGE SIDEWALK WITH 1/2" RADIUS EDGING TOOL. ROUND EDGES AT EXPANSION JOINTS TO A RADIUS OF 1/2".
5. USE HAIR-BROOM BRUSH TO FINISH SIDEWALKS.
6. OVER NEWLY BACKFILLED TRENCHES, PLACEMENT OF 2-10' #4 BARS IN SIDEWALK IS REQUIRED.
7. REMOVE NON-ENGINEERED FILL BELOW SIDEWALK AND 2' MINIMUM BEYOND THE EDGE OF CONCRETE AND REPLACE WITH STRUCTURAL FILL.
8. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
9. ALL COLD JOINTS ON SITE NEED TO BE DOWELED

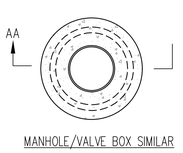
COMBINATION SIDEWALK-CURB AND GUTTER DETAIL — F

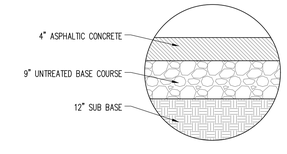
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RAISED CROSSWALK — I

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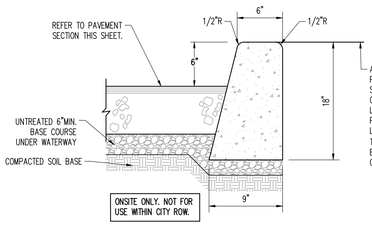
NOTE:
1. REFER TO EAGLE MOUNTAIN CITY STANDARDS. CONTRACTOR IS TO BE AWARE OF THESE STANDARDS AND CONSTRUCT THE ROAD TO THESE STANDARDS.

ASPHALT PAVEMENT SECTION (CITY PUBLIC ROW) — L

N.T.S.

HEAVY DUTY (ON SITE ONLY) ASPHALT PAVEMENT SECTION — C

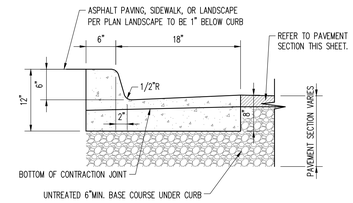
N.T.S.



NOTES:
1. CONCRETE SHALL BE MONOLITHIC 4000 PSI @ 28 DAYS (6% AIR ENTRAINED).
2. PLACE EXPANSION-CONTRACTION JOINTS AT ALL BC AND EC POINTS. PLACE CONTROL JOINTS AT 10' INTERVALS.
3. PLACE JOINT FILLER STRIPS BETWEEN WALK AND CURB TO DEPTH OF CONCRETE PLUS ONE INCH WITH TIP SET FLUSH WITH TOP BACK OF CURB.
4. REMOVE NON-ENGINEERED FILL BELOW CURB AND 2' MINIMUM BEYOND THE EDGE OF CONCRETE AND REPLACE STRUCTURAL FILL. REFER TO SPEC. SECTION 312000 FOR SUBGRADES PREPARATION OVEREXCAVATION REQUIREMENTS.

CURB DETAIL — D

N.T.S.

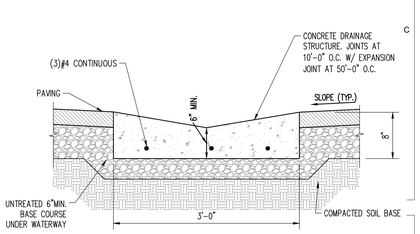


NOTES:
1. CONCRETE SHALL BE MONOLITHIC 4000 PSI @ 28 DAYS (6% AIR ENTRAINED).
2. PLACE EXPANSION-CONTRACTION JOINTS AT ALL BC AND EC POINTS. PLACE CONTROL JOINTS AT 10' INTERVALS.
3. PLACE JOINT FILLER STRIPS BETWEEN WALK AND CURB TO DEPTH OF CONCRETE PLUS ONE INCH WITH TIP SET FLUSH WITH TOP BACK OF CURB.
4. REMOVE NON-ENGINEERED FILL BELOW CURB AND 2' MINIMUM BEYOND THE EDGE OF CONCRETE AND REPLACE STRUCTURAL FILL. REFER TO SPEC. SECTION 312000 FOR SUBGRADES PREPARATION OVEREXCAVATION REQUIREMENTS.
5. ALL COLD JOINTS ON SITE NEED TO BE DOWELED

ONSITE ONLY. NOT FOR USE WITHIN CITY ROW.

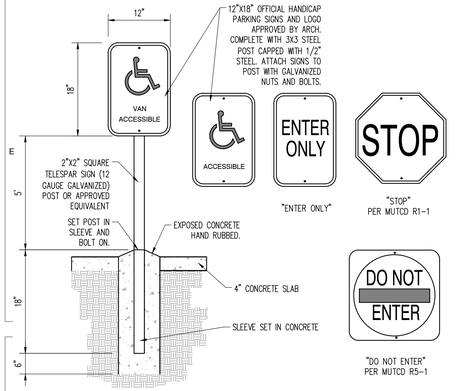
CURB & GUTTER — G

N.T.S.



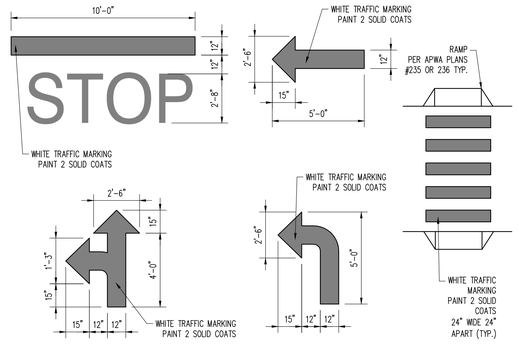
SIMILAR TO APWA PLAN #221

NOTES:
1. CONCRETE SHALL BE MONOLITHIC 4000 PSI @ 28 DAYS (6% AIR ENTRAINED).
2. PLACE EXPANSION-CONTRACTION JOINTS AT ALL BC AND EC POINTS. PLACE CONTROL JOINTS AT 10' INTERVALS.
3. PLACE JOINT FILLER STRIPS BETWEEN WALK AND CURB TO DEPTH OF CONCRETE PLUS ONE INCH WITH TIP SET FLUSH WITH TOP BACK OF C

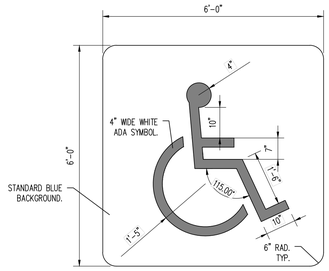


NOTES:
ALL SIGNS TO CONFORM TO MUTCD 2009 STANDARDS.

SIGN DETAIL 1 — A
N.T.S.

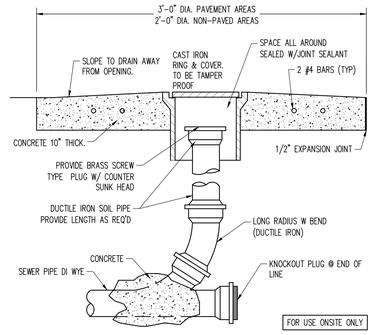


PAINTED TRAFFIC MARKINGS — B
N.T.S.



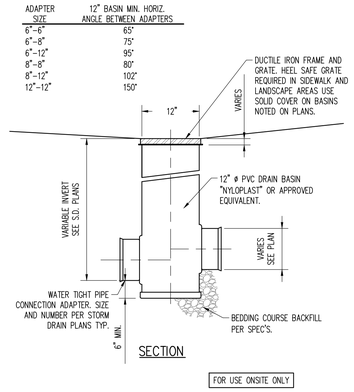
D-08-312-3012

PAINTED ADA SYMBOL — C
N.T.S.

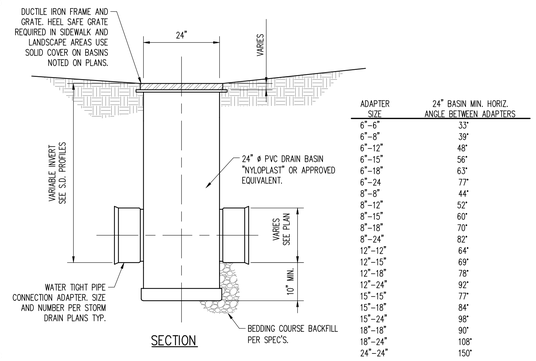


EXTERIOR CLEAN OUT (SSCO AND SDCO) — D
N.T.S.

ADAPTER SIZE	12" BASIN MIN. HORIZ. ANGLE BETWEEN ADAPTERS
6"–6"	65°
6"–8"	75°
6"–12"	95°
8"–8"	80°
8"–12"	102°
12"–12"	150°



12" AREA DRAIN (AD) — E
N.T.S.

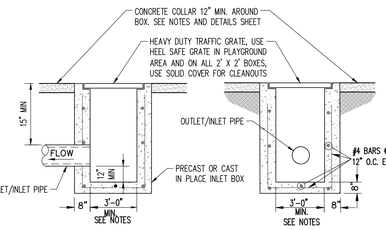


ADAPTER SIZE	24" BASIN MIN. HORIZ. ANGLE BETWEEN ADAPTERS
6"–6"	33°
6"–8"	39°
6"–12"	48°
6"–15"	56°
6"–18"	63°
6"–24	77°
8"–8"	44°
8"–12"	52°
8"–15"	60°
8"–18"	70°
8"–24"	82°
12"–12"	64°
12"–15"	69°
12"–18"	78°
12"–24"	92°
15"–15"	77°
15"–18"	84°
15"–24"	98°
18"–18"	90°
18"–24"	108°
24"–24"	150°

NOTE:

1. USE H-20 GRATES AND FRAMES FOR COVERS IN PAVED AREAS. USE H-10 GRATES AND FRAMES FOR COVERS IN LANDSCAPE AREAS. DEPTH OF GRATE PER MANUFACTURES STANDARDS.
2. CONSTRUCT BASINS PER MANUFACTURES REQUIREMENTS.
3. USE LOCKING GRATES ON ALL CATCH BASINS USED IN DETENTION BASIN AREAS.

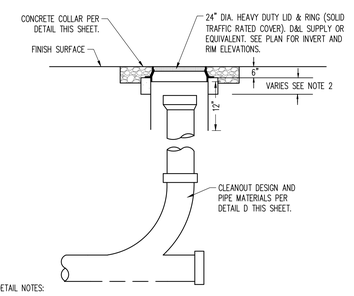
24" CATCH BASIN (CB) — F
N.T.S.



NOTES:

1. REVISE BARS TO #5 AT 12" O. C. IF DEPTH IS GREATER THAN 4'–0" AND LESS THAN 6'–0". USE 3'X3' BOX WHERE NOTED ON PLANS. IF DEPTH IS MORE 6'–0", USE 4'X4' BOX. 4'x4' MIN. BOX IF NECESSARY TO FIT ANGLED PIPING CONNECTIONS OR TO FIT LARGER PIPE. THE PIPE BELL SHALL NOT TERMINATE IN THE BOX.
2. CUT PIPING SMOOTH WITH BOX WALL. PIPING JOINT WITH BOX WALL AND ALL LEDGES SHALL BE GROUTED SMOOTH WITH EPOXY GROUT.
3. USE SOLID COVER FOR CLEAN OUT BOXES. CLEAN OUT BOXES ARE NOTED AS "COB" ON PLANS. NO GRATED COVER WILL BE ALLOWED ON A "COB." USE ROUND GRATE FOR CB THAT INLET WATER ON THE SIDE.
4. ALL BOXES IN PLAYGROUNDS REQUIRE HEEL SAFE GRATES.
5. CATCH BASINS ON WATER WAYS USE 18"x3' FLAT GRATE IN LIEU OF ROUND MANHOLE INLET.

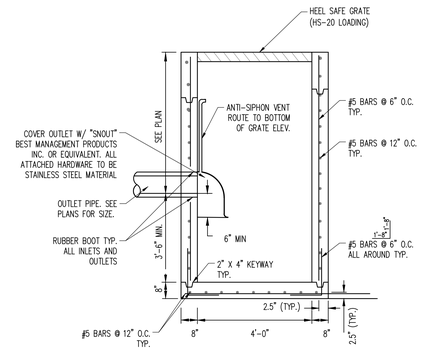
STORM DRAIN CLEAN OUT BOX (SDCOB) — G
N.T.S.

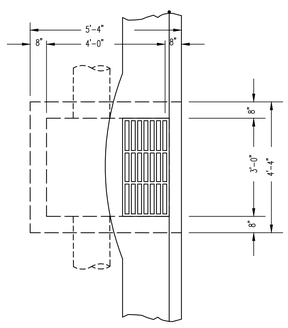


DETAIL NOTES:

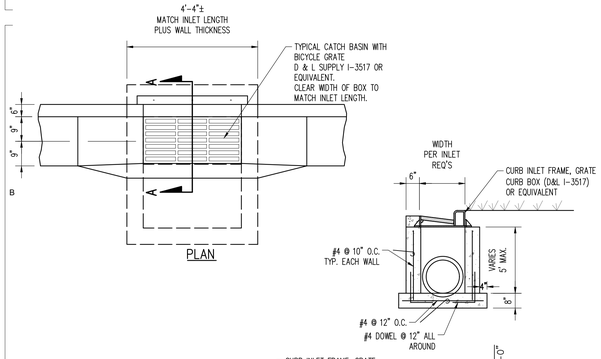
1. ANY APPROVED EQUIVALENTS REQUIRE ENGINEER'S WRITTEN APPROVAL.
2. PROVIDE GRADE RINGS AS NECESSARY TO PROVIDE FULL PAVEMENT DEPTH (INCLUDING BASE) OVER TOP OF CONCRETE LID IN PAVED AREAS AND A MIN OF 12" OF SOIL OVER CONCRETE LID IN LANDSCAPE AREAS. DO NOT EXCEED 10" OF GRADE RINGS.

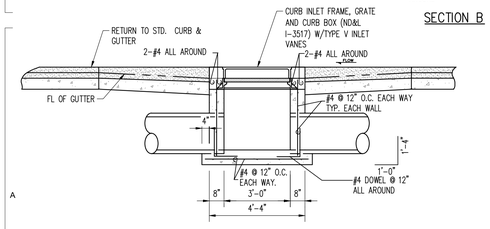
BOX MANHOLE (BMH) — H
N.T.S.





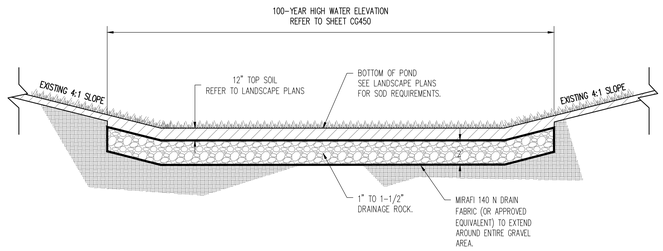
PRETREATMENT INLET (PRECIB) — I
N.T.S.



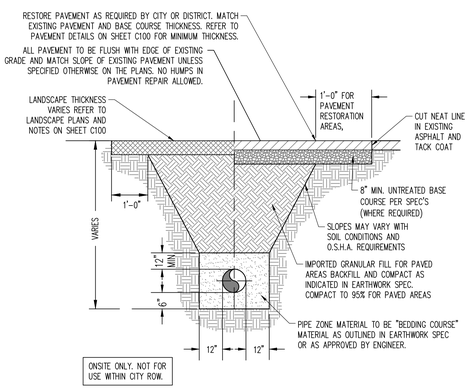


NOTES:
1. PRECAST BOXES IN ACCORDANCE WITH SPECIFICATIONS ARE ACCEPTABLE.
2. CUT PIPING SMOOTH WITH BOX WALL. PIPING JOINT WITH BOX WALL AND ALL LEDGES SHALL BE GROUTED SMOOTH WITH EPOXY GROUT.

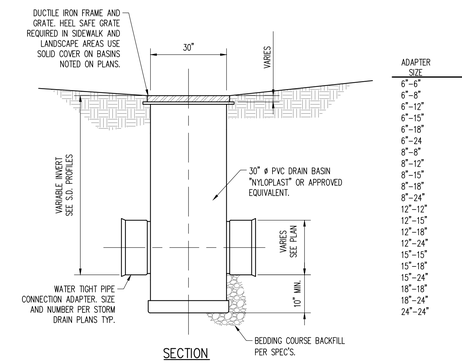
CURB & GUTTER INLET (CIB) — J
N.T.S.



RETENTION POND — K
N.T.S.



TYPICAL TRENCH AND SURFACE REPAIR (ON SITE ONLY) — L
N.T.S.



ADAPTER SIZE	30" BASIN MIN. HORIZ. ANGLE BETWEEN ADAPTERS
6"–6"	30°
6"–8"	34°
6"–12"	45°
6"–15"	48°
6"–18"	55°
6"–24	66°
8"–8"	35°
8"–12"	48°
8"–15"	55°
8"–18"	60°
8"–24"	70°
12"–12"	56°
12"–15"	60°
12"–18"	68°
12"–24"	80°
15"–15"	69°
15"–18"	75°
15"–24"	85°
18"–18"	78°
18"–24"	88°
24"–24"	90°

NOTE:

1. USE H-20 GRATES AND FRAMES FOR COVERS IN PAVED AREAS. USE H-10 GRATES AND FRAMES FOR COVERS IN LANDSCAPE AREAS. DEPTH OF GRATE PER MANUFACTURES STANDARDS.
2. CONSTRUCT BASINS PER MANUFACTURES REQUIREMENTS.
3. USE LOCKING GRATES ON ALL CATCH BASINS USED IN DETENTION BASIN AREAS.

⚠ 30" CATCH BASIN (CB) — M
N.T.S.

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH — NICHOLE LEE LUTHI — No. 8023335 — DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
⚠	05/15/2023	ADD#1

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

UTILITY DETAILS

CONFORMANCE SET

25 YEARS OF EXCELLENCE — MERIDIAN ENGINEERING

Blue Stakes of UTAH 811

C101

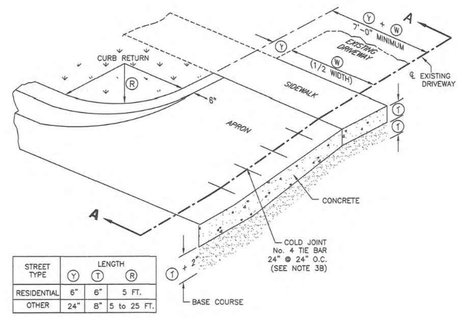
Open driveway approach

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. Field Changes to Slope Requirements:
  1) Grades may have a 6 percent change in slope over a 11 feet wheel base run for both crest or sag vertical curves.
  2) Where heavy truck use and fire truck access applies, or to improve design speed, design grades should be cut in half.
  3) Specific uses or site conditions may require profile design submittal for review and acceptance.
- C. 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. Reinforcement: Not required if driveway apron is constructed without a cold joint.
- C. 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.
- D. 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.

225



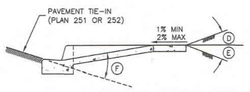
STREET TYPE	LENGTH (Y)	(T)	(R)
RESIDENTIAL	6"	6"	5 FT.
OTHER	24"	8"	5 to 25 FT.

OBLIQUE



STREET TYPE	BREAK OVER ANGLE (MAXIMUM) (A)	(B)	(C)
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS



STREET TYPE	BREAK OVER ANGLE (MAXIMUM) (D)	(E)	(F)
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

SECTION A-A - TYPICAL DRIVEWAY APPROACH

APWA Utah Chapter

Open driveway approach

Plan 225 December 2009

Midblock curb cut assembly

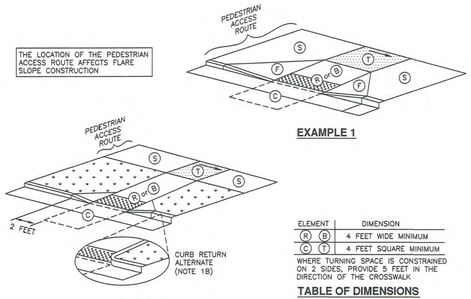
1. GENERAL
- A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.
- B.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

236.1

TURNING SPACE AT SIDEWALK LEVEL

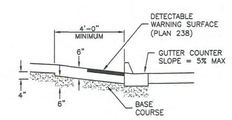


EXAMPLE 1 / EXAMPLE 2

ELEMENT	DIMENSION
(R) (B)	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



MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	STREET GRADE	2
CURB RAMP	(R)	8.33	2 (c)
BLENDED TRANSITION	(B)	5	2 (c)
CLEAR SPACE	(C)	5	2 (c)
SIDEWALK	(S)	STREET GRADE	2
FLARE	(F)	10	--

(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

APWA Utah Chapter

Mid-block curb cut assembly

Plan 236.1 September 2011

Mid-block curb cut assembly

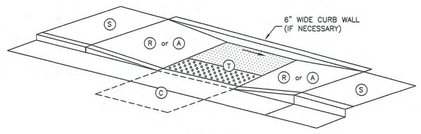
1. GENERAL
- A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.
- B. 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 is95 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 flatwork.
  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.

236.3

TURNING SPACE AT STREET LEVEL

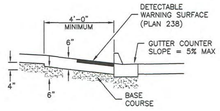


EXAMPLE 5

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



MATERIALS

		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
APPROACHE	(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

APWA Utah Chapter

Mid-block curb cut assembly

Plan 236.3 September 2011

Corner curb cut assembly

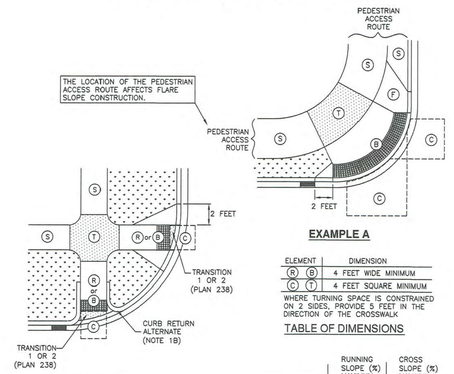
1. GENERAL
- A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown. Where physical constraints (e.g. utility covers, poles, vaults, etc.) prevent compliance, a single diagonal curb cut assembly may serve both pedestrian street crossings.
- 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 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 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 for each crosswalk served.
- 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 ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends. At the bottom grade break it may be necessary to install a transition zone, (APWA Plan 238).
- 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 flatwork.
  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.

235.1

TURNING SPACE AT SIDEWALK LEVEL

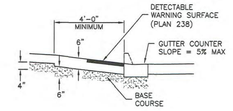


EXAMPLE A / EXAMPLE B

ELEMENT	DIMENSION
(R) (B)	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



MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	2	2
CURB RAMP	(R)	8.33	2 (c)
BLENDED TRANSITION	(B)	5	2 (c)
CLEAR SPACE	(C)	5	2 (c)
SIDEWALK	(S)	STREET GRADE	2
FLARE	(F)	10	--

(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
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS THAT ARE WITHOUT VEHICULAR YIELD OR STOP CONTROL

SLOPE TABLE

APWA Utah Chapter

Corner curb cut assembly

Plan 235.1 September 2011

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800, VCBO.COM

STATE OF UTAH — NICHOLE LEE LUTH — DATE ISSUED: 10/3/23 — No. 8023335

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

CITY DETAILS

C102

Sidewalk

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. 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.

Sanitary sewer manhole

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
   B. Manhole size.
      1) Diameter is 4 feet: For sewers under 12" diameter.
      2) Diameter is 5 feet: For sewers 12" and larger, or when 3 or more pipes intersect the manhole.

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. Riser and Reducing Riser: ASTM C478.
   E. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   F. Grout: 2 parts sand to 1 part cement mortar, ASTM C1329.
   G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

3. **EXECUTION**
   A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a granular backfill borrow in a geotextile wrap to stabilize an unstable foundation.
   B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   C. Invert Cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
   D. Pipe Connections: Grout around all pipe openings.
   E. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
   F. Joints: Place flexible gasket-type sealant in all riser joints. Finish with grout.
   G. Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
   H Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   I. Backfill: Provide backfill against the manhole shaft. 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.

Pipe outfall

1. **GENERAL**
   A. Round concrete pipe application.
   B. Additional requirements are specified in APWA Section 33 05 02.

2. **PRODUCTS**
   A. Use the same quality of precast end section as the pipe.
   B. Use the joint material and connection that is the same as the joints in the pipeline.

3. **EXECUTION**
   A. General dimensions and geometric shapes may vary from manufacturer to manufacturer.
   B. Steel reinforcement is not required in the concrete end section shown.
   C. Provide joint restraint connectors if required by ENGINEER.

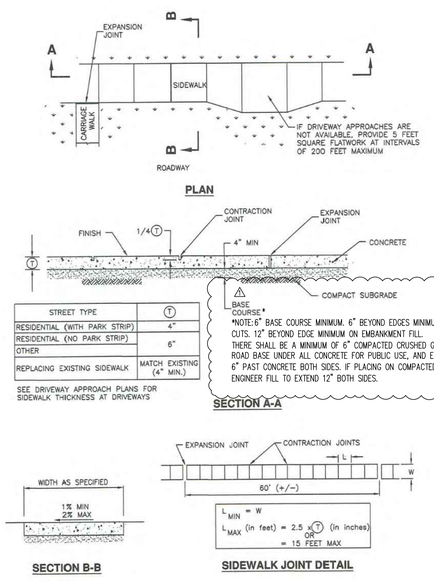
Cleanout box

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.

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. Stabilization-Separation Geotextile: High MARV, woven or non-woven, APWA Section 31 05 19.
   F. Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide.

3. **EXECUTION**
   A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a sewer rock in a geotextile wrap to stabilize an unstable foundation.
   B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   C. Reinforcement: Center steel in walls and slabs with a minimum cover of 2-inches. Keep steel 2-inches clear around pipe and lid opening. Tie-bars required at all corners, vertical and horizontal. Tie-bars connecting two walls must match wall bar size and spacing. Tie-bars connecting walls to top and bottom slabs must match slab steel size and spacing.
   D. Concrete Placement: APWA Section 03 30 10. Adjust concrete dimensions at frame accordingly. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   E. Access: Eccentric access is shown. Before construction, verify if concentric access is required. Adjust reinforcement accordingly.
   F. Ladder Rungs: Required in boxes greater than 6 feet deep with eccentric access. Align rungs with location of access opening. Rungs not required in boxes with concentric access.
   G. Backfill: Provide backfill against all of 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.

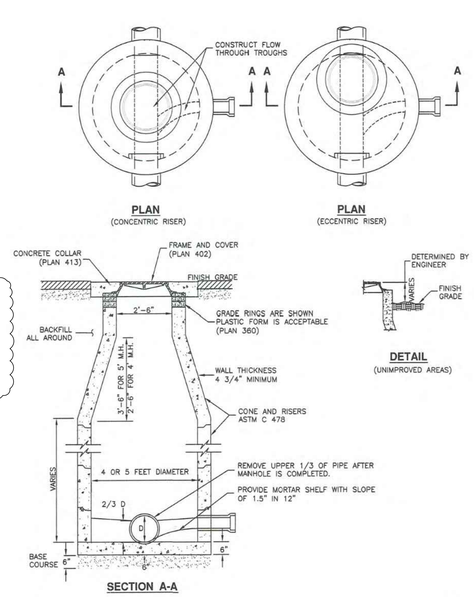
231



STREET TYPE	T
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	6"
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

Utah Chapter — **Sidewalk** — REVISED Plan **231** March 2009

411



Utah Chapter — **Sanitary sewer manhole** — Plan **411** April 2011

323.1

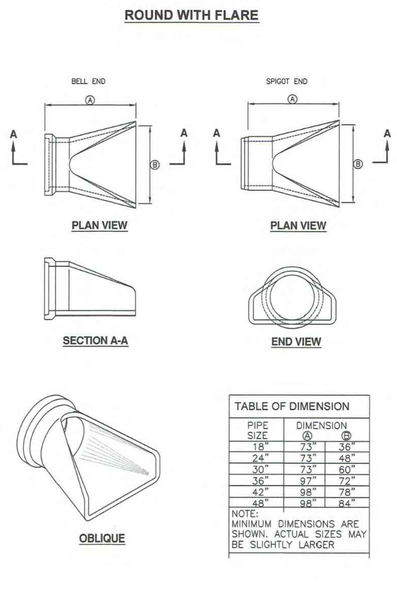
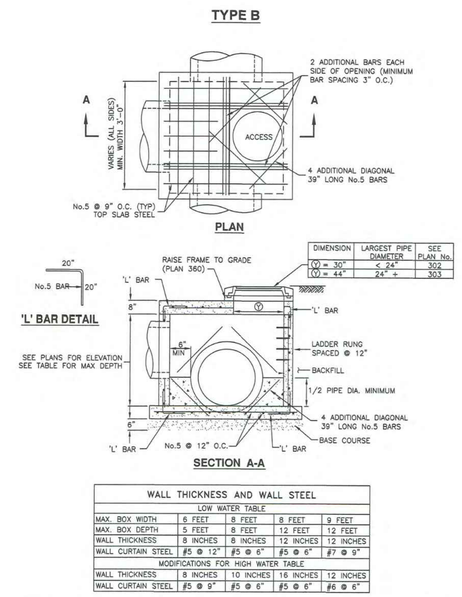


TABLE OF DIMENSION		
PIPE SIZE	DIMENSION A	B
18"	73"	36"
24"	73"	48"
30"	73"	60"
36"	97"	72"
42"	98"	78"
48"	98"	84"

NOTE:
MINIMUM DIMENSIONS ARE SHOWN. ACTUAL SIZES MAY BE SLIGHTLY LARGER

Utah Chapter — **Pipe outfall** — Plan **323.1** November 2010

331.2



DIMENSION	LARGEST PIPE DIAMETER	SEE PLAN No.
Y = 30"	< 24"	302
Y = 44"	24" +	303

WALL THICKNESS AND WALL STEEL				
LOW WATER TABLE				
MAX. BOX WIDTH	6 FEET	8 FEET	8 FEET	9 FEET
MAX. BOX DEPTH	5 FEET	8 FEET	12 FEET	12 FEET
WALL THICKNESS	8 INCHES	8 INCHES	12 INCHES	12 INCHES
WALL CURTAIN STEEL	#5 @ 12"	#5 @ 6"	#5 @ 6"	#7 @ 9"
MODIFICATIONS FOR HIGH WATER TABLE				
WALL THICKNESS	8 INCHES	10 INCHES	16 INCHES	12 INCHES
WALL CURTAIN STEEL	#5 @ 9"	#5 @ 6"	#5 @ 6"	#6 @ 6"

Utah Chapter — **Cleanout box** — Plan **331.2** April 2011

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800 VCBO.COM

STATE OF UTAH — NICHOLE LEE LUTH — 8023335 — DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
1	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

CITY DETAILS

Blue Stakes of Utah 811 — Know what's below. Call before you dig.

C103

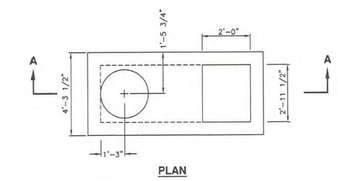
Combination catch basin and cleanout box

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.

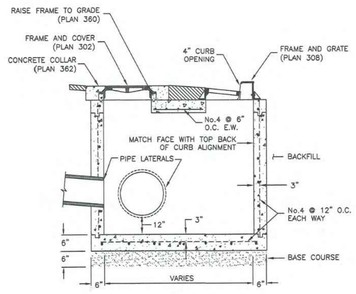
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   E. Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide.

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "begin warp" line in the gutter flow-line and the top of the grate at the curb face opening.
   C. Ladder Rungs: Provide rungs in boxes over 6 feet deep. When measured from the floor of the box, place bottom rung the greater distance of 4 feet from the floor of the box or 1 foot above the top of the pipe. Place top rung within 3 feet of bottom of box ceiling.
   D. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   E. Backfill: Provide backfill against all sides of the box. 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.

316



PLAN



SECTION A-A

APWA Utah Chapter — *Combination catch basin and cleanout box* — Plan 316 March 2011

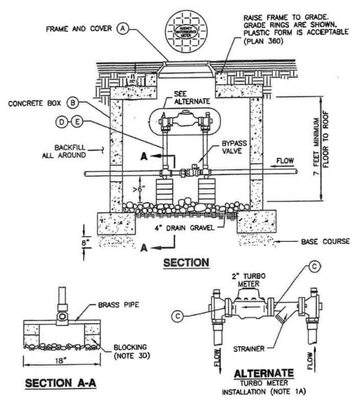
1 1/2" and 2" meter

1. **GENERAL**
   A. Turbine meters are required on all systems used exclusively for irrigation or fire protection.
   B. Where domestic use is applicable, use a standard meter.
   C. Before backfilling, 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. Castings: Grey iron class 35 minimum per ASTM A48, coated with asphalt based paint or better.

3. **EXECUTION**
   A. Meter Placement:
      1) All meters are to be installed in the park strip or within 7 feet of the property line (street side).
      2) Do not install meters under driveway approaches, sidewalks, or curb and gutter.
      3) In new construction, install meter at center of lot or per agency requirements.
   B. Meter Box: Set box so grade of the frame and cover matches the grade of the surrounding surface.
   C. Bypass Valve: Lock in off position.
   D. Blocking: Use clay brick or concrete block.
   E. Concrete Box:
      1) Center frame and cover over water meter.
      2) Allow 1-inch clearance around waterline where water line passes through concrete box wall. Seal opening with compressible seal.
   F. Pipe Outside of Right-of-Way: Coordinate with utility agency or adjacent property owner for type of pipe to be used outside of right-of-way.
   G. Base Course and Backfill Placement: Maximum lift thickness before compaction is 8-inches. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

522



SECTION

SECTION A-A

LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		27" FRAME AND COVER	PLAN 502
(B)		CONCRETE BOX	PLAN 505
(C)		STAINLESS STEEL METER BOLTS	5/8" x 2 3/4" BRASS
(D)		1 1/2" CUSTOM SETTER WITH BYPASS	
(E)		2" CUSTOM SETTER WITH BYPASS	

* FURNISHED BY UTILITY AGENCY

APWA Utah Chapter — [redacted] and 2" meter — Plan 522 August 2001

SELECT 2" METER SIZE FOR SEMINARY PROPERTY

Fire hydrant with valve

1. **GENERAL**
   A. Before backfilling, secure inspection of installation by ENGINEER.
   B. Additional requirements are specified in APWA Section 33 11 00.

2. **PRODUCTS**
   A. Hydrant: Dry barrel, AWWA C502.
   B. Thrust Bocks: Concrete Class 4000, APWA Section 03 30 04.
   C. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   D. Backfill: APWA Section 31 05 13. Maximum particle size 2-inches.
      1) Sewer Rock: ASTM Size No. 3 (2" to 1") or larger.
      2) Other Type of Common Fill: CONTRACTOR's choice,.
   E. Geotextile: Stabilization-separation fabric, APWA Section 31 05 19.

3. **EXECUTION**
   A. Installation:
      1) Provide at least 1 cubic yard of sewer rock around drain hole at base of hydrant spool. Wrap geotextile around sewer rock and tape geotextile to hydrant spool to prevent silting of sewer rock.
      2) Paint fire hydrant to agency's fire hydrant paint code.
      3) Apply non-oxide grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
      4) Notify fire department as soon as hydrant is placed in service.
   B. Thrust Blocks:
      1) Before pouring concrete, wrap pipe system with polyethylene sheet to prevent bonding of concrete to pipe system.
      2) Not required for flange or welded pipe systems.
   C. Backfill: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

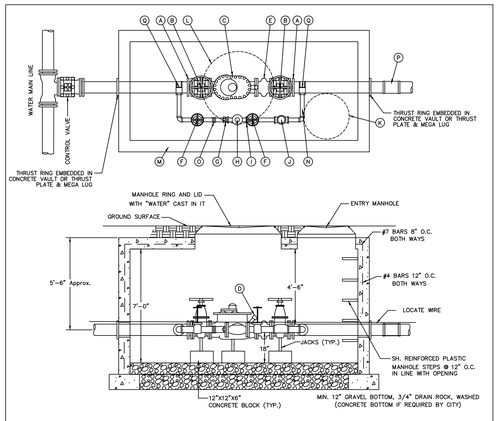
511

LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		FIRE HYDRANT	AWWA C502
(B)		VALVE BOX WITH LID	2-PIECE CAST IRON
(C)		GATE VALVE WITH 2" X 2" NUT	AWWA C509
(D)		TEE WITH 125 # FLANGE	AWWA C110

* FURNISHED BY UTILITY AGENCY

SECTION

APWA Utah Chapter — *Fire hydrant with valve* — Plan 511 February 2011



LEDGEND			
LTR	*	ITEM	DESCRIPTION
A		3" OR 4" FLANGE X P.E. D.I.P. SPOOL W/2" HOLE 9" F.F.E ON TOP	SMITH-BLAIR FLANGE COUPLING
B		3" OR 4" GATE VALVE WITH HAND WHEEL	
C	*	3" OR 4" COMPOUND METER	SENSUS OMNI
D		2" TEST ASSEMBLY	
E		3" OR 4" CHECK VALVE	
F		2" GATE VALVE (BRONZE)	
G		2" METER FLANGE	
H	*	2" DISPLACEMENT METER	
I		2" MALE METER FLANGE	
J		2" CHECK VALVE (BRONZE)	
K		27" FRAME & COVER, MANHOLE	PLAN 502
L		38" FRAME & COVER, MANHOLE W/2" HOLE FOR E.R.T.	PLAN 503
M		CONCRETE BOX (VAULT)	PLAN 505
N		BRASS PIPING	
O		2" BRASS UNION	
P		MJ SLEEVE	
Q		BRASS SADDLE	

* FURNISHED BY AGENCY

NOTE:
1. ALL 4" PIPE TO BE D.I.
2. ALL 2" PIPE TO BE BRASS/COPPER.
3. THIS DRAWING SHOWS A 4" METER, OTHER SIZES WILL BE SIMILAR.
4. BYPASS REQUIRED ON ALL METERS 2" AND LARGER.
5. NUTS & BOLTS REQUIRED TO BE STAINLESS STEEL W/ANTI SEIZE THREAD COMPOUND.

DRAWN	RSB	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR	DRAWING NO.
REVISED	FEB 2020		LARGE COMPOUND METER W/2" BYPASS 3" OR 4" METER	LCM-1
DATE	MAY 2012			
SCALE	VARIES			

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800 VCBO.COM

STATE OF UTAH — NICHOLE LEE LUTH — 8023335 — DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT
CONFORMANCE SET

CITY DETAILS

Blue Stakes of Utah 811

C104

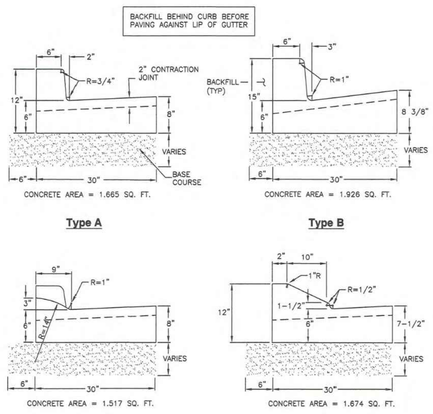
205.1

Curb and gutter

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. 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. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. 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. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
      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.



APWA Utah Chapter — *Curb and gutter* — Plan **205.1** December 2008

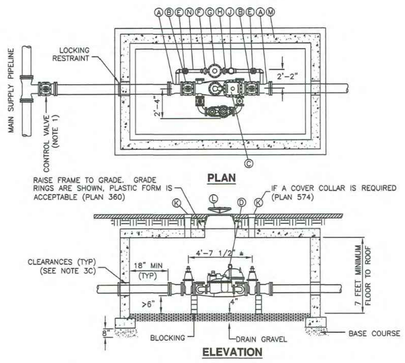
525

6" Compound meter with 2" bypass

1. **GENERAL**
   A. Configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 33 12 16.

2. **PRODUCTS**
   A. Small Fittings: Brass. Do not use galvanized materials.
   B. Blocking: Clay brick or concrete block.
   C. Drain Gravel: Sewer rock, ASTM size no. 3 (2" to 1") or equal, APWA Section 31 05 13.

3. **EXECUTION**
   A. Control Valve: Install valve with valve box adjacent to main.
   B. Center frame and cover over water meter.
   C. Allow 1-inch clearance around waterline where water line passes through concrete box wall. Seal opening with compressible seal.



LEGEND			
No.	*	ITEM	DESCRIPTION
A		6" FLANGE x M.J. ADAPTER	
B		6" GATE VALVE WITH 2"x2" OPERATING NUT	
C		6" x 3" METER	
D		2" TEST ASSEMBLY	
E		2" GATE VALVE	
F		2" METER FLANGE	
G		2" DISPLACEMENT METER	
H		2" MALE METER FLANGE	
J		2" CHECK VALVE	
K		TOP SECTION OF VALVE BOX WITH LID	
L		27" FRAME AND COVER	PLAN 574
M		CONCRETE BOX	PLAN 502
N		COPPER PIPING	PLAN 505

* FURNISHED BY AGENCY

APWA Utah Chapter — *6" Compound meter with 2" bypass* — Plan **525** August 2001

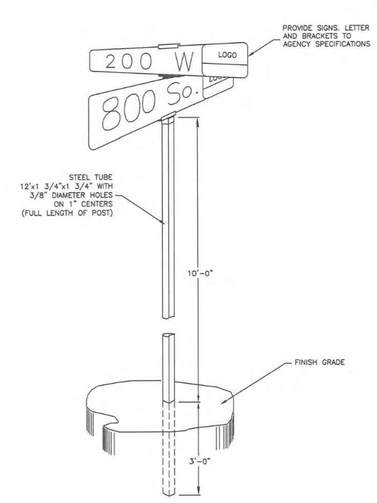
292

Street name signpost

1. **GENERAL**
   A. Get ENGINEER's approval of sign format and installation.

2. **PRODUCTS**
   A. Bolts, Nuts, Washers, Accessories: Stainless or galvanized steel, APWA Section 05 05 23.

3. **EXECUTION**
   A. Install sign posts on corner selected by ENGINEER.
   B. Install the edge of the sign 2 feet from the vertical extension of the back of curb as near as possible to the approach curb P.C. (point of curvature).



APWA Utah Chapter — *Street name signpost* — Plan **292** April 1997

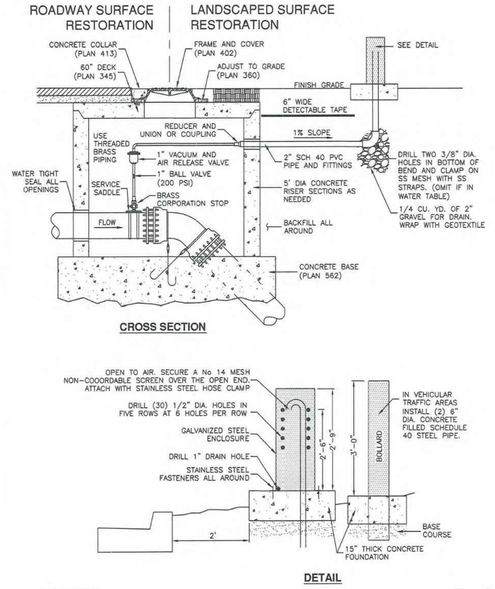
575

Air release assembly

1. **GENERAL**
   A. This drawing detail is applicable to water main piping less than 16-inches diameter.
   B. PCCP, steel, MLAC and other water main pipe materials will require special detail or design drawings. Submit the design and detail drawings and materials to the ENGINEER for review before installation.
   C. Installation in areas of high ground water or potential for water entering the vent pipe will require a special design to be provided by the ENGINEER.
   D. Before backfilling around the assembly, 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. Drain Gravel: Sewer rock, ASTM size no. 3 (2" to 1") or equal, APWA Section 31 05 13.
   C. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Manhole: Riser, ASTM C478.
   F. Reinforcement: Deformed, steel, ASTM A615. Give bars an epoxy coating at least 15 mils thick. Minimum stress yield strength of steel tie-down bars is 70,000 ksi.
   G. Small Fittings: Brass. Do not use galvanized materials.
   H. PVC Pipe and Fittings: Schedule 40, APWA Section 33 05 07.
   I. Water Tight Wall Seal: Waterproof, compressible.

3. **EXECUTION**
   A. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Apply tape wrap to the exterior of all buried steel pipe per AWWA C209.
   C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   D. Service saddle is required on all PVC and AC pipe taps unless specified otherwise. Ductile iron and cast iron pipe may be direct tapped.
   E. Seal manhole joints water-tight and ground flush with interior wall.
   F. Follow applicable AWWA and NSF standards when connecting piping.
   G. If diameter of air relief valve is greater than 2-inches, provide piping to match its diameter from water main connection to open to air.



APWA Utah Chapter — *Air release assembly* — Plan **575** February 2011

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH — NICHOLE LEE LUTHI — No.8023335 — DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
1	7/5/2023	PR-2
2	10/03/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

CITY DETAILS

Blue Stakes of Utah 811 — Bluestakes.org

C105

Combination catch basin and cleanout box

1. GENERAL

A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.

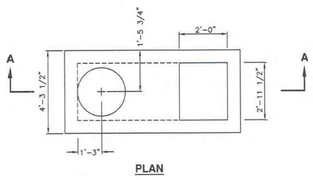
2. PRODUCTS

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. Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide.

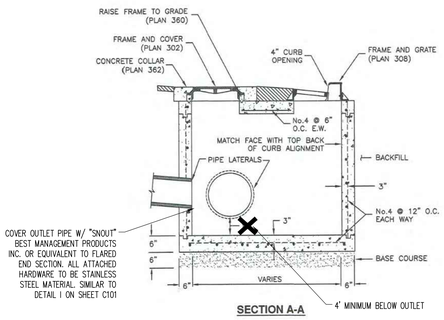
3. EXECUTION

A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "begin warp" line in the gutter flow-line and the top of the grate at the curb face opening.
C. Ladder Rungs: Provide rungs in boxes over 6 feet deep. When measured from the floor of the box, place bottom rung the greater distance of 4 feet from the floor of the box or 1 foot above the top of the pipe. Place top rung within 3 feet of bottom of box ceiling.
D. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
E. Backfill: Provide backfill against all sides of the box. 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.

316



PLAN



SECTION A-A

APWA Utah Chapter — *Combination catch basin and cleanout box* — REVISED Plan 316 March 2011

⚠

PRETREATMENT INLET (CITY PRECIB) (A)

N.T.S.

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH — NICHOLE LEE LUTH — DATE ISSUED: 10/3/23 — No. 8023335

REV	DATE	DESCRIPTION
⚠1	10/03/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

CITY DETAILS

C106

SURVEYOR'S CERTIFICATE

I, MICHAEL W. NADEAU, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 4938744, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND STATE THAT INFORMATION SHOWN ON THIS PLAT HAS BEEN OBTAINED THROUGH SURFACE SURVEYS OF STRUCTURES, UTILITIES AND IMPROVEMENTS VISIBLE TO THE SURVEYOR AT THE TIME OF THE SURVEY. UNDERGROUND STRUCTURES, UTILITIES AND IMPROVEMENTS HAVE NOT BEEN SURVEYED. UNDERGROUND FEATURES, INCLUDING ELEVATIONS, SIZES, TYPES, CAPACITIES AND DIMENSIONS ARE SHOWN GRAPHICALLY AS OBTAINED THROUGH MUNICIPAL OR GOVERNING ENTITY RECORDS AND MAPS. INFORMATION AS REPRESENTED HEREON DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

4938744 MICHAEL W. NADEAU — SURVEYOR

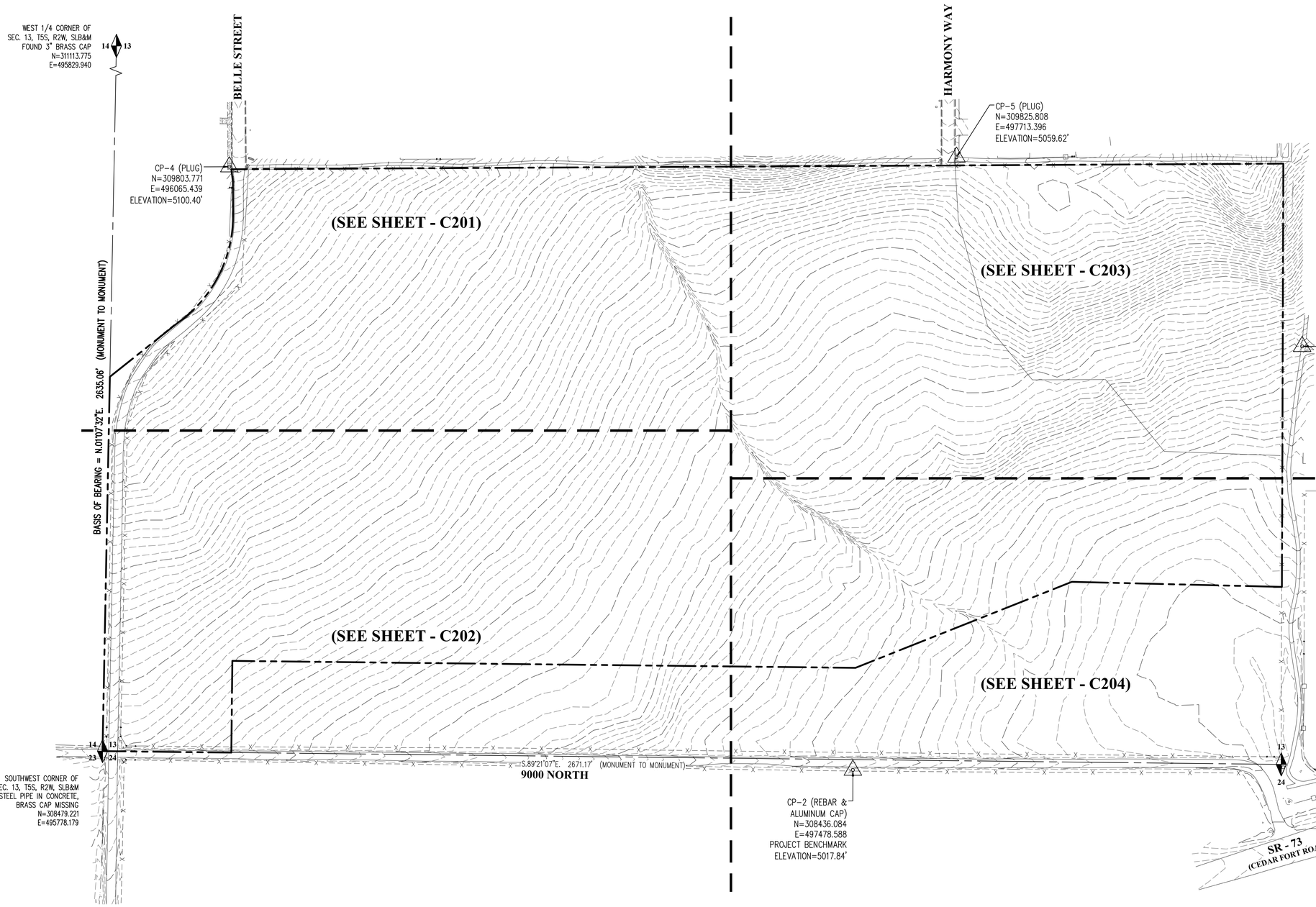
MICHAEL W. NADEAU
PLS NO. 4938744

EXISTING TOPO NOTES:

1. THIS SURVEY AND CONTROL POINTS SHOWN WERE ESTABLISHED BY MERIDIAN ENGINEERING, INC. IN JANUARY OF 2023. ALL CONTROL POINTS SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES TO ENSURE THEY ARE STILL INSIDE AN ACCEPTABLE MEASUREMENT TOLERANCE.
2. CONTROL POINT ELEVATIONS SHOWN WERE DERIVED FROM THE PROJECT BENCHMARK USING DIFFERENTIAL LEVELING.
3. THE LOCATIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS AS SHOWN HEREON ARE BASED ON ABOVE GROUND APPURTENANCES VISIBLE AT THE TIME OF THE SURVEY TO THE SURVEYOR. EXACT LOCATIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS MAY EXIST.
4. ELEVATIONS, SIZES, TYPES AND CONDITIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS AS SHOWN ON THIS PLAT ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED WITH THE APPROPRIATE AGENCY OR CONTROLLING PARTY BEFORE DESIGN OR CONSTRUCTION.
5. ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, FACILITIES, DEPOSITS OR DISPOSALS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
6. UNLESS OTHERWISE SHOWN, NO ATTEMPT HAS BEEN MADE AS PART OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO DISCLOSE THE LOCATIONS, SIZE, TYPE OR CONDITION OF ANY TREE, HEDGE, GROUND COVER, LAWN, PLANTINGS OR ANY OTHER LANDSCAPING OR SPRINKLER HEADS, PIPES OR ANY APPURTENANT PARTS THEREOF. ADDITIONAL LANDSCAPING OR IRRIGATION FACILITIES MAY EXIST.
7. CONTRACTOR MUST OBTAIN A PERMIT BEFORE BEGINNING WORK WITHIN THIRTY FEET OF AN ESTABLISHED COUNTY SURVEY MONUMENT, PER UTAH STATE CODE 17-23-14 SUBSECTIONS 2 AND 4.

LEGEND

PROPERTY BOUNDARY	EXISTING ELECTRICAL BOX
SECTION LINE	EXISTING IRRIGATION BOX
EXISTING BURIED POWER LINE	EXISTING TELEPHONE PEDESTAL
EXISTING OVERHEAD POWER LINE	EXISTING SEWER MANHOLE
EXISTING STORM DRAIN LINE	EXISTING STORM DRAIN MANHOLE
EXISTING SEWER LINE	EXISTING CLEAN OUT
EXISTING WATER LINE	EXISTING CATCH BASIN
EXISTING TELEPHONE LINE	EXISTING WATER METER
EXISTING BURIED TELEPHONE LINE	EXISTING LIGHT POLE
EXISTING CABLE LINE	EXISTING GUY WIRE
EXISTING GAS LINE	EXISTING SIGN
EXISTING IRRIGATION LINE	EXISTING ELECTRICAL TRANSFORMER
EXISTING DECORATIVE FENCE	EXISTING WATER VALVE
EXISTING WIRE FENCE	EXISTING IRRIGATION VALVE
EXISTING CURB & GUTTER	EXISTING FIRE HYDRANT
EXISTING MAJOR CONTOUR LINE	CONTROL MONUMENT
EXISTING MINOR CONTOUR LINE	FOUND SECTION CORNER
EXISTING CONCRETE	



VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
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REV DATE DESCRIPTION

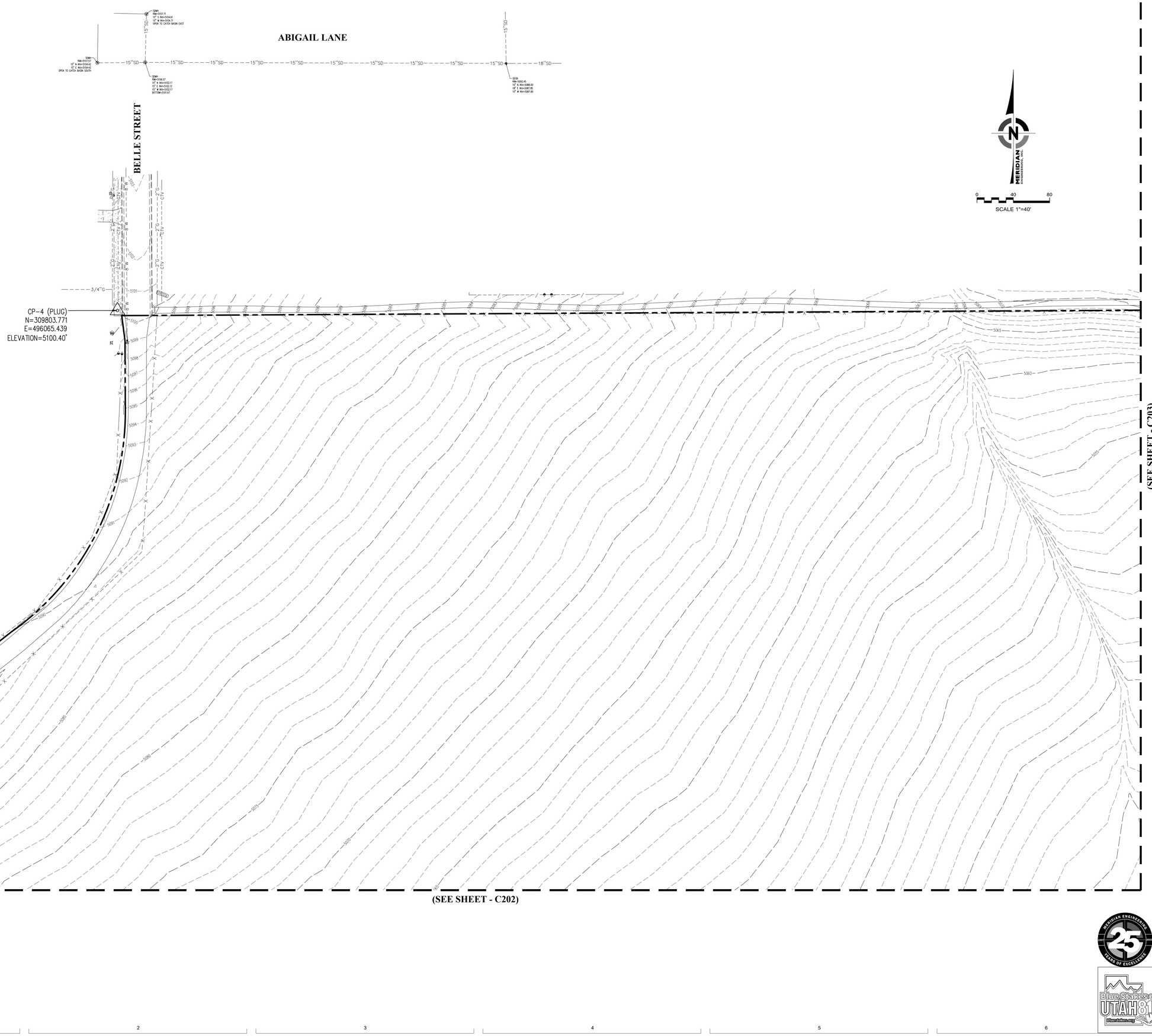
VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: MAY 9, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT
CONSTRUCTION BID SET

EXISTING SURVEY AND TOPOGRAPHY

C200



VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	MAY 9, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONSTRUCTION BID SET

EXISTING SURVEY AND TOPOGRAPHY

C201

(SEE SHEET - C201)

(SEE SHEET - C204)

9000 NORTH

SOUTHWEST CORNER OF
SEC. 13, T5S, R2W, SLB&M
FOUND STEEL PIPE IN CONCRETE,
BRASS CAP MISSING
N=308479.221
E=495778.179

1" PLASTIC PIPE (STUB)
TOP OF CONCRETE PIPE
TOP OF PIPE=5053.67
FL=5052.17

18" CONCRETE PIPE
TOP OF PIPE=5053.58
FL=5052.05

SCALE 1"=40'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

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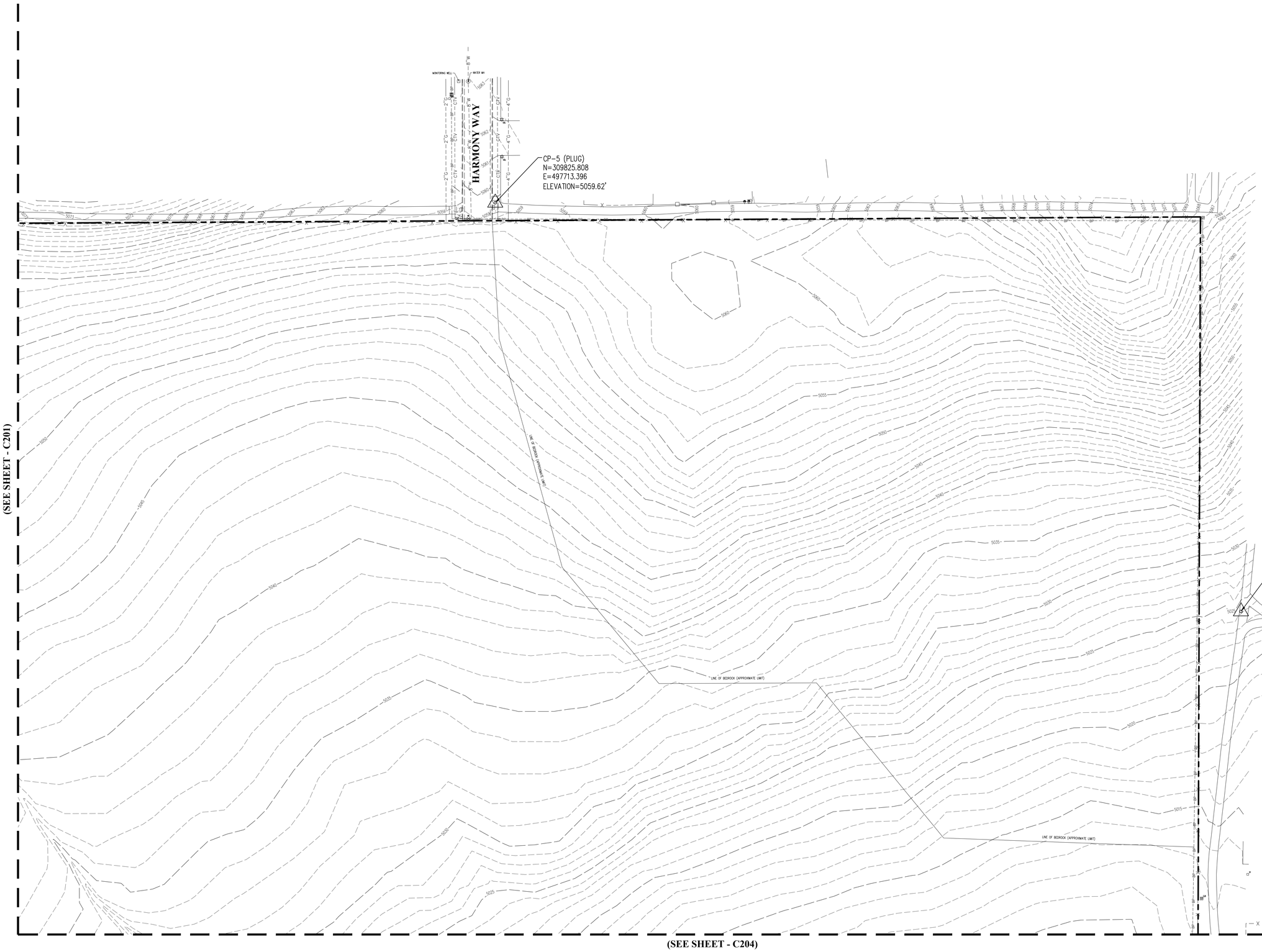
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONSTRUCTION BID SET

EXISTING SURVEY AND TOPOGRAPHY

C202



MERIDIAN ENGINEERING

0 40 80

SCALE 1"=40'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	MAY 9, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONSTRUCTION BID SET

EXISTING SURVEY AND TOPOGRAPHY

C203

(SEE SHEET - C203)

(SEE SHEET - C202)

9000 NORTH

CP-2 (REBAR & ALUMINUM CAP)
N=308436.084
E=497478.588
PROJECT BENCHMARK
ELEVATION=5017.84'

SOUTH 1/4 CORNER OF SEC. 13, T5S, R2W, SLB&M
FOUND 3" BRASS CAP
N=308449.005
E=498449.180

SR - 73
(CEDAR FORT ROAD)

N

MERIDIAN ENGINEERING

0 40 80
SCALE 1"=40'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	MAY 9, 2023

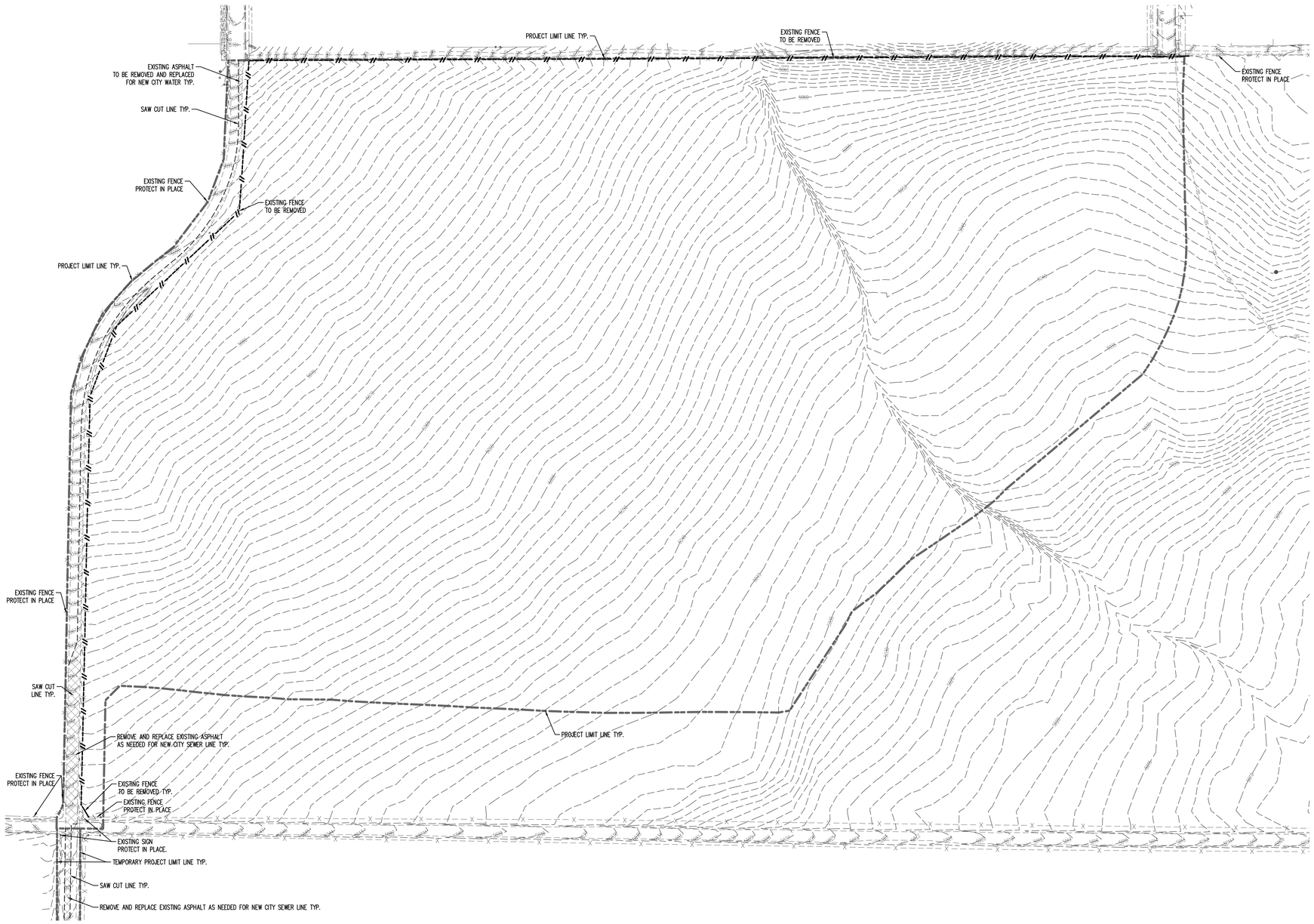
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONSTRUCTION BID SET

EXISTING SURVEY AND TOPOGRAPHY

C204



SITE DEMOLITION PLAN NOTES:

1. COORDINATE ALL UTILITY INFORMATION WITH OWNER. THE COORDINATES SHOWN ON THE PLANS ARE BASED ON SURVEY CONTROL AND TOPOGRAPHIC SURVEY COMPLETED BY MERIDIAN ENGINEERING INC. REFER TO EXISTING TOPOGRAPHIC PLAN FOR SURVEY CONTROL ON SHEET C200–C204.
2. REFER TO SITE LAYOUT PLANS ON SHEET CS230.
3. SIDEWALK REMOVAL AND REPLACEMENT TO BE AS INDICATED ON THE SITE PLAN AND WILL MATCH EXISTING SIDEWALK WIDTHS.
4. EXCAVATION ADJACENT TO TREES SHALL BE A MINIMUM OF 8' FROM THE CENTER OF THE TREE OR THE TREE DRIP LINE AS DIRECTED BY THE OWNER'S REPRESENTATIVE. IF TREE ROOTS ARE ENCOUNTERED NEAR TREES TO REMAIN, COORDINATE TREE ROOT PRUNING WITH OWNER WHENEVER TREE ROOTS MAY BE ENCOUNTERED IN EXCAVATION. DO NOT COVER TREE ROOTS DAMAGED BY EXCAVATION NEAR TREE THAT ARE TO REMAIN. WHERE NECESSARY FOR EQUIPMENT OPERATION, TREES MAY BE TRIMMED. COORDINATE ANY TRIMMING OF TREES TO REMAIN WITHIN LANDSCAPE PLANS AND OWNER.
5. ALL WORK WITHIN CITY ROAD ROW SHALL MEET CITY STANDARDS AND SPECIFICATIONS. OBTAIN CITY PERMIT PRIOR TO ANY WORK WITHIN CITY ROAD RIGHT OF WAY. OBTAIN ALL NECESSARY EXCAVATION PERMITS AND PROVIDE NECESSARY TRAFFIC CONTROL MEASURES PER CITY REQUIREMENTS.
6. REMOVE AND SALVAGE ALL SIGNS, BENCHES, AND EXTERIOR LIGHTS WITHIN THE PROJECT LIMITS. AFTER REMOVAL COORDINATE OWNER FOR PICKUP OF SIGNAGE OR OTHER SALVAGED ITEMS.
7. DO NOT DRIVE HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE. DAMAGE TO SOFT SUBGRADE AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER SUBGRADE WILL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. REPAIRS TO BE COMPLETED WITH UP TO 2' OF IMPORTED STRUCTURAL GRANULAR FILL TO STABILIZE SOFT AREAS.
8. PLACEMENT OF GRANULAR IMPORT MATERIALS MAY BE NECESSARY TO MAINTAIN CONSTRUCTION TRAFFIC PATHWAYS DURING WET PERIODS OF THE YEAR. CONTRACTOR IS REQUIRED TO MAINTAIN TRAFFIC PATHWAYS AT ALL TIMES DURING CONSTRUCTION AND REMOVE OR ADD TO THESE GRANULAR MATERIALS TO MEET THE GRADES NECESSARY TO OBTAIN THE GRADES SHOWN ON CG400.
9. APPROXIMATE FOUNDATION EXCAVATION LIMIT LINE MAY BE EXTENDED WITH APPROVAL FROM THE OWNER. ANY AFFECTED IMPROVEMENTS IMPACTED SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. REFER TO BUILDING PLANS FOR APPLICABLE EXCAVATION LIMIT LINE FOR THE NEW BUILDING.
10. ALL STRIPING WITHIN THE PROJECT LIMIT LINE SHALL BE BLACKED OUT AND REPLACED WITH STRIPING PER STRIPING PLAN ON SHEET CS220.
11. ALL SIGNS TO REMAIN UNLESS INDICATED ON THIS SHEET OR THE SITE PLAN.

UTILITY DEMOLITION NOTES

1. REMOVE UTILITIES ONLY AFTER NEW TEMPORARY UTILITY LINES HAVE BEEN REROUTED AND CONNECTED.
2. TEMPORARY PUMPING OF SANITARY SEWER WILL BE REQUIRED AS PORTIONS OF THE EXISTING PIPING ARE REMOVED AND REPLACED. BACKUP PUMPS AND POWER WILL BE REQUIRED WHERE PUMPING IS NECESSARY TO MAINTAIN SERVICE TO THE BUILDING. TEMPORARY BYPASS PIPING OR PUMPING IS REQUIRED UNTIL THE NEW PIPING IS OPERATIONAL.
3. REFER TO THE ELECTRICAL OR MECHANICAL PLANS FOR SITE DEMOLITION OF EXISTING TRANSFORMERS, ELECTRICAL LINES, EXISTING LIGHTING, ELECTRICAL EQUIPMENT, HEATING VAULTS. HEATING LINES, GAS LINES, OR OTHER SITE DEMOLITION INSIDE OR OUTSIDE THE PROJECT LIMITS.
4. ALL EXISTING UTILITIES OR SURFACE IMPROVEMENTS SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS NOTED OTHERWISE. ANY DAMAGE TO THE UTILITIES OR SURFACE IMPROVEMENTS SHALL BE REPAIRED WITH NEW MATERIALS AT NO ADDITIONAL COST TO THE OWNER. ALL INTERRUPTIONS OF UTILITIES SERVICE WILL BE COORDINATED WITH THE OWNER AT LEAST ONE WEEK IN ADVANCE. NIGHTTIME INTERRUPTIONS OF A SERVICE MAY BE NECESSARY TO SUCCESSFULLY COMPLETE NEW UTILITY CONNECTIONS.
5. UTILITIES ABANDONED IN PLACE UNDER PAVEMENT OR CONCRETE IMPROVEMENTS SHALL HAVE SAND BLOWN INTO THE ABANDONED PIPING. ALL OPEN ENDS OF ABANDONED PIPING SHALL BE PLUGGED AND CAPPED. REPAIR EXISTING MANHOLES AND INLETS WHERE PIPING IS REMOVED AS PART OF THE DEMOLITION. PLUG AND GROUT (EPOXY GROUT) HOLES IN THE EXISTING STRUCTURES. CORE DRILL AND EPOXY GROUT ALL NEW PIPING INTO EXISTING CONCRETE STRUCTURES.
6. BACKFILL ALL EXCAVATIONS FOR UTILITY PIPING OR STRUCTURE REMOVAL (MANHOLES, INLETS, ETC.) WITH STRUCTURAL FILL TO THE ROUGH GRADE ELEVATION SHOWN ON GRADING PLANS.
7. PROVIDE TEMPORARY STORM DRAINAGE PUMPING OR OTHER APPROVED STORM DRAIN DISPOSAL METHOD TO MAINTAIN DRAINAGE TO THE SITE DURING CONSTRUCTION.
8. MAINTAIN UTILITY SERVICE TO THE EXISTING BUILDING AT ALL TIMES UNLESS OTHERWISE COORDINATED.
9. ALL WORK WITHIN STREET ROW SHALL BE PER APWA STANDARD PLANS AND SPECIFICATIONS (2017 EDITION) AND CITY STANDARDS. OBTAIN CITY PERMIT PRIOR TO ANY WORK WITHIN CITY RIGHT OF WAY.
10. DO NOT DRIVE HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE. SUBGRADE SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER SUBGRADE WILL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. REPAIRS TO BE COMPLETED AS OUTLINED IN SPEC SECTION WITH UP TO 2' OF IMPORTED STRUCTURAL GRANULAR FILL TO STABILIZE SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OVER EXCAVATED SUBGRADE.
11. NEW UTILITIES SHALL BE INSTALLED AS REQUIRED TO MAINTAIN SERVICE TO EXISTING BUILDINGS. PRIOR TO REMOVAL OF EXISTING UTILITIES COORDINATE SERVICE INTERRUPTION AND REMOVAL OF UTILITIES WITH OWNER.
12. POTHOLE AND FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF ANY NEW UTILITY OR CONNECTION TO EXISTING UTILITIES.
13. PROVIDE TEMPORARY WATER CONNECTION FOR MAINTAINING IRRIGATION OF LANDSCAPE THAT IS TO REMAIN. REFER TO LANDSCAPE PLANS.
14. RAISE/LOWER EXISTING VALVES, M.H., ELECTRICAL AND MECHANICAL VAULT HATCHES, AND UTILITY STRUCTURES WITHIN THE WORK AREA LIMITS TO NEW GRADES SHOWN ON GRADING PLAN.

N

MERIDIAN ENGINEERING, INC.

0 80 160

SCALE 1"=80'

DEMOLITION LEGEND

- REMOVE FENCING
- REMOVE WALL/CURBING/CURB AND GUTTER
- PROJECT LIMIT LINE
- TEMPORARY PROJECT LIMIT LINE
- SAWCUT
- REMOVE TREES, UTILITY STRUCTURES, LIGHTS ETC. XX
- REMOVE EXISTING ASPHALT

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
LICENSED ARCHITECT
W Luthi
DATE ISSUED: 10/3/23
NICHOLE LEE LUTHI
No. 8023335

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

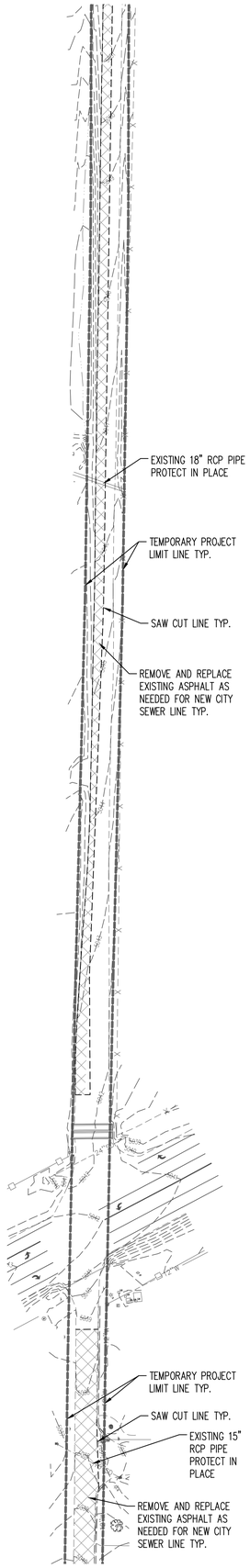
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

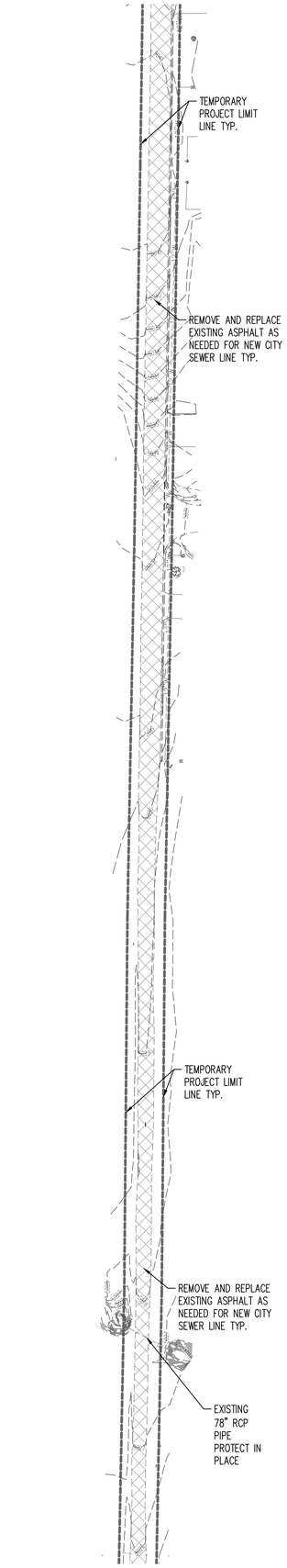
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

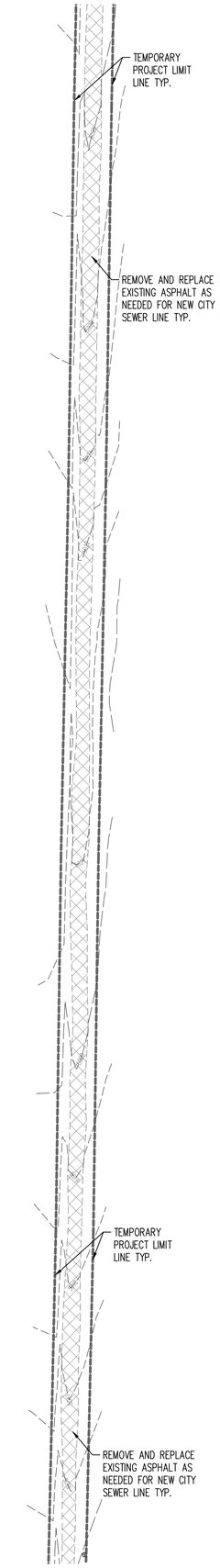
CONFORMANCE SET

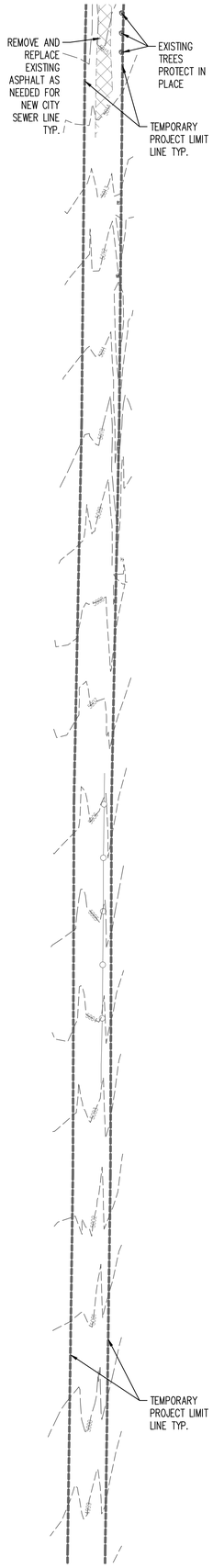
OVERALL
DEMOLITION PLAN

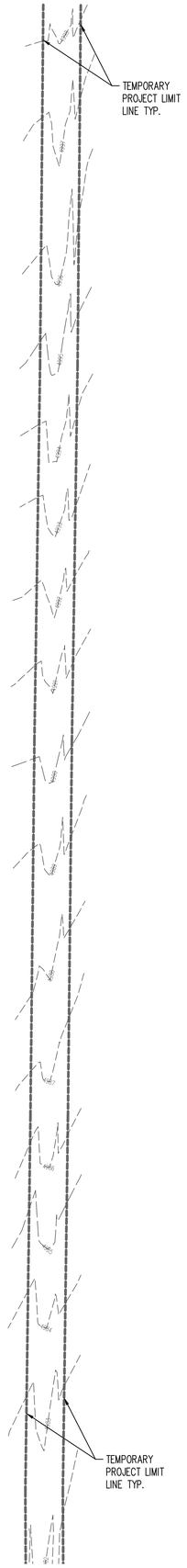
CS210











DEMOLITION LEGEND

REMOVE FENCING

REMOVE WALL/CURBING/CURB AND GUTTER

PROJECT LIMIT LINE

TEMPORARY PROJECT LIMIT LINE

SAWCUT

REMOVE TREES, UTILITY STRUCTURES, LIGHTS ETC. XX

REMOVE EXISTING ASPHALT

NOTES:

1. REFER TO NOTES ON SHEET CS210.



0 60 120

SCALE 1"=60'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
No. 8023335

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

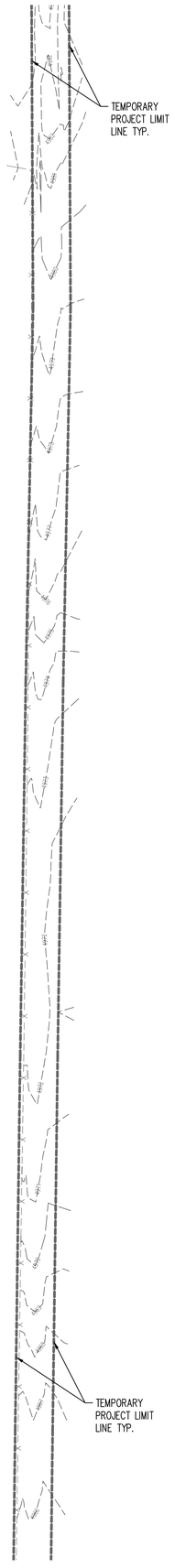
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

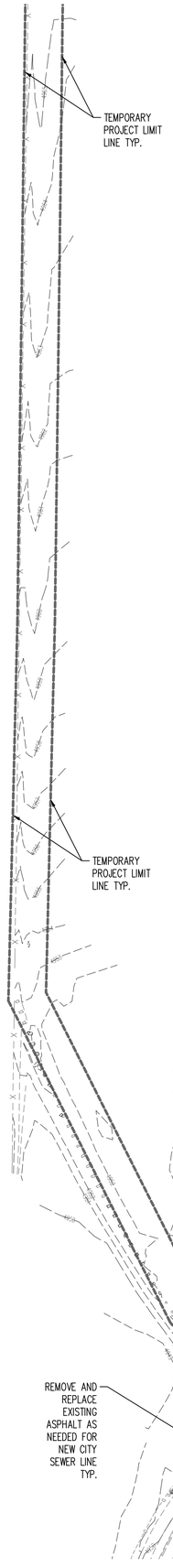
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

OFFSITE
DEMOLITION PLAN

CS211

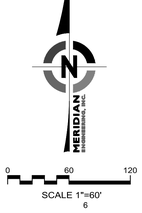




DEMOLITION LEGEND

- REMOVE FENCING
- REMOVE WALL/CURBING/CURB AND GUTTER
- PROJECT LIMIT LINE
- TEMPORARY PROJECT LIMIT LINE
- SAWCUT
- REMOVE TREES, UTILITY STRUCTURES, LIGHTS ETC. XX
- REMOVE EXISTING ASPHALT

NOTES:
1. REFER TO NOTES ON SHEET CS210.



0 60 120
SCALE 1"=60'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM



REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

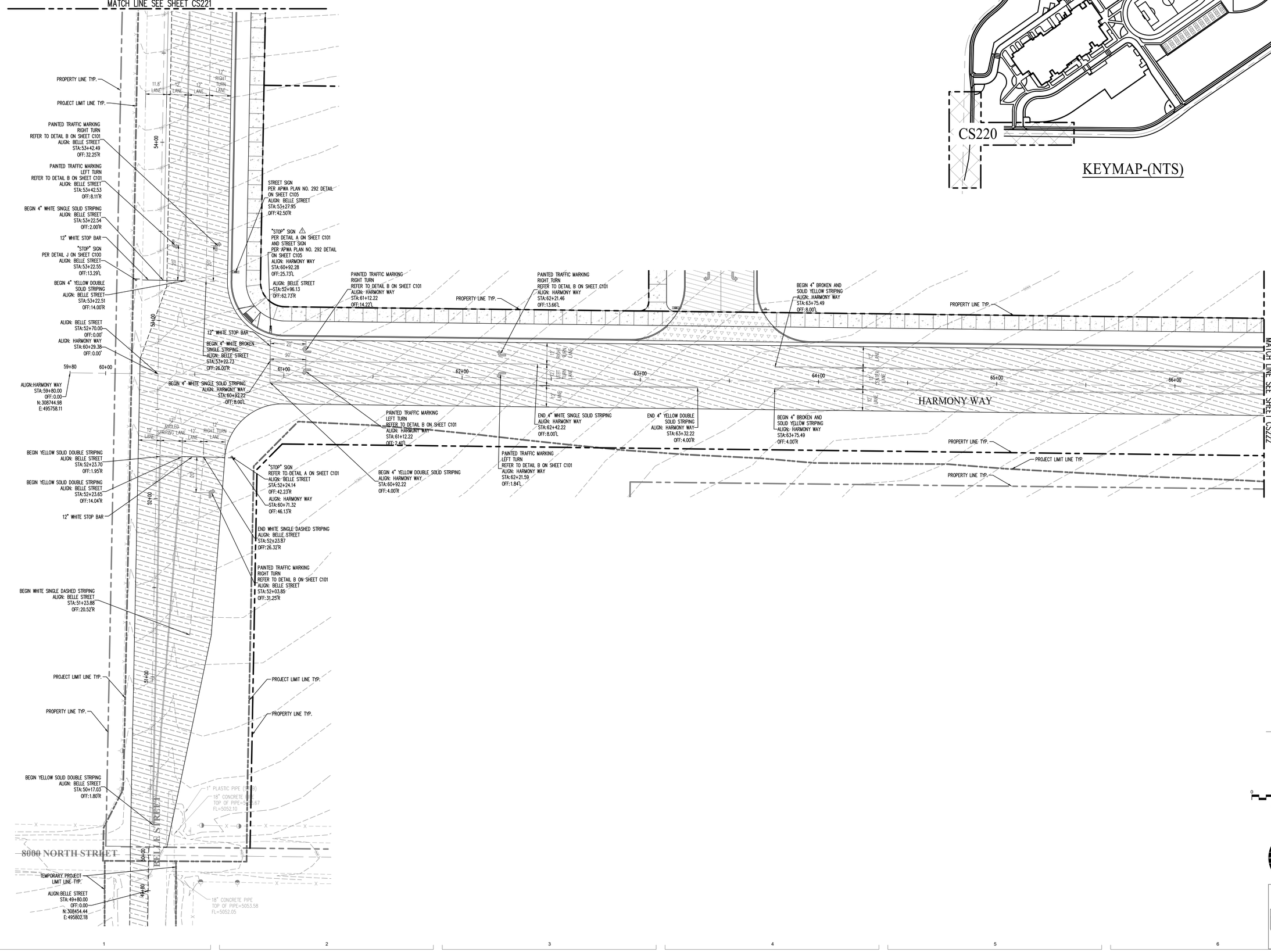
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

OFFSITE
DEMOLITION PLAN

CS212



KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REGISTERED STATE OF UTAH
MICHOLE LEE LUTH
No. 8023335
DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
1	7/5/2023	PR-2

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

SIGNAGE AND STRIPING PLAN

CONFORMANCE SET

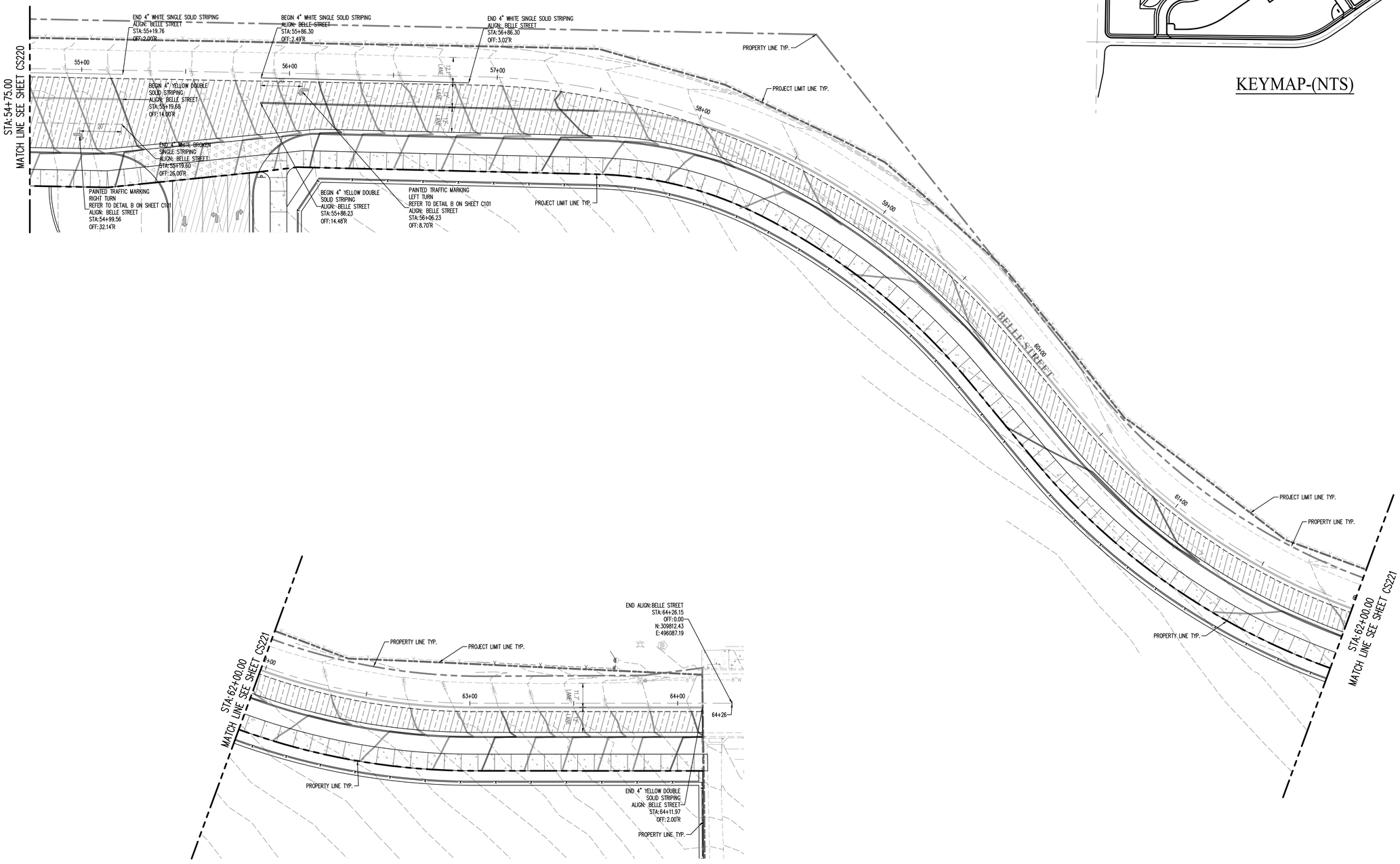
MERIDIAN ENGINEERING, INC.

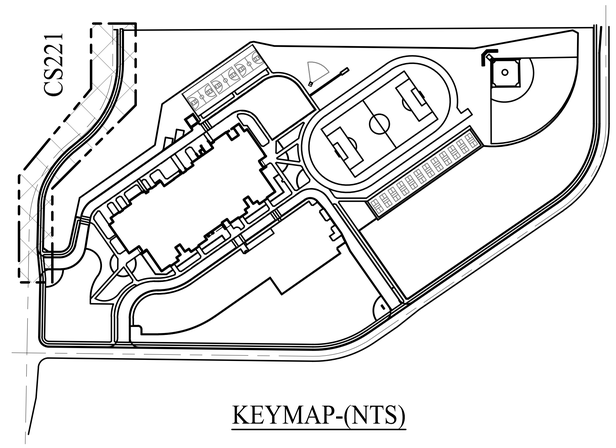
0 20 40
SCALE 1"=20'

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of Utah 811

CS220





KEYMAP-(NTS)

MERIDIAN ENGINEERING, INC.

0 20 40

SCALE 1"=20'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
MICHOLE LEE LUTH
8023335
DATE ISSUED:
10/3/23

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

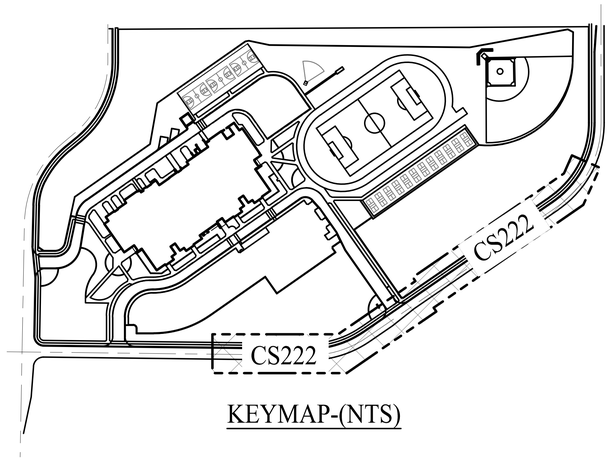
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SIGNAGE AND STRIPING PLAN

Blue Stakes of Utah 811

CS221

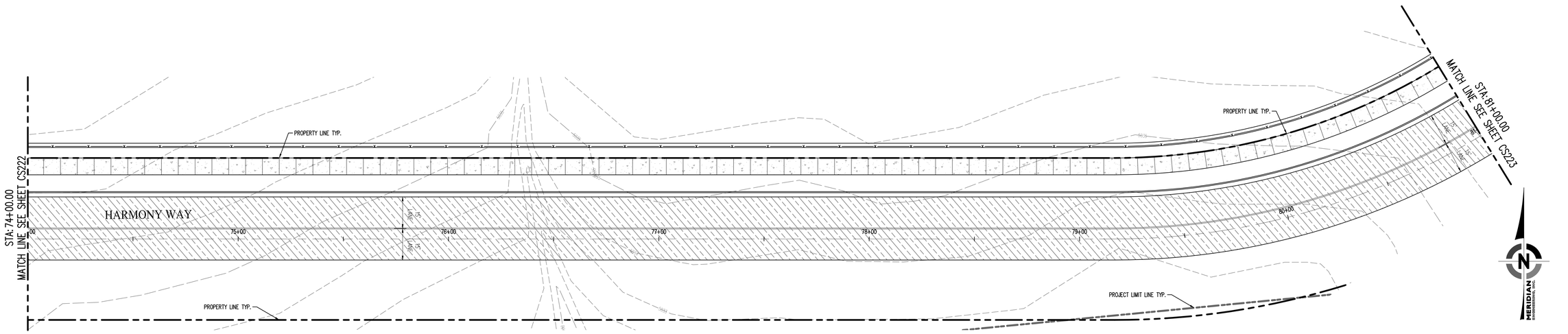


KEYMAP-(NTS)



0 20 40

SCALE 1"=20'



0 20 40

SCALE 1"=20'

VCBO ARCHITECTURE

524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102

801.575.8800
VCBO.COM

STATE OF UTAH
NICHOLE LEE LUTH
No. 8023335
DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

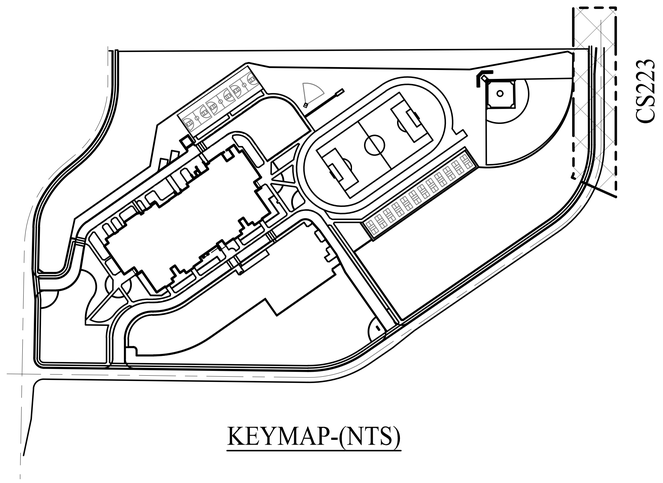
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SIGNAGE AND STRIPING PLAN

CS222

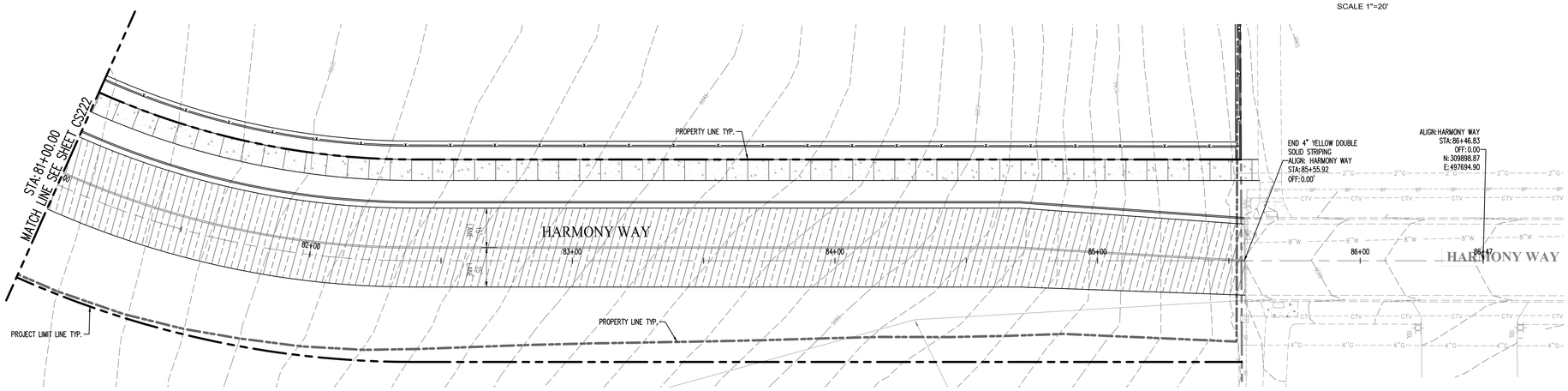


KEYMAP-(NTS)

MERIDIAN ENGINEERING, INC.

0 20 40

SCALE 1"=20'



VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REGISTERED STATE OF UTAH
NICHOLE LEE LUTH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
No. 8023335

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

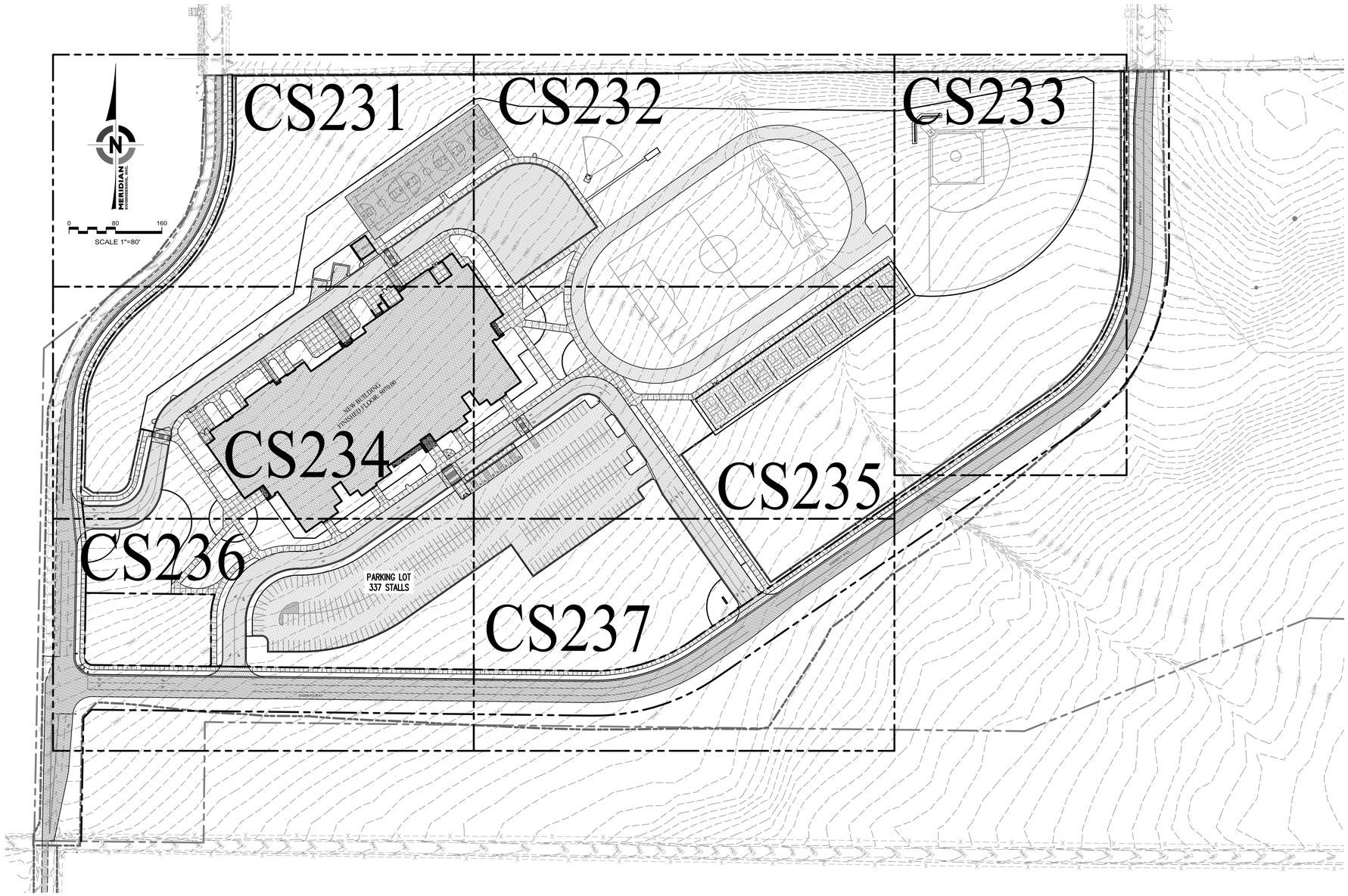
CONFORMANCE SET

SIGNAGE AND STRIPING PLAN

CS223

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811 Bluestakes.org



TBC Line Table		
L#	L	Bearing
L1	42.36	N90° 00' 00.00"E
L2	96.88	N12° 09' 10.71"E
L3	279.92	N54° 59' 59.92"E
L4	22.99	S9° 59' 59.92"W
L5	25.89	S9° 59' 59.92"W
L6	29.11	N54° 59' 59.92"E
L7	6.50	N35° 01' 17.29"W
L8	6.49	S34° 58' 42.88"E
L9	245.82	N54° 59' 59.92"E
L10	90.81	N35° 12' 20.83"W
L11	173.26	N55° 00' 00.00"E
L12	86.50	N35° 00' 00.00"W
L13	537.04	N54° 59' 59.92"E
L14	16.13	N9° 10' 18.38"E
L15	86.19	N9° 10' 18.38"E
L16	36.64	N90° 00' 00.00"E
L17	138.34	N42° 08' 47.37"E
L18	52.20	S35° 00' 00.00"E
L19	7.54	S13° 57' 45.76"W
L21	7.60	N80° 00' 00.00"W
L22	43.96	N35° 00' 00.00"W
L23	7.07	N10° 00' 00.00"E
L26	7.07	N80° 00' 00.00"W
L27	76.97	N34° 59' 48.84"W
L28	8.10	N2° 05' 54.48"E
L29	22.06	N34° 35' 14.26"E
L33	6.37	S10° 00' 00.00"W
L34	11.99	S55° 00' 00.00"W
L35	6.37	N80° 00' 00.00"W
L38	6.37	N10° 00' 00.00"E
L39	12.33	N55° 00' 00.00"E
L40	6.37	S80° 00' 00.00"E
L43	6.37	S10° 00' 00.00"W
L44	43.67	S54° 59' 59.92"W
L45	6.36	N80° 00' 00.00"W
L48	6.36	N10° 00' 00.00"E
L49	6.02	N54° 59' 59.92"E
L50	6.36	S80° 00' 00.00"E
L55	6.37	S10° 00' 00.00"W
L56	28.21	S54° 59' 59.92"W
L57	6.36	N80° 00' 00.00"W
L58	33.75	N35° 00' 00.00"W
L59	7.07	S80° 00' 00.00"E
L60	46.13	N55° 00' 00.00"E
L61	6.60	N10° 00' 00.00"E
L62	17.33	N55° 00' 00.00"E
L63	7.07	N10° 00' 00.00"E
L64	33.75	N35° 00' 00.00"W
L65	7.07	N10° 00' 00.00"E
L66	18.67	N55° 00' 00.00"E
L67	7.06	S80° 00' 00.00"E
L69	7.38	N10° 00' 00.00"E
L70	83.00	N35° 01' 47.77"W

TBC Line Table		
L#	L	Bearing
L71	6.86	N0° 40' 55.30"E
L72	20.50	N55° 00' 00.00"E
L73	7.07	S80° 00' 00.00"E
L74	81.14	S35° 00' 00.00"E
L75	11.73	S89° 46' 38.80"E
L76	35.33	S35° 00' 00.00"E
L77	38.07	N0° 40' 55.30"E
L78	107.24	N55° 00' 00.00"E
L79	4.06	S60° 34' 48.76"E
L80	86.17	S55° 00' 00.00"W
L81	3.65	N62° 09' 32.35"W
L82	2.91	N13° 38' 38.66"W
L83	79.82	N55° 00' 00.00"E
L84	3.50	S59° 19' 04.70"E
L85	3.60	N37° 39' 32.65"E
L86	72.48	N82° 17' 17.32"W
L87	2.98	N45° 40' 55.30"E
L88	80.21	S82° 17' 17.32"E
L89	5.26	N50° 18' 54.10"W
L90	17.10	S35° 02' 34.57"E
L91	7.07	N9° 58' 42.71"E
L92	50.18	S55° 00' 00.00"W
L93	7.07	S80° 00' 00.00"E
L94	107.64	N35° 00' 00.00"W
L96	5.70	N69° 46' 07.00"W
L97	115.32	N35° 00' 00.00"W
L98	5.66	N10° 00' 00.00"E
L99	68.42	N55° 00' 00.00"E
L100	5.15	S79° 59' 06.29"E
L103	6.16	N9° 59' 06.28"E
L104	76.83	N55° 00' 00.00"E
L105	6.15	N80° 00' 00.00"W
L108	5.17	N10° 00' 00.00"E
L109	12.91	N55° 00' 00.00"E
L110	323.60	N35° 00' 00.00"W
L111	4.04	S55° 00' 00.00"W
L114	7.07	N10° 00' 00.00"E
L115	55.00	N55° 00' 00.00"E
L116	5.54	S50° 42' 31.09"E
L117	4.33	N55° 00' 00.00"E
L118	5.54	N19° 17' 28.91"W
L119	34.25	N55° 00' 00.00"E
L120	5.17	S80° 00' 00.00"E
L123	6.14	N10° 00' 00.00"E
L124	70.52	S55° 00' 00.00"W
L125	5.94	N80° 00' 00.00"W
L128	5.87	N10° 00' 00.00"E
L129	17.69	N90° 00' 00.00"E
L130	6.21	N73° 23' 20.59"W
L131	59.47	N35° 00' 00.00"W
L132	7.07	N10° 00' 00.00"E
L133	55.92	N55° 00' 00.00"E
L134	63.85	N0° 00' 01.87"E

TBC Line Table		
L#	L	Bearing
L135	12.19	N90° 00' 00.00"E
L136	458.12	N55° 00' 00.00"E
L137	1.61	N55° 30' 29.60"E
L138	382.98	N35° 00' 00.00"W
L139	7.07	N80° 00' 00.23"W
L140	5.00	S54° 59' 59.55"W
L141	383.15	S35° 00' 00.00"E
L142	4.62	S27° 30' 00.00"W
L143	88.32	N90° 00' 00.00"W
L144	66.91	S35° 02' 34.57"E
L145	72.34	S54° 57' 25.43"W
L146	32.54	S35° 00' 00.00"E
L147	8.87	S62° 30' 00.00"E
L148	92.17	N90° 00' 00.00"E
L149	414.36	N54° 57' 25.43"E
L150	82.34	S35° 02' 34.57"E
L151	222.20	N35° 00' 00.00"W
L152	25.64	N26° 07' 41.26"W
L153	0.92	N25° 00' 00.00"W
L154	24.63	S55° 00' 00.00"W
L156	17.00	S35° 00' 00.00"E
L157	235.00	S55° 00' 00.00"W
L158	66.00	N35° 00' 00.00"W
L159	218.50	N55° 00' 00.00"E
L160	56.59	N90° 00' 00.00"E
L161	17.26	S0° 00' 00.00"E
L163	10.00	N90° 00' 00.00"E
L164	65.06	N0° 00' 00.00"E
L165	2.19	N90° 00' 00.00"E
L166	458.62	N55° 00' 00.00"E
L167	12.86	N54° 59' 52.66"E
L168	15.50	S35° 00' 00.00"E
L169	144.00	N55° 00' 00.00"E
L170	10.00	N35° 00' 00.00"W
L171	6.03	N55° 00' 00.00"E
L172	17.00	N35° 00' 00.00"W
L173	3.48	N55° 00' 00.00"E
L174	3.48	N55° 00' 00.00"E
L175	17.00	S35° 00' 00.00"E
L176	194.62	N55° 00' 00.00"E
L177	2.19	N90° 00' 00.00"W
L178	26.24	N0° 00' 00.00"E
L179	8.96	N55° 00' 00.00"E
L180	33.00	N35° 00' 00.00"W
L181	10.96	S55° 00' 00.00"W
L182	31.00	S35° 00' 00.00"E
L183	9.62	S55° 00' 00.00"W
L184	17.00	S35° 00' 00.00"E
L185	18.00	S55° 00' 00.00"W
L186	16.00	S35° 00' 00.00"E
L187	27.62	N55° 00' 00.00"E
L188	29.00	N35° 00' 00.00"W

GENERAL SITE LAYOUT NOTES:

1. REFER TO ARCHITECTURAL SITE PLAN FOR DETAIL OF DUMPSTER ENCLOSURE.
2. REFER TO ELECTRICAL PLANS FOR TRANSFORMER LOCATIONS AND LIGHTING.
3. REFER TO LANDSCAPE PLANS FOR LAYOUT OF PLANTINGS.
4. VERIFY THE GRID DISTANCES SHOWN FOR BUILDING LOCATIONS WITH ARCH PLANS.
5. ALL PAVEMENT REPAIR TO MEET REQUIREMENT STANDARD DETAILS ON C100.
6. TRANSITION CURB FROM STANDARD CURB HEIGHT TO CURB TERMINATION OVER 6" MINIMUM AT ALL LOCATIONS.
7. REPAIR/CONSTRUCT DRIVE APPROACHES PER CITY STANDARDS.
8. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK. CURVE AND LINE DATA TABLES SHOWN ON THIS SHEET.

PARKING STALL COUNT	
TOTAL STALLS:	337
STALLS:	329
HC STALLS:	8

HATCH LEGEND

- VEHICULAR CONCRETE — PER DETAIL A ON SHEET C100
- ASPHALT PAVEMENT — SEE DETAIL B ON SHEET C100
- HEAVY DUTY ASPHALT PAVEMENT — SEE DETAIL C ON SHEET C100
- 6" CURB — REFER TO DETAIL D ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB — REFER TO DETAIL E ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB AND GUTTER — REFER TO DETAIL F ON SHEET C100
- 24" CURB AND GUTTER — REFER TO DETAIL G ON SHEET C100
- SNOW MELTING SYSTEM — REFER TO MECHANICAL PLANS
- POST TENSION CONCRETE — REFER TO ARCHITECTURAL PLANS.
- SIDEWALK — PER DETAIL H ON SHEET C100
- PUBLIC ROW ASPHALT PAVEMENT — PER DETAIL L ON SHEET C100
- NEW BUILDING
- BUILDING OVERHANG
- NEW SURFACE UTILITIES — REFER TO CU300

TBC Curve Table					
C#	L	R	Δ	Chord Bearing	Chord L
C1	25.25	30.00	048°13'42"	S22° 45' 33"E	24.51
C2	12.22	30.00	023°20'51"	S78° 19' 35"E	12.14
C3	67.93	50.00	077°50'49"	N51° 04' 35"E	62.83
C4	60.57	81.00	042°50'49"	S33° 34' 35"W	59.17
C5	11.78	15.00	045°00'00"	N32° 30' 00"E	11.48
C6	4.71	2.00	135°00'00"	S57° 30' 00"E	3.70
C7	7.46	9.50	045°00'00"	N32° 30' 00"E	7.27
C8	4.71	2.00	135°00'00"	S57° 30' 00"E	3.70
C9	5.50	3.50	090°01'17"	N9° 59' 21"E	4.95
C10	5.50	3.50	090°01'17"	S79° 59' 21"E	4.95
C11	136.18	86.50	090°12'17"	N80° 18' 29"W	122.55
C12	93.46	59.50	090°00'00"	N80° 00' 00"W	84.15
C13	37.39	50.00	042°50'49"	S33° 34' 35"W	36.53
C14	113.56	80.50	080°49'42"	N49° 35' 09"E	104.38
C15	17.43	30.00	033°16'50"	S73° 21' 35"W	17.18
C16	19.08	30.00	036°26'02"	S19° 15' 57"W	18.76
C17	14.30	30.00	027°16'36"	S48° 39' 18"E	14.16
C18	22.43	30.00	042°50'00"	N76° 55' 30"E	21.91
C19	7.90	5.00	090°30'30"	N10° 15' 15"E	7.10
C20	56.93	125.00	026°05'37"	S49° 52' 43"W	56.44

TBC Curve Table					
C#	L	R	Δ	Chord Bearing	Chord L
C21	86.83	60.00	082°54'57"	S78° 17' 26"W	79.45
C22	59.77	49.50	069°10'57"	N71° 59' 23"W	56.20
C23	53.26	159.84	019°05'33"	S19° 52' 25"W	53.02
C24	54.34	159.84	019°28'38"	S6° 42' 19"E	54.07
C25	31.75	159.84	011°22'56"	S29° 23' 41"E	31.70
C26	22.69	13.00	100°00'00"	N75° 00' 00"W	19.92
C27	22.43	30.00	042°50'00"	N34° 05' 29"E	21.91
C29	6.45	139.50	002°39'04"	N56° 19' 15"E	6.45
C30	56.21	139.50	023°05'18"	N78° 27' 21"E	55.83
C31	47.51	125.00	021°46'41"	S79° 06' 39"W	47.23
C32	22.43	30.00	042°50'00"	N69° 15' 55"E	21.91
C33	14.92	30.00	028°29'59"	N14° 15' 01"E	14.77
C34	122.42	120.50	058°12'34"	S29° 06' 17"W	117.22
C35	66.86	120.50	031°47'26"	S74° 06' 17"W	66.01
C36	91.32	149.50	035°00'00"	N72° 30' 00"E	89.91
C37	102.10	65.00	090°00'00"	S80° 00' 00"E	91.92
C38	14.83	30.00	028°19'35"	N20° 50' 13"W	14.68
C39	8.63	5.00	098°52'19"	N75° 33' 51"W	7.60
C40	4.71	3.00	090°00'00"	S10° 00' 00"W	4.24
C41	196.46	323.50	034°47'42"	N72° 23' 51"E	193.45

TBC Curve Table					
C#	L	R	Δ	Chord Bearing	Chord L
C42	15.71	10.00	090°00'00"	S45° 00' 00"E	14.14
C43	22.43	30.00	042°50'00"	S67° 54' 05"E	21.91
C44	14.21	30.00	027°08'10"	S13° 34' 05"E	14.08
C45	140.59	89.50	090°00'00"	S45° 00' 00"W	126.57
C46	110.26	180.50	035°00'00"	N72° 30' 00"E	108.55
C47	39.29	29.50	076°18'44"	N86° 50' 38"W	36.45
C48	8.77	5.00	100°32'22"	N3° 57' 17"E	7.69
C49	4.71	3.00	090°00'00"	S80° 00' 00"E	4.24
C50	4.71	3.00	090°00'00"	N10° 00' 00"E	4.24
C51	4.71	3.00	090°00'00"	S80° 00' 00"E	4.24
C52	116.37	190.50	035°00'00"	N72° 30' 00"E	114.57
C53	124.88	79.50	090°00'00"	S45° 00' 00"W	112.43
C54	4.71	3.00	090°00'00"	S10° 00' 00"W	4.24
C55	4.71	3.00	090°00'00"	S80° 00' 00"E	4.24
C56	4.71	3.00	090°00'00"	N10° 00' 00"E	4.24
C57	7.85	5.00	090°00'00"	N80° 00' 00"W	7.07
C58	4.71	3.00	090°00'00"	S10° 00' 00"W	4.24
C59	4.71	3.00	090°00'00"	S80° 00' 00"E	4.24
C60	7.85	5.00	090°00'00"	N10° 00' 00"E	7.07
C61	7.85	5.00	090°00'00"	N80° 00' 00"W	7.07

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH — NICHOLE LEE LUTHI — DATE ISSUED: 10/3/23 — No.8023335

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

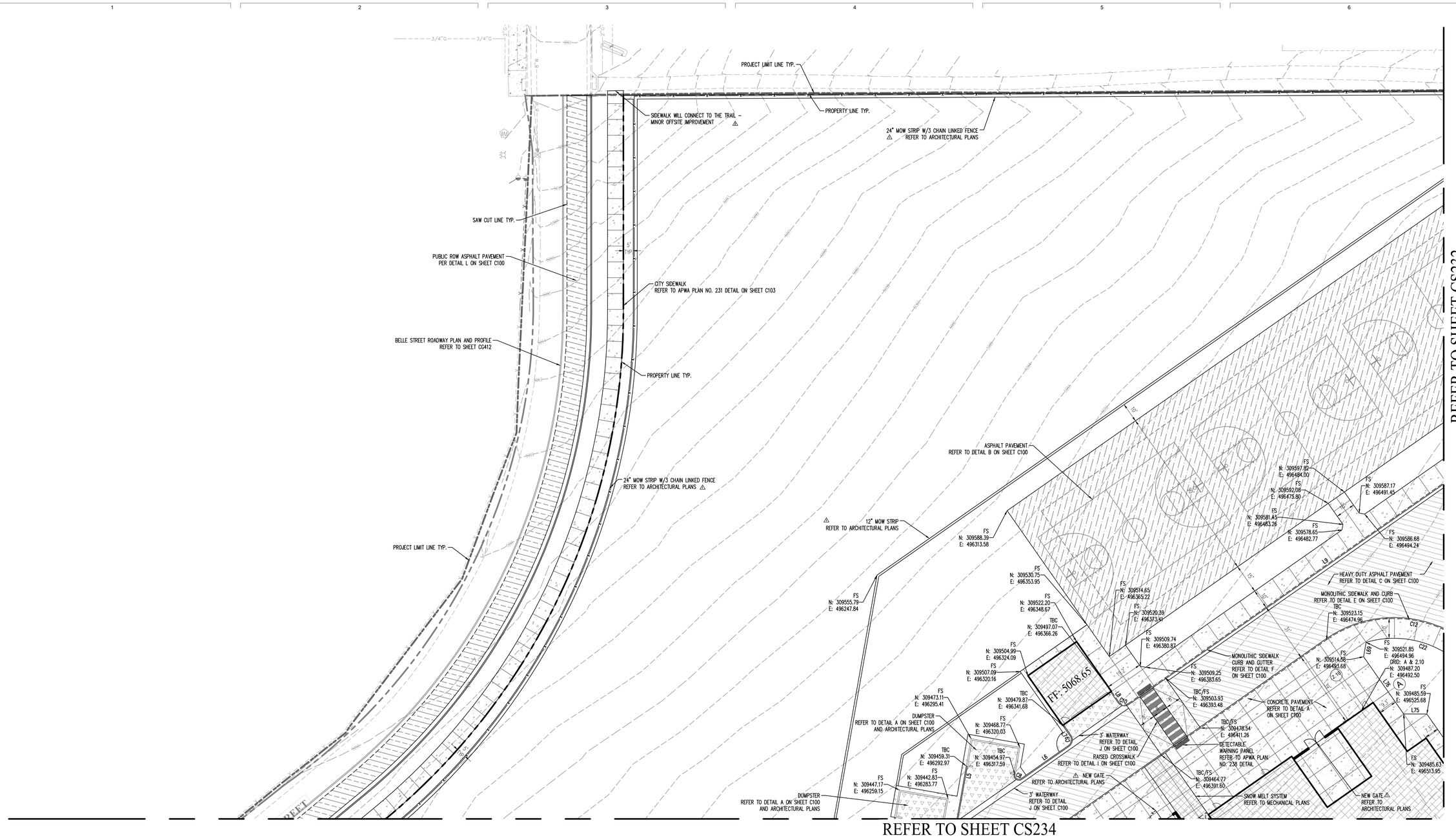
CONFORMANCE SET

OVERALL SITE LAYOUT PLAN

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811 — Blue Stakes of Utah.com

CS230



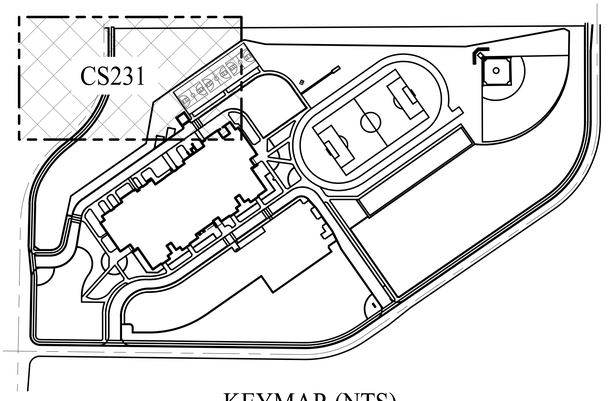
HATCH LEGEND

- VEHICULAR CONCRETE PER DETAIL A ON SHEET C100
- ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100
- HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100
- 6" CURB REFER TO DETAIL D ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB REFER TO DETAIL E ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB AND GUTTER REFER TO DETAIL F ON SHEET C100
- 24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100
- SNOW MELTING SYSTEM REFER TO MECHANICAL PLANS
- POST TENSION CONCRETE REFER TO ARCHITECTURAL PLANS.
- SIDEWALK PER DETAIL H ON SHEET C100
- PUBLIC ROW ASPHALT PAVEMENT PER DETAIL L ON SHEET C100
- NEW BUILDING
- BUILDING OVERHANG
- NEW SURFACE UTILITIES REFER TO CU300

ENLARGED SITE LAYOUT NOTES:

1. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK. CURVE AND LINE DATA TABLES SHOWN ON SHEET CS230.

SCALE 1"=20'



KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800 VCBO.COM

STATE OF UTAH — NICHOLE LEE LUTH — 8023335 — DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
1	06/06/2023	ASP
2	06/23/2023	ASI 003

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

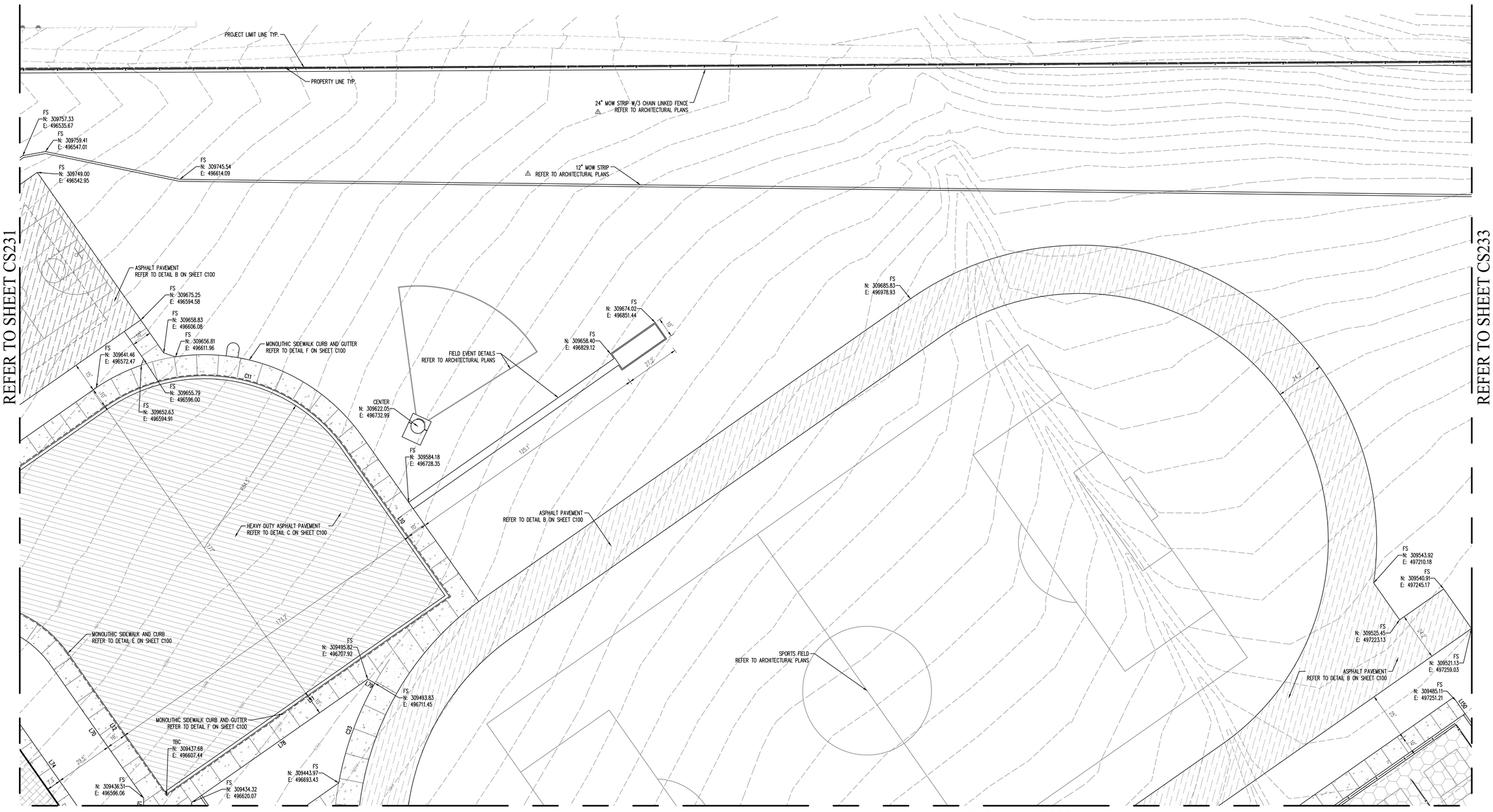
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED SITE LAYOUT PLAN

CS231



REFER TO SHEET CS235

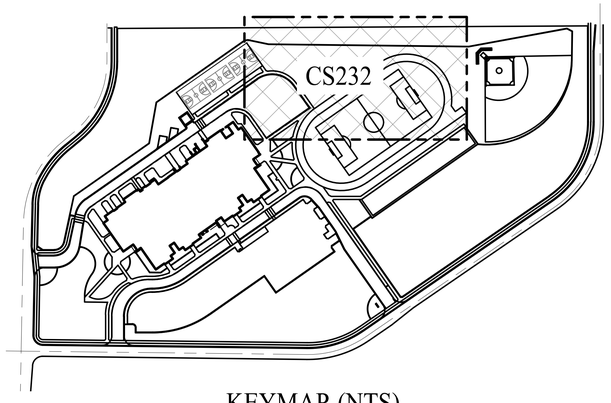
HATCH LEGEND

VEHICULAR CONCRETE PER DETAIL A ON SHEET C100	6" CURB REFER TO DETAIL D ON SHEET C100	SNOW MELTING SYSTEM REFER TO MECHANICAL PLANS	NEW BUILDING
ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100	MONOLITHIC SIDEWALK AND CURB REFER TO DETAIL E ON SHEET C100	POST TENSION CONCRETE REFER TO ARCHITECTURAL PLANS.	BUILDING OVERHANG
HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100	MONOLITHIC SIDEWALK AND CURB AND GUTTER REFER TO DETAIL F ON SHEET C100	SIDEWALK PER DETAIL H ON SHEET C100	NEW SURFACE UTILITIES REFER TO CU300
	24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100	PUBLIC ROW ASPHALT PAVEMENT PER DETAIL L ON SHEET C100	

ENLARGED SITE LAYOUT NOTES:

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KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800 VCBO.COM

STATE OF UTAH — NICHOLE LEE LUTH — DATE ISSUED: 10/3/23 — 8023335

REV	DATE	DESCRIPTION
1	06/06/2023	ASIP

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

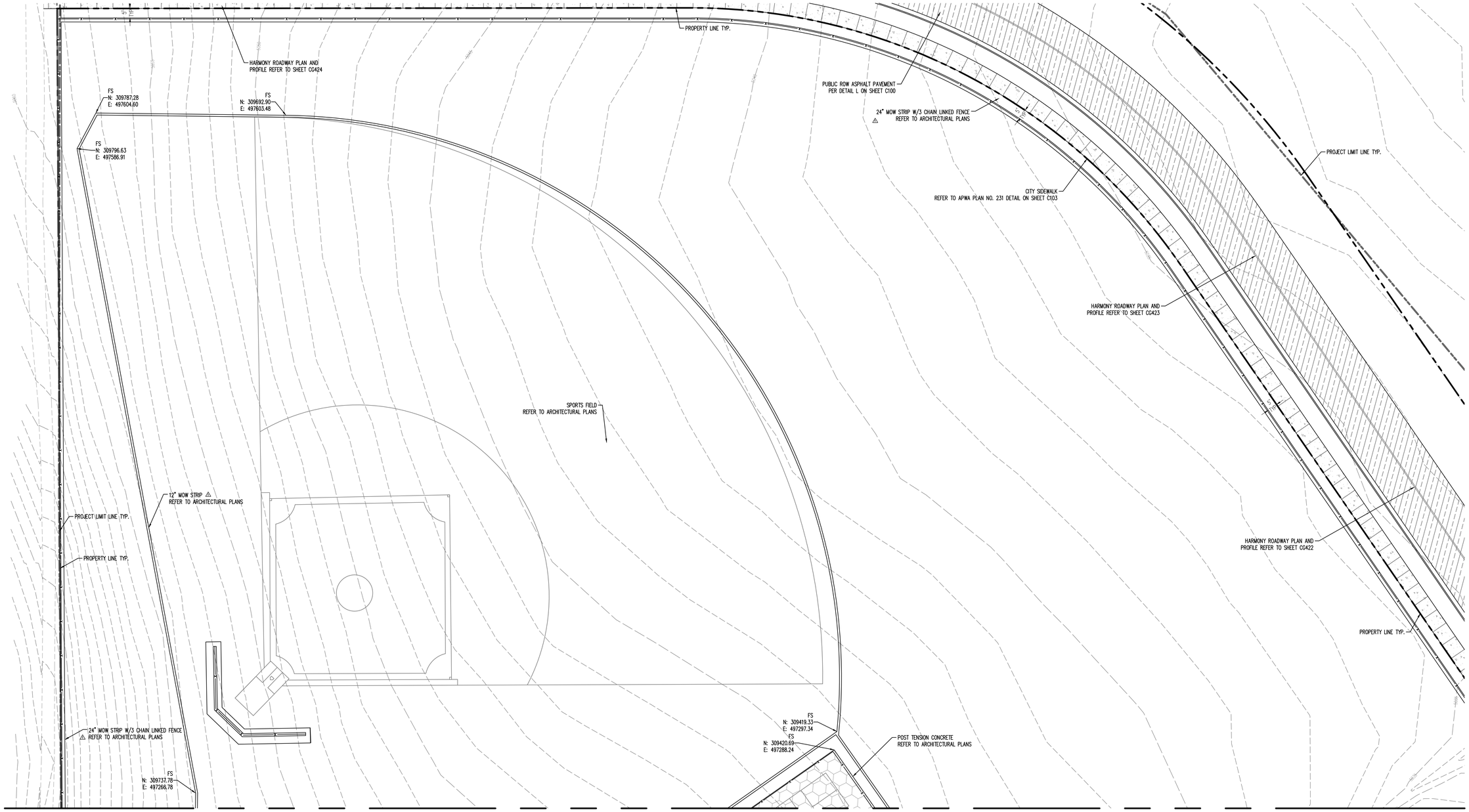
CONFORMANCE SET

ENLARGED SITE LAYOUT PLAN

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of Utah 811

CS232



HATCH LEGEND

- VEHICULAR CONCRETE PER DETAIL A ON SHEET C100
- ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100
- HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100
- 6" CURB REFER TO DETAIL D ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB REFER TO DETAIL E ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB AND GUTTER REFER TO DETAIL F ON SHEET C100
- 24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100
- SNOW MELTING SYSTEM REFER TO MECHANICAL PLANS
- POST TENSION CONCRETE REFER TO ARCHITECTURAL PLANS.
- SIDEWALK PER DETAIL H ON SHEET C100
- PUBLIC ROW ASPHALT PAVEMENT PER DETAIL L ON SHEET C100
- NEW BUILDING
- BUILDING OVERHANG
- NEW SURFACE UTILITIES REFER TO CU300

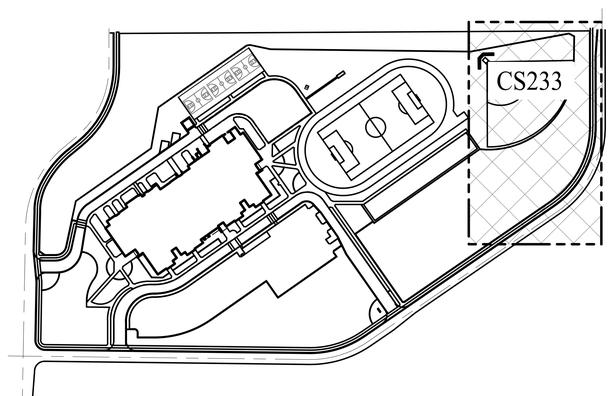
ENLARGED SITE LAYOUT NOTES:

1. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK. CURVE AND LINE DATA TABLES SHOWN ON SHEET CS230.

MERIDIAN ENGINEERING, INC

0 20 40

SCALE 1"=20'



KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
No. 8023335

REV	DATE	DESCRIPTION
1	06/06/2023	ASP

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED SITE LAYOUT PLAN

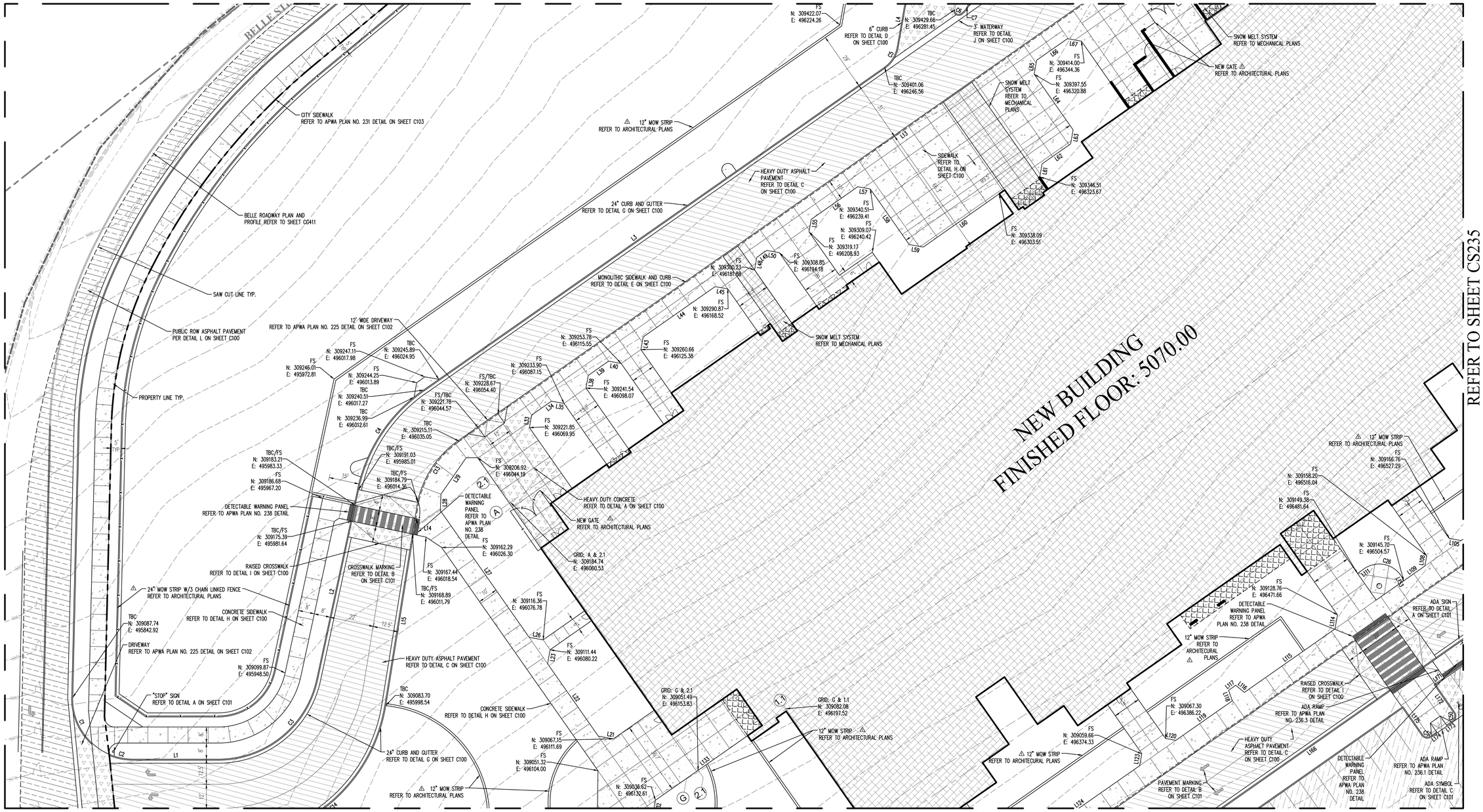
CS233

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of Utah 811 Dig Safely

1 2 3 4 5 6

REFER TO SHEET CS231



REFER TO SHEET CS235

REFER TO SHEET CS236

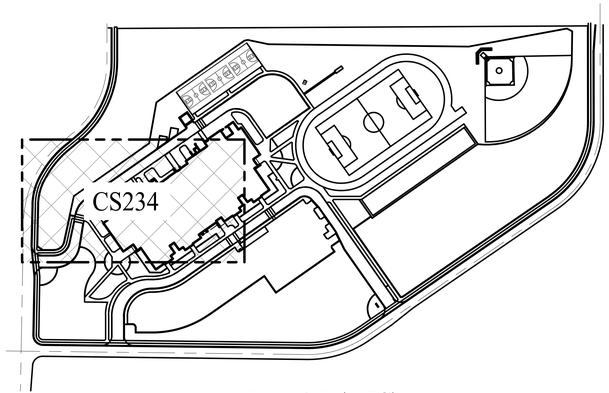
HATCH LEGEND

- VEHICULAR CONCRETE — PER DETAIL A ON SHEET C100
- ASPHALT PAVEMENT — SEE DETAIL B ON SHEET C100
- HEAVY DUTY ASPHALT PAVEMENT — SEE DETAIL C ON SHEET C100
- 6" CURB — REFER TO DETAIL D ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB — REFER TO DETAIL E ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB AND GUTTER — REFER TO DETAIL F ON SHEET C100
- 24" CURB AND GUTTER — REFER TO DETAIL G ON SHEET C100
- SNOW MELTING SYSTEM — REFER TO MECHANICAL PLANS
- POST TENSION CONCRETE — REFER TO ARCHITECTURAL PLANS.
- SIDEWALK — PER DETAIL H ON SHEET C100
- PUBLIC ROW ASPHALT PAVEMENT — PER DETAIL L ON SHEET C100
- NEW BUILDING
- BUILDING OVERHANG
- NEW SURFACE UTILITIES — REFER TO CU300

ENLARGED SITE LAYOUT NOTES:

1. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK. CURVE AND LINE DATA TABLES SHOWN ON SHEET CS230.





KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8600
VCBO.COM

STATE OF UTAH — MICHOLE LEE LUTH — 8023335 — DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
1	06/06/2023	ASP

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED SITE LAYOUT PLAN

CS234

REFER TO SHEET CS232

REFER TO SHEET CS234

REFER TO SHEET CS233

REFER TO SHEET CS237

12" MOW STRIP REFER TO ARCHITECTURAL PLANS

FS N: 309423.77 E: 496691.07

FS N: 309419.12 E: 496572.22

N: 309386.25 E: 496619.62

12" MOW STRIP REFER TO ARCHITECTURAL PLANS

FS N: 309376.94 E: 496623.36

FS N: 309370.07 E: 496697.38

FS N: 309363.66 E: 496595.66

GRID: G & 2.10 N: 309353.96 E: 496585.80

CONCRETE SIDEWALK REFER TO DETAIL H ON SHEET C100

FS N: 309363.10 E: 496618.67

12" MOW STRIP REFER TO ARCHITECTURAL PLANS

ASPHALT PAVEMENT REFER TO DETAIL B ON SHEET C100

CONCRETE SIDEWALK REFER TO DETAIL H ON SHEET C100

GRID: G & 1.13 N: 309340.57 E: 496566.69

12" MOW STRIP REFER TO ARCHITECTURAL PLANS

FS N: 309302.48 E: 496728.48

GRID: K & 1.13 N: 309277.22 E: 496611.04

MONOLITHIC SIDEWALK AND CURB REFER TO DETAIL E ON SHEET C100

"ENTER ONLY" SIGN REFER TO DETAIL A ON SHEET C101

FS N: 309252.92 E: 496810.77

FS N: 309248.82 E: 496818.64

HEAVY DUTY ASPHALT PAVEMENT REFER TO DETAIL C ON SHEET C100

TBC N: 309240.78 E: 496751.11

TBC N: 309242.79 E: 496714.71

TBC N: 309239.17 E: 496726.97

FS N: 309238.82 E: 496823.64

CONCRETE SIDEWALK REFER TO DETAIL H ON SHEET C100

FS N: 309248.82 E: 496914.30

POST TENSION CONCRETE REFER TO ARCHITECTURAL PLANS

FS N: 309223.31 E: 496609.05

FS N: 309228.99 E: 496815.32

FS N: 309230.22 E: 496808.36

FS N: 309234.73 E: 496823.51

12" MOW STRIP REFER TO ARCHITECTURAL PLANS

CROSSWALK MARKING REFER TO DETAIL B ON SHEET C101

PAVEMENT MARKING REFER TO DETAIL B ON SHEET C101

3' WATERWAY REFER TO DETAIL J ON SHEET C100

TBC N: 309211.22 E: 496777.71

FS N: 309238.82 E: 496917.45

FS N: 309215.67 E: 496597.14

TBC N: 309203.13 E: 496762.68

12" MOW STRIP REFER TO ARCHITECTURAL PLANS

FS N: 309186.42 E: 496954.20

FS N: 309177.47 E: 496951.92

ADA SIGN REFER TO DETAIL A ON SHEET C101

RAISED CROSSWALK REFER TO DETAIL I ON SHEET C100

ANGLED STRIPING TYP.

TBC N: 309176.10 E: 496781.80

TBC N: 309157.15 E: 496815.57

3' WATERWAY REFER TO DETAIL J ON SHEET C100

24" MOW STRIP REFER TO ARCHITECTURAL PLANS

TBC N: 309156.57 E: 496609.01

24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100

DETECTABLE WARNING PANEL REFER TO APWA PLAN NO. 238 DETAIL

TBC N: 309134.76 E: 496809.74

TBC N: 309133.40 E: 496832.20

TBC N: 309124.44 E: 496795.00

6" CURB REFER TO DETAIL D ON SHEET C100

ANGLED STRIPING TYP.

3' WATERWAY REFER TO DETAIL J ON SHEET C100

TBC N: 309111.33 E: 496804.18

CONCRETE SIDEWALK REFER TO DETAIL H ON SHEET C100

TBC N: 309100.88 E: 496841.56

ADA SYMBOL REFER TO DETAIL C ON SHEET C101

TBC N: 309086.75 E: 496821.38

HARMONY ROADWAY PLAN AND PROFILE REFER TO SHEET C0422

PROPERTY LINE TYP.

CITY SIDEWALK REFER TO APWA PLAN NO. 231 DETAIL ON SHEET C103

24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100

24" MOW STRIP W/3 CHAIN LINKED FENCE REFER TO ARCHITECTURAL PLANS

ANGLED STRIPING TYP.

24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100

TBC N: 309075.97 E: 496860.21

TBC N: 309068.65 E: 496830.40

ASPHALT PAVEMENT REFER TO DETAIL B ON SHEET C100

PAVEMENT MARKING REFER TO DETAIL B ON SHEET C101

24" MOW STRIP W/3 CHAIN LINKED FENCE REFER TO ARCHITECTURAL PLANS

HATCH LEGEND

VEHICULAR CONCRETE PER DETAIL A ON SHEET C100	6" CURB REFER TO DETAIL D ON SHEET C100	SNOW MELTING SYSTEM REFER TO MECHANICAL PLANS	NEW BUILDING
ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100	MONOLITHIC SIDEWALK AND CURB REFER TO DETAIL E ON SHEET C100	POST TENSION CONCRETE REFER TO ARCHITECTURAL PLANS.	BUILDING OVERHANG
HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100	MONOLITHIC SIDEWALK AND CURB AND GUTTER REFER TO DETAIL F ON SHEET C100	SIDEWALK PER DETAIL H ON SHEET C100	NEW SURFACE UTILITIES REFER TO CU300
	24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100	PUBLIC ROW ASPHALT PAVEMENT PER DETAIL L ON SHEET C100	

ENLARGED SITE LAYOUT NOTES:

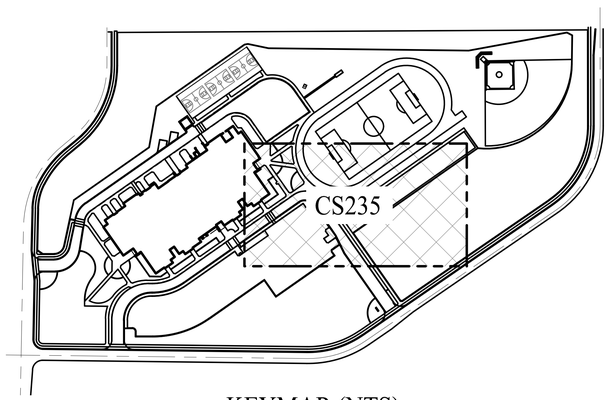
1. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK. CURVE AND LINE DATA TABLES SHOWN ON SHEET CS230.

N

MERIDIAN ENGINEERING

0 20 40

SCALE 1"=20'



KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
MICHOLE LEE LUTH
No. 8023335

REV	DATE	DESCRIPTION
1	06/06/2023	ASP

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED SITE LAYOUT PLAN

CS235

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811 Bluestakes.org

REFER TO SHEET CS234

REFER TO SHEET CS237

DRIVEWAY REFER TO APWA PLAN NO.: 225 DETAIL ON SHEET C102

24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100

HEAVY DUTY ASPHALT PAVEMENT REFER TO DETAIL C ON SHEET C100

12" MOW STRIP ⚠ REFER TO ARCHITECTURAL PLANS

L16 PAVEMENT MARKING REFER TO DETAIL B ON SHEET C101

TBC N: 309016.03 E: 495919.07

TBC N: 308986.58 E: 495852.43

CITY SIDEWALK REFER TO APWA PLAN NO. 231 DETAIL ON SHEET C103

PROPERTY LINE TYP.

BELLE ROADWAY PLAN AND PROFILE REFER TO SHEET CC410

SAW CUT LINE TYP.

PUBLIC ROW ASPHALT PAVEMENT PER DETAIL L ON SHEET C100

ADA RAMP REFER TO APWA PLAN NO. 235.1 DETAIL

DETECTABLE WARNING PANEL REFER TO APWA PLAN NO. 238 DETAIL

HARMONY ROADWAY PLAN AND PROFILE REFER TO SHEET CC420

CITY SIDEWALK REFER TO APWA PLAN NO. 231 DETAIL ON SHEET C103

PROPERTY LINE TYP.

"STOP" AND "DO NOT ENTER" SIGNS REFER TO DETAIL A ON SHEET C101

FS N: 309018.17 E: 496103.61

FS N: 309029.66 E: 496131.38

FS N: 309024.47 E: 496122.80

12" MOW STRIP REFER TO ARCHITECTURAL PLANS ⚠

CONCRETE SIDEWALK REFER TO DETAIL H ON SHEET C100

FS N: 308938.03 E: 496107.77

FS N: 308904.53 E: 496014.25

FS N: 308903.64 E: 496089.57

6" CURB REFER TO DETAIL D ON SHEET C100

PAVEMENT MARKING REFER TO DETAIL B ON SHEET C101

TBC N: 308857.59 E: 496143.81

HEAVY DUTY ASPHALT PAVEMENT REFER TO DETAIL C ON SHEET C100

TBC N: 308831.35 E: 496153.81

12" MOW STRIP REFER TO ⚠ ARCHITECTURAL PLANS

TBC N: 308804.10 E: 496180.07

"DO NOT ENTER" SIGN REFER TO DETAIL A ON SHEET C101

TBC N: 308762.74 E: 496072.46

DRIVEWAY REFER TO APWA PLAN NO. 225 DETAIL ON SHEET C102

12" MOW STRIP REFER TO ARCHITECTURAL PLANS ⚠

GRID: K & 1.1 N: 309018.73 E: 496241.88

FS N: 309005.05 E: 496291.23

FS N: 309010.76 E: 496304.43

FS N: 309009.75 E: 496310.16

FS N: 308999.27 E: 496290.21

MONOLITHIC SIDEWALK AND CURB REFER TO DETAIL E ON SHEET C100

PAVEMENT MARKING REFER TO DETAIL B ON SHEET C101

24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100

TBC N: 308947.09 E: 496233.31

TBC N: 308937.09 E: 496235.50

6" CURB REFER TO DETAIL D ON SHEET C100

ASPHALT PAVEMENT REFER TO DETAIL B ON SHEET C100

FS N: 308887.48 E: 496233.91

ANGLED STRIPING

FS N: 308850.76 E: 496206.67

TBC N: 308862.60 E: 496421.06

ASPHALT PAVEMENT REFER TO DETAIL B ON SHEET C100

24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100

TBC N: 308804.10 E: 496236.66

CITY SIDEWALK REFER TO APWA PLAN NO. 231 DETAIL ON SHEET C103

PROPERTY LINE TYP.

HARMONY ROADWAY PLAN AND PROFILE REFER TO SHEET CC421

PUBLIC ROW ASPHALT PAVEMENT PER DETAIL L ON SHEET C100

HARMONY WAY

PROJECT LIMIT LINE TYP.

PROPERTY LINE TYP.

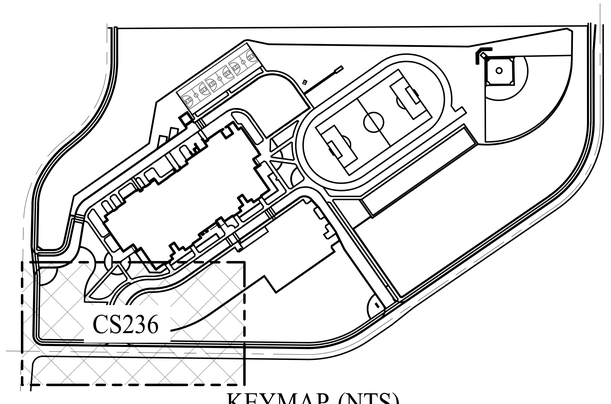
HATCH LEGEND

- VEHICULAR CONCRETE PER DETAIL A ON SHEET C100
- ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100
- HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100
- 6" CURB REFER TO DETAIL D ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB REFER TO DETAIL E ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB AND GUTTER REFER TO DETAIL F ON SHEET C100
- 24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100
- SNOW MELTING SYSTEM REFER TO MECHANICAL PLANS
- POST TENSION CONCRETE REFER TO ARCHITECTURAL PLANS.
- SIDEWALK PER DETAIL H ON SHEET C100
- PUBLIC ROW ASPHALT PAVEMENT PER DETAIL L ON SHEET C100
- NEW BUILDING
- BUILDING OVERHANG
- NEW SURFACE UTILITIES REFER TO CU300

ENLARGED SITE LAYOUT NOTES:

1. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK. CURVE AND LINE DATA TABLES SHOWN ON SHEET CS230.

N
MERIDIAN
0 20 40
SCALE 1"=20'



KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST SALT LAKE CITY, UT 84102
801.575.8800 VCBO.COM

STATE OF UTAH — MICHOLE LEE LUTH — 8023335 — DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
⚠	06/06/2023	ASP
⚠	10/03/2023	PR 0023

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED SITE LAYOUT PLAN

CS236

Blue Stakes of UTAH 811 — Blue Stakes of Utah.com

REFER TO SHEET CS235

REFER TO SHEET CS236

FS
N: 309022.21
E: 496613.27

FS
N: 308989.44
E: 496636.21

ASPHALT PAVEMENT
REFER TO DETAIL B
ON SHEET C100

24" CURB AND GUTTER
REFER TO DETAIL G ON SHEET C100

HEAVY DUTY
ASPHALT PAVEMENT
REFER TO DETAIL C
ON SHEET C100

6" CURB
REFER TO DETAIL D ON SHEET C100

CONCRETE SIDEWALK
REFER TO DETAIL H ON SHEET C100

PROPERTY LINE TYP.

24" MOW STRIP W/3 CHAIN LINKED FENCE
REFER TO ARCHITECTURAL PLANS

TBC
N: 308916.73
E: 497021.76

FS
N: 308920.86
E: 497043.28

CITY SIDEWALK
REFER TO APWA PLAN NO. 231 DETAIL ON SHEET C103

HARMONY ROADWAY PLAN AND
PROFILE REFER TO SHEET CC422

HARMONY WAY

PAVEMENT MARKING
REFER TO DETAIL B ON SHEET C101

TBC
N: 308893.95
E: 496987.66

12" MOW STRIP
REFER TO ARCHITECTURAL PLANS

MARQUEE BY OTHERS

"STOP" SIGN
REFER TO DETAIL A ON SHEET C101

TBC
N: 308909.23
E: 497063.32

DRIVEWAY
REFER TO APWA
PLAN NO. 225
DETAIL ON
SHEET C102

TBC
N: 308852.01
E: 496980.08

HARMONY ROADWAY PLAN AND
PROFILE REFER TO SHEET CC421

PUBLIC ROW ASPHALT PAVEMENT
PER DETAIL L ON SHEET C100

CITY SIDEWALK
REFER TO APWA PLAN NO. 231 DETAIL ON SHEET C103

PROPERTY LINE TYP.

PROPERTY LINE TYP.

PROPERTY LINE TYP.

PROJECT LIMIT LINE TYP.

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- BUILDING OVERHANG
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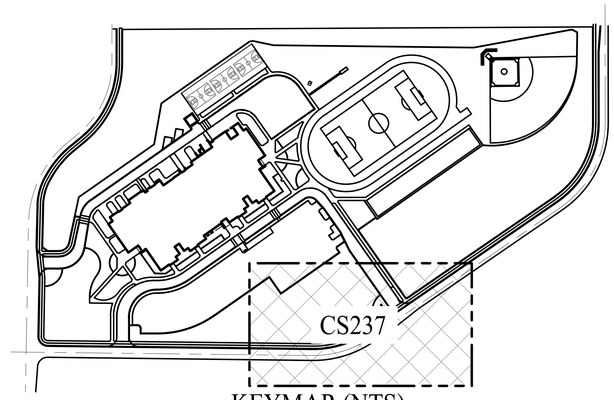
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N

MERIDIAN ENGINEERING

0 20 40

SCALE 1"=20'



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801.575.8800
VCBO.COM

REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
DATE ISSUED:
10/3/23
MICHOLE LEE LUTH
No. 8023335

REV	DATE	DESCRIPTION
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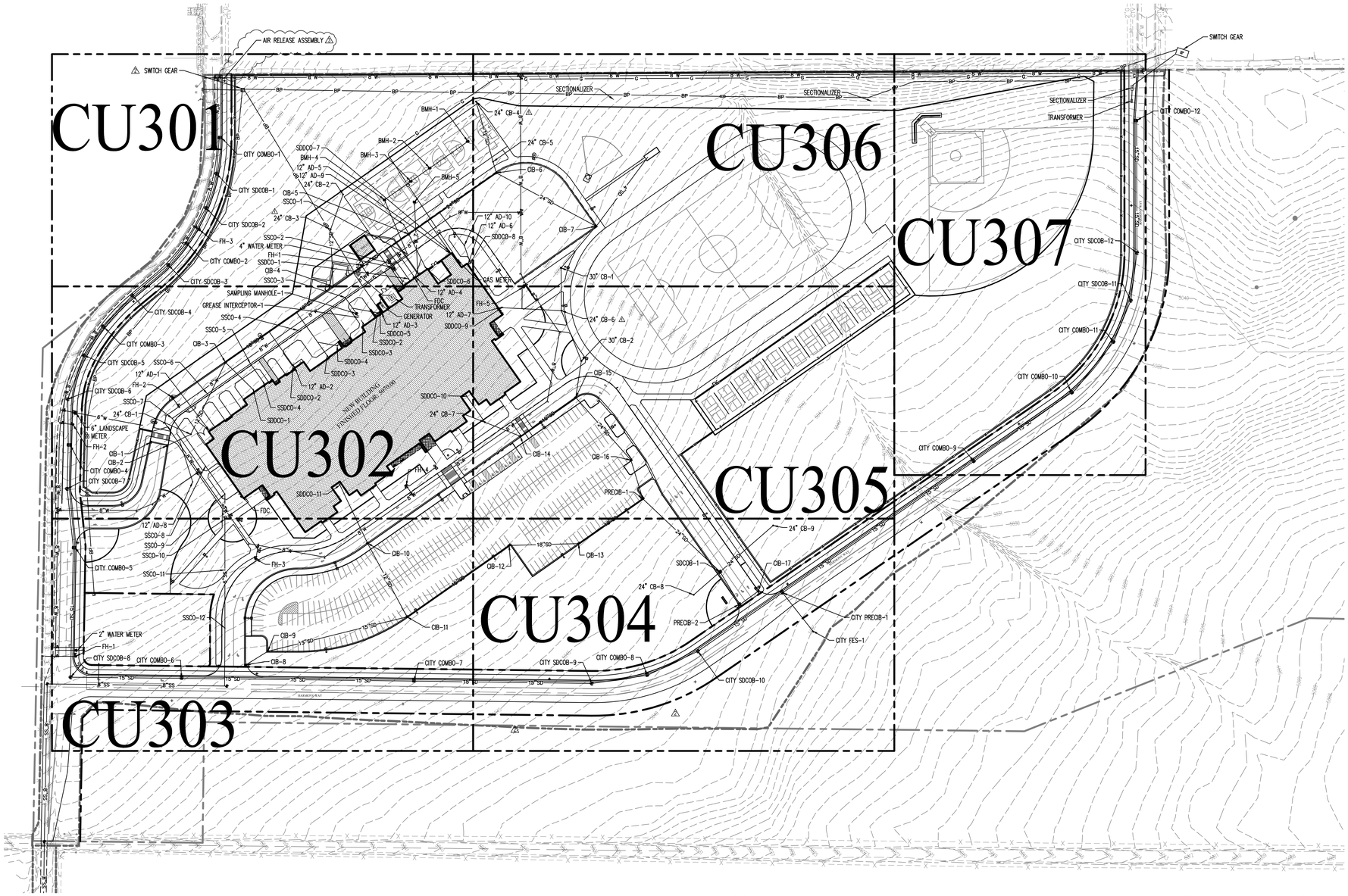
CONFORMANCE SET

ENLARGED SITE
LAYOUT PLAN

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811

CS237



STRUCTURE LABEL	DETAIL #
SDCO & SSCO – STORM AND SEWER CLEANOUT	DETAIL D SHEET C101
AD – 12"ø AREA DRAIN	DETAIL E SHEET C101
⚠ CB – 24"ø CATCH BASIN	DETAIL F SHEET C101
SDCOB – STORM DRAIN CLEAN OUT BOX	DETAIL G SHEET C101
BMH – BOX MANHOLE	DETAIL H SHEET C101
PRECIB – PRETREAMENT INLET	DETAIL I SHEET C101
CIB – CURB AND GUTTER INLET	DETAIL J SHEET C101
RETENTION POND	DETAIL K SHEET C101
⚠ CB – 30"ø CATCH BASIN	DETAIL M SHEET C101
SSMH – SANITARY SEWER MANHOLE	APWA PLAN NO. 411 SHEET C103
FES – FLARED END SECTION	APWA PLAN NO. 323.1 SHEET C103
CITY SDCOB – STORM DRAIN CLEAN OUT BOX	APWA PLAN NO. 331.2 SHEET C103
CITY SDCOMBO – STORM DRAIN COMBO BOX	APWA PLAN NO. 316 SHEET C104
2" WATER METER	APWA PLAN NO. 522 SHEET C104
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4" WATER METER	CITY DETAIL LCM-1 SHEET C104
6" LANDSCAPE METER	APWA PLAN NO. 525 SHEET C105
⚠ AIR RELEASE ASSEMBLY	APWA PLAN NO. 575 SHEET C105
CITY PRECIB – PRETREATMENT INLET	APWA PLAN NO. 316 SHEET C106

GENERAL UTILITY NOTES:

1. PLUMBING CONTRACTOR WILL TERMINATE THEIR ROOF DRAIN LINES WITH A CLEAN OUT APPROXIMATELY 5' FROM THE BUILDING. COORDINATE WITH PLUMBING CONTRACTOR ON SCHEDULE AND PLACEMENT OF ROOF DRAIN LINES NEAR THE BUILDING.
2. ALIGN ALL INTERIOR AND EXTERIOR UTILITIES. SITE UTILITY CONTRACTOR TO COORDINATE PLACEMENT HORIZONTALLY AND VERTICALLY WITH BUILDING PLUMBING CONTRACTOR. SITE 'INTERFACE LINE' BETWEEN THE BUILDING PLUMBING CONTRACTOR AND THE SITE UTILITY CONTRACTOR WILL BE AT 5' FROM THE BUILDING AND (EXCEPT FOR THE FIRE SPRINKLER LINE) A CLEAN OUT WILL BE INSTALLED BY THE PLUMBING CONTRACTOR APPROXIMATELY 5' FROM THE BUILDING FOR STORM DRAIN AND SEWER LINES. CONNECTION TO BUILDING PIPING AND ALL PIPING BEYOND THIS INTERFACE SHALL BE THE SITE UTILITY CONTRACTOR'S RESPONSIBILITY. PROVIDE REDUCERS, ADAPTERS, OR OTHER FITTINGS AS REQUIRED AT THE INTERFACE TO CONNECT TO BUILDING PIPE. COLLECT ROOF DRAIN LINES AS SHOWN AND ROUTE TO NEW CATCH BASINS OR CLEAN OUTS ON SITE. PREFERRED SLOPES, APPROXIMATE DISTANCES, AND INVERTS OF GRAVITY PIPING ARE SHOWN ON THE PLAN MAY REQUIRE ADJUSTMENT TO CONNECT TO BUILDING ROOF OR SEWER DRAIN LINES. MAINTAIN 2% SLOPE FOR 4" DIAMETER OR SMALLER PIPES, 1% FOR 6" AND 0.5% FOR 8" DIAMETER PIPES.
3. ALL PROPOSED SITE ELECTRICAL EQUIPMENT STRUCTURES AND LINES SHOWN ON CIVIL PLANS ARE SCHEMATICALLY SHOWN ONLY AS A COORDINATION BETWEEN ELECTRICAL AND CIVIL. PLEASE REFER DIRECTLY TO ELECTRICAL PLANS FOR THE LAYOUT AND DETAILS OF ALL SITE ELECTRICAL EQUIPMENT AND LINES.
4. SITE CONTRACTOR SHALL COORDINATE WITH EAGLE MOUNTAIN CITY WHEN COMPLETING THE SEWER CONNECTION.
5. SITE CONTRACTOR SHALL COORDINATE WITH EAGLE MOUNTAIN CITY INSPECTOR WHEN COMPLETING WATER CONNECTIONS IN CITY STREETS OR ON SITE WHERE REQUIRED.
6. ALL CONSTRUCTION IN THE CULINARY WATERLINE AND SANITARY SEWER LINE PIPE ZONE SHALL COMPLY WITH ALL EAGLE MOUNTAIN CITY SPECIFICATIONS AND REQUIREMENTS. SEE GENERAL NOTES ON SHEET C100. WHERE THRUST BLOCKING CANNOT BE COMPLETED DUE TO OTHER ADJACENT UTILITIES OR OTHER SITE CONSTRAINTS, RESTRAINED JOINTS WILL BE REQUIRED PER EAGLE MOUNTAIN CITY STANDARD SPEC'S. THRUST BLOCK ALL WATERLINE FITTINGS PER EAGLE MOUNTAIN CITY STANDARDS TYP.
7. COORDINATES FOR FIRE HYDRANTS, CURB INLETS, CATCH BASINS, OR CLEAN OUTS ARE AT THE CENTER OF THE UTILITY STRUCTURE. ALL STORM DRAIN BOXES ARE 3'X3', UNLESS OTHERWISE NOTED OR THOSE INLETS PLACES IN CURB AND GUTTER.
8. ALL VALVES, AREA CATCH BASINS (NOT IN C&G), CLEAN OUTS, OR MANHOLES SHALL HAVE CONCRETE GRADE ADJUSTMENT COLLARS PLACED PER DETAIL K ON SHEET C100.
9. STORM DRAIN CLEAN OUTS TO BE SIMILAR TO DETAIL SHOWN ON PLUMBING PLANS AND SHALL BE EXTENDED TO GRADE. ALL EXTERIOR ROOF DRAIN PIPING TO BE CAST IRON SOIL PIPE AND FITTINGS IN ACCORDANCE WITH ASTM A 74.
10. ROOF DRAIN CONNECTIONS AT CATCH BASINS OR CLEAN OUT BOXES TO BE CORE DRILLED AND EPOXY GROUTED INTO PRECAST BOXES DUE TO FIELD ADJUSTMENTS WHICH MAY BE NECESSARY TO CONNECT TO BUILDING PIPING. 3" &4" INTERIOR ROOF DRAIN PIPE TO BECOME 4" OR 6" STORM DRAIN PIPE. 5" &6" INTERIOR ROOF DRAIN PIPE TO BECOME 8" STORM DRAIN PIPE.
11. THE FIRE SPRINKLER LINE SHALL BE ROUTED INTO THE FIRE SPRINKLER ROOM INSIDE THE BUILDING AND TERMINATE 12" ABOVE FINISH FLOOR WITH A 6" FLANGE. CAP WITH BLIND FLANGE FOR LINE TESTING. REFER TO PLUMBING PLANS FOR RISER LOCATION IN THE BUILDING. THE FIRE SERVICE LINE SHALL BE CEMENT LINED DUCTILE IRON PIPE (PER AWWA C151 350 PSI AND AWWA C104) WRAPPED IN POLYETHYLENE (PER AWWA C105) FROM THE BUILDING CONNECTION TO THE TEE AT THE FIRE LOOP CONNECTION PER CITY WATER STANDARD SPECIFICATIONS AND DETAILS.
12. ALL CONSTRUCTION, PIPING MATERIALS AND INSTALLATION TO BE:

    WATER LINES:

    – 6" FIRE SPRINKLER LINE PER CITY STANDARD.

    – 4" – 8" PVC AWWA C-900 WITH CEMENT MORTAR-LINED DUCTILE IRON PIPE FITTINGS WRAPPED IN 10 MIL. POLYETHYLENE SLEEVES PER AWWA C-105 AND PER EAGLE MOUNTAIN CITY STANDARDS AND APWA STANDARDS.

    SEWER LINES, MANHOLES, AND CLEANOUTS:

    – PVC PIPE 6" TO 12" (SDR 35), USE 6" DI AT FITTING ON SERVICE LINES TO BUILDINGS REFER TO CLEAN OUT DETAILS.

    – MANHOLES AND CLEANOUTS TO EAGLE MOUNTAIN CITY STANDARDS. PVC PIPING, PRECAST MANHOLES.

    STORM DRAIN:

    – 6" TO 18" HDPE PIPE WITH WATER TIGHT JOINTS. WYE FITTING TO BE WATER TIGHT JOINT STANDARDS.

    ROOF DRAIN PIPING:

    – ROOF DRAIN PIPING 4" TO 10" PIPING PVC (SDR 35).

    RETENTION BASIN:

    – SEE DETAIL K ON C101

    GAS LINE:

    – DOMINION ENERGY. COORDINATE WITH DOMINION ENERGY

    CITY RIGHT-OF-WAY STORM WATER:

    – PIPING IN CITY ROW TO BE RCP.
13. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION. ANY NEW BACKFLOW DEVICES AND THE STOP AND WASTE VALVE ARE SHOWN ON THE LANDSCAPE DRAWINGS.
14. INSPECTION AND APPROVAL FOR THE SEWER/WATER LINE CROSSINGS ON SITE SHALL BE REVIEWED AND APPROVED BY EAGLE MOUNTAIN CITY PRIOR TO CONSTRUCTION OF THE CROSSING. EAGLE MOUNTAIN CITY SHALL ALSO INSPECT THE CROSSING PRIOR TO BACKFILL.
15. REFER TO SHEET C200 FOR PROJECT BASIS OF BEARING, BASIS OF COORDINATES AND BENCHMARK.
16. ALL UTILITIES OUTSIDE OF PUBLIC R.O.W. ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY OWNER UNLESS NOTED OTHERWISE.
17. POT HOLE AND FIELD VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
18. USE FLOWABLE FILL BETWEEN UTILITY CROSSINGS THAT ARE LESS THAN 12" SEPARATION. ALL GRAVITY LINES MUST BE INSTALLED BEFORE PRESSURIZED LINES.
19. PIPING LENGTHS ARE APPROXIMATE LENGTHS AND ARE ROUNDED TO THE NEAREST FOOT. LENGTHS ARE FROM CENTER TO CENTER OF INLETS OR CLEANOUTS. PIPE SLOPES ARE ALSO APPROXIMATE. USE INVERTS AT EACH BOX FOR CONTROL OF PIPE INSTALLATION.
20. ALL FIRE SPRINKLER LINES SHALL HAVE 60" OF COVER MINIMUM. ALL OTHER WATERLINES INCLUDING EXISTING LINES TO HAVE 48" MINIMUM COVER.
21. POTHOLE ALL EXISTING UTILITY CROSSINGS PRIOR TO ROUTING ANY NEW UTILITIES. ALL NEW SEWER, DRAINAGE, OR OTHER GRAVITY LINES SHALL BE COMPLETED PRIOR TO ROUTING ANY PRESSURE LINES. WHERE EXISTING UTILITIES CONFLICT WITH NEW GRAVITY LINES, RAISE OR LOWER EXISTING UTILITIES TO ACCOMMODATE NEW GRAVITY LINES. PROVIDE 12" MIN. CLEARANCE BETWEEN WATER AND OTHER UTILITIES. WATER LINES SHALL NOT BE PLACED UNDER SEWER LINES AND SHALL HAVE A MINIMUM OF 18" CLEARANCE OF SEWER.
22. THRUST BLOCK ALL FITTINGS OR PROVIDE RESTRAINED JOINTS PER CITY STANDARDS. THE NEW 4" AND 6" CONNECTIONS TO THE NEW BUILDING WILL REQUIRE RESTRAINED JOINTS FOR MANY FITTINGS DUE TO LIMITED SPACE BETWEEN PIPES.
23. COORDINATE WITH LANDSCAPE PLANS PRIOR TO COMPLETION OF PAVEMENT FOR INSTALLATION OF IRRIGATION SLEEVES ACROSS PAVING OR PARKING AREAS.
24. WATER VALVES, SEWER MANHOLES, STORM DRAIN INLETS OR CLEANOUT BOXES, AND OTHER SURFACE UTILITY ACCESSORIES SHALL BE RAISED AND SLOPED TO ACCURATE FINISH SURFACE BY A CONCRETE GRADE COLLAR IN PAVEMENT. COLLAR SHALL BE A 12" WIDE AROUND THE UTILITY APPARATUSES AND 8" MINIMUM THICKNESS. PLACE 2 #4 REBAR HOOPS IN COLLAR. REFER TO DETAIL ON SHEET C100. CONCRETE COLLARS TO BE USED IN ONLY ASPHALT PAVEMENT AREAS OR PAVER AREAS.
25. USE HS-20 SOLID COVERS ON ALL MANHOLES, CIB, AND CB'S. AD AND ADS BOXES TO HAVE PEDESTRIAN TRAFFIC GRATED COVERS EXCEPT AS NOTED. ALL CIB BOXES TO HAVE HS-20 FRAME AND GRATES.
26. REPAIR PAVEMENT, AS WELL AS CURB AND GUTTER, AND SIDEWALKS WHERE UTILITIES CROSS INTO PUBLIC R.O.W. TO MAINTAIN TRAFFIC THROUGH THESE AREAS. ALL REPAIR IN PUBLIC R.O.W. TO MEET APWA AND CITY STANDARDS.
27. SET NEW UTILITY MANHOLE OR STRUCTURE OVER EXISTING PIPING WHERE NEW AND EXISTING PIPING CONNECT. RECONNECT ALL EXISTING PIPING TO NEW STRUCTURES. PROVIDE NEW SECTIONS OF PIPE IF NECESSARY TO RECONNECT ALL PIPING TO THE NEW UTILITY STRUCTURES.
28. GAS LINE CONSTRUCTION TO THE BUILDING METER WILL BE COMPLETED BY DOMINION ENERGY/ COORDINATE GAS INSTALLATION WITH DOMINION ENERGY.
29. 8"X6" WYE FITTINGS FOR ROOF DRAIN OR OTHER WYE CONNECTIONS TO THE 6" OR 8" PVC DRAIN LINES TO BE DI FITTINGS WRAPPED IN 10 MIL. POLYETHYLENE (PER AWWA C105). PLACE CONCRETE ON WYE FITTING SIMILAR TO THE CLEANOUT DETAIL (DETAIL D ON C-101).
30. ALL CB TO HAVE LOCKED DOWN GRATES IN DETENTION AREAS. ALL BUBBLE UP MANHOLES TO BE BOLTED DOWN IN DETENTION AREAS.
31. CONTRACTOR RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS AND INSPECTIONS WHILE WORKING IN THE PUBLIC RIGHT OF WAY.
32. PROJECT LOCATED IN AREA OF MINIMUM FLOOD HAZARD ZONE X 49049C0125F EFFECTIVE, 06/19/2022.
33. VALVES ATTACH DIRECTLY TO TEE FITTINGS. "FL" INDICATES FLANGE FITTING AND "MJ" INDICATED MECHANICAL JOINT FITTING. ALL VALVING WILL CONNECT TO MAIN LINE PIPE WITH FLANGE FITTING. MAIN LINE FITTINGS CONNECTING TO VALVES WILL ALSO BE FLANGE FITTINGS. WRAP AND GREASE ALL FITTINGS PER SPECIFICATIONS AND NOTES.
34. USE MECHANICAL JOINTS FOR EACH PIPE JOINT ON THE SEWER LINE FROM THE BUILDING CONNECTION TO 10' NORTH OF THE GEOTHERMAL LINES CROSSING. PIPE ZONE MATERIAL TO BE CONCRETE FILL FOR THE SEWER LINE (SEE SHEET C301), AND FLOWABLE FILL FOR THE WATER AND GEOTHERMAL LINE WITHIN 10' OF THE SEWER LINE CROSSING. POLYETHYLENE ENCASEMENT (8MIL.) FOR ALL MECHANICAL JOINTS.
35. ALL MANHOLES (BOTH SEWER AND STORM) TO BE 4' IN DIAMETER UNLESS SPECIFIED OTHERWISE.
36. ALL WYE FITTINGS FOR STORM DRAIN PIPING TO BE FACTORY FABRICATED. WHERE MAIN PIPE IS 8" OR LARGER, USE FLOWABLE FILL 3' UPSTREAM AND DOWNSTREAM FROM ALL FITTINGS. WYE FITTINGS CONNECTING TO PIPE LARGER THAN 8" SHALL BE NEAR THE TOP OF THE MAIN STORM DRAIN PIPE. FLOWABLE FILL MAY TERMINATE 6" ABOVE THE TOP OF THE SMALLER STORM DRAIN PIPE CONNECTION TO THE MAIN PIPE. PROVIDE A MINIMUM OF 18" TOPSOIL COVER OVER TOP OF FLOWABLE FILL IN LANDSCAPE AREAS.
37. THE CONTRACTOR SHALL MAINTAIN 10 FOOT HORIZONTAL AND 18 INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND CULINARY WATER LINES. FOLLOW CITY STANDARDS FOR ALL WATER/SEWER CROSSINGS.

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MERIDIAN ENGINEERING, INC.
0 80 160
SCALE 1"=80'

STATE OF UTAH
MICHOLE LEE LUTH
No. 8023335
DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
⚠1	5/19/2023	ADD#2
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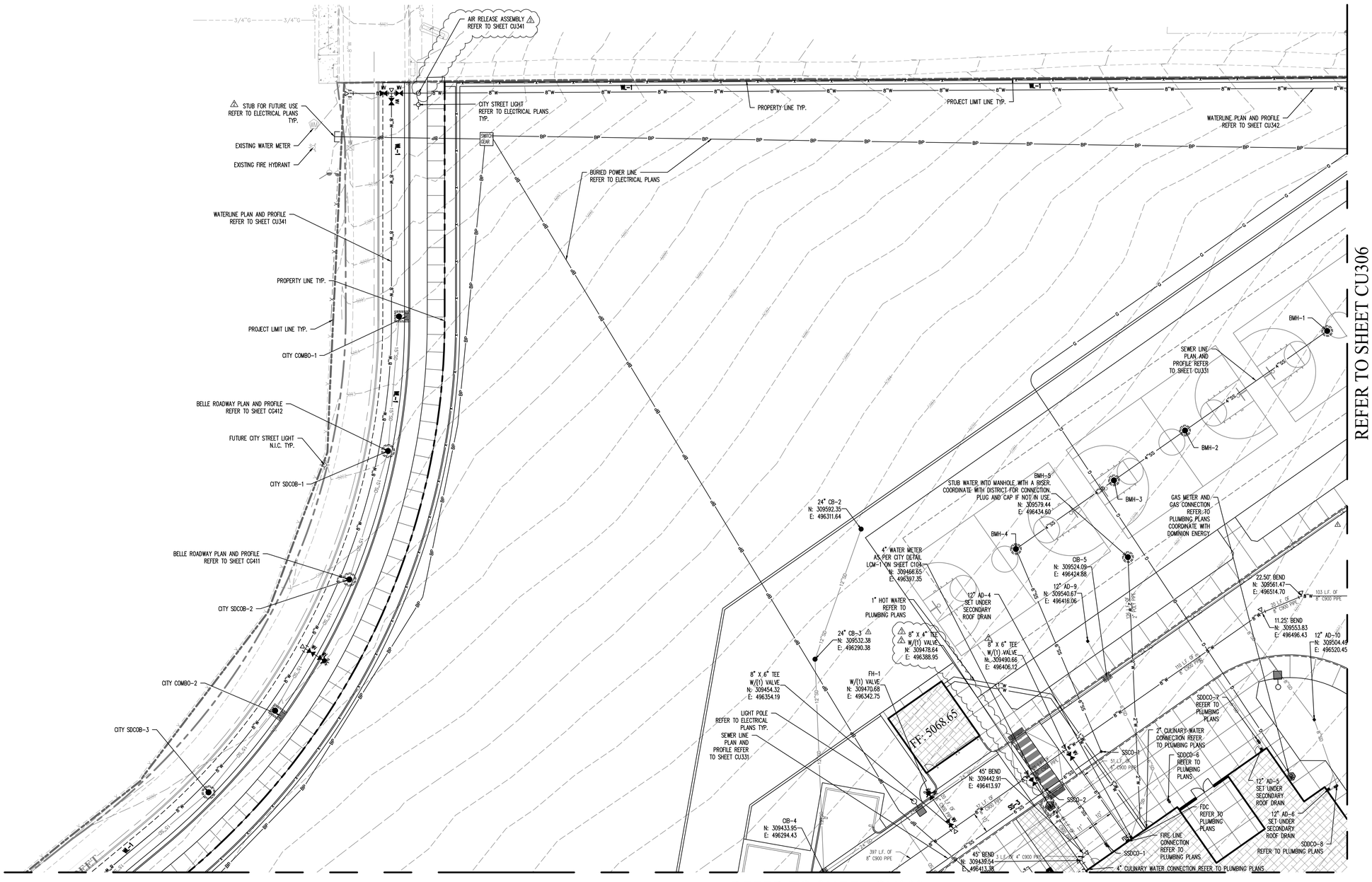
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

OVERALL UTILITY PLAN

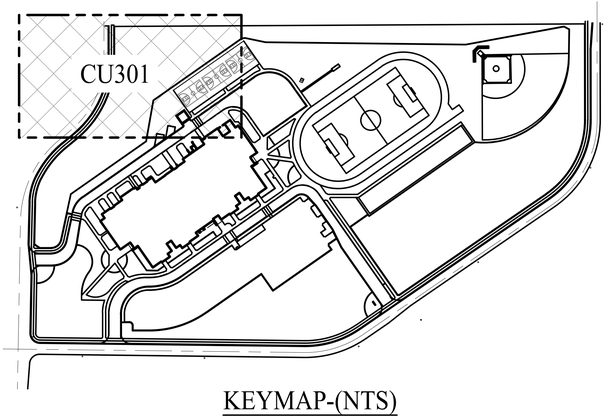
CU300

25 YEARS OF EXCELLENCE
Blue Stakes of UTAH 811
Bluestakesutah.com



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CIB – CURB AND GUTTER INLET	DETAIL J SHEET C101
RETENTION POND	DETAIL K SHEET C101
⚠ CB – 30"ø CATCH BASIN	DETAIL M SHEET C101
SSMH – SANITARY SEWER MANHOLE	APWA PLAN NO. 411 SHEET C103
FES – FLARED END SECTION	APWA PLAN NO. 323.1 SHEET C103
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ALPINE SCHOOL DISTRICT
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CONFORMANCE SET

ENLARGED UTILITY PLAN

CU301

REFER TO SHEET CU301

REFER TO SHEET CU305

REFER TO SHEET CU303

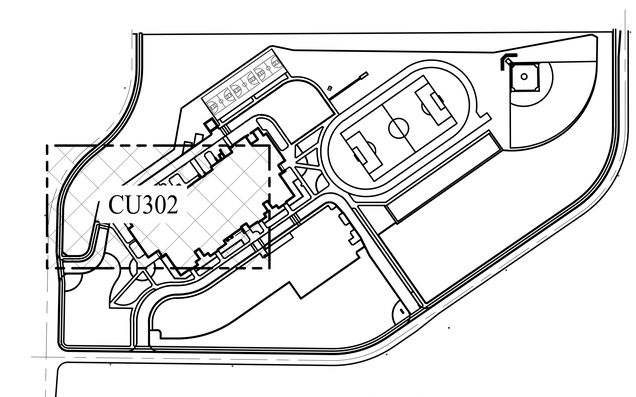
NEW BUILDING
FINISHED FLOOR: 5070.00

PROJECT LIMIT LINE TYP.
BELLE ROADWAY PLAN AND PROFILE REFER TO SHEET CG411
CITY SDCOB-4
CITY STREET LIGHT. REFER TO ELECTRICAL PLANS TYP.
CITY COMBO-3
CITY SDCOB-5
WATERLINE PLAN AND PROFILE REFER TO SHEET CU340
CITY SDCOB-6
PROPERTY LINE TYP.
2" METER REFER TO LANDSCAPE PLANS N: 309215.74 E: 495852.08
STUB IRRIGATION LINE REFER TO LANDSCAPE PLANS N: 309194.29 E: 495966.01
CITY COMBO-4
CITY SDCOB-7
8" TEE W/(3) GATE VALVES N: 309048.18 E: 495821.06
LIGHT POLE REFER TO ELECTRICAL PLANS TYP.
45° BEND N: 309198.95 E: 496004.77
45° BEND N: 309211.46 E: 496007.00
43 L.F. OF 8" C900 PIPE
139 L.F. OF 6" C900 PIPE
8" X 6" TEE W/(1) VALVE N: 309226.89 E: 496029.08
FH-2 W/(1) VALVE N: 496017.63
CIB-1 SET AT BOTTOM OF RAMP
CIB-2 SET AT BOTTOM OF RAMP
135 L.F. OF 8" C900 PIPE
11.25° BEND N: 309059.44 E: 495983.24
22.50° BEND N: 309048.18 E: 495956.05
CIB-3 N: 309303.15 E: 496109.34
CIB-4 N: 309433.95 E: 496294.43
LIGHT POLE REFER TO ELECTRICAL PLANS TYP.
SSCO-3
SSCO-4
SSCO-5
SSCO-6
SSCO-7
SSCO-8
SSCO-9
SEWER LINE PLAN AND PROFILE REFER TO SHEET CU330
SEWER LINE PLAN AND PROFILE REFER TO SHEET CU331
SAMPLING MH-1
GREASE INT-1
SSCO-2
SSCO-5 REFER TO PLUMBING PLANS
TRANSFORMER REFER TO ELECTRICAL PLANS TYP.
GENERATOR REFER TO ELECTRICAL PLANS TYP.
12" AD-3 SET UNDER SECONDARY ROOF DRAIN
SDDCO-4 REFER TO PLUMBING PLANS
SDDCO-3 REFER TO PLUMBING PLANS
SDDCO-2 REFER TO PLUMBING PLANS
12" AD-2 SET UNDER SECONDARY ROOF DRAIN
SDDCO-1 REFER TO PLUMBING PLANS
12" AD-1 SET UNDER SECONDARY ROOF DRAIN
24" CB-1 N: 309179.35 E: 496049.65
12" AD-8 N: 309097.40 E: 496052.90
8" TEE W/(3) VALVES N: 309115.18 E: 496063.18
8" X 6" TEE W/(2) VALVES N: 309039.64 E: 496115.85
FDC REFER TO PLUMBING PLANS
FIRE LINE CONNECTION REFER TO PLUMBING PLANS
90° BEND N: 309062.87 E: 496148.88
10 L.F. OF 6" DUCTILE IRON PIPE
59 L.F. OF 6" C900 PIPE
SDDCO-10 REFER TO PLUMBING PLANS
SDDCO-11 REFER TO PLUMBING PLANS
LIGHT POLE REFER TO ELECTRICAL PLANS TYP.
FH-4 W/(1) VALVE N: 309090.72 E: 496420.57
20 L.F. OF 6" C900 PIPE
8" X 6" TEE W/(1) VALVE N: 309074.33 E: 496432.04

STRUCTURE LABEL	DETAIL #
SDCO & SSCO – STORM AND SEWER CLEANOUT	DETAIL D SHEET C101
AD – 12"ø AREA DRAIN	DETAIL E SHEET C101
CB – 24"ø CATCH BASIN	DETAIL F SHEET C101
SDCOB – STORM DRAIN CLEAN OUT BOX	DETAIL G SHEET C101
BMH – BOX MANHOLE	DETAIL H SHEET C101
PRECIB – PRETREAMENT INLET	DETAIL I SHEET C101
CIB – CURB AND GUTTER INLET	DETAIL J SHEET C101
RETENTION POND	DETAIL K SHEET C101
CB – 30"ø CATCH BASIN	DETAIL M SHEET C101
SSMH – SANITARY SEWER MANHOLE	APWA PLAN NO. 411 SHEET C103
FES – FLARED END SECTION	APWA PLAN NO. 323.1 SHEET C103
CITY SDCOB – STORM DRAIN CLEAN OUT BOX	APWA PLAN NO. 331.2 SHEET C103
CITY SDCOMBO – STORM DRAIN COMBO BOX	APWA PLAN NO. 316 SHEET C104
2" WATER METER	APWA PLAN NO. 522 SHEET C104
FH – FIRE HYDRANT	APWA PLAN NO. 511 SHEET C104
4" WATER METER	CITY DETAIL LCM-1 SHEET C104
6" LANDSCAPE METER	APWA PLAN NO. 525 SHEET C105
AIR RELEASE ASSEMBLY	APWA PLAN NO. 575 SHEET C105
CITY PRECIB – PRETREATMENT INLET	APWA PLAN NO. 316 SHEET C106

MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'



KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
MICHOLE LEE LUTH
No. 8023335
DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
1	5/19/2023	ADD#2
2	7/5/2023	PR-2
3	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED UTILITY PLAN

CU302

Blue Stakes of Utah 811

REFER TO SHEET CU302

REFER TO SHEET CU304

CITY COMBO-5

CITY STREET LIGHT REFER TO ELECTRICAL PLANS TYP.

BELLE ROADWAY PLAN AND PROFILE REFER TO SHEET CG410

STUB FOR FUTURE USE REFER TO ELECTRICAL PLANS

WATERLINE PLAN AND PROFILE REFER TO SHEET CU340

PROPERTY LINE TYP.

2" WATER METER AS PER APWA PLAN NO. 522 ON SHEET C104

6" WATER LINE STUB AND CAP FOR FUTURE DEVELOPMENT

2" WATER LINE STUB AND CAP FOR FUTURE DEVELOPMENT

CITY STREET LIGHT REFER TO ELECTRICAL PLANS TYP.

4" SEWER LINE STUB AND CAP FOR FUTURE DEVELOPMENT

OFFSITE SEWER LINE PLAN AND PROFILE REFER TO SHEET CU329

HARMONY WAY ROADWAY PLAN AND PROFILE REFER TO SHEET CG420

CITY COMBO-6

PROPERTY LINE TYP.

CITY SDCOB-8

SSCO-10

LIGHT POLE REFER TO ELECTRICAL PLANS TYP.

8" X 6" TEE W/(1) GATE VALVE N: 308988.20 E: 496165.74

45° BEND N: 308991.06 E: 496149.72

16 L.F. OF 6" C900 PIPE

LIGHT POLE REFER TO ELECTRICAL PLANS TYP.

SEWER LINE PLAN AND PROFILE REFER TO SHEET CU330

LIGHT POLE REFER TO ELECTRICAL PLANS TYP.

SSCO-11

FH-3 W/(1) VALVE N: 308964.54 E: 496161.51

LIGHT POLE REFER TO ELECTRICAL PLANS TYP.

45° BEND N: 308967.85 E: 496279.83

CIB-10 N: 308991.91 E: 496353.80

LIGHT POLE REFER TO ELECTRICAL PLANS TYP.

LIGHT POLE REFER TO ELECTRICAL PLANS TYP.

SSCO-12

CIB-9 SET IN CORNER

CIB-8 N: 308782.04 E: 496144.13

LIGHT POLE REFER TO ELECTRICAL PLANS TYP.

CIB-11 N: 308864.97 E: 496421.83

LIGHT POLE REFER TO ELECTRICAL PLANS TYP.

PROPERTY LINE TYP.

CITY COMBO-7

CITY STREET LIGHT REFER TO ELECTRICAL PLANS TYP.

HARMONY WAY

FUTURE CITY STREET LIGHT N.I.C. TYP.

FUTURE CITY STREET LIGHT N.I.C. TYP.

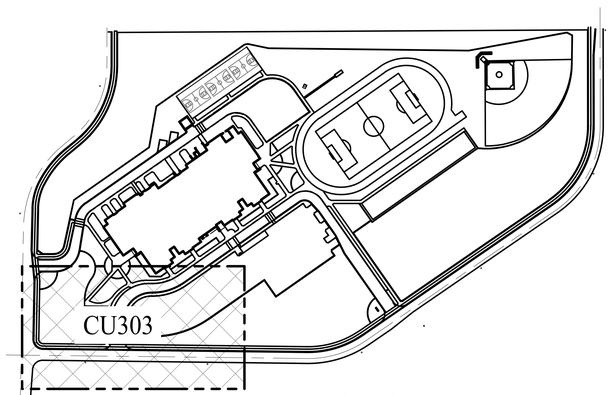
PROJECT LIMIT LINE TYP.

STRUCTURE LABEL	DETAIL #
SDCO & SSCO – STORM AND SEWER CLEANOUT	DETAIL D SHEET C101
AD – 12"ø AREA DRAIN	DETAIL E SHEET C101
CB – 24"ø CATCH BASIN	DETAIL F SHEET C101
SDCOB – STORM DRAIN CLEAN OUT BOX	DETAIL G SHEET C101
BMH – BOX MANHOLE	DETAIL H SHEET C101
PRECIB – PRETREAMENT INLET	DETAIL I SHEET C101
CIB – CURB AND GUTTER INLET	DETAIL J SHEET C101
RETENTION POND	DETAIL K SHEET C101
CB – 30"ø CATCH BASIN	DETAIL M SHEET C101
SSMH – SANITARY SEWER MANHOLE	APWA PLAN NO. 411 SHEET C103
FES – FLARED END SECTION	APWA PLAN NO. 323.1 SHEET C103
CITY SDCOB – STORM DRAIN CLEAN OUT BOX	APWA PLAN NO. 331.2 SHEET C103
CITY SDCOMBO – STORM DRAIN COMBO BOX	APWA PLAN NO. 316 SHEET C104
2" WATER METER	APWA PLAN NO. 522 SHEET C104
FH – FIRE HYDRANT	APWA PLAN NO. 511 SHEET C104
4" WATER METER	CITY DETAIL LCM-1 SHEET C104
6" LANDSCAPE METER	APWA PLAN NO. 525 SHEET C105
AIR RELEASE ASSEMBLY	APWA PLAN NO. 575 SHEET C105
CITY PRECIB – PRETREATMENT INLET	APWA PLAN NO. 316 SHEET C106

MERIDIAN ENGINEERING, INC.

0 20 40

SCALE 1"=20'



KEYMAP-(NTS)

VCBO ARCHITECTURE

524 SOUTH 600 EAST SALT LAKE CITY, UT 84102

801.575.8800 VCBO.COM

STATE OF UTAH — MICHOLE LEE LUTH — 8023335 — DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
1	5/19/2023	ADD#2
2	7/5/2023	PR-2
3	8/23/2023	ASI 003
4	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED UTILITY PLAN

CU303

REFER TO SHEET CU305

REFER TO SHEET CU303

CIB-13
N: 308991.13
E: 496717.07

CIB-12
SET IN CORNER

LIGHT POLE
REFER TO ELECTRICAL PLANS
TYP.

LIGHT POLE
REFER TO ELECTRICAL PLANS
TYP.

24" CB-9
N: 309022.32
E: 497052.15
BOTTOMLESS BUBBLE UP BOX WITH LOCKED LID

PROPERTY LINE TYP.

CITY STREET LIGHT
REFER TO ELECTRICAL PLANS
TYP.

HARMONY WAY

SDCOB-1
N: 308942.54
E: 496960.68

CIB-17
N: 308909.43
E: 497026.57

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CC422

24" CB-8
N: 308902.94
E: 496915.27
BOTTOMLESS BUBBLE UP BOX WITH LOCKED LID

CITY PRECOB-1

PRECIB-2
N: 308896.26
E: 496993.08

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CC422

CITY FES-1

CITY SDCOB-10

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CC421

CITY STREET LIGHT
REFER TO ELECTRICAL PLANS
TYP.

PROPERTY LINE TYP.

CITY SDCOB-9

CITY COMBO-8

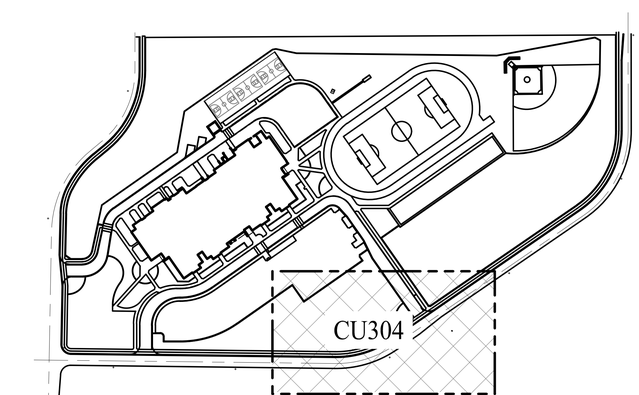
FUTURE CITY STREET LIGHT
N.I.C. TYP.

PROJECT LIMIT LINE TYP.

STRUCTURE LABEL	DETAIL #
SDCO & SSCO – STORM AND SEWER CLEANOUT	DETAIL D SHEET C101
AD – 12"ø AREA DRAIN	DETAIL E SHEET C101
CB – 24"ø CATCH BASIN	DETAIL F SHEET C101
SDCOB – STORM DRAIN CLEAN OUT BOX	DETAIL G SHEET C101
BMH – BOX MANHOLE	DETAIL H SHEET C101
PRECIB – PRETREAMENT INLET	DETAIL I SHEET C101
CIB – CURB AND GUTTER INLET	DETAIL J SHEET C101
RETENTION POND	DETAIL K SHEET C101
CB – 30"ø CATCH BASIN	DETAIL M SHEET C101
SSMH – SANITARY SEWER MANHOLE	APWA PLAN NO. 411 SHEET C103
FES – FLARED END SECTION	APWA PLAN NO. 323.1 SHEET C103
CITY SDCOB – STORM DRAIN CLEAN OUT BOX	APWA PLAN NO. 331.2 SHEET C103
CITY SDCOMBO – STORM DRAIN COMBO BOX	APWA PLAN NO. 316 SHEET C104
2" WATER METER	APWA PLAN NO. 522 SHEET C104
FH – FIRE HYDRANT	APWA PLAN NO. 511 SHEET C104
4" WATER METER	CITY DETAIL LCM-1 SHEET C104
6" LANDSCAPE METER	APWA PLAN NO. 525 SHEET C105
AIR RELEASE ASSEMBLY	APWA PLAN NO. 575 SHEET C105
CITY PRECIB – PRETREATMENT INLET	APWA PLAN NO. 316 SHEET C106

MERIDIAN ENGINEERING, INC

0 20 40
SCALE 1"=20'



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STATE OF UTAH
MICHOLE LEE LUTH
No. 8023335
DATE ISSUED:
10/3/23

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VCBO NUMBER: 22705
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ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED UTILITY PLAN

CU304

REFER TO SHEET CU306

REFER TO SHEET CU302

REFER TO SHEET CU307

REFER TO SHEET CU304

FH-5
W/(1) VALVE
N: 309433.12
E: 496622.54

6 L.F. OF
6" C900 PIPE

12" AD-7
SET UNDER
SECONDARY
ROOF DRAIN

SDCO-9
REFER TO PLUMBING PLANS

24" CB-6
N: 309392.30
E: 496687.55

LIGHT POLE
REFER TO
ELECTRICAL
PLANS TYP.

45° BEND
N: 309354.83
E: 496684.38

30" CB-2
N: 309305.83
E: 496722.00

CIB-15
N: 309242.87
E: 496712.21

45° BEND
N: 309236.02
E: 496663.19

24" CB-7
N: 309200.09
E: 496555.95

CIB-14
SET AT
BOTTOM
OF RAMP

CIB-16
SET IN
CORNER

PRECIB-1
SET IN CORNER

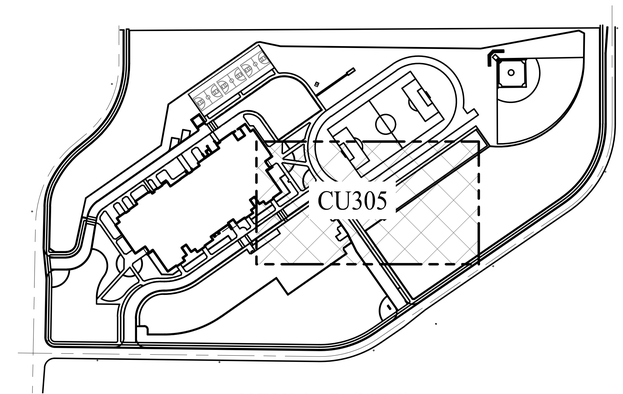
PROPERTY LINE TYP.

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CC422

STRUCTURE LABEL	DETAIL #
SDCO & SSCO – STORM AND SEWER CLEANOUT	DETAIL D SHEET C101
AD – 12"ø AREA DRAIN	DETAIL E SHEET C101
⚠ CB – 24"ø CATCH BASIN	DETAIL F SHEET C101
SDCOB – STORM DRAIN CLEAN OUT BOX	DETAIL G SHEET C101
BMH – BOX MANHOLE	DETAIL H SHEET C101
PRECIB – PRETREAMENT INLET	DETAIL I SHEET C101
CIB – CURB AND GUTTER INLET	DETAIL J SHEET C101
RETENTION POND	DETAIL K SHEET C101
⚠ CB – 30"ø CATCH BASIN	DETAIL M SHEET C101
SSMH – SANITARY SEWER MANHOLE	APWA PLAN NO. 411 SHEET C103
FES – FLARED END SECTION	APWA PLAN NO. 323.1 SHEET C103
CITY SDCOB – STORM DRAIN CLEAN OUT BOX	APWA PLAN NO. 331.2 SHEET C103
CITY SDCOMBO – STORM DRAIN COMBO BOX	APWA PLAN NO. 316 SHEET C104
2" WATER METER	APWA PLAN NO. 522 SHEET C104
FH – FIRE HYDRANT	APWA PLAN NO. 511 SHEET C104
4" WATER METER	CITY DETAIL LCM-1 SHEET C104
6" LANDSCAPE METER	APWA PLAN NO. 525 SHEET C105
AIR RELEASE ASSEMBLY	APWA PLAN NO. 575 SHEET C105
⚠ CITY PRECIB – PRETREATMENT INLET	APWA PLAN NO. 316 SHEET C106

MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'



KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8600
VCBO.COM

STATE OF UTAH
MICHOLE LEE LUTH
No. 8023335
DATE ISSUED:
10/3/23

REV	DATE	DESCRIPTION
⚠	09/19/2023	ADD#1
⚠	10/3/2023	PR 0011

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

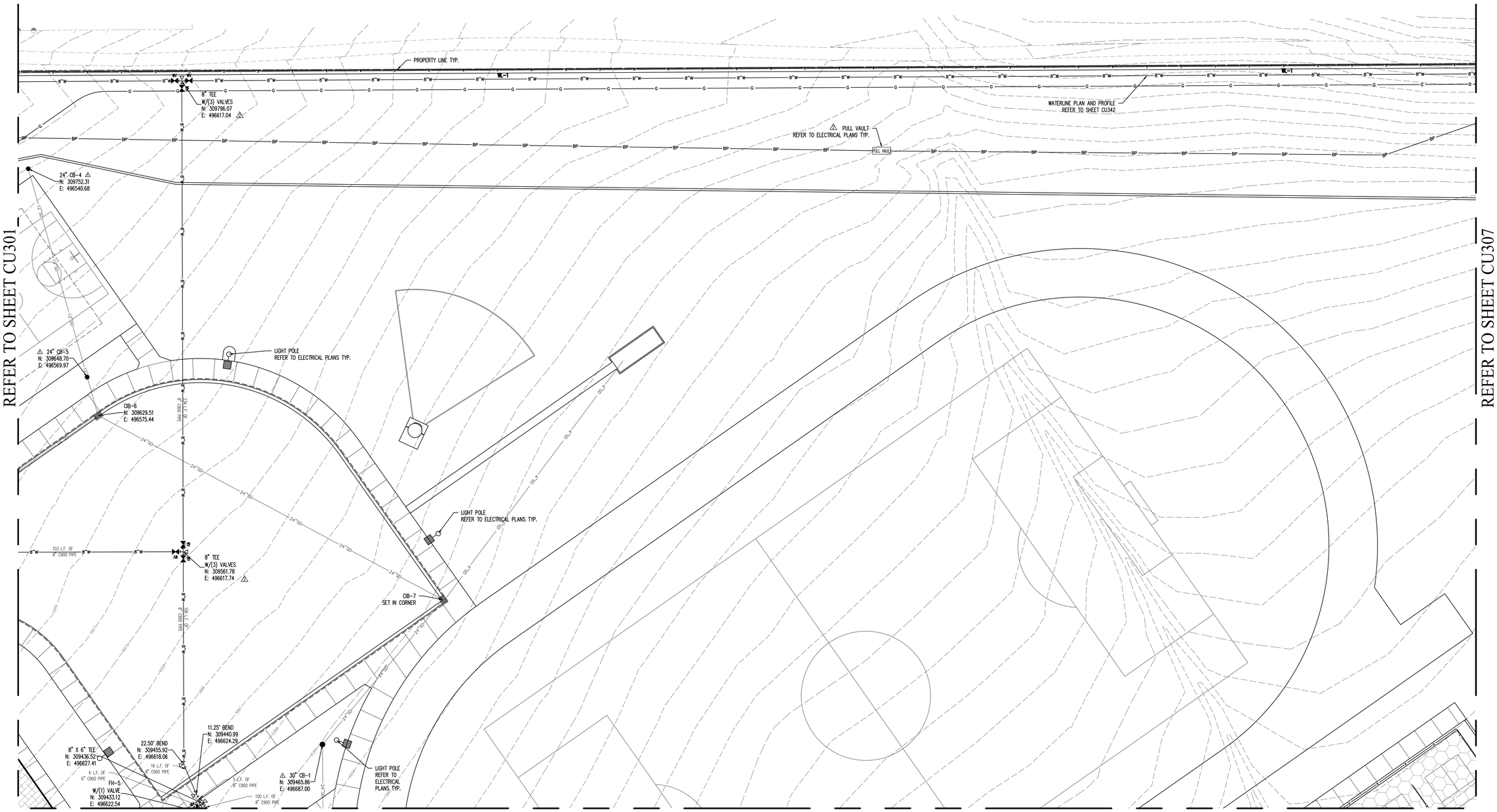
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

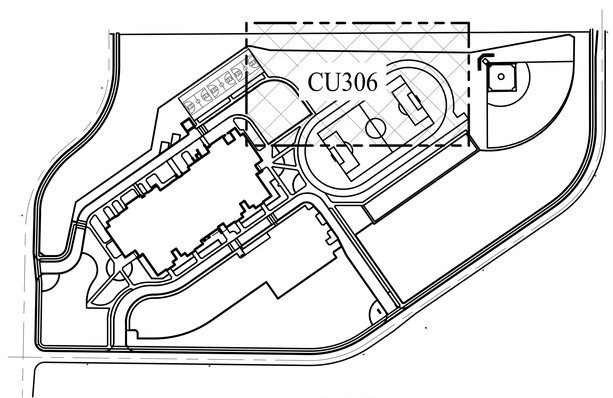
ENLARGED UTILITY PLAN

CU305



STRUCTURE LABEL	DETAIL #
SDCO & SSCO – STORM AND SEWER CLEANOUT	DETAIL D SHEET C101
AD – 12"ø AREA DRAIN	DETAIL E SHEET C101
⚠ CB – 24"ø CATCH BASIN	DETAIL F SHEET C101
SDCOB – STORM DRAIN CLEAN OUT BOX	DETAIL G SHEET C101
BMH – BOX MANHOLE	DETAIL H SHEET C101
PRECIB – PRETREAMENT INLET	DETAIL I SHEET C101
CIB – CURB AND GUTTER INLET	DETAIL J SHEET C101
RETENTION POND	DETAIL K SHEET C101
⚠ CB – 30"ø CATCH BASIN	DETAIL M SHEET C101
SSMH – SANITARY SEWER MANHOLE	APWA PLAN NO. 411 SHEET C103
FES – FLARED END SECTION	APWA PLAN NO. 323.1 SHEET C103
CITY SDCOB – STORM DRAIN CLEAN OUT BOX	APWA PLAN NO. 331.2 SHEET C103
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2" WATER METER	APWA PLAN NO. 522 SHEET C104
FH – FIRE HYDRANT	APWA PLAN NO. 511 SHEET C104
4" WATER METER	CITY DETAIL LCM-1 SHEET C104
6" LANDSCAPE METER	APWA PLAN NO. 525 SHEET C105
⚠ AIR RELEASE ASSEMBLY	APWA PLAN NO. 575 SHEET C105
CITY PRECIB – PRETREATMENT INLET	APWA PLAN NO. 316 SHEET C106

SCALE 1"=20'



KEYMAP-(NTS)

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524 SOUTH 600 EAST
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STATE OF UTAH
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No. 8023335
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REV	DATE	DESCRIPTION
⚠1	5/19/2023	ADD#2
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⚠3	10/3/2023	PR 002.1

VCBO NUMBER: 22705
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ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED UTILITY PLAN

CU306

CONNECT TO EXISTING GAS LINE
COORDINATE WITH DOMINION ENERGY

FUTURE CITY STREET LIGHT
N.I.C. TYP.

CITY COMBO-12

HARMONY WAY

CITY SDCOB-12

CITY SDCOB-11

FUTURE CITY STREET LIGHT
N.I.C. TYP.

PROJECT LIMIT LINE TYP.

CITY COMBO-11

SECT

TRANS

TRANSFORMER
REFER TO ELECTRICAL PLANS
TYP.

SECTIONALIZER
REFER TO ELECTRICAL PLANS
TYP.

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CC424

CITY STREET LIGHT
REFER TO ELECTRICAL PLANS
TYP.

PROPERTY LINE TYP.

EXISTING FIRE HYDRANT

WATERLINE PLAN AND PROFILE
REFER TO SHEET CU343

CITY COMBO-10

CITY STREET LIGHT
REFER TO ELECTRICAL PLANS
TYP.

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CC423

CITY COMBO-9

PROPERTY LINE TYP.

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CC422

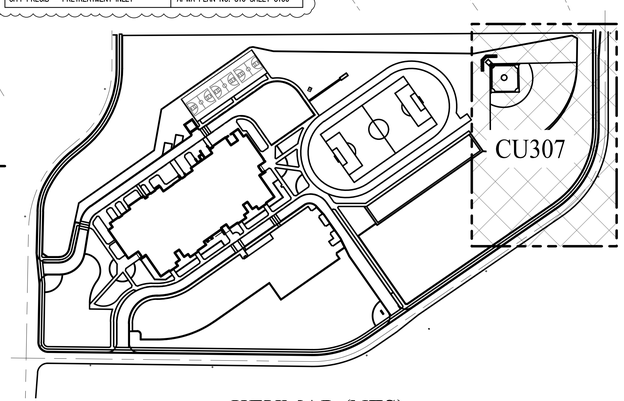
PROJECT LIMIT LINE TYP.

PROPERTY LINE TYP.

REFER TO SHEET CU306

REFER TO SHEET CU305

STRUCTURE LABEL	DETAIL #
SDCO & SSCO – STORM AND SEWER CLEANOUT	DETAIL D SHEET C101
AD – 12"ø AREA DRAIN	DETAIL E SHEET C101
⚠ CB – 24"ø CATCH BASIN	DETAIL F SHEET C101
SDCOB – STORM DRAIN CLEAN OUT BOX	DETAIL G SHEET C101
BMH – BOX MANHOLE	DETAIL H SHEET C101
PRECIB – PRETREAMENT INLET	DETAIL I SHEET C101
CIB – CURB AND GUTTER INLET	DETAIL J SHEET C101
RETENTION POND	DETAIL K SHEET C101
⚠ CB – 30"ø CATCH BASIN	DETAIL M SHEET C101
SSMH – SANITARY SEWER MANHOLE	APWA PLAN NO. 411 SHEET C103
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6" LANDSCAPE METER	APWA PLAN NO. 525 SHEET C105
⚠ AIR RELEASE ASSEMBLY	APWA PLAN NO. 575 SHEET C105
CITY PRECIB – PRETREATMENT INLET	APWA PLAN NO. 316 SHEET C106



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8023335
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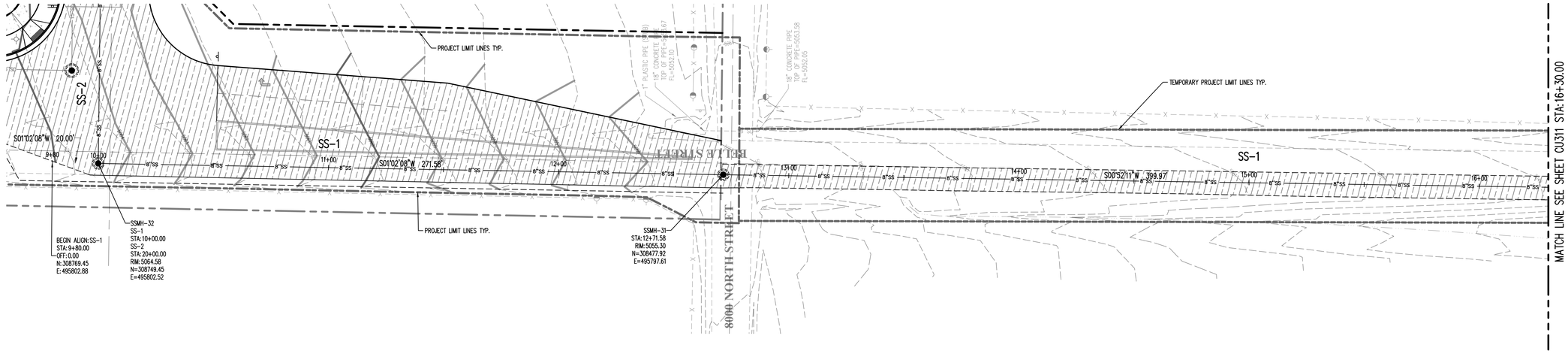
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED UTILITY PLAN

Blue Stakes of Utah 811

CU307



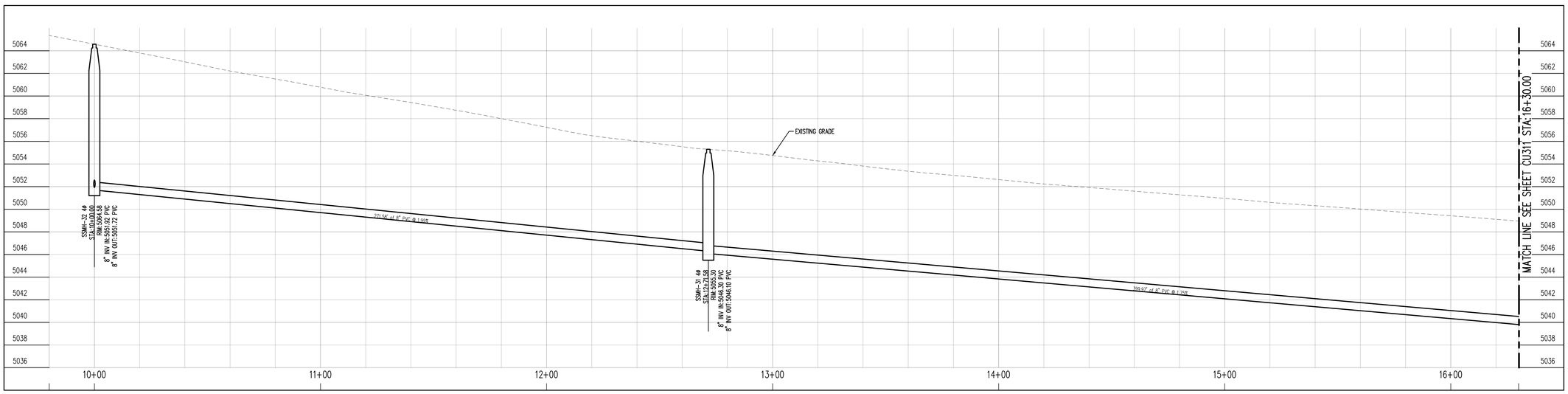


KEYMAP-(NTS)

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

NOTES: REFER TO NOTES ON CU300.



SS-1 SEWERLINE PROFILE

MERIDIAN ENGINEERING, INC.

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
NICHOLE LEE LUTH
No. 8023335
DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

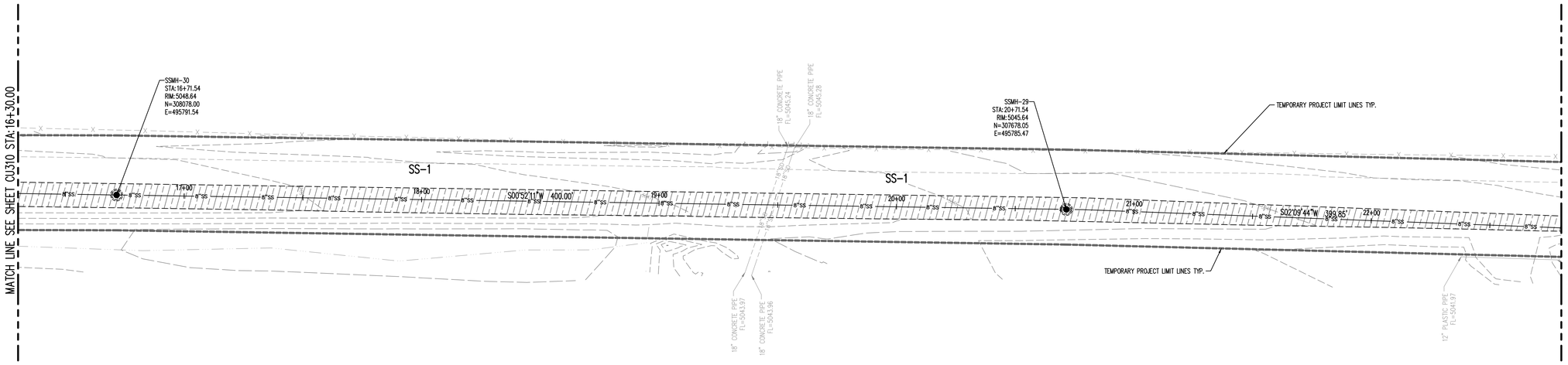
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU310

Blue Stakes of Utah 811





KEYMAP-(NTS)

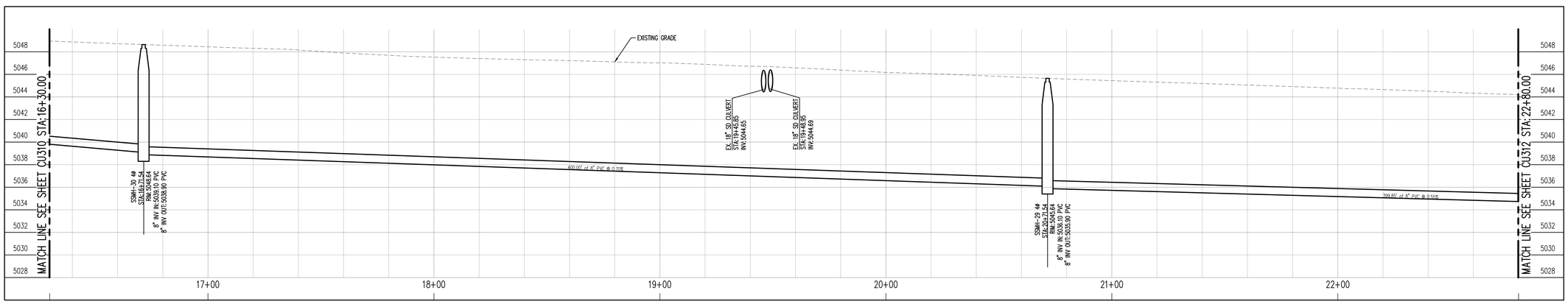
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
6023335

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

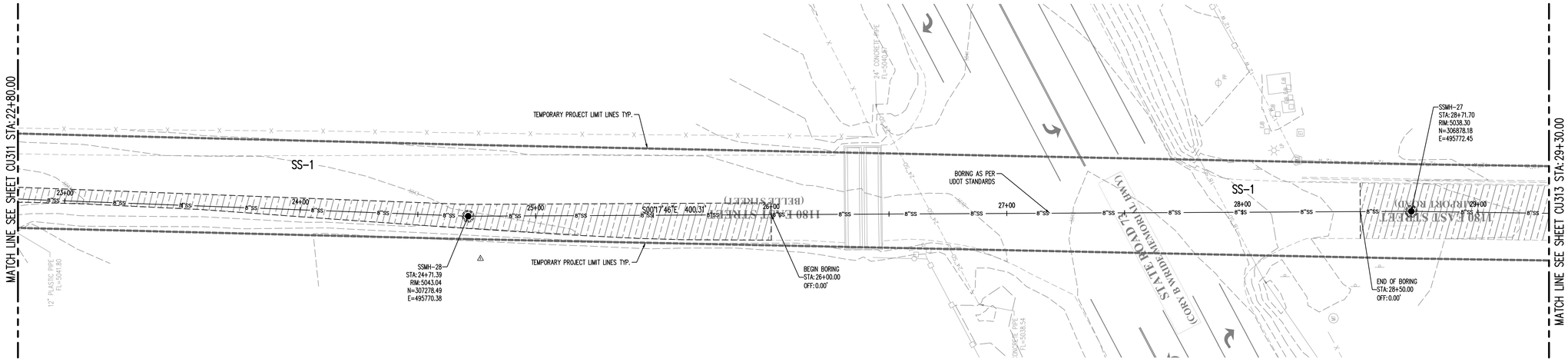
CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU311

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811
Dial 811 or blue stakes.com





KEYMAP-(NTS)

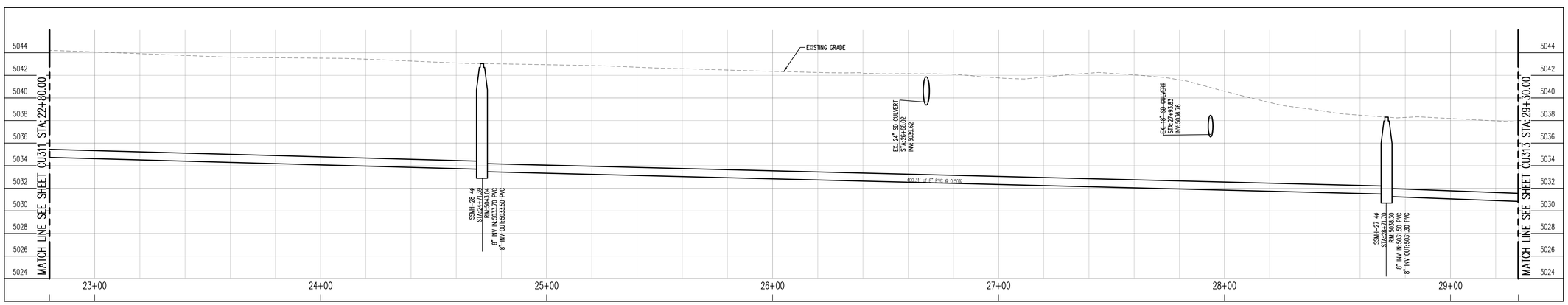
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
MICHOLE LEE LUTH
6023335
DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
1	06/26/2023	ASI#3

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

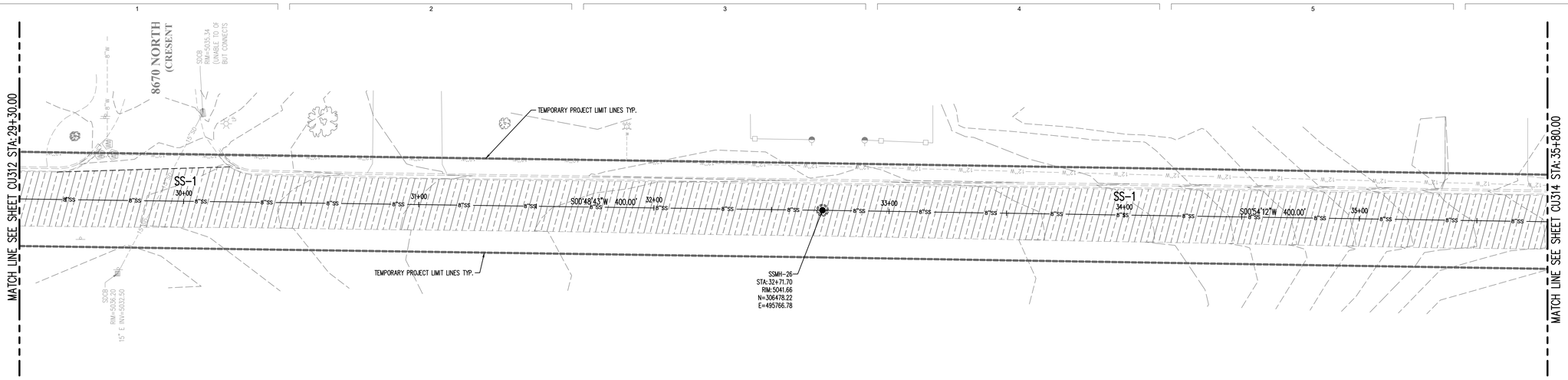
CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU312

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811
Dial 811 or blue stakes.com





KEYMAP-(NTS)

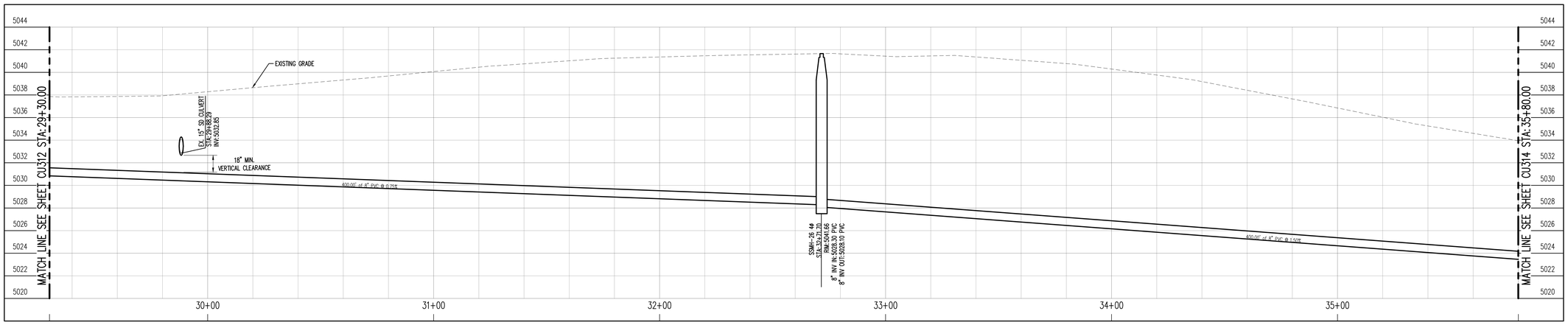
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED:
10/3/23
NICHOLE LEE LUTH
8023335

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

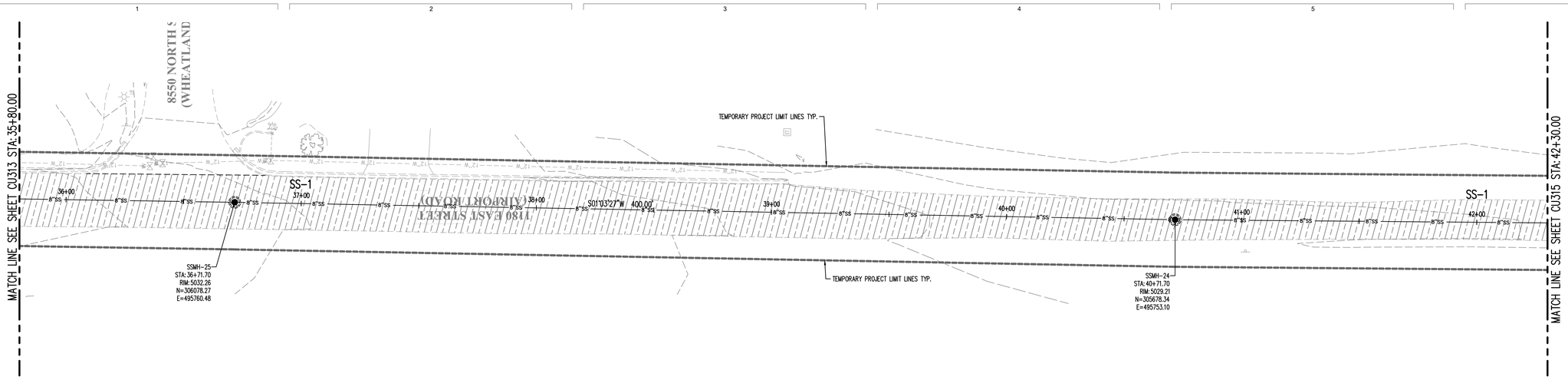
CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU313

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811
Dial 811 or 811utah.com





KEYMAP-(NTS)

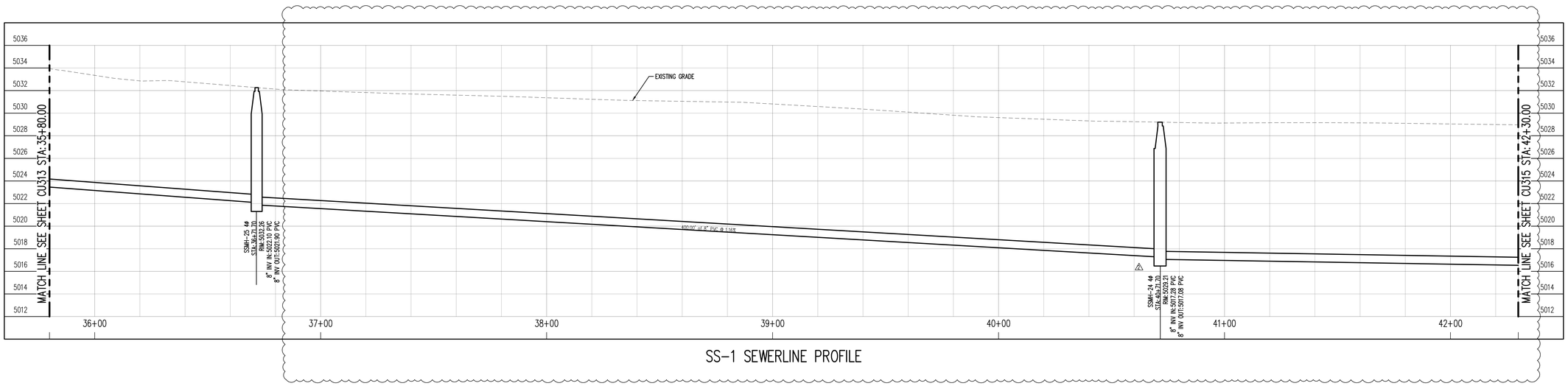
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
NICHOLE LEE LUTH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
No. 8023335

REV	DATE	DESCRIPTION
1	7/5/2023	PR-2
2	10/3/2023	PR 002.1

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

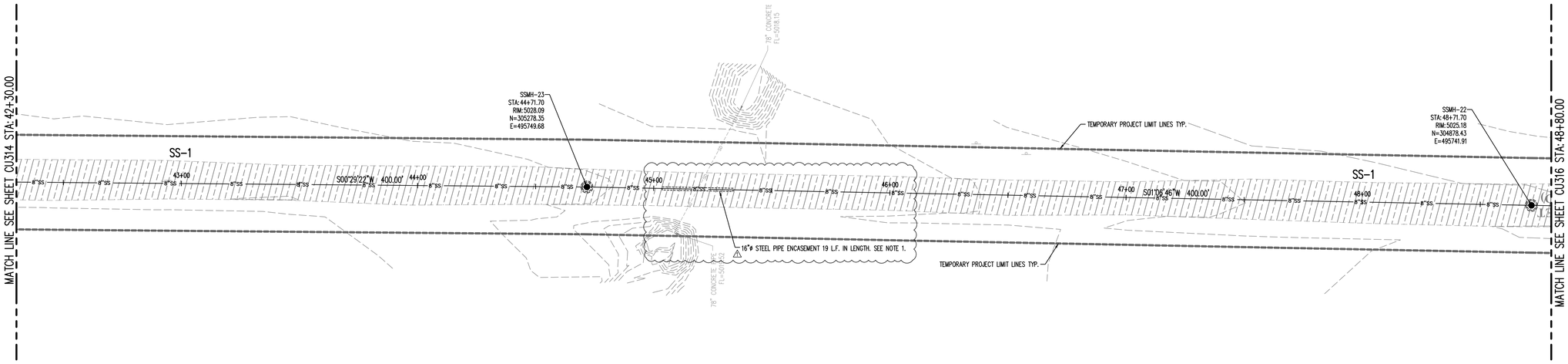
CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU314

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811
Utah811.com





KEYMAP-(NTS)

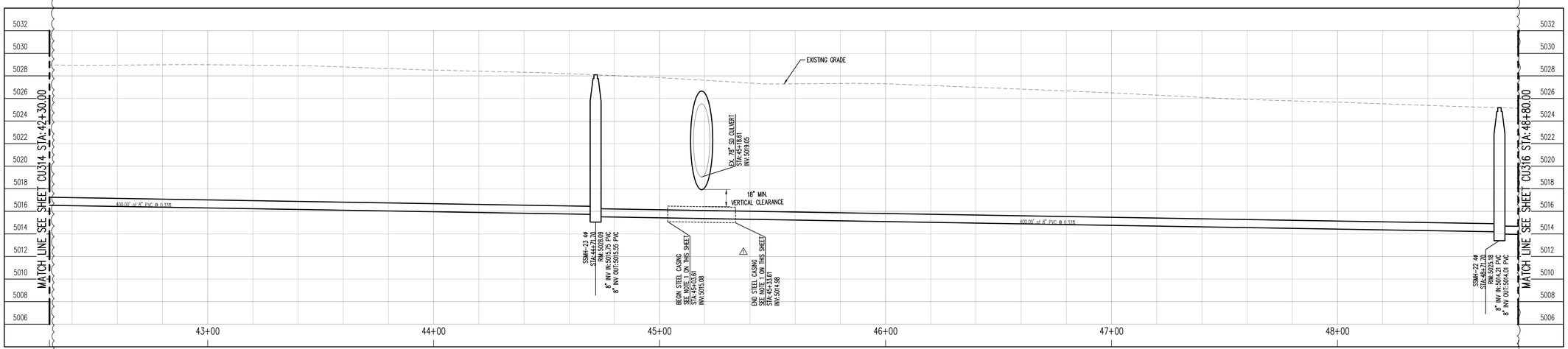
SCALE 1"=20'

HORIZONTAL SCALE
SCALE 1"=20'

VERTICAL SCALE
SCALE 1"=4'

NOTES: REFER TO NOTES ON CU300.

1. STEEL CASING TO BE THE DIAMETER SHOWN ON PLANS. USE ASTM A53 STEEL PIPE WITH A MINIMAL WALL THICKNESS OF 0.375". THE ENDS OF THE CASING TO BE SEALED WATER TIGHT. USE ULTRA HIGH MOLECULAR WEIGHT POLYMER CASING SPACERS. STEEL CASING NOT TO EXTEND 15 FEET PAST CULVERT ON BOTH SIDES.



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
#8023335

REV	DATE	DESCRIPTION
1	10/3/2023	PR 002.1

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

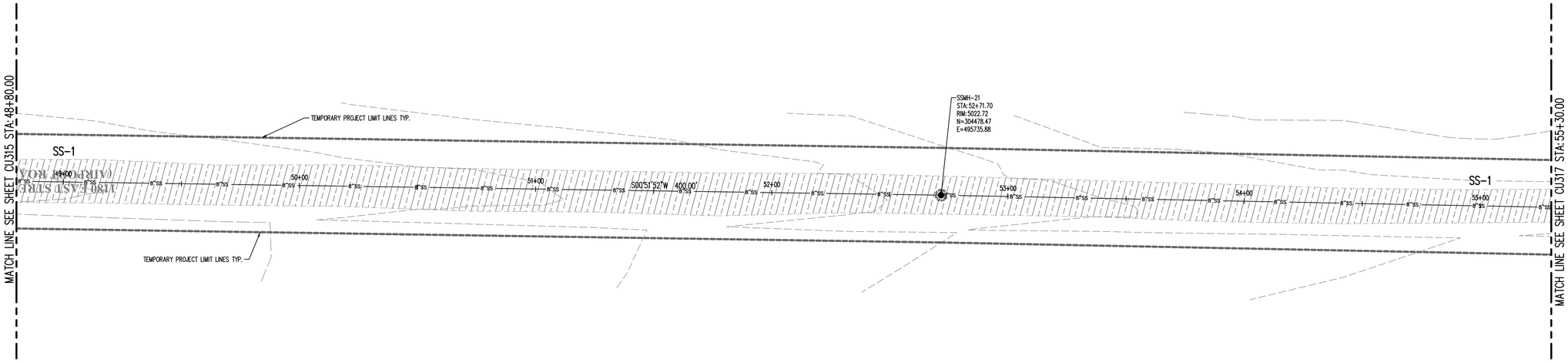
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU315





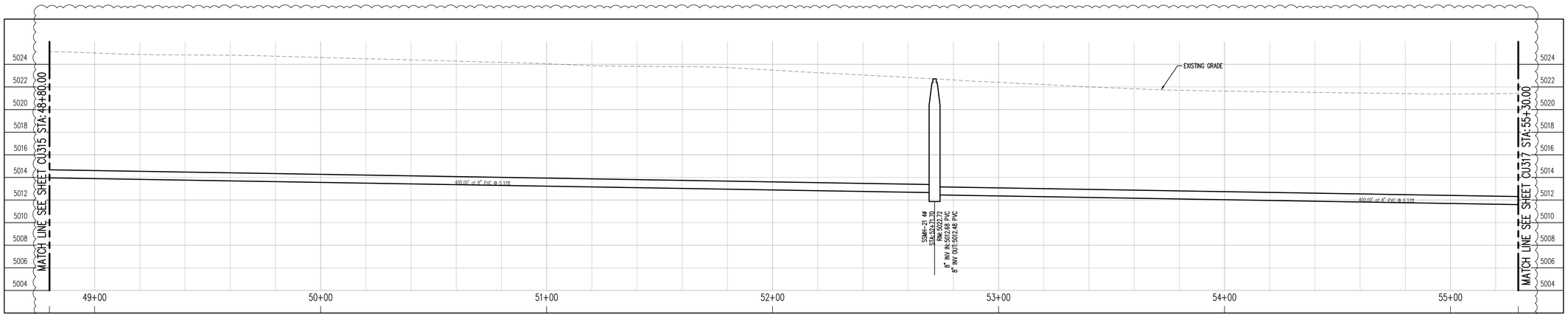
KEYMAP-(NTS)

SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
SCALE 1"=20'

VERTICAL SCALE
SCALE 1"=4'



⚠ SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
#8023335

REV	DATE	DESCRIPTION
⚠1	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

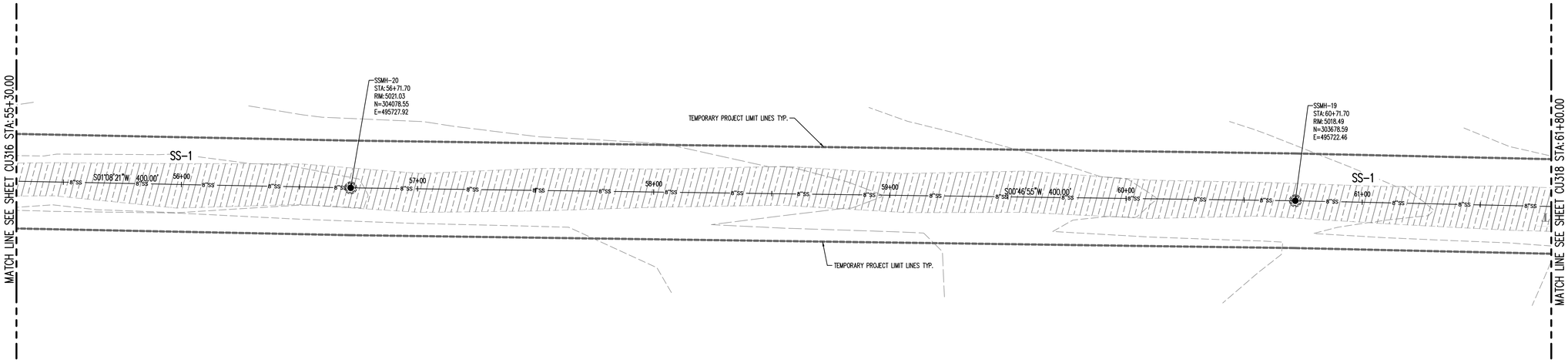
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU316





KEYMAP-(NTS)

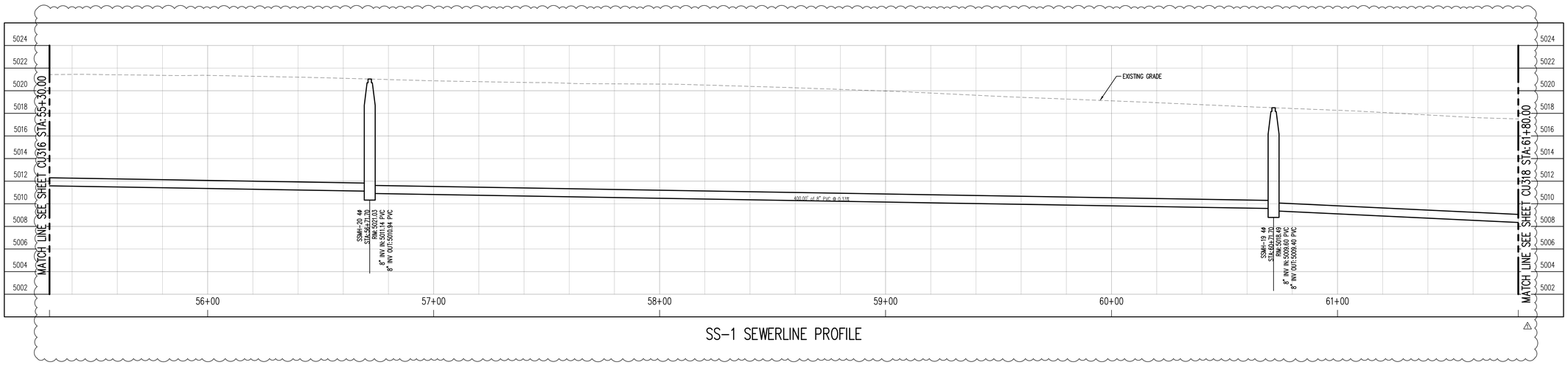
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
NICHOLE LEE LUTH
8023335
DATE ISSUED:
10/3/23

REV	DATE	DESCRIPTION
1	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

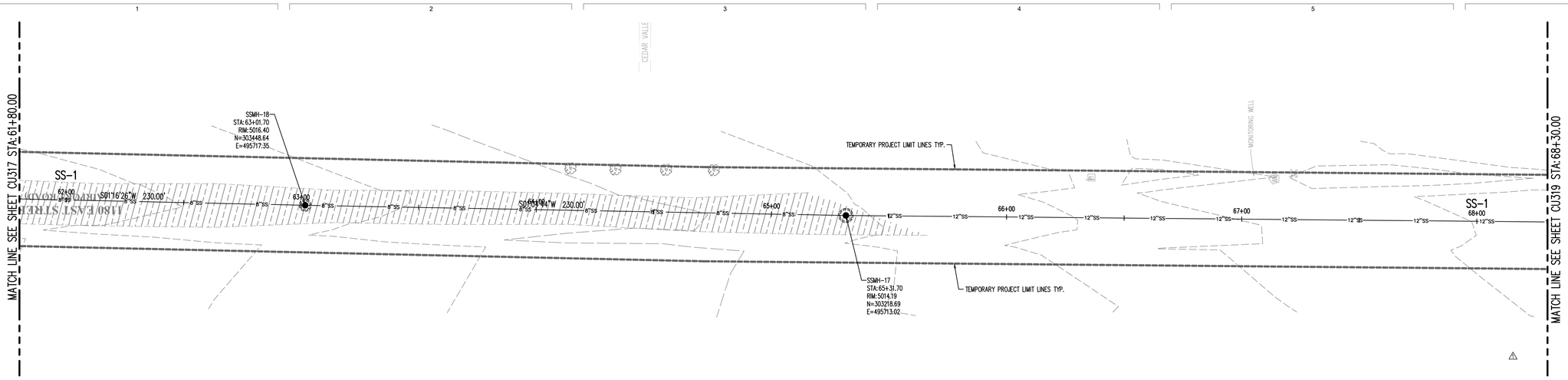
CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU317

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811
Dial before you dig





KEYMAP-(NTS)

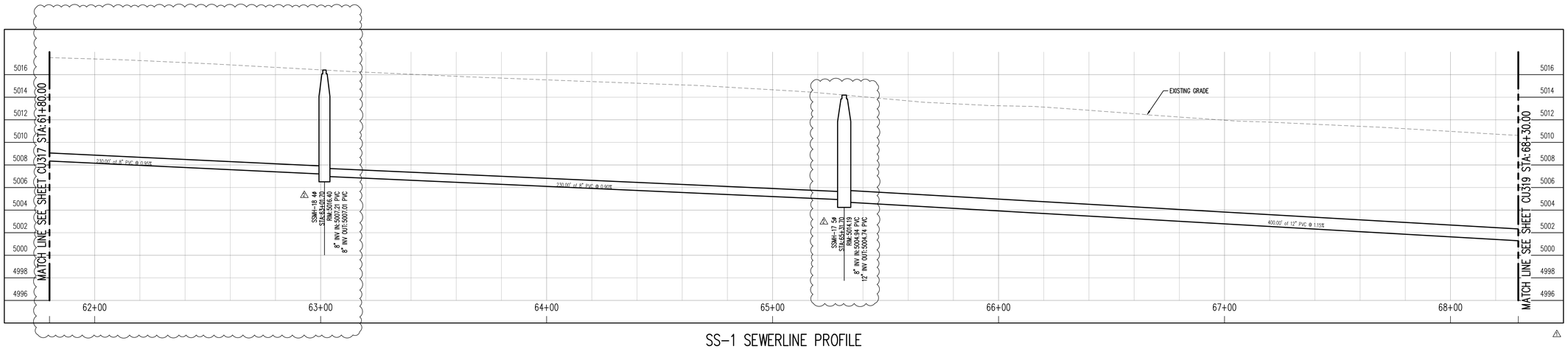
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED:
10/3/23
NICHOLE LEE LUTH
8023335

REV	DATE	DESCRIPTION
1	8/24/2023	PR 002
2	10/3/2023	PR 002.1

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

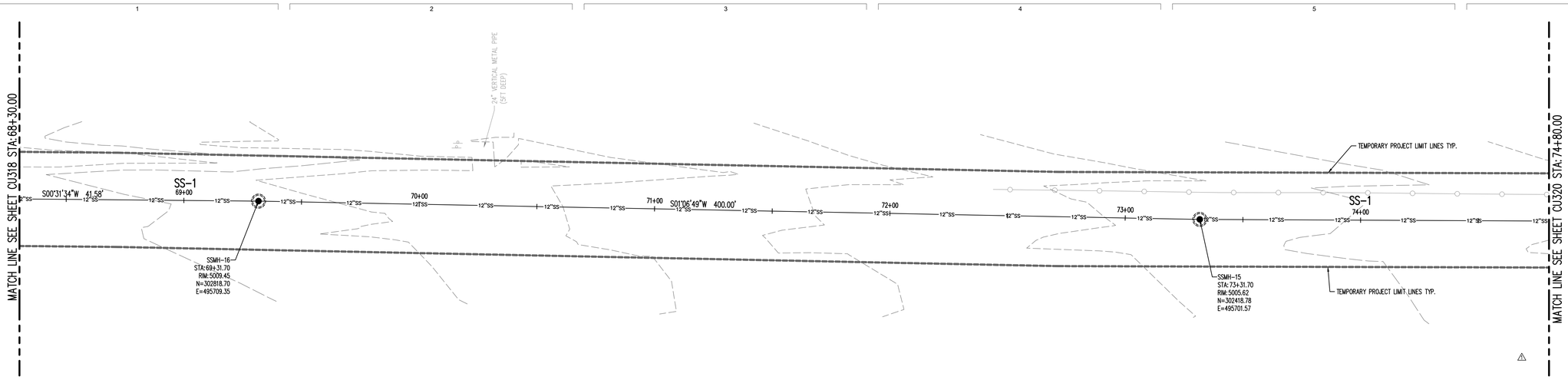
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

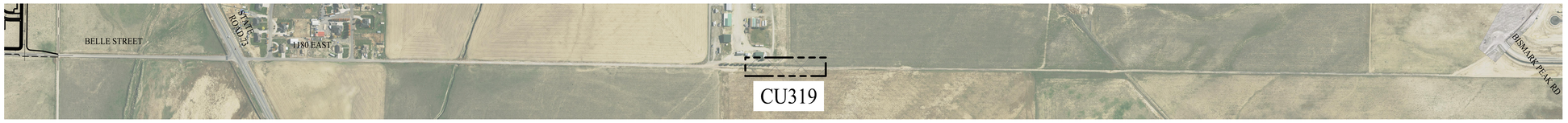
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU318





KEYMAP-(NTS)

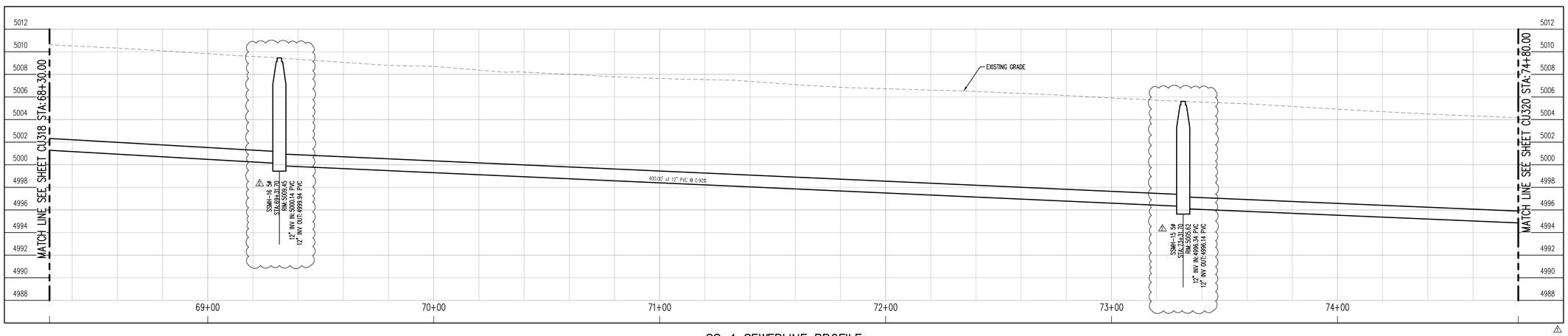
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED:
10/3/23
NICHOLE LEE LUTH
8023335

REV	DATE	DESCRIPTION
1	8/24/2023	PR 002
2	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

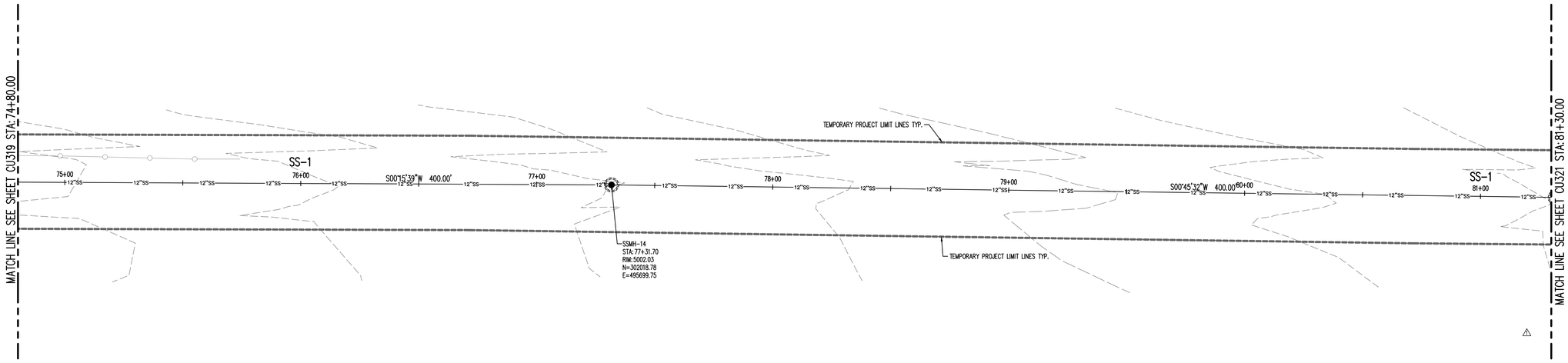
CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU319

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811
Blue Stakes of Utah.com





KEYMAP-(NTS)

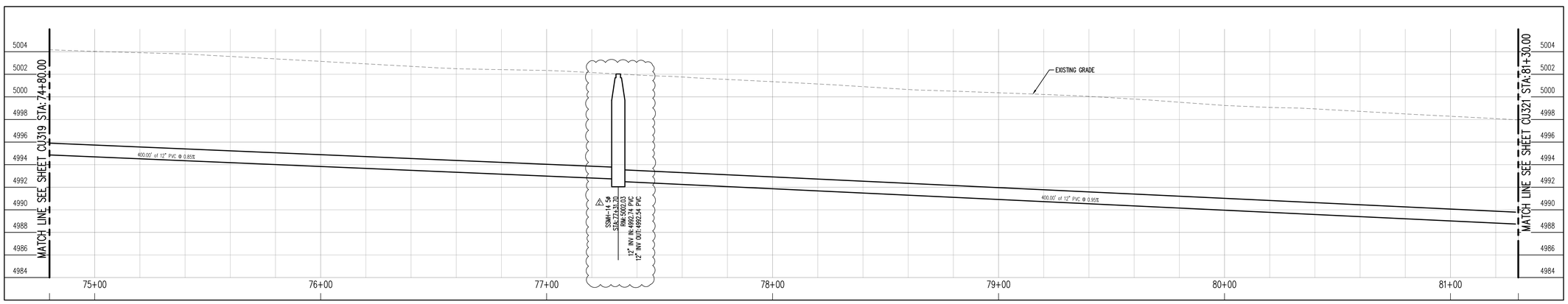
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
8023335

REV	DATE	DESCRIPTION
1	8/24/2023	PR 002
2	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

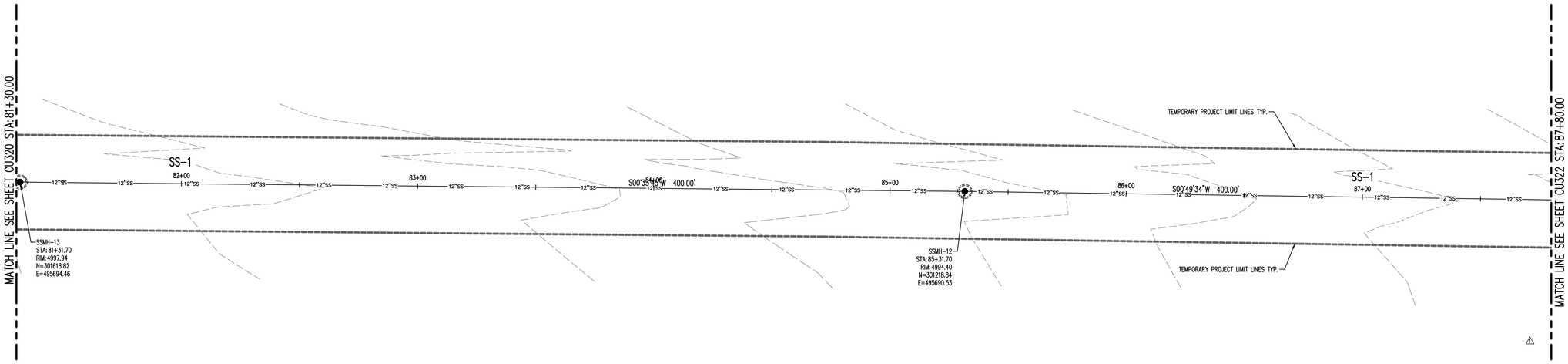
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU320

Blue Stakes of Utah 811





KEYMAP-(NTS)

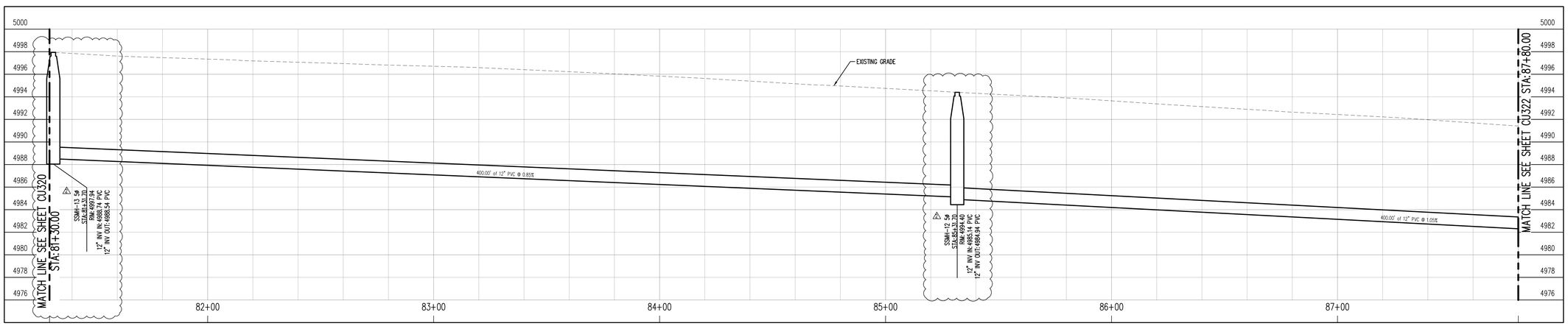
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800 VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
8023335

REV	DATE	DESCRIPTION
1	8/24/2023	PR 002
2	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

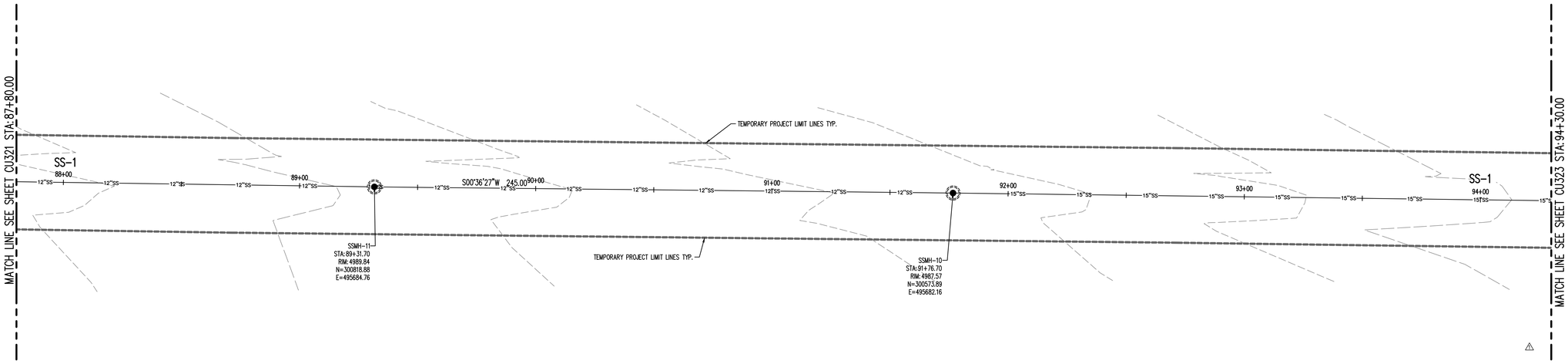
CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU321

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811 Bluestakes.org





KEYMAP-(NTS)

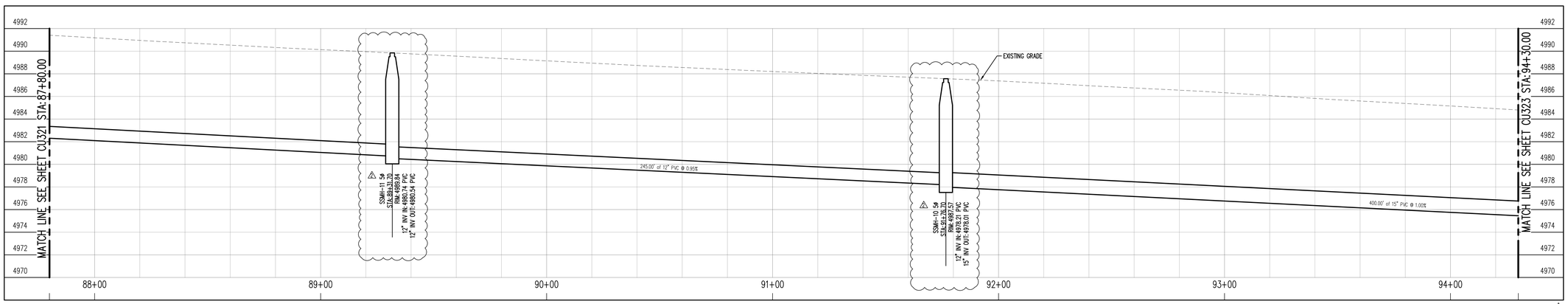
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED:
10/3/23
NICHOLE LEE LUTH
8023335

REV	DATE	DESCRIPTION
1	8/24/2023	PR 002
2	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

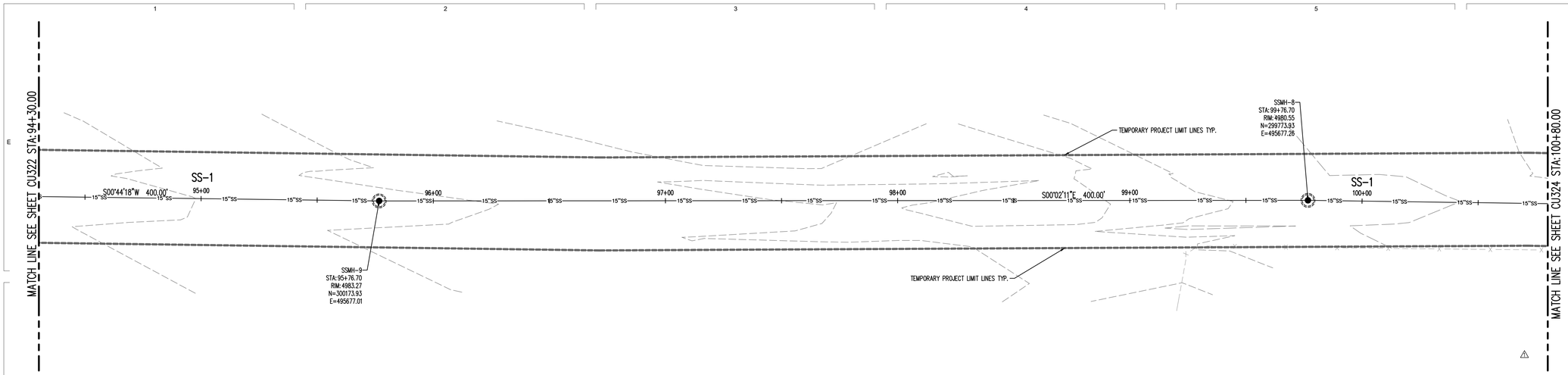
CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU322

25 YEARS OF EXCELLENCE

Blue Stakes of Utah 811
Dial before you dig





KEYMAP-(NTS)

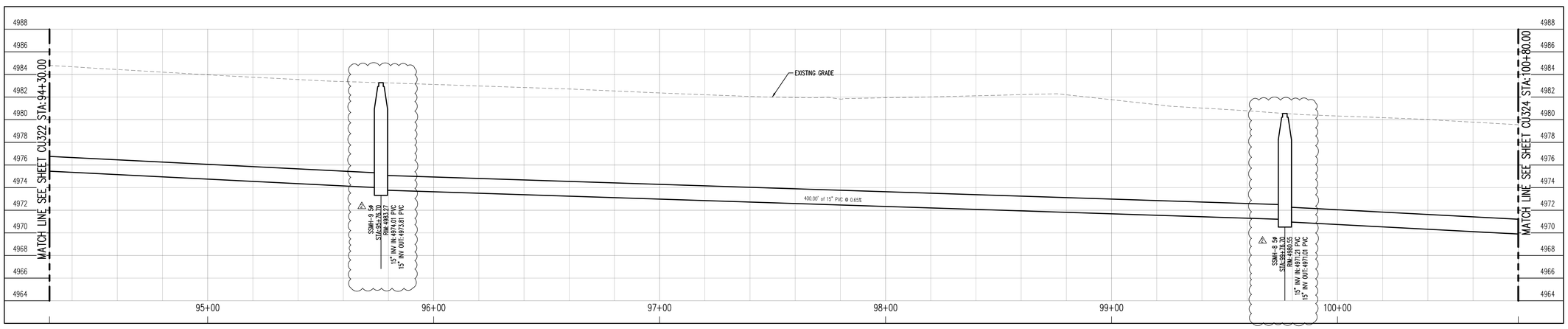
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800 VCBO.COM

STATE OF UTAH
NICHOLE LEE LUTH
8023335
DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
1	8/24/2023	PR 002
2	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

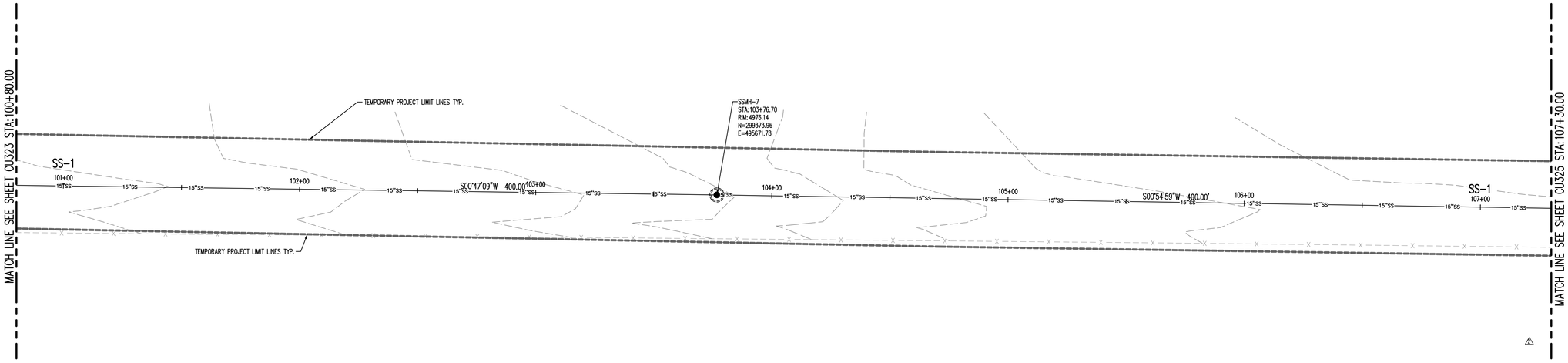
CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU323

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811
Dig Safely. Call Before You Dig.





KEYMAP-(NTS)

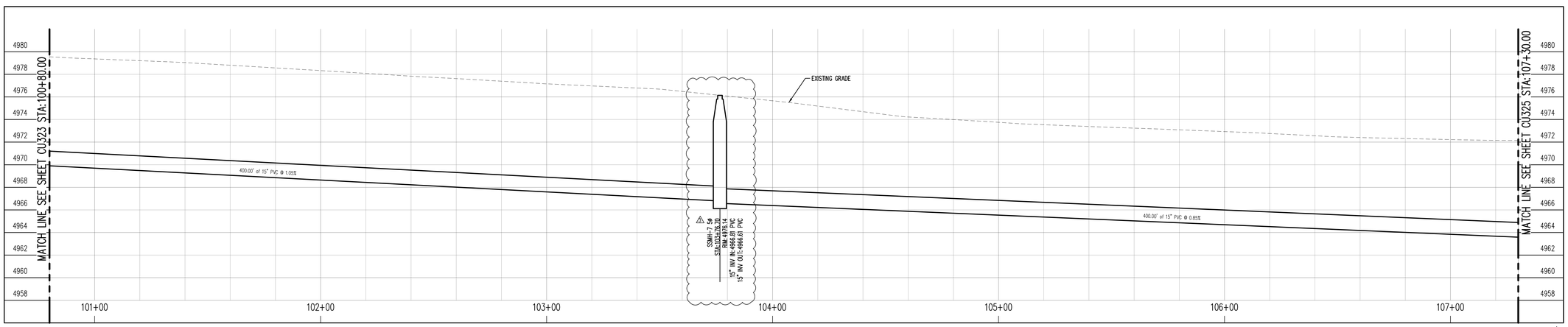
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
8023335

REV	DATE	DESCRIPTION
1	7/5/2023	PR-2
2	8/24/2023	PR 002
3	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

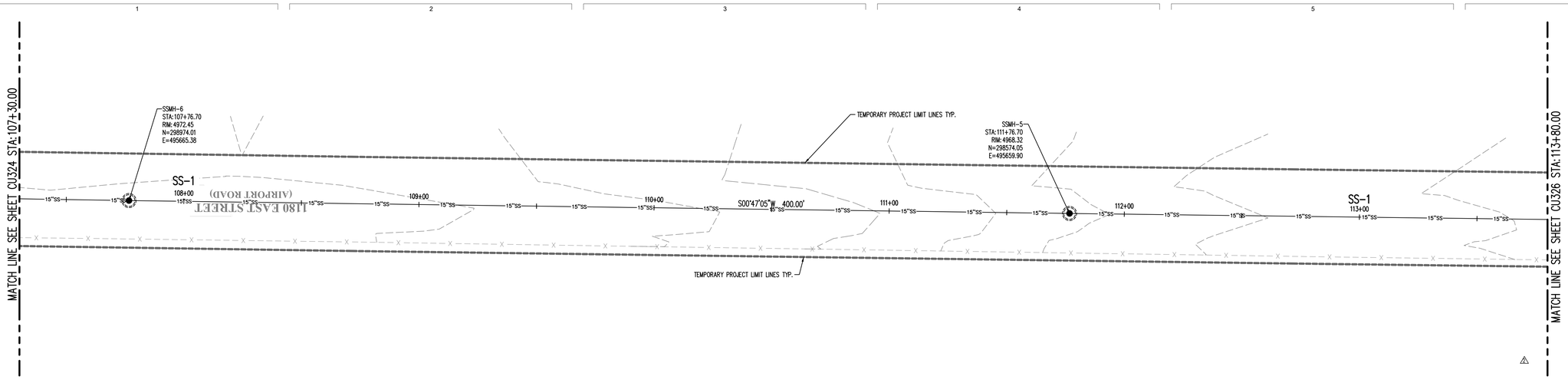
CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU324

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811
Dial 811 or blue stakes.com





KEYMAP-(NTS)

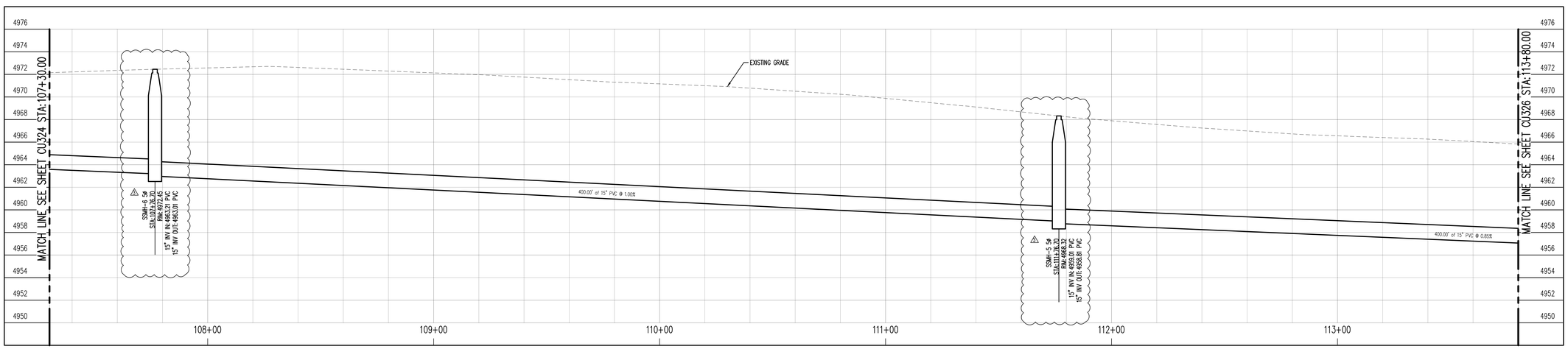
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED:
10/3/23
NICHOLE LEE LUTH
8023335

REV	DATE	DESCRIPTION
1	7/5/2023	PR-2
2	8/24/2023	PR 002
3	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

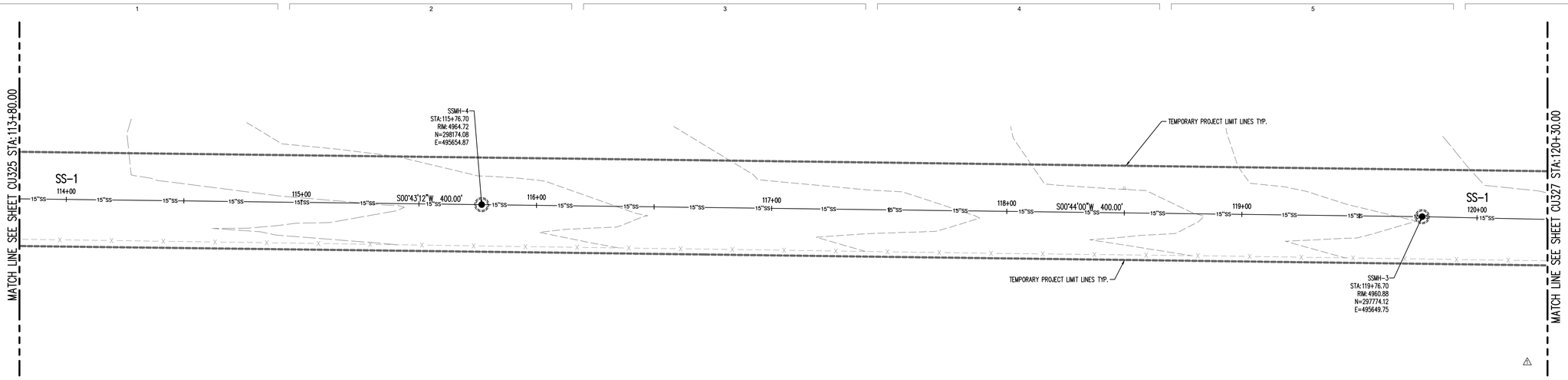
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU325

Blue Stakes of Utah 811





KEYMAP-(NTS)

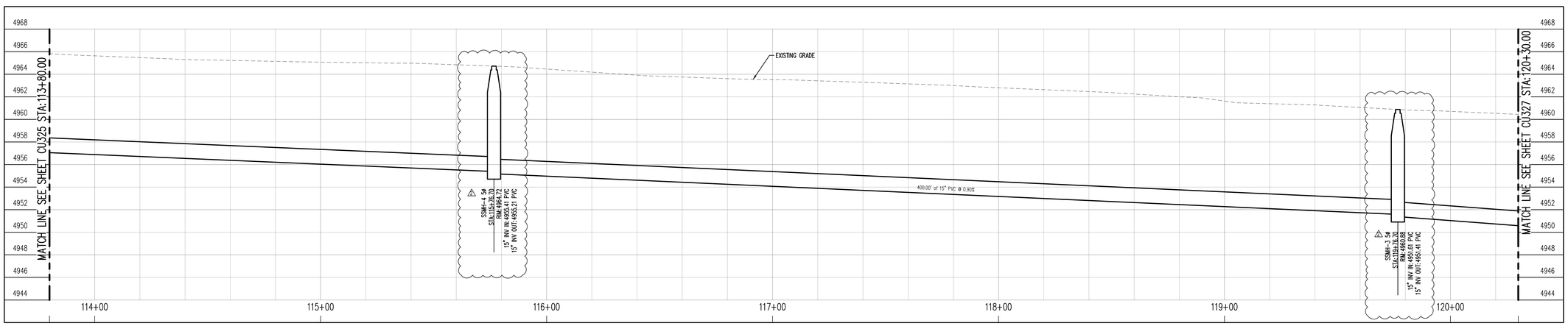
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
No.8023335

REV	DATE	DESCRIPTION
1	8/24/2023	PR 002
2	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

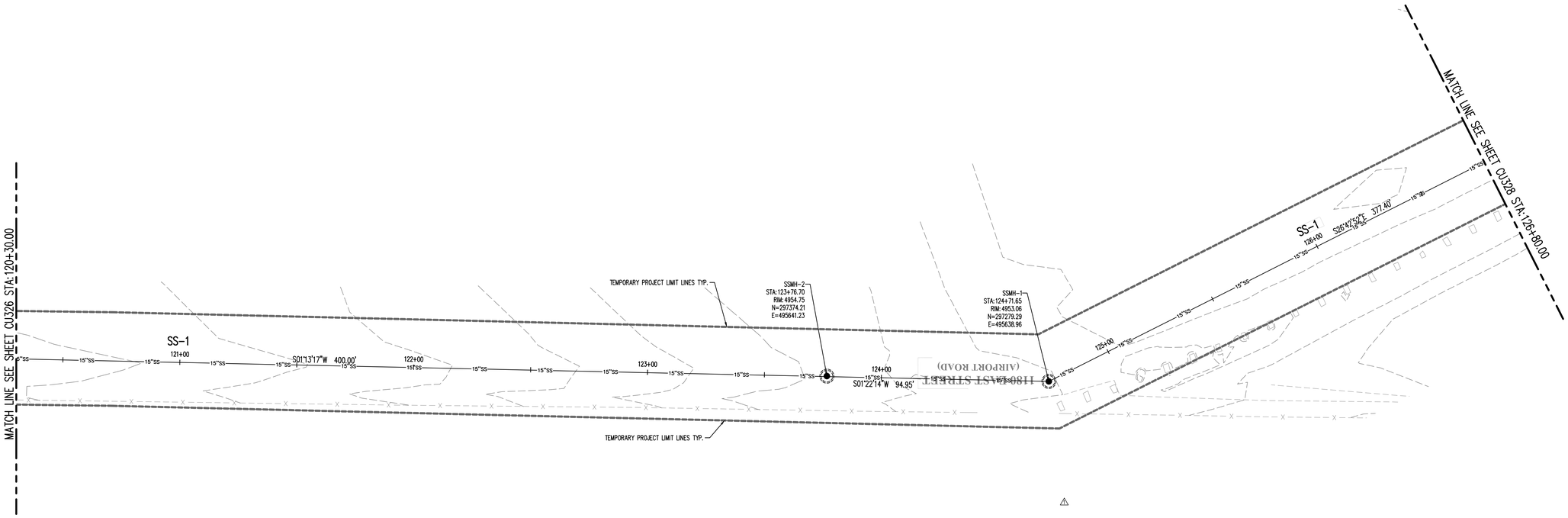
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU326





KEYMAP-(NTS)

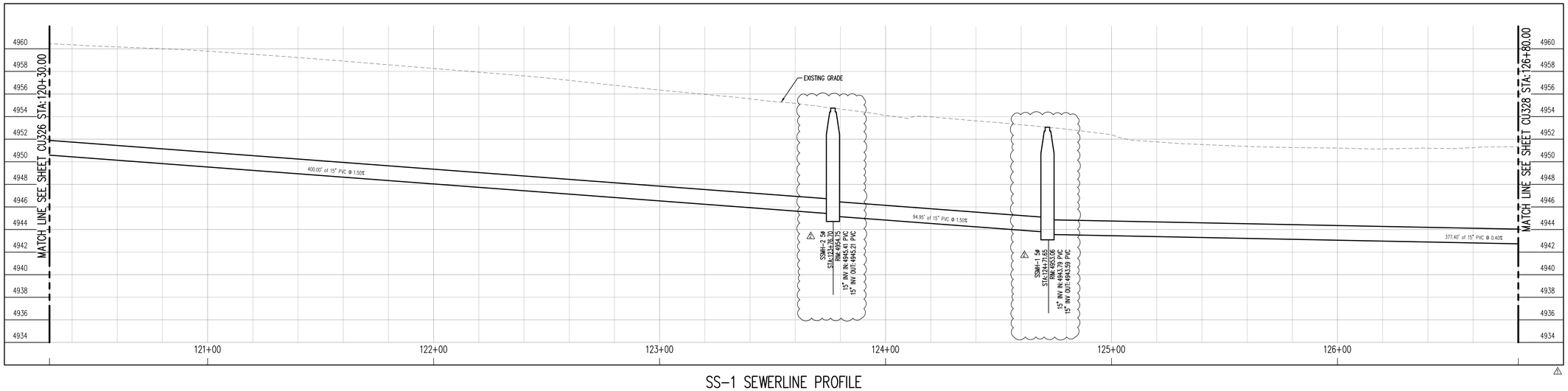
MERIDIAN ENGINEERING, INC

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800 VCBO.COM

STATE OF UTAH
JUSTIN W. LUTH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
No.8023335

REV	DATE	DESCRIPTION
1	8/24/2023	PR 002
2	10/3/2023	PR 002.1

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

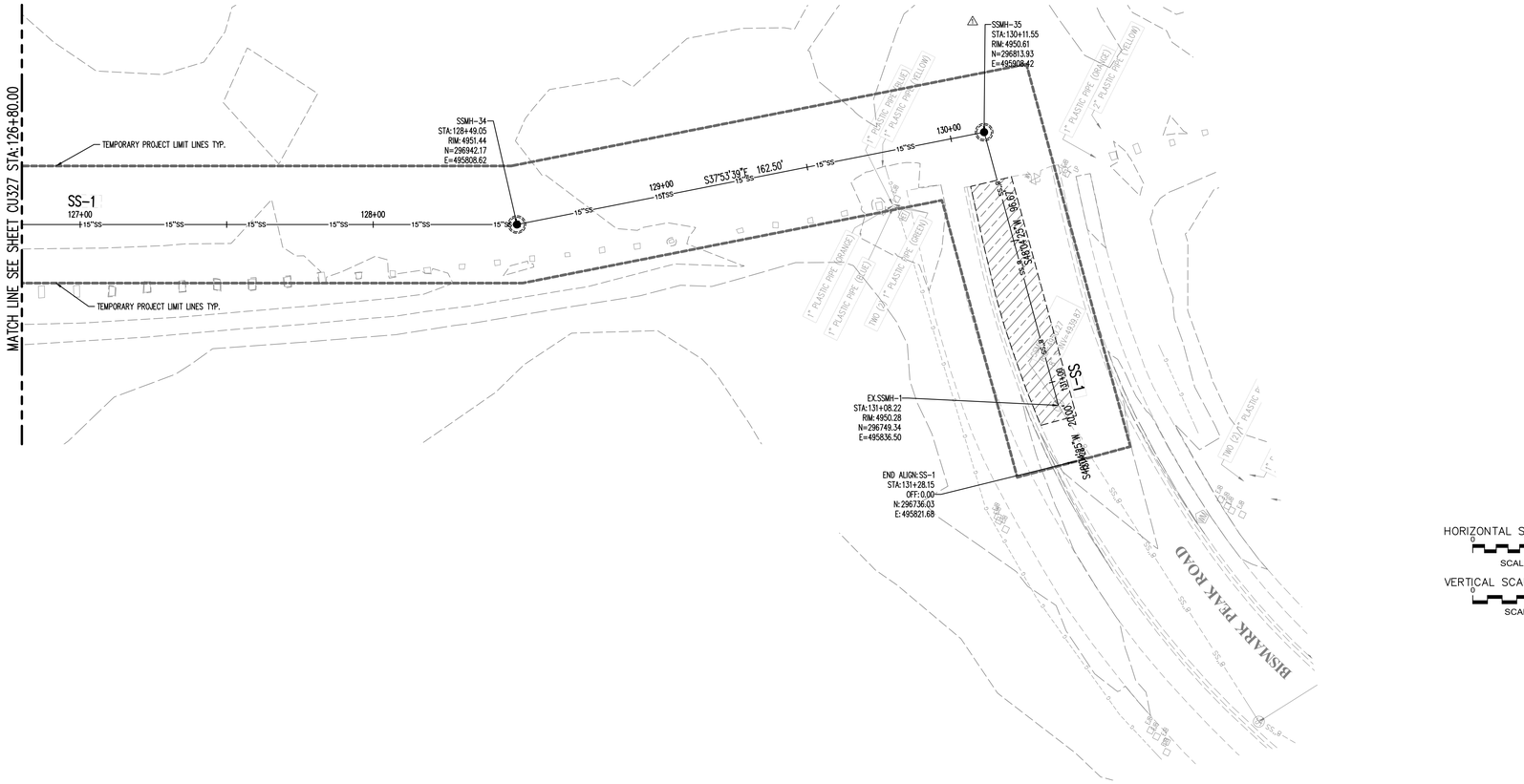
CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of Utah 811

CU327



HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

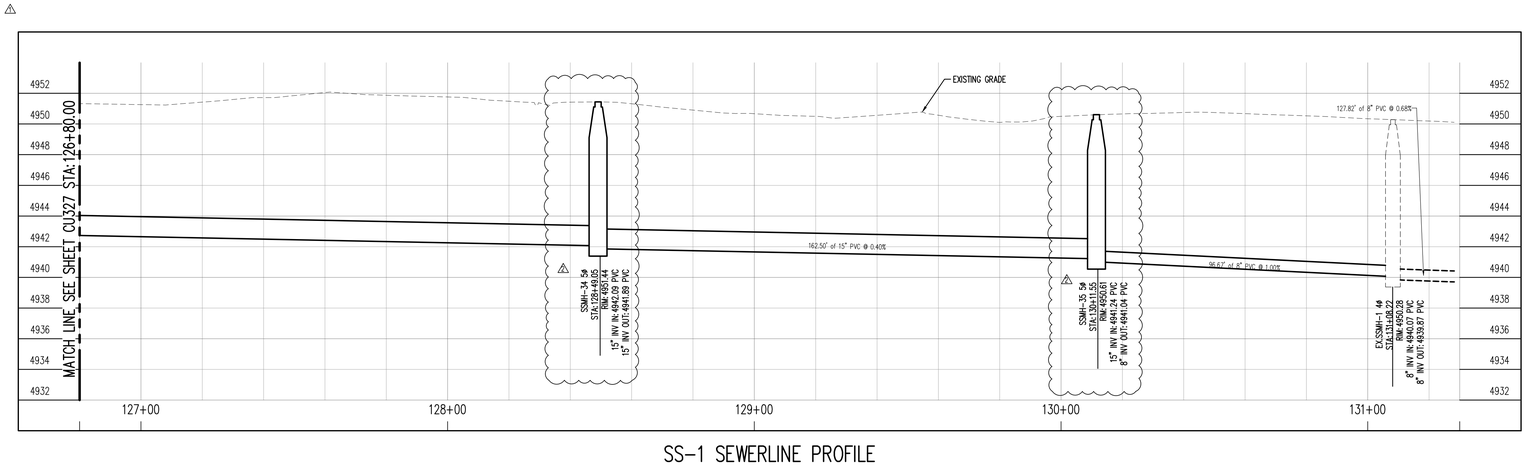
MERIDIAN ENGINEERING

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.



KEYMAP-(NTS)



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800 VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
No.8023335

REV	DATE	DESCRIPTION
1	8/24/2023	PR 002
2	10/3/2023	PR 002.1

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

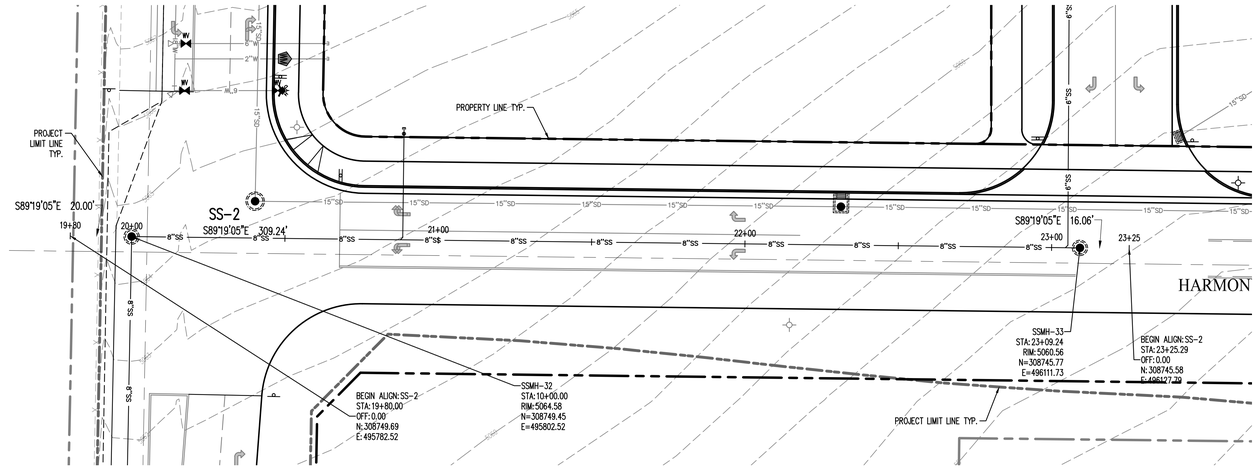
CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

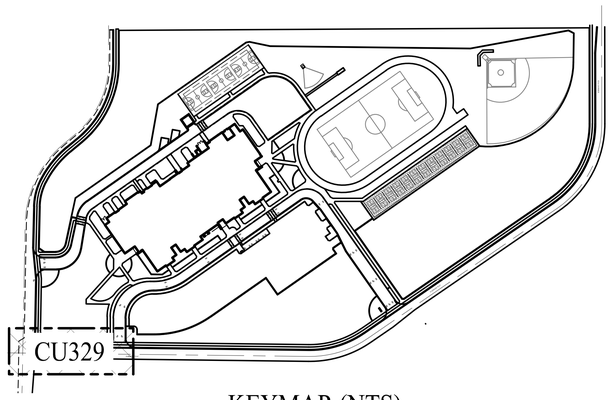
Blue Stakes of UTAH 811

CU328



HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

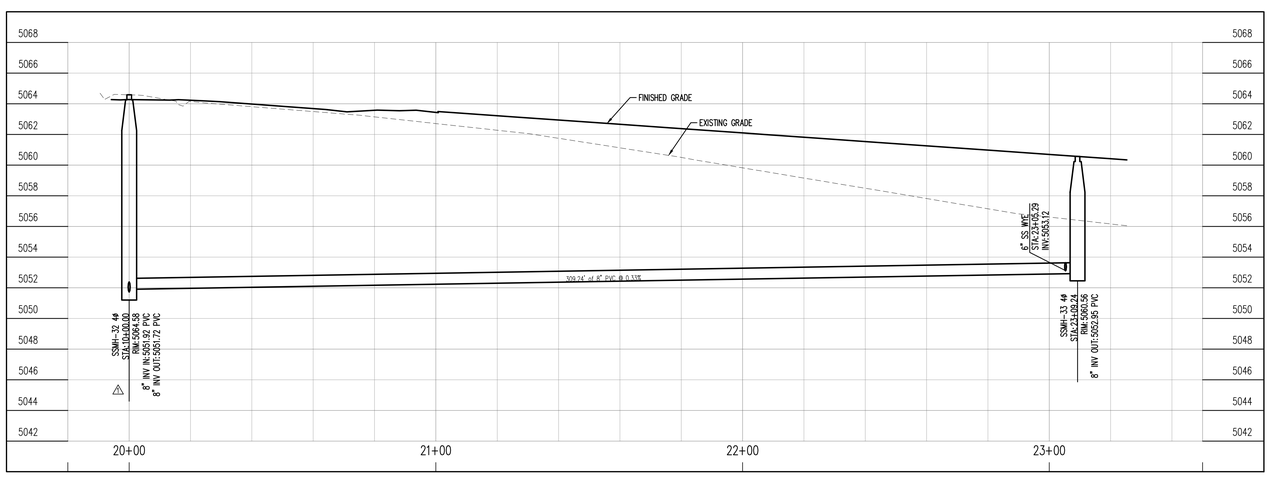


KEYMAP-(NTS)



0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.



SS-2 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED:
10/3/23
NICHOLE LEE LUTH
8023335

REV	DATE	DESCRIPTION
1	7/5/2023	PR-2

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

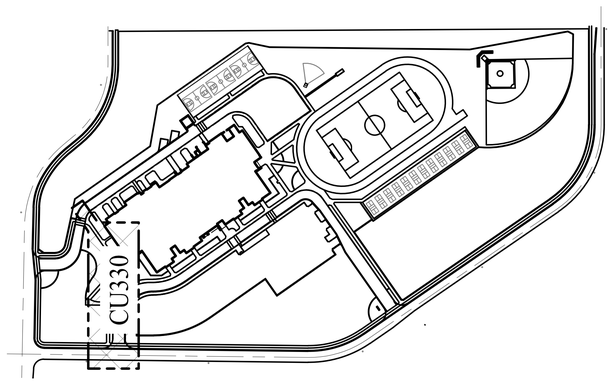
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

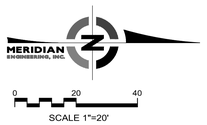
CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

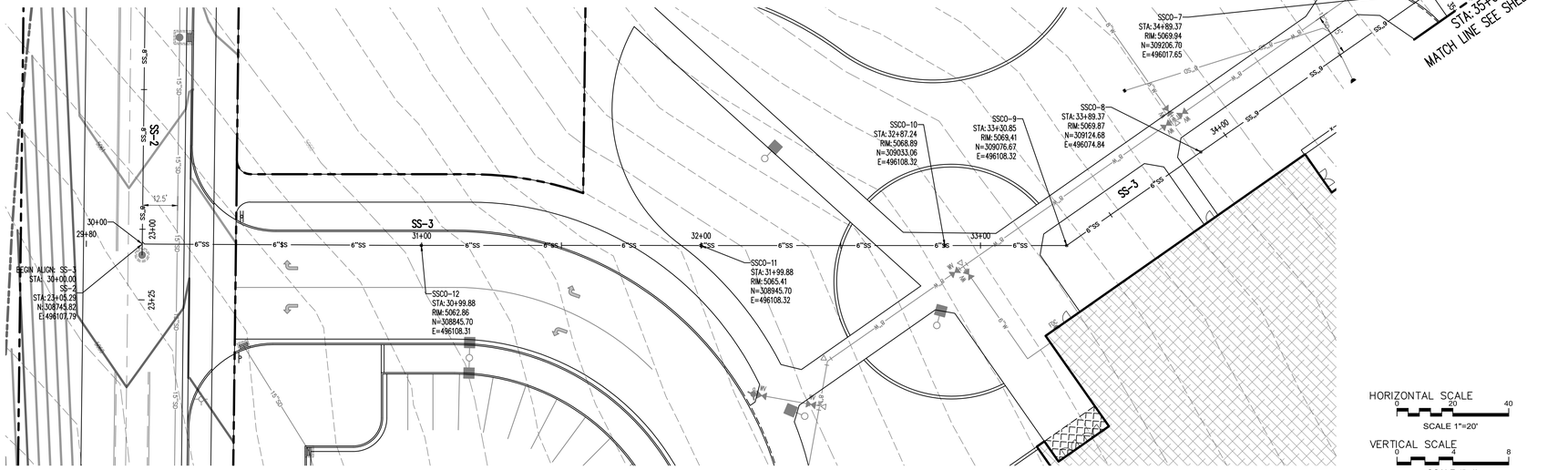
CU329

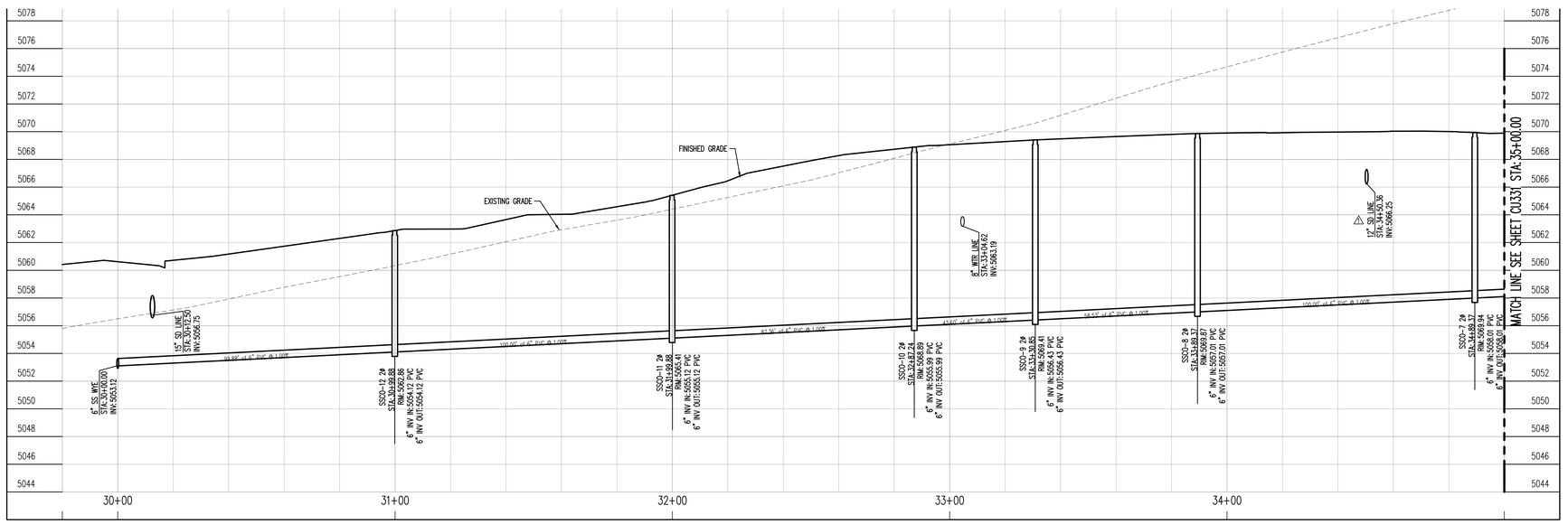


KEYMAP-(NTS)



NOTES: REFER TO NOTES ON CU300.





SS-3 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
No. 8023335

REV	DATE	DESCRIPTION
1	8/23/2023	ASI 003

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

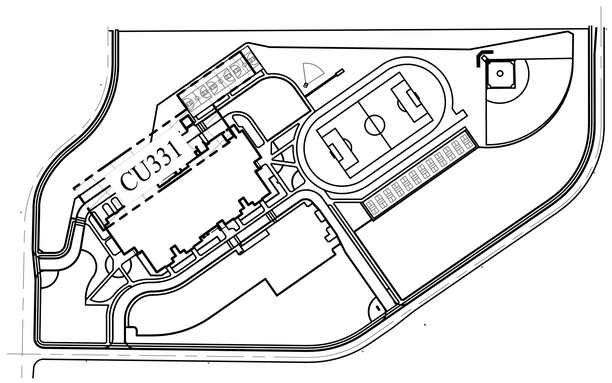
CONFORMANCE SET

ONSITE SEWER LINE
PLAN AND PROFILE

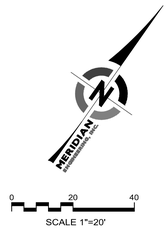
CU330

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

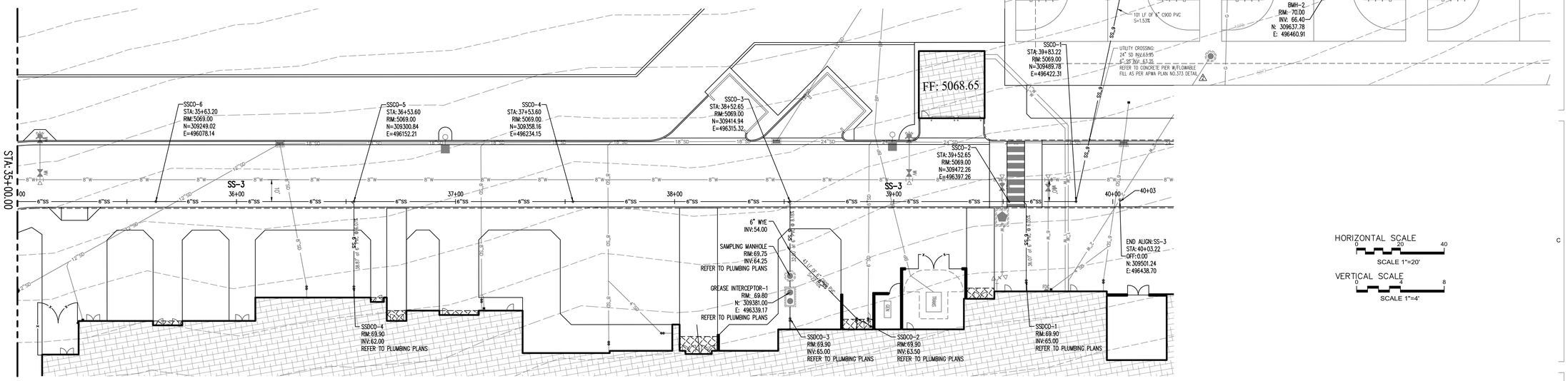
Blue Stakes of UTAH 811 Bluestakes.org

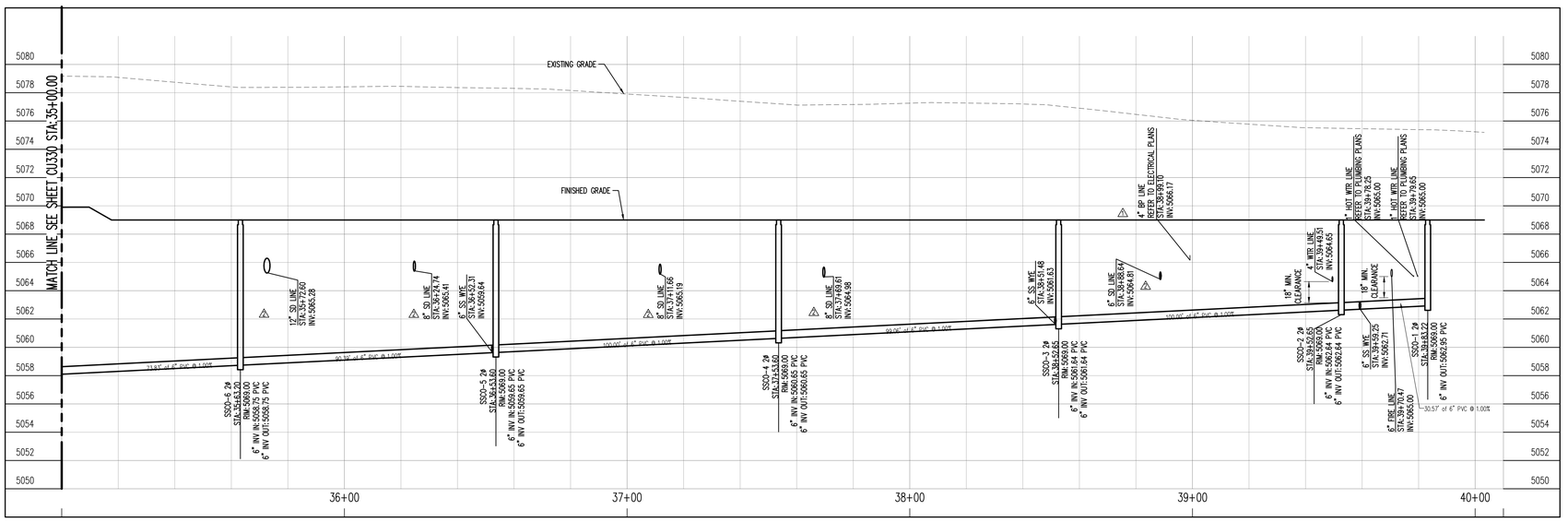


KEYMAP-(NTS)



NOTES: REFER TO NOTES ON CU300.





SS-3 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
No. 8023335

REV	DATE	DESCRIPTION
1	7/5/2023	PR-2
2	8/23/2023	ASI 003

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

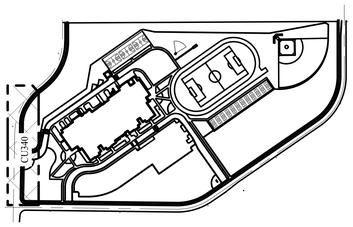
CONFORMANCE SET

ONSITE SEWER LINE PLAN AND PROFILE

CU331

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811
Bluestakesutah.com



KEYMAP-(NTS)

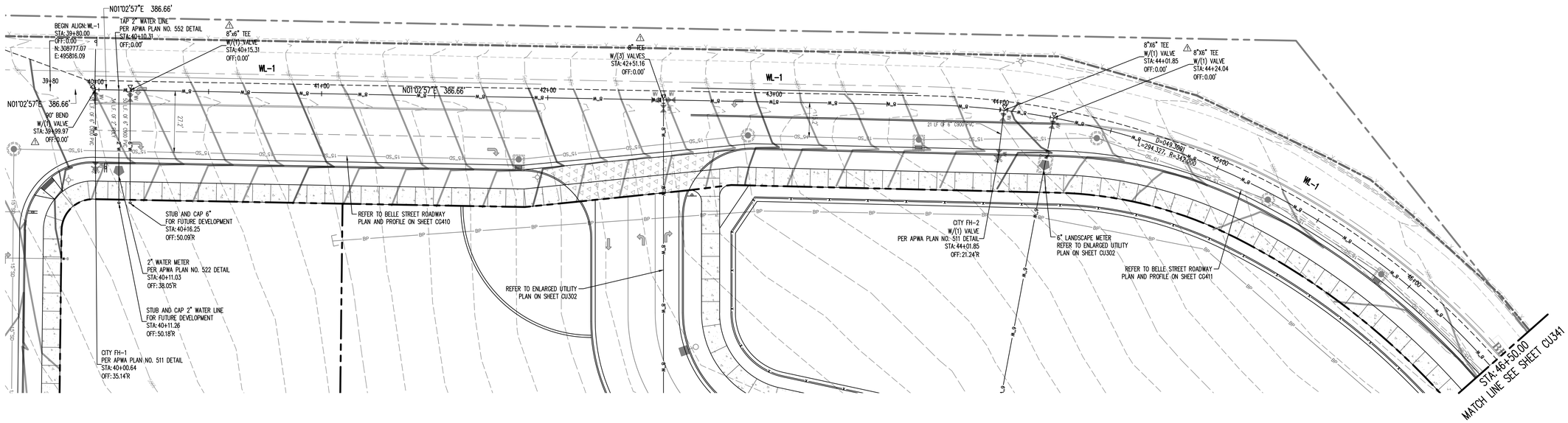
MERIDIAN ENGINEERING, INC.

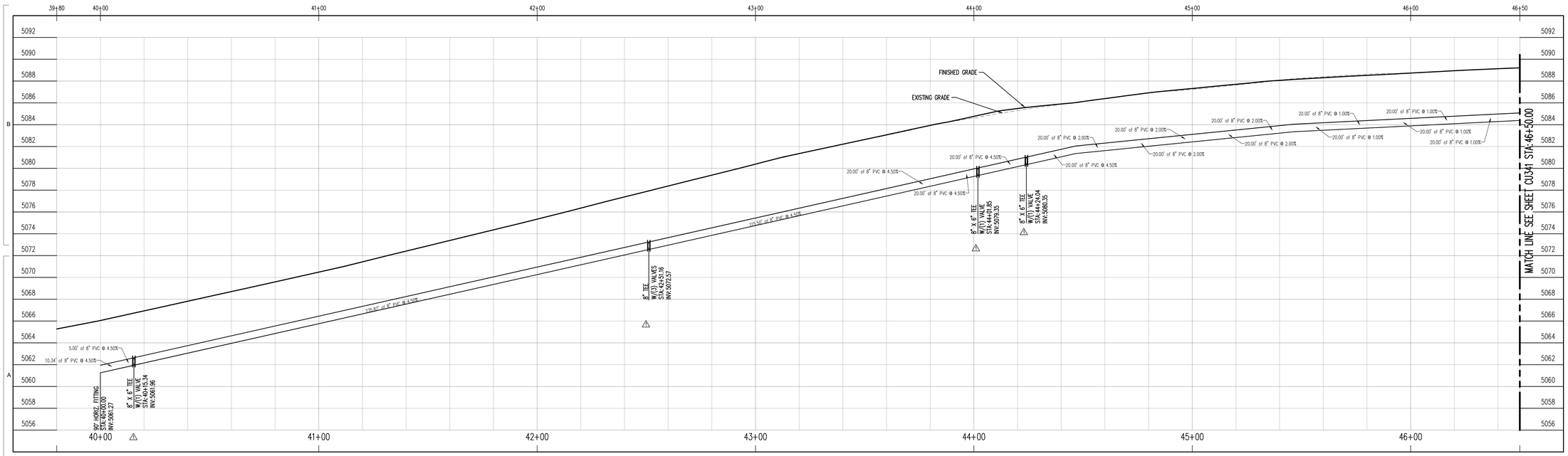
0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'





WL-1 WATERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
No. 8023335

REV	DATE	DESCRIPTION
1	7/5/2023	PR-2

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

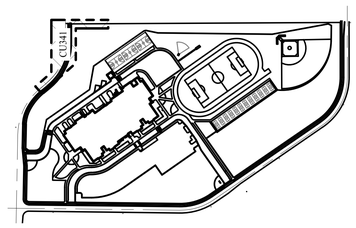
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

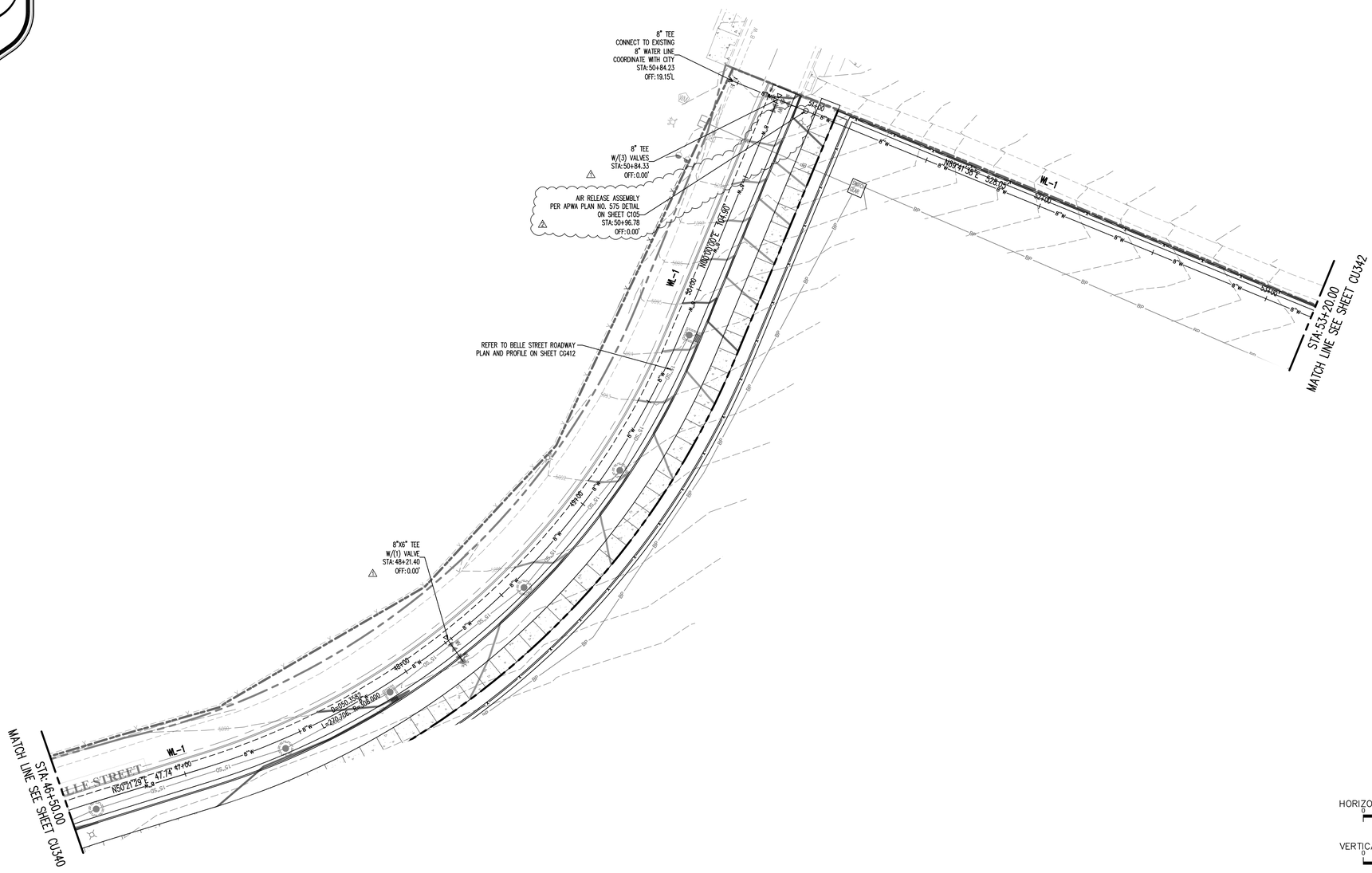
CONFORMANCE SET

WATER LINE PLAN AND PROFILE

CU340



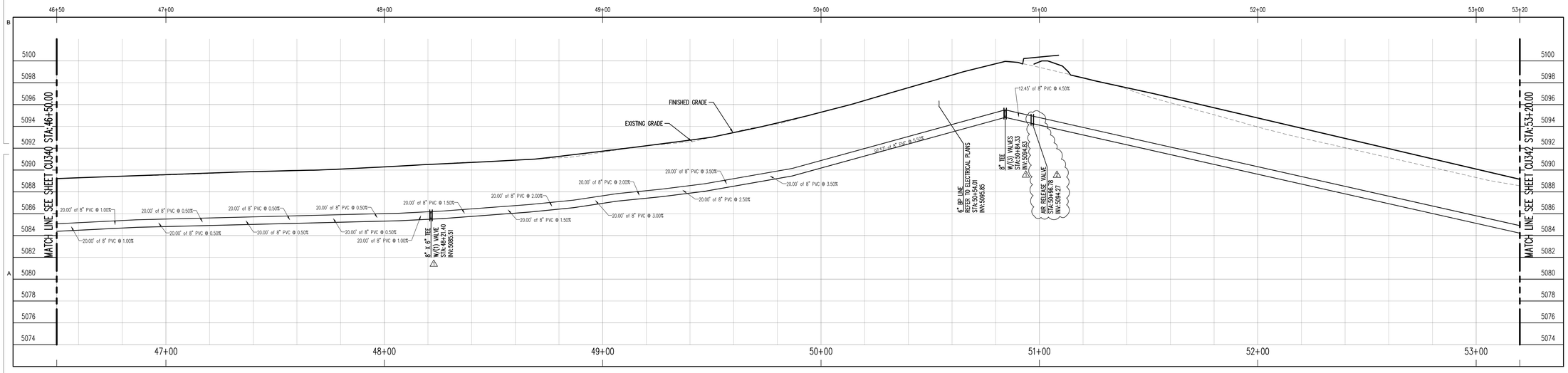
KEYMAP-(NTS)



NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



WL-1 WATERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8600
VCBO.COM

REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
DATE ISSUED:
10/3/23
NICHOLE LEE LUTH
No. 8023335

REV	DATE	DESCRIPTION
1	7/5/2023	PR-2
2	10/3/2023	PR.002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

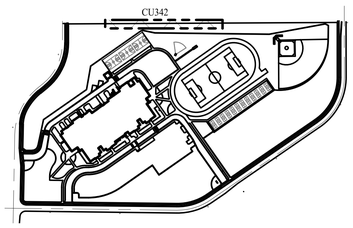
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

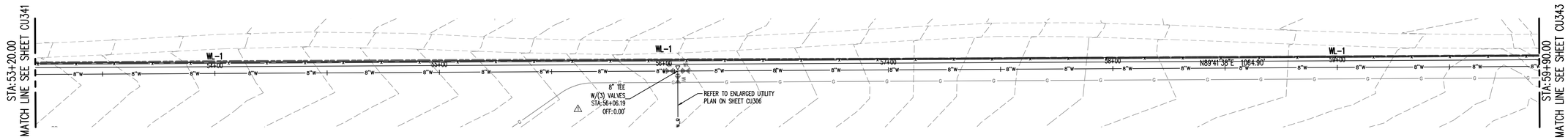
CONFORMANCE SET

WATER LINE PLAN
AND PROFILE

CU341



KEYMAP-(NTS)



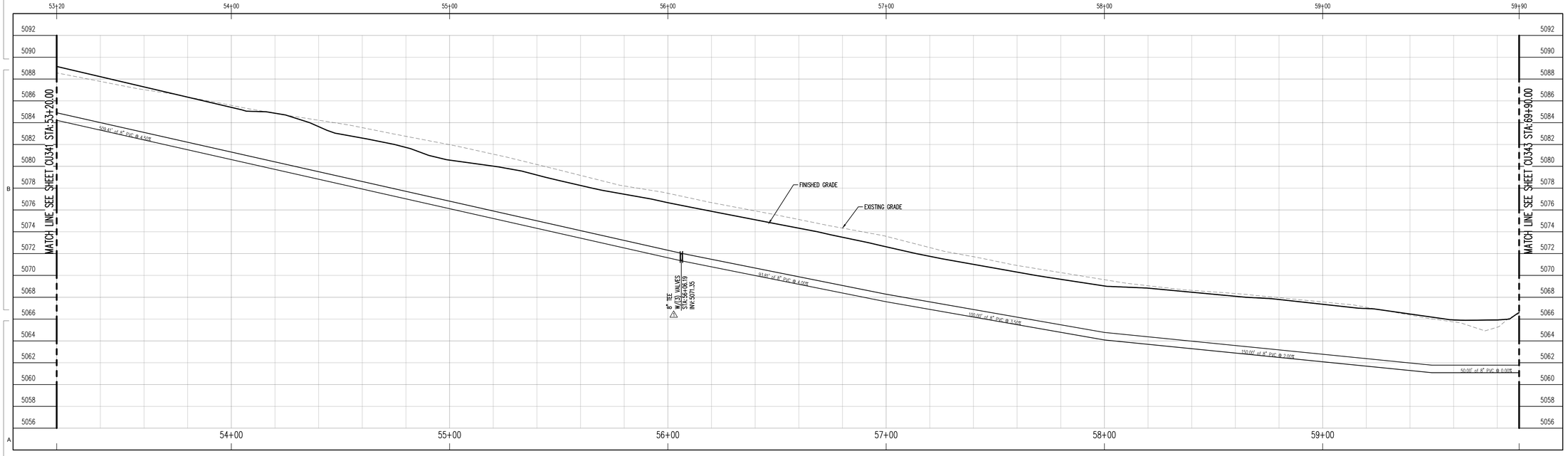


0 20 40
SCALE 1"=20'

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

NOTES: REFER TO NOTES ON CU300.



WL-1 WATERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REGISTERED STATE OF UTAH
NICHOLE LEE LUTH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
No.8023335

REV	DATE	DESCRIPTION
1	7/5/2023	PR-2

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

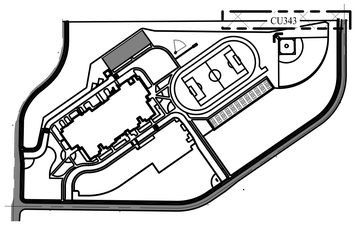
CONFORMANCE SET

WATER LINE PLAN
AND PROFILE

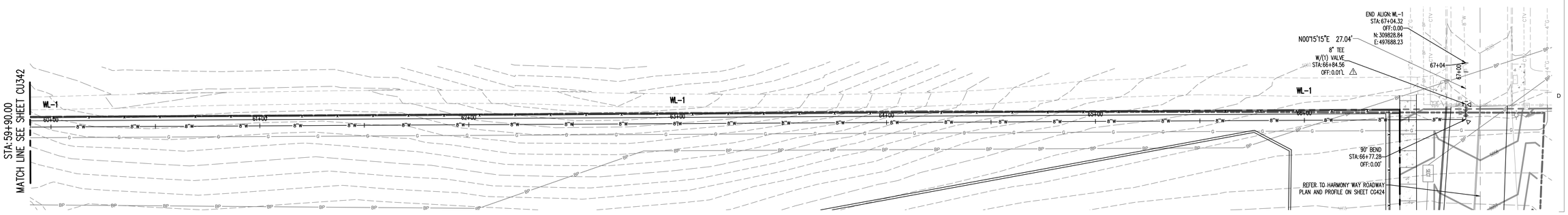
CU342

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of Utah 811
Dial 811 or Call 811.org



KEYMAP-(NTS)

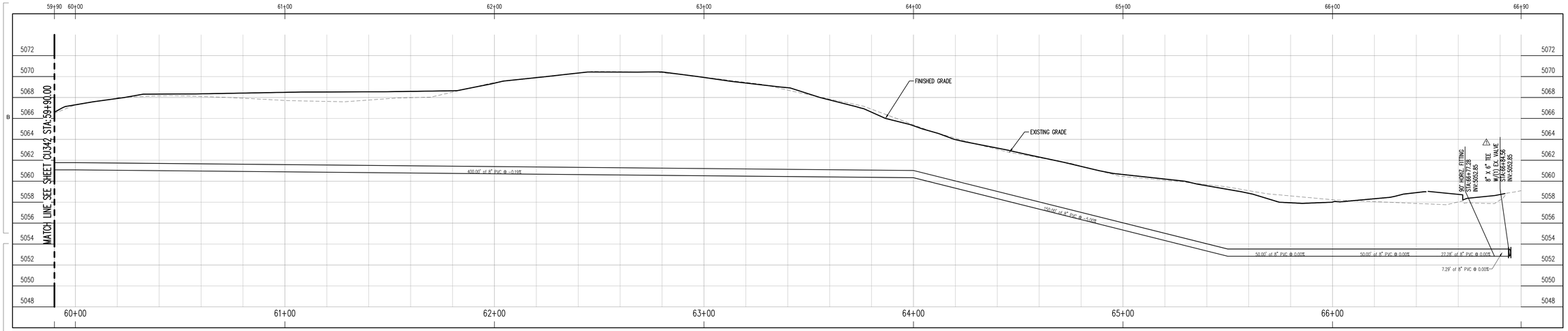




NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



WL-1 WATERLINE PROFILE

VCBO ARCHITECTURE
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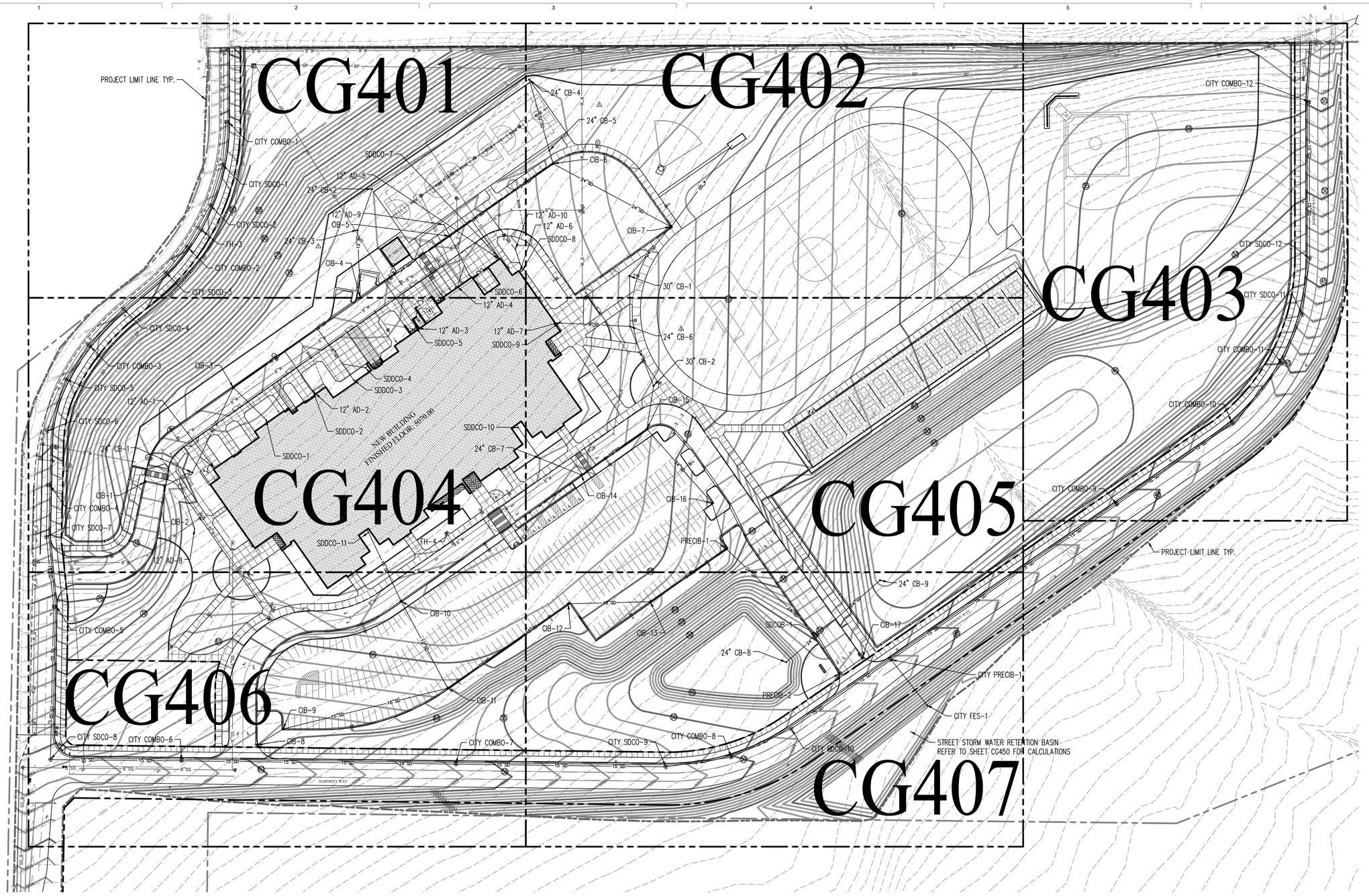
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

WATER LINE PLAN
AND PROFILE

CU343



GENERAL GRADING NOTES:

1. REFER TO SHEET ARCHITECTURAL SITE PLAN DETAILS FOR RAISED PLANTERS, HANDICAP RAMPS, SIDEWALK DETAILS, FLUSH CURB, DIMENSIONS OF PLAYGROUND, PARKING LOT STRIPING AND SITE FENCING WITH MOW STRIP.
2. CONTOURS OF THE SITE ARE BASED ON A SURVEY BY MERIDIAN ENGINEERING INC. REFER TO SHEET C200 FOR PROJECT BENCH MARK AND BASIS OF BEARING.
3. ALL WORK IN BELLE CITY ROADWAY AND HARMONY ROADWAY CITY ROADWAY SHALL BE IN ACCORDANCE WITH APWA AND CITY OF EAGLE MOUNTAIN CITY STANDARD PLANS AND SPECIFICATIONS. NEW CURB AND GUTTER, PAVEMENT REPAIRS, AND THE NEW DRIVEWAYS SHALL COMPLY WITH THESE APWA AND CITY STANDARDS. TRAFFIC CONTROL FOR THE PROJECT SHALL ALSO BE APPROVED BY THE CITY WHERE THE SITE ACCESSES TO PUBLIC STREETS. COORDINATE WITH CITY FOR PAVEMENT CONSTRUCTION IN RIGHT OF WAY TO THE REQUIRED PAVEMENT THICKNESS FOR ALL STREET REPAIRS.
4. PROVIDE APPROVED SILT PROTECTION FOR ALL NEW AND EXISTING CATCH BASINS UNTIL LANDSCAPING IS WELL ESTABLISHED AND PARKING IS COMPLETE. THE PIPING SYSTEM SHALL BE CLEANED OUT BEFORE FINAL APPROVAL. USE MIRAFI 'DANDY BAG' OR ANOTHER APPROVED EQUIVALENT FOR EXISTING INLET PROTECTION. REFER TO SHEET C500 AND C510.
5. DIMENSIONS OR COORDINATES ARE TO THE CENTER OF CATCH BASINS FOR AREA INLETS AND AT THE CENTER OF THE CATCH BASIN AT TBC FOR INLETS IN CURB AND GUTTER.
6. HANDICAP PARKING AREA SHALL NOT EXCEED 2% IN ANY DIRECTION. THE PERPENDICULAR CROSS SLOPE TO PARKING STALL IN OTHER AREAS OF THE PARKING LOT SHALL NOT EXCEED 4% IN SLOPE AND SLOPE SHALL NOT EXCEED 6% IN ANY DIRECTION FOR DRIVEWAYS.
7. ALL WALKWAYS SHALL NOT EXCEED 5% SLOPE. THE PERPENDICULAR CROSS SLOPE TO NOT EXCEED 2% MAX. SLOPE FOR WALKWAYS 2% MAX. FROM BUILDING OR STAIR RISERS FOR 5' MINIMUM. ALSO SLOPE 2% MAX FOR 5' AT THE END OF THE 1:12 SLOPE OF ALL H.C. RAMPS.
8. REFER TO SHEET CS230 FOR SITE LAYOUT PLAN.
9. PIPING LENGTHS ARE APPROXIMATE LENGTHS AND ARE ROUNDED TO THE NEAREST FOOT. LENGTHS ARE FROM CENTER TO CENTER OF INLETS OR CLEANOUTS. PIPE SLOPES ARE ALSO APPROXIMATE. USE INVERTS AT EACH BOX FOR CONTROL OF PIPE INSTALLATION.
10. "TBC" IS TOP BACK OF CURB ELEVATIONS. "FS" IS FINISH SURFACE ELEVATIONS. "TOC" IS TOP OF CONCRETE ELEVATIONS. "TOW" IS TOP OF WALL ELEVATIONS. "BOT" IS FINISH SURFACE AT BOTTOM OF WALL ELEVATIONS. "FL" IS FLOW LINE.
11. TRANSITION FACE OF CURB TO BE FLUSH TO ADJACENT FINISHED SURFACE WHERE INDICATED BY "TBC/FS" TO FULL HEIGHT OVER 5' (MIN).
12. PLACE CONCRETE COLLAR AROUND ALL NEW CATCH BASINS OR CLEANOUTS (NOT IN CURB AND GUTTER). COLLAR TO BE 1' MINIMUM WIDTH AND SHALL BE 8" MINIMUM THICKNESS. PLACE 2 #4 BARS AROUND OPENING. SEE DETAIL ON SHEET C100.
13. ALL LANDSCAPE AREAS SHALL HAVE 4" MINIMUM OF TOPSOIL OR AS REQUIRED BY LANDSCAPE PLANS. LANDSCAPE AREAS TO BE GRADED TO DRAIN AND MOUND WHERE INDICATED ON LANDSCAPE PLANS.
14. REFER TO SHEET C100 AND CS230 FOR REQUIRED PAVEMENT SECTIONS. ⚠
15. ALL STORM WATER TO BE RETAINED ONSITE FOR THE 100-YEAR STORM EVENT.
16. DO NOT DRIVE HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE. SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER SUBGRADE WILL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. REPAIRS TO BE COMPLETED AS OUTLINED IN THE SPEC SECTION WITH UP TO 2' OF IMPORTED STRUCTURAL GRANULAR FILL TO STABILIZE SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE.
17. SITE SOILS MAY NOT SUPPORT CONSTRUCTION TRAFFIC DURING WET PERIODS OF THE YEAR. CONTRACTOR WILL BE RESPONSIBLE TO PLACE GRANULAR FILL AND/OR COBBLE MATERIALS AS NECESSARY TO MAINTAIN ACCESS TO THE SITE OR BUILDING THROUGHOUT THE CONSTRUCTION SITE AT ALL TIMES. EXCESS MATERIAL SHALL BE REMOVED AS REQUIRED TO COMPLETE THE SITE TO THE GRADES SHOWN ON GRADING PLANS. ALSO REFER TO GEOTECHNICAL INVESTIGATION SHEETS FOR SITE SOIL PREPARATION REQUIREMENTS.
18. PROVIDE TEMPORARY STORM DRAIN PUMPING, PONDING, BERMING, PIPING AND INLETS OR OTHER MEASURES TO RETAIN CONSTRUCTION STORM DRAIN RUNOFF ON SITE DURING CONSTRUCTION UNTIL THE NEW SYSTEM IS OPERATIONAL. ALL CONSTRUCTION SITE RUNOFF TO HAVE HEAVY SEDIMENT REMOVED PRIOR TO RELEASING TO EXISTING SITE DRAIN SYSTEM. PROTECT ADJACENT BUILDING FROM CONSTRUCTION RUNOFF AT ALL TIMES.
19. THERE SHOULD BE NO STANDING WATER ONSITE. ALL STORM WATER SHALL DRAIN TO AN INLET OR AREA DRAIN. CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IF ANY LOW SPOTS THAT DO NOT DRAIN ARE ENCOUNTERED. A WATER TEST WILL BE PERFORMED BY THE CONTRACTOR WITH THE ENGINEER OF RECORD IN ATTENDANCE OR A SURVEY OF THE NEW IMPROVEMENTS PROVIDED TO THE ENGINEER AT COMPLETION OF THE PROJECT TO VERIFY THAT ALL STORM DRAIN WATER DRAINS AS DESIGNED.
20. ALL "MATCH" LOCATIONS INDICATE THAT THE CONTRACTOR IS TO MATCH THE EXISTING GRADE. AN APPROXIMATE ESTIMATE IS PROVIDED BY THE ENGINEER BASED ON AN INTERPOLATION OF NEAREST SPOT ELEVATIONS PROVIDED BY THE SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE ELEVATIONS. IF THE ELEVATION PROVIDED BY THE ENGINEER VARIES GREATLY FROM THE ACTUAL ELEVATION FOUND BY THE CONTRACTOR THE CONTRACTOR IS TO NOTIFY THE ENGINEER SO THAT THE ENGINEER CAN PROVIDE FURTHER DIRECTION.
21. GRADE UNIFORMLY BETWEEN SPOT ELEVATIONS AND CONTOURS UNLESS NOTED OTHERWISE. IF ANY QUESTIONS ARISE ABOUT THE PROPOSED GRADING SHOWN ON PLANS CONTACT THE ENGINEER OF RECORD BEFORE FIELD GRADING.
22. MAINTAIN DRAINAGE FROM ALL EXISTING ROOF DRAINS DURING CONSTRUCTION OF ALL PHASES. PROVIDE TEMPORARY MEASURES OF NEW PIPING, PUMPING, OR OTHER METHODS TO MAINTAIN DRAINAGE FROM ALL EXISTING ROOF DRAIN WHILE NEW PIPING SYSTEMS OUTFALLS ARE COMPLETED.
23. REMOVE ALL CLAY MATERIALS FROM UNDER BUILDINGS AS OUTLINED IN THE SPECIFICATIONS.
24. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL STUDY REFERENCED IN PLAN SET. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS BEING PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOIL REPORT.
25. ADS INJECTION MOLDED 45° REDUCER WYE (OR APP EQUIVALENT) FLOWABLE FILL TO BE PLACED AROUND EACH WYE CONNECTION. TYP.
26. NO STORM WATER TO ENTER THE RETENTION BASIN UNTIL THE PIPING SYSTEM AND PRE-TREATMENT INLET HAS BEEN INSTALLED. CONTRACTOR TO CLEAN ENTIRE SYSTEM BEFORE IT IS ATTACHED TO THE RETENTION BASIN.
27. NOTIFY ENGINEER OF RECORD IF THERE ARE ANY CONFLICTS WITH UTILITY LINES OR IF ASSUMED INVERTS VARY, FOR FURTHER COORDINATION. SEWER AND WATERLINES TO HAVE 18" SEPARATION WITH WATER OVER SEWER. ALL OTHER UTILITIES TO HAVE 12" SEPARATION MIN. IF 12" SEPARATION CANNOT BE ACHIEVED UTILITIES TO HAVE FLOWABLE FILL BETWEEN THE UTILITY LINES 5' EACH WAY.
28. CONTRACTOR IS RESPONSIBLE TO INFORM THE ENGINEER OF RECORD IF THE GRADES SHOWN ON THE SURVEY DO NOT MEET THE ACTUAL GRADES IN THE FIELD.
29. ALL STRUCTURE LIDS WITHIN THE PROJECT LIMITS WILL NEED TO HAVE THEIR GRADE ADJUSTED. WATER VALVES, SEWER MANHOLES, STORM DRAIN INLETS OR CLEANOUT BOXES, AND OTHER SURFACE UTILITY ACCESSORIES SHALL BE RAISED AND SLOPED TO ACCURATE FINISH SURFACE BY A CONCRETE GRADE COLLAR IN PAVEMENT. COLLAR SHALL BE 12" WIDE AROUND THE UTILITY APPARATUSES AND 8" MINIMUM THICKNESS. PLACE 2 #4 REBAR HOOPS IN COLLAR. CONCRETE COLLARS TO BE USED ONLY IN ASPHALT/CONCRETE/AND GRASS PAVER AREAS.
30. REFER TO LANDSCAPE PLANS FOR ALL INFORMATION ABOUT EXISTING AND PROPOSED TREES.
31. REMOVE AND REPLACE ANY DAMAGED CURB, GUTTER, OR SIDEWALK ALONG FRONTAGE BEFORE FINAL INSPECTION.
32. ALL GUTTERS TO SLOPE 0.5% MINIMUM TOWARDS CURB INLET BOX. CONTRACTOR TO NOTIFY ENGINEER OF RECORD IF THE PROPOSED GRADE DOES NOT MEET 0.5% SLOPE IN GUTTER.
33. SITE WALLS (EXCEPT STAIR CHEEK WALLS OR SEAT WALLS) TO HAVE A 3" PERFORATED DRAIN (PVC OR HDPE WRAPPED IN DRAINAGE FABRIC) AS SHOWN ON PLANS AND ON THE RETAINING WALL DETAILS ON THE STRUCTURAL PLANS. CONNECT TO SITE DRAINAGE STRUCTURES AS SHOWN WITH 4" PVC SOLID PIPE (SDR 35) FROM THE CONNECTION AT THE PERFORATED FOOTING DRAIN TO THE STORM DRAIN STRUCTURE. SLEEVE DRAIN PIPE THROUGH SITE WALLS AS REQUIRED TO CONNECT TO DRAINAGE SYSTEM. WHERE FOOTINGS STEP DOWN BELOW NORMAL DEPTH FOR UTILITY CROSSING, PERFORATED DRAIN PIPE DOES NOT STEP DOWN TO AVOID ANY LOW POINTS IN THE WALL DRAIN PIPING.



GRADING LEGEND

- 75 — MAJOR CONTOUR
- ⚠ 72 — MINOR CONTOUR

THE CONTRACTOR TO SCHEDULE THE ENGINEER OF RECORD IN WRITING 3 DAYS MINIMUM BEFORE PLACEMENT OF CONCRETE CURBING, FLATWORK, OR ASPHALT PAVING. ALL AREAS MUST BE FORMED AND HAVE COMPACTED BASE COURSE IN PLACE FOR THE ENGINEER TO COMPLETE A RANDOM SPOT GRADE CHECK BEFORE ASPHALT AND CONCRETE CONSTRUCTION. THE RANDOM GRADE CHECKS ARE FOR GENERAL CONFORMANCE TO SLOPES AND GRADING SHOWN ON PLANS USING A SMART LEVEL. RANDOM CHECKS DO NOT ALLEVIATE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE GRADING IS IN CONFORMANCE WITH PLANS AND SPECIFICATIONS AND SATISFY PERFORMANCE OF HIS WORK. WITHIN 2 DAYS OF THE RANDOM SPOT CHECK, RESULTS OF THE SPOT CHECKS AND AREAS OF NON COMPLIANCE WILL BE PROVIDED TO THE CONTRACTOR AND ARCHITECT.

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

LICENSED TO PRACTICE STATE OF UTAH
MICHOLE LEE LITH
DATE ISSUED: 10/3/23
No. 8023335

REV	DATE	DESCRIPTION
⚠1	5/19/2023	ADD#2
⚠2	5/26/2023	ADD#3
⚠3	7/5/2023	PR-2

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

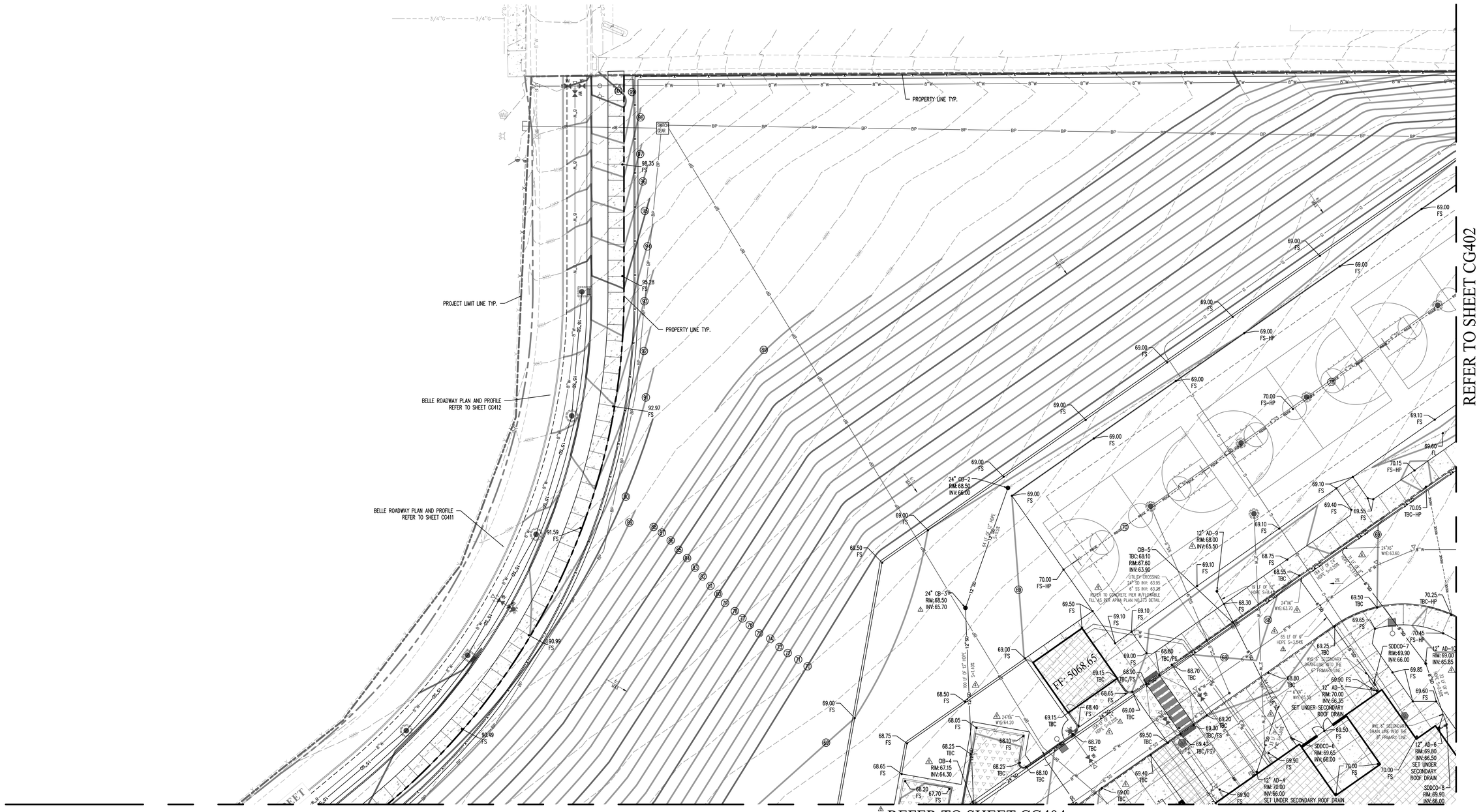
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

OVERALL GRADING PLAN

CG400


PROPERTY LINE TYP.
PROJECT LIMIT LINE TYP.
PROPERTY LINE TYP.
BELLE ROADWAY PLAN AND PROFILE
REFER TO SHEET CG412
BELLE ROADWAY PLAN AND PROFILE
REFER TO SHEET CG411
REFER TO SHEET CG402
REFER TO SHEET CG404
FF: 5068.65
98.35 FS
95.28 FS
92.97 FS
91.59 FS
90.99 FS
90.49 FS
24" CB-2 RIM: 68.50 INV: 66.00
24" CB-3 RIM: 68.50 INV: 65.70
CIB-4 RIM: 67.15 INV: 64.30
CIB-5 TBC: 68.10 RIM: 67.60 INV: 63.90
12" AD-9 RIM: 68.00 INV: 65.50
SDCO-7 RIM: 69.90 INV: 66.00
12" AD-10 RIM: 69.00 INV: 65.85
12" AD-5 RIM: 70.00 INV: 66.35
SET UNDER SECONDARY ROOF DRAIN
SDCO-6 RIM: 69.65 INV: 66.00
12" AD-6 RIM: 69.80 INV: 66.50
SET UNDER SECONDARY ROOF DRAIN
12" AD-4 RIM: 70.00 INV: 66.00
SET UNDER SECONDARY ROOF DRAIN
SDCO-8 RIM: 69.90 INV: 66.00
UTILITY CROSSING 24" SD INV: 63.95 8" SS INV: 63.26
REFER TO CONCRETE PIER W/FLOWABLE FILL AS PER APWA PLAN NO. 375 DETAIL
69.00 FS
70.00 FS-HP
69.10 FS
69.60 FL
70.15 FS-HP
69.40 FS
69.55 FS
70.05 TBC-HP
68.75 FS
68.55 TBC
68.30 FS
69.50 TBC
70.25 TBC-HP
69.65 FS
70.45 FS-HP
69.25 TBC
68.80 TBC/FS
68.90 TBC/FS
68.70 TBC
68.85 FS
69.60 FS
68.80 TBC
69.90 FS
69.50 FS
70.00 FS
68.90 FS
69.20 TBC
69.30 TBC/FS
69.40 TBC/FS
68.50 FS
68.05 FS
68.75 FS
68.25 TBC
68.65 FS
68.10 TBC
68.40 FS
69.15 TBC
68.70 TBC
68.20 FS
67.70 FS
69.00 TBC
69.40 TBC
69.50 FS
69.00 FS-HP
69.00 TBC
69.50 TBC
69.00 FS
69.10 FS
68.90 FS
68.80 TBC
69.00 TBC
69.15 TBC
68.65 FS
68.40 FS
68.70 TBC
68.10 TBC
68.25 TBC
68.65 FS
68.75 FS
68.20 FS
67.70 FS
69.00 FS
69.50 FS
69.00 FS
69.00 FS
69.00

REFER TO SHEET CG401

REFER TO SHEET CG403

REFER TO SHEET CG405

PROPERTY LINE TYP.

24" CB-4
RIM: 68.50
INV: 66.00

CONNECT TO 4" PERF DRAIN, REFER TO ARCH.

24" CB-5
RIM: 68.00
INV: 64.70

CB-6
TBC: 68.70
RIM: 68.20
INV: 63.00

CB-7
TBC: 66.40
RIM: 65.90
INV: 62.00

30" CB-1
RIM: 67.75
INV: 61.55

RETAINING WALL

GRADING LEGEND

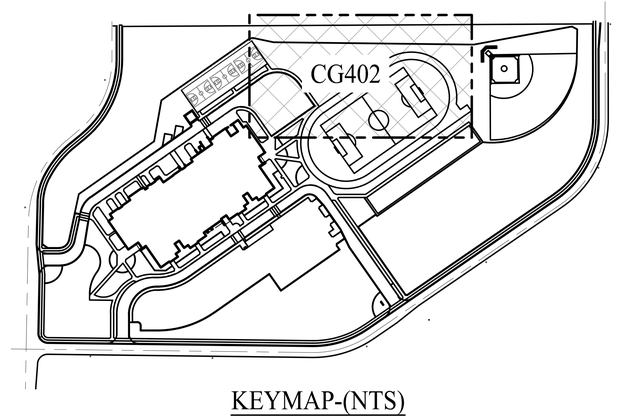
- MAJOR CONTOUR
- MINOR CONTOUR

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MERIDIAN

0 20 40

SCALE 1"=20'



KEYMAP-(NTS)

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ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED GRADING PLAN

CG402

HARMONY WAY

15"SD

57.83 FS
55.64 FS
53.45 FS
51.26 FS
48.76 FS
46.17 FS
43.70 FS
40.83 FS
39.04 FS
38.67 FS
39.24 FS
40.14 FS
40.93 FS
41.71 FS
57.00 FS
55.30 FS
57.15 FS
51.50 FS
56.65 FS
56.55 FS
56.95 FS
56.55 FS
57.05 FS
56.95 FS
57.05 FS
56.65 FS
57.70 FS
57.00 FS
58.00 FS

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CG424

PROPERTY LINE TYP.

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CG423

RETENTION BASIN
REFER TO HYDROLOGY SHEET CG450

PROJECT LIMIT LINE TYP.

PROPERTY LINE TYP.

REFER TO SHEET CG402

REFER TO SHEET CG405

GRADING LEGEND

MAJOR CONTOUR

MINOR CONTOUR

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MERIDIAN ENGINEERING

0 20 40

SCALE 1"=20'

KEYMAP-(NTS)

CG403

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ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

ENLARGED GRADING PLAN

CONFORMANCE SET

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811

CG403

REFER TO SHEET CG401

REFER TO SHEET CG405

REFER TO SHEET CG406

PROJECT LIMIT LINE TYP.

BELLE ROADWAY DRAIN AND PROFILE
REFER TO SHEET CG411

PROPERTY LINE TYP.

NEW BUILDING
FINISHED FLOOR: 5070.00

CIB-1
TBC: 71.50
RIM: 71.00
INV: 69.00

CIB-2
TBC: 71.50
RIM: 71.00
INV: 68.00

CIB-3
TBC: 68.00
RIM: 67.50
INV: 65.00

CIB-4
RIM: 67.15
INV: 64.30

24" CB-1
RIM: 69.00
INV: 65.70

12" AD-1
RIM: 70.00
INV: 67.00
SET UNDER SECONDARY ROOF DRAIN

12" AD-2
RIM: 70.00
INV: 66.25
SET UNDER SECONDARY ROOF DRAIN

12" AD-3
RIM: 70.00
INV: 66.25
SET UNDER SECONDARY ROOF DRAIN

12" AD-8
RIM: 69.25
INV: 67.55

SDDCO-1
RIM: 69.90
INV: 66.00

SDDCO-2
RIM: 69.90
INV: 66.00

SDDCO-3
RIM: 69.90
INV: 66.00

SDDCO-4
RIM: 69.90
INV: 66.00

SDDCO-5
RIM: 69.90
INV: 66.00

SDDCO-10
RIM: 69.90
INV: 66.00

SDDCO-11
RIM: 69.90
INV: 66.00

29 LF OF 12" HDPE S=3.50%

45 LF OF 12" HDPE S=5.11%

58 LF OF 12" HDPE S=1.8%

38 LF OF 4" PVC S=1.00%

6" SS WYE OF SECONDARY DRAIN LINE INTO THE 6" PRIMARY LINE

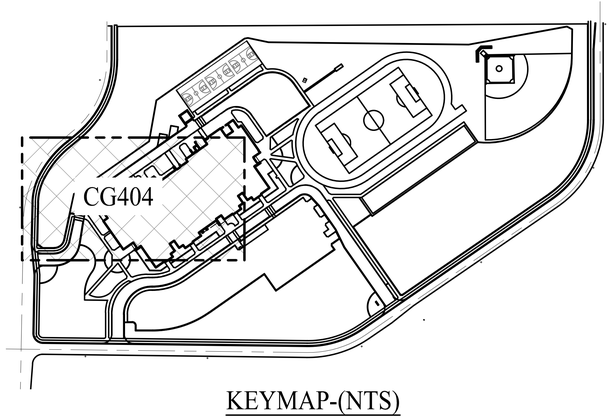
GRADING LEGEND

- MAJOR CONTOUR
- MINOR CONTOUR

THE CONTRACTOR TO SCHEDULE THE ENGINEER OF RECORD IN WRITING 3 DAYS MINIMUM BEFORE PLACEMENT OF CONCRETE CURBING, FLATWORK, OR ASPHALT PAVING. ALL AREAS MUST BE FORMED AND HAVE COMPACTED BASE COURSE IN PLACE FOR THE ENGINEER TO COMPLETE A RANDOM SPOT GRADE CHECK BEFORE ASPHALT AND CONCRETE CONSTRUCTION. THE RANDOM GRADE CHECKS ARE FOR GENERAL CONFORMANCE TO SLOPES AND GRADING SHOWN ON PLANS USING A SMART LEVEL. RANDOM CHECKS DO NOT ALLEVIATE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE GRADING IS IN CONFORMANCE WITH PLANS AND SPECIFICATIONS AND SATISFY PERFORMANCE OF HIS WORK. WITHIN 2 DAYS OF THE RANDOM SPOT CHECK, RESULTS OF THE SPOT CHECKS AND AREAS OF NON COMPLIANCE WILL BE PROVIDED TO THE CONTRACTOR AND ARCHITECT.

MERIDIAN ENGINEERING

0 20 40
SCALE 1"=20'



KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8600
VCBO.COM

STATE OF UTAH
MICHOLE LEE LUTH
9023335
DATE ISSUED:
10/3/23

REV	DATE	DESCRIPTION
1	5/19/2023	ADD#2
2	5/26/2023	ADD#3
3	7/5/2023	PR-2
4	8/23/2023	ASI 003

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED
GRADING PLAN

CG404

REFER TO SHEET CG402

REFER TO SHEET CG403

REFER TO SHEET CG404

REFER TO SHEET CG407

RETENTION BASIN
REFER TO HYDROLOGY SHEET CG450

PROPERTY LINE TYP.

GRADING LEGEND

MAJOR CONTOUR

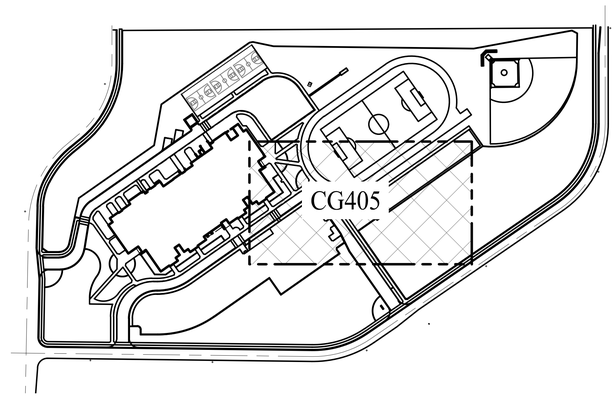
MINOR CONTOUR

THE CONTRACTOR TO SCHEDULE THE ENGINEER OF RECORD IN WRITING 3 DAYS MINIMUM BEFORE PLACEMENT OF CONCRETE CURBING, FLATWORK, OR ASPHALT PAVING. ALL AREAS MUST BE FORMED AND HAVE COMPACTED BASE COURSE IN PLACE FOR THE ENGINEER TO COMPLETE A RANDOM SPOT GRADE CHECK BEFORE ASPHALT AND CONCRETE CONSTRUCTION. THE RANDOM GRADE CHECKS ARE FOR GENERAL CONFORMANCE TO SLOPES AND GRADING SHOWN ON PLANS USING A SMART LEVEL. RANDOM CHECKS DO NOT ALLEVIATE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE GRADING IS IN CONFORMANCE WITH PLANS AND SPECIFICATIONS AND SATISFY PERFORMANCE OF HIS WORK. WITHIN 2 DAYS OF THE RANDOM SPOT CHECK, RESULTS OF THE SPOT CHECKS AND AREAS OF NON COMPLIANCE WILL BE PROVIDED TO THE CONTRACTOR AND ARCHITECT.

MERIDIAN ENGINEERING

0 20 40

SCALE 1"=20'



KEYMAP-(NTS)

REV	DATE	DESCRIPTION
1	5/19/2023	ADD#2
2	5/26/2023	ADD#3
3	7/5/2023	PR-2
4	8/23/2023	ASI 003

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
MICHOLE LEE LUTH
No. 8023335
DATE ISSUED:
10/3/23

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

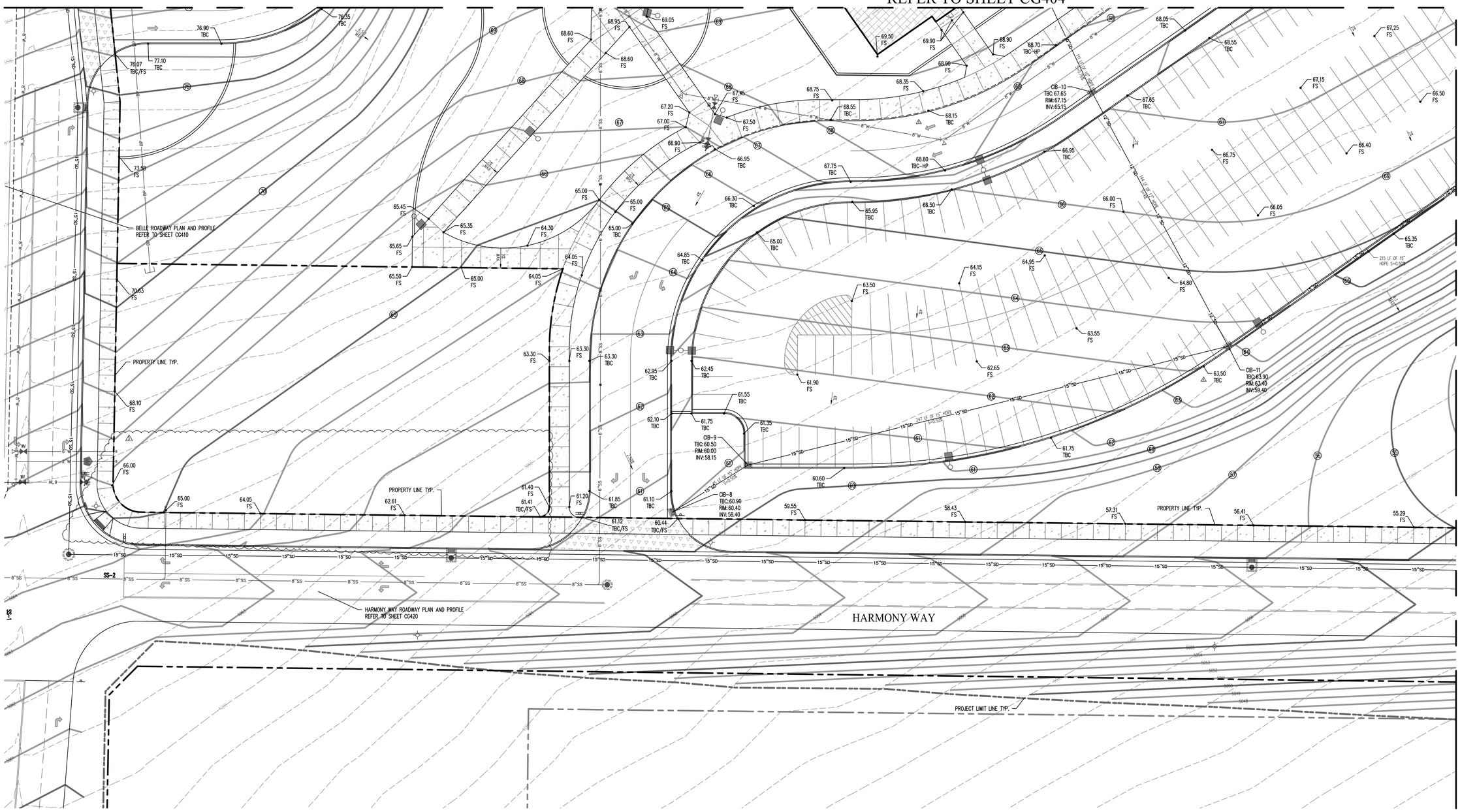
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

ENLARGED
GRADING PLAN

CONFORMANCE SET

Blue Stakes of UTAH 811

CG405



GRADING LEGEND

(70) MAJOR CONTOUR

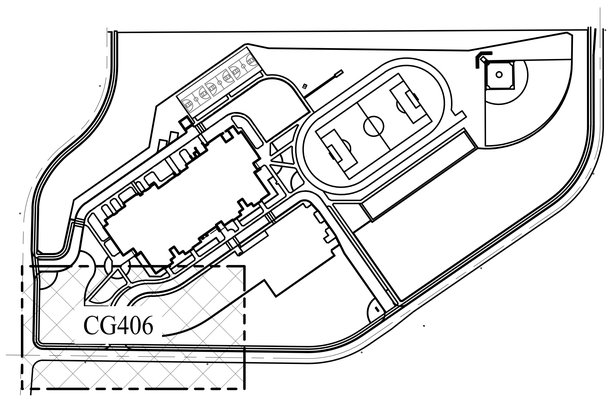
(72) MINOR CONTOUR

THE CONTRACTOR TO SCHEDULE THE ENGINEER OF RECORD IN WRITING 3 DAYS MINIMUM BEFORE PLACEMENT OF CONCRETE CURBING, FLATWORK, OR ASPHALT PAVING. ALL AREAS MUST BE FORMED AND HAVE COMPACTED BASE COURSE IN PLACE FOR THE ENGINEER TO COMPLETE A RANDOM SPOT GRADE CHECK BEFORE ASPHALT AND CONCRETE CONSTRUCTION. THE RANDOM GRADE CHECKS ARE FOR GENERAL CONFORMANCE TO SLOPES AND GRADING SHOWN ON PLANS USING A SMART LEVEL. RANDOM CHECKS DO NOT ALLEVIATE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE GRADING IS IN CONFORMANCE WITH PLANS AND SPECIFICATIONS AND SATISFY PERFORMANCE OF HIS WORK. WITHIN 2 DAYS OF THE RANDOM SPOT CHECK, RESULTS OF THE SPOT CHECKS AND AREAS OF NON COMPLIANCE WILL BE PROVIDED TO THE CONTRACTOR AND ARCHITECT.

MERIDIAN MERIDIAN ENGINEERING

0 20 40

SCALE 1"=20'



KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
MICHOLE LEE LUTH
No.8023335
DATE ISSUED:
10/3/23

REV	DATE	DESCRIPTION
1	5/26/2023	ADD#3
2	7/5/2023	PR-2
3	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED
GRADING PLAN

CG406

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811

REFER TO SHEET CG405

REFER TO SHEET CG406

66.55 FS

66.00 FS

65.15 FS

CIB-13
TBC:64.00
RIM:63.50
INV:57.70

135 LF OF 18" HDPE S=0.50%

CIB-12
TBC:65.95
RIM:65.45
INV:58.30

120 LF OF 18" HDPE S=0.50%

65.15 FS

66.05 TBC-HP

216 LF OF 15" HDPE S=0.50%

64.50 TBC

24" CB-9
RIM:44.00
INV:40.70

PROPERTY LINE TYP.

RETENTION BASIN
REFER TO HYDROLOGY SHEET CG450

45.19 FS

HARMONY WAY

46.09 FS

51.50 TBC

51.35 TBC

SDCO-1
RIM:49.90
INV:40.70

46.95 FS

46.88 FS

47.15 FS

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CG422

48.00 TBC

24" CB-8
RIM:44.00
INV:40.70

48.80 FS

48.80 FS

48.60 FS

48.60 FS

48.50 TBC

47.18 TBC/FS

47.85 TBC/FS

CIB-17
TBC:47.60
RIM:47.10
INV:44.10

PRECIB-2
TBC:48.25
RIM:47.75
INV:43.75

48.22 FS

48.90 FS

49.86 FS

50.75 FS

53.94 FS

52.93 FS

51.89 FS

PROPERTY LINE TYP.

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CG421

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CG422

STREET STORM WATER RETENTION BASIN
REFER TO SHEET CG450 FOR CALCULATIONS

PROJECT LIMIT LINE TYP.

GRADING LEGEND

MAJOR CONTOUR

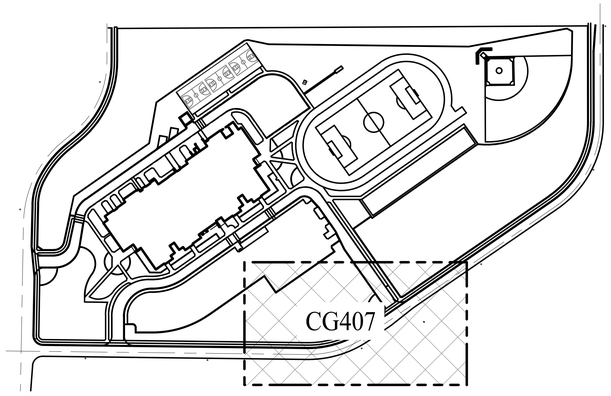
MINOR CONTOUR

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MERIDIAN ENGINEERING

0 20 40

SCALE 1"=20'



KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
MICHOLE LEE LUTH
No.8023335
DATE ISSUED:
10/3/23

REV	DATE	DESCRIPTION
1	5/19/2023	ADD#2
2	7/5/2023	PR-2

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

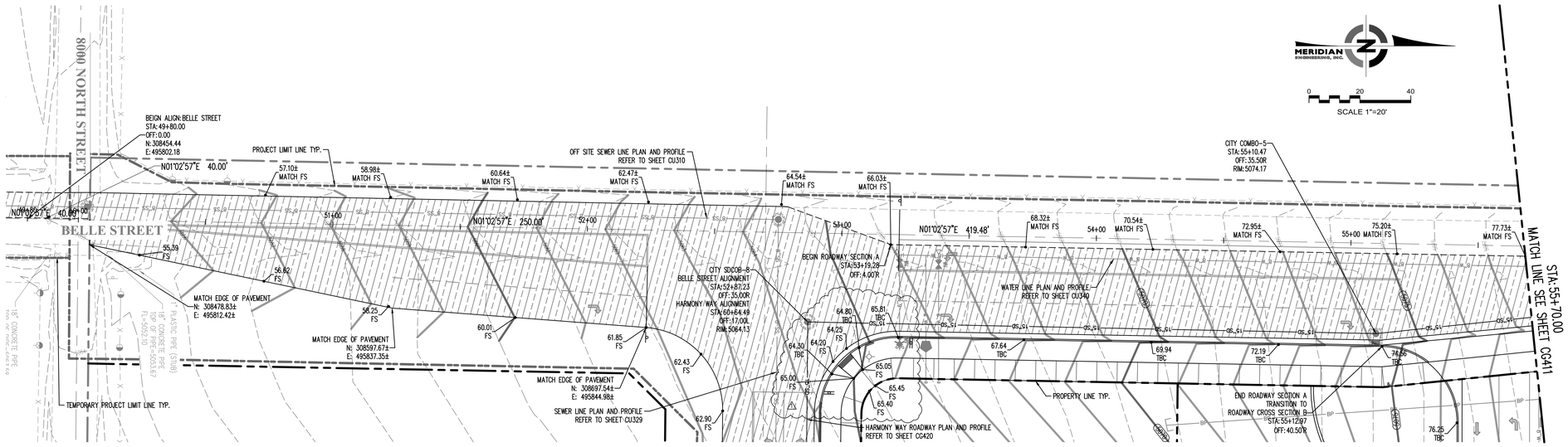
ENLARGED GRADING PLAN

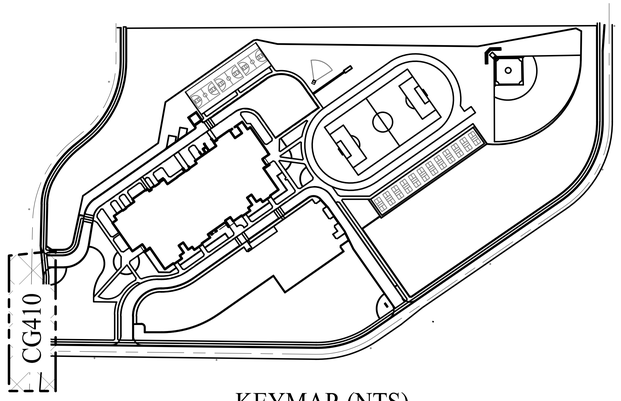
CONFORMANCE SET

CG407

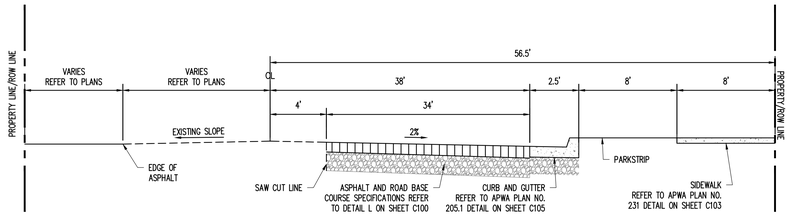
MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811 Bluestakes.org



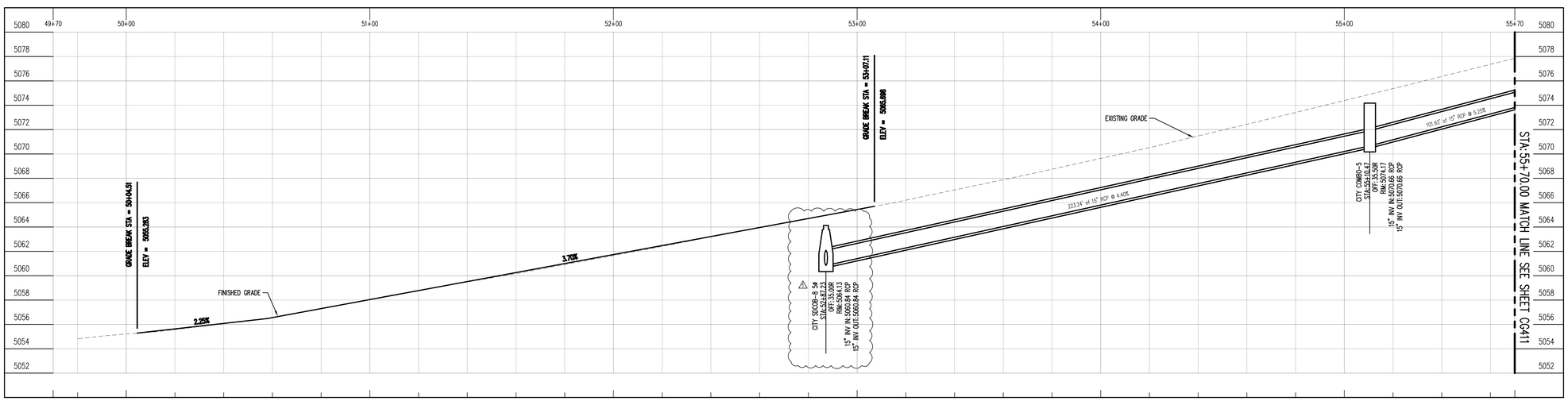


KEYMAP-(NTS)



BELLE STREET PUBLIC ROADWAY TYPICAL SECTION (A)

N.T.S.



BELLE STREET ROADWAY PROFILE

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
NICHOLE LEE LUTH
8023335
DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
1	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

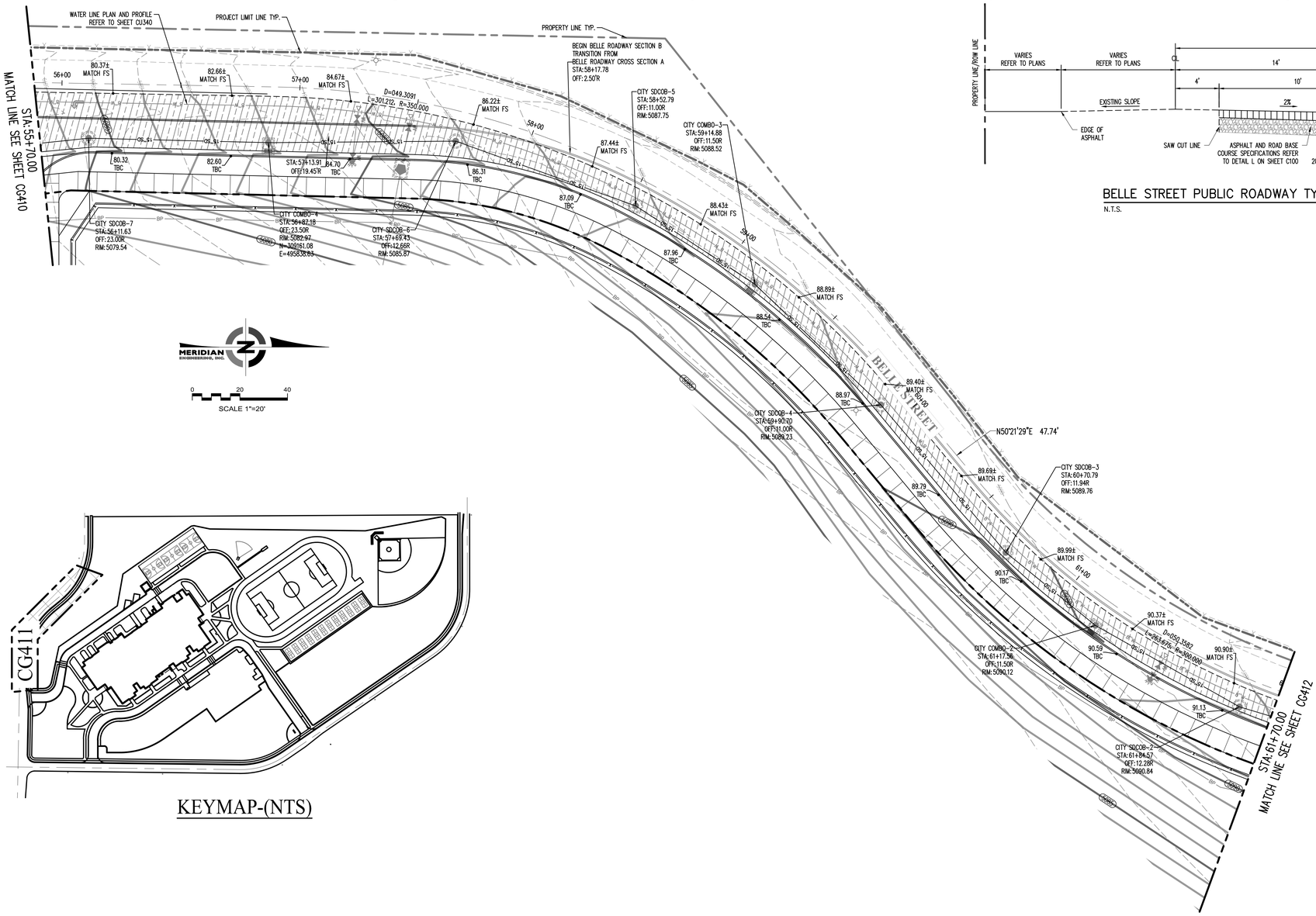
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

BELLE STREET
ROADWAY PLAN AND
PROFILE
STA: 49+70 - STA:55+70

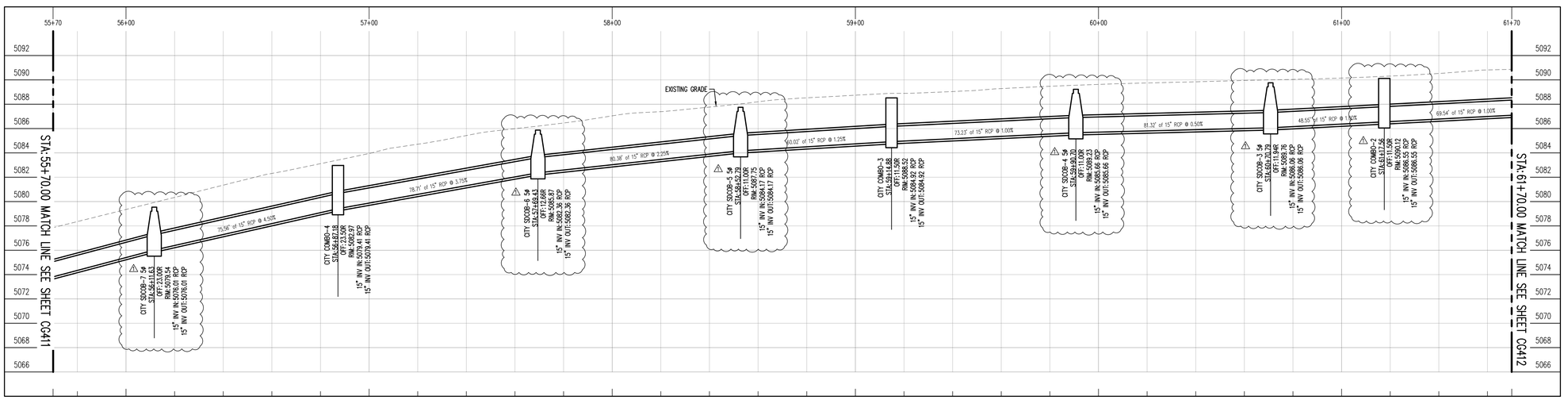
CG410



KEYMAP-(NTS)

BELLE STREET PUBLIC ROADWAY TYPICAL SECTION **B**

N.T.S.



BELLE STREET ROADWAY PROFILE

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
MICHOLE LEE LUTH
8023335
DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
1	10/3/2023	PR 002.1

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

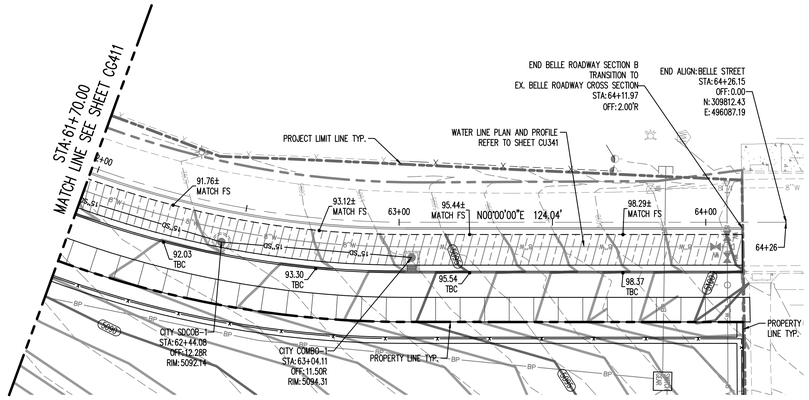
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

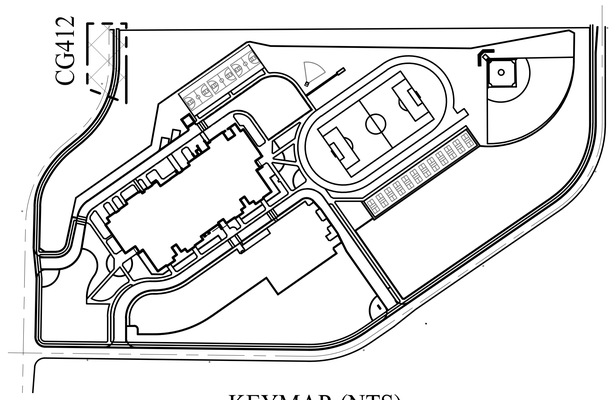
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

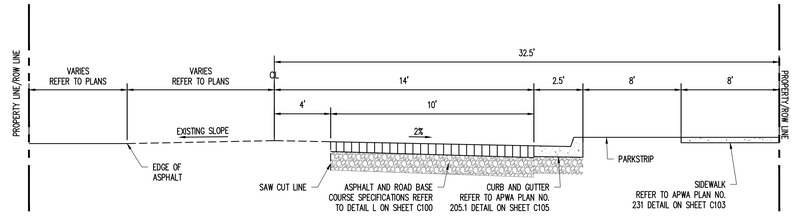
BELLE STREET
ROADWAY PLAN AND
PROFILE
STA:55+70 - STA:61+70

CG411



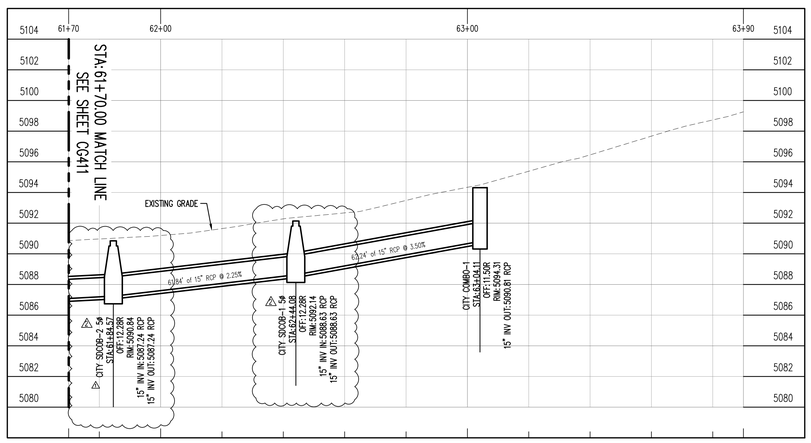


KEYMAP-(NTS)

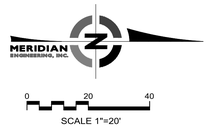


BELLE STREET PUBLIC ROADWAY TYPICAL SECTION **B**

N.T.S.



BELLE STREET ROADWAY PROFILE



HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM



REV	DATE	DESCRIPTION
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2	10/3/2023	PR 0003

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

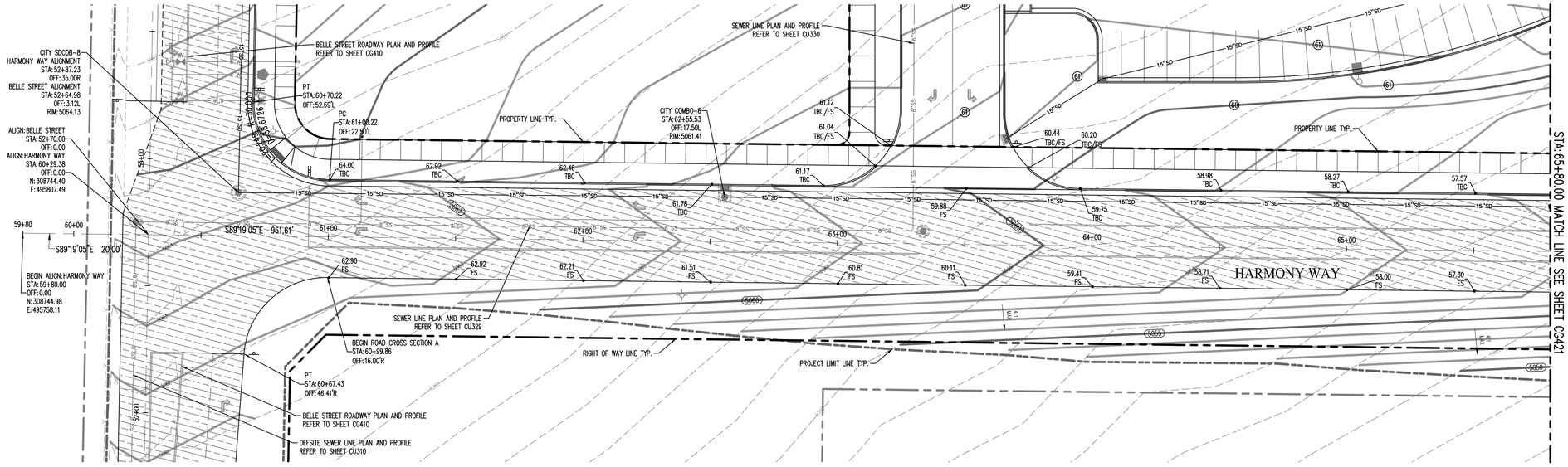
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

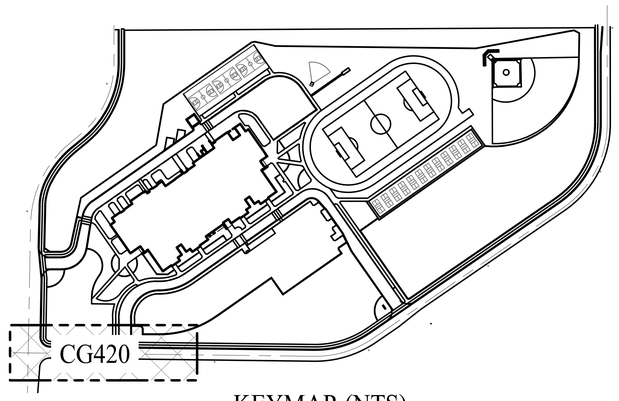
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

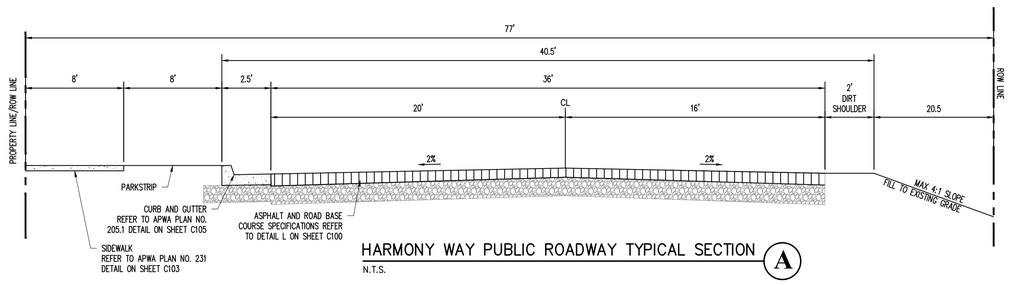
BELLE STREET
ROADWAY PLAN AND
PROFILE
STA:61+70 - STA:63+90

CG412



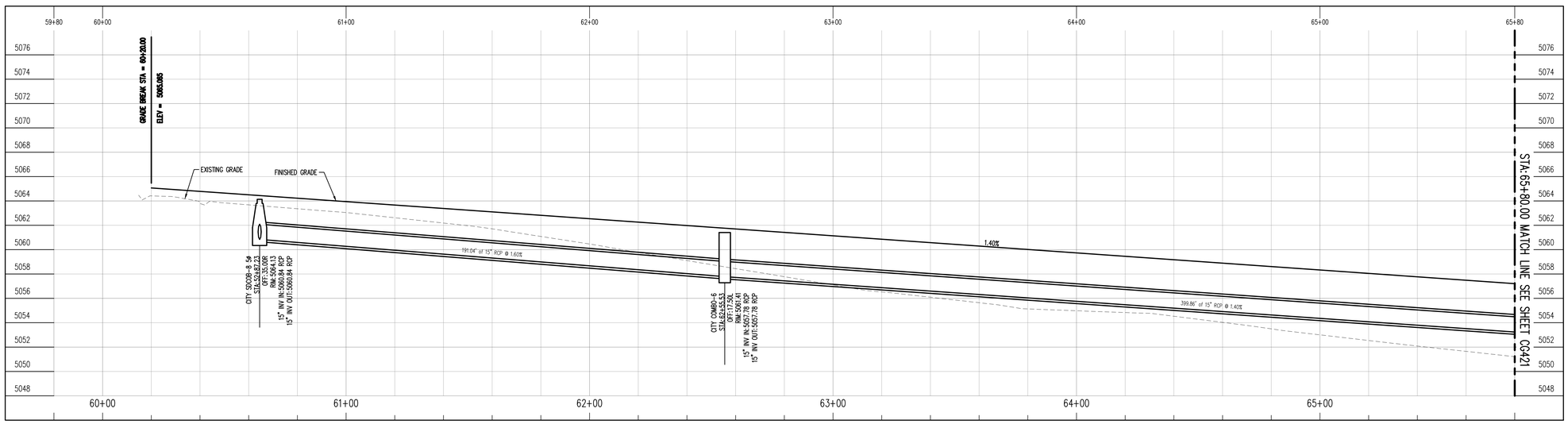


KEYMAP-(NTS)



HARMONY WAY PUBLIC ROADWAY TYPICAL SECTION (A)

N.T.S.



HARMONY WAY ROADWAY PROFILE



HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
NICHOLE LEE LUTH
9023335
DATE ISSUED:
10/3/23

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

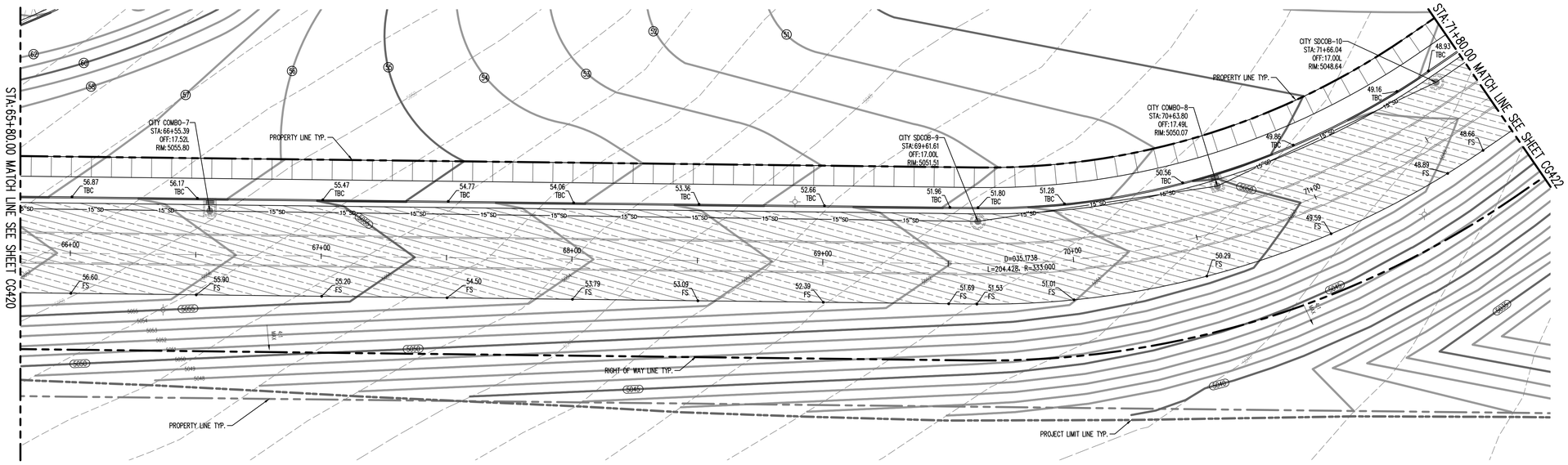
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

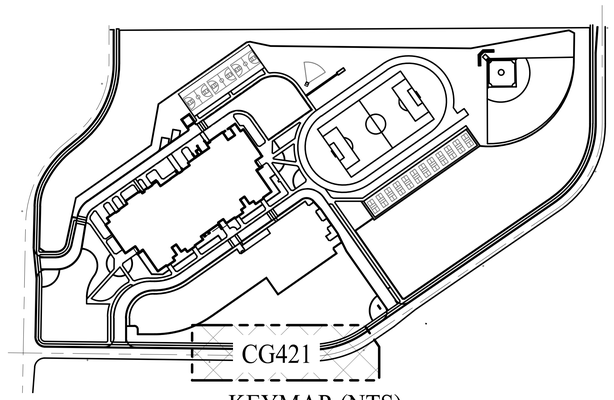
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

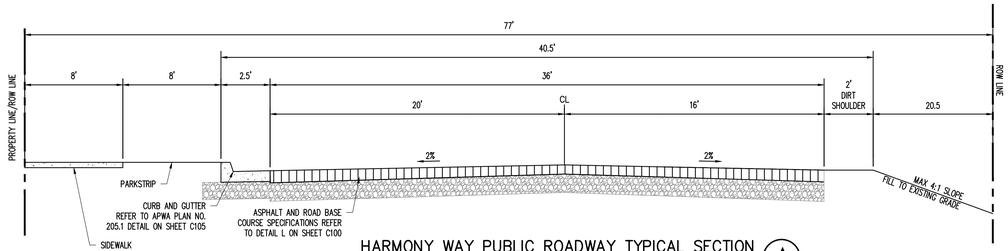
HARMONY WAY
ROADWAY PLAN
AND PROFILE

CG420



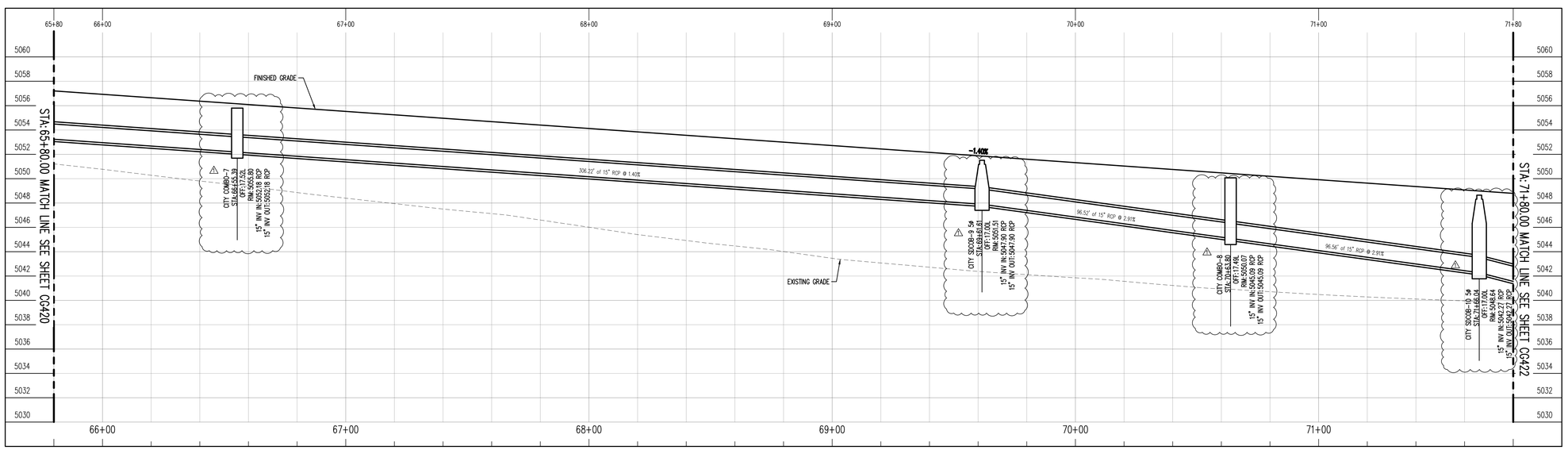


KEYMAP-(NTS)



HARMONY WAY PUBLIC ROADWAY TYPICAL SECTION A

N.T.S.



HARMONY WAY PUBLIC ROADWAY PROFILE



HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
MICHOLE LEE LUTH
#8023335

REV	DATE	DESCRIPTION
1	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

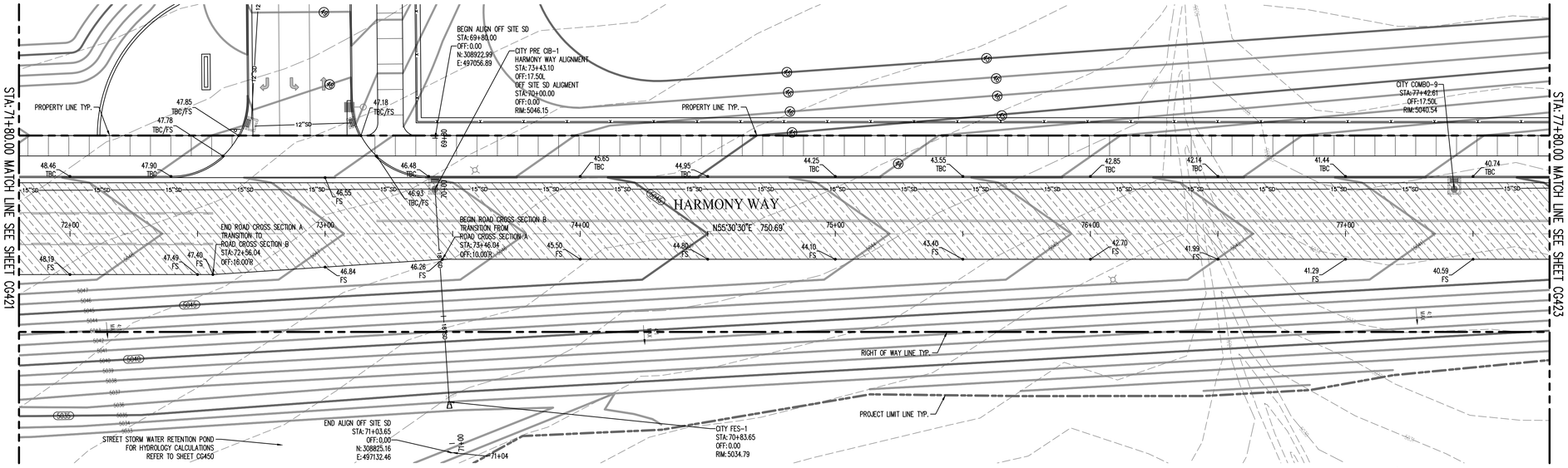
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

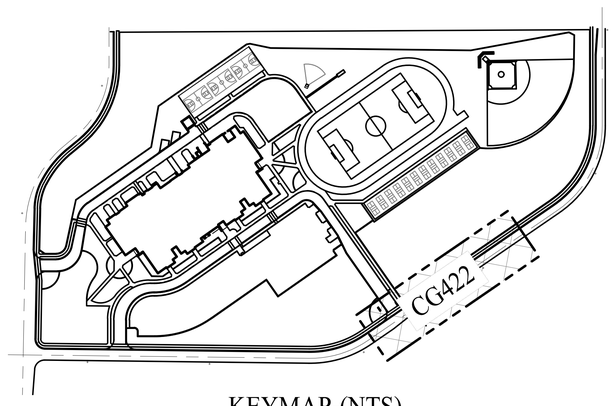
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

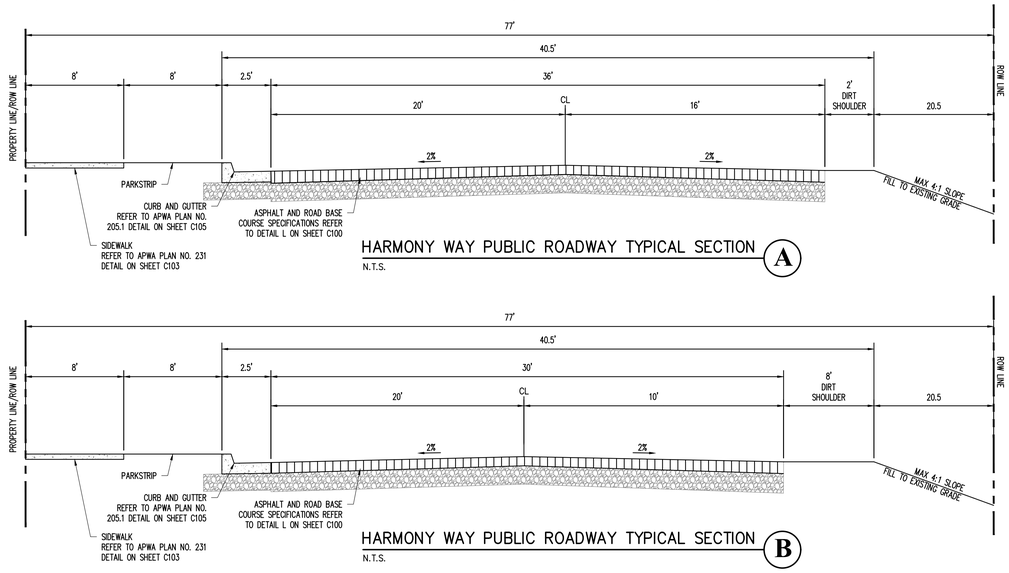
HARMONY WAY ROADWAY PLAN AND PROFILE

CG421





KEYMAP-(NTS)

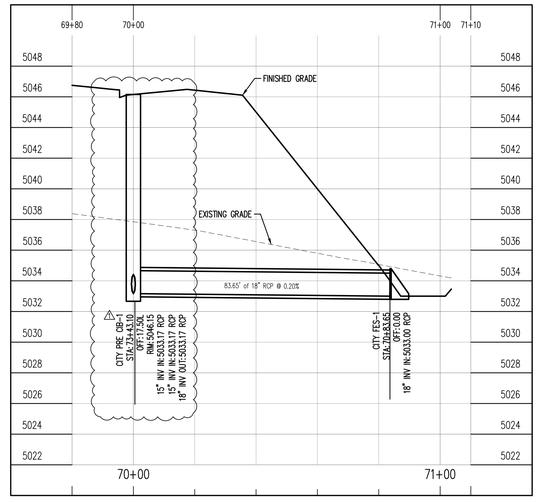


HARMONY WAY PUBLIC ROADWAY TYPICAL SECTION **A**

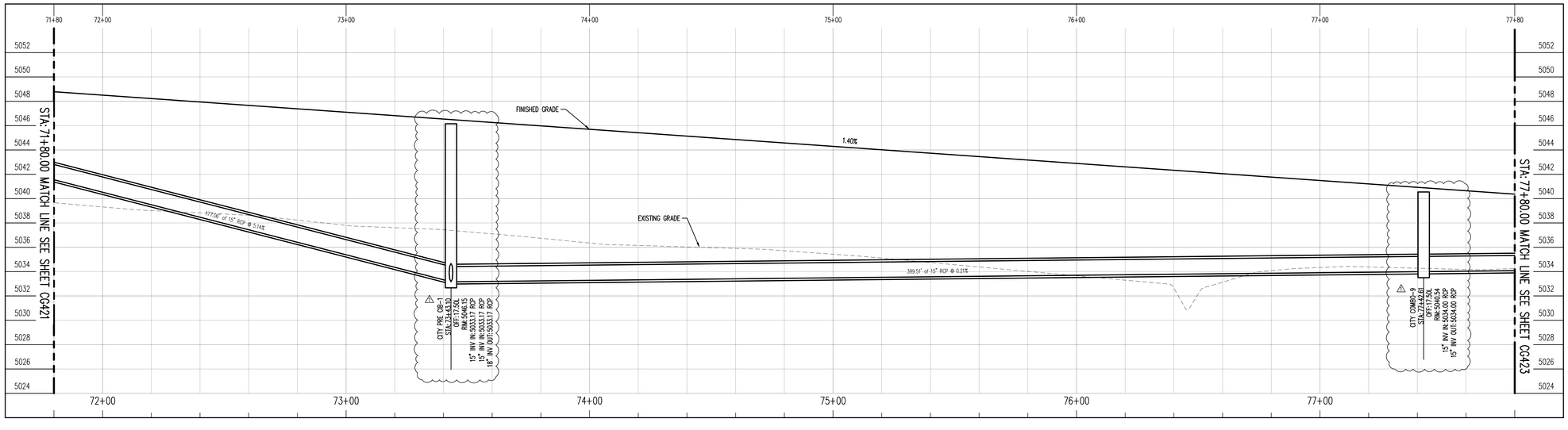
N.T.S.

HARMONY WAY PUBLIC ROADWAY TYPICAL SECTION **B**

N.T.S.



Off Site SD ROADWAY PROFILE



HARMONY WAY ROADWAY PROFILE



HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
MICHOLE LEE LUTH
No. 8023335
DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
1	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

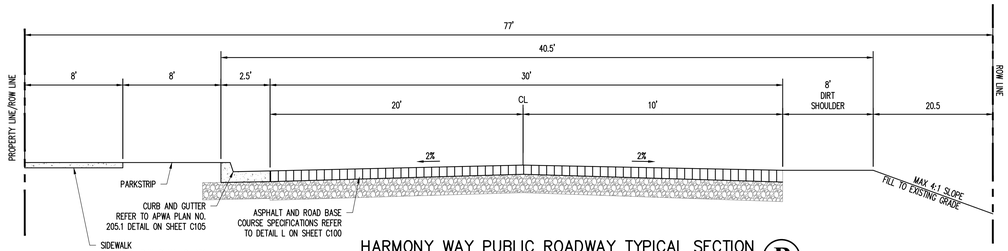
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

HARMONY WAY
ROADWAY PLAN
AND PROFILE

Blue Stakes of UTAH 811

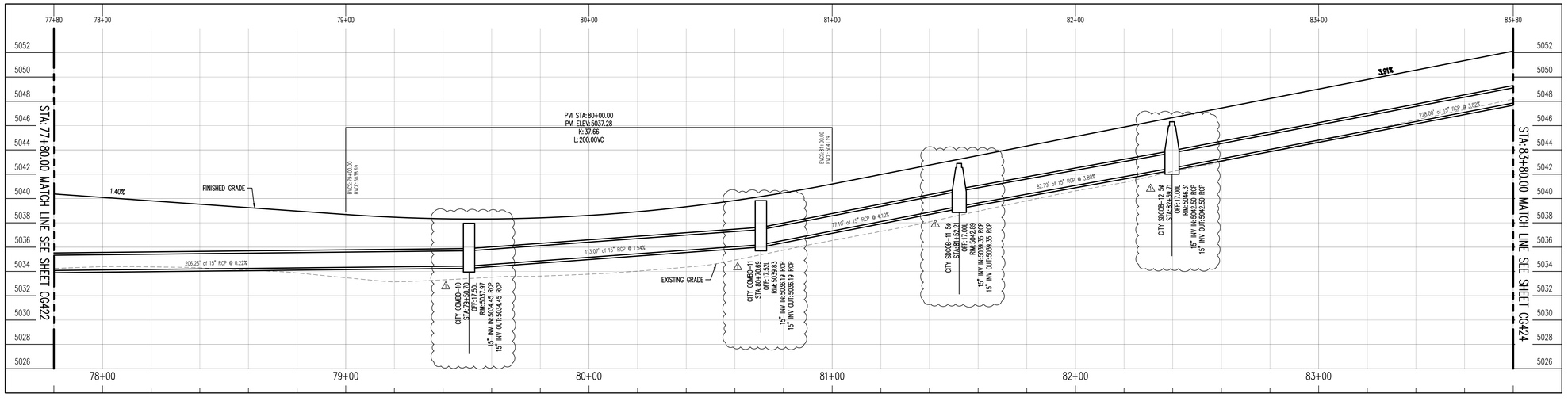
CG422



HARMONY WAY PUBLIC ROADWAY TYPICAL SECTION **B**

N.T.S.

KEYMAP-(NTS)



HARMONY WAY ROADWAY PROFILE

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

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SALT LAKE CITY, UT 84102
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STATE OF UTAH
NICHOLE LEE LUTH
9023335

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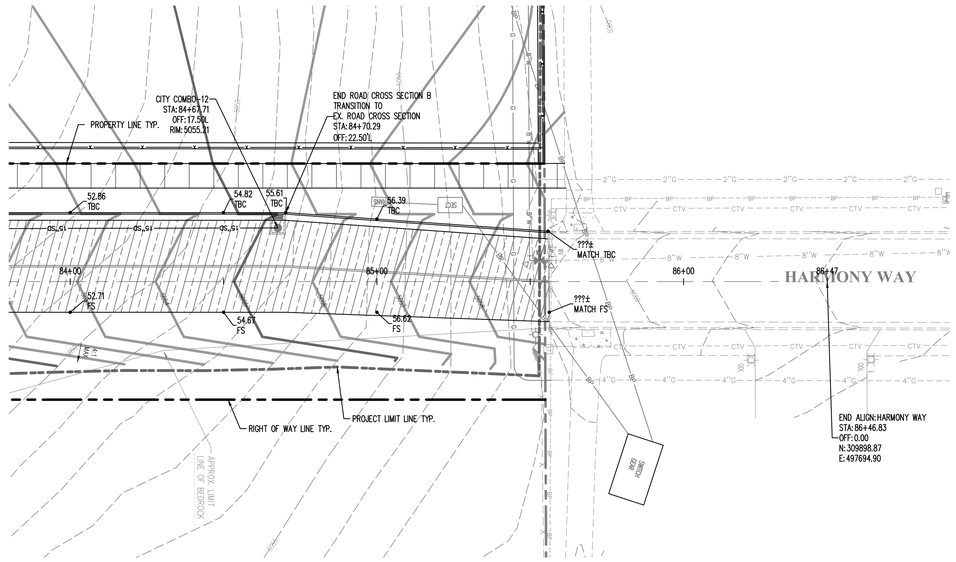
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

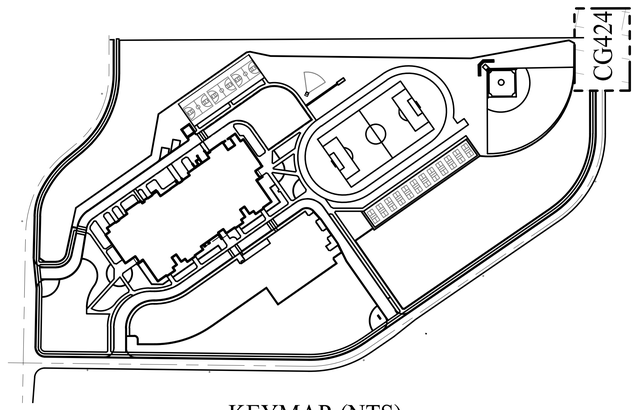
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

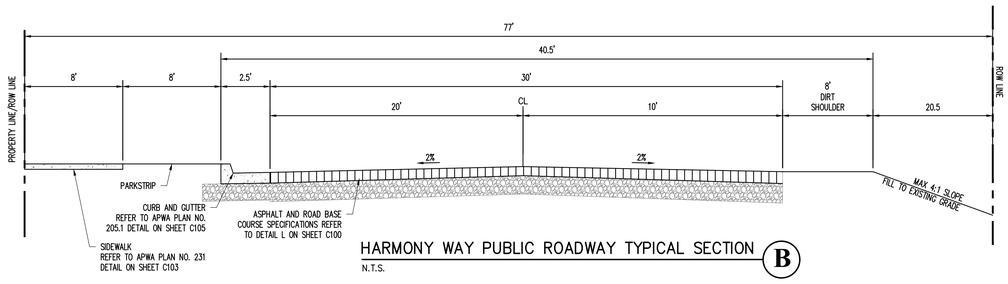
HARMONY WAY
ROADWAY PLAN
AND PROFILE

CG423



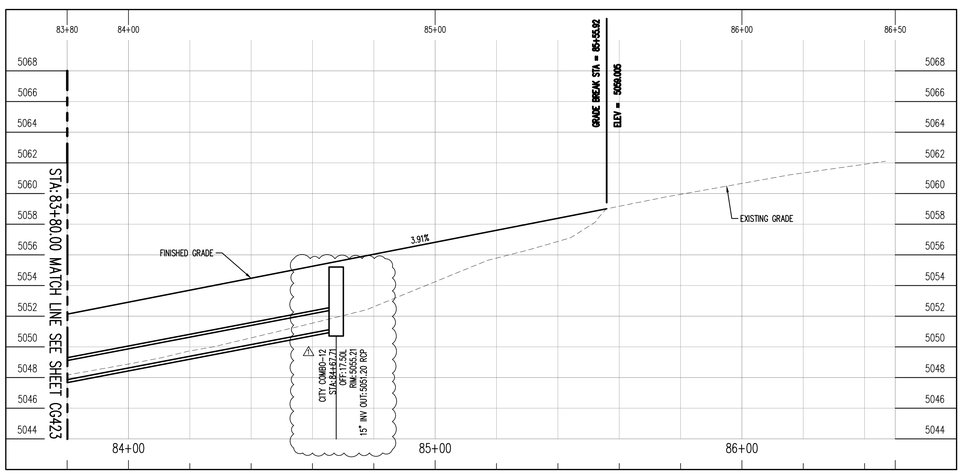


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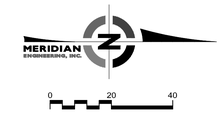


HARMONY WAY PUBLIC ROADWAY TYPICAL SECTION **B**

N.T.S.



HARMONY WAY ROADWAY PROFILE



HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
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REV	DATE	DESCRIPTION
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VCBO NUMBER: 22705
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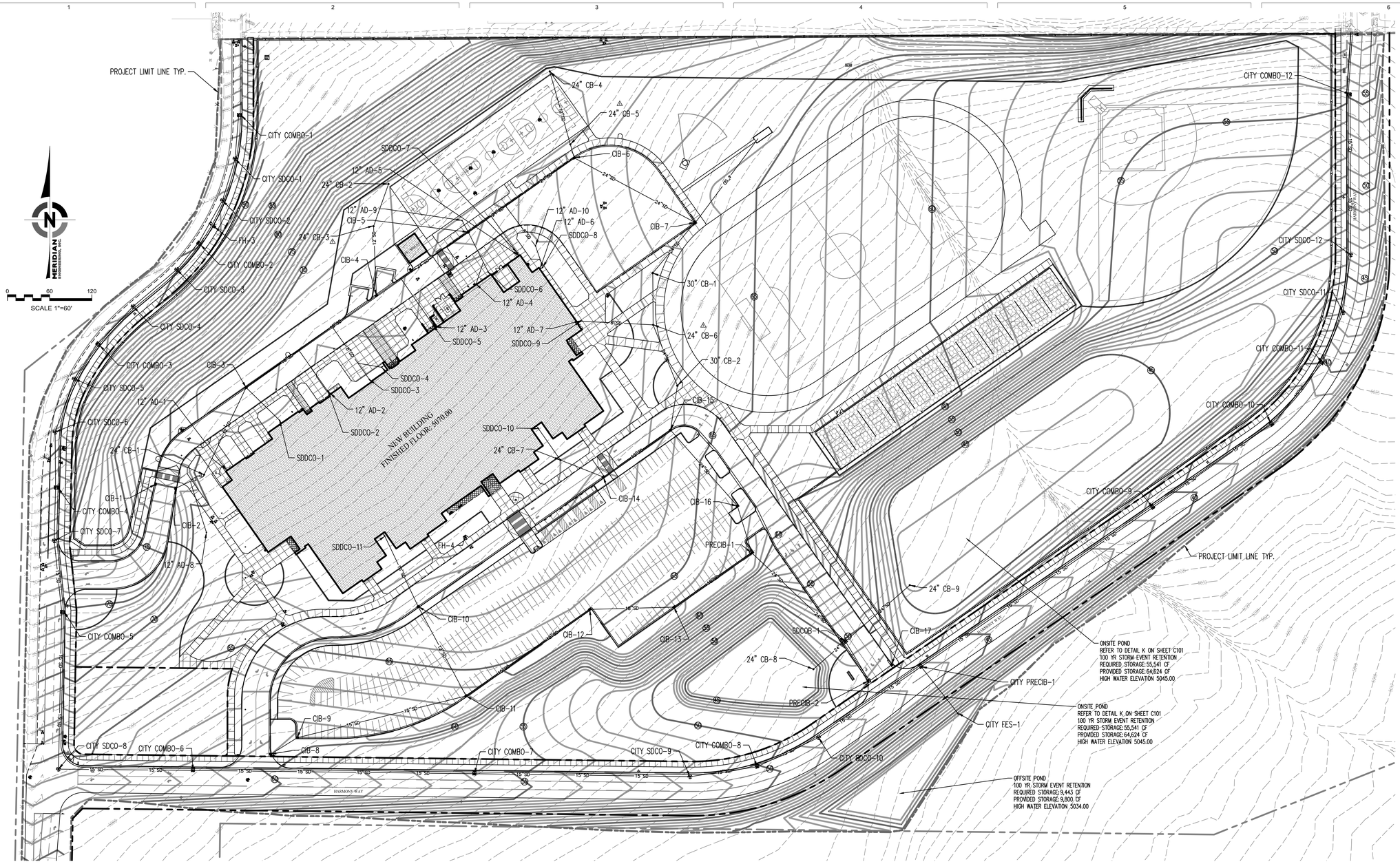
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

HARMONY WAY
ROADWAY PLAN
AND PROFILE

CG424



Date: 30-Mar-23

Drainage calculations for : *Eagle Mountain Middle School*

Onsite Pond

Location: Eagle Mountain, Utah

Allowable Release Rate

School Area	**34.70 Ac.**	**1,511,589 SF**	
Infiltration Rate	**10.50 cfs**	**3.75"/hr**	half of geotech rate
		120,929	Infiltration Area (SF)

		Runoff Coefficients
Paved Area:	496,753 SF	C= 0.9
Landscape Area:	896,471 SF	C= 0.2
Roof Area	90,223 SF	C= 0.95
TOTAL AREA	1,483,447 SF	Weighted C 0.47

Lapsed Time Minutes	Accum. Rainfall Inches (100 yr)	"CA" Acre	Total Runoff Vol. CF	Discharge CF	Req'd Storage CF
15	0.93	16.41	55178	9448	45730
30	1.26	16.41	74437	18895	55541
60	1.56	16.41	92180	37790	54389
120	1.67	16.41	98658	75581	23077
180	1.68	16.41	99249	113371	0
360	1.75	16.41	103384	226742	0
720	1.92	16.41	113427	453484	0
1440	1.99	16.41	117563	906968	0

REQUIRED RETENSION STORAGE: **55,541 CF** 100 yr Event

Lapsed Time Minutes	Accum. Rainfall Inches (10 yr)	"CA" Acre	Total Runoff Vol. CF	Discharge CF	Req'd Storage CF
15	0.48	16.41	28239	9448	18791
30	0.64	16.41	37998	18895	19091
60	0.80	16.41	47025	37790	9235
120	0.892	16.41	52696	75581	0
180	0.94	16.41	55355	113371	0
360	1.10	16.41	64962	226742	0
720	1.24	16.41	73239	453484	0
1440	1.44	16.41	85070	906968	0

REQUIRED SCHOOL SITE RETENSION STORAGE: **19,091 CF** 10 yr Event

WEST Pond Volume: * Volume=(Area1+Area2)/2*(Elev1-Elev2)

		Area (SF)	Volume (CF)*
TOP	45.00	14,807	13,939
BOTTOM	44.00	12,970	
	Total:		**13,939 CF**

EAST Pond Volume: * Volume=(Area1+Area2)/2*(Elev1-Elev2)

		Area (SF)	Volume (CF)*
TOP	45.00	73,400	50,685
BOTTOM	44.00	27,970	
	Total:		**50,685 CF**

TOTAL PROVIDED RETENTION STORAGE: Total: **64,624 CF**

Date: 9-Mar-23

Drainage calculations for : *Eagle Mountain Middle School*

Offsite Pond

Location: Eagle Mountain, Utah

Allowable Release Rate

Street Area	**3.08 Ac.**	**134,078 SF**	
Infiltration Rate	**1.26 cfs**	**3.75"/hr**	half of geotech rate
		14,461	Infiltration Area (SF)

		Runoff Coefficients
Paved Area:	116,396 SF	C= 0.9
Landscape Area:	17,682 SF	C= 0.2
Roof Area	- SF	C= 0.95
TOTAL AREA	134,078 SF	Weighted C 0.81

Lapsed Time Minutes	Accum. Rainfall Inches (100 yr)	"CA" Acre	Total Runoff Vol. CF	Discharge CF	Req'd Storage CF
15	0.93	2.49	8359	1130	7229
30	1.26	2.49	11277	2260	9017
60	1.56	2.49	13962	4519	9443
120	1.67	2.49	14946	9038	5908
180	1.68	2.49	15036	13557	1479
360	1.75	2.49	15662	27114	0
720	1.92	2.49	17184	54229	0
1440	1.99	2.49	17810	108458	0

REQUIRED RETENSION STORAGE: **9,443 CF** 100 yr Event

Lapsed Time Minutes	Accum. Rainfall Inches (10 yr)	"CA" Acre	Total Runoff Vol. CF	Discharge CF	Req'd Storage CF
15	0.48	2.49	4278	1130	3148
30	0.64	2.49	5705	2260	3495
60	0.80	2.49	7124	4519	2605
120	0.892	2.49	7953	9038	0
180	0.94	2.49	8381	13557	0
360	1.10	2.49	9846	27114	0
720	1.24	2.49	11045	54229	0
1440	1.44	2.49	12888	108458	0

REQUIRED SCHOOL SITE RETENSION STORAGE: **3,495 CF** 10 yr Event

Pond Volume: * Volume=(Area1+Area2)/2*(Elev1-Elev2)

		Area (SF)	Volume (CF)*
TOP	34.00	11,557	9,800
BOTTOM	33.00	8,593	
	Total:		**9,800 CF**

TOTAL PROVIDED RETENTION STORAGE: Total: **9,800 CF**

HYDROLOGY LEGEND

HIGH WATER LINE

NOTES:

1. SEDIMENT WILL NOT BE ALLOWED INTO RETENTION BASIN DURING CONSTRUCTION AND DURING LANDSCAPE STABILIZATION OF SOILS. CONTRACTOR WILL BE REQUIRED TO CLEAN OR REPLACE RETENTION BASINS THAT ARE NOT MAINTAINED FREE OF SEDIMENT DURING CONSTRUCTION AND DURING ESTABLISHMENT OF ALL LANDSCAPED AREAS.
2. APPROXIMATED A 100 YEAR STORM EVENT IS TO BE RETAINED ABOVE GROUND IN AREAS SHOWN IN THE PLANS ABOVE.
3. PONDS TO BE CERTIFIED PRIOR TO ACCEPTANCE PER CITY STANDARDS. AS-BUILT SURVEY OF BOTH PONDS TO BE PROVIDED TO MERIDIAN IN CAD FORMAT WITH SURFACE FOR MERIDIAN TO CHECK AND CERTIFY COMPLIANCE.

VCBO ARCHITECTURE
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SALT LAKE CITY, UT 84102
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STATE OF UTAH
MICHOLE LEE LUTH
No. 8023335
DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
1	05/16/2023	ADMIN
2	10/03/2023	PR 0023

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

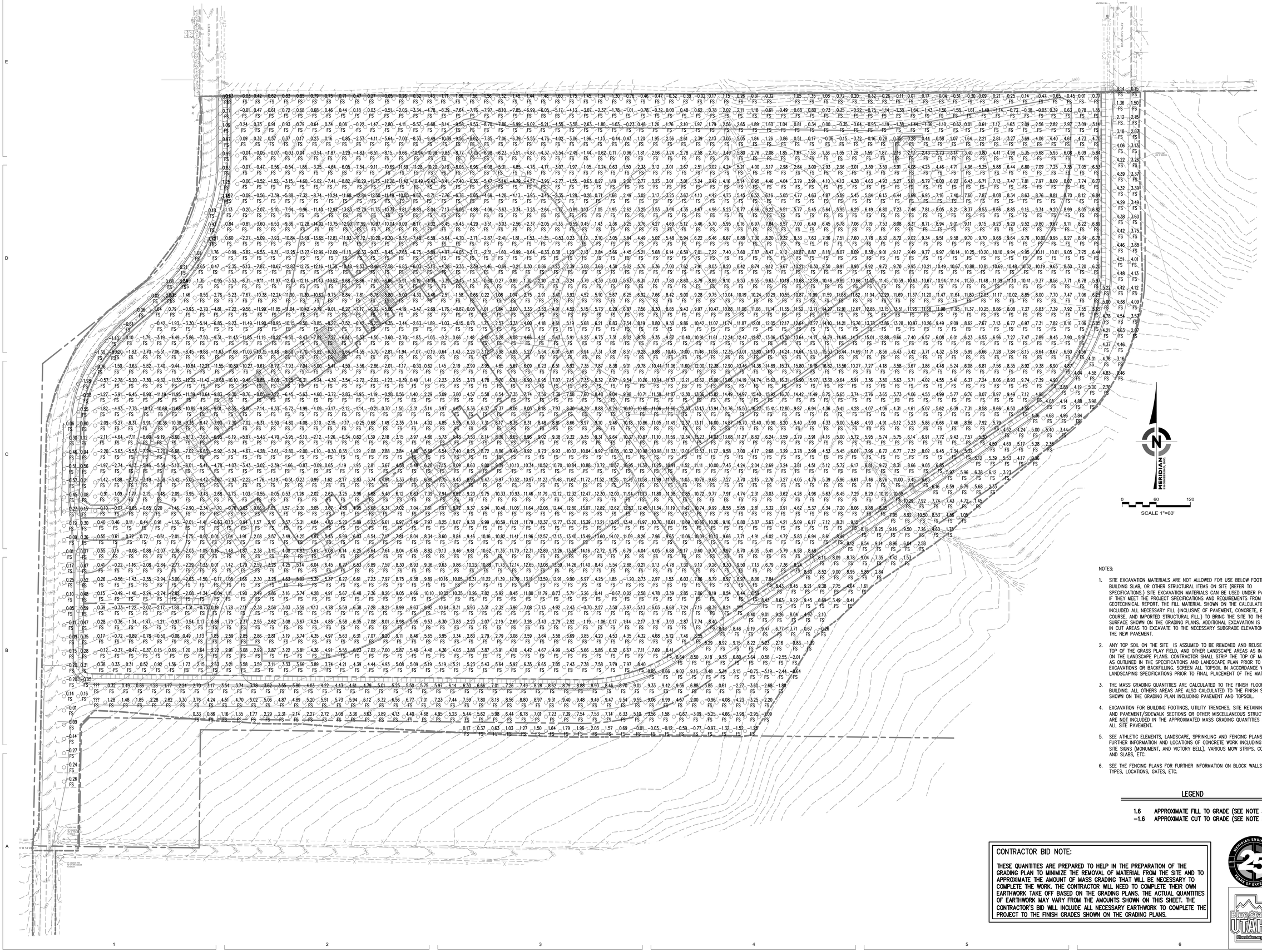
HYDROLOGY PLAN

CONFORMANCE SET

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811 Know what's below.

CG450



NOTES:

1. SITE EXCAVATION MATERIALS ARE NOT ALLOWED FOR USE BELOW FOOTING, BUILDING SLAB, OR OTHER STRUCTURAL ITEMS ON SITE (REFER TO SPECIFICATIONS.) SITE EXCAVATION MATERIALS CAN BE USED UNDER PAVEMENTS IF THEY MEET THE PROJECT SPECIFICATIONS AND REQUIREMENTS FROM THE GEOTECHNICAL REPORT. THE FILL MATERIAL SHOWN ON THE CALCULATIONS INCLUDED ALL NECESSARY FILL (INCLUSIVE OF PAVEMENT, CONCRETE, BASE COURSE, AND IMPORTED STRUCTURAL FILL.) TO BRING THE SITE TO THE FINISH SURFACE SHOWN ON THE GRADING PLANS. ADDITIONAL EXCAVATION IS REQUIRED IN CUT AREAS TO EXCAVATE TO THE NECESSARY SUBGRADE ELEVATIONS FOR THE NEW PAVEMENT.
2. ANY TOP SOIL ON THE SITE IS ASSUMED TO BE REMOVED AND REUSED AT THE TOP OF THE GRASS PLAY FIELD, AND OTHER LANDSCAPE AREAS AS INDICATED ON THE LANDSCAPE PLANS. CONTRACTOR SHALL STRIP THE TOP OF MATERIAL AS OUTLINED IN THE SPECIFICATIONS AND LANDSCAPE PLAN PRIOR TO ANY EXCAVATIONS OR BACKFILLING. SCREEN ALL TOPSOIL IN ACCORDANCE WITH LANDSCAPING SPECIFICATIONS PRIOR TO FINAL PLACEMENT OF THE MATERIAL.
3. THE MASS GRADING QUANTITIES ARE CALCULATED TO THE FINISH FLOOR OF THE BUILDING, ALL OTHERS AREAS ARE ALSO CALCULATED TO THE FINISH SURFACE SHOWN ON THE GRADING PLAN INCLUDING PAVEMENT AND TOPSOIL.
4. EXCAVATION FOR BUILDING FOOTINGS, UTILITY TRENCHES, SITE RETAINING WALLS, AND PAVEMENT/SIDEWALK SECTIONS OR OTHER MISCELLANEOUS STRUCTURES ARE NOT INCLUDED IN THE APPROXIMATED MASS GRADING QUANTITIES UNDER ALL SITE PAVEMENT.
5. SEE ATHLETIC ELEMENTS, LANDSCAPE, SPRINKLING AND FENCING PLANS FOR FURTHER INFORMATION AND LOCATIONS OF CONCRETE WORK INCLUDING LARGE SITE SIGNS (MONUMENT, AND VICTORY BELL), VARIOUS MOW STRIPS, COLLARS AND SLABS, ETC.
6. SEE THE FENCING PLANS FOR FURTHER INFORMATION ON BLOCK WALLS, FENCING TYPES, LOCATIONS, GATES, ETC.

LEGEND

1.6 APPROXIMATE FILL TO GRADE (SEE NOTE 3)
–1.6 APPROXIMATE CUT TO GRADE (SEE NOTE 3)

CONTRACTOR BID NOTE:

THESE QUANTITIES ARE PREPARED TO HELP IN THE PREPARATION OF THE GRADING PLAN TO MINIMIZE THE REMOVAL OF MATERIAL FROM THE SITE AND TO APPROXIMATE THE AMOUNT OF MASS GRADING THAT WILL BE NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR WILL NEED TO COMPLETE THEIR OWN EARTHWORK TAKE OFF BASED ON THE GRADING PLANS. THE ACTUAL QUANTITIES OF EARTHWORK MAY VARY FROM THE AMOUNTS SHOWN ON THIS SHEET. THE CONTRACTOR'S BID WILL INCLUDE ALL NECESSARY EARTHWORK TO COMPLETE THE PROJECT TO THE FINISH GRADES SHOWN ON THE GRADING PLANS.

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STATE OF UTAH
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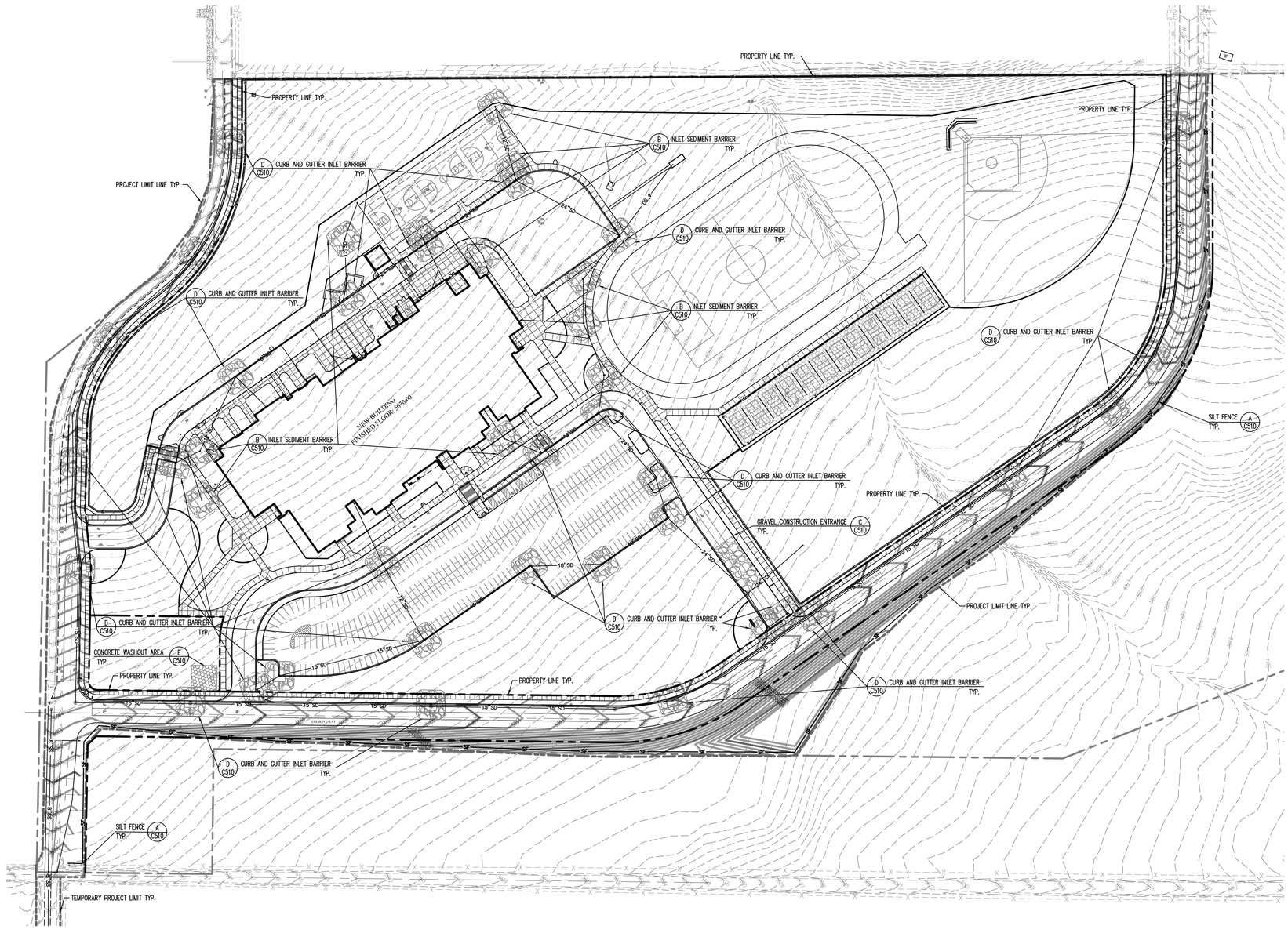
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

CUT FILL PLAN

CG460



NOTES:

1) THERE ARE ABOUT 42.0 ACRES WITHIN THE PROJECT BOUNDARY THAT WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.

SEQUENCE OF CONSTRUCTION ACTIVITIES:

1) FIELD MARK LIMIT OF DISTURBANCE FOR APPROVAL BY EAGLE MOUNTAIN CITY AND OBTAIN A STORM WATER MANAGEMENT PERMIT AS NEEDED BY EAGLE MOUNTAIN CITY.

2) INSTALL SILT FENCE AND/OR ENVIRONMENTAL FENCE AROUND PERIMETER OF PROJECT AS INDICATED ON THIS PLAN SHEET.

3) INSTALL SEDIMENT CONTROL MEASURES INDICATED IN ALL EXISTING STORM DRAIN INLETS ADJACENT TO THE CONSTRUCTION SITE.

4) CONTRACTOR WILL BEGIN DEMOLITION, GRADING, EXCAVATION, AND CONSTRUCTING UTILITY SITE IMPROVEMENTS. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONSTRUCT SEDIMENT PROTECTION AT ALL NEW INLETS.

5) AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WILL BE STABILIZED WITH SOD IN LANDSCAPED AREAS AND PAVEMENT IN PARKING AND DRIVEWAY AREAS. SITE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION ACTIVATES TO BE COMPLETED WITHIN 21 DAYS OF FINISHING AN AREA TO THE FINAL LINES AND GRADES INDICATED ON THE GRADING PLAN.

6) UPON LANDSCAPE ESTABLISHMENT, REMOVE TEMPORARY MEASURE & CLEAN STORM DRAIN SYSTEM PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

RUNOFF COEFFICIENTS AND DISCHARGE:

1) THE EXISTING RUNOFF COEFFICIENT FOR THE PROJECT AREA IS ESTIMATED TO BE 0.15. THE NEW RUNOFF COEFFICIENT WILL BE APPROXIMATELY 0.39 FOR THE NEW IMPROVEMENTS.

2) RUNOFF WILL BE COLLECTED ON SITE AND RETAINED IN AN ABOVE GROUND RETENTION PONDS.

POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES:

1) THE OWNER WILL SUBMIT POST CONSTRUCTION BEST MANAGEMENT PRACTICES TO EAGLE MOUNTAIN CITY.

GENERAL STORM WATER POLLUTION CONTROL NOTES:

1) SEE C510 FOR STORM WATER POLLUTION CONTROL NOTES AND GENERAL PRACTICES.

2) ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED AND MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.

3) CONTRACTOR SHALL BE REQUIRED TO KEEP RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.



0 80 160
SCALE 1"=80'

VCBO ARCHITECTURE
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SALT LAKE CITY, UT 84102
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REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH
DATE ISSUED: 10/3/23
MICHOLE LEE LUTH
No. 8023335

REV	DATE	DESCRIPTION

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ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

EROSION CONTROL PLAN

C500

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

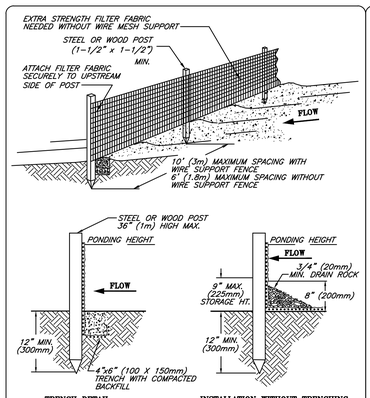
Blue Stakes of Utah 811 Dig Safely

SILT FENCES. INSTALLATION OF SILT FENCES NOTE:

1. DIG OR TRENCH A FOUR INCH WIDE BY SIX INCH DEEP TRENCH, THE LENGTH OF THE SILT FENCE
2. ROLL OUT SILT FENCE MATERIAL ALONG THE FRONT OF THE TRENCH SUCH THAT THE STAKES WILL BE ON THE DOWNSTREAM SIDE AND THE BOTTOM FLAP LAY IN THE TRENCH.
3. STARTING AT ONE END, DRIVE THE FIRST STAKE AT LEAST 10 INCHES INTO THE GROUND. NOTE THAT THE STAKE MUST BE DRIVEN FAR ENOUGH INTO THE GROUND SO THAT 8 – 12 INCHES OF MATERIAL REMAINS IN THE GROUND.
4. AT THE NEXT STAKE, PULL THE MATERIAL TAUT BEFORE DRIVING THE SECOND STAKE INTO THE GROUND. NOTE THAT THE STAKE MUST BE DRIVEN FAR ENOUGH INTO THE GROUND SO THAT 8 – 12 INCHES OF MATERIAL REMAINS IN THE GROUND.
5. REPEAT STEP 4 UNTIL THE STAKES ARE DRIVEN INTO THE GROUND.
6. WHEN ATTACHING TWO LENGTHS OF FENCE TOGETHER, DO THE FOLLOWING:
   - 6.1 PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
   - 6.2 ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION, TO CREATE A TIGHT SEAL WITH THE FENCE MATERIAL.
   - 6.3 DRIVE BOTH POST INTO THE GROUND SO THAT 8 – 12 INCHES OF MATERIAL REMAINS IN THE GROUND.

EROSION CONTROL GENERAL NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
3. ALL BEST MANAGEMENT PRACTICES AND EROSION CONTROL MEASURES ARE TO CONFORM TO THE CITY LAND DISTURBANCE DESIGN AND CONSTRUCTION STANDARDS.
4. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS DEPOSITED BY TRAFFIC FROM THE SITE.
5. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY AS INDIVIDUAL INLETS ARE INSTALLED.
6. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.
7. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
8. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES SHALL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
9. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
10. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. SITE WATERING SHALL BE USED TO CONTROL DUST. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS ABSOLUTELY PROHIBITED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, GRAVEL BAGS, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
12. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
13. ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS SHALL BE DONE IMMEDIATELY UPON DISCOVERY.
14. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT INTO SERVICE. DOWN-GRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.



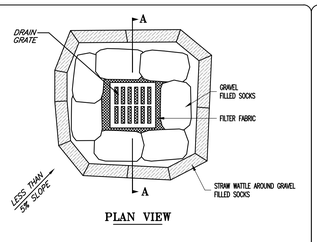
TRENCH DETAIL — INSTALLATION WITHOUT TRENCHING

NOT TO SCALE

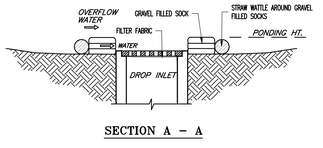
NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 6" (150mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

FILE: SILT FENCE

SILT FENCE (A)



PLAN VIEW

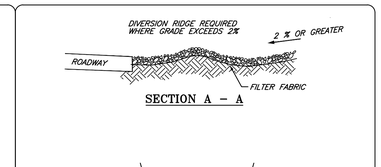


SECTION A – A

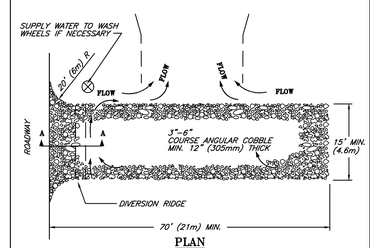
NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. EXCAVATE A BASIN OF SUFFICIENT SIZE ADJACENT TO THE DROP INLET.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWN SLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWN SLOPE SIDE OF THE STRUCTURE.
4. INLET PROTECTION TO MEET OR EXCEED ASTM D8057 AS PER EAGLE MOUNTAIN CITY CODE 15.50.070

FILE: ENTRANCE

INLET SEDIMENT BARRIER (B)



SECTION A – A

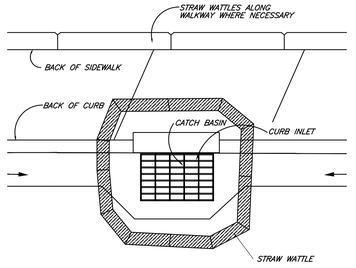


PLAN

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

FILE: N/A

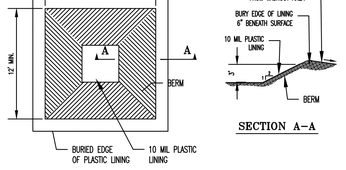
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT (C)



NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. EXCAVATE A BASIN OF SUFFICIENT SIZE ADJACENT TO THE DROP INLET.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWN SLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWN SLOPE SIDE OF THE STRUCTURE.
4. INLET PROTECTION TO MEET OR EXCEED ASTM D8057 AS PER EAGLE MOUNTAIN CITY CODE 15.50.070

FILE: N/A

CURB & GUTTER INLET SEDIMENT BARRIER (D)



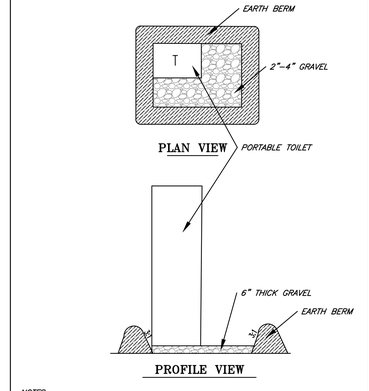
PLAN

SECTION A–A

NOTES:
1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. PLASTIC LINING MATERIAL SHALL BE OF 10 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
3. A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS REQUIRED IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
6. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
7. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

FILE: CURB AND GUTTER

CONCRETE WASHOUT AREA (E)



PLAN VIEW

PROFILE VIEW

NOTES:
1. CONTRACTOR TO LOCATE ON SITE BASED ON TRAILER LOCATION.

PORTABLE TOILET BARRIER (F)

LIMIT OF DISTURBANCE NOTES:

1. THE LIMITS OF DISTURBANCE (L.O.D.) TO BE FIELD MARKED.
2. FIELD VERIFICATION OF AN L.O.D. BY CITY ENGINEERING.
3. PRECONSTRUCTION EROSION AND SEDIMENT CONTROL MEETING REQUIRED PRIOR TO ANY DISTURBANCE. THE REQUIRED ATTENDEES WILL BE DEVELOPER'S PROJECT MANAGER, CONSTRUCTION COMPANY'S ON SITE MANAGER.
4. MODIFICATION OF L.O.D. AS REQUIRED BY RESULTS OF PRECONSTRUCTION MEETING.
5. THE CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE CITY CERTIFYING THE L.O.D., DUST CONTROL, AND TREE PROTECTION HAS BEEN REVIEWED AND APPROVED PRIOR TO WORK BEGINNING

CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES NOTES:

1. CONTRACTOR WILL PERFORM EARTHWORK IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS, CITY EROSION, SEDIMENT, REVEGETATION REQUIREMENTS AND THE DUST CONTROL PLAN AS REQUIRED BY THE STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL DIVISION OF AIR QUALITY.
2. THE CONTRACTOR WILL PERFORM EARTHWORK IN ACCORDANCE WITH THE PROJECT EARTHWORK SPECIFICATIONS AND THE EARTHWORK RECOMMENDATIONS FOUND IN THE GEOTECHNICAL INVESTIGATION REPORT PREPARED FOR THIS PROJECT. IN THE EVENT THAT THERE IS A CONFLICT BETWEEN THE DOCUMENTS MENTIONED (NOTE 2) AND THE CITY'S EROSION AND SEDIMENT CONTROL REQUIREMENTS OR THE DUST CONTROL PLAN AS REQUIRED BY THE STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL DIVISION OF AIR QUALITY, THE CITY'S REQUIREMENTS AND THE STATE REQUIREMENTS WILL CONTROL.
3. L.O.D. BARRIERS WILL BE PROPERLY INSTALLED PRIOR TO ANY DISTURBANCE. L.O.D. BARRIERS ARE DEFINED AS SILT FENCE AND ENVIRONMENTAL FENCE.
4. INSTALL SILT FENCE ON ALL DOWNHILL SIDE OF L.O.D. SEE DETAIL AND SILT FENCE NOTES FOR CORRECT INSTALLATION PROCEDURE.
5. ENVIRONMENTAL FENCES ARE TO BE INSTALLED ON ALL UPHILL SIDE OF L.O.D.
6. THE L.O.D. SILT FENCE BARRIERS DO NOT REPLACE OR FUNCTION AS SEDIMENTATION B.M.P.S.. ADDITIONAL SEDIMENT (BEST MANAGEMENT PRACTICES) BMPS WILL BE REQUIRED AS SHOWN ON THE PLANS OR AS REQUIRED BY THE CITY THROUGHOUT THE PROJECT AS UNFORESEEN SITUATIONS OCCUR.
7. WITHIN THE SAME WORKING DAY SOIL IS DISTURBED ALL SEDIMENT CONTROL B.M.P.S. WILL BE INSTALLED. AN EXAMPLE OF SEDIMENT CONTROL BMP IS A SILT FENCE OR A TEMPORARY SEDIMENTATION BASIN. EXISTING VEGETATION WILL NOT BE BURIED, THE METHOD OF DISPOSAL WILL BE SUBMITTED AND APPROVED BY THE CITY.
8. INSTALL ALL SEDIMENTATION BMPS AS SHOWN ON PLANS AND AS DIRECTED BY THE CITY
9. 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 UNTIL SOIL IS RESEEDED AND PROTECTED. WATER USED TO CONTROL DUST WILL CONTAIN CALCIUM CHLORIDE OR SIMILAR ADDITIVE. THE DUST CONTROL PLAN AS REQUIRED BY THE STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL DIVISION OF AIR QUALITY DOES NOT REPLACE THE CALCIUM CHLORIDE REQUIREMENT.
10. INSTALL IMPROVEMENTS AS SHOWN ON THE APPROVED CONSTRUCTION PLANS.
11. ALL DISTURBED SOIL WILL BE MADE STABLE AS WITHIN 21 DAYS OF DISTURBANCE.
12. TEMPORARY AND PERMANENT SEDIMENT BEST MANAGEMENT PRACTICES WILL REMAIN FUNCTIONAL AT ALL TIMES THROUGH THE ENTIRE PROJECT AND UNTIL ALL DISTURBED SOIL HAS BEEN STABILIZED TO PREVENT EROSION. WRITTEN APPROVAL MUST BE OBTAINED FROM THE CITY CERTIFYING ALL DISTURBED SOIL IS STABLE BEFORE ABANDONING SEDIMENTATION BEST MANAGEMENT PRACTICES.
13. IF THE EXISTING GRADES ARE DIFFERENT THAN WHAT IS SHOWN ON THE GRADING PLAN, STOP WORK AND NOTIFY THE CITY.
14. IF THE PROJECT REQUIRES EXPORT OR IMPORT MATERIAL TO ACHIEVE A BALANCED SITE. THE CONTRACTOR IS TO KEEP OFFSITE ROADS CLEAN AT ALL TIMES. FAILURE TO KEEP STREETS CLEAN WILL RESULT IN A MANDATORY WORK STOP ORDER BEING ISSUED ON THE IMPORT/ EXPORT OPERATION.
15. THE PROJECT CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PAVED STREETS ADJACENT TO OR ABUTTING THE GRADING PROJECT CLEAN AND FREE OF DIRT, MUD, AND DEBRIS AT ALL TIMES. WHEREAS THIS IS A PUBLIC HEALTH AND SAFETY ISSUE, FAILURE TO COMPLY WILL RESULT IN A MANDATORY WORK STOP ORDER BEING ISSUED OVER THE ENTIRE PROJECT, INCLUDING COMMERCIAL AND RESIDENTIAL CONSTRUCTION PROJECTS.
16. THE CONTRACTOR WILL PROVIDE ADDITIONAL TEMPORARY EROSION CONTROL PLANS, AND PERMITS AS REQUIRED BY THE CITY, THE COUNTY AND THE STATE OF UTAH AS REQUIRED THROUGHOUT THE DURATION OF THE PROJECT.
17. FAILURE TO FOLLOW THE SEQUENCE OF CONSTRUCTION SHALL RESULT IN THE ISSUANCE OF A WORK STOP ORDER BEING ISSUED.
18. CONCRETE TRUCKS TO USE PRE-ASSIGNED WASH OUT AREA. CONCRETE TRUCKS ARE NOT TO BE CLEANED OUT OR WASHED DOWN IN THE PUBLIC RIGHT-OF-WAY.
19. PORTABLE TOILETS TO BE LOCATED ADJACENT TO CONTRACTOR TRAILER. TOILETS SHALL BE MAINTAINED BY CONTRACTOR.
20. CONSTRUCTION WASTE BIN TO BE LOCATED NEAR CONTRACTOR TRAILER. ALL CONSTRUCTION WASTE TO BE PLACED IN WASTE BIN.
21. ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES (BMPS) ARE TO BE INSPECTED AND MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
22. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.

CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH — NICHOLE LEE LUTH — 8023335 — DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
1	7/5/2023	PR-2

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

EROSION CONTROL PLAN DETAILS

C510

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811 — Bluestakes.org

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **NOVEMBER 14, 2023**
TITLE:	Average Lot Size Amendment
ITEM TYPE:	Development Code Amendment
APPLICANT:	Staff

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
Marcus Draper, Admin

BACKGROUND:
Staff is seeking to clarify ambiguity in the City Code regarding the applicability of the average lot size requirement to amended plats. The proposed code amendment would clarify that amended portions of a final plat must comply with the average lot size requirement of a given zone.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:
Staff recommends that the Planning Commission advance a positive recommendation to the City Council respecting the proposed code changes.

ATTACHMENTS:

EMMC 17.25.040 amendment.rtf

17.25.040 Residential development standards.

This development standards table contains required standards for each residential zone in the city. More details and clarification are included as footnotes and as generally applicable provisions later in this chapter.

Residential Development Standards

General Plan Residential Category	Ag/Rural Density 1		Ag/Rural Density 2		Foothill Residential	Neighborhood Residential 1			Neighborhood Residential 2		Neighborhood Residential 3
Zone Designation	**RA1**	**RA2**	**RD1**	**RD2**	**FR**	**R1**	**R2**	**R3**	**RC**	**MF1**	**MF2**
Type of Housing	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached (small lot)	MF 2-6 units/building	MF ≤ 12 units/building
Maximum Gross Density										10 units/acre	20 units/acre
Minimum Residential Lot Sizes	5+ acres (217,800 sq ft)	2.5 acres (108,900 sq ft)	1 acre (43,560 sq ft)	1/2 acre (21,780 sq ft)	1/4 acre (10,890 sq ft)	1/4 acre (10,890 sq ft)	8,000 sq ft	6,500 sq ft	4,500 sq ft		
Minimum Average Lot Sizes[7]				3/4 acre (32,670 sq ft)	1/2 Acre (21,780 sq ft)	1/3 Acre (14,520 sq ft)	1/4 Acre (10,890 sq ft)	8,500 sq ft	6,000 sq ft		
Required Improved Open Space (in compliance with EMMC 16.35.105)				500 sq ft per lot	750 sq ft per lot	750 sq ft per lot	900 sq ft per lot	1,000 sq ft per lot	1,000 sq ft per lot	1,000 sq ft per 3 bd; 750 sq ft per 1 and 2 bd	1,000 sq ft per 3 bd; 750 sq ft per 1 and 2 bd
Primary Structure Maximum Height[1]	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'
Accessory Structure Maximum Height[1]	35'	35'	35'	25'	20'	20'	20'	20'	20'	20'	20'
Ancillary Structure Maximum Height[6]	10' above primary structure										
Minimum Lot Frontage[2]	150'	150'	125'	100'	90'	85'	80'	62'	58'		
Minimum Lot Frontage (cul-de-sac or circle)	100'	100'	75'	60'	50'	45'	40'	20'	20'		
Minimum Dwelling Size (excluding garage)	1,000 sq ft	1,000 sq ft	1,000 sq ft	1,000 sq ft	1,000 sq ft	1,000 sq ft	800 sq ft	800 sq ft	800 sq ft	650 sq ft	650 sq ft
Minimum Setbacks for Primary Structures[3]											
Front	35'	35'	30'	25'	25'	25'	25'	15'	15'	15'	15'
Front Garage	45'	45'	40'	30'	25'	25'	25'	22'	22'	22'[5]	22'[5]
Rear	35'	35'	35'	35'	35'	25'	20'	20'	20'	30' between buildings	
Side	20'	20'	15'	10'	10'	10'	8'	8'	8'	15' between buildings	20' between buildings

General Plan Residential Category	Ag/Rural Density 1		Ag/Rural Density 2		Foothill Residential	Neighborhood Residential 1			Neighborhood Residential 2		Neighborhood Residential 3
Zone Designation	**RA1**	**RA2**	**RD1**	**RD2**	**FR**	**R1**	**R2**	**R3**	**RC**	**MF1**	**MF2**
Garage Side	20'	20'	15'	15'	10'	10'	10'	10'	10'	15' between buildings	20' between buildings
Street Side	25'	25'	25'	25'	15'	15'	15'	15'	15'	15'	15'
Maximum Footprint Coverage of Accessory Structure(s)[4]					10%						
Minimum Setbacks for Accessory Structures[3]											
Front	Same as principal structure										
Rear	10'	10'	10'	10'	5'	5'	5'	5'	5'	5'	5'
Side	10'	10'	10'	10'	5'	5'	5'	5'	5'	5'	5'
Street Side	Same as principal structure										
Distance from a Residential Dwelling	Structures housing animals: 50' from neighboring residences; 6' for all other structures					6'	6'	6'	6'	6'	6'
Site Plan Approval Required (See Chapter 17.100 EMMC)										Yes	Yes

[1] Height is 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. Where permitted by EMMC 17.25.030, the maximum height of accessory dwelling units (ADUs) located above a detached garage is 35 feet.

[2] Lot frontage is measured at the street property line. Lot frontage shall vary by at least five feet every three or four lots in the R3 and RC zones.

[3] Setbacks shall only apply to structures that require a city building permit or approval. No structure which cannot be removed shall be constructed across an easement. Up to a 10 percent variation in setbacks may be approved by the planning director and building official if the variation is deemed appropriate due to an issue with slope, unique lot configuration, or other unique circumstance. Guidance regarding allowed projections into setbacks is outlined in EMMC 17.25.060.

[4] Maximum footprint coverage is the total coverage on the lot of all accessory structures.

[5] Driveway length exceptions for multifamily developments may be requested and considered at the discretion of the approval authority with a preliminary plat or site plan.

[6] Ancillary structures include chimneys, television antennas, or other structures that are generally located on the roof of a residential building.

[7] For approval of a preliminary plat or amended preliminary plat, the minimum average lot size is calculated across an entire preliminary plat or large neighborhood, and is verified by the approval authority of a preliminary plat. If a preliminary plat exceeds 80 acres, the average lot size may be required in smaller neighborhoods/plats. Each original final plat does not have to comply with the average lot size, but shall include some variation of lot sizes in the plat. Outlier lots that are substantially larger than the others will not be counted in the average lot size calculation. Amended final plats shall comply with the average lot size requirements of this section. For amended final plats, the minimum average lot size is calculated using only the portion of the plat that the amendment changes.

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **NOVEMBER 14, 2023**
TITLE:	ACTION ITEM/PUBLIC HEARING - Code Amendment to EMMC 17.35.030 Land Use Table and EMMC 17.55.120 Tables - Hotel Code Change
ITEM TYPE:	Development Code Amendment
APPLICANT:	City-initiated

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
Evan Berrett, Admin

BACKGROUND:

Eagle Mountain City staff finds great value in attracting hotel developers and operators to our city to benefit our local economy. As staff has communicated with hotel developers and operators, we have found that two particular codes are potentially problematic for hotel development in our city.

Staff has found that our height restrictions on hotels would benefit from some minor adjustment to enable hotel developers to plan hotel products that would be successful in the City. Particularly, modern hotels generally seek between 3-4 stories, but 4-story hotels can potentially exceed our 50-foot limit by 5-10 feet. The proposed code change gives some ability to allow heights to exceed 50-feet, but only to enable no more than 4-story hotels.

Our parking requirements have also been found to be excessive. Most cities, including Lehi, Payson, Spanish Fork, Pleasant Grove, Tooele, and others, require only 1 stall per sleeping unit. However, Eagle Mountain requires 1 stall per bed which can greatly increase the parking requirements if many of the units have two queen beds or a similar format. The proposed code revises parking requirements to be more in-line with other cities while also requiring parking for employees and accommodating an anticipated increase in tourism in the Cedar Valley. As a note for the parking requirements, the justification for requiring spaces to accommodate motorhomes only

in zones other than Commercial Regional is due to the likelihood that development in Commercial Regional zones is more likely to produce adequate shared parking potential to accommodate those vehicles.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

Staff recommends that the Planning Commission advance a positive recommendation to the City Council respecting the proposed code changes.

ATTACHMENTS:

HotelCodeChange_StaffReport_11_2023.pdf

TO: Planning Commission
FROM: Evan Berrett, Economic Development Director
DATE: 11/14/2023
SUBJECT: STAFF REPORT – CODE CHANGES RELATED TO HOTEL DEVELOPMENTS

Eagle Mountain City staff finds great value in attracting hotel developers and operators to our city to benefit our local economy. As staff has communicated with hotel developers and operators, we have found that two particular codes are potentially problematic for hotel development in our city.

Staff has found that our height restrictions on hotels would benefit from some minor adjustment to enable hotel developers to plan hotel products that would be successful in the City. Particularly, modern hotels generally seek between 3-4 stories, but 4-story hotels can potentially exceed our 50-foot limit by 5-10 feet. The proposed code change gives some ability to allow heights to exceed 50-feet, but only to enable no more than 4-story hotels.

Our parking requirements have also been found to be excessive. Most cities, including Lehi, Payson, Spanish Fork, Pleasant Grove, Tooele, and others require only 1 stall per sleeping unit, whereas Eagle Mountain requires 1 stall per bed which can greatly increase the parking requirements if many of the units have two queen beds or a similar format. The proposed code revises parking requirements to be more in-line with other cities while also requiring parking for employees and accommodating an anticipated increase in tourism in the Cedar Valley. As a note for the parking requirements, the justification for requiring spaces to accommodate motorhomes only in zones other than Commercial Regional is due to the likelihood that development in Commercial Regional zones is more likely to produce adequate shared parking potential to accommodate those vehicles.

Staff believes these code changes would increase the likelihood of seeing hotels develop in Eagle Mountain in the near future and recommends approval.

17.35.030 Land use table.

This land use table contains the various land uses that are permitted, special, and prohibited uses in the commercial zones. Uses that are not listed in this table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters.)

S = Special (Special uses are permitted uses that must also comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use.)

BLANK = Prohibited

Land Use Table

LAND USE	ZONING DISTRICT		
	Commercial Neighborhood (CN)	Commercial Community (CC)	Commercial Regional (CR)
RESIDENTIAL USES			
Assisted Living Facility (12+ residents)		S	
Assisted Living Facility (up to 12 residents)	P	P	
Bed and Breakfast	P	P	
Caretaker/Security Guard Dwelling Unit			
Residential Juvenile Group Home; Residential Facility for Persons with a Disability; Residential Rehabilitation and Treatment Facility		S	
Skilled Nursing Facility; Transitional Care Facility		P	
CIVIC/INSTITUTIONAL			
Cultural and Entertainment Uses (theaters, museums, galleries, libraries, performing arts studios, movies, etc.)		P	P
Schools (Public/Charter/Private)	S	S	

Land Use Table			
LAND USE	**ZONING DISTRICT**		
	Commercial Neighborhood (CN)	**Commercial Community (CC)**	**Commercial Regional (CR)**
Public/Civic Buildings and Facilities (city owned)	P	P	P
Public Parks, Plazas, Trails, and Open Space	P	P	P
Religious or Cultural Meeting Halls	P	P	P
Sports Facilities/Arenas/Fields (indoor)		P	P
Transit Stop (bus, light-rail)	P	P	P
COMMUNICATION AND UTILITIES			
Communication Facilities and Towers	S[5]	S[5]	S[5]
Electrical Substations and Power Transmission Lines		S[5]	S[5]
Public and Private (with franchise agreement) Utility Underground Lines, Utility Buildings, and Other Above Ground Structures	S[5]	S[5]	S[5]
Public and Private Utility Equipment and Inventory Storage, Fenced or Enclosed	S[5]	S[5]	S[5]
COMMERCIAL/NONRESIDENTIAL USES			
Adult Group Care Facility (nonresidential)		P	
Animal Care Service		S[5]	S[5]
Athletic Instruction, Including Dance, Gymnastics, Martial Arts, etc.	P	P	P
Automobile Gas/Service Stations	S	S	S
Automobile Sales and/or Minor Service		S	S
Automobile Service and Repair (minor)		P	P
Automobile Service and Repair (including auto body)		P	P
Banks and Credit Unions	P	P	P

Land Use Table			
LAND USE	**ZONING DISTRICT**		
	Commercial Neighborhood (CN)	**Commercial Community (CC)**	**Commercial Regional (CR)**
Brewery (ancillary to a restaurant)		P	P
Car Wash		P	P
Car Wash (ancillary to a gas/service station)	S[5]	P	P
Check Cashing and Deferred Deposit Lenders[3]			S[5]
Child Day Care Center or Preschool	P	P	P
Construction and Equipment Sales/Rental			P
Convenience Store; Corner Market	P	P	P
Dialysis Center		P	P
Fitness Center	P	P	P
Flex Office/Retail/Warehouse			P
Grocery Store, Small/Neighborhood (generally < 30,000 sq. ft.)	P	P	P
Grocery Store, Medium/Community (generally 30,000 – 75,000 sq. ft.)		P	P
Grocery Store, Large/Regional (generally > 75,000 sq. ft.)			P
Hospital			P
Hotel[4]		P	P
Indoor Shooting Range		S	S
Laundry Services (no on-site dry cleaning)	P	P	P
Mortuary		P	P
Office (medical, health care, professional)	P	P	P
Outdoor Sales and Display (including storage of materials, products, and equipment incidental to an allowed use)	S[5]	S[5]	S[5]
Parking Garage		S[5]	P

Land Use Table			
LAND USE	**ZONING DISTRICT**		
	Commercial Neighborhood (CN)	**Commercial Community (CC)**	**Commercial Regional (CR)**
Pawn Shop			P
Pharmacy (retail)	P	P	P
Plant and Tree Nursery/Garden Center (with outside display; min. 1 acre lot)	S[5]	P	P
Plasma, Blood Collection			P
Race Tracks for Go-Carts, ATVs, and Other Motorized Sports Recreational Facilities			S[5]
Reception/Conference/Meeting Center	S[5]	S[5]	S[5]
Recreation (indoor)		P	P
Recreational Vehicle Sales/Rentals		P	P
Restaurant or Bakery	P	P	P
Retail Sales, General[1]		P	P
Retail Sales, Neighborhood (generally < 5,000 sq. ft.)[2]	P	P	P
Retail Sales, Regional (generally > 55,000 sq. ft.)			P
Salon (hair, nails, etc.)	P	P	P
State Liquor Store		P	P
Temporary Sales (Christmas tree lots, farmers market or fruit/vegetable stands, fireworks, food trucks, snow cones, etc.)	S[5]	S[5]	S[5]
Tobacco Specialty Business		S[5]	S[5]

[1] Includes arts and crafts sales, body art facility, electronic media rental and sales, hardware and home improvement, pet store, and uses deemed similar or appropriate by the city.

[2] Includes bookstore, copy center or postal center, floral sales, ice cream or dessert shop, and uses deemed similar or appropriate by the city.

[3] Check cashing and deferred deposit lenders include any business that must register in accordance with Section 7-23-101 et seq., Utah Code Annotated.

[4] Hotels offering extended stay must include a mix of extended stay and standard rooms (maximum 70 percent extended stay). Hotels may be permitted up to 60' high to achieve a maximum of four stories, whichever is less. Height is measured according to the same standards as found in 17.35.040.

[5] These special uses are considered prohibited until special use standards specific to these uses are approved and included in Chapter 17.75 EMMC.

[Ord. O-04-2022 § 2 (Exh. A); Ord. O-12-2020 § 2 (Exh. A); Ord. O-06-2020 § 2 (Exh. A)].

17.55.120 Tables.

Table 17.55.120(a) Dimensions for Parking Stalls and Aisles

Parking Angle	Stall Width	Stall Length	Aisle Width*	Aisle Width**
Parallel	9'	18'	N/A	12'
45	9'	18'	25'	14'
60	9'	18'	25'	18'
90	9'	18'	24'	24'

* Two-way traffic only

** One-way traffic only

Table 17.55.120(b) ADA Parking Requirements

Total Parking Stalls in Lot	Minimum Handicapped Accessible Stalls
1 – 25	1
26 – 50	2

Table 17.55.120(b) ADA Parking Requirements

Total Parking Stalls in Lot	Minimum Handicapped Accessible Stalls
51 – 75	3
76 – 100	4
101 – 150	5
151 – 200	6
201 – 300	7
301 – 400	8
401 – 500	9
501 – 999	2% of total stalls
Over 1,000	20 stalls plus 1 stall for every 100 stalls thereof over 1,000

Table 17.55.120(c) Required Parking by Land Use

Land Uses	Parking Standard
RESIDENTIAL USES	
Single-Family Dwellings	2 stalls per dwelling unit enclosed in garages
Two-Family Dwellings	2 stalls per dwelling unit with 1 space per unit to be within a fully enclosed garage
Townhouses	2 stalls per dwelling unit (not in tandem configuration) plus 1 guest parking space per 3 dwelling units. 1 space per unit to be within a fully enclosed garage
Condominiums/Apartments	2 stalls per dwelling unit plus 1 guest parking space per 3 dwelling units
PUD or Cluster Home Development	2 stalls per dwelling unit enclosed in garages plus 1 guest parking space per 3 dwelling units
Residential Care Facilities for Elderly Persons	1 stall per 4 beds plus 1 for each employee during regular hours
Residential Facility for Persons with a Disability (Group Home)	1 stall per patient bed

Table 17.55.120(c) Required Parking by Land Use

Land Uses	Parking Standard
PUBLIC/CIVIC USES	
Churches	1 stall per 20 sq. ft. in main assembly room
Parks and Playgrounds	To be determined by the planning director and planning commission (see city parks and open space master plan)
NONRESIDENTIAL/OTHER USES	
Agriculture/Farm Industry	To be determined by the planning commission
Automotive Service Stations	1 stall per 500 sq. ft. of gross finished floor area plus 2 stalls per service bay
Child Day Care Center/Preschool*	1 stall per staff member plus 1 stall per 10 children
Convenience Store	1 stall per 200 sq. ft. of gross floor area
Grocery Store and Deli	1 stall for each 200 sq. ft. of gross floor area for building greater than 10,000 sq. ft.
Health/Fitness Club	1 stall per 150 sq. ft. of gross floor area
Hotel, Motel, Bed and Breakfast	1 stall per ~~bed~~ sleeping unit plus 1 stall for each employee on duty, and 1 stall for every 200 sqft. of banquet/meeting rooms or restaurant space within the building. 2 additional stalls able to accommodate class A motorhomes are required in commercial zones other than Commercial Regional.
Laundry	1 stall per 250 sq. ft. of gross floor area
Light Manufacturing	1 stall per person employed on highest employee shift
Lumber and Hardware	1 stall for each 200 sq. ft. of gross floor area for building greater than 10,000 sq. ft.
Meeting/Reception Rooms	1 stall per 250 sq. ft. of gross floor area
Office and Professional	1 stall per 300 sq. ft. of gross floor area
Other Business	1 stall per 300 sq. ft. of gross floor area
Printing and Publishing	1 stall per person employed on highest employee shift
Retail Establishment	Minimum = 1 stall for each 300 sq. ft. of gross floor area for buildings; Maximum = 1 stall for each 200 sq. ft. of gross floor area for buildings

Table 17.55.120(c) Required Parking by Land Use

Land Uses	Parking Standard
Restaurants	1 stall per 250 sq. ft. of gross floor area
Restaurants (Fast Food/Drive-Thru)	1 stall per 125 sq. ft. of gross floor area
Research and Development	1 stall per 300 sq. ft. of gross floor area
Self-Storage	To be determined by the planning commission
Shopping Centers	1 stall for each 200 sq. ft. of gross floor area for building greater than 10,000 sq. ft.
Warehouse and Distribution	1 stall per 2,000 sq. ft. for first 20,000 sq. ft. of gross floor area plus 1 stall per 4,000 sq. ft. of gross floor area thereafter

* Not required of day care/preschool operated from a residence with a home business license.