



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

JULY 23, 2024, 5:30 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

5:30 PM – PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

1.A. Potential Rezone of Vacant Parcels

6:30 PM PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICTS OF INTEREST

5. MINUTES

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. Action Item/Public Hearing - Freddy's Frozen Custard and Steakburgers Site Plan

8. DISCUSSION ITEMS

9. NEXT SCHEDULED MEETING

10. ADJOURNMENT

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

By the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. 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.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 18 day of July, 2024, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 23, 2024**

TITLE:	Discussion - Potential Rezone of Vacant Parcels
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Brandon Larsen, Planning
Director

PRESENTED BY

Brandon Larsen

RECOMMENDATION:

Staff are looking for feedback on proposed city-initiated rezones of certain properties within the City.

BACKGROUND:

Planning Staff are seeking feedback on the potential rezoning of certain vacant properties. A map of these properties will be shown at the July 23, 2024, meeting. This is a discussion only.

ITEMS FOR CONSIDERATION:

The rezoning of properties is authorized by and is subject to the provisions and requirements of EMMC 17.05.130.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

None



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 23, 2024**

TITLE:	Freddy's Site Plan
ITEM TYPE:	Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	Chris Hitchcock

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Community Commercial/Commercial Community	0.68

PUBLIC HEARING

Yes

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the Freddy's Site Plan, subject to the following:

1. Recommendation of Option 1 or Option 2 regarding the elevations.

BACKGROUND:

The applicant requests site plan approval subject to the Commercial Community zoning standards to locate a Freddy's Frozen Custard and Steakburgers restaurant. Freddy's has over 450 locations (2021) in the United States and seven locations in Utah. The proposed site complies with applicable standards regarding the Commercial Community zone.

From freddys.com: Freddy grew up on a farm near Colwich, Kansas, just outside of Wichita. After finishing high school, Freddy enlisted in the U.S. Army, serving in the Pacific Rim region during World War II. A self-proclaimed "regular guy", he was awarded the Purple Heart for injuries sustained during service, as well as a Bronze Star for valor. Freddy then returned to Kansas, started a family, worked hard in the hospitality industry for 56 years, and raised six children with his wife, Norma Jean. Freddy's family values and patriotic service to his country is the foundation of Freddy's Frozen Custard and Steakburgers®, and these values have inspired us to do everything The Freddy's Way.

Notices have been sent regarding the public hearing. As of the date (7.17.24) of this report, no public comment has been received.

ITEMS FOR CONSIDERATION:

The applicant has submitted two elevation options. The Planning Commission can review the elevations and forward to the City Council the recommended option.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

1. Freddy's civil
2. Freddy's Arch option 1
3. Freddy's Arch option 2

CONTACTS

OWNER:
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385.501.7371

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aztecengineering@gmail.com

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WEST VALLEY, UT 84119
801.908.5859
info@cmttechnicalservices.com

SITE FIRE PROTECTION CALCULATIONS

- TOTAL BUILDING SF: 2,730 SF
- IFC TABLE B105.1 FIRE FLOW REQ'T: 1500 GPM FOR WORST CASE SCENARIO (VB)
- IFC TABLE C105.1 ONE FIRE HYDRANT IS REQUIRED AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY MUST BE WITHIN 250' OF THE HYDRANT (SPACING REQ'T).
 - SPACING PROVIDED: 170'
- IFC 503.1.1: ACCESS ROAD SHALL EXTEND TO WITHIN 150' OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY.
 - DISTANCE FROM ACCESS ROAD PROVIDED: 36'

UTILITY PROVIDERS

WATER, SANITARY SEWER, STORM SEWER:
EAGLE MOUNTAIN CITY
1650 E STAGECOACH RUN
EAGLE MOUNTAIN, UT
801.789.6609

ELECTRIC:
ROCKY MOUNTAIN POWER
1407 W NORTH TEMPLE
SALT LAKE CITY, UT 84116
1.866.870.3419 BUSINESS
1.800.469.3981 BUILDER

NATURAL GAS:
DOMINION ENERGY
757.857.2112

COMMUNICATIONS/CABLE:
CONFIRM PROVIDER W/OWNER

LEGAL DESCRIPTION

PENDING PLAT: RANCHES CROSSING PLAT

BUILDING/PARKING LOT NOTES

PROPOSED USE: FREDDY’S FROZEN CUSTARD RESTAURANT WITH DRIVE THRU

FLOOR AREA:

- TOTAL FLOOR AREA: 2,730 SF

PARKING SPACES REQUIRED: 22 STALLS

PARKING SPACES PROVIDED: 25 STALLS

BUILDING COVERAGE RATIO: 8.9% (BUILDING:2,650 SF DEVELOPMENT AREA:29,643 SF)

LOT DEVELOPMENT NOTES

PARCEL NUMBER: 58:034:0242
SECTION: 20
TOWNSHIP: 5S
RANGE: 1W

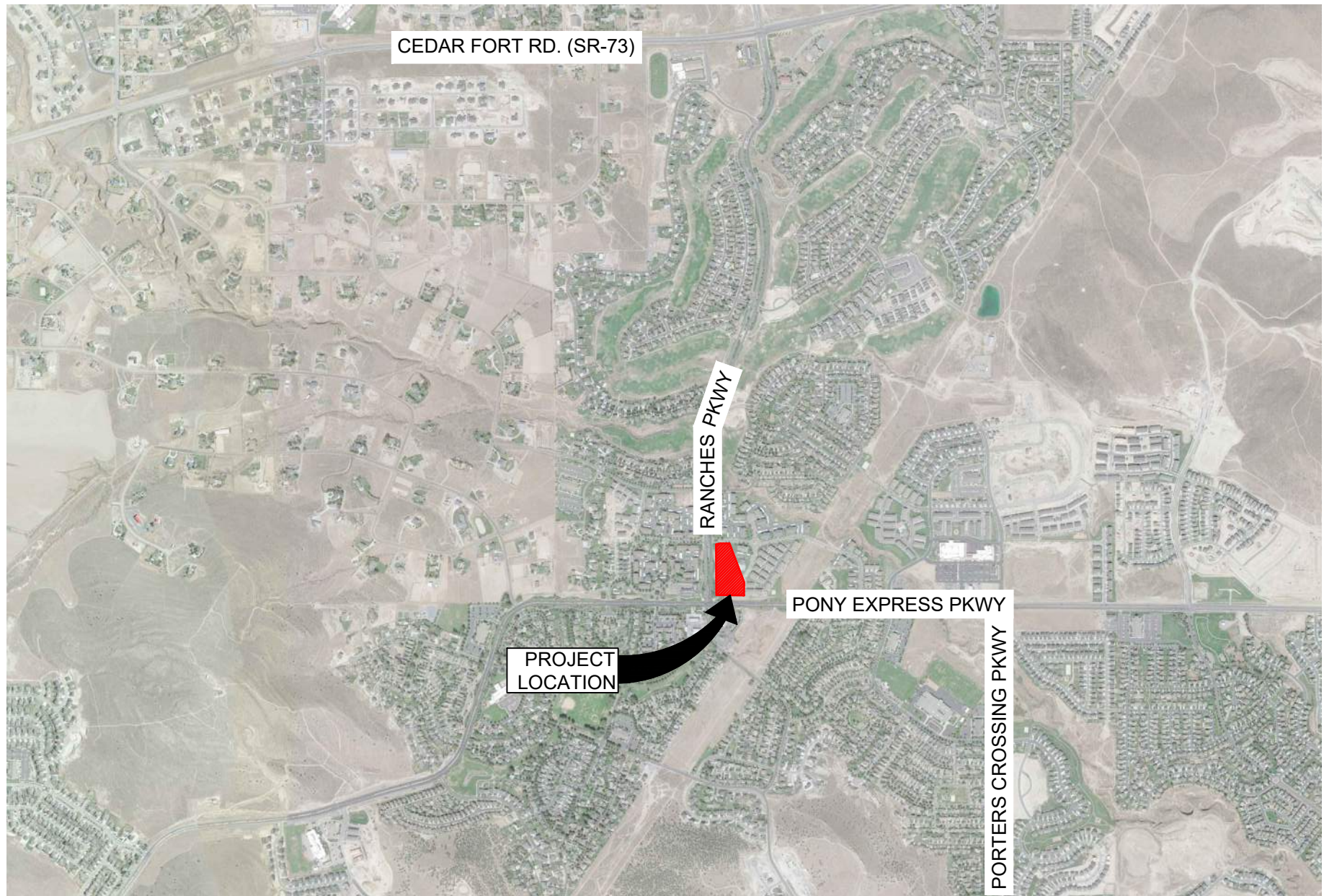
DEVELOPMENT ACREAGE: 0.68 ACRES (29,643 SF)

ZONING: CC – COMMERCIAL COMMUNITY

FLOOD PLAIN: PER FEMA FLOOD INSURANCE RATE MAP #49049C0300F CITY OF EAGLE MOUNTAIN 490258, EFFECTIVE DATE 6/19/2020, THIS PROPERTY LIES WITHIN UNSHADED ZONE X AND DOES NOT FALL WITHIN THE SPECIAL FLOOD HAZARD AREA.

DEVELOPMENT AREAS	
DEVELOPMENT AREA	29,643 SF
BUILDING COVERAGE	2,650 SF
HARDSCAPE SURFACES (EXCLUDES BUILDING)	23,994 SF
LANDSCAPED AREAS	2,999 SF
VACANT AREA FOR FUTURE DEVELOPMENT	0 SF
PARKING STALLS PROVIDED	25 STALLS

VICINITY MAP



SHEET INDEX & REVISION TABLE

LEGACY DESIGN GROUP ABERDEEN, SD SALT LAKE CITY, UT 385.501.7371		PERMIT SUBMITTAL		A: CITY COMMENTS		B: CITY COMMENTS		L1:		L2:	
		DATE	03.15.24	05.17.24	06.04.24						
SHEET INDEX	C000	CIVIL COVER SHEET	X	X	X						
	C001	CIVIL NOTES	X	X	X						
	C002	CITY NOTES	X	X	X						
	C050	EX.CONDITIONS & DEMOLITION	X	X	X						
	C100	SITE PLAN	X	X	X						
	C200	UTILITY PLAN	X	X	X						
	C201	STORMDRAIN PLAN	X	X	X						
	C300	GRADING PLAN-NORTH	X	X	X						
	C301	GRADING PLAN-SOUTH	X	X	X						
	C400	SWPPP	X	X	X						
	C401	SWPPP DETAILS	X	X	X						
	C500	CIVIL DETAILS	X	X	X						
	C501	CIVIL DETAILS	X	X	X						
	C502	CIVIL DETAILS	X	X	X						
	C503	CIVIL DETAILS	X	X	X						
	C504	CIVIL DETAILS	X	X	X						
	L100	LANDSCAPE PLAN	X	X	X						
	L101	LANDSCAPE DETAILS	X	X	X						
	L200	IRRIGATION PLAN	X	X	X						
	L201	IRRIGATION DETAILS	X	X	X						
	L202	IRRIGATION DETAILS	X	X	X						
	MB*	BUILDING ELEVATIONS	X	X	X						
	E-2.1*	LIGHTING DETAILS	X	X	X						
	E-5*	ELECTRICAL SITE PLAN	X	X	X						
	E-5.1*	LIGHTING CUT SHEETS	X	X	X						
X	DENOTES REVISED OR NEW SHEET										
R	DENOTES REMOVED SHEET										
*	DENOTES FOR INFORMATION ONLY, SEE APPROVED										

Ldg

LEGACY DESIGN GROUP
ABERDEEN, SD
SALT LAKE CITY, UT
385.501.7371

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info@legacydesigngroup.net

OWNER:
JRI HOSPITALITY

FREDDY’S FROZEN
CUSTARD AT
RANCHES
CROSSING

PONY EXPRESS PARKWAY &
CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH

811

Know what's below.
Call before you dig.

Rev.	Date	Comment
-	-	-

DRAWN BY: DRS
DESIGN BY: CBL
ORIG. ISSUE DATE: MAR. 15, 2024

PROFESSIONAL ENGINEER
No. 5149785
CRAIG B. LARSEN
STATE OF UTAH

6/25/2024 2:48:19 PM

CIVIL COVER
SHEET
C000

GENERAL NOTES

- ALL WORKS SHALL BE GOVERNED BY AND CONFORM TO APPLICABLE CURRENT NATIONAL AND LOCAL STANDARDS UNLESS OTHERWISE SPECIFIED ON DRAWINGS & THIS NOTE SHEET.
- THE PERMITTEE SHALL FULLY COMPLY WITH THE REQUIREMENTS OF THE CITY ORDINANCES AND REGULATIONS, SPECIFICATIONS AND STANDARDS RELATIVE TO WORK IN THE PUBLIC WAY.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. SUCH MEETING SHALL COMPLY WITH ADOPTED ENGINEERING STANDARDS.
- APPLICATION FOR INSPECTION BY GOVERNING AGENCY SHALL BE MADE BY THE CONTRACTOR AT LEAST TWENTY-FOUR (24) HOURS BEFORE THE SERVICES THEREOF WILL BE REQUIRED.
- WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITH DILIGENCE AND EXPEDITION AND RESTORE THE PUBLIC WAY TO CITY SPECIFICATIONS WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS FROM THE COMPLETION OF SUCH WORK, WITH REASONABLE WEAR AND TEAR EXCEPTED.
- NO BACKFILL SHALL OCCUR UNTIL THE UTILITY HAS BEEN INSTALLED CORRECTLY, INSPECTED, AND APPROVED FOR BACKFILLING
- THE OWNER'S SOIL TEST ENGINEER SHALL CERTIFY THAT ALL FILLS, BACKFILLS OVER UNDERGROUND UTILITIES, BASE AND ASPHALT HAVE BEEN ADEQUATELY COMPACTED. THIS CERTIFICATION SHALL BE SUBMITTED TO THE CITY ENGINEER PRIOR TO ACCEPTANCE OF THE WORK BY THE CITY.
- ALL REPAVING OF UTILITY TRENCHES SHALL BE COMPLETED IN SUCH A MANNER AS TO ALLOW THE NEW PAVEMENT TO JOIN THE EXISTING PAVEMENT WITHOUT A RIDGE BEING FORMED AND TO THE SATISFACTION OF THE CITY ENGINEER.
- NO CONCRETE SHALL BE PLACED UNTIL THE FORMS AND REINFORCING STEEL (WHERE APPLICABLE) HAVE BEEN PLACED, INSPECTED AND APPROVED.
- NUCLEAR DENSITY TESTING OF ANY ASPHALT SHALL BE FOR GUIDANCE ONLY AT CONTRACTORS RISK. ACTUAL ASPHALT DENSITY SHALL BE DETERMINED BY CORES IF REQUIRED.
- THE CONTRACTOR SHALL COMPLY WITH MINIMUM SAFETY REQUIREMENTS AS GIVEN BY OSHA, NATIONAL AND LOCAL STANDARDS.

PROJECT NOTES

- LOCATION OF EXISTING UTILITIES AS SHOWN HAS BEEN IN PART TAKEN FROM RECORDS PROVIDED BY OTHERS. SURVEY DATA HAS BEEN USED TO SUPPLEMENT THESE RECORDS AS MUCH AS POSSIBLE. ACTUAL LOCATIONS MAY VARY SIGNIFICANTLY FROM LOCATIONS AS SHOWN ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATIONS OF EXISTING UTILITIES. UTILITIES NOT SHOWN ON PLANS, OR SHOWN INCORRECTLY SHALL BE WORKED AROUND AT NO ADDITIONAL COST TO THE OWNER. EXCEPTIONS SHALL BE OBTAINED IN ADVANCE IN WRITTEN FORM FROM THE ENGINEER AND ARE SUBJECT TO THE APPROVAL OF THE OWNER.
- THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE OWNER & ENGINEER OF DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
- SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES, TYPICAL DETAILS, AND SPECIFICATIONS.
- THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR THE TEMPORARY ERECTION OF BRACING AND SHORING AS REQUIRED FOR STABILITY OF STRUCTURES AND EXCAVATIONS DURING ALL PHASES OF CONSTRUCTION.
- PROJECT DATUM AND COORDINATES ARE BASED ON LOCALIZED CONTROL POINTS LOCATED AT THE FOLLOWING LOCATIONS:

SEE ENGINEER & SURVEYOR OF RECORD FOR INFORMATION
- THE CONTRACTOR SHALL OBTAIN APPLICABLE PERMITS FROM LOCAL AUTHORITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER NECESSARY PERMITS AND LICENSES REQUIRED FOR COMPLETION OF THE WORK AND WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL BE REQUIRED TO FURNISH ALL TEMPORARY WATER, POWER, OR OTHER UTILITIES AS REQUIRED TO COMPLETE CONSTRUCTION OF THE PROJECT AS DETAILED.
- THE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE PRIOR TO BEGINNING CONSTRUCTION IN THE JURISDICTION WHERE THE PROJECT IS TO TAKE PLACE.
- THE CONTRACTOR SHALL MAINTAIN CLEAN CONSTRUCTION AREAS. ALL DEBRIS, RUBBISH AND TRASH MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
- THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN A SET OF APPROVED DRAWINGS AT THE JOB SITE, ON WHICH THE CONTRACTOR SHALL RECORD ALL ACTUAL MEASUREMENTS AND DETAILS AS CONSTRUCTED. THESE DRAWINGS SHALL BE SUBMITTED AS "AS-BUILT" OR "RECORD" DRAWINGS AT THE CONCLUSION OF THE PROJECT. FINAL PAYMENT WILL NOT BE RELEASED UNTIL "AS-BUILT" OR "RECORD" DRAWINGS HAVE BEEN SUBMITTED TO AND ACCEPTED BY THE OWNER & ENGINEER.
- VARIOUS WATER, SANITARY AND STORM DRAIN SEWER, COMMUNICATION, GAS, AND ELECTRICAL UTILITIES EXIST IN OR NEAR THE IMPROVEMENT PROJECT. THE EXACT LOCATION OF THESE UTILITIES IS NOT KNOWN. THE CONTRACTOR SHALL EXERCISE CAUTION TO ENSURE MINIMAL DISRUPTION OF SERVICE DURING EARTHWORK OPERATIONS.
- CONTRACTOR SHALL ARRANGE FOR EXISTING UTILITY LOCATING AND MARKING

ENVIRONMENTAL

- THE CONTRACTOR WILL BE REQUIRED TO STORE ALL FUELS, OILS, SOLVENTS AND HAZARDOUS MATERIALS IN DESIGNATED IMPOUND AREAS LOCATED IN ONE OR MORE OF THE APPROVED STAGING AREAS. IMPOUND AREAS WILL BE EXCAVATED AND LINED WITH AN IMPERMEABLE LINER, BACKFILLED AND GRADED SUCH THAT A DEPRESSION IS CREATED. THE SIZE OF THE DEPRESSION SHALL BE LARGE ENOUGH TO COMPLETELY CONTAIN TOTAL VOLUMES OF HAZARDOUS MATERIALS BEING STORED AT THAT LOCATION. CLEAN-UP/CONTAINMENT KITS ARE TO BE KEPT AT EACH STORAGE LOCATION.
- THE CONTRACTOR SHALL CONSTRUCT ONE OR MORE "WASHOUT" AREAS FOR CONCRETE TRUCKS. "WASHOUT" AREAS SHALL BE LOCATED OUTSIDE THE FLOOD PLAIN OF ALL WATERWAYS. "WASHOUT" AREAS SHALL BE COMPLETELY CONTAINED WITHIN EXTERIOR DRAINAGE DITCHES. ALL WASTE CONCRETE IS TO BE REMOVED FROM SITE BY COMPLETION OF PROJECT.
- IN THE EVENT OF A SPILL, PERSONNEL DISCOVERING THE SPILL SHALL IMMEDIATELY MAKE ATTEMPTS TO CONTAIN AND/OR ABSORB THE SPILLED MATERIALS AND SHALL NOTIFY EMERGENCY RESPONSE AGENCIES.CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF ONE IS NOT PROVIDED, FILING THE "NOTICE OF INTENT" (NOI), AND OBTAINING PERMIT FROM THE STATE OR OTHER GOVERNING AGENCIES

CONCRETE

- CONCRETE CLASS/STRENGTH SHALL BE ACCORDING TO STRUCTURE TYPE AS FOLLOWS:

THRUST BLOCKS: 2000 PSI
NON-EXPOSED: 3000 PSI
EXPOSED: 4000 PSI
- AIR ENTRAINMENT IS NOT REQUIRED FOR THRUST BLOCKS. ALL EXPANSION JOINTS SHALL BE ACI RECOMMENDATIONS. MAXIMUM SLUMP FOR EXPOSED CONCRETE IS 4.5 INCHES, AND REQUIRED AIR CONTENT IS 6%±1%. 4000 PSI CONCRETE. CONCRETE FOR BOXES AND MANHOLES SHALL BE CONSIDERED AS EXPOSED CONCRETE.

EARTHWORK

- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT BLUE STAKES OR UTILITIES AS REQUIRED TO HAVE UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY EXCAVATION WORK.
- UNTREATED BASE COURSE MATERIALS SHALL MEET THE REQUIREMENTS OF THE STATE DEPARTMENT OF TRANSPORTATION WITH THE FOLLOWING MODIFICATIONS:

GRADING BAND LIMITS FOR THE PERCENT PASSING THE NO. 200 SIEVE SHALL BE 6% TO 10% FOR ALL GRADES OF BASE COURSE.
- GRANULAR BORROW SHALL MEET THE AASHTO CLASSIFICATION OF A-1a WITH THE FOLLOWING LIMITATIONS:

MAXIMUM PARTICLE SIZE: 4"
MAXIMUM PERCENT PASSING #200 SIEVE: 13%
- ALL TRENCHES AND EXCAVATIONS SHALL BE CUT, PROTECTED, AND SUPPORTED AS PRESCRIBED BY OSHA.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ANY EQUIPMENT NECESSARY TO DEWATER EXCAVATIONS.
- FILL MATERIAL ABOVE THE PIPE ZONE SHALL BE NATIVE GRANULAR MATERIAL APPROVED BY THE ENGINEER AND FREE FROM ROOTS, BRUSH, ORGANIC MATTER, PERISHABLE OR OBJECTIONABLE MATERIAL, TRASH, MUD, MUCK, FROZEN MATERIAL AND STONES GREATER THAN 3 INCHES IN DIAMETER. IF ACCEPTABLE MATERIAL CANNOT BE FOUND ON SITE, APPROVED MATERIAL SHALL BE IMPORTED. NATIVE GRANULAR BACKFILL OR GRANULAR BACKFILL BORROW SHALL MEET THE AASHTO CLASSIFICATION OF A-1a WITH THE FOLLOWING LIMITATIONS:

MAXIMUM PARTICLE SIZE: 3"
MAXIMUM PERCENT PASSING #200 SIEVE: 13%
- PIPE ZONE BEDDING MATERIAL SHALL BE FREE FROM ROOTS, BRUSH, ORGANIC MATTER, PERISHABLE OR OBJECTIONABLE MATERIAL, TRASH, MUD, MUCK, FROZEN MATERIAL, AND STONES GREATER THAN 1 INCH IN DIAMETER. BACKFILL IN THE PIPE ZONE SHALL BE A 3/4" MINUS MATERIAL MEETING THE REQUIREMENTS OF THE ASTM CLASSIFICATION OF SOIL GROUPS GW OR GW-GM WITH THE EXCEPTION THAT THE FINES CONTENT (MATERIAL PASSING THE #200 SIEVE) SHALL BE LESS THAN 9% WHEN TESTED IN ACCORDANCE WITH ASTM C 136. CLASSIFICATION SHALL BE CONSISTENT WITH THE REQUIREMENTS OF ASTM D 2487 AND OTHER REFERENCED STANDARDS. PERCENTAGES IN TABLE 4 SHALL BE MAXIMUM PERCENT PASSING FOR EACH SIEVE SIZE. MATERIAL SHALL BE COMPACTED IN 6" LIFTS TO 95% RELATIVE COMPACTION (ASTM D-1557) OR 75% RELATIVE DENSITY (ASTM D4253, D4254). IF ACCEPTABLE MATERIAL CAN BE FOUND ON SITE, IT MAY BE USED UPON ENGINEER'S APPROVAL.
- PULVERIZED ASPHALT MAY BE USED AS GRANULAR BORROW (SUBBASE) AND AS SELECT FILL (UNTREATED BASE COURSE/ROAD BASE) UNDER SIDEWALKS AND IN PAVEMENT SECTIONS INSOFAR AS THE PULVERIZED ASPHALT MEETS THE GRADATION REQUIREMENTS OF THE SUBBASE OR BASE COURSE. WHERE PULVERIZED ASPHALT IS USED, COMPACTION AND OTHER INSTALLATION REQUIREMENTS OF APPROPRIATE SECTIONS SHALL APPLY.

PIPING

- PVC WATERLINES, 4 INCH THROUGH 12 INCH Ø, SHALL BE CONSTRUCTED OF C-900 PVC PIPE CONFORMING TO AWWA STANDARD C900, AND MEET GOVERNING AGENCY REQUIREMENTS.
- PVC WATERLINES, 14 INCH THROUGH 48 INCH Ø, SHALL BE CONSTRUCTED OF C-905 PVC PIPE CONFORMING TO AWWA STANDARD C905, AND MEET GOVERNING AGENCY REQUIREMENTS.
- ALL PVC PIPE MUST BE APPROVED FOR POTABLE WATER USE BY THE NATIONAL SANITATION FOUNDATION AND SHALL BEAR THE LOGO "NSFpw".
- ALL DUCTILE IRON PIPE SHALL BE EITHER CLASS 51 FOR 10" AND SMALLER OR CLASS 50 FOR 12" AND LARGER, ALL CONFORMING TO AWWA C-151, AS INDICATED ON THE DRAWINGS, AND MEET GOVERNING AGENCY REQUIREMENTS.
- ALL HDPE PIPE UTILIZED FOR POTABLE WATER MUST BE APPROVED FOR SUCH BY THE NATIONAL SANITATION FOUNDATION, MEET GOVERNING AGENCY REQUIREMENTS AND MEET AWWA C901/C906, ASTM D2239, ASTM D2737, ASTM D3035, ASTM F714 AND ANSI/NSF 14/61 LISTED.
- ALL WATER FITTINGS SHALL BE RATED FOR WORKING PRESSURES AT OR ABOVE 250 PSI AND MEET GOVERNING AGENCY REQUIREMENTS.
- BOLTS AND NUTS ON ALL FITTINGS SHALL BE COATED WITH FM GREASE AND ENTIRE FITTING SHALL BE WRAPPED IN PLASTIC PRIOR TO POURING OF THRUST BLOCKS AND BACK-FILLING.
- PIPE IS TO BE HANDLED WITH NYLON SLINGS, STEEL CABLE, OR PADDED LIFTING DEVICES. CHAINS OR PLATE CLAMPS SHALL NOT BE USED TO HANDLE OR POSITION PIPE.
- THE CONTRACTOR SHALL NOT OPERATE ANY VALVES ON THE EXISTING AGENCY-OWNED WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE AGENCY AT LEAST 24 HOURS BEFORE REQUESTED SHUT-OFFS AND THE AGENCY WILL OPEN AND CLOSE THE VALVES AS NEEDED.
- ALL OPEN ENDS AND/OR CUTS IN ABANDONED PIPING LEFT IN PLACE SHALL BE CAPPED OR PLUGGED BEFORE BACKFILLING.
- THRUST BLOCKS MAY BE ELIMINATED IF MEGALUG, ONE-BOLT, OR OTHER LOCK-TYPE JOINT RESTRAINTS ARE USED.
- WATER PIPE SHALL BE INSTALLED SUCH THAT DEVIATION FROM STRAIGHT LINE AT ANY JOINT SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS.
- STORM DRAIN PIPING LESS THAN 36" IN DIAMETER MAY BE EITHER REINFORCED CONCRETE PIPE (RCP) CLASS II, ADS N-12 HDPE, OR PVC PIPE (SCHEDULE 40 MIN.), UNLESS NOTED OTHERWISE. STORM DRAIN PIPING 36" IN DIAMETER AND LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP) CLASS II UNLESS NOTED OTHERWISE.
- ALL SEWER PIPE SHALL BE SDR 35 PVC UNLESS NOTED OTHERWISE.
- ALL UTILITY STUBS AND SLEEVING SHALL BE CAPPED OR PLUGGED AND MARKED WITH A 4x4 POST AND BACKFILLED BY CONTRACTOR ONLY AFTER THE ENGINEER'S SURVEYORS RECORD LOCATION AND INVERT OF STUB.
- JOINTS OF ALL RCP STORM DRAIN PIPE 48" IN DIAMETER AND LARGER SHALL BE GROUTED SMOOTH INSIDE THE PIPE AFTER PLACEMENT OF THE PIPE AND BACKFILL OPERATIONS ARE COMPLETE.
- THE CONTRACTOR MUST VERIFY LOCATION OF SEWER LATERAL AT BUILDING BEFORE INSTALLING "WYE" OR CONSTRUCTING LATERAL. LOCATIONS ON DRAWINGS ARE NOT CERTAIN AND MUST BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION.
- UTILITY BURIAL DEPTH SHALL BE PER LOCAL JURISDICTION REQUIREMENTS.

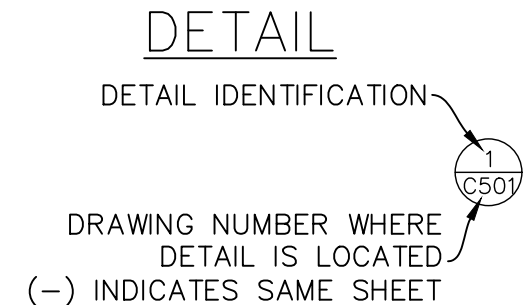
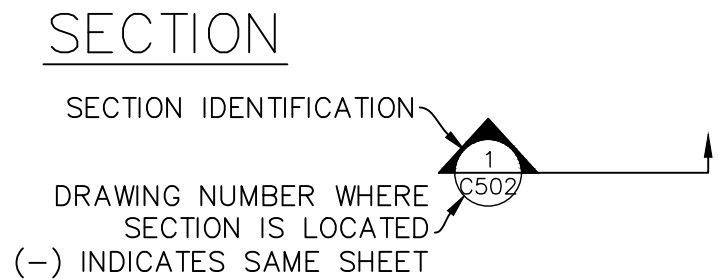
SPECIAL INSPECTIONS PER 2015/2019 IBC 1705

- CONCRETE:
 - INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT PRIOR TO CONCRETE PLACEMENT; PERIODIC, SEE ACI 318 CH. 20, 25.2, 25.3, 26.61-26.63; IBC 1908.4.
 - VERIFY USE OF REQUIRED DESIGN MIX; PERIODIC, SEE ACI 318: CH 19, 26.4.3, 26.4.4; IBC 1904.1, 1904.2, 1908.2, 1908.3.
 - INSPECT AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS; PERFORM OR PROVIDE ONE (1) SLUMP, ONE (1) AIR CONTENT & ONE (1) SET OF COMPRESSION CYLINDERS AND DETERMINE TEMPERATURE OF THE CONCRETE FOR EACH 50 CUBIC YARDS, OR FRACTION THEREOF, FOR EACH CONCRETE POUR; CONTINUOUS, SEE ASTM C172; ASTM C31; ACI 318:26.4 (2015 IBC); ACI 318:26.5 (2018 IBC), ACI 318:26.12; IBC 1908.10.
 - VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES; PERIODIC, SEE ACI 318: 26.5.3-26.5.5; IBC 1908.9.
- SOILS
 - VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY; PERIODIC.
 - VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL; PERIODIC.
 - PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS; PERIODIC.
 - VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL; CONTINUOUS.
 - PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY; PERIODIC.

ABBREVIATIONS

APPX	APPROXIMATE	NTS	NOT TO SCALE
BEG	BEGIN	OC, O.C.	ON CENTER
BLDG	BUILDING	OD	OUTSIDE DIAMETER
BOT	BOTTOM	PL, $\varnothing$	PROPERTY LINE OR PLATE
BW, BOW	BOTTOM OF WALL	PC	POINT OF CURVE
CB	CATCH BASIN	PCC	POINT OF COMPOUND CURVE
CL, $\varnothing$	CENTERLINE	PI	POINT OF INTERSECTION
CFS	CUBIC FEET PER SECOND	P.I. (P.I.V.)	POST INDICATOR (VALVE)
CLR	CLEAR	PRC	POINT OF REVERSE CURVE
CMP	CORRUGATED METAL PIPE	PREFAB	PREFABRICATED
CONC	CONCRETE	PSF	POUND PER SQUARE FOOT
CONT	CONTINUOUS	PSI	POUND PER SQUARE INCH
CY	CUBIC YARD	PT	POINT OF TANGENCY
DET	DETAIL	PVI	POINT OF VERTICAL INTERSECTION
DIA, $\varnothing$	DIAMETER	QTY	QUANTITY
DIM	DIMENSION	R, RAD	RADIUS
DWG	DRAWING	RCP	REINFORCED CONCRETE PIPE
EA	EACH	REF	REFERENCE
EG	EXISTING GRADE	REINF	REINFORCEMENT
EL, ELEV	ELEVATION	REQ'D	REQUIRED
EOA, EA	EDGE OF ASPHALT	SCH	SCHEDULE
EQ	EQUAL	SDMH	STORMDRAIN MANHOLE
EXIST, EX	EXISTING	SECT	SECTION
EXP	EXPANSION	SHT	SHEET
FDN	FOUNDATION	SMH	SEWER MAHGGLE
FG	FINISHED GRADE	SPEC	SPECIFICATION
FH	FIRE HYDRANT	STA	STATION
FL	FLOW LINE	STD	STANDARD
GAGE	GAGE	SW	SIDEWALK
GALV	GALVANIZED	SYM	SYMMETRICAL
HORIZ	HORIZONTAL	TA, TOA	TOP OF ASPHALT
HP	HIGH POINT	TBC	TOP BACK OF CURB
IB	INLET BOX	TBW	TOP BACK OF WALK
ID	INSIDE DIAMETER	TFW	TOP FACE OF WALK
IE	INVERT ELEVATION	TC, TOC	TOP OF CONCRETE
INV	INVERT	TOP	TOP
LB	POUND	TW, TOW	TOP OF WALL
LP	LOW POINT	TYP	TYPICAL
MATL	MATERIAL	UNO	UNLESS NOTED OTHERWISE
MAX	MAXIMUM	VC	VERTICAL CURVE
MIN	MINIMUM	VERT	VERTICAL
MISC	MISCELLANEOUS	W/	WITH
MFR	MANUFACTURER	W/O	WITHOUT
MWSEL	MAX WATER SURFACE ELEV.	WS	WATER SURFACE
NIC, N.I.C.	NOT IN CONTRACT	YD	YARD

DETAIL AND SECTION SYMBOLS



L

dg

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ABERDEEN, SD

SALT LAKE CITY, UT

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SECTION 20, TOWNSHIP 5

SOUTH, RANGE 1 WEST

EAGLE MOUNTAIN,

UTAH COUNTY, UTAH

811

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ORIG. ISSUE DATE: MAR. 15, 2024

PROFESSIONAL ENGINEER

No. 5149785

CRAIG B. LARSEN

STATE OF UTAH

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CIVIL NOTES

C001

EAGLE MOUNTAIN CITY GENERAL NOTES:

1. 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 & 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) & NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.
2. WATER–
 - VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" & 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 & OTHER FITTINGS.
 - SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE & 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 & 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 & 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, & ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY & 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 & HYDRANTS, DO NOT RUN UP VALVE BOXES.
 - WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) & GIS (SHOT IN) BEFORE BACKFILL.
 - VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" SEPARATION FROM STORM DRAIN OR OTHER OBSTACLE/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 & BEND FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA–LUG FITTINGS.
3. STORM DRAIN–
 - BEDDING: ¾" GRAVEL 6" BELOW & 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) & NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.
4. ROAD SECTION–
 - PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB–GRADE, SUB–BASE, & CURB BASE & ROAD BASE. CURB STAKES REQUIRED FOR SUB–GRADE INSPECTION & STRING LINE REQUIRED FOR SUB–BASE & 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 (¾" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS & WATER VALVE TOWERS TO BE ½" DOWN FROM ASPHALT EDGE & CONCRETE TO BE ¼" TO ⅜" DOWN FROM ASPHALT EDGE.
5. EAGLE MOUNTAIN CITY STANDARDS FOLLOWS APWA STANDARDS FOR CONSTRUCTION UNLESS OTHERWISE NOTE.

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SECTION 20, TOWNSHIP 5
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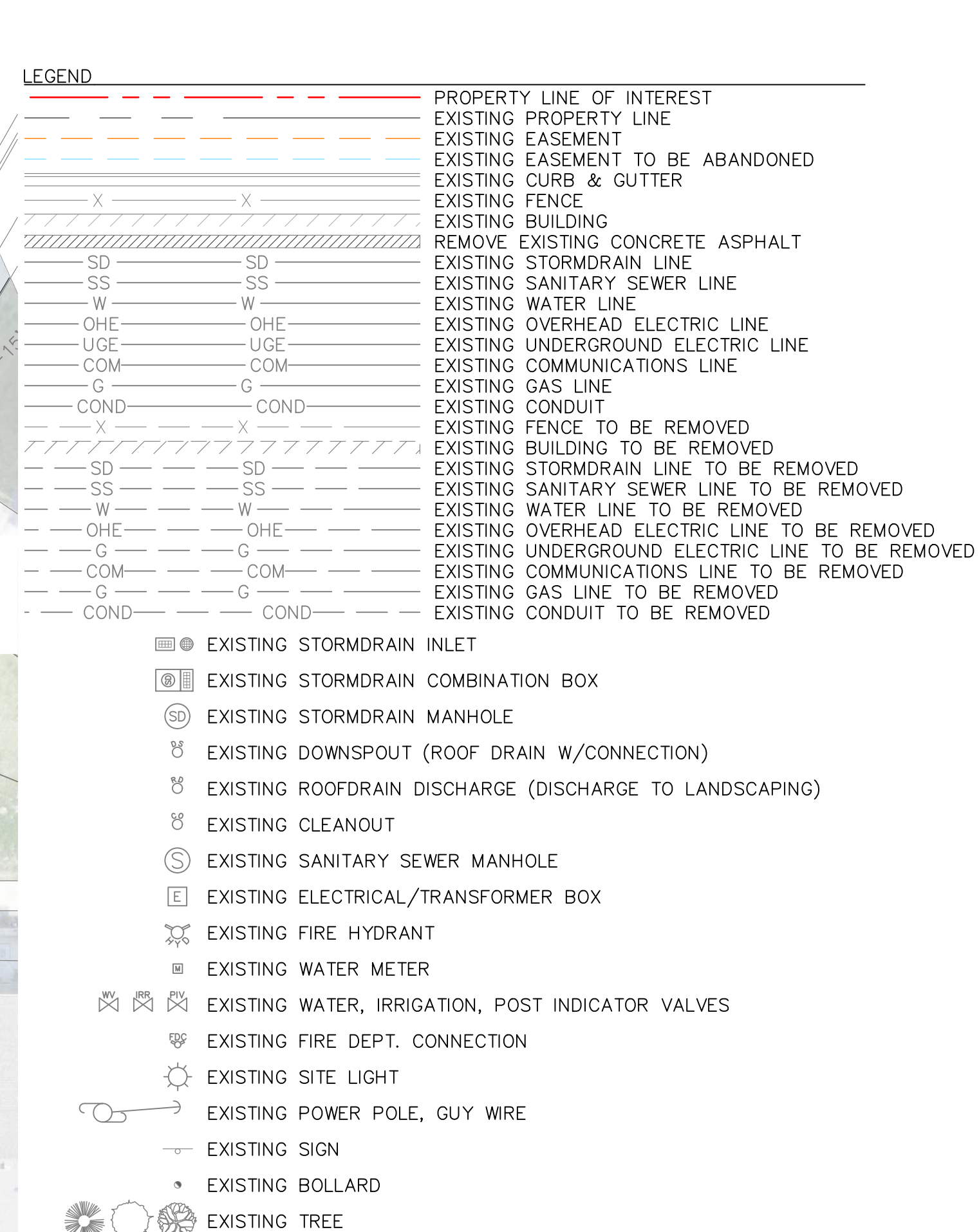
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No. 5149785
CRAIG B. LARSEN
STATE OF UTAH

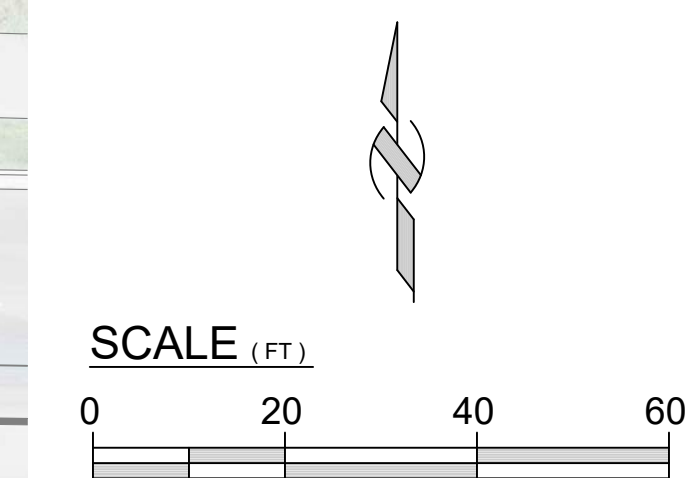
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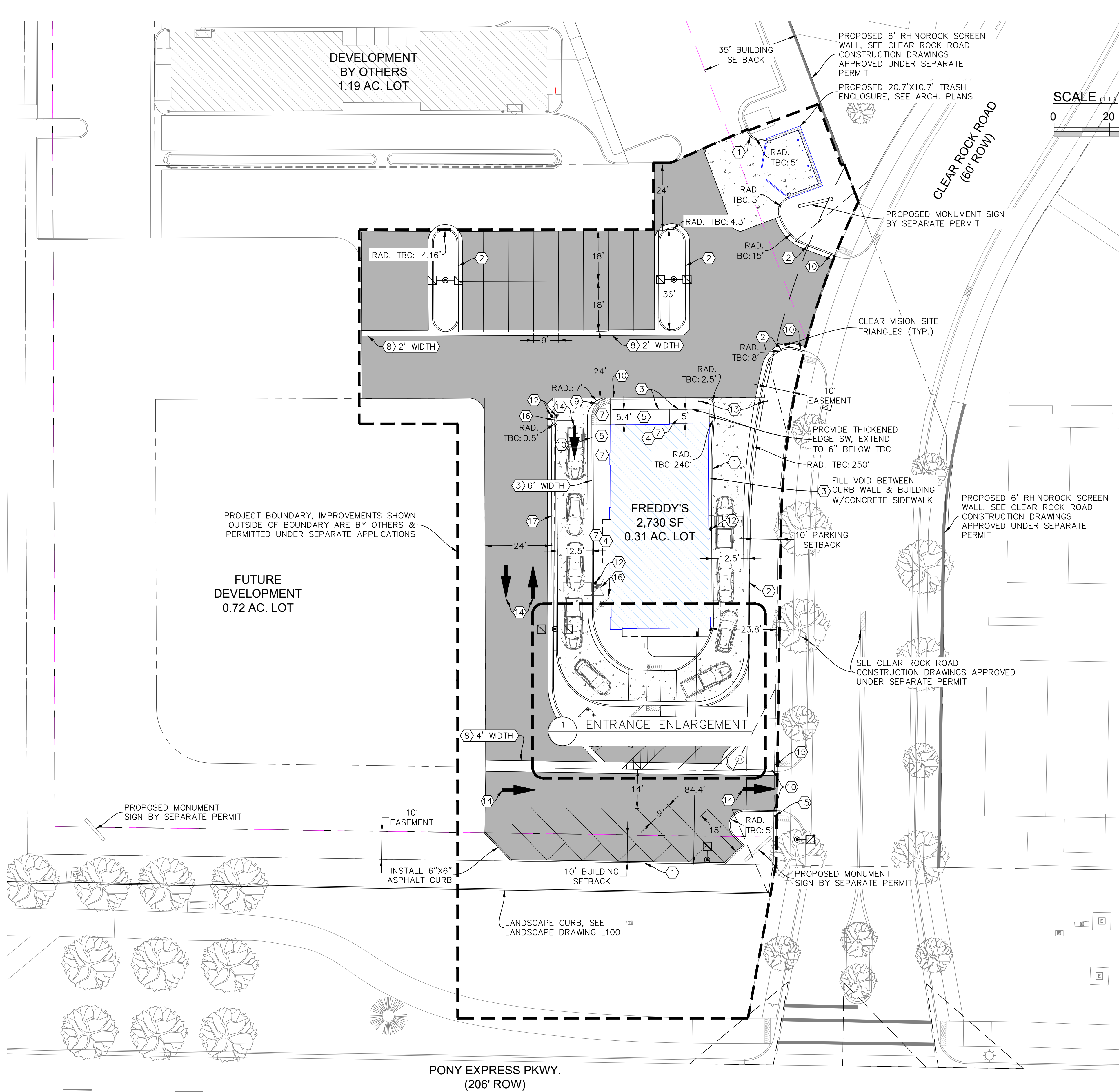
C002



1. COORDINATE ANY PRIVATE UTILITY WORK WITH PROVIDERS (GAS, POWER, COMMUNICATIONS).
2. COORDINATE ANY PUBLIC UTILITY WORK WITH THE CITY OR UTILITY OWNER (SANITARY SEWER, WATER, STORM DRAIN).
3. SMALL OR MINOR IMPROVEMENTS MAY EXIST THAT ARE TO BE DEMOLISHED THAT ARE NOT SHOWN HERE.
4. INTENT IS TO DEMOLISH SITE TO THE EXTENT REQUIRED FOR NEW CONSTRUCTION. CONTRACTORS ARE CAUTIONED AND ENCOURAGED TO VERIFY SITE CONDITIONS & EXISTING FEATURES THAT MAY NOT BE SHOWN ON DRAWINGS BUT REQUIRE WORK AND/OR DEMOLITION.



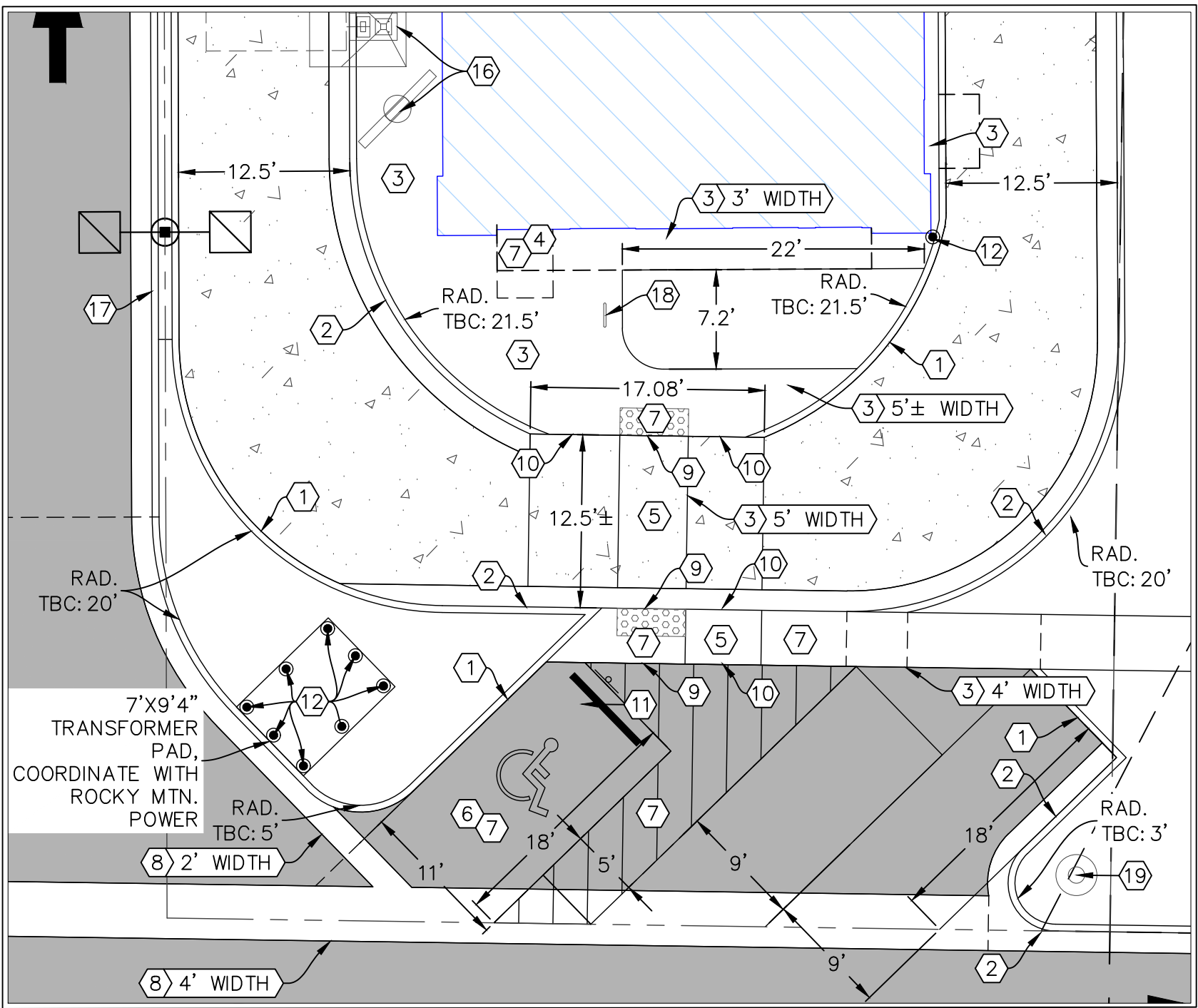
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EX. CONDITIONS & DEMOLITION C050		



LEGEND

- PROPERTY LINE OF INTEREST
- BUILDING OFFSET REQ'T
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EASEMENT TO BE ABANDONED
- PROPOSED EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED SIGNAGE
- EXISTING SIGNAGE
- PROPOSED BOLLARD
- EXISTING BOLLARD
- PROPOSED ADA TRUNCATED DOMES
- FLEXIBLE PAVEMENT
- RIGID PAVEMENT
- RESTORE CONCRETE, ASPHALT, LANDSCAPING, ETC. AFTER UTILITY INSTALLATION
- EXISTING TREE

- KEY TAGS:
- 1 INSTALL CURB WALL
 - 2 INSTALL CURB & GUTTER
 - 3 INSTALL SIDEWALK, WIDTH PER PLAN, USE THICKENED EDGE ADJACENT TO ASPHALT & CONCRETE PAVING
 - 4 INSTALL CRITICAL SIDEWALK PANEL & ADA LANDING ADJACENT TO BUILDING
 - 5 INSTALL ADA RAMP
 - 6 INSTALL ADA STALLS & SIGNAGE
 - 7 ADA LANDING/ZONE; SLOPE < 2% ANY DIRECTION
 - 8 INSTALL CONCRETE WATERWAY, WIDTH PER PLAN
 - 9 LOW BACK CURB, PROVIDE TRUNCATED DOMES WHEN SHOWN PER PLAN; WHEN GUTTER IS PRESENT PROVIDE 1/2" ELEVATION CHANGE FROM FLOWLINE TO BACK OF CURB (6" MIN. SLOPE LENGTH) TO MAINTAIN DRAINAGE WITHIN GUTTER & ADA ACCESSIBILITY
 - 10 TRANSITION FROM LOWBACK TO HIGHBACK CURB OVER 24", TO NEAREST RADIUS POINT WITHIN 5' OR FOLLOW ADA RAMP SLOPE.
 - 11 INSTALL 6" CONCRETE PRECAST PARKING BUMPER
 - 12 INSTALL BOLLARD
 - 13 INSTALL DRIVE THRU DIRECTIONAL SIGN, SEE ARCH. DETAILS
 - 14 STRIPED ARROW PER PLAN
 - 15 INSTALL 18x18 REFLECTIVE EXIT ONLY SIGN
 - 16 INSTALL DRIVE THRU EQUIPMENT, SEE ARCH. DETAILS
 - 17 INSTALL 2' WIDE ISLAND CURB
 - 18 INSTALL WAVE BICYCLE RACK (ITEM# 398-8009 THEPARKCATALOG.COM) OR APPROVED EQUAL, COLOR BY OWNER
 - 19 INSTALL FLAGPOLE, SEE ARCH. DETAILS



1 ENTRANCE ENLARGEMENT
1"=10'-0"

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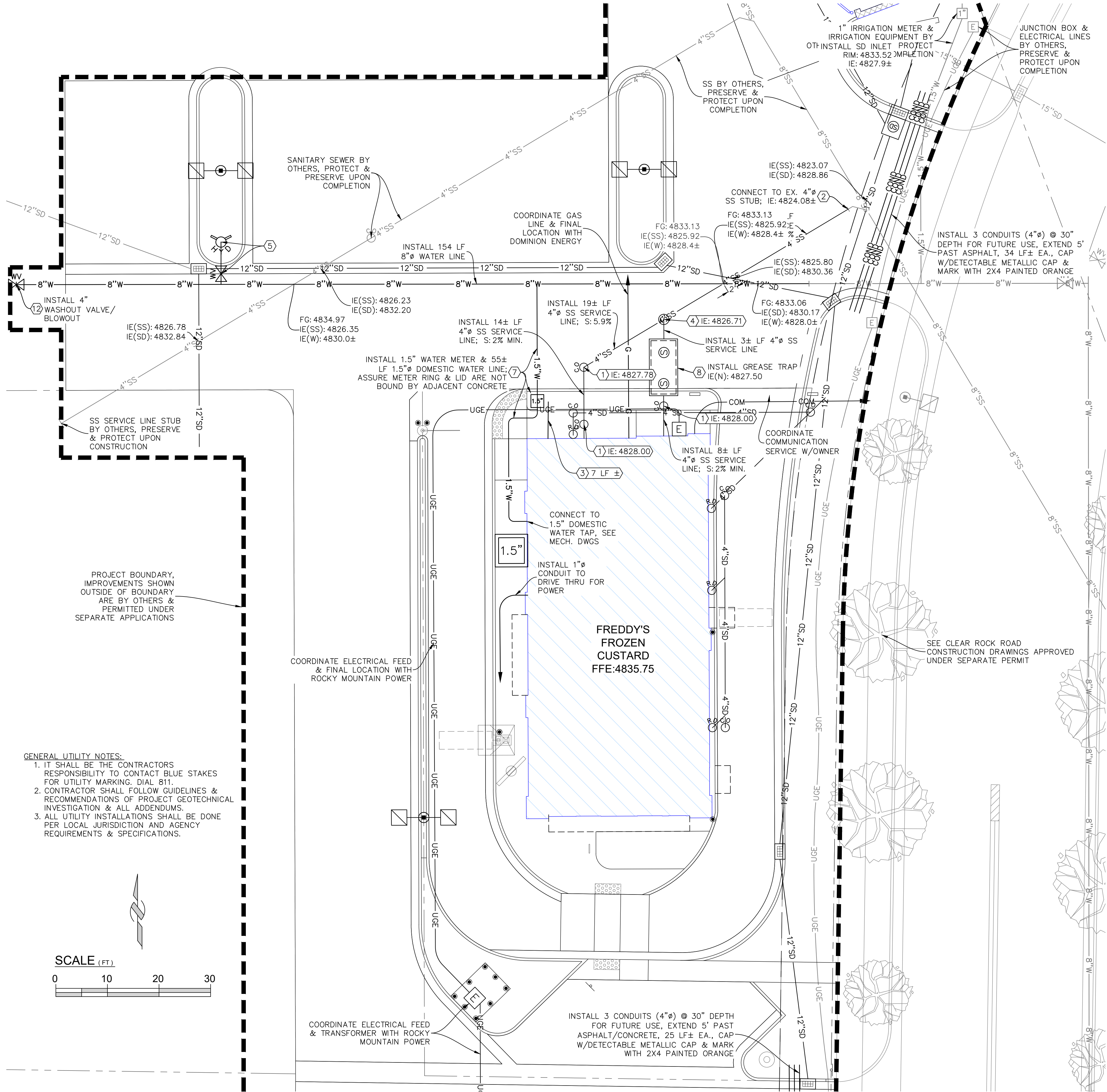
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STATE OF UTAH

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SITE PLAN
C100



LEGEND		
PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
OHE	OHE	OVERHEAD ELECTRIC LINE
UGE	UGE	UNDERGROUND ELECTRIC LINE
COM	COM	COMMUNICATIONS LINE
G	G	GAS LINE
COND	COND	CONDUIT
		PROPERTY LINE
		EASEMENT
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
		STORMDRAIN MANHOLE
		DOWNSPOUT CONNECTION (ROOF DRAIN W/CONNECTION)
		ROOFDRAIN DISCHARGE (DISCHARGE TO LANDSCAPING)
		CLEANOUT
		SANITARY SEWER MANHOLE
		ELECTRICAL/TRANSFORMER BOX
		FIRE HYDRANT
		WATER METER & DIAMETER IF KNOWN
		WATER, IRRIGATION, POST INDICATOR VALVES
		FIRE DEPT. CONNECTION
		SITE LIGHT
		POWER POLE & GUY WIRE
		BOLLARD
		RESTORE CONCRETE, ASPHALT, LANDSCAPING, ETC. AFTER UTILITY INSTALLATION

KEY TAGS:

- 1) INSTALL SS CLEANOUT
- 2) INSTALL SEWER LATERAL SERVICE CONNECTION
- 3) CONNECT IRRIGATION LINE STUB FROM BUILDING
- 4) INSTALL SS SAMPLING MANHOLE
- 5) INSTALL FIRE HYDRANT, VALVE & WATERLINE
- 6) INSTALL APWA 316 ISOLATION BOX W/ORIFICE & SNOUT
- 7) INSTALL WATER LINE, SETTER, & 5X5 VAULT
- 8) INSTALL 1500 GALLON GREASE TRAP/INTERCEPTOR
- 9) INSTALL SD CLEANOUT
- 10) INSTALL SD INLET
- 11) INSTALL ROOFDRAIN/DOWNSPOUT CONNECTION
- 12) INSTALL 4" WASHOUT VALVE/BLOWOUT

NOTES:

UPSTREAM OF SD ISOLATION BOX THE STORM DRAIN SYSTEM IS PRIVATELY OWNED AND MAINTAINED DOWNSTREAM OF ISOLATION BOX WILL BE OWNED AND MAINTAINED BY EAGLE MOUNTAIN CITY.

EAGLE MOUNTAIN CITY GENERAL NOTES:

1. 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 & 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.
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2. WATER—
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 - WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT & 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 & 21" INSIDE DIAMETER. WATER CAN FOR 1-1/2" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATION.
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 - WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) & GIS (SHOT IN) BEFORE BACKFILL.
 - VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" SEPARATION FROM STORM DRAIN OR OTHER OBSTACLE/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 & BEND FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

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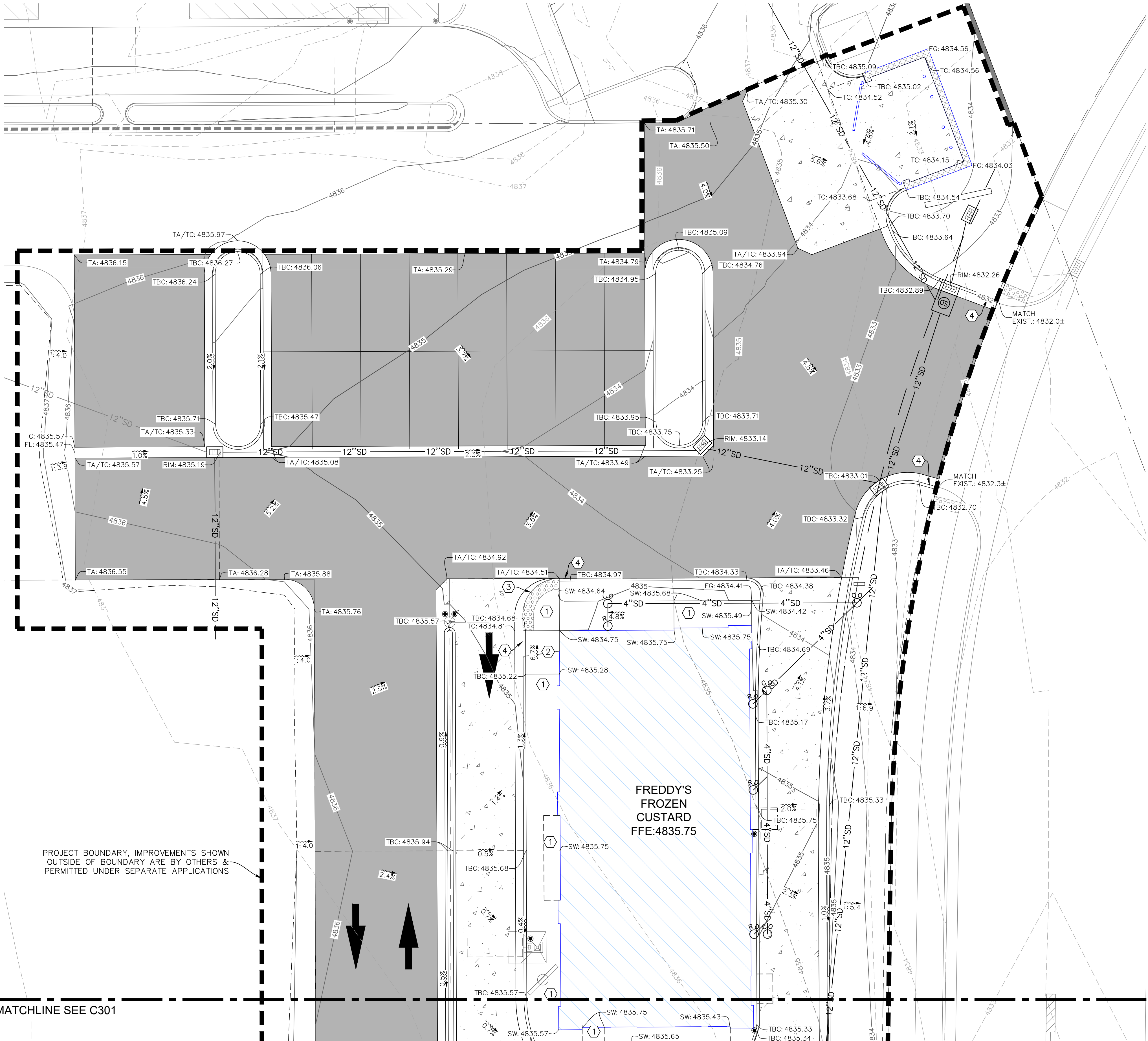
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ORIG. ISSUE DATE: MAR. 15, 2024

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No. 5149785
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STATE OF UTAH

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UTILITY PLAN
WAT, SS, ELEC, G
C200





LEGEND		
PROPOSED	EXISTING	
4650	4650	MAJOR CONTOUR
4649	4649	MINOR CONTOUR
		DITCH BANK, FLOWLINE
		BUILDING/STRUCTURE
		CURB, GUTTER
		PROPERTY LINE
		GRADE BREAK LINE/CONVERGENCE POINT
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
		STORMDRAIN MANHOLE
		DOWNSPOUT CONNECTION (ROOF DRAIN W/CONNECTION)
		ROOFDRAIN DISCHARGE (DISCHARGE TO LANDSCAPING)
		CLEANOUT
		ADA TRUNCATED DOMES

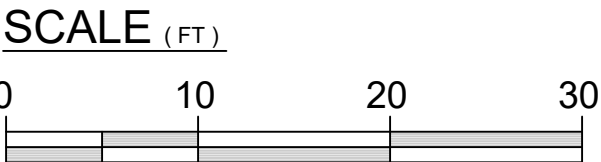
- KEY TAGS:
- 1 ADA ZONE/LANDING, SLOPE < 2% IN ANY DIRECTION
 - 2 INSTALL ADA RAMP
 - 3 LOW BACK CURB, PROVIDE TRUNCATED DOMES WHEN SHOWN PER PLAN; WHEN GUTTER IS PRESENT PROVIDE 1/2" ELEVATION CHANGE FROM FLOWLINE TO BACK OF CURB (6" MIN. SLOPE LENGTH) TO MAINTAIN DRAINAGE WITHIN GUTTER & ADA ACCESSIBILITY
 - 4 TRANSITION FROM LOWBACK TO HIGHBACK CURB OVER 24", TO NEAREST RADIUS POINT WITHIN 5' OR FOLLOW ADA RAMP SLOPE.

DESIGN ELEVATION CALLOUT NOTIFICATION:
TA & TC LABELS REFER TO THE LOWER ELEVATION WHEN LABEL IS PLACED AT A POINT OF ABRUPT VERTICAL CHANGE (FACE OF CURB, FACE OF DROP SIDEWALK, ETC.)

PROJECT BOUNDARY, IMPROVEMENTS SHOWN OUTSIDE OF BOUNDARY ARE BY OTHERS & PERMITTED UNDER SEPARATE APPLICATIONS

FREDDY'S
FROZEN
CUSTARD
FFE:4835.75

MATCHLINE SEE C301



OWNER:
JRI HOSPITALITY

FREDDY'S FROZEN
CUSTARD AT
RANCHES
CROSSING

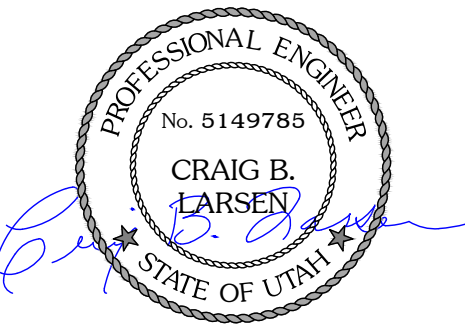
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SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH



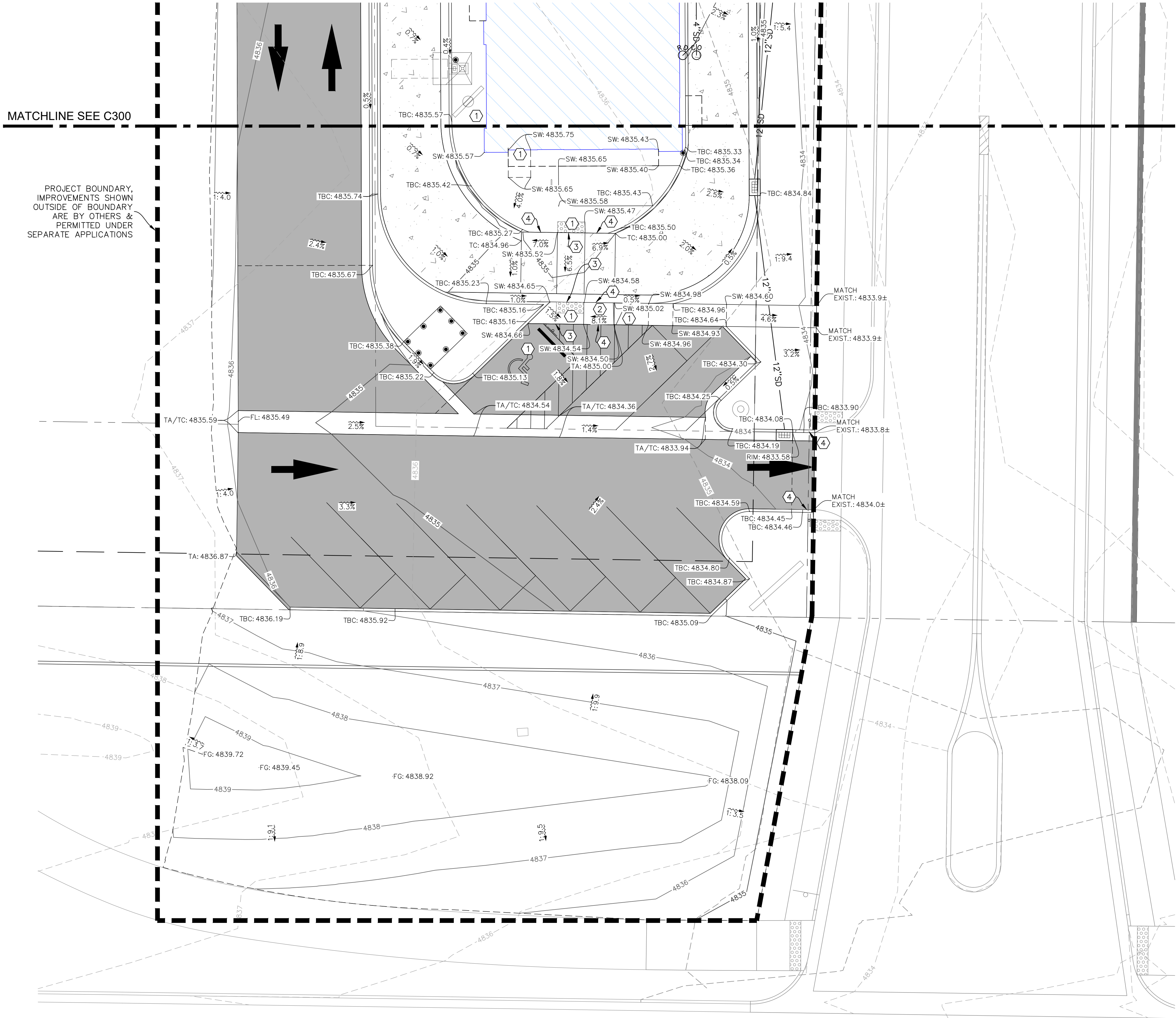
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GRADING PLAN
NORTH
C300



MATCHLINE SEE C300

PROJECT BOUNDARY, IMPROVEMENTS SHOWN OUTSIDE OF BOUNDARY ARE BY OTHERS & PERMITTED UNDER SEPARATE APPLICATIONS

LEGEND		
PROPOSED		EXISTING
		MAJOR CONTOUR
		MINOR CONTOUR
		DITCH BANK, FLOWLINE
		BUILDING/STRUCTURE
		CURB, GUTTER
		PROPERTY LINE
		GRADE BREAK LINE/CONVERGENCE POINT
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
		STORMDRAIN MANHOLE
		DOWNSPOUT CONNECTION (ROOF DRAIN W/CONNECTION)
		ROOFDRAIN DISCHARGE (DISCHARGE TO LANDSCAPING)
		CLEANOUT
		ADA TRUNCATED DOMES

KEY TAGS:

- ① ADA ZONE/LANDING, SLOPE < 2% IN ANY DIRECTION
- ② INSTALL ADA RAMP $\frac{9}{C50}$
- LOW BACK CURB, PROVIDE TRUNCATED DOMES WHEN SHOWN PER PLAN; WHEN GUTTER IS PRESENT PROVIDE $\frac{1}{2}$ " ELEVATION CHANGE FROM FLOWLINE TO BACK OF CURB (6" MIN. SLOPE LENGTH) TO MAINTAIN DRAINAGE WITHIN GUTTER & ADA ACCESSIBILITY
- ③
- ④ TRANSITION FROM LOWBACK TO HIGHBACK CURB OVER 24", TO NEAREST RADIUS POINT WITHIN 5' OR FOLLOW ADA RAMP SLOPE.

DESIGN ELEVATION CALLOUT NOTIFICATION:
TA & TC LABELS REFER TO THE LOWER ELEVATION WHEN LABEL IS PLACED AT A POINT OF ABRUPT VERTICAL CHANGE (FACE OF CURB, FACE OF DROP SIDEWALK, ETC.)

SCALE (FT.)



OWNER:
JRI HOSPITALITY

FREDDY'S FROZEN
CUSTARD AT
RANCHES
CROSSING

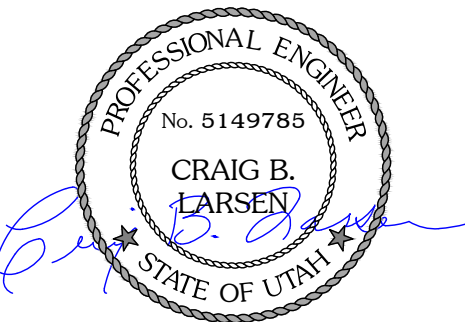
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CLEAR ROCK RD.

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UTAH COUNTY, UTAH



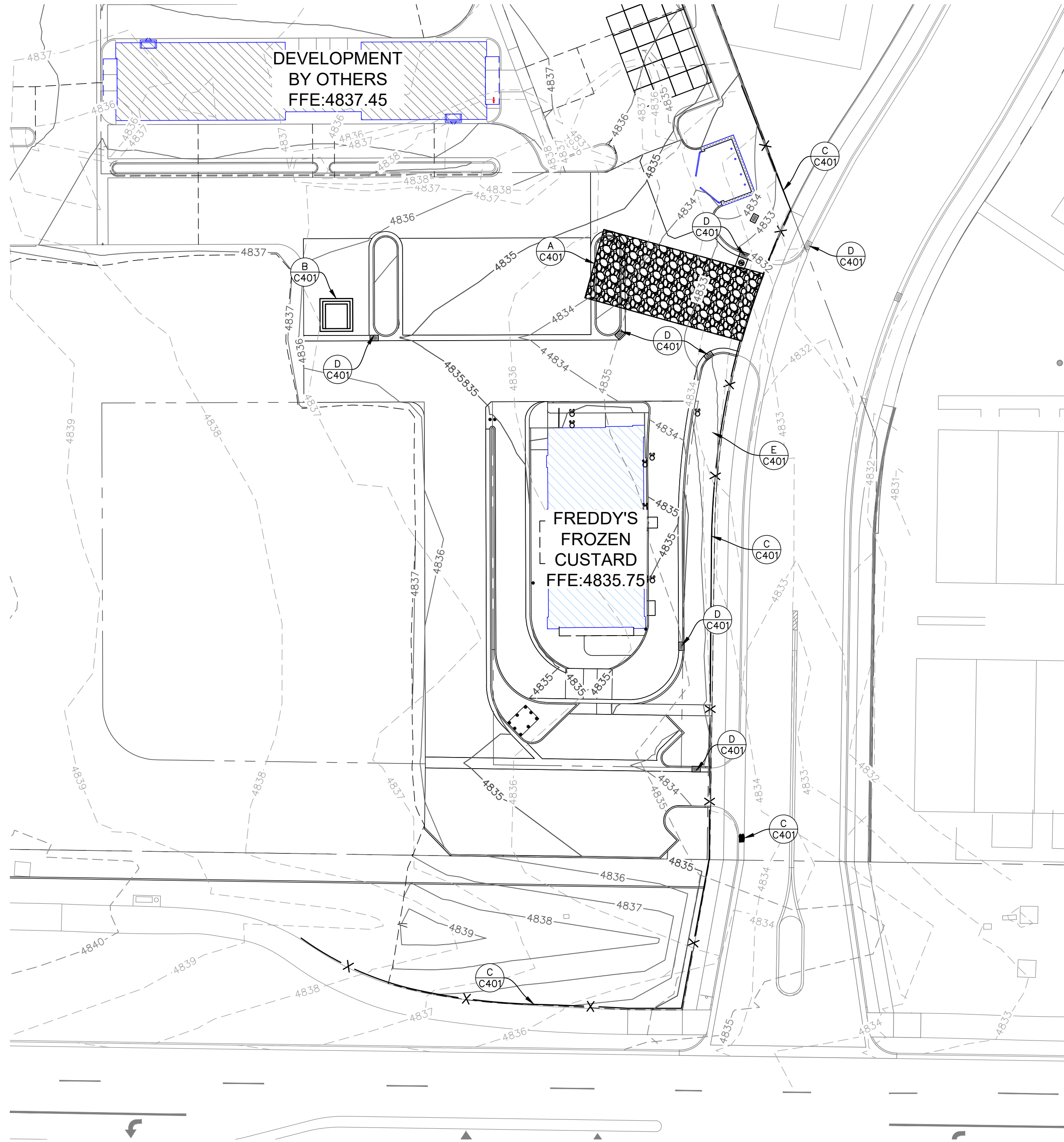
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ORIG. ISSUE DATE: MAR. 15, 2024

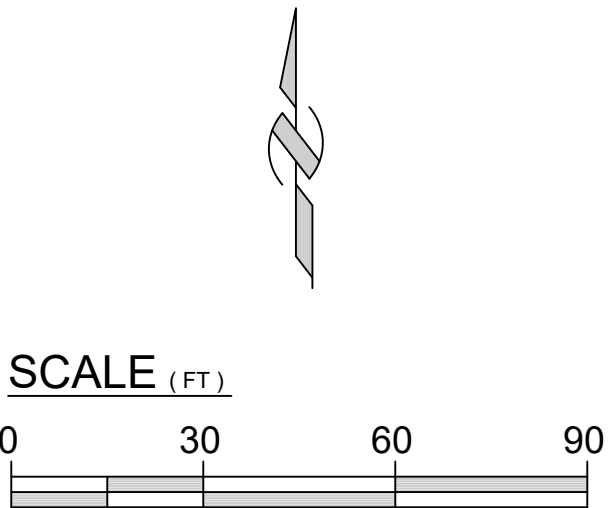


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GRADING PLAN
SOUTH
C301



- SWPPP GENERAL NOTES:
1. CONTRACTOR SHALL COORDINATE WITH ADJACENT PROJECTS & CONTRACTORS TO ASSURE ALL REASONABLE ACTIONS ARE TAKEN TO AVOID STORMWATER POLLUTION PREVENTION.
 2. CONTRACTOR SHALL REGISTER FOR COVERAGE UNDER THE STATE OF UTAH UPDES, UTRC PERMIT AND PROVIDE THE NECESSARY PLAN, REPORTING AND DOCUMENTATION REQUIRED FOR COMPLIANCE.
 3. CONTRACTOR MAY ADJUST THIS SHEET AS REQUIRED TO MEET PERMIT REQUIREMENTS AND THE NEEDS OF THE PROJECT.



LEGEND		
PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
-1775	-1775	PROPERTY LINE
-1776	-1776	MAJOR CONTOUR
X		MINOR CONTOUR
		DITCH BANK, FLOWLINE
		SILT FENCE, STRAW WATTLE
	STRAW BAIL	
	GRAVEL BAG	
	STORMDRAIN INLET	
	STORMDRAIN COMBINATION BOX	
	STORMDRAIN MANHOLE	
	DOWNSPOUT CONNECTION	

- (A) C401 CONSTRUCT VEHICLE TRACKING CONTROL ENTRANCE, LOCATION TO BE DETERMINED BY CONTRACTOR THROUGHOUT PROJECT FOR PRACTICALITY
- (B) C401 CONSTRUCT CONCRETE WASHOUT FACILITY, LOCATION(S) TO BE DETERMINED BY CONTRACTOR THROUGHOUT PROJECT FOR PRACTICALITY, CLEAN & DISPOSE OF EXCESS MATERIAL AS NECESSARY IN A LAWFUL MANNER
- (C) C401 INSTALL SILT FENCE, STRAW WATTLE OR BALE EROSION CONTROL BARRIER AT ALL LOCATIONS WHERE STORMWATER RUNOFF MAY FLOW OFF-SITE
- (D) C401 PLACE INLET PROTECTION, OVER PROPOSED & EXISTING INLETS UNTIL COMPLETION OF SITE CONSTRUCTION & LANDSCAPING (TYP. ALL INLETS)
- (E) C401 CONTRACTOR SHALL INSTALL SWPPP SIGN IN LOCATION SELECTED BY CITY INSPECTOR OR CONTRACTOR.

Ldg

LEGACY DESIGN GROUP
ABERDEEN, SD
SALT LAKE CITY, UT
385.501.7371

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FREDDY'S FROZEN
CUSTARD AT
RANCHES
CROSSING

PONY EXPRESS PARKWAY &
CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH

811

Know what's below.
Call before you dig.

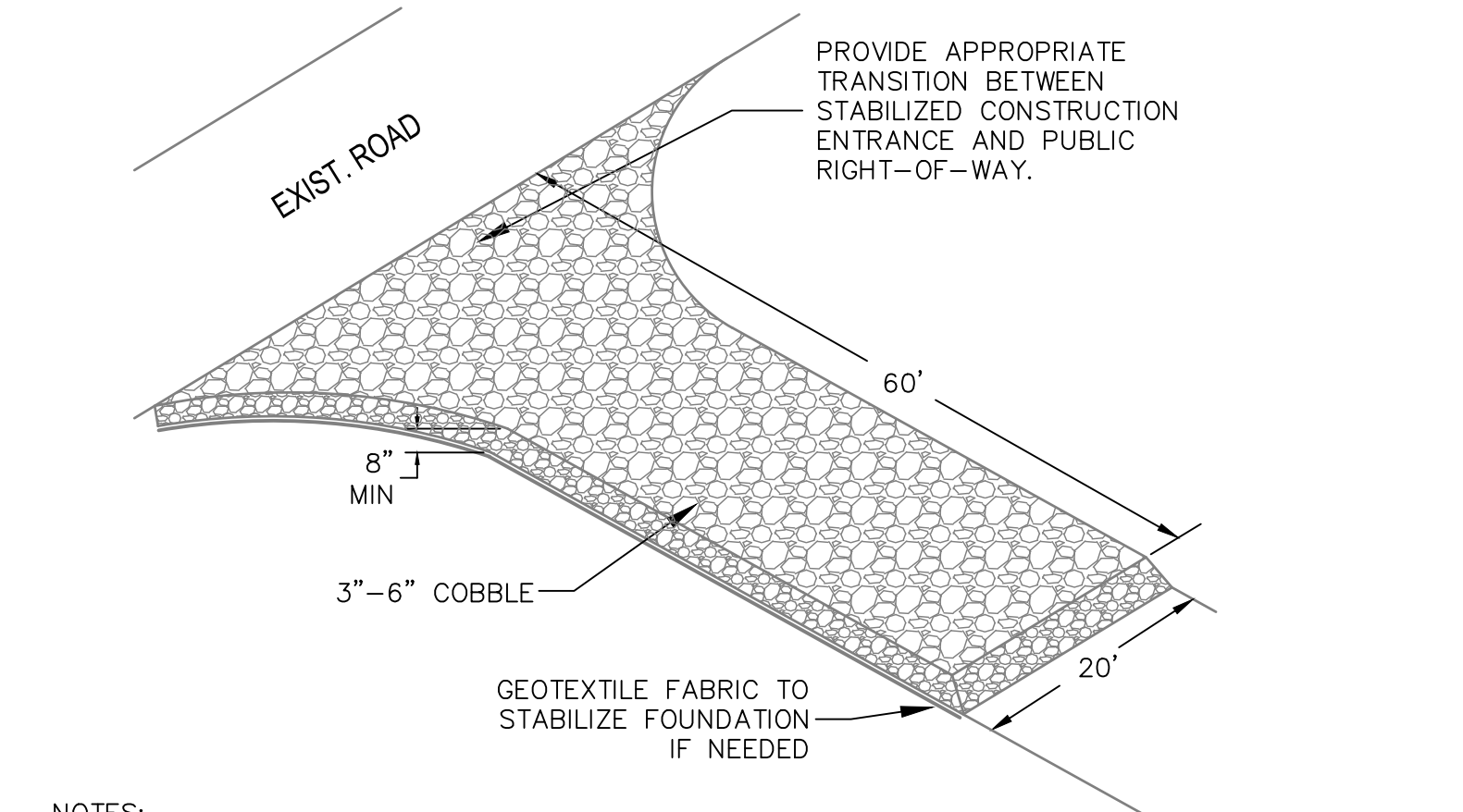
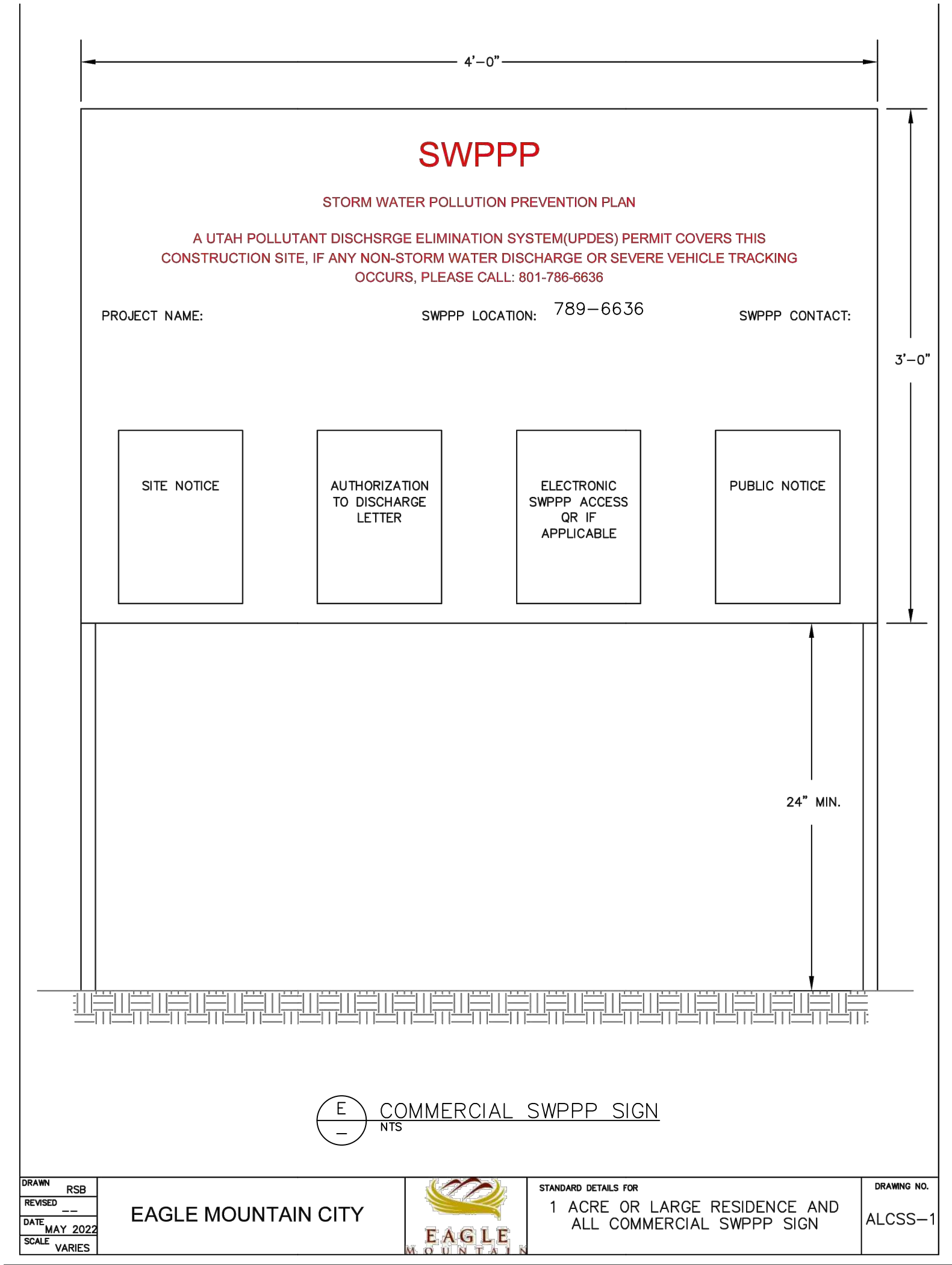
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DESIGN BY: CBL
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PROFESSIONAL ENGINEER
No. 5149785
CRAIG B. LARSEN
STATE OF UTAH

6/25/2024 2:50:44 PM

SWPPP
C400



NOTES:

- STONE SIZE: 3"-6" OPEN GRADEROCK.
- LENGTH: AS EFFECTIVE BUT NOT LESS THAN 50'.
- THICKNESS: NOT LESS THAN 8"
- WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
- WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
- MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
- DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

A
NTS
VEHICLE TRACKING CONTROL

PORTABLE TOILET:

- A PORTABLE TOILET(S) IS NECESSARY FOR THE DURATION OF THIS PROJECT.
- PORTABLE TOILET COMPANY IS TO PLACE TOILETS AT LEAST 10' AWAY FROM PROPERTY LINES OR SIDEWALKS WITHIN A LEVEL 1' CUT DOWN AREA, MIN. 20'X20' THAT WILL TRAP AND CONTAIN SEWER IN THE EVENT OF TIPPING. SECURE TOILET ENCLOSURES TO THE GROUND TO AVOID TIPPING.
- PORTABLE TOILET COMPANY IS REQUIRED TO SCRAPE TIRES IF THEY ALLOW MUD TO STICK TO TIRES DURING PLACEMENT OR SERVICE.

SCRAPE TIRES:

- IT IS NOT PRACTICAL TO PROVIDE A PARKING PAD FOR THE EXCAVATION, FORKLIFT AND FINAL GRADE OPERATIONS, THEREFORE IT IS NECESSARY TO SCRAPE TIRES OR TRACKS.
- REMOVE MUD FROM TIRES AND TRACKS BY SCRAPING. ANY TOOL EFFECTIVE AT REMOVING MUD IS ACCEPTABLE.
- APPLY ROADWAY CLEAN UP AS NEEDED.

MECHANICAL SWEEPING (ROADWAY CLEANUP):

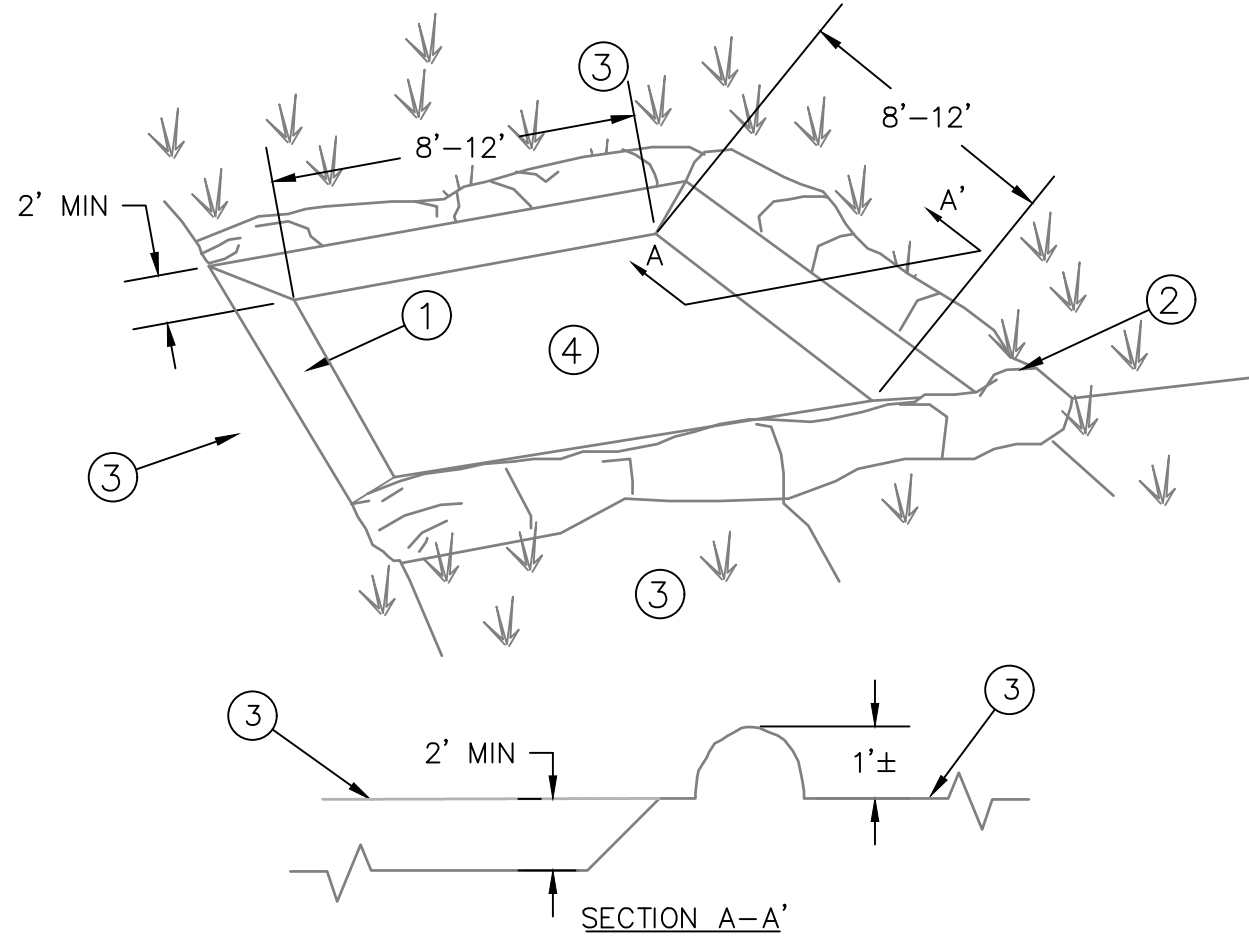
- THE SMALL AMOUNTS OF MUD TRAPPED IN THE TREAD WILL SPREAD DIRT ON THE STREETS OVERTIME AND SOME DIRT CAN MIGRATE OR BE SPREAD BY VARIOUS OPERATIONS WHICH IS EXPECTED AND WILL BE MANAGED BY THE PROJECT MANAGER, HOWEVER, ANY TRADE NOT FOLLOWING BMP'S THAT RESULT IN DIRT ON THE ROADWAYS WILL BE HELD ACCOUNTABLE FOR ANY DAMAGES.
- A MECHANICAL STREET SWEEPING COMPANY MAY BE REQUIRED TO REMOVE DIRT AND MUD OF LEVELS BEYOND MANUAL SWEEPING CAPABILITIES.

MANUAL SWEEPING (ROADWAY CLEANUP):

- SOME OPERATIONS REQUIRE DRIVING OFF DURABLE SURFACES AND THE TRACK OUT OR BOUNDARY CONTROLS CAN FAIL WHICH WILL NECESSITATE CLEANING OF THE STREETS AND GUTTERS.
- SQUARE NOSE SHOVEL AND BROOM WILL BE NEEDED TO REMOVE TRACKED OUT MUD AND DIRT THAT END UP ON STREETS FROM REGULAR OPERATIONS. REPEAT REMOVAL UNTIL NO MORE MUD CAN BE PICKED UP. DO NOT WORRY ABOUT THE DIRT STAIN AND DO NOT WASH WITH WATER. THE SMALL AMOUNTS OF MUD TRAPPED IN THE TREAD WILL ALSO SPREAD DIRT ON THE STREET OVERTIME AND MAY REQUIRE MECHANICAL SWEEPING TO BE REMOVED.
- MANUAL SWEEPING TO BE APPLIED IMMEDIATELY FOLLOWING THE INCIDENT. MINOR TRACK OUT NOT CAUSING A PUBLIC NUISANCE AND NO RISK OF BEING WASHED TO STORMWATER SYSTEMS MAY BE REMOVED AT END OF DAY OR BEFORE FORECAST STORM EVENT WHICHEVER COMES FIRST.

PARKING PAD:

- MOST TRADESMEN WILL NEED TO ENTER AND EXIT THE SITE EITHER TO TRANSPORT TOOLS OR SUPPLIES. THE PARKING PAD SYSTEM INTENDED TO PREVENT MUD FROM STICKING TO TIRES OR TRACKS.
- ALL TRADESMEN ARE REQUIRED TO PARK ON THE PARKING PAD OR THE STREET EXCEPT FOR THE TRADESMEN AUTHORIZED BY THE PROJECT MANAGER TO DRIVE OFF THE PAD. ANY TRADES WITH MUD ON THE TIRES MUST SCRAPE THEIR TIRES. THE FORKLIFT, EXCAVATOR, SKID-STEER OPERATORS ARE THE ONLY PERSONS ALLOWED OFF THE PAD.
- INSTALL APPROXIMATELY 20'X30' PARKING PAD WITH ADJACENT 20'X20' STORAGE AREA FOLLOWING BACKFILL OF FOUNDATION. PARKING PAD TO BE 3/4" GRAVEL 6" DEEP.
- REPLACE GRAVEL OR RAKE WHEN MUD OR DIRT IS STICKING TO TIRES.

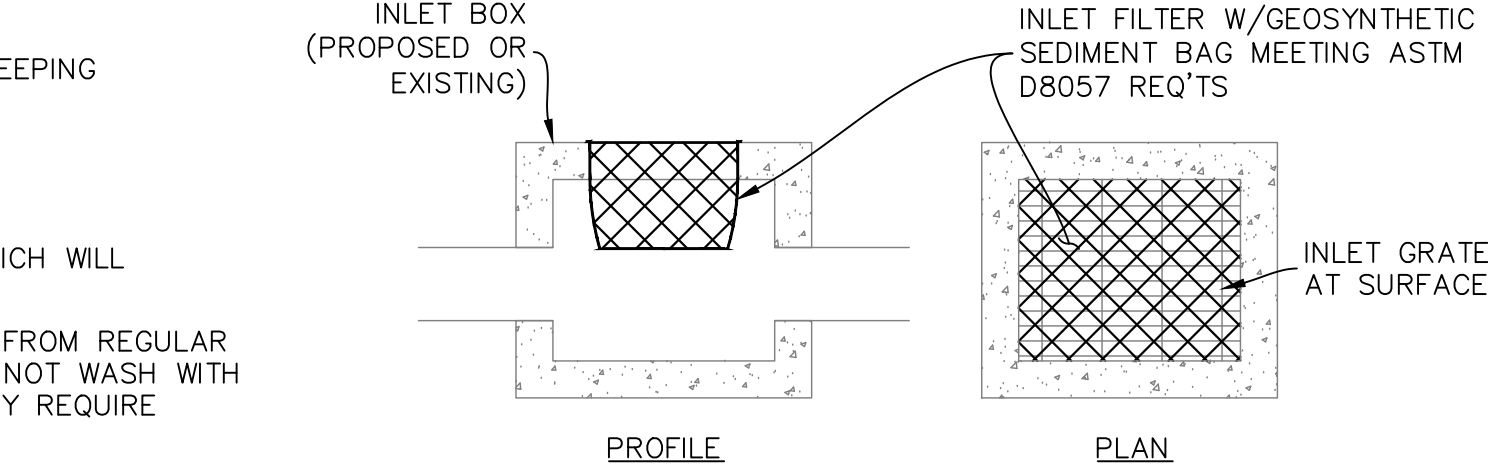


- EXCAVATE 2' DEPTH MIN.
- EXCAVATED MATERIAL TO FORM BERM ±1'
- EXISTING GRADE
- PIT SHALL BE LINED WITH LEAK PROOF SHEETING OR WASHOUT SHALL BE A LEAKPROOF CONTAINER

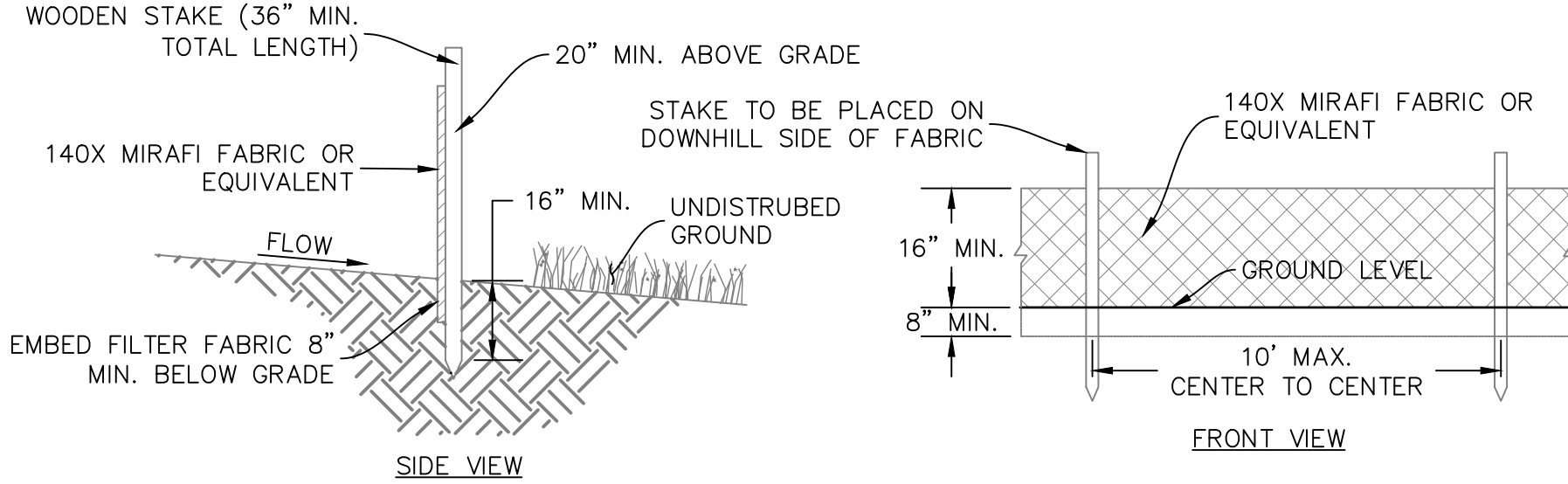
NOTE:

- INSPECT PERIODICALLY AND CLEAN OUT CONCRETE BEFORE IT REACHES THE BOTTOM OF THE EARTH BERM.
- DISPOSE OF CONCRETE OFF-SITE IN LAWFUL MANNER RESTORE AREA TO ORIGINAL GRADE AT END OF JOB.
- FOR WASHING APPLICATORS AND CONTAINERS USED FOR STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, OR OTHER MATERIALS: DIRECT WASH WATER INTO A LEAK-PROOF CONTAINER OR LEAK-PROOF AND LINED PIT DESIGNED SO THAT NO OVERFLOWS CAN OCCUR DUE TO INADEQUATE SIZING OR PRECIPITATION.
- DIRECT WASH WATER INTO A HARD SIDED LEAK-PROOF CONTAINER OR LEAK-PROOF AND LINED PIT DESIGNED SO THAT NO OVERFLOWS CAN OCCUR DUE TO INADEQUATE SIZING OR PRECIPITATION.
- LOCATE ANY WASHOUT OR CLEAN-OUT ACTIVITIES AS FAR AWAY AS POSSIBLE FROM STORM WATER INLETS OR CONVEYANCES.

B
NTS
CONCRETE WASHOUT BASIN

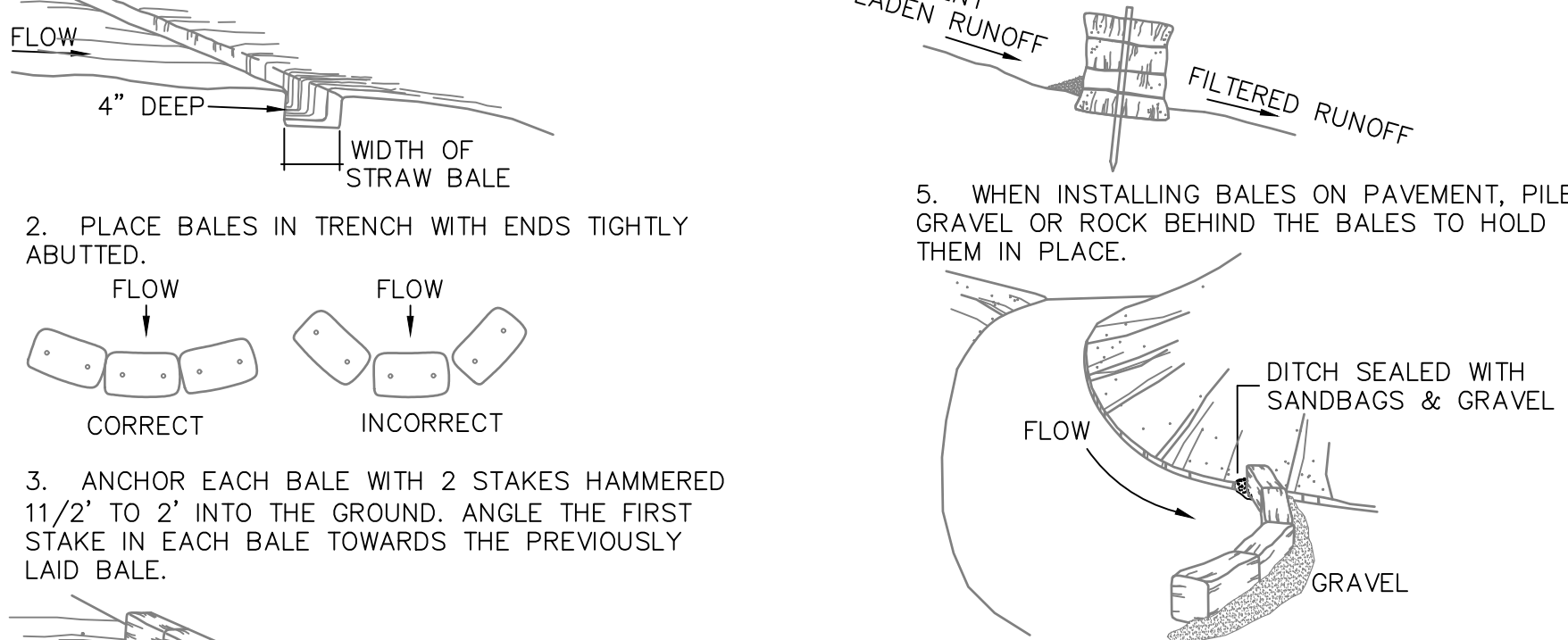


D
NTS
INLET PROTECTION



SILT FENCE

- DIG A 4" BY 2' TRENCH. ALIGN TRENCH PARALLEL TO CONTOURS BUT CURVED SLIGHTLY UPHILL SO RUNOFF CANNOT ESCAPE AROUND THE END BALES. (SEE #2 BELOW)
- PLACE BALES IN TRENCH WITH ENDS TIGHTLY ABUTTED.
- ANCHOR EACH BALE WITH 2 STAKES HAMMERED 11/2' TO 2' INTO THE GROUND. ANGLE THE FIRST STAKE IN EACH BALE TOWARDS THE PREVIOUSLY LAID BALE.
- WEDGE LOOSE STRAW BETWEEN BALES. BACKFILL AND COMPACT THE EXCAVATED SOIL AGAINST THE UPHILL SIDE OF THE BARRIER.



NOTES:

- INSPECT PERIODICALLY AND AFTER EACH STORM. REPLACE DAMAGED WATTLES & BALES; RE-ANCHOR DISPLACED ONES. CLEAN OUT SEDIMENT BEFORE IT REACHES THE TOP OF THE WADDLES & BALES. DEPOSIT THE REMOVED SEDIMENT WHERE IT WILL NOT ENTER A DRAINAGE WAY.
- MATERIALS:
 - 9"9" STRAW WATTLES BOUND WITH NETTING & TWINE, STRAW BALES BOUND WITH TWINE, WOOD STAKES 5' O.C. (2X2, 2' LONG) OR STEEL PICKETS.
 - OR
 - STRAW BALES BOUND WITH TWINE, WOOD STAKES (2X2, 4' LONG) OR STEEL PICKETS, 2 STAKES PER BALE.

STRAW WATTLE/BALE

C
NTS
SILT FENCE, STRAW WATTLE OR BALE EROSION CONTROL

OWNER:
JRI HOSPITALITY

FREDDY'S FROZEN
CUSTARD AT
RANCHES
CROSSING

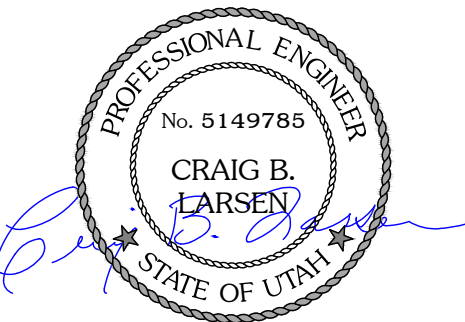
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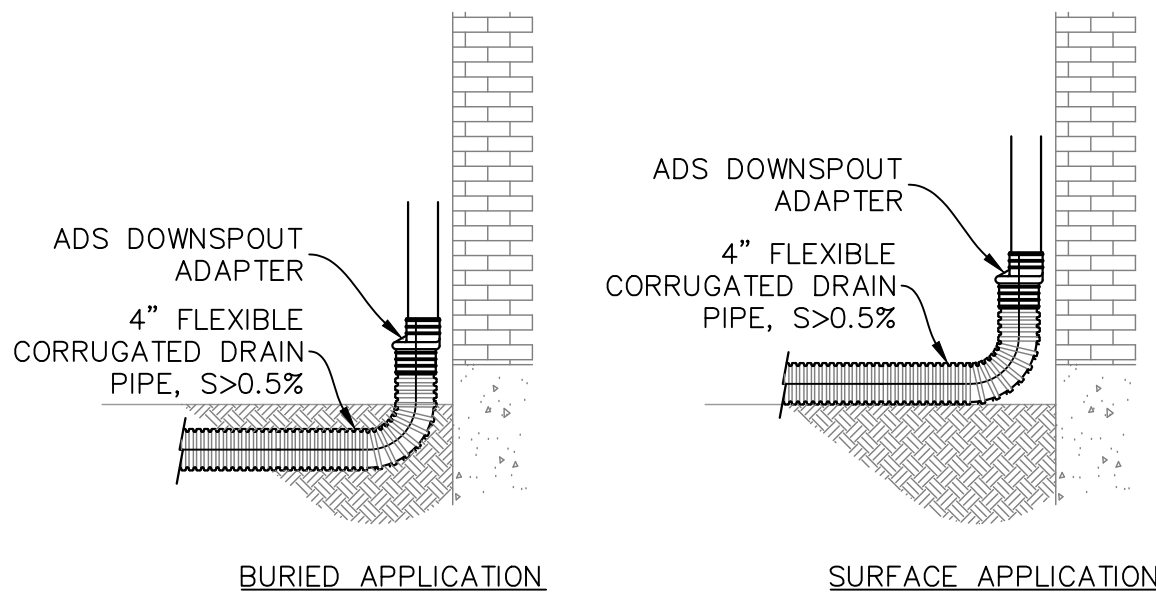
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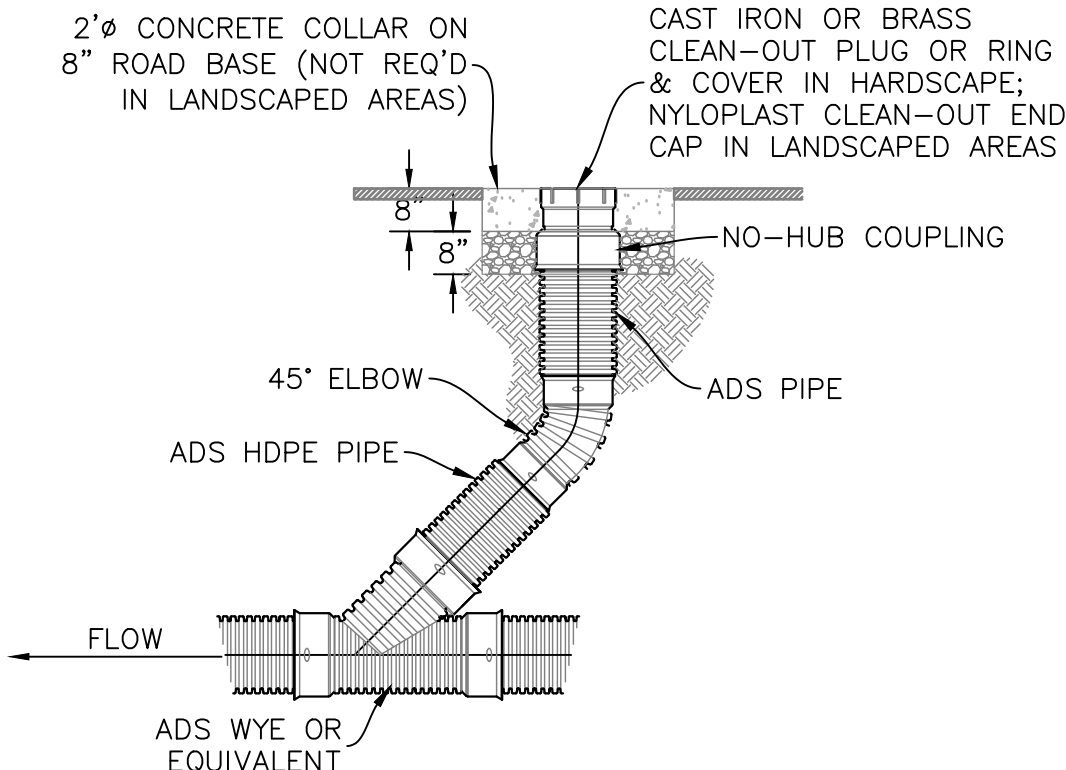
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SWPPP
DETAILS
C401

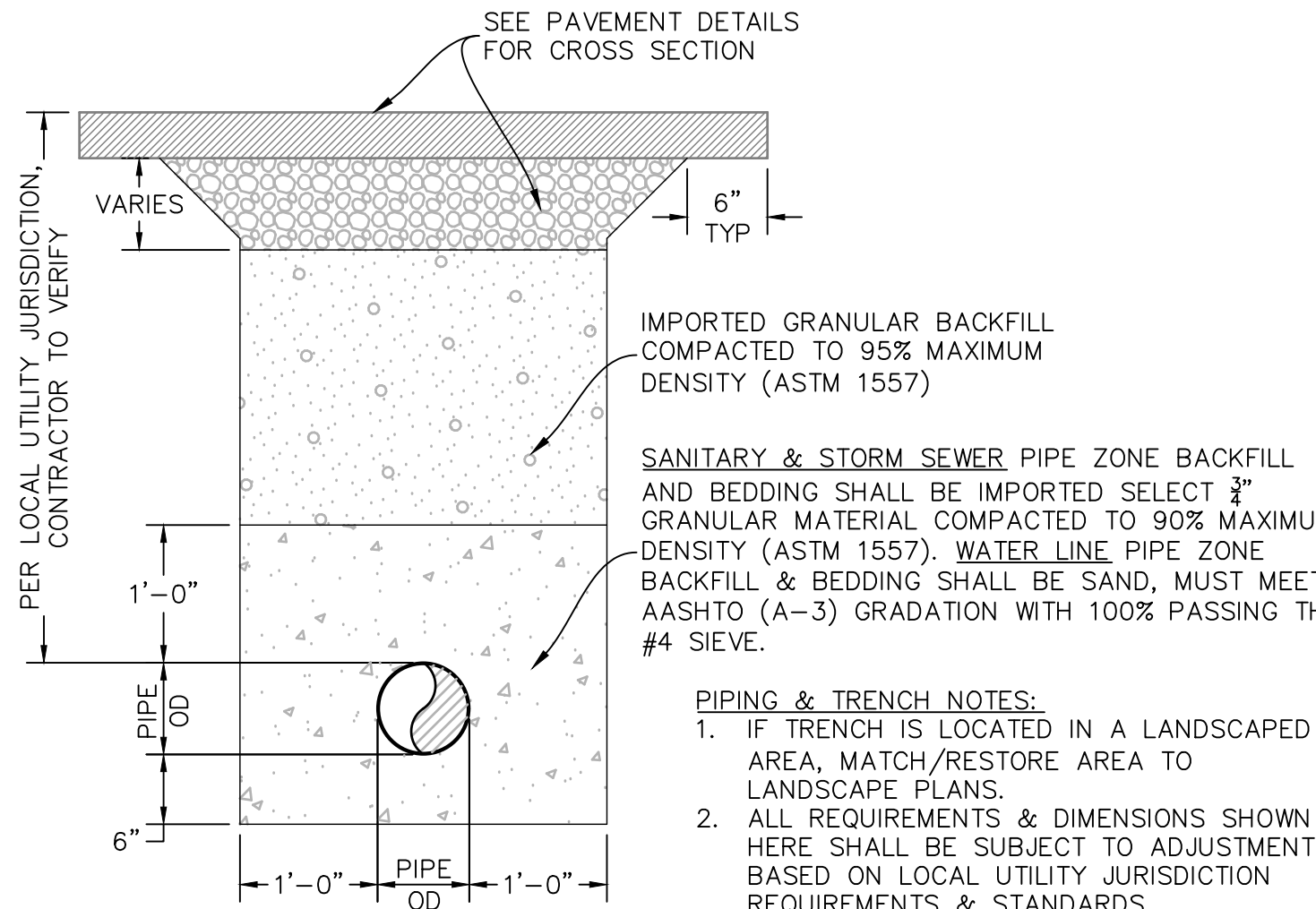


NOTE: USED BURIED APPLICATION UNLESS NOTED OTHERWISE ON PLAN

1
-
NTS
DOWNSPOUT CONNECTION



2
-
NTS
STORMDRAIN CLEANOUT



PIPING & TRENCH NOTES:
1. IF TRENCH IS LOCATED IN A LANDSCAPED AREA, MATCH/RESTORE AREA TO LANDSCAPE PLANS.
2. ALL REQUIREMENTS & DIMENSIONS SHOWN HERE SHALL BE SUBJECT TO ADJUSTMENT BASED ON LOCAL UTILITY JURISDICTION REQUIREMENTS & STANDARDS.

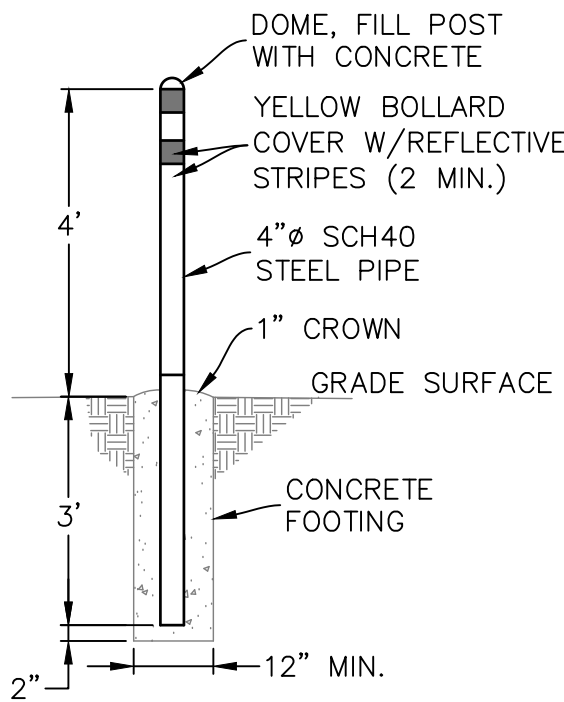
3
-
NTS
STANDARD TRENCH DETAIL

USE CRETEX 2X3 PRECAST INLET W/REQ'D GRADE RINGS WITH NEENAH FRAME & GRATE:
CURB APPLICATION: USE NEENAH R-3067-C, FRAME & GRATE TO RECEIVE CONCRETE COLLAR AND ALIGN WITH CURB & GUTTER.

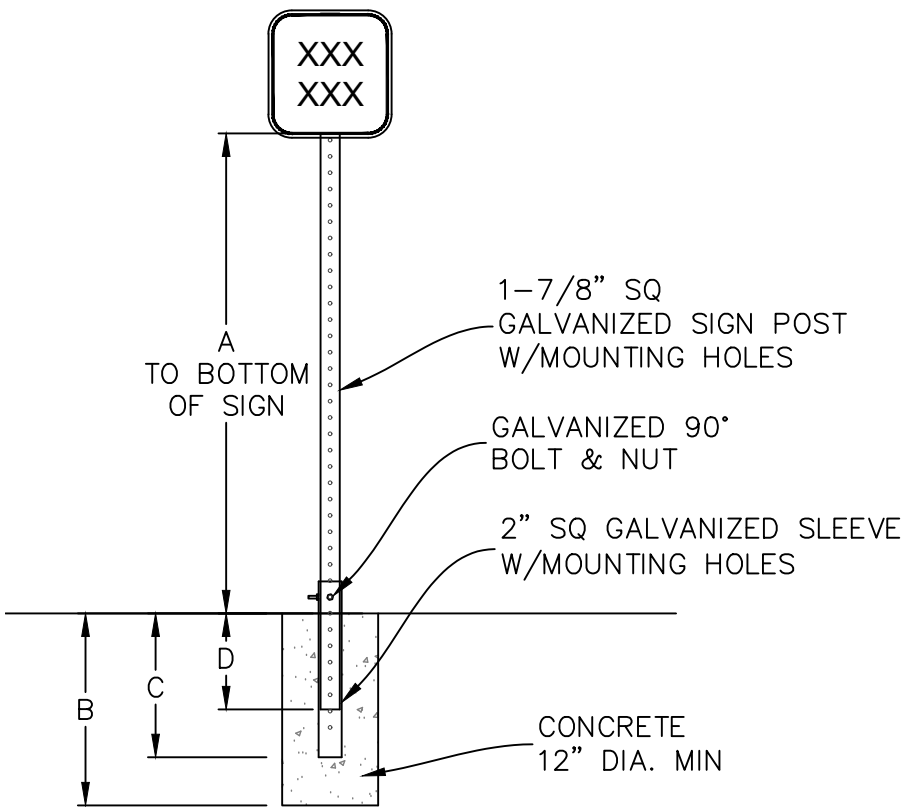
WATERWAY OR LANDSCAPE APPLICATION: USE NEENAH R-3382, FRAME & GRATE TO RECEIVE CONCRETE COLLAR & ALIGN WITH WATERWAY.

ASPHALT APPLICATION: USE NEENAH R-3406, FRAME & GRATE TO RECEIVE CONCRETE COLLAR & ALIGN WITH SIDEWALK.

5
-
NTS
2x3 INLET BOX

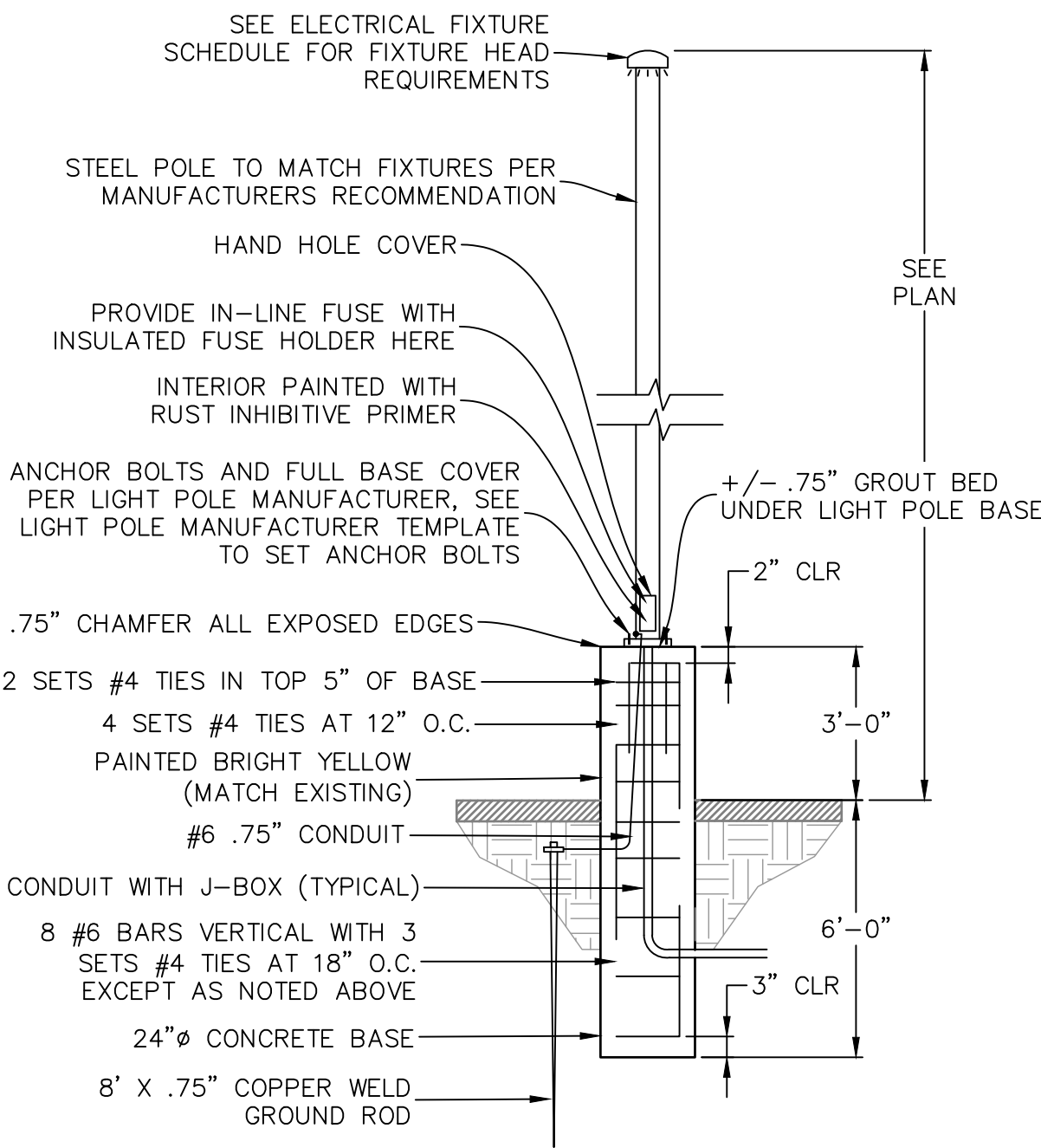


6
-
NTS
BOLLARD

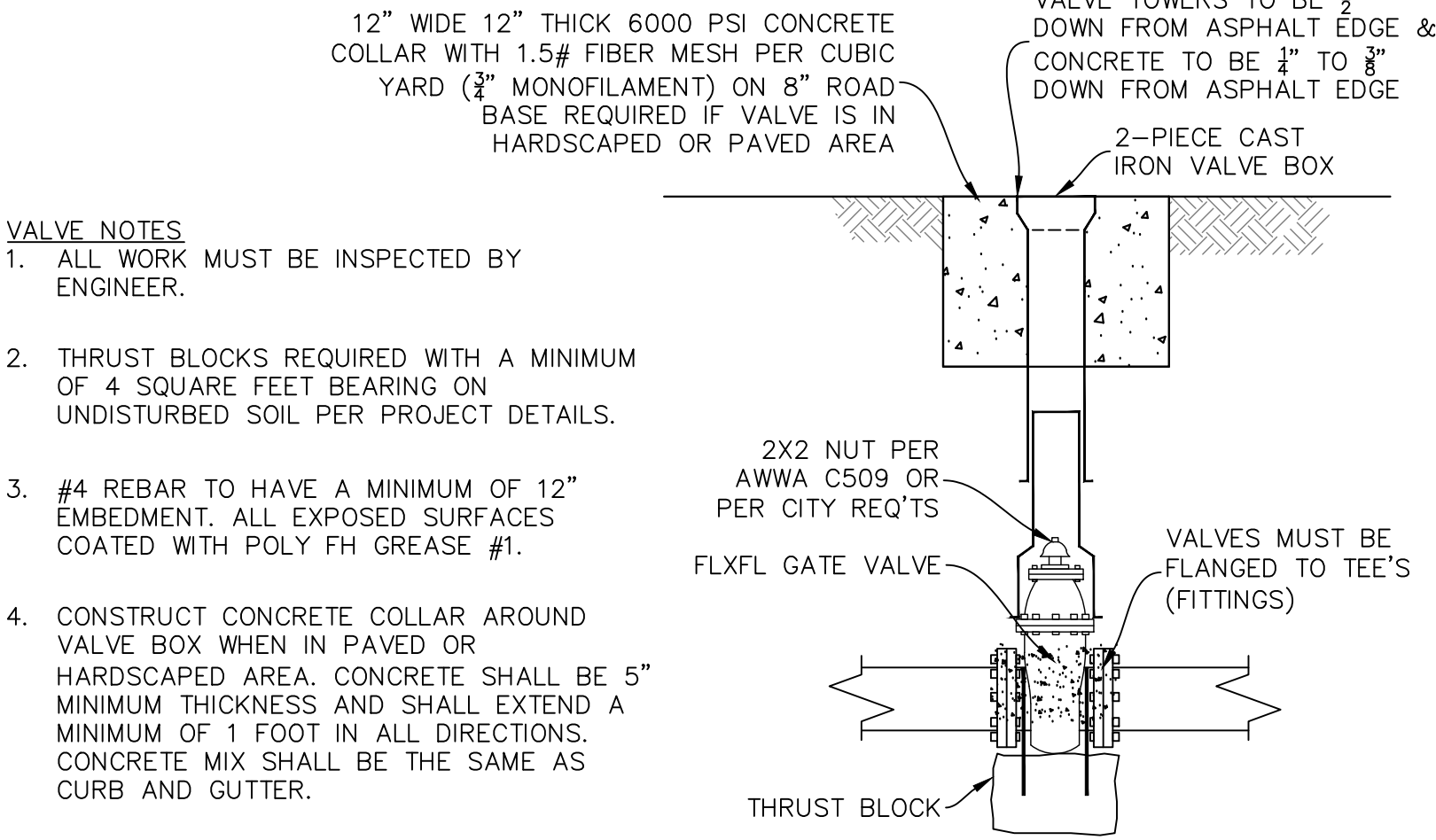


SIGN BASE DIMENSIONS			
A	B	C	D
7'-10'	2'-6"	2'-0"	1'-3"
< 7'	1'-6"	1'-0"	0'-8"

7
-
NTS
SIGN BASE

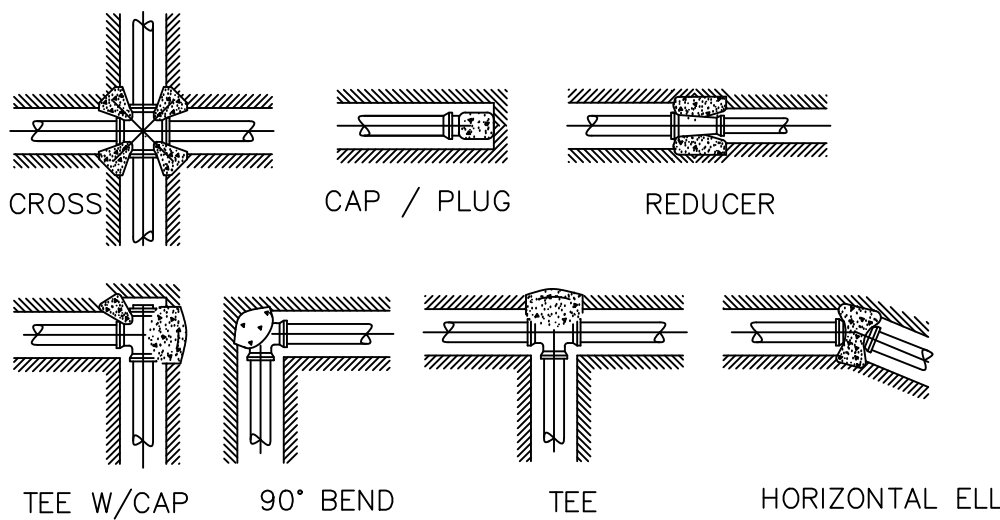


9
-
NTS
PARKING LOT LIGHT POLE BASE



- VALVE NOTES
- ALL WORK MUST BE INSPECTED BY ENGINEER.
 - THRUST BLOCKS REQUIRED WITH A MINIMUM OF 4 SQUARE FEET BEARING ON UNDISTURBED SOIL PER PROJECT DETAILS.
 - #4 REBAR TO HAVE A MINIMUM OF 12" EMBEDMENT. ALL EXPOSED SURFACES COATED WITH POLY FH GREASE #1.
 - CONSTRUCT CONCRETE COLLAR AROUND VALVE BOX WHEN IN PAVED OR HARDSCAPED AREA. CONCRETE SHALL BE 5" MINIMUM THICKNESS AND SHALL EXTEND A MINIMUM OF 1 FOOT IN ALL DIRECTIONS. CONCRETE MIX SHALL BE THE SAME AS CURB AND GUTTER.

4
-
NTS
WATER VALVE



BEARING AREA = (TEST PRESSURE/250) X (2000/SOIL BEARING STRESS) X (TABLE VALUE)

MINIMUM BEARING AREA IN SQUARE FEET										
FITTING SIZE	TEE, WYE PLUG OR CAP	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN		45° BEND	22 1/2° BEND	11 1/4° BEND	45° VERT BEND* (CU YDS.)	22 1/2° VERT BEND (CU YDS.)	11 1/4° VERT BEND* (CU YDS.)
			A1	A2						
4"	2.4	3.3	3.3	1.5	1.8	0.9	0.5	1.2	0.5	0.2
6"	5.3	7.5	7.5	5.6	4.1	2.1	1.0	1.9	1.0	0.5
8"	9.4	13.3	13.3	10.0	7.2	3.7	1.8	3.4	1.8	0.9
10"	14.7	20.8	20.8	17.5	11.3	5.7	2.9	5.3	2.9	1.5
12"	21.2	30.0	30.0	26.7	16.2	8.3	4.2	7.7	4.1	2.1
14"	28.9	40.8	40.8	33.3	22.1	11.3	5.7	10.4	5.6	2.9
16"	37.7	53.3	53.3	45.8	28.9	14.7	7.4	13.6	7.4	3.8
18"	47.7	67.5	67.5	60.0	36.5	18.6	9.4	17.2	9.3	4.8

- NOTES:
- CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH OR STRUCTURAL BACKFILL APPROVED BY ENGINEER.
 - KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
 - REQUIRED BEARING AREAS AT FITTINGS SHALL BE AS REQUIRED IN NOTE 7 TO CONFORM TO TEST PRESSURE(S) AND ALLOWABLE SOIL BEARING STRESS(ES) STATED IN THE SPECIFICATIONS.
 - BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN ON THIS TYPICAL DETAIL.
 - ALL BURIED PIPING EXCEPT FLANGED, SCREWED, SOCKET WELD PVC OR WELDED STEEL PIPE SPECIFIED TO BE PRESSURE TESTED SHALL BE PROVIDED WITH CONCRETE THRUST BLOCKS AT ALL DIRECTION CHANGES UNLESS OTHERWISE NOTED.
 - THRUST BLOCKS SHALL NOT BE LOCATED OR SIZED TO ENCASE ADJACENT PIPES OR FITTINGS.
 - BEARING AREAS ARE BASED ON TEST PRESSURE OF 250 P.S.I. AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT.

8
-
NTS
THRUST BLOCK

OWNER:
JRI HOSPITALITY

FREDDY'S FROZEN
CUSTARD AT
RANCHES
CROSSING

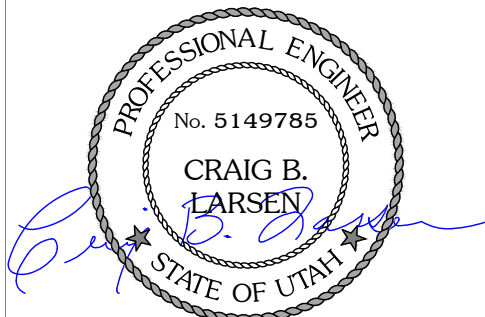
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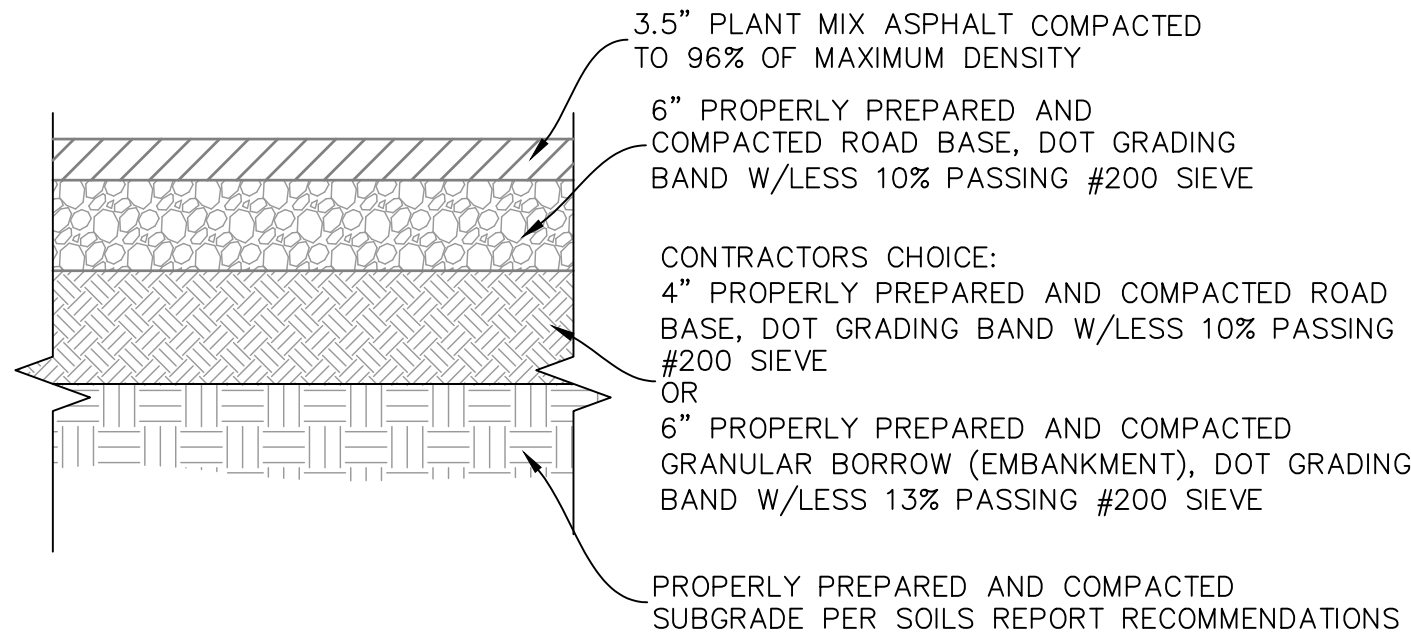
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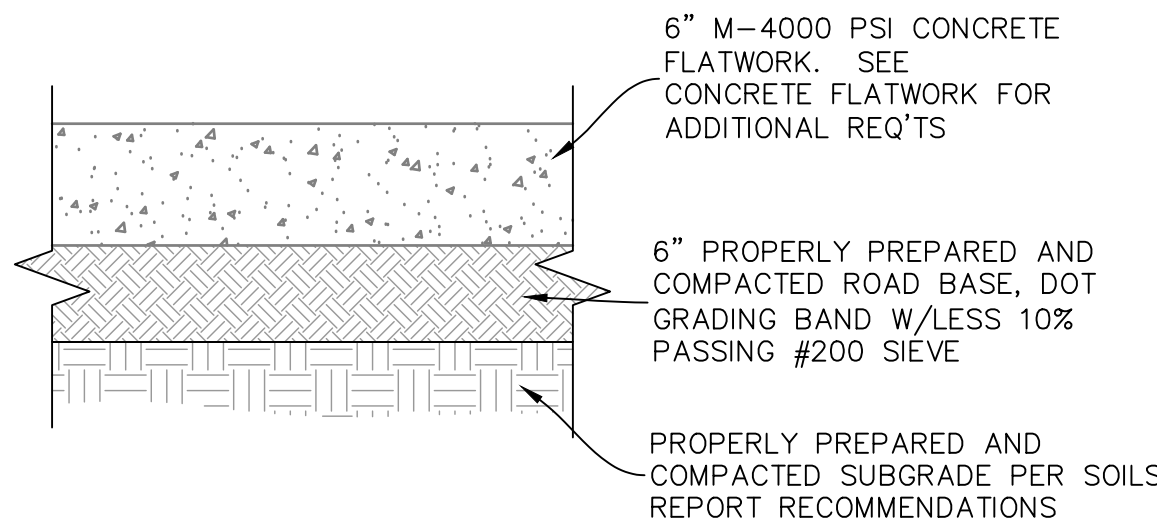
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DETAILS
C500

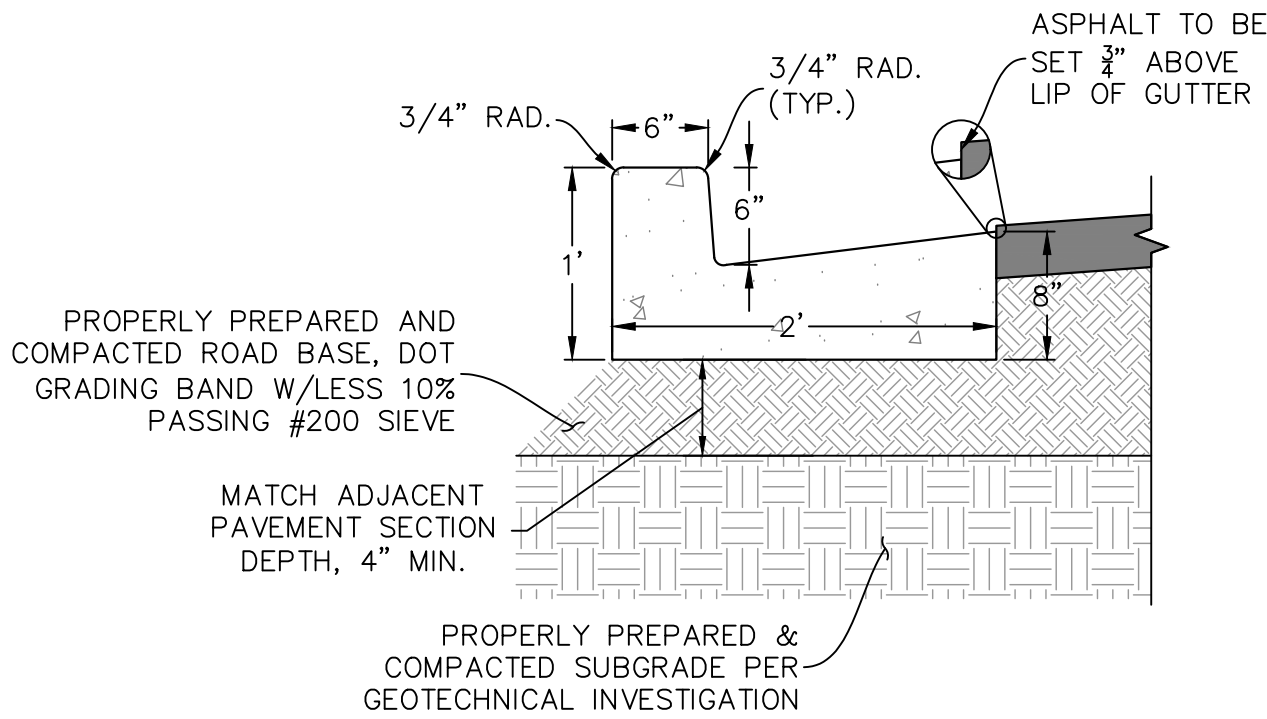
NOTES:
PROOF ROLLING REQUIRED ON ALL SECTIONS OF ROAD: I.E.
SUB-GRADE, SUB-BASE, & CURB BASE & ROAD BASE.
CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION &
STRING LINE REQUIRED FOR SUB-BASE & ROAD BASE
INSPECTION.



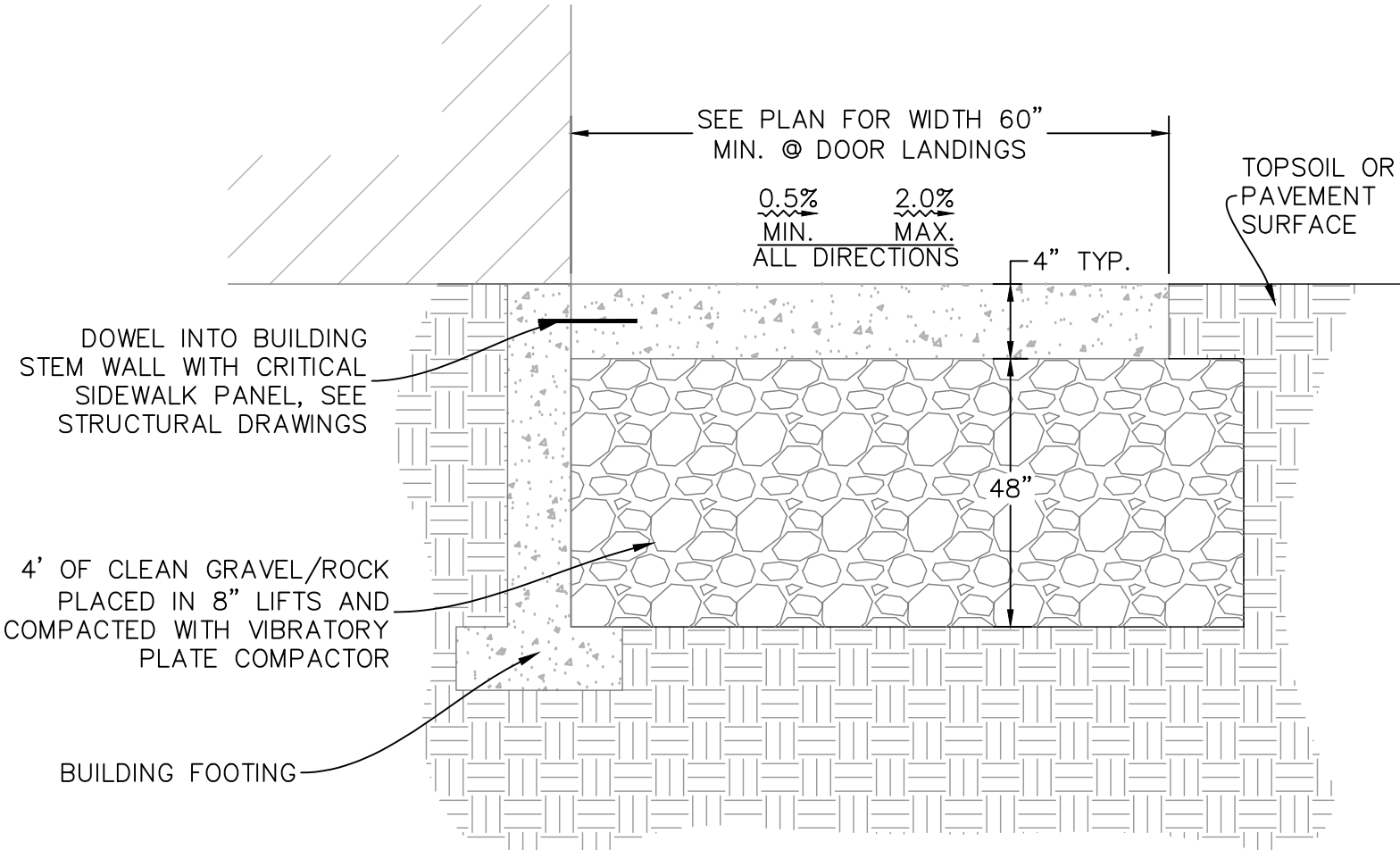
1 FLEXIBLE PAVEMENT SECTION
NTS PAVEMENT SECTION TO MEET SOILS REPORT REQUIREMENTS



2 RIGID PAVEMENT SECTION
NTS PAVEMENT SECTION TO MEET SOILS REPORT REQUIREMENTS

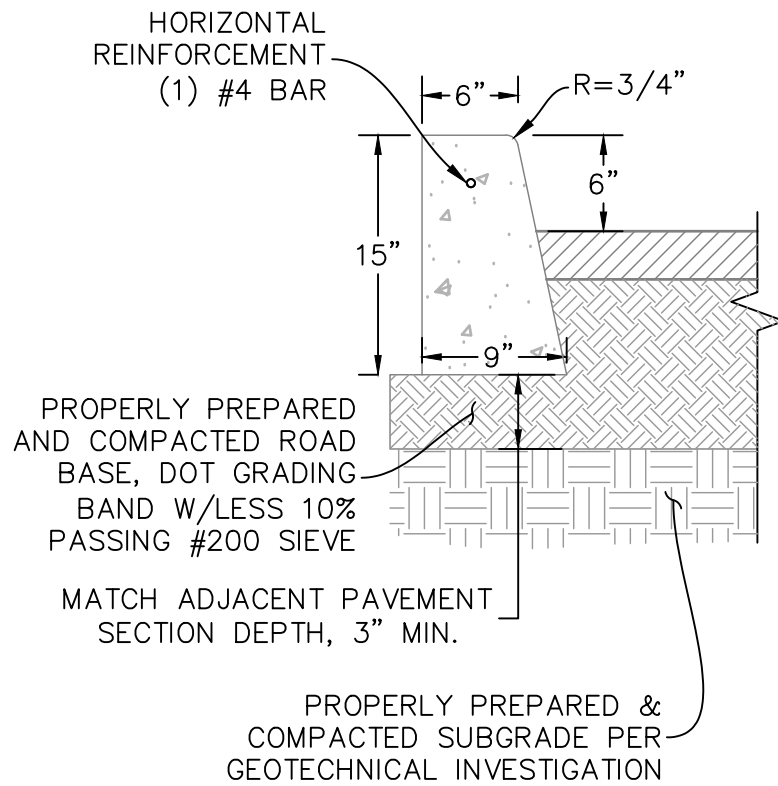


3 24" CURB & GUTTER
NTS

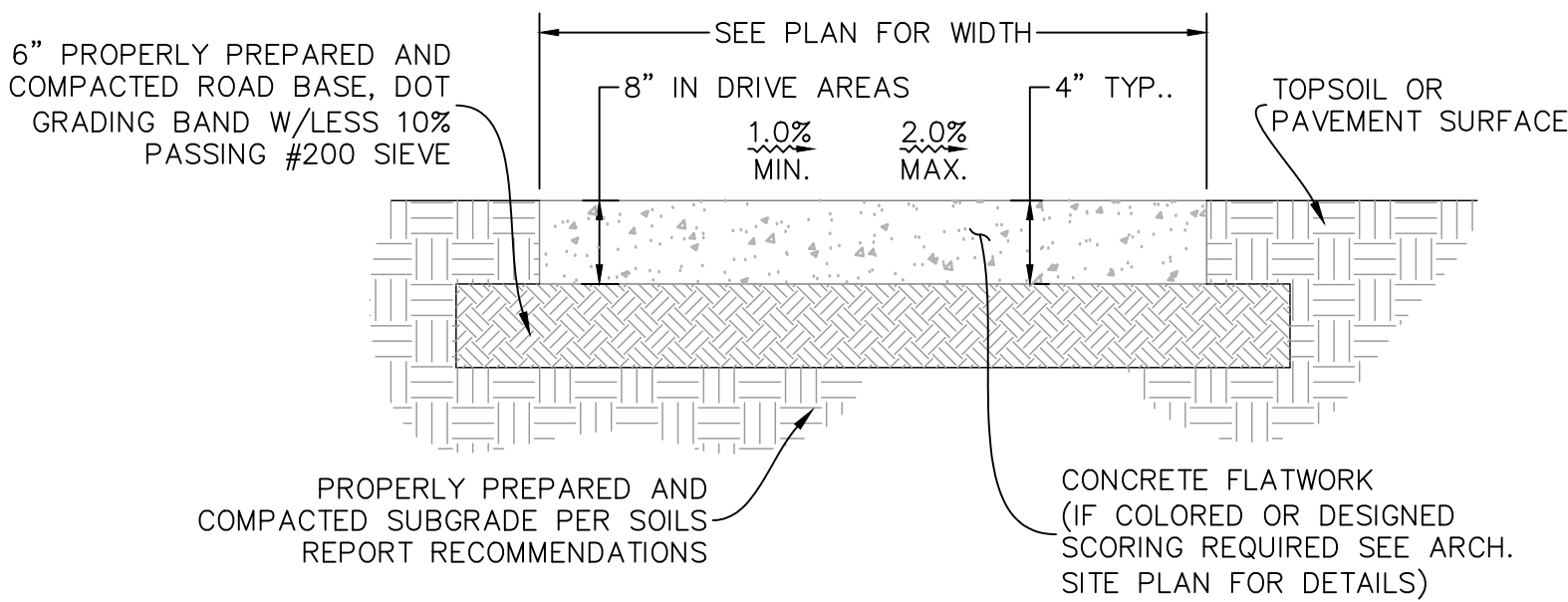


- NOTES:
1. MINIMUM SIDEWALK: 60" IN DIRECTION OF TRAVEL
 2. PLACE EXPANSION JOINT BETWEEN CRITICAL PANEL & ADJACENT CONCRETE & SIDEWALK.
 3. SEE "TYPICAL CONCRETE FLATWORK" DETAIL FOR ADD'L REQ'TS.
 4. CRITICAL CONCRETE SIDEWALK PANEL TO BE USED AT ALL SIDEWALK PANELS ADJACENT TO EXTERIOR BUILDING DOORS.
 5. DO NOT EXCEED MAX SLOPE OF 2% IN ALL DIRECTIONS PER ADA REQUIREMENTS.

4 CRITICAL SIDEWALK PANEL & LANDING
NTS

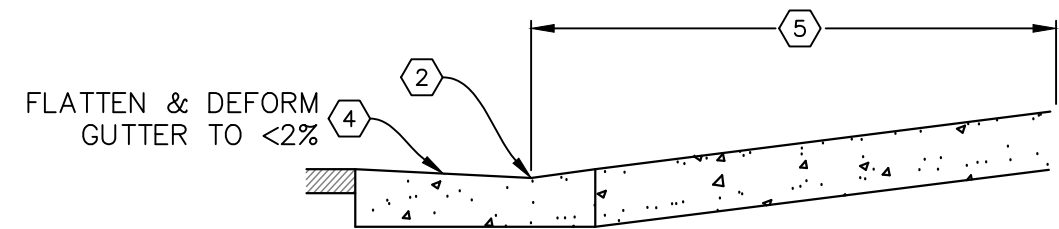


5 CONCRETE CURB WALL
NTS



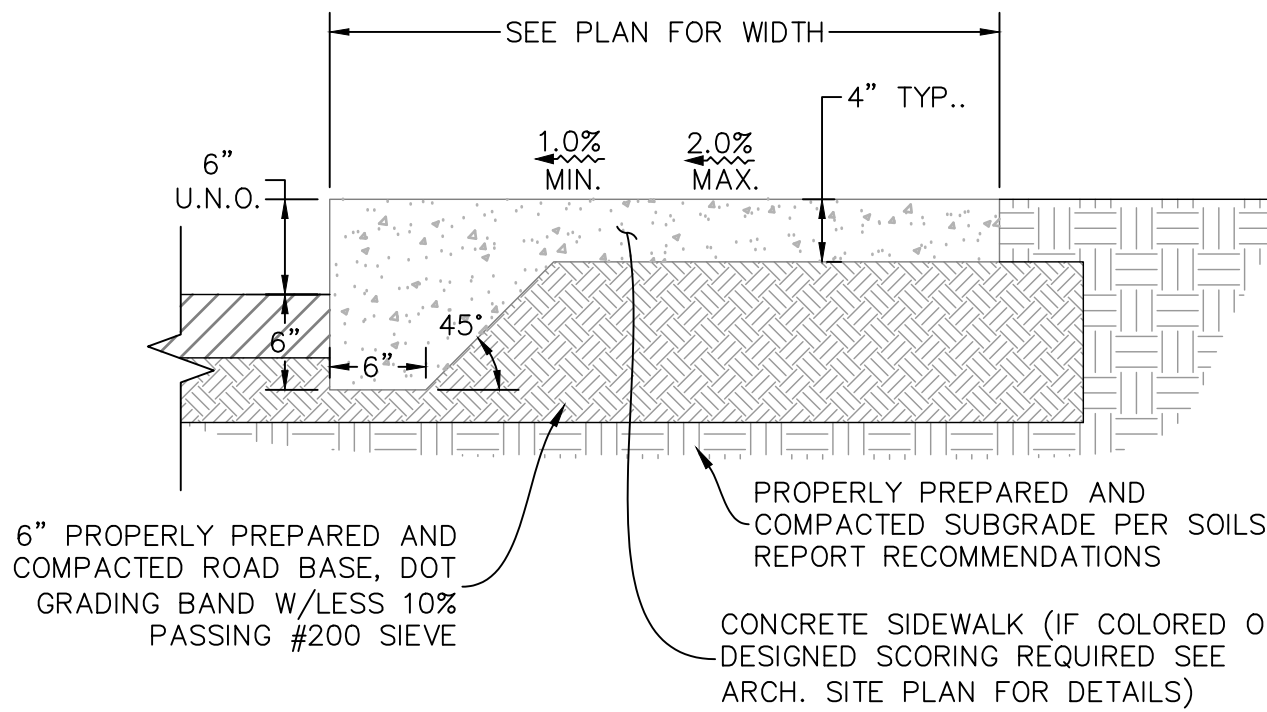
- NOTES:
1. PLACE CONCRETE ON 6" OF ROAD BASE COMPACTED TO 95% MAXIMUM PROCTOR DENSITY AS DETERMINED BY ASTM D-1557.
 2. EXPANSION JOINTS EVERY 100 FEET, AT ALL CHANGES IN DIRECTION AND AT ALL LOCATIONS WHERE SLAB ABUTS OTHER CONCRETE OR SOLID OBJECT.
 3. PLACE SCORE LINES SPACED NOT GREATER THAN WIDTH OF SLAB OR SIDEWALK, MAX=8'.
 4. SIDEWALK TO BE 8" THICK WHEN PLACED IN DRIVE APPROACH.
 5. USE FINE HAIR TO FINISH WALKS ON GRADES UNDER 6% AND ROUGH HAIR ON GRADES OVER 6%.

6 TYPICAL CONCRETE SIDEWALK & FLATWORK
NTS

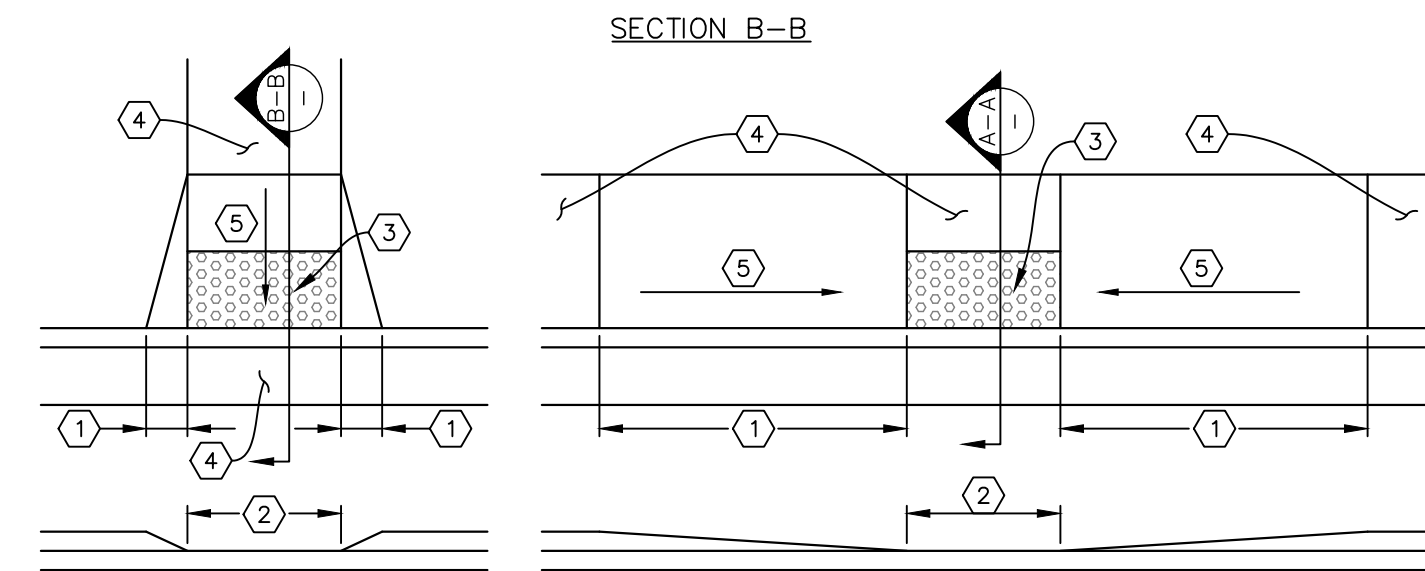
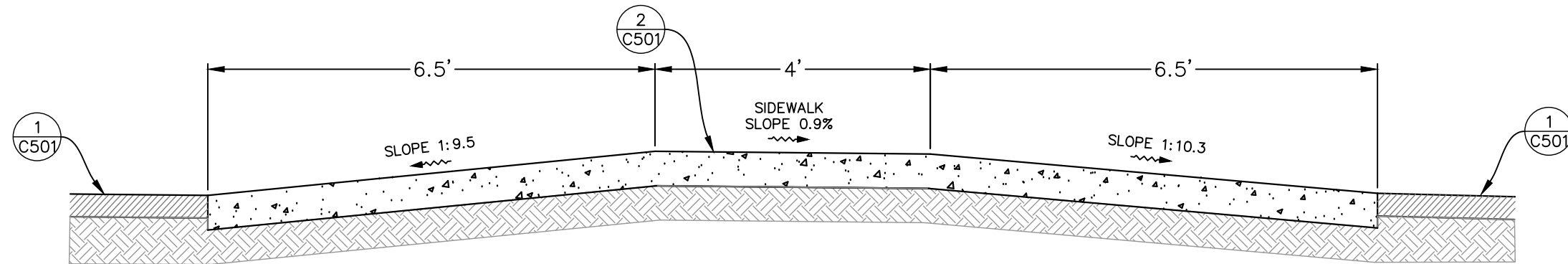


- NOTES:
1. SEE "TYPICAL CONCRETE SITEWORK & FLATWORK" DETAIL FOR ADD'L REQ'TS.

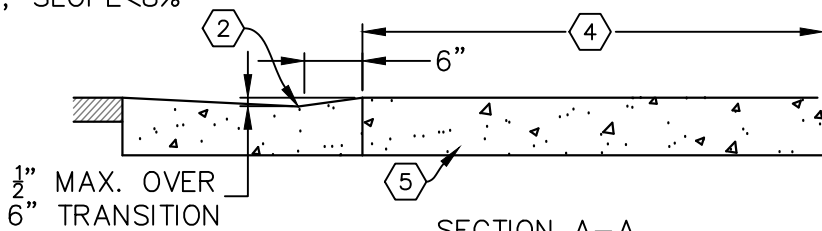
7 THICKENED EDGE SIDEWALK
NTS



8 RAISED SIDEWALK SECTION
NTS

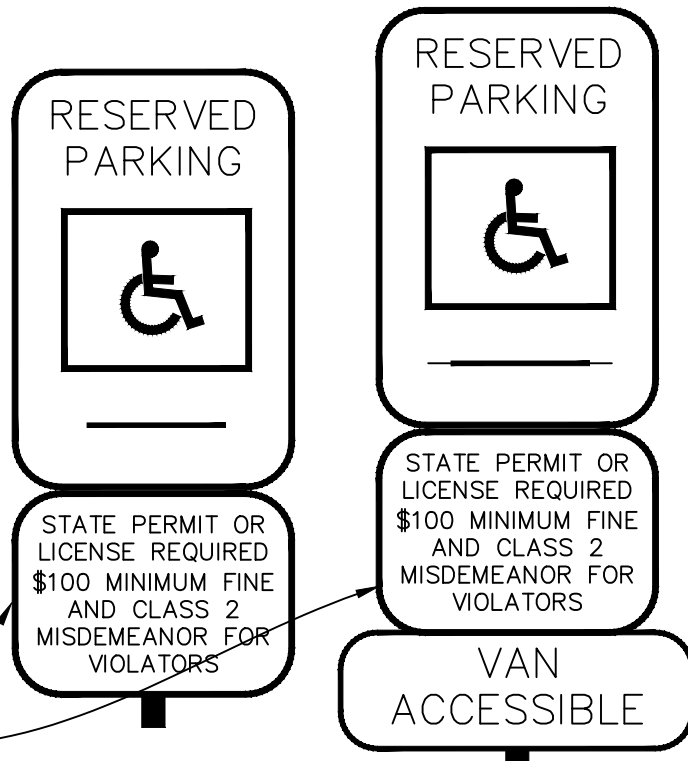


- NOTES:
1. TRANSITION TO LOWBACK CURB/ZERO REVEAL; L=RAMP LENGTH IF PARALLEL TO RAMP, 18" MIN. OTHERWISE
 2. LOWBACK CURB/ZERO REVEAL, SEE SITE PLAN FOR LENGTH
 3. TRUNCATED DOMES MEETING ADA REQ'TS ALONG ENTIRE DISTANCE OF LOWBACK CURB
 4. LANDING; SLOPE<2% FOR 60" MIN. IN DIRECTION OF TRAVEL
 5. RAMP; SLOPE<8%



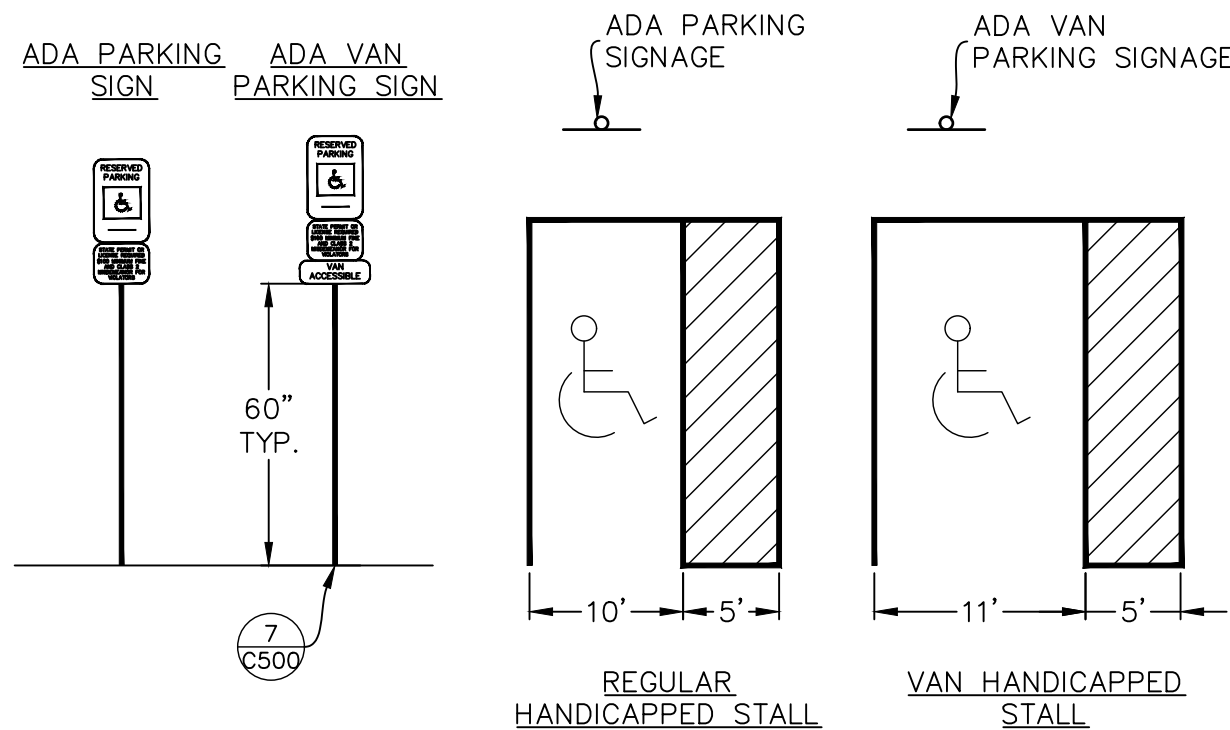
9 ADA RAMP
NTS

CONTRACTOR TO VERIFY ADA SIGNAGE & ASSOCIATED LANGUAGE TO COMPLY TO LOCAL JURISDICTIONAL REQUIREMENTS

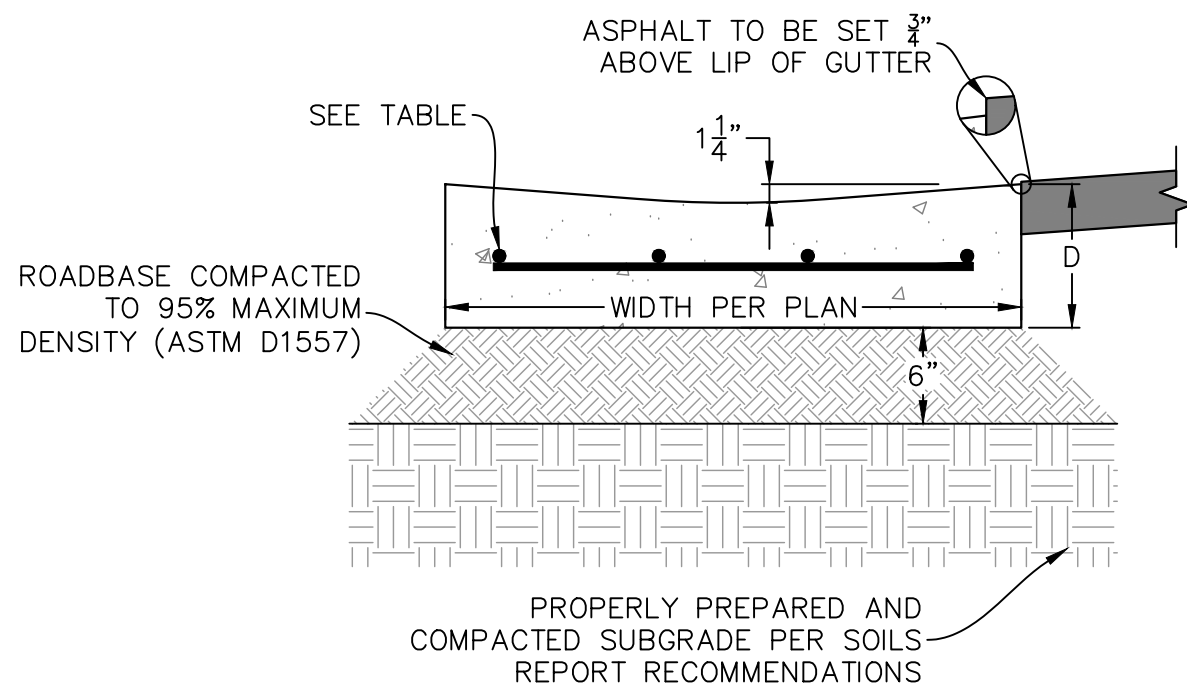


- NOTES:
1. TWO REGULAR STALLS CAN SHARE ONE ACCESS AISLE.
 2. TWO VAN STALLS CAN SHARE ONE ACCESS AISLE.
 3. PARKING SPACE AND LOADING ZONE TO HAVE MAX. SLOPE OF 2% IN ALL DIRECTIONS.
 4. HANDICAPPED SIGNAGE SHALL BE PROVIDED FOR ALL HANDICAP STALLS ACCORDING TO ADA REQUIREMENTS. "VAN ACCESSIBLE" SIGN SHALL ALSO BE PROVIDED FOR ALL STALLS ADJACENT TO AN 8', OR LARGER, LOADING AREA. BOTTOM OF SIGNAGE SHALL BE 60" ABOVE FINISHED GRADE OF STALL.
 5. SEE GRADING PLAN FOR SIDEWALK GRADING ELEVATIONS. RAMP SLOPES TO BE 1:12 MAX PER ADA REQUIREMENTS.
 6. CONTRACTOR TO VERIFY, & MODIFY IF NECESSARY, ADA SIGNAGE TO ASSURE LOCAL COMPLIANCE REQUIREMENTS ARE MET.

10 ADA PARKING STALLS
NTS



WATERWAY DIMENSION TABLE			
WIDTH	D	STEEL	
24"	7"	3 No. 4 BARS	
36"	8"	4 No. 4 BARS TIED AT 24" O.C. W/No. 4 BAR	
48"	8"	5 No. 4 BARS TIED AT 24" O.C. W/No. 4 BAR	



11 CONCRETE WATERWAY
NTS

OWNER:
JRI HOSPITALITY

FREDDY'S FROZEN
CUSTARD AT
RANCHES
CROSSING

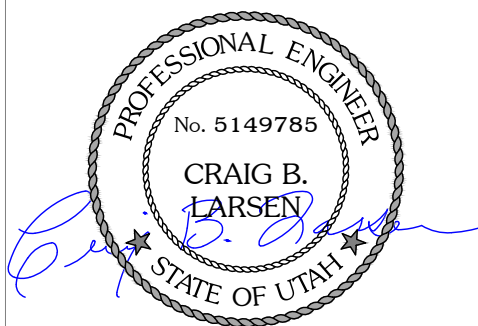
PONY EXPRESS PARKWAY &
CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH



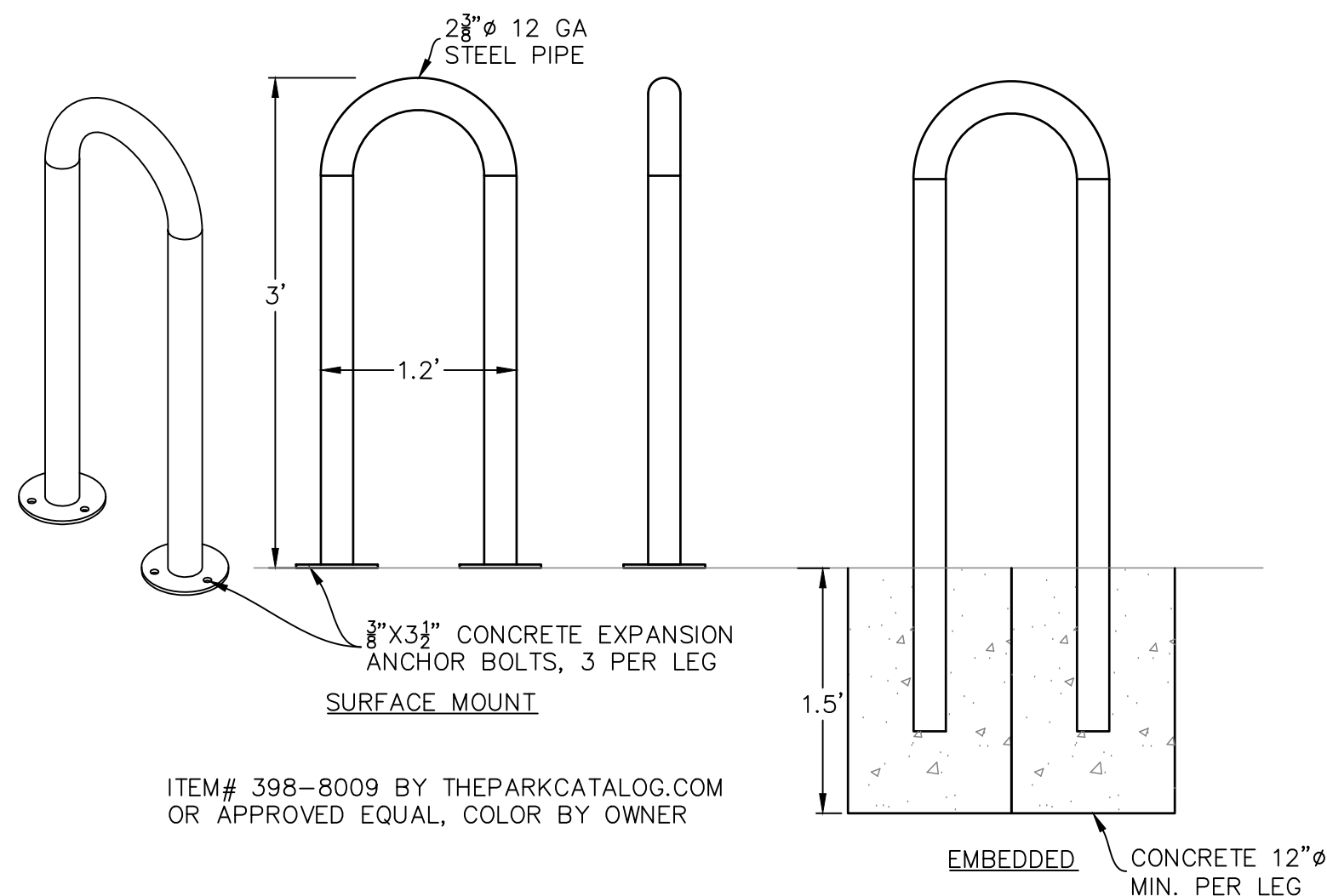
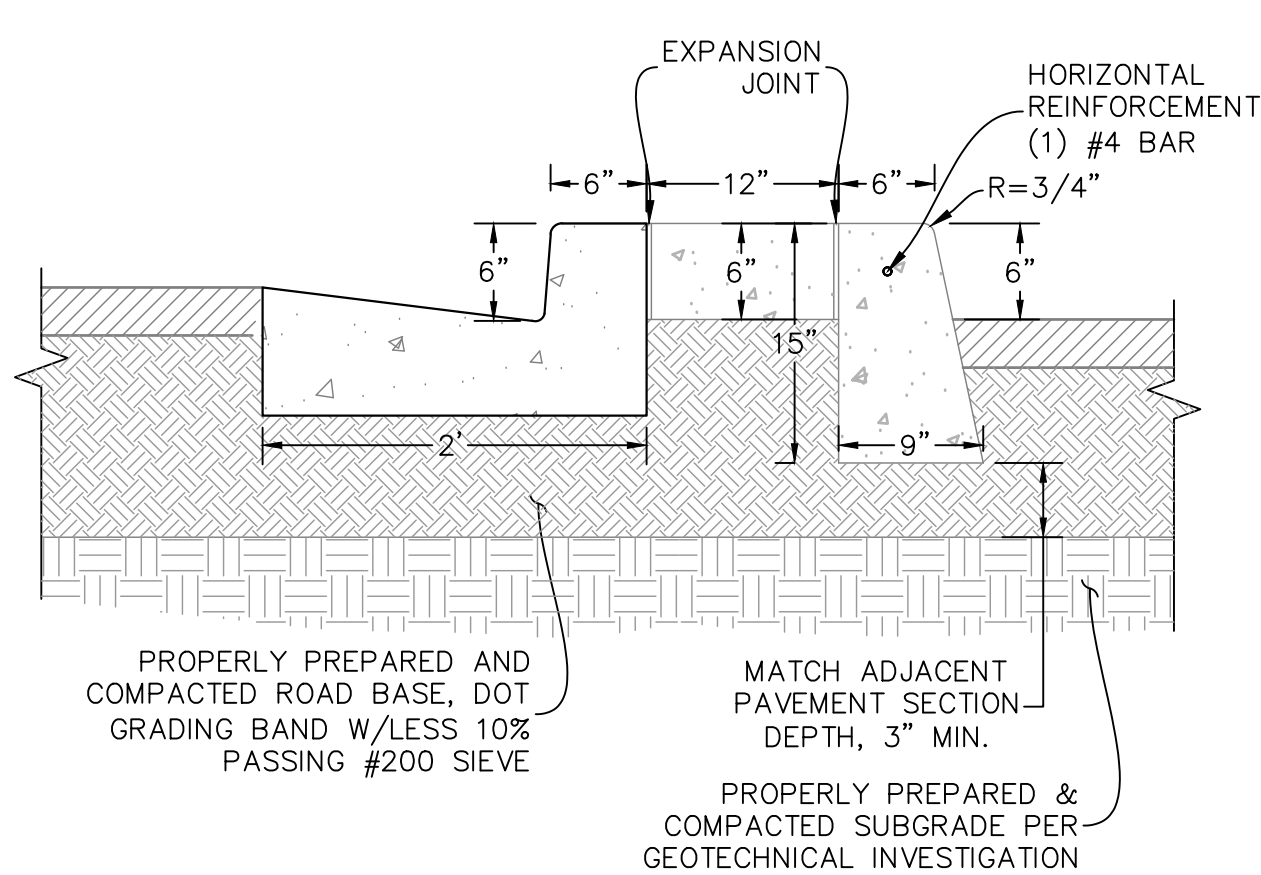
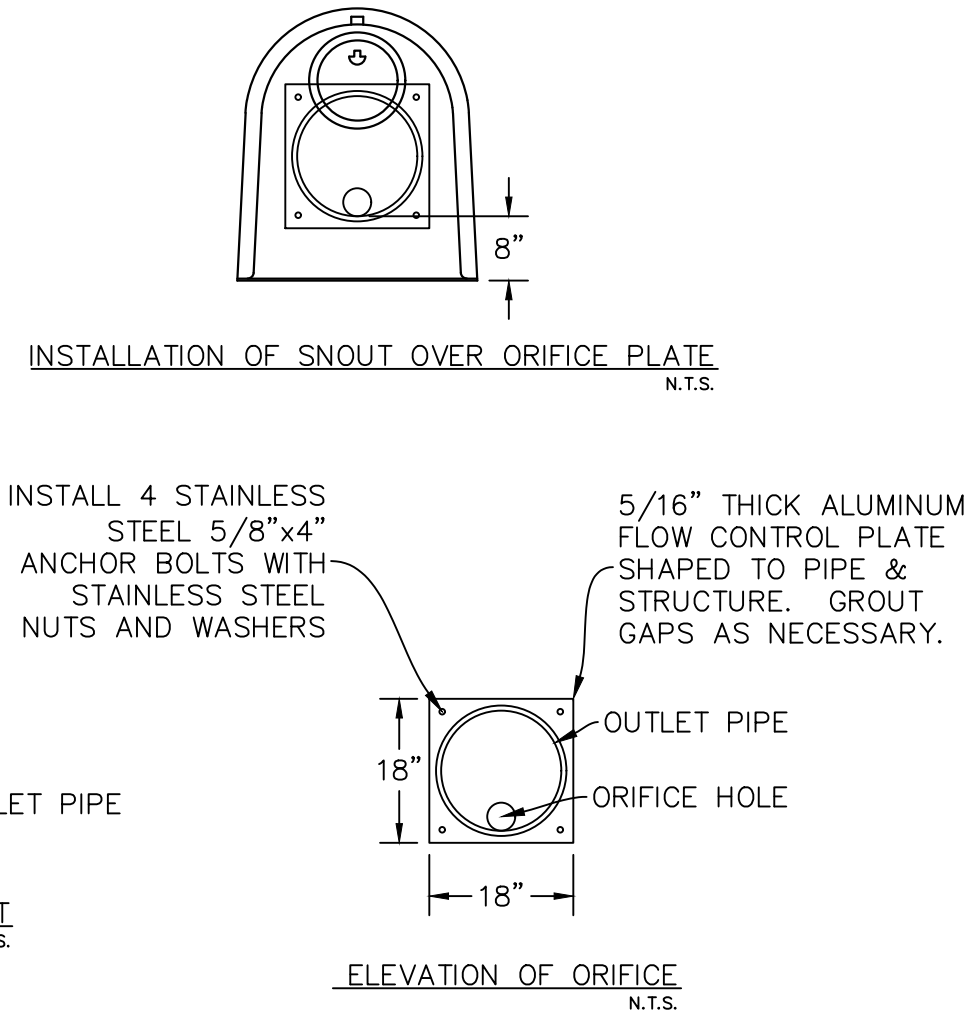
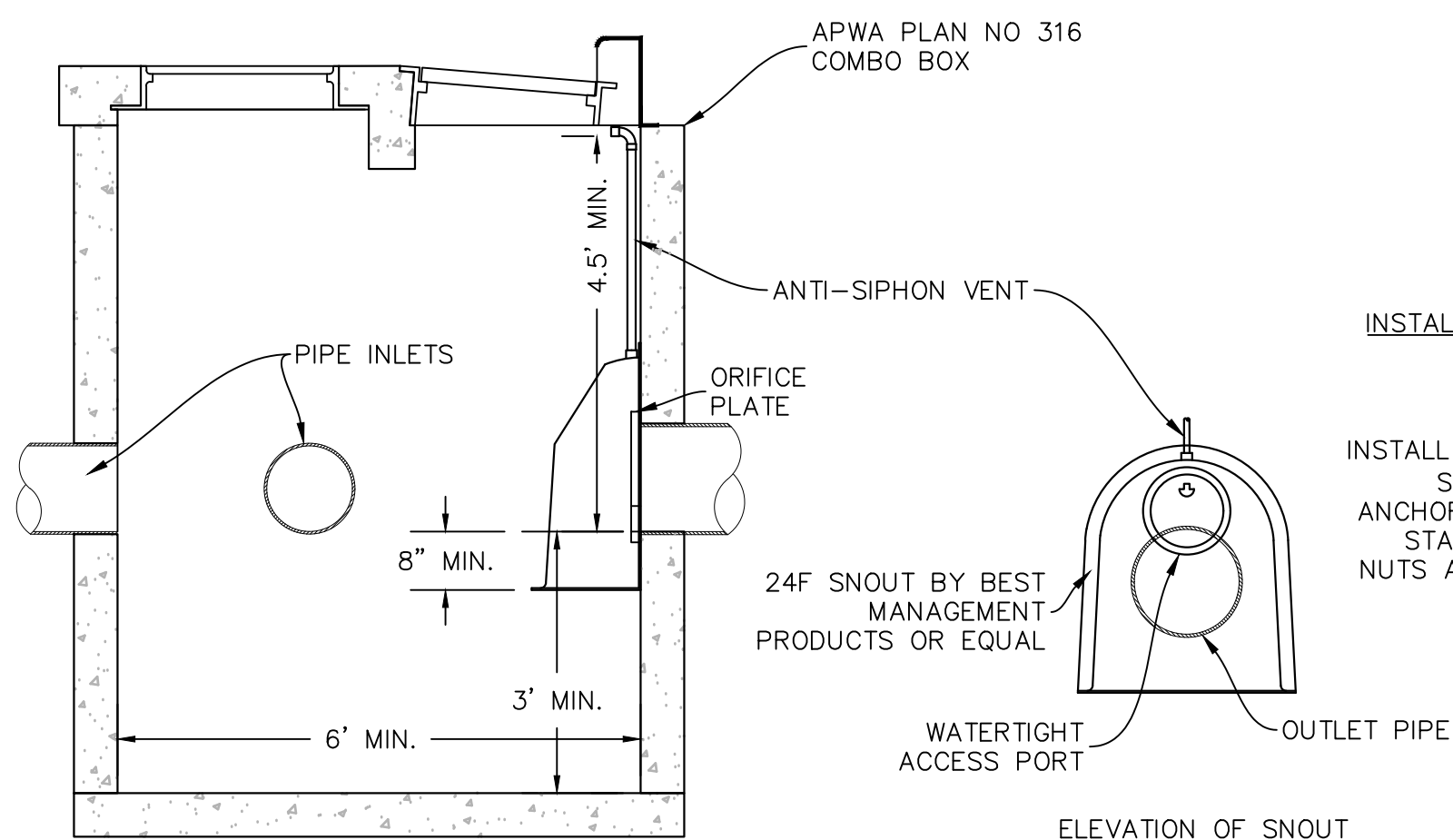
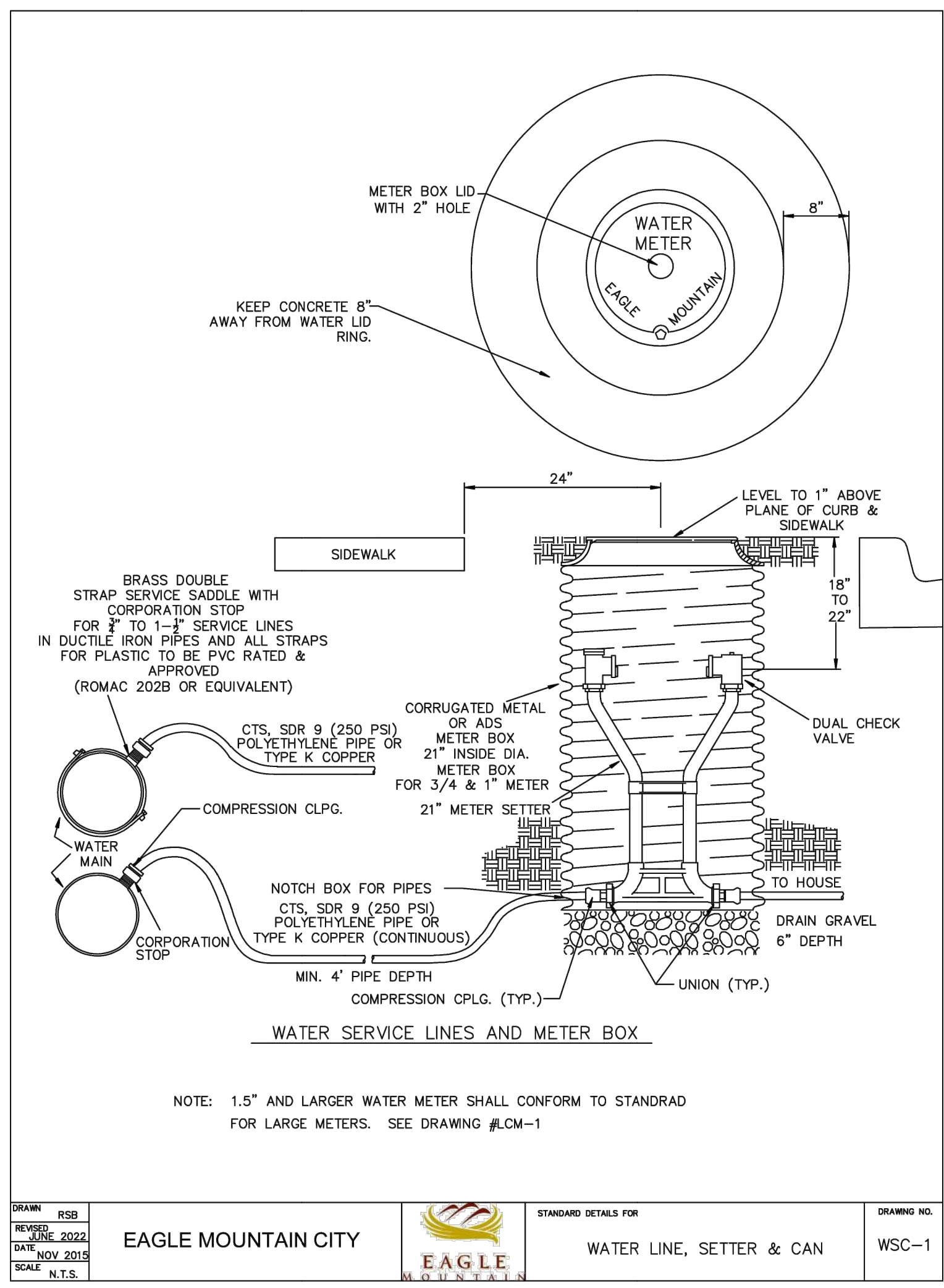
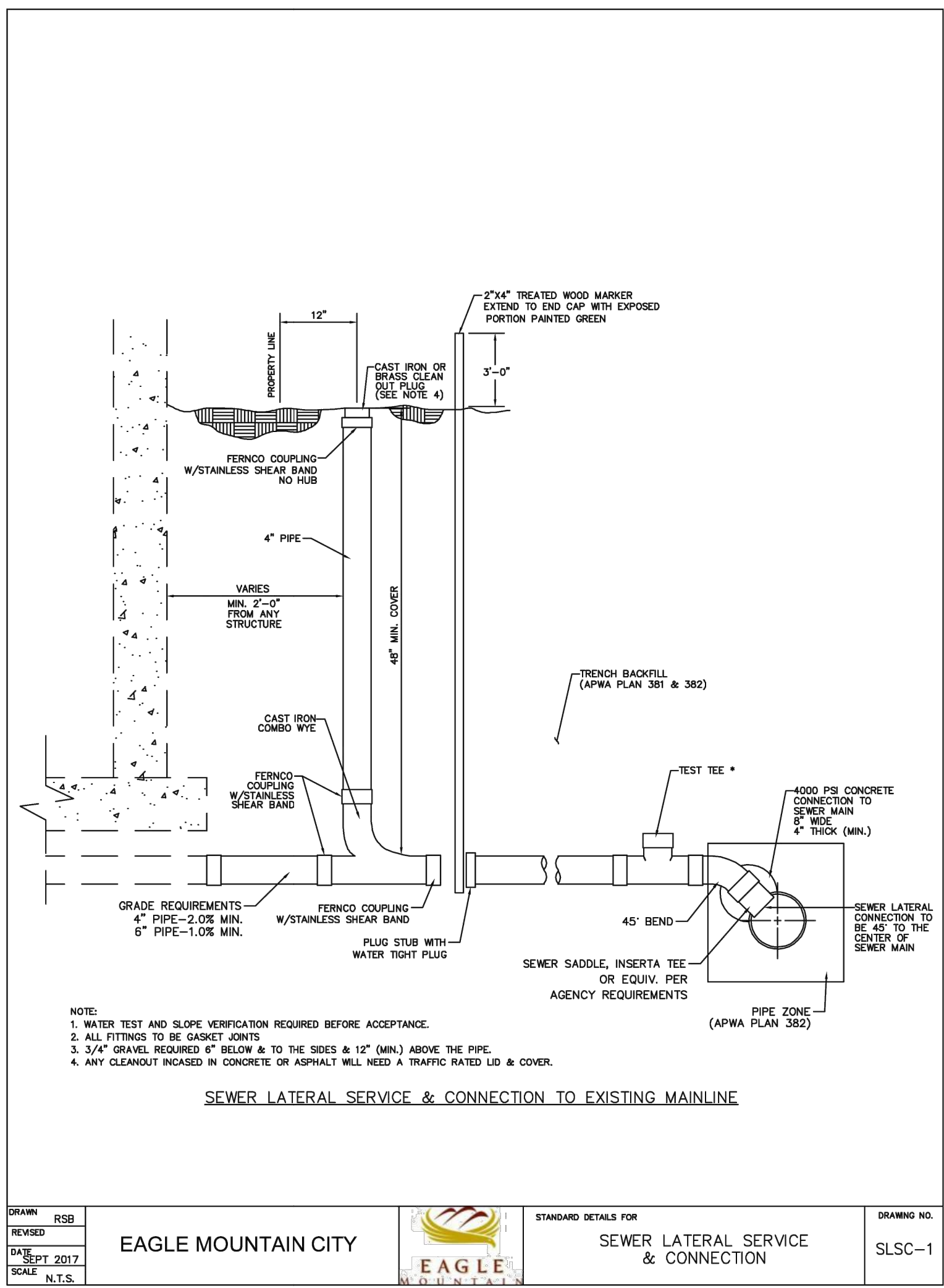
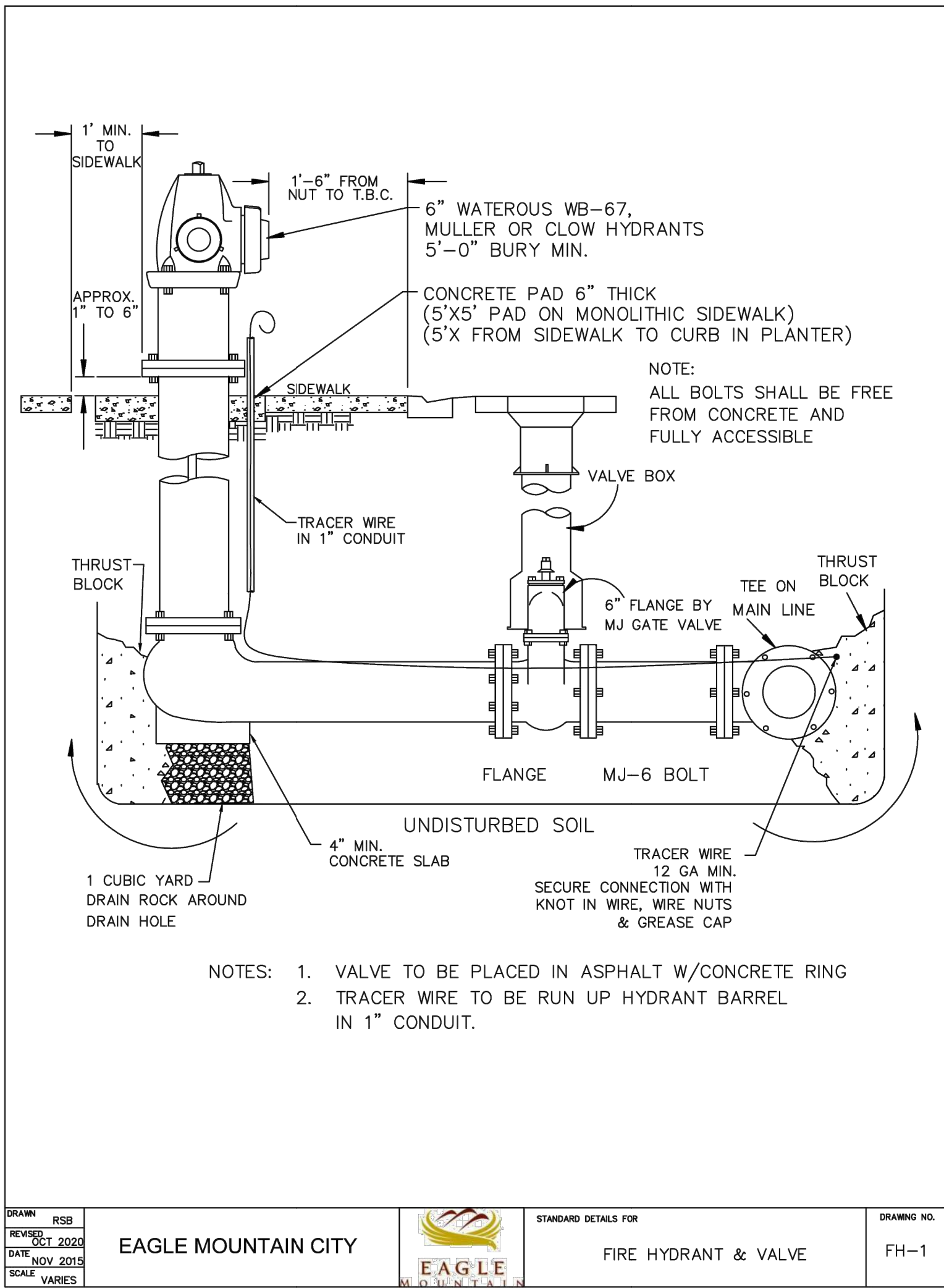
Rev.	Date	Comment
A	05.17.24	CITY COMMENTS

DRAWN BY: DRS
DESIGN BY: CBL
ORIG. ISSUE DATE: MAR. 15, 2024



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CIVIL
DETAILS
C501



4
-
APWA PLAN 316 ISOLATION COMBO BOX W/24F SNOOT
NTS

5
-
ISLAND CURB DETAIL
NTS

6
-
BICYLCE RACK
NTS

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 5-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.	30" Frame and cover 1. GENERAL A. The frame and cover fits. 1) Cleanout box type B in Plan 331, and 2) Precast manhole in Plan 341. 2. PRODUCTS A. Castings: Grey iron class 35 minimum, ASTM A48. 1) Coated with asphalt based paint or better (except on machined surfaces). 2) Cast the heat number on the frame and cover. 3) Give the frame and cover a machine finish so the cover will not rock. 4) V designates a machine finished surface. 5) Cast the words "STORM DRAIN" on the cover in upper case flush with the surface finish. 3. EXECUTION A. Except in paved streets, provide locking manhole covers in easements, alleys, parking lots, and all other places. Drill and tap two holes to a depth of 1-inch at 90 degrees to pry hole and install 3/4 x 3/4-inch allen socket set screws.	30" Frame and cover 1. GENERAL A. The frame and cover fits. 1) Cleanout box type B in Plan 331, and 2) Precast manhole in Plan 341. 2. PRODUCTS A. Castings: Grey iron class 35 minimum, ASTM A48. 1) Coated with asphalt based paint or better (except on machined surfaces). 2) Cast the heat number on the frame and cover. 3) Give the frame and cover a machine finish so the cover will not rock. 4) V designates a machine finished surface. 5) Cast the words "STORM DRAIN" on the cover in upper case flush with the surface finish. 3. EXECUTION A. Except in paved streets, provide locking manhole covers in easements, alleys, parking lots, and all other places. Drill and tap two holes to a depth of 1-inch at 90 degrees to pry hole and install 3/4 x 3/4-inch allen socket set screws.	Raise frame to grade 1. GENERAL A. Grade rings are used in non-pressurized applications to adjust frame to grade. 2. PRODUCTS A. Concrete: Class 4000, APWA Section 03 30 04. B. Reinforcement: Deformed, 60 ksi yield grade hoop steel, ASTM A615. 1) 2 1/2" High Rings: Provide two 1/4" diameter steel hoops tied with No. 14 AWS gage wire, 8" on center. 2) 6" and 8" High Rings: Provide four 1/4" diameter steel hoops, tied with No. 14 AWS gage wire, 8" on center. C. Gasket: Rubber-based, compressible. 3. EXECUTION A. Ring Manufacture: 1) Fabrication, APWA Section 03 30 10. 2) Cure, APWA Section 03 39 00. B. Field Installation: Seat rings with a compressible gasket.	Raise frame to grade 1. GENERAL A. The plastic form is used to keep concrete in the annular space when fabricating cover collars for storm drain manholes, sanitary sewer manholes or other utilities. 2. PRODUCTS A. Concrete Nails: CONTRACTOR's choice. 3. EXECUTION A. Adjust plastic form height so that the top of the manhole frame and cover matches longitudinal slope and cross slope of the pavement surface, and cover is 1/2-inch lower than the pavement surface.
316	302.1	302.2	360.1	360.2
APWA Utah Chapter Combination catch basin and cleanout box Plan 316 March 2011	APWA Utah Chapter 30" Frame and cover Plan 302.1 September 2001	APWA Utah Chapter 30" Frame and cover Plan 302.2 September 2001	APWA Utah Chapter Raise frame to grade Plan 360.1 May 2006	APWA Utah Chapter Raise frame to grade Plan 360.2 January 2010

LANDSCAPE NOTES:

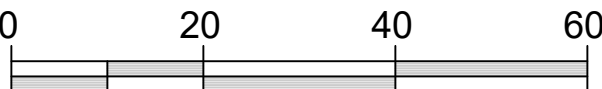
- CONTRACTOR MAY ADJUST OR MODIFY LANDSCAPING PLAN AND PLANT SPECIES INDICATED HERE SO LONG AS ALL CITY REQUIREMENTS ARE MET AND OWNER APPROVES ALL CHANGES.
- LIMB UP & TRIM EXISTING DECIDUOUS TREES TO 7' MIN. ALLOW CLEAR LINE OF SIGHT TO BUILDINGS FROM ROAD.
- EXISTING LANDSCAPING INCLUDING PLANTERS, LAWN, & IRRIGATION ALONG CLEAR ROCK ROAD, RANCHES PARKWAY, & PONY EXPRESS PARKWAY TO REMAIN, PRESERVE & PROTECT DURING CONSTRUCTION, EXCEPT TREES INDICATED ON DEMOLITION PLAN.
- OFF-SITE LANDSCAPE MAINTENANCE TO BE HANDLED BY A SEPARATE AGREEMENT WITH THE CITY OF EAGLE MOUNTAIN.

KEY TAGS:

- TREE PLANTING TYPICAL
- SHRUB PLANTING TYPICAL
- PERENNIAL/ORNAMENTAL GRASS PLANTING TYPICAL
- PLANTER BED:
INSTALL 3-INCH DEPTH ROCK MULCH 1"Ø (MIN.) OVER DEWITT PRO 5 OZ. WEED BARRIER FABRIC, MATCH ADJACENT LANDSCAPING
- SEED ALL DISTURBED AREAS WITH NATIVE SEED MIX IF NOT TREATED OTHERWISE

- INSTALL TEMPORARY BROWN PLASTIC LANDSCAPE EDGING BETWEEN PLANTER BEDS & UNLANDSCAPED PERVIOUS AREAS.
- INSTALL GRANITE SEED RANCHES GOLF COURSE NATIVE SEED MIX.
- PERIMETER HEADLIGHT SCREEN SHRUBS ARE 3.5' MIN. IN HEIGHT AT MATURITY.
- INSTALL EXTRUDED CONCRETE CURB EDGING, STYLE BY OWNER

SCALE (FT.)



LEGEND

SD	SD
SS	SS
W	W
UOE	UOE
COM	COM
G	G
COND	COND
SD	SD
SS	SS
W	W
UOE	UOE
COM	COM
G	G
COND	COND

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WARRANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING. ALL PLANT LOCATIONS ARE APPROXIMATE. IF NECESSARY ADJUST PLANTING LOCATIONS TO ACCOMMODATE UTILITIES AND OTHER UNFORESEEN OBSTACLES. FIELD VERIFY ALL BASE & EXISTING ELEMENTS PRIOR TO CONSTRUCTION & PROVIDE NECESSARY ADJUSTMENTS.
- PRIOR TO PLANTING THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE MOISTENED PRIOR TO PLANTING.
- SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" TOPSOIL IN ALL NEW TURF GRASS AREAS AND 6" TOPSOIL IN PLANTER BEDS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE. TOPSOIL MIX FOR ALL AREAS TO MEET THE FOLLOWING CRITERIA:
pH 5.5-8.0
MINIMUM 1% ORGANIC MATTER
TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION); SAND <70% CLAY <30%
SILT: = BALANCE
STONE FRAGMENTS (GRAVELS OR ANY SOIL PARTICLE GREATER THAN 2 MM IN SIZE): <5% (BY VOLUME)
- CONCRETE MOWCURB, STEEL EDGING, OR 6" PROFESSIONAL BLACK PLASTIC EDGING TO BE INSTALLED BETWEEN PLANTER AREAS AND TURF SOD.
- MULCH PER LANDSCAPE PLAN TO BE IMPLEMENTED AT A DEPTH OF 3" TO 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS. PULL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES. MULCH TO BE PLACED OVER DEWITT PRO 5 WEED BARRIER FABRIC. PRIOR TO PLACEMENT OF WEED FABRIC, TREAT AREAS WITH PRE-EMERGENT HERBICIDE, APPLY PER MANUFACTURERS RECOMMENDATIONS.
- INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL LAWS AND ORDINANCES.
- ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF THE QUALITY AND PERFORMANCE SPECIFIED, AND SHALL MEET THE REQUIREMENTS OF THIS SYSTEM. USE MATERIALS AS SPECIFIED, NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN PERMISSION OF THE OWNER OR LANDSCAPE ARCHITECT.
- PLANT MATERIAL SHALL NOT BE ROOT BOUND. WATER PLANTS THOROUGHLY THE SAME DAY AS PLANTING TO SETTLE BACKFILL, FINISH BACKFILLING FORM A WATER BASIN AROUND EACH PLANT TO ENSURE PROPER WATER COLLECTION, AND WATER AGAIN.
- CONTRACTOR TO FERTILIZE TREES, SHRUBS, PERENNIALS, AND GRASSES WITH MILLERS A TO Z MIX ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
- THE OWNER OR OWNERS REPRESENTATIVE SHALL HAVE THE AUTHORITY TO REQUIRE THAT TREES ARE STAKED OR TO REJECT STAKING AS AN ALTERNATIVE WAY TO STABILIZE THE TREE. TREES THAT REQUIRE ROOT BALL MODIFICATIONS PRIOR TO PLANTING ARE HIGHLY RECOMMENDED FOR STAKING TO TEMPORARILY SUPPORT THE TREE. PLANTS SHALL STAND PLUMB AFTER STAKING. REMOVE TREE STAKING AFTER ONE FULL GROWING SEASON UNLESS DIRECTED BY OWNER.
- MONITOR ALL PLANTS TO ENSURE LONGEVITY AND THAT NO SETTLING OCCURS. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS UNTIL PROJECT COMPLETION AS DETERMINED BY THE OWNERS. TURF SHALL BE CONSIDERED FULLY ESTABLISHED WHEN GRASS STANDS ARE UNIFORM AND THICK, WITH NO BARE OR THIN SPOTS, AND ROOTS HAVE BEGUN TO SPREAD AND KNIT TOGETHER. NO WEEDS SHALL BE ALLOWED IN THE GRASS. THE MAINTENANCE WORK REQUIRED SHALL INCLUDE BUT NOT BE LIMITED TO: DAILY WATERING AS NEEDED; WEEDING AND REMOVAL OF ALL WEEDS FROM PLANTING AREAS; REPLACEMENT OF ANY DEAD, DYING, OR DAMAGED TREES, SHRUBS, OR PERENNIALS; FILLING AND REPLANTING OF ANY LOW AREAS WHICH MAY CAUSE STANDING WATER; ADJUSTING SPRINKLER HEAD HEIGHTS AND WATERING PATTERNS; FILLING AND RE-COMPACTION OF ERODED AREAS ALONG WITH ANY RE-PLANTING; GRASS SHALL BE MOWED WHEN BLADES REACH 3" TALL, NO MORE THAN 1/3 OF THE BLADE SHALL BE REMOVED PER CUTTING. CUTTING FREQUENCY SHALL BE ONCE EVERY 5 TO 7 DAYS; AND WEEKLY REMOVAL OF TRASH, LITTER, CLIPPINGS, AND ALL FOREIGN DEBRIS.
- THE LANDSCAPE CONTRACTOR SHALL LEAVE THE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH, AND TOOLS.
- AT SUBSTANTIAL COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE FOR 30 DAYS PAST THE FINAL INSPECTION. THE MAINTENANCE IS TO INCLUDE WEEDING PLANTER BEDS, SPRAYING THE TURF AREAS FOR WEEDS AND FERTILIZATION (1 APPLICATION AFTER INITIAL APPLICATION), MOVING, TRIMMING, AND IRRIGATION REPAIRS.
- ALL TREES, SHRUBS, AND PERENNIALS SHALL BE GUARANTEED BY THE CONTRACTOR TO GROW AND BE IN GOOD HEALTH FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE MAINTENANCE PERIOD.
- THE ONLY CONDITIONS WHICH RELIEVE THE CONTRACTOR FROM THE GUARANTEE OF PLANT MATERIALS AS DESCRIBED ABOVE ARE THOSE WHICH CAN BE SHOWN ARE A DIRECT RESULT OF IMPROPER CARE OR WATERING BY THE OWNER OR AN OFFICIAL NATURAL DISASTER.
- THE CONTRACTOR, WITHIN 15 DAYS OF RECEIVING NOTIFICATION, SHALL REMOVE AND REPLACE GUARANTEED PLANT MATERIAL WHICH FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. PLANT MATERIAL REPLACEMENT SHALL BE MADE WITH THE SAME TYPE AND SIZE AS SPECIFIED ON THE PLANTING PLAN.
- ALL PROPOSED LANDSCAPE AREAS TO BE MAINTAINED BY PROPERTY OWNER OR DEVELOPER EXCEPT FOR NATIVE SEED AREA AND EXISTING PONY EXPRESS PARKWAY LANDSCAPING TO THE SOUTH OF THE PROPERTY.

OWNER:
JRI HOSPITALITY

FREDDY'S FROZEN
CUSTARD AT
RANCHES
CROSSING

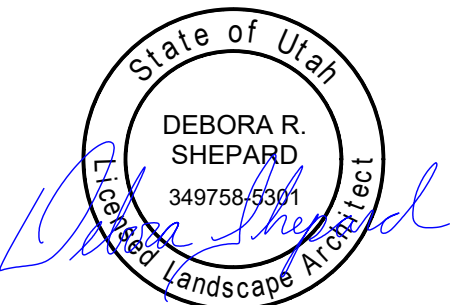
PONY EXPRESS PARKWAY &
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SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH



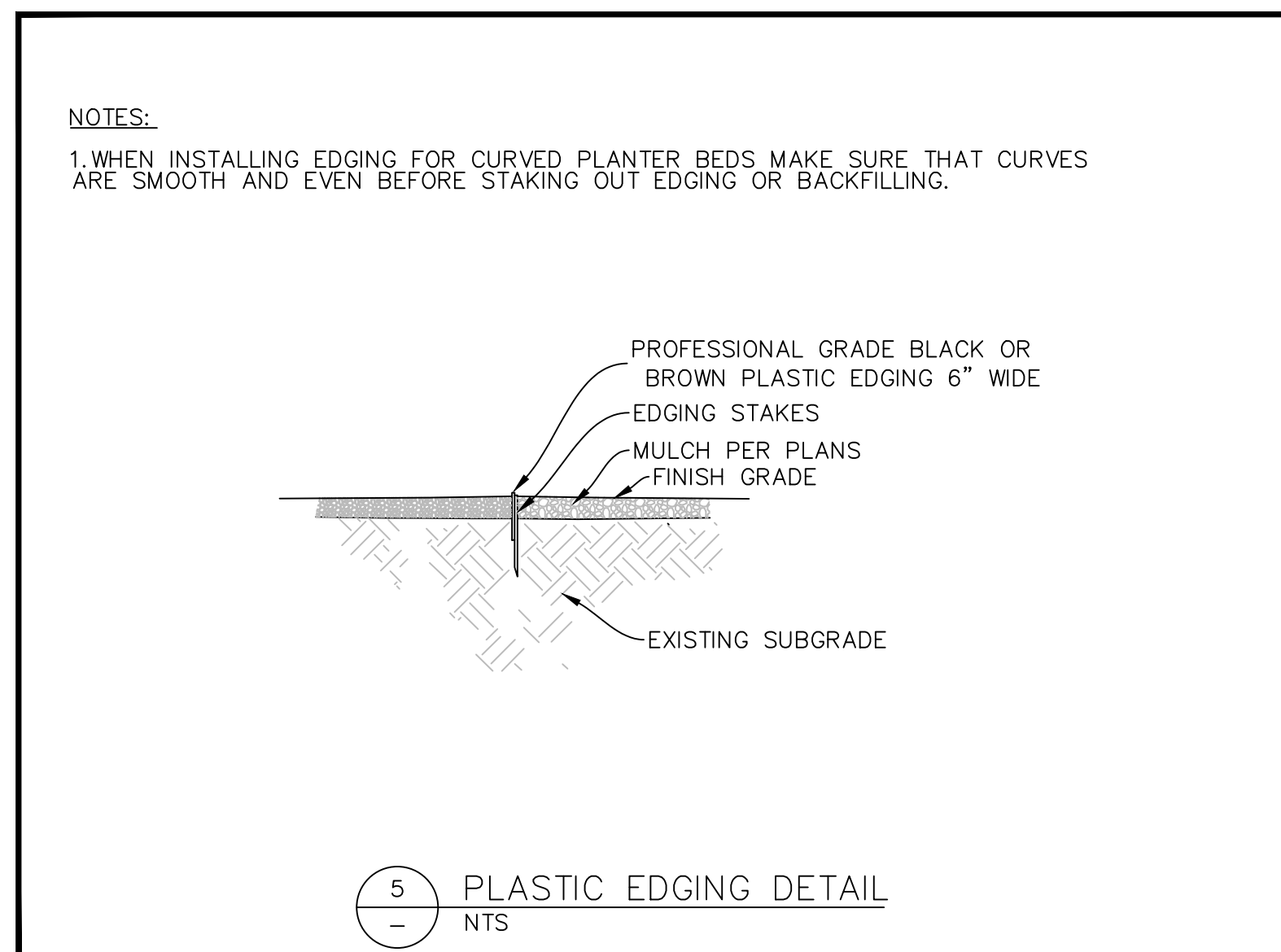
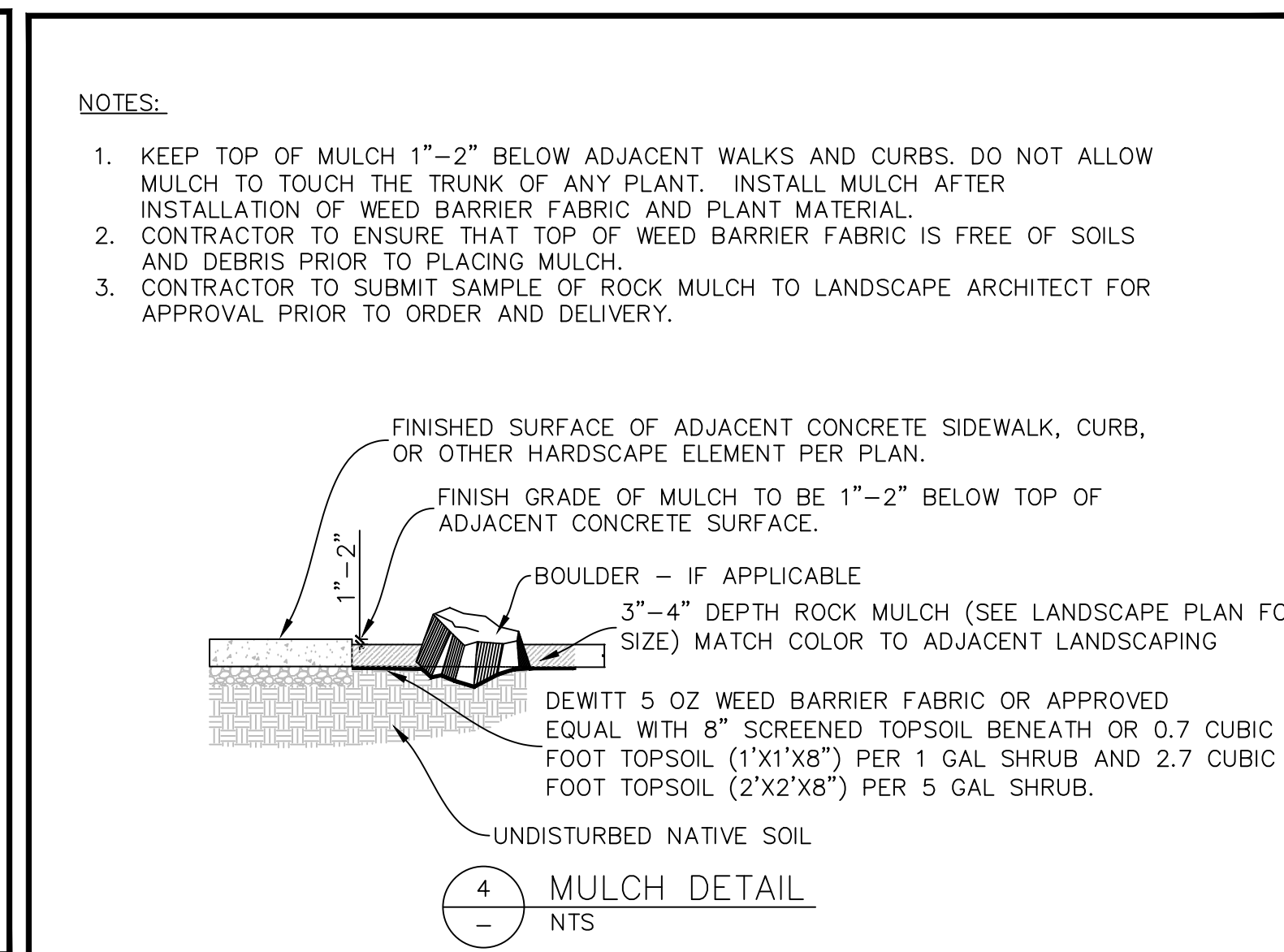
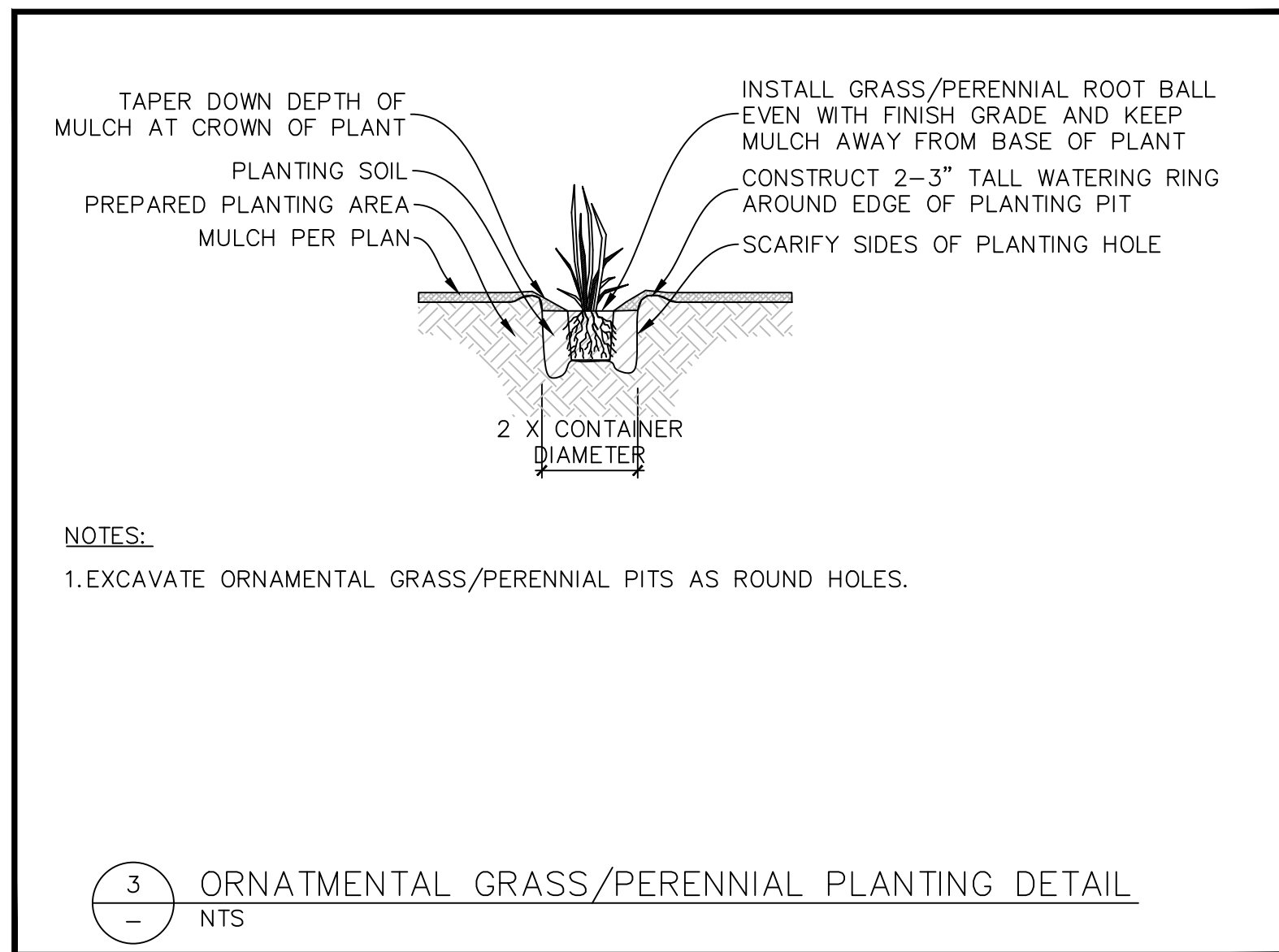
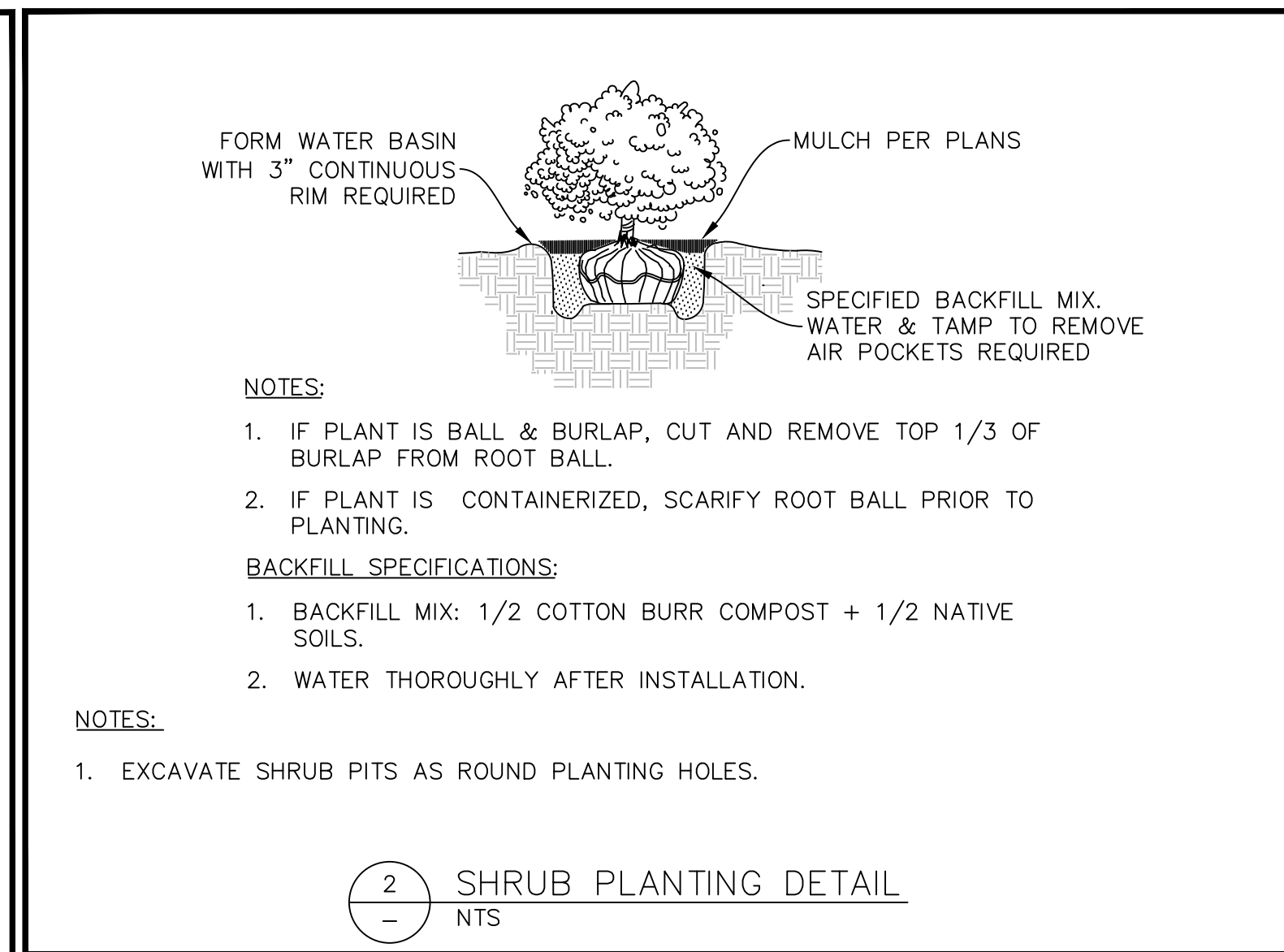
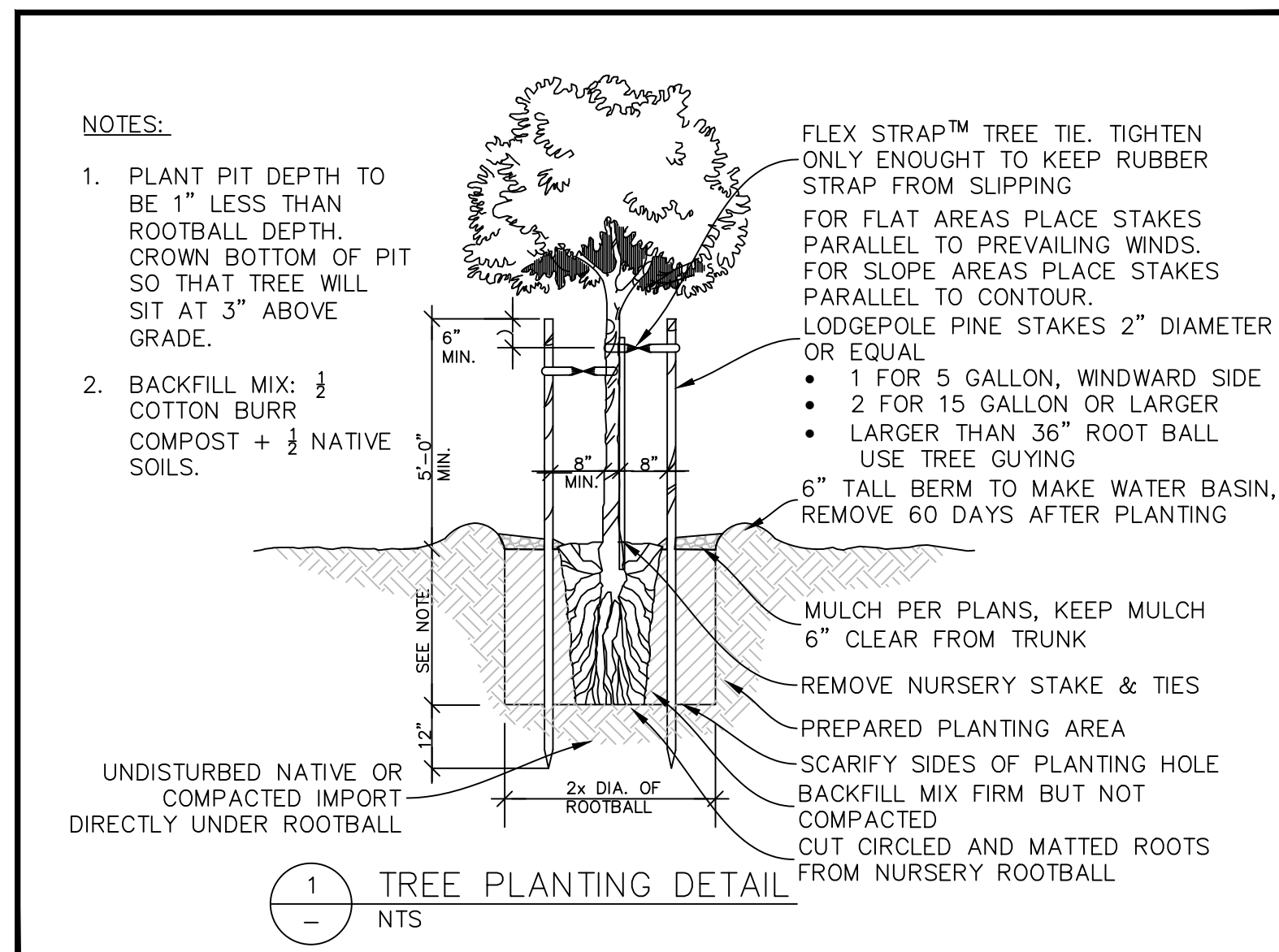
Rev.	Date	Comment
A	05.17.24	CITY COMMENTS
B	06.04.24	CITY COMMENTS

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DESIGN BY: DRS
ORIG. ISSUE DATE: MAR. 15, 2024



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LANDSCAPE
PLAN
L100



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		QTY	REMARKS
TREES								
	SYR ORJ	Syringa reticulata 'Summer Storm'	Summer Storm Japanese Tree Lilac	1.5" Cal.	B&B		1	
DROUGHT TOLERANT TREES								
	CER HOG	Cercis canadensis 'Hearts of Gold' 10' Tall	Hearts of Gold Eastern Redbud	1.5" Cal.	B&B		1	10' Tall
	PYR TRI	Pyrus calleryana 'Trinity' 25'-30' Tall	Trinity Flowering Pear	1.5" Cal.	B&B		12	25'-30' Tall
DROUGHT TOLERANT GRASSES								
	PEN HAM	Pennisetum alopecuroides 'Hameln' 18'-30' Tall	Hameln Fountain Grass	1 gal.	Pot		35	18'-30' Tall
DROUGHT TOLERANT PERENNIALS								
	GAI ARB	Gaillardia aristata 'Arizona Apricot' 10"-12" Tall	Arizona Apricot Blanket Flower	1 gal.	Pot		10	10"-12" Tall
	GER CAN	Geranium x cantabrigiense 'Biokovo' 6"-12" Tall	Biokovo Cranesbill	1 gal.	Pot		14	6"-12" Tall
DROUGHT TOLERANT SHRUBS								
	ARC CLR	Arctostaphylos x coloradensis 10'-24" Tall	Mock Bearberry Manzanita	3 gal.	Pot		5	10"-24" Tall
	BUD BHR	Buddleja davidii 'TOBUD1202' 3.5'-4' Tall	Buzz™ Hot Raspberry Butterfly Bush	5 gal.	Pot		5	3.5'-4' Tall
	COT ACK	Cotinus coggygia 'COTSIDH5' TM 3.5'-4' Tall	Velveteeny Smoke Tree	3 gal.	Pot		9	3.5'-4' Tall
	FOR SHO	Forsythia x intermedia 'Show Off Sugar Baby' 2'-3' Tall	Show Off Sugar Baby Forsythia	2 gal.	Pot		18	2'-3' Tall
	HIB EUU	Hibiscus syriacus 'SHIMRV24' TM 3.5'-4' Tall	Lil' Kim Violet Rose of Sharon	2 gal.	Pot		22	3.5'-4' Tall
	JUN MOO	Juniperus sabina 'Monard' TM 6'-12" Tall	Moor-Dense Juniper	5 gal.	Pot		31	6'-12" Tall
	MAH COM	Mahonia aquifolium 'Compacta' 2'-3' Tall	Compact Oregon Grape	5 gal.	Pot		10	2'-3' Tall
	PER NYJ	Perovskia atriplicifolia 'Blue Jean Baby' 2'-3' Tall	Blue Jean Baby Russian Sage	1 gal.	Pot		31	2'-3' Tall
	PHI SN3	Philadelphus x 'Snowbelle' 3.5'-4' Tall	Snowbelle Mock Orange	3 gal.	Pot		5	3.5'-4' Tall
	PHY GOL	Physocarpus opulifolius 'Golden Nugget' 3.5'-6' Tall	Golden Nugget Ninebark	5 gal.	Pot		4	3.5'-6' Tall
	ROS K32	Rosa x 'Radsunny' TM 3'-4' Tall	Sunny Knock Out Yellow Rose	5 gal.	Pot		13	3'-4' Tall
	ROS PMR	Rosa x 'WEKphom' TM 2'-3' Tall	Pink Home Run Rose	5 gal.	Pot		12	2'-3' Tall
	SPI NBU	Spiraea betulifolia 'COURISPI01' TM 3'-4' Tall	Pink Sparkler Birchleaf Spirea	2 gal.	Pot		9	3'-4' Tall
	SYR YOL	Syringa meyeri 'Anny200810' TM 4'-5' Tall	Flowerfesta White Korean Lilac	2 gal.	Pot		4	4'-5' Tall
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS
GROUND COVERS								
	NAT SED	Native Seed Mix	Ranches Golf Course Native Seed Mix	---			7,119 sf	
	ROC MUL	Rock Mulch	1"-2" Charcoal Grey Rock Mulch 3" Depth	---			5,089 sf	

KEY TAGS:

- ① POINT OF CONNECTION: CONNECT ONTO 1" IRRIGATION LINE STUB (SEE CIVIL PLANS C200) PER ALL APPLICABLE CODES AND ORDINANCES. INSTALL BACKFLOW PREVENTER & MASTER VALVE.
- ② PIPE TRENCHING: TYPICAL TRENCHING FOR LATERAL AND MAINLINE PIPES
- ③ SLEEVING: TYPICAL SLEEVING UNDER CONCRETE AND ASPHALT SURFACES
- ④ AUTOMATIC REMOTE CONTROL VALVE: TYPICAL FOR TURF ROTOR CIRCUITS

- ⑤ CONTROLLER: COMMERCIAL WALL MOUNT WATERSENSE CONTROLLER. COORDINATE ACTUAL LOCATION WITH OWNER
- ⑥ TURF ROTOR HEAD: TYPICAL TURF ROTOR HEAD
- ⑦ DRIP CONTROL ZONE VALVE: TYPICAL DRIP CONTROL ZONE VALVE
- ⑧ DRIP EMITTER AREA: TYPICAL DRIP IRRIGATION EMITTER AREA

LANDSCAPE NOTES:

1. CONTRACTOR MAY ADJUST OR IRRIGATION PLAN AND BRANDS INDICATED HERE SO LONG AS ALL CITY REQUIREMENTS ARE MET AND OWNER APPROVES ALL CHANGES.
2. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING IRRIGATION SYSTEM ALONG CLEAR ROCK ROAD, RANCHES PARKWAY, & PONY EXPRESS PARKWAY.
3. EXISTING LANDSCAPING & IRRIGATION ALONG CLEAR ROCK ROAD, RANCHES PARKWAY, & PONY EXPRESS PARKWAY TO REMAIN EXCEPT WHERE INDICATED ON DEMOLITION PLAN. PRESERVE & PROTECT DURING CONSTRUCTION.
4. CONTRACTOR TO COORDINATE WITH THE CITY OF EAGLE MOUNTAIN TO CONNECT TO EXISTING IRRIGATION SYSTEM & SIZE MAINLINE CONNECTIONS PER CITY DIRECTION.
5. VALVES 5 TO 10 TO BE WIRED TO PEDESTAL 2-WIRE CONTROLLER INSTALLED AT THE NORTHEAST CORNER BY CLEAR ROCK ROAD & VALVES 1 TO 2 TO BE WIRED TO WALL MOUNT CONTROLLER AT APPLEBEE'S (COORDINATE WITH OWNER FOR LOCATION).

LEGEND

SD	SD
SS	SS
W	W
OHE	OHE
UGE	UGE
COM	COM
G	G
COND	COND



SCALE (FT)



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
	Rain Bird 5006-PL-PC-SAM-R-NP-MPR 25 Turf Rotor, 6in. Pop-Up, Plastic Riser, with Flow Shut-Off Device. Matched Precipitation Rotor (MPR Nozzle), Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. With Check Valve, In-Stem Pressure Regulator, and Non Potable Purple Cap.	7	25		23'
	Rain Bird 5006-PL-PC-SAM-R-NP-MPR 30 Turf Rotor, 6in. Pop-Up, Plastic Riser, with Flow Shut-Off Device. Matched Precipitation Rotor (MPR Nozzle), Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. With Check Valve, In-Stem Pressure Regulator, and Non Potable Purple Cap.	2	25		29'
	Rain Bird 5006-PL-PC-SAM-R-NP-MPR 35 Turf Rotor, 6in. Pop-Up, Plastic Riser, with Flow Shut-Off Device. Matched Precipitation Rotor (MPR Nozzle), Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. With Check Valve, In-Stem Pressure Regulator, and Non Potable Purple Cap.	8	25		32'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY			
	Rain Bird XCZ-100-PRB-COM 1" Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3gpm to 20gpm.	4			
	Drip Emitter .9 GPH @ 12" O.C. APPROX. 20 L.F. OF TUBING PER TREE RAINBIRD XFD BROWN DRIPLINE TUBING WITH IN-LINE EMITTER 18" AND 36" FROM TREE BASE, SEE DETAIL	14			
	Area to Receive Drip Emitters Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 2.0 GPH emitters (2 assigned to each 1 gal. plant) 2.0 GPH emitters (3 assigned to each 5 gal. plant) 2.0 GPH emitters (2 assigned to each 2 gal. plant) 2.0 GPH emitters (2 assigned to each 3 gal. plant) 2.0 GPH emitters (3 assigned to each 1.5" Cal. plant)	5,071 s.f.			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY			
	Rain Bird PEB-PRS-D 1" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	4			
	Master Valve (Size Per Pipe)	2			
	Zurn Wilkins 720A 3/4" Reduced Pressure Backflow preventer, install per WaterPro requirements	1			
	Rain Bird ESP8LXMEF 8 Station WaterSense Commercial Controller. Wall mount. Flow sensing	1			
	Point of Connection 1"	1			
	Point of Connection 1"	1			
	Irrigation Lateral Line: PVC Schedule 40	891.9 l.f.			
	Irrigation Lateral Line: PVC Schedule 40 3/4"	891.9 l.f.			
	Irrigation Lateral Line: PVC Schedule 40 1"	53.2 l.f.			
	Irrigation Mainline: PVC Schedule 40	386.2 l.f.			
	Irrigation Mainline: PVC Schedule 40 3/4"	4.0 l.f.			
	Irrigation Mainline: PVC Schedule 40 1"	157.9 l.f.			
	Pipe Sleeve: PVC Class 200 SDR 21	217.9 l.f.			

Valve Callout

Valve Number

OWNER:
JRI HOSPITALITY

FREDDY'S FROZEN
CUSTARD AT
RANCHES
CROSSING

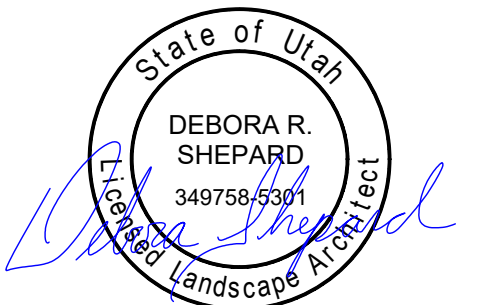
PONY EXPRESS PARKWAY &
CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH



Rev.	Date	Comment
A	05.17.24	CITY COMMENTS
B	06.04.24	CITY COMMENTS

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DESIGN BY: DRS
ORIG. ISSUE DATE: MAR. 15, 2024

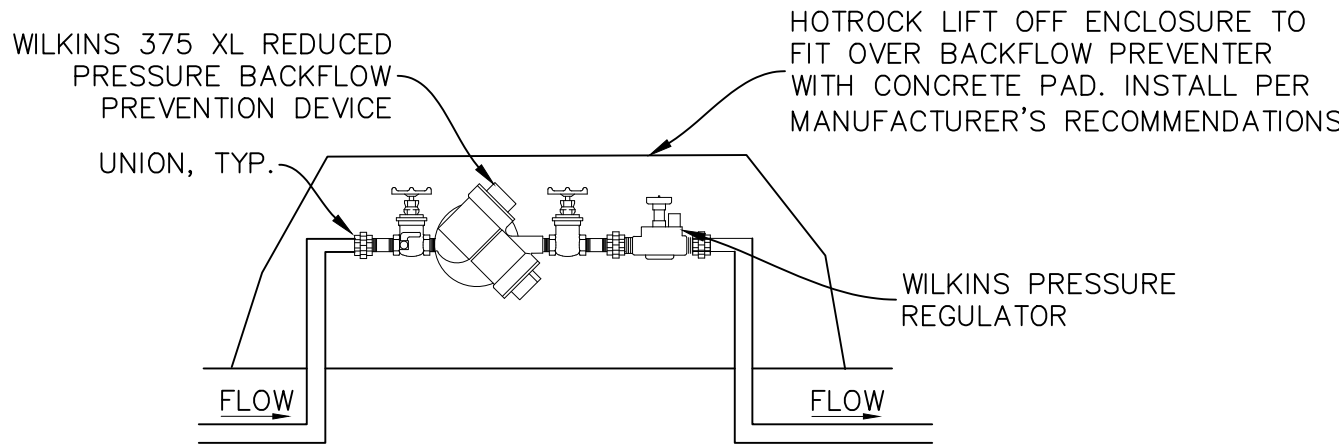


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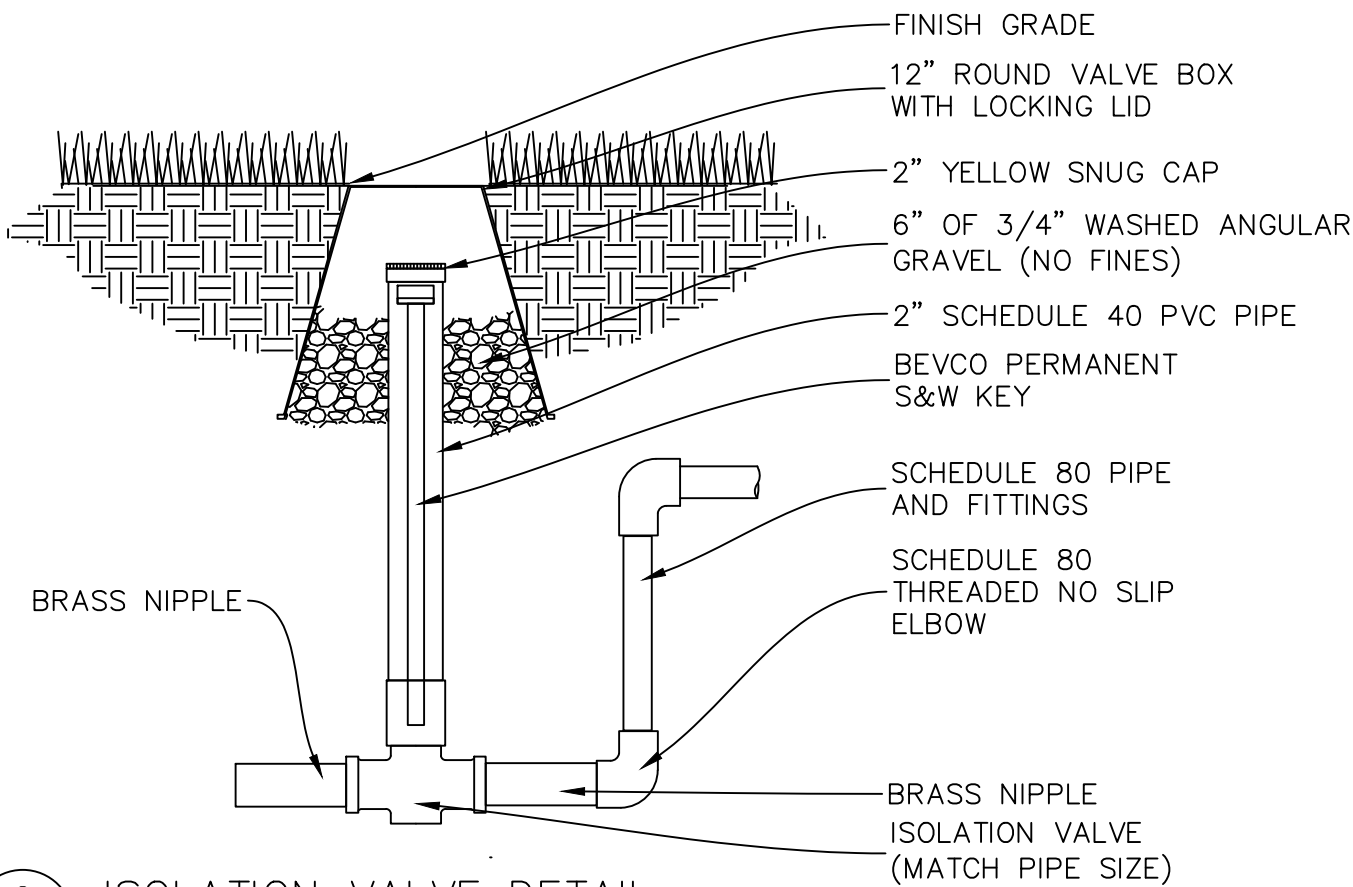
IRRIGATION
PLAN
L200

NOTES:

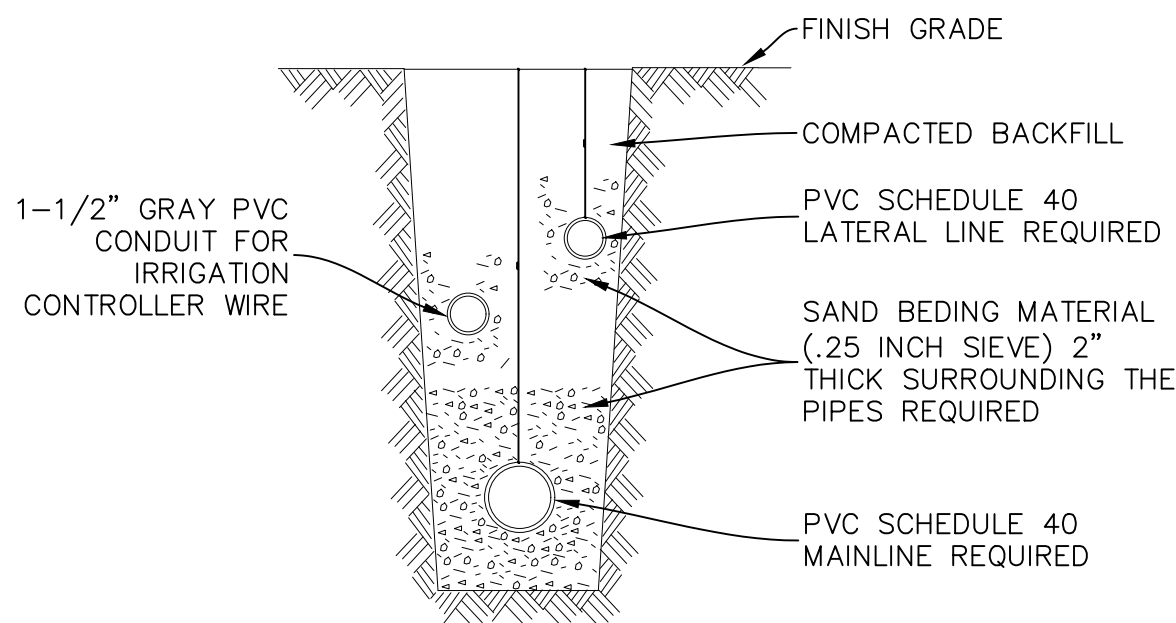
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
2. WHEREVER AN IRON BASED MATERIAL ADJOINS A BRASS BASED MATERIAL A DIELECTRIC UNION IS REQUIRED. SIZE AS NECESSARY.
3. WRAP ALL THREADS WITH TEFLON TAPE. 1 1/2 TO 2 WRAPS MAXIMUM.
4. MAIN LINE PIPE SIZE SHALL BE PER PLAN, 1" MIN..



1 BACKFLOW DETAIL
- NTS



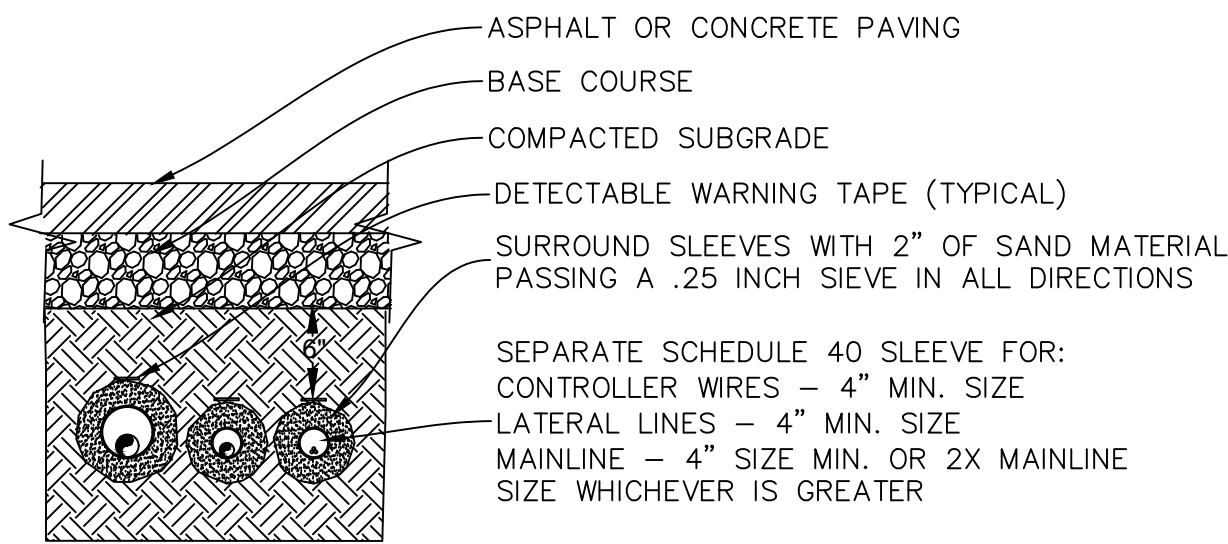
2 ISOLATION VALVE DETAIL
- NTS



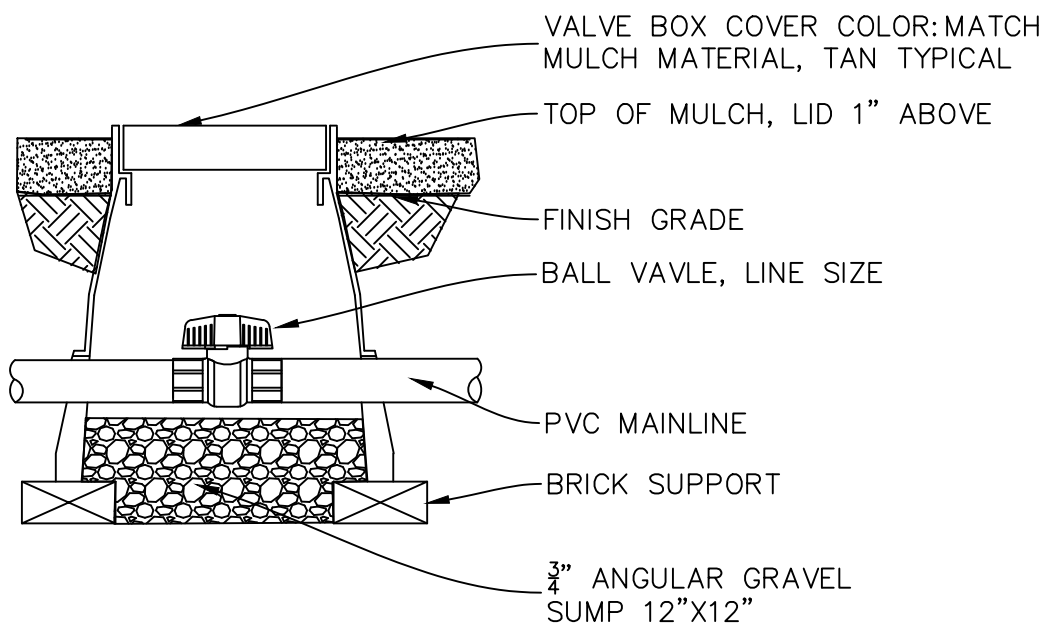
3 PIPE LAYOUT AND TRENCHING DETAIL
- NTS

NOTES:

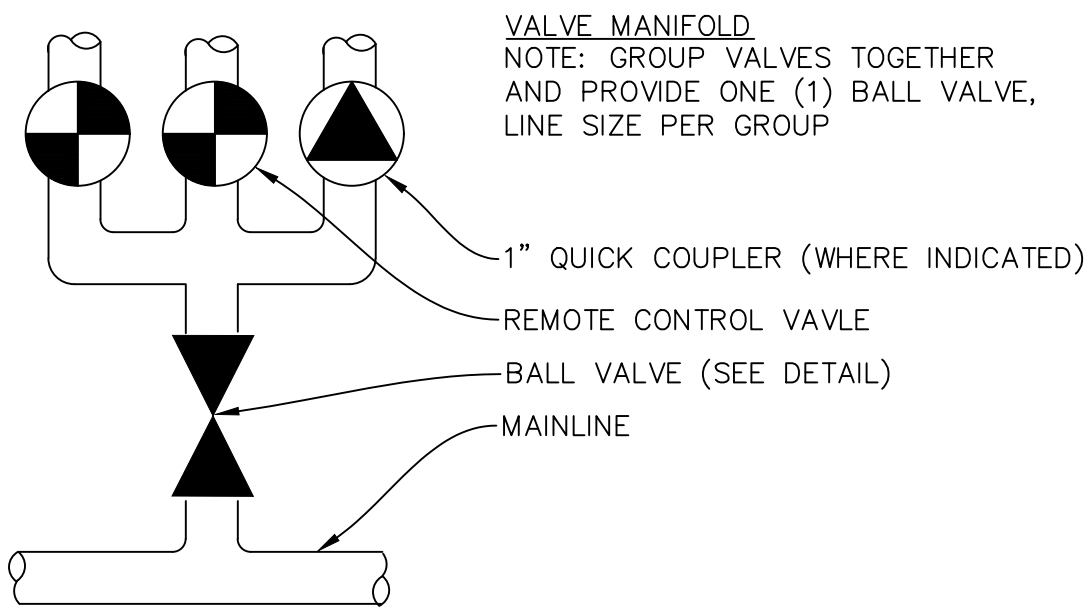
1. WHEN MULTIPLE PIPES OCCUR IN ONE TRENCH ADD MULTIPLE SLEEVES.
2. WIRES SHALL BE IN SEPARATE SLEEVE.
3. EXTEND ALL SLEEVING 8" MINIMUM BEYOND EDGE OF PAVING.



4 SLEEVING DETAIL
- NTS



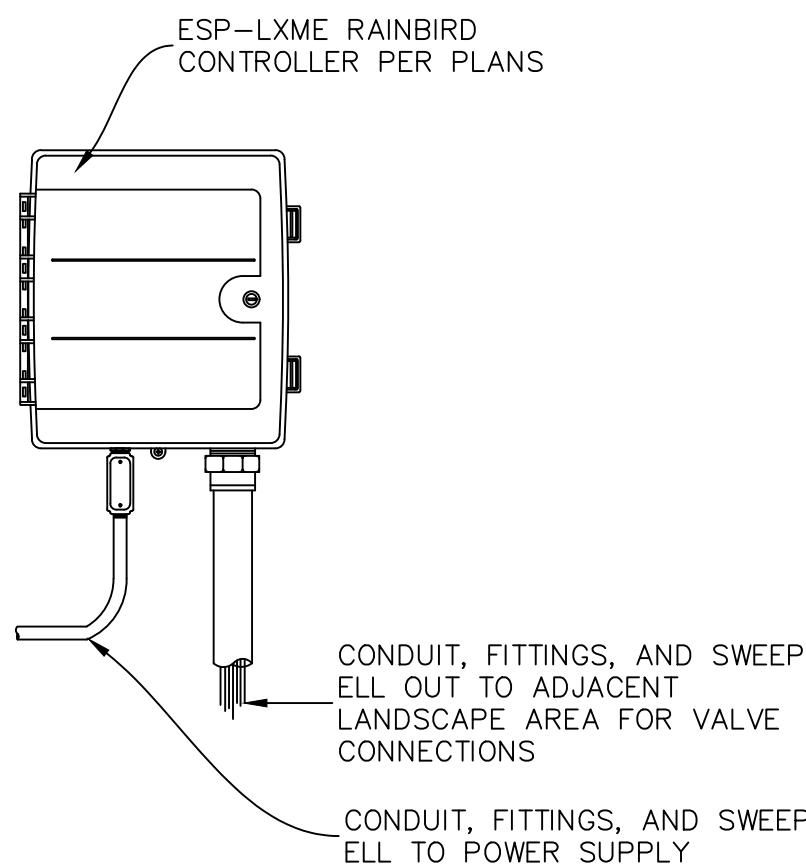
5 BALL VALVE DETAIL
- NTS



6 VALVE MANIFOLD DETAIL
- NTS

NOTES:

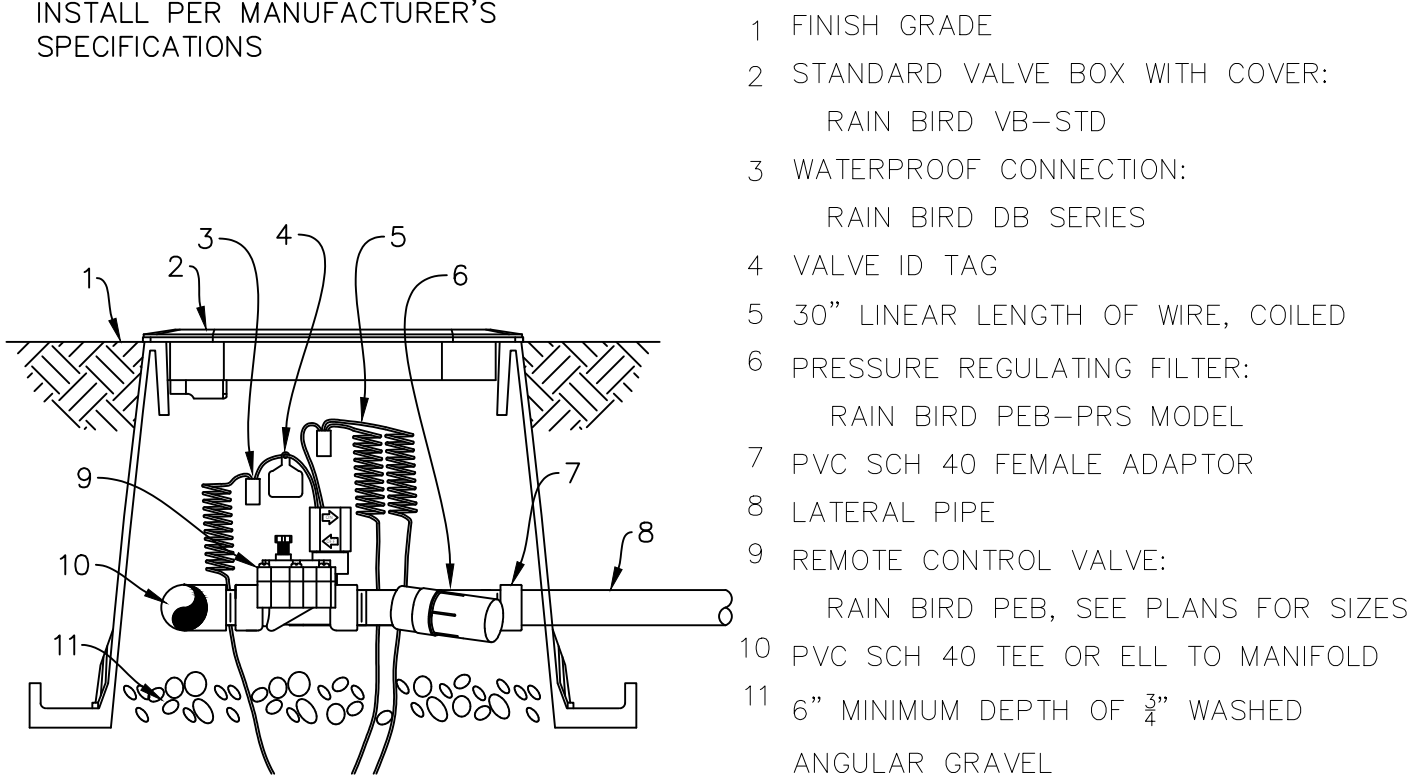
1. WALL MOUNT CONTROLLER PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND IN ACCORDANCE WITH ALL LOCAL CODES. EXACT LOCATION TO BE APPROVED BY OWNER. GROUND CONTROLLER PER MANUFACTURERS RECOMMENDATION AND SPECIFICATIONS. ELECTRICAL CONTRACTOR SHALL GROUND CONTROLLER AND PROVIDE SLEEVING FROM ADJACENT LANDSCAPE AREA TO CONTROLLER LOCATION.
2. CONNECT CONTROLLER TO POWER AND VALVES.
3. LANDSCAPE CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR TO ENSURE PROPER GROUNDING OF CONTROLLER TO BUILDING GROUNDING GRID.



7 WALL MOUNT IRRIGATION CONTROLLER DETAIL
- NTS

NOTES:

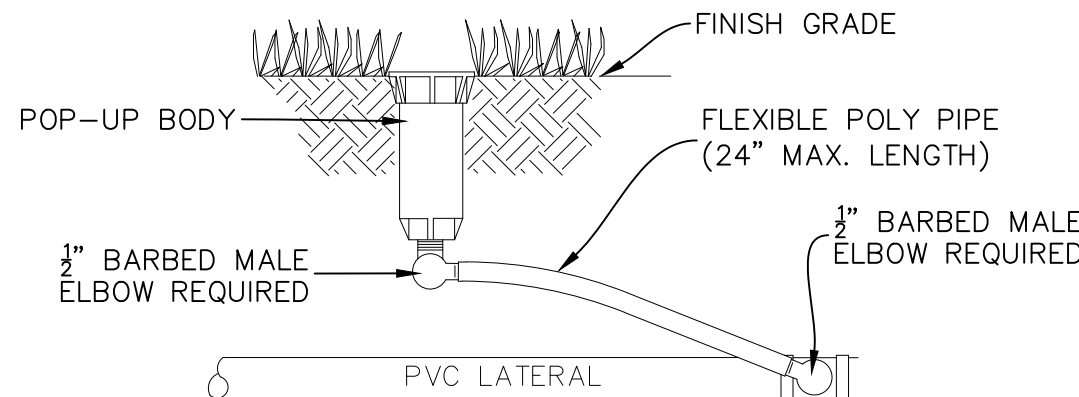
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS



8 AUTOMATIC CONTROL VALVE DETAIL
- NTS

NOTES:

1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL 2" AWAY FROM HARDSCAPES.



9 ROTOR HEAD DETAIL
- NTS

OWNER:
JRI HOSPITALITY

FREDDY'S FROZEN
CUSTARD AT
RANCHES
CROSSING

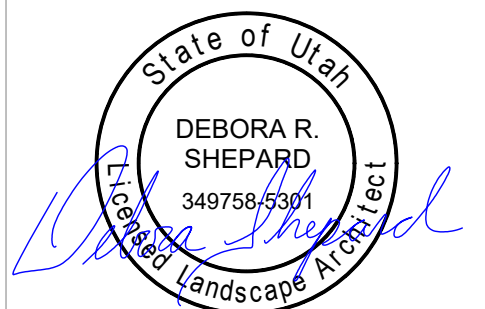
PONY EXPRESS PARKWAY &
CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH



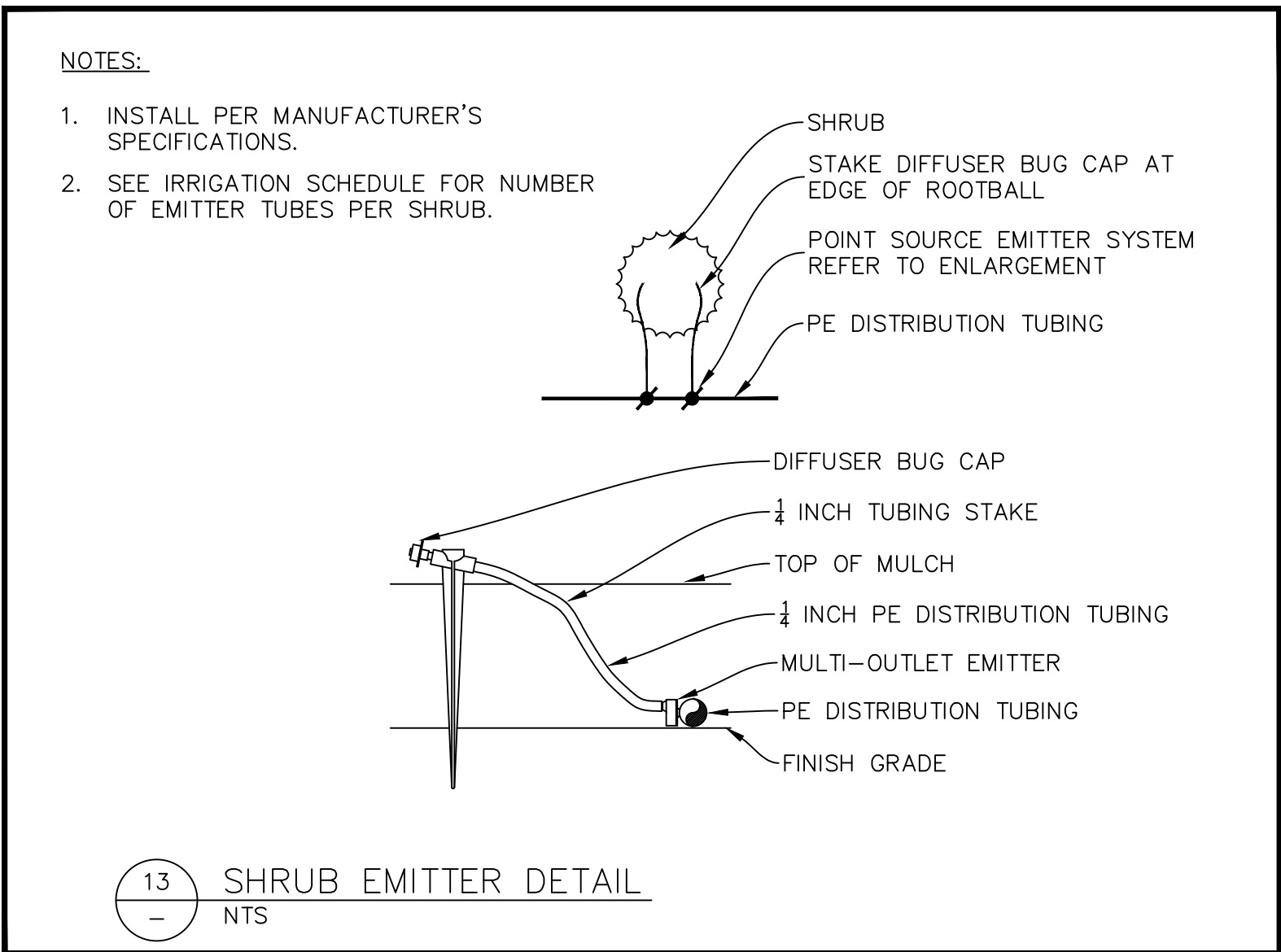
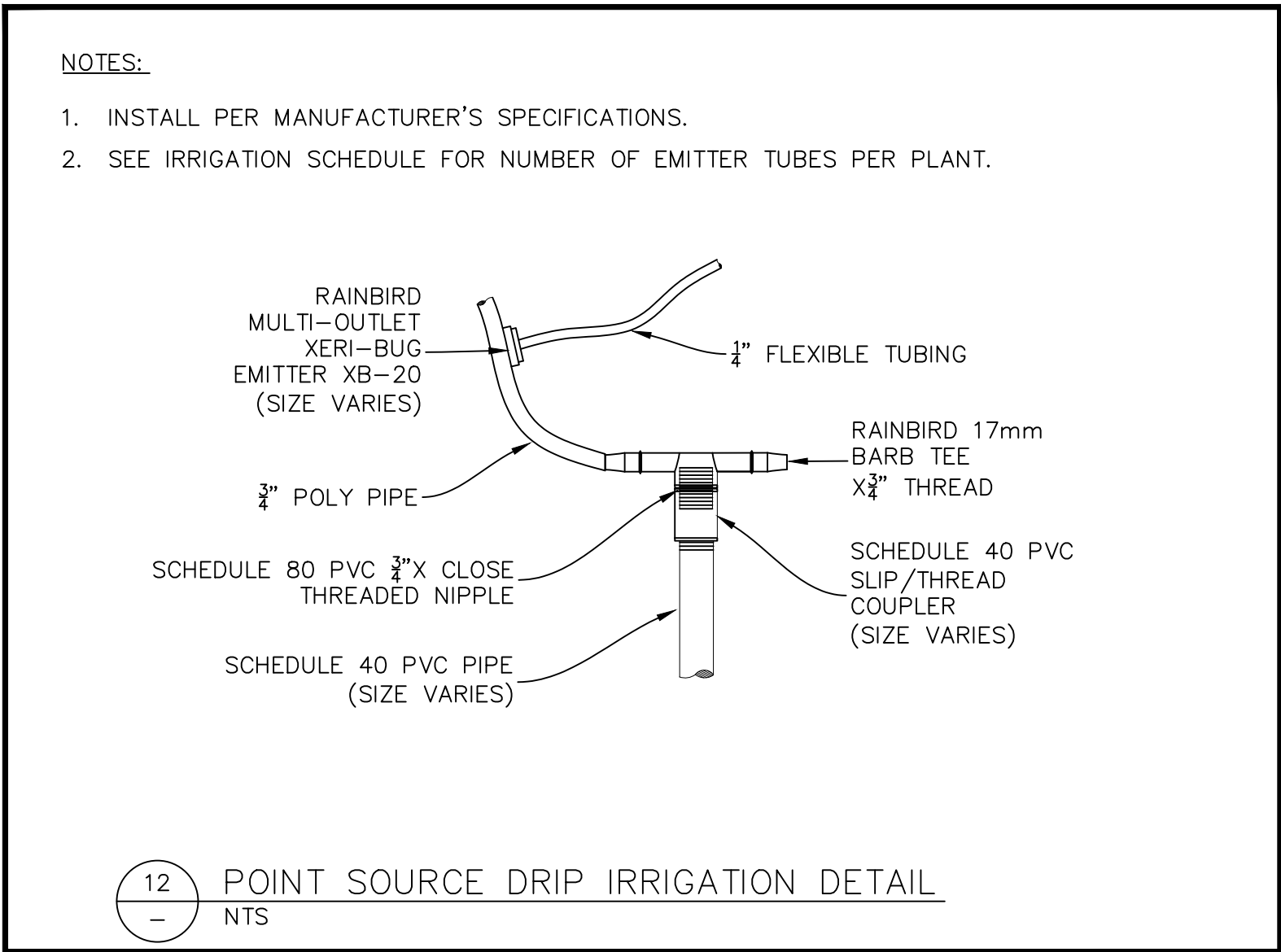
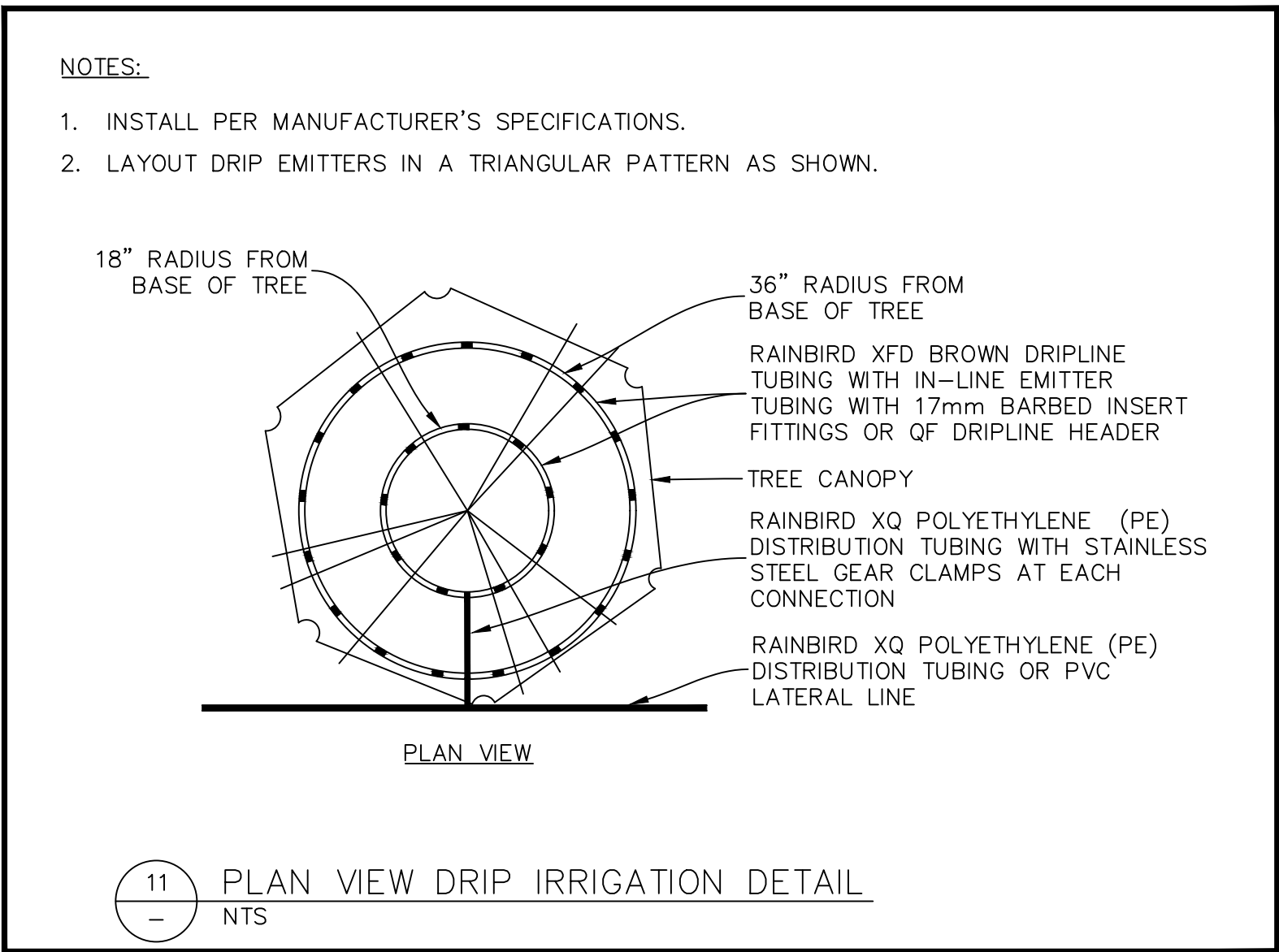
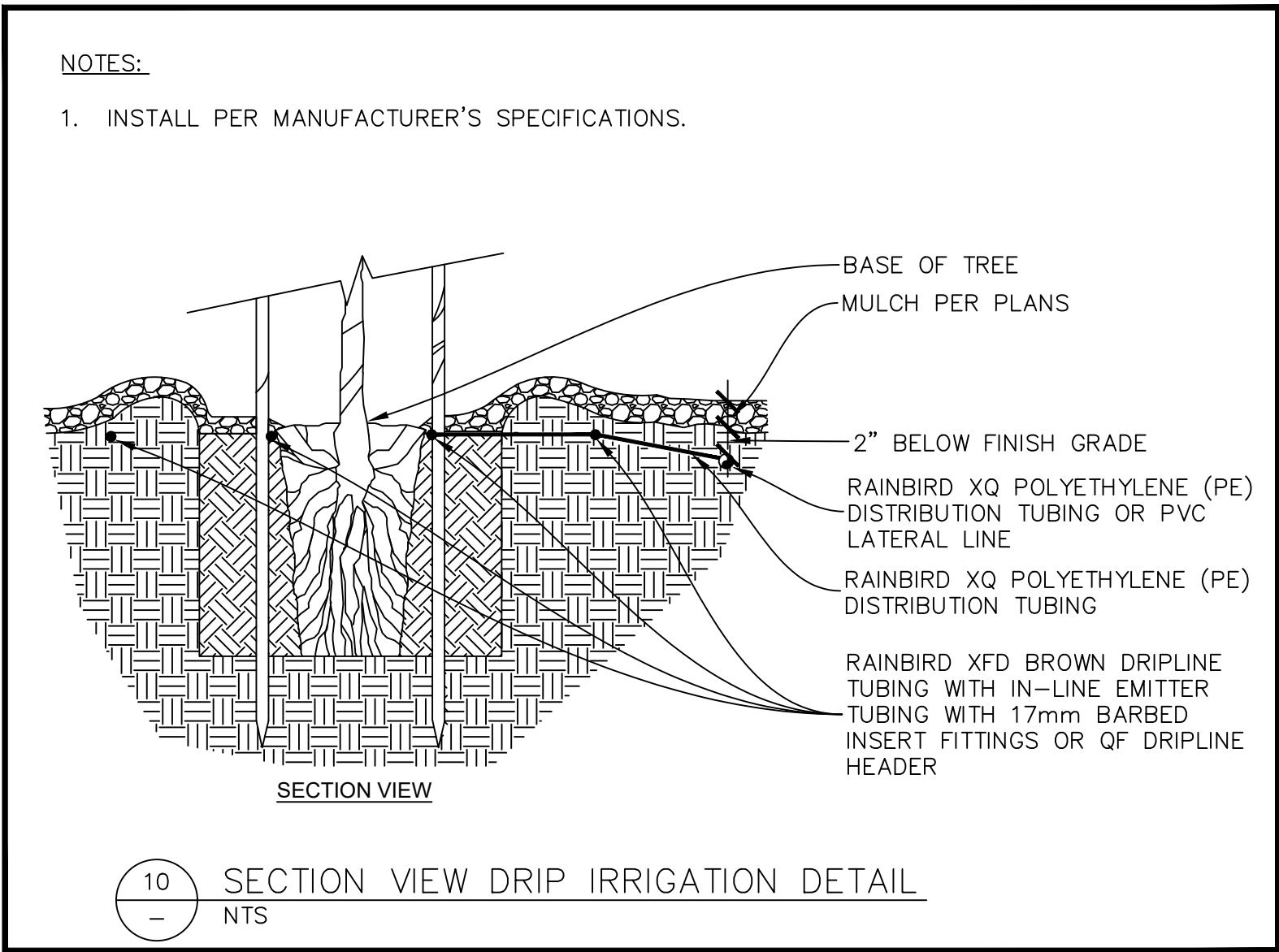
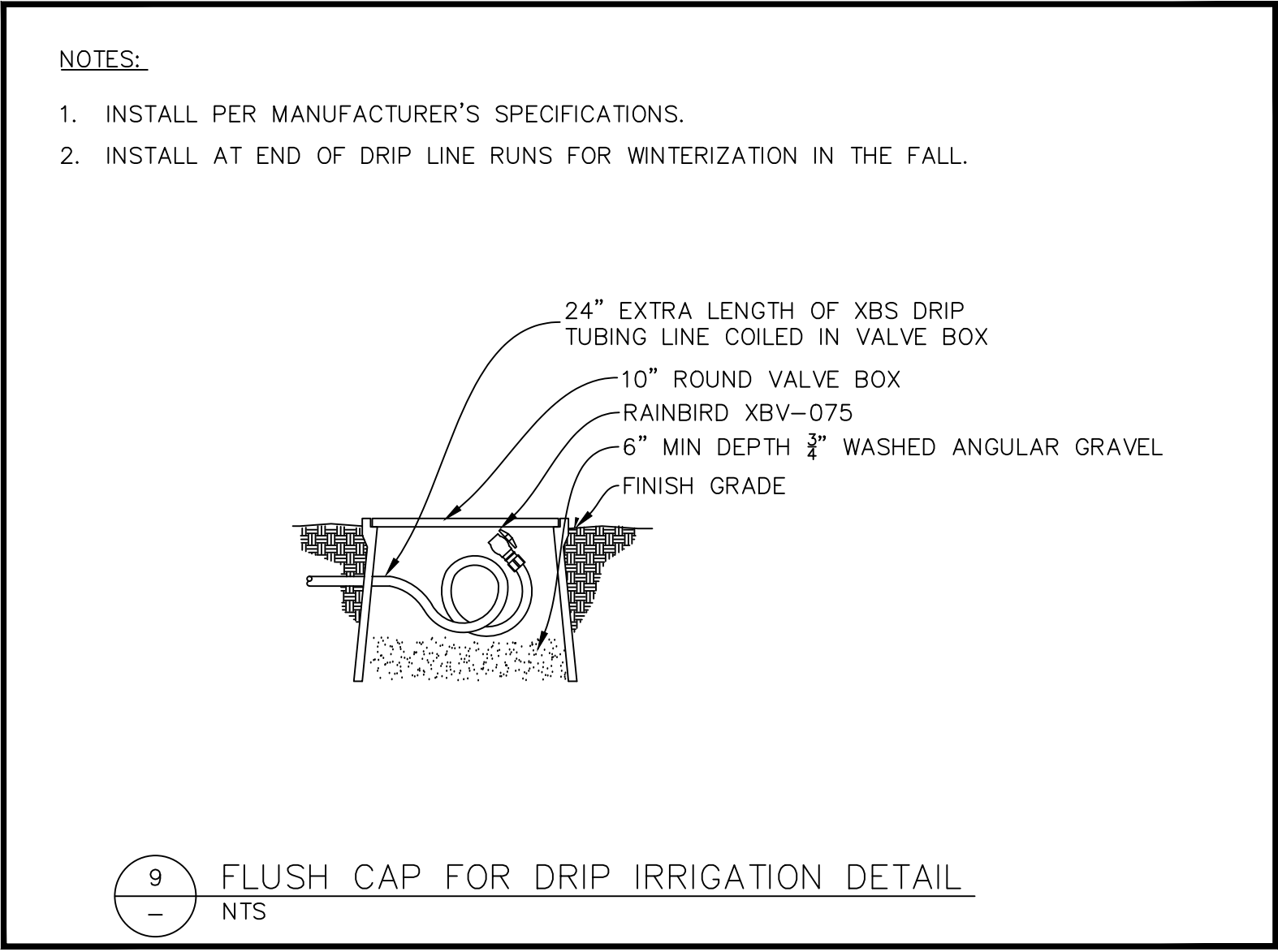
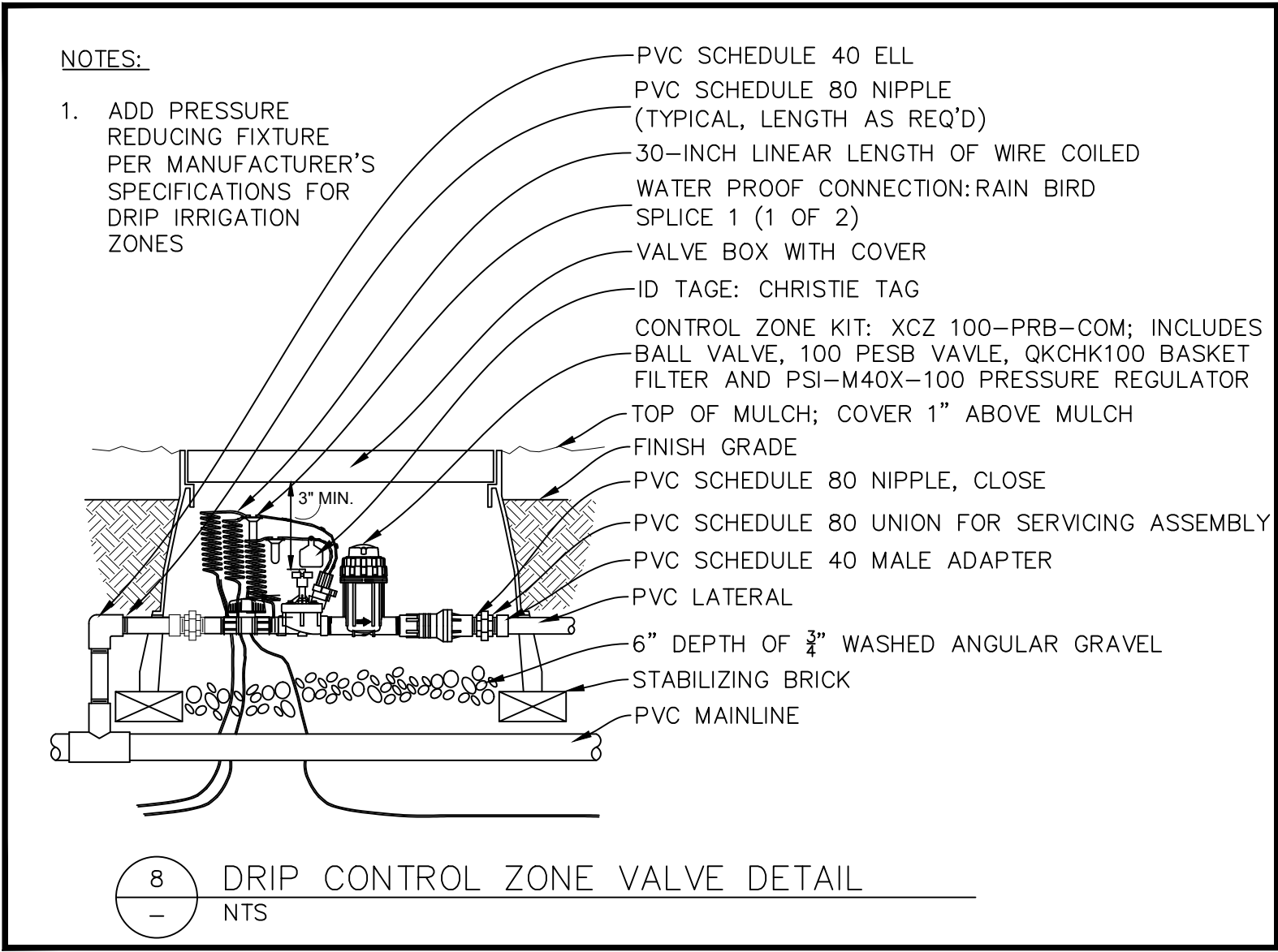
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ORIG. ISSUE DATE: MAR. 15, 2024



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IRRIGATION
DETAILS
L201



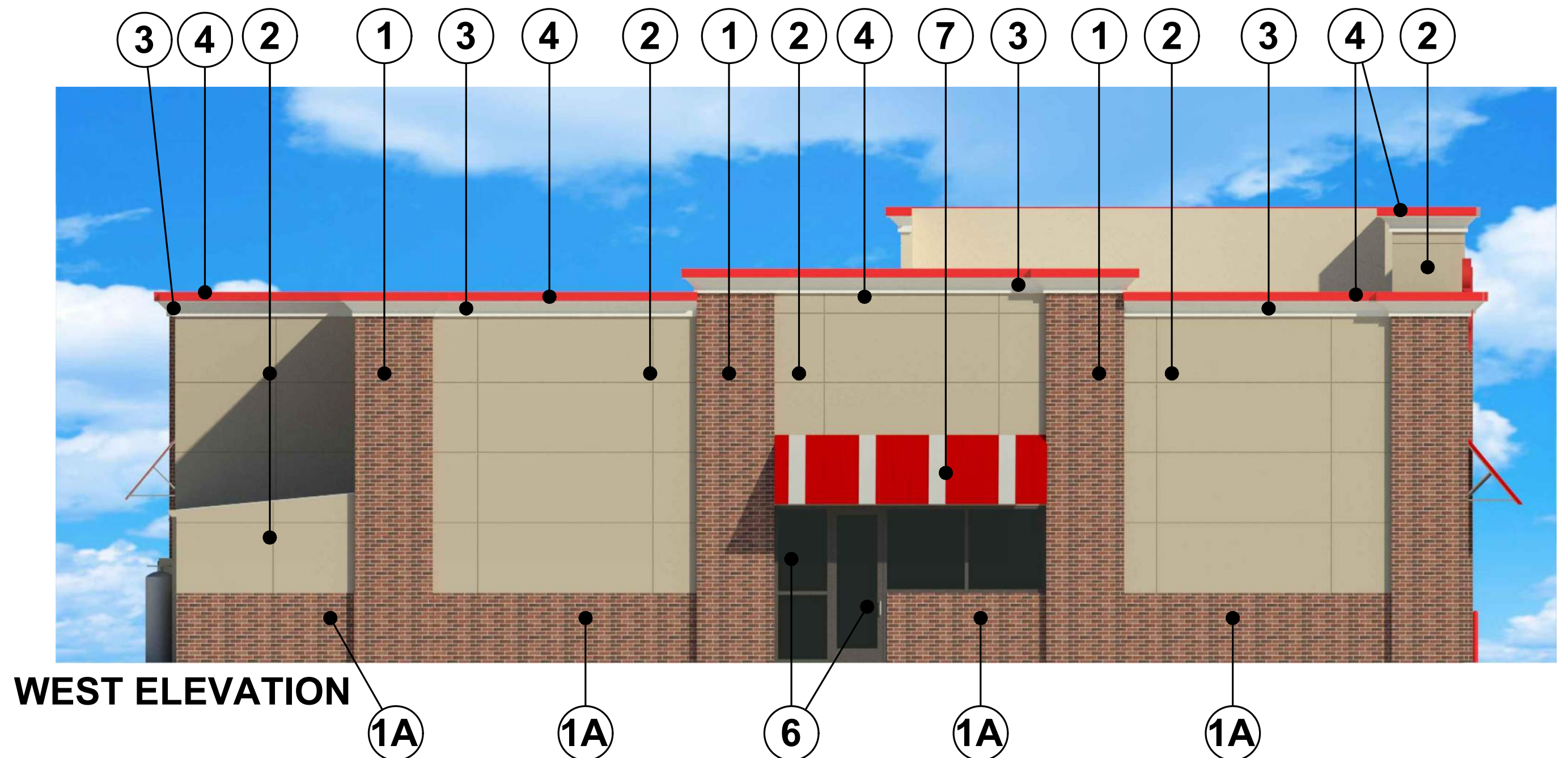
IRRIGATION NOTES

1. IRRIGATION PLAN IS DIAGRAMMATIC, ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS ONLY AND ON THE PROPERTY OF THE OWNER, UNLESS NOTED OTHERWISE. REFER TO THE IRRIGATION LEGEND AND DETAILS FOR EQUIPMENT AND INSTALLATION. THE CONTRACTOR IS RESPONSIBLE TO MAKE ADJUSTMENTS AS NEEDED TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
2. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF POINT OF CONNECTION AND THE STATIC WATER PRESSURE AT THAT LOCATION PRIOR TO BEGINNING ANY IRRIGATION WORK. IF THE LOCATION OR WATER PRESSURE IS DIFFERENT THAN EXPRESSED BY THE DRAWINGS OR IF THE PRESSURE APPEARS TO BE UNUSUALLY HIGH OR LOW, THE CONTRACTOR SHALL CONTACT THE OWNERS REP IMMEDIATELY.
3. CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS, AND RUBBISH INCIDENTAL TO WORK ON THE LANDSCAPE AND IRRIGATION.
4. BACKFLOW PREVENTION DEVICES SHALL BE AS INDICATED ON THE PLANS AND SCHEDULE AND BE INSTALLED AS TO MANUFACTURERS RECOMMENDATIONS.
5. ALL MAINLINE AND LATERAL PIPE TO BE SCHEDULE 40 PVC PIPE. NO POLY PIPE SHALL BE INCLUDED. FITTINGS UP TO 1 1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1 1/2" MUST BE SCHEDULE 80 OR BETTER. MANUAL DRAIN VALVES SHALL BE PLACED ON THE MAINLINE IN LOW SPOTS. ALL MANUAL DRAINS SHALL BE PLACED IN SEPARATE VALVE BOXES.
6. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER.
7. MODIFY LOCATION OF IRRIGATION COMPONENTS TO AVOID PLACING TREES, SHRUBS AND OTHER SITE ELEMENTS DIRECTLY OVER PIPE, PER PLANS. PLANT MATERIAL TO BE PLANTED 12" AWAY FROM IRRIGATION BOXES OR SPRAY HEADS. DO NOT LOCATE VALVE BOXES IN LAWN AREAS UNLESS CLEARLY STATED ON PLANS.
8. CONTRACTOR SHALL INSTALL A 1" THREADED TEE WITH 1" THREADED PLUG AT POINT OF CONNECTION IN ORDER TO BLOW OUT THE SYSTEM WITH AN AIR COMPRESSOR EACH FALL. INSTALL FLUSH CAP AT THE END OF ALL DRIP IRRIGATION LINES TO FACILITATE BLOW-OUT AND MAINTENANCE (SEE DETAIL 11, SHEET L202).
9. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

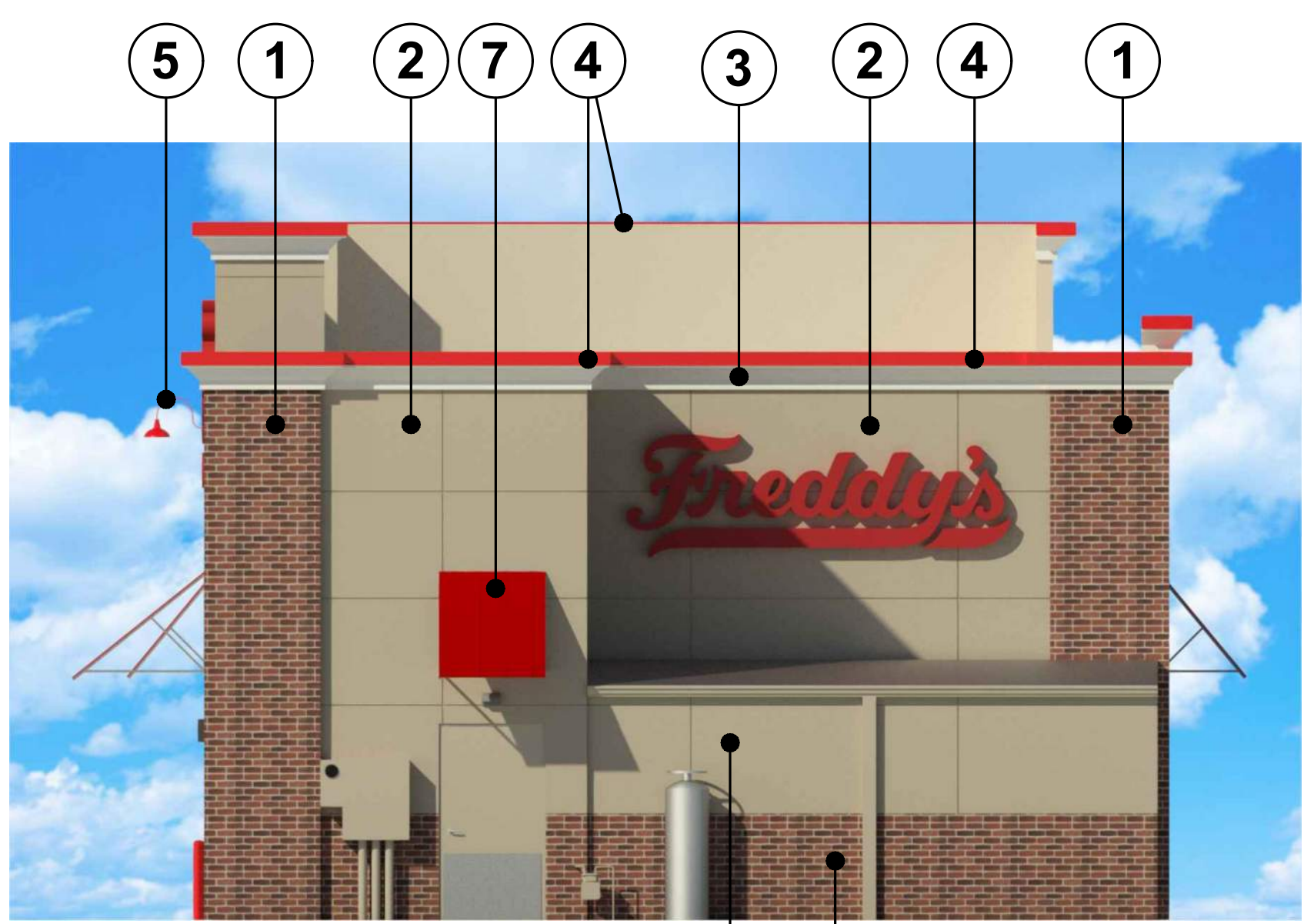
3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM

10. INSTALL DRIP IRRIGATION PER PLANS AND DETAILS. INSTALL DRIP RINGS AT ALL TREES. CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY.
11. CONTRACTOR SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES.
12. WATER LINES AND ELECTRICAL LINES MUST NOT SHARE CONDUITS. ALL WIRE CONNECTIONS MUST BE CONTAINED IN VALVE BOX WITH 3' OF EXTRA WIRE. WIRE TO BE CONNECTED TO MAIN LINE PIPE WHERE POSSIBLE WITH TAPE AT 25' INTERVALS. SLACK IN CONTROL WIRES REQUIRED AT EVERY CHANGE OF DIRECTION. WIRES MUST HAVE SEPARATE COLORS FOR COMMON, CONTROL AND SPARE. MINIMUM 1 SPARE WIRE FOR EVERY 5 VALVES. ALL CONTROL WIRES TO BE INSULATED 14 GAUGE COPPER. ALL SPARE WIRES MUST "HOME RUN" TO CONTROLLER AND SPARE WIRES AVAILABLE AT ALL VALVE MANIFOLDS AND CLUSTERS.
13. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
14. IRRIGATION SYSTEM MUST CONTAIN CHECK VALVES TO PREVENT LOW POINT DRAINAGE.
15. SPACE ALL SPRAY HEADS 2" AWAY FROM ANY HARDSCAPE.
16. CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS. OVERHEAD IRRIGATION MUST HAVE A MINIMUM DU (DISTRIBUTION UNIFORMITY) OF 60%.
17. IRRIGATION CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
18. MAIN LINES SHALL BE 36" DEEP MIN. AND LATERAL LINES 18" DEEP MIN. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
19. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
20. IRRIGATION INSTALLATION TO COMPLY WITH APPLICABLE CITY SPECIFICATIONS AND DRAWINGS.
21. CONTRACTOR SHALL INSTALL IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE IN ALL TURF AREAS. USE VAN AND/OR U-SERIES NOZZLES AS NECESSARY TO PROVIDE PROPER COVERAGE AND TO KEEP WATER OFF OF BUILDINGS AND HARDSCAPES.
22. POWER TO CONTROLLER TO BE PROVIDED BY OWNER. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. INSTALL PER MANUFACTURERS INSTRUCTIONS. IRRIGATION CONTRACTOR SHALL PROVIDE AN AS-BUILT IRRIGATION PLAN UPON COMPLETION OF INSTALLATION AND PRIOR TO FINAL PAYMENT.
23. INSTALL A FLUSH CAP AT THE END OF EACH DRIP LINE PER DETAILS FOR MAINTENANCE.
24. THE PURPOSE OF THE IRRIGATION SYSTEM IS TO PROVIDE SUFFICIENT WATER TO MAINTAIN PLANTS IN OPTIMAL CONDITION DURING DRIER WEATHER CONDITIONS. TIME CLOCKS SHALL BE ADJUSTED CONTINUOUSLY THROUGHOUT THE YEAR TO PROVIDE WATER ONLY WHEN THE SOIL IS DRY AT A DEPTH OF FOUR (4) INCHES THE FIRST INITIAL GROWING SEASON AND SIX (6) INCHES THE FOLLOWING YEARS.
25. IF ANY SUBSURFACE DRAINAGE OR RUN-OFF IS VISIBLE AT LOW AREAS, ACROSS SIDEWALKS, OR AT LOWER PORTIONS OF SLOPES, IMMEDIATELY SHUT THE VALVES OFF TO ALLOW THE AREA TO COMPLETELY DRY OUT. IF THIS CONDITION CONTINUES AFTER SUBSEQUENT WATERINGS THE CONTRACTOR SHALL NOTIFY THE OWNERS REP.
26. INSPECTIONS OF IRRIGATION SYSTEM SHALL BE MADE ON A DAILY BASIS TO OBSERVE AND PROVIDE REPAIRS OR REMEDIES TO THE FOLLOWING UNACCEPTABLE PROBLEMS: OVER-SPRAY ON SIDEWALKS, STREETS, PAVED AREAS, PARKING AREAS, FENCES, WALLS, SIGNS, BUILDINGS, OR STRUCTURES; DRAINAGE OR RUN-OFF ACROSS SIDEWALKS, PAVING, OR STREETS; DAMAGED OR IMPROPERLY OPERATING HEADS, PIPING, VALVES, CONTROLLER, OR OTHER IRRIGATION EQUIPMENT.
27. CONTRACTOR TO PROVIDE 2 HOURS OF TRAINING TO OWNER AT THE END OF THE PROJECT REGARDING OPERATION FOR IRRIGATION SYSTEM. CONTRACTOR WILL SHOW OWNER HOW TO OPERATE THE ISOLATION VALVE, BACKFLOW VALVE, CONTROLLER, AND REMOTE CONTROL VALVES.
28. AT THE TIME OF SUBSTANTIAL COMPLETION (DEFINED AS COMPLETE INSTALLATION AND PROPER FUNCTIONING OF IRRIGATION SYSTEM AND MOWCURB, INSTALLATION OF ALL PLANT MATERIALS INCLUDING STAKING OF TREES, AND PLACEMENT OF SOIL PREP AND MULCH) THE CONTRACTOR SHALL SCHEDULE A WALK THROUGH WITH THE OWNER TO REVIEW COMPLETED WORK AND GENERATE A PUNCH LIST. AT THIS TIME THE WARRANTY PERIOD OF ONE (1) YEAR BEGINS. THE CONTRACTOR HAS THIRTY (30) DAYS TO SATISFY THE ITEMS ON THE PUNCH LIST.
29. IRRIGATION CONTRACTOR SHALL GUARANTEE THE ENTIRE IRRIGATION SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE BY OWNER.

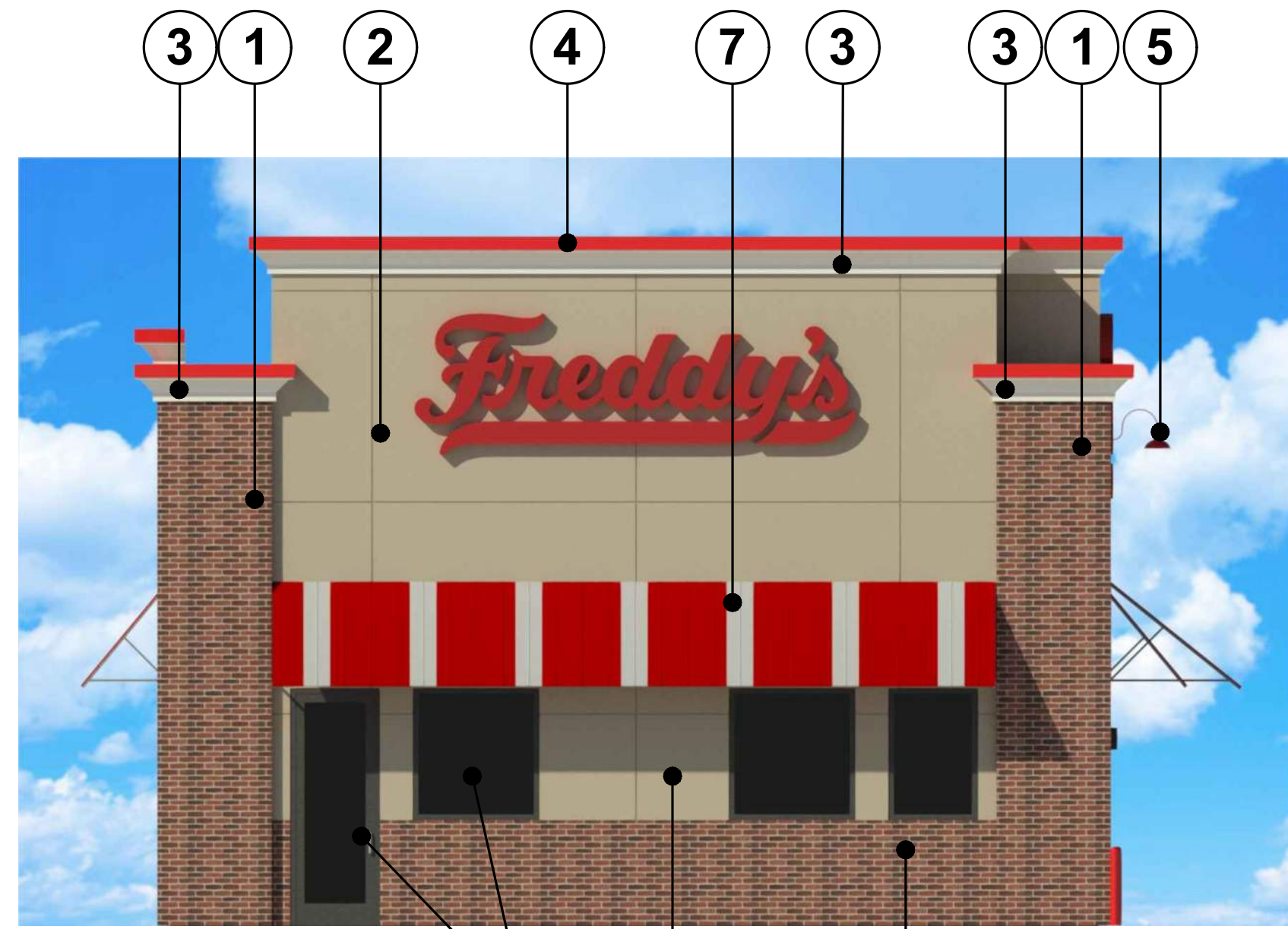
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WEST ELEVATION



NORTH ELEVATION

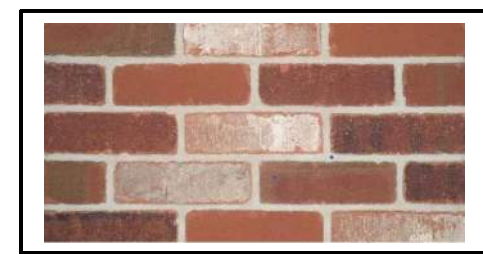


SOUTH ELEVATION



EAST ELEVATION

1 MODULAR BRICK
"WELLSHIRE"
BY LAKEWOOD BRICK CO.



THIN BRICK
"WELLSHIRE"
BY LAKEWOOD BRICK CO.



2 FIBER CEMENT PANEL
"ARCHITECTURAL COLLECTION FINE SAND"
BY JAMES HARDI BOARD
PAINT: #7533 "KHAKI SHADE"
BY SHERWIN WILLIAMS



3 EIFS CORNICE
#6126 "FREDDY'S PEARL"
BY SHERWIN WILLIAMS



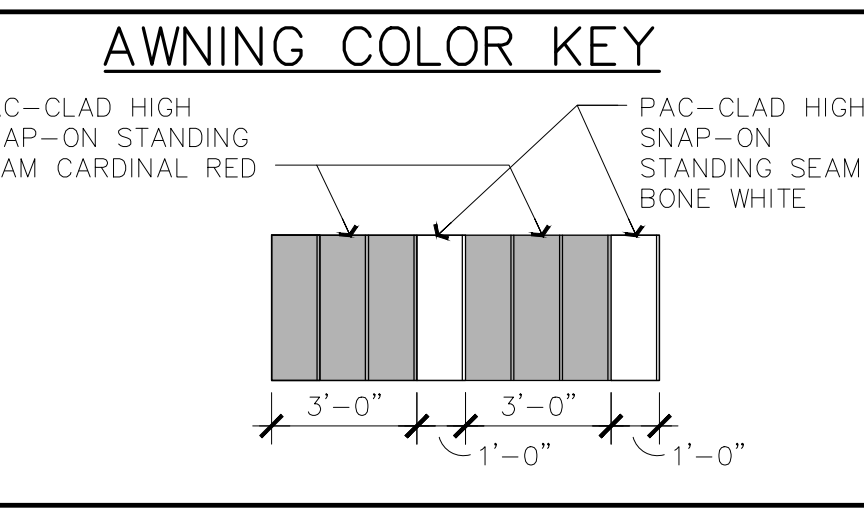
4 METAL COPING
"BRIGHT RED"
BY DUROLAST



5 "FREDDY'S RED"
ANGLE SHADE LIGHT FIXTURE



6 "DARK BRONZE" ALUMINUM
STOREFRONT DOORS & WINDOWS



7 AWNING COLOR KEY

FREDDY'S FROZEN CUSTARD
PONY EXPRESS PKWY. & CLEAR ROCK RD.
EAGLE MOUNTAIN, UTAH

**NOT FOR
CONSTRUCTION**

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RODGER W. BAKER, AIA

**ARCHITECTURAL
FLOOR PLAN
OPTION #1**

DATE

DATE

6/21/24

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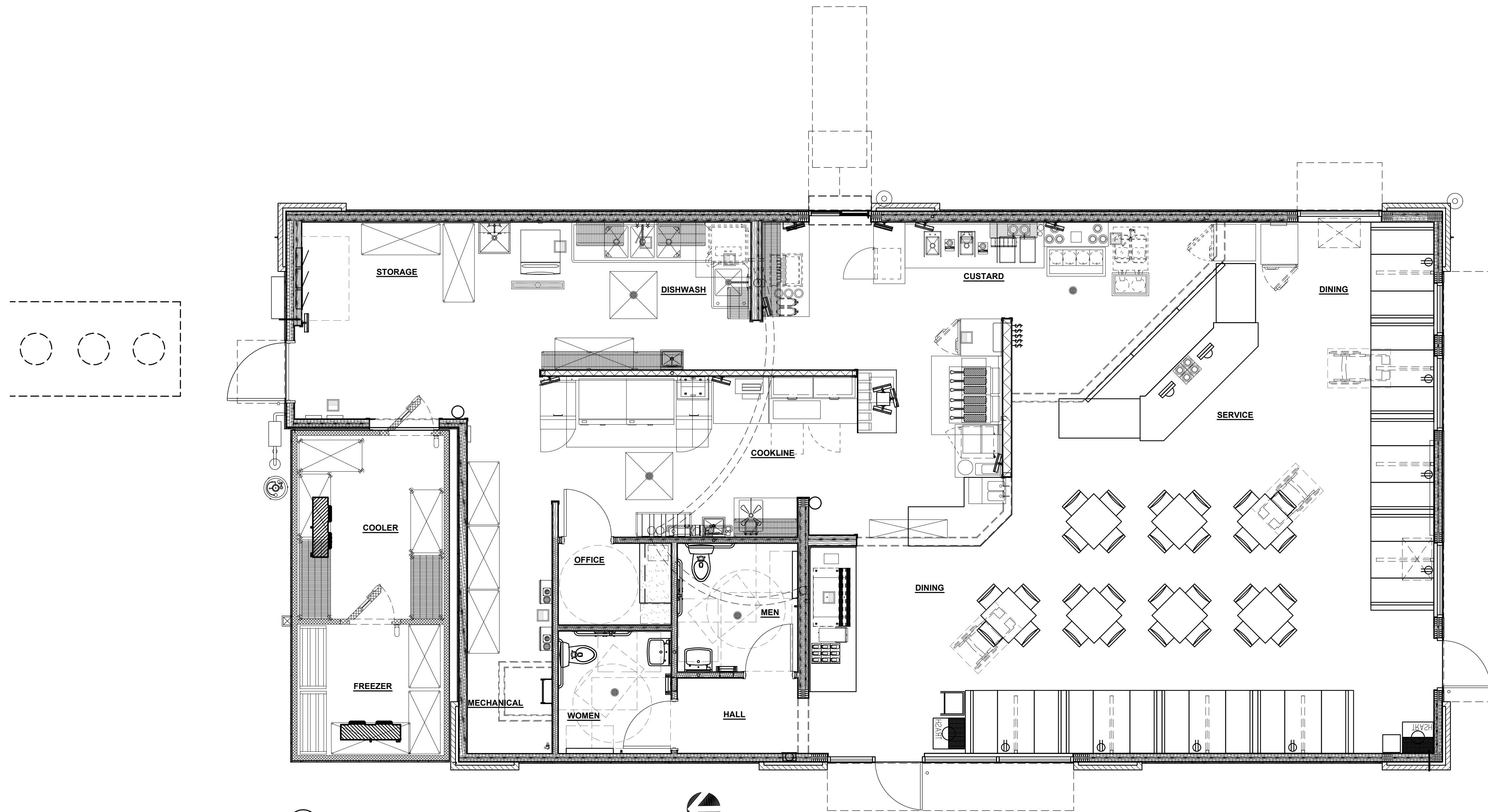
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RB

SHEET NO.

A1.1



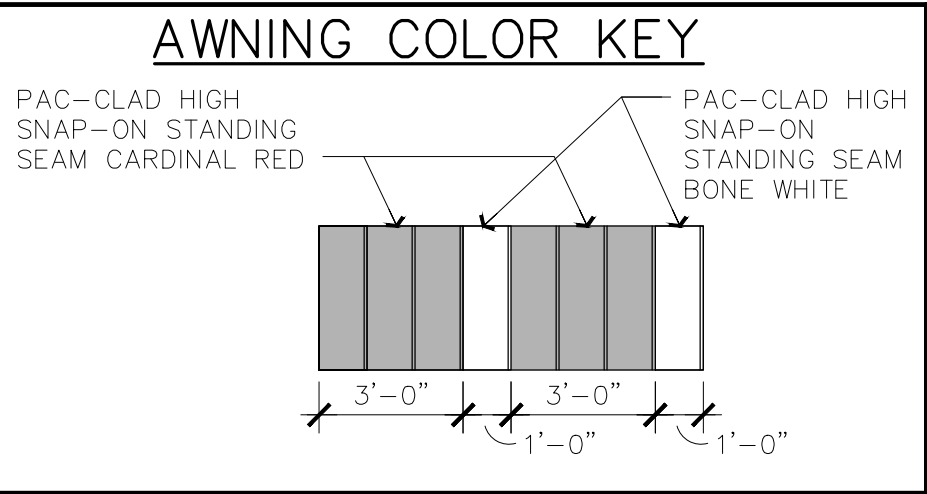
A ARCHITECTURAL FLOOR PLAN
1/4" = 1'-0"



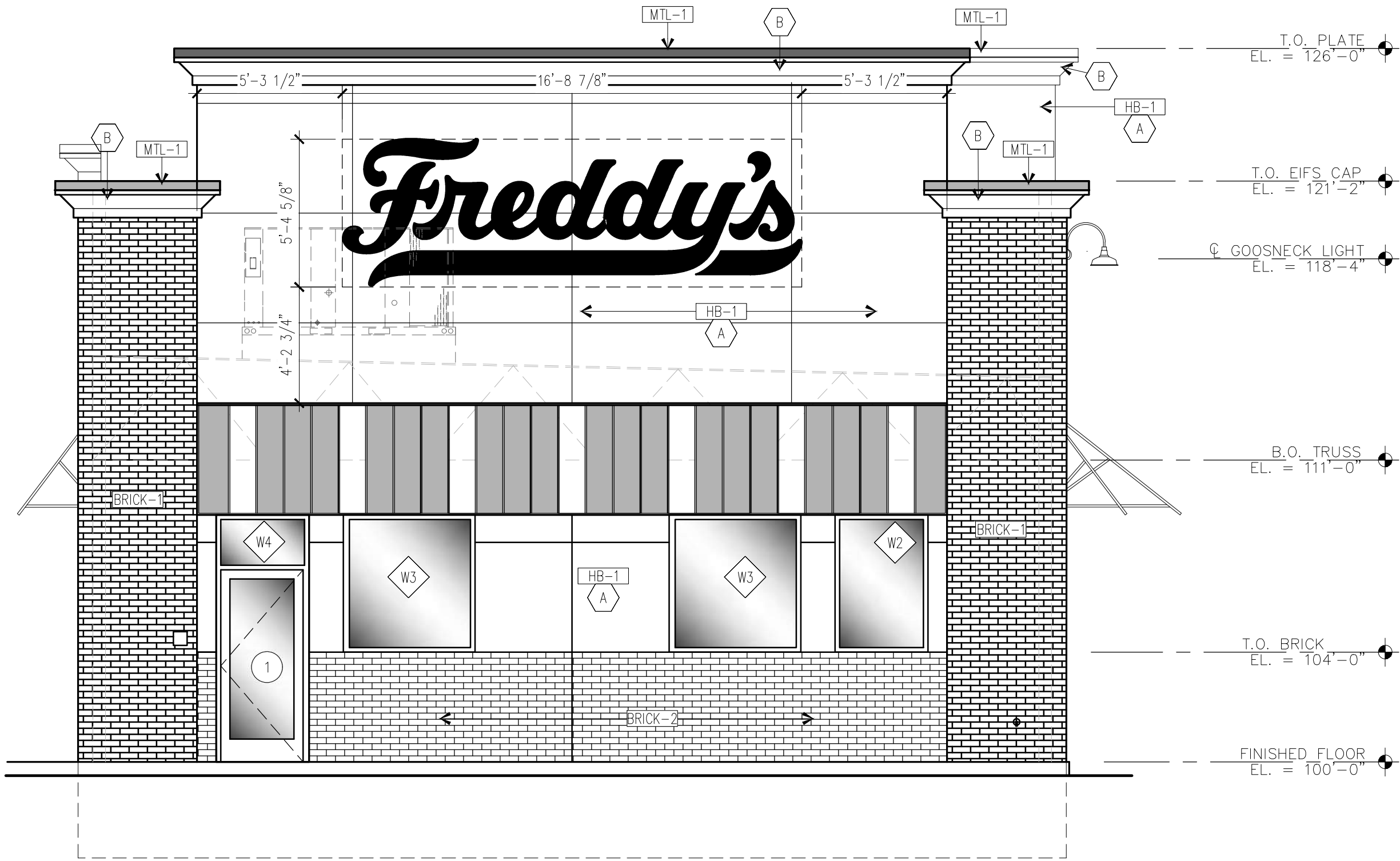
AREA CALCULATIONS (NET)	
BUILDING	2,338 SQ. FT.
COOLER/FREEZER	210 SQ. FT.
FREDDY'S AREA	2,548 SQ. FT.

SEATING CALCULATIONS	
8' 4 SEAT BOOTHS	32
7' 4 SEAT TABLES	28
TOTAL IN STORE DINING	60
TOTAL SEATING	60

EXTERIOR FINISH SCHEDULE						
SHERWIN WILLIAMS — PARENT NUMBER: BE37 FREDDY'S FROZEN CUSTARD						
EXTERIOR PAINT	DESCRIPTION	FINISH NO.	MFGR.	MFGR. NO.	COLOR	REMARKS
BUILDING WALLS	PAINT	A	SHERWIN WILLIAMS	#7533	KHAKI SHADE	
BUILDING TRIM	PAINT *	B	SHERWIN WILLIAMS	#6126	FREDDY'S PEARL	
BOLLARD	PAINT	P3	SHERWIN WILLIAMS	#17-572	FREDDY'S RED	PAINT WITH TWO COATS HIGH PERFORMANCE ACRYLIC (GLOSS)
GUARD RAIL	PAINT	P4	SHERWIN WILLIAMS	#B66B300	FREDDY'S JET BLACK	PAINT WITH TWO COATS HIGH PERFORMANCE ACRYLIC (GLOSS)
* NOTE: ALL EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) IS PRE-MIXED WITH SHERWIN-WILLIAMS COLORS AS SPEC'D. ABOVE, NO PAINTING OF BUILDING E.I.F.S. (INCL. CONE) IS REQUIRED.						
EXT. BRICK	DESCRIPTION	FINISH NO.	MFGR.		COLOR & TEXTURE	REMARKS
BUILDING BRICK VENEER	MODULAR BRICK	BRICK-1	THE LAKEWOOD BRICK COMPANY	ADME BRICK CO. ATT: BILLY WHITE P-316-941-3594	WELLSHIRE	GROUT COLOR — GRAY MODULAR & THIN — MADE RUMBLED
BUILDING BRICK VENEER	THIN BRICK	BRICK-2	THE LAKEWOOD BRICK COMPANY	ADME BRICK CO. ATT: BILLY WHITE P-316-941-3594	WELLSHIRE	GROUT COLOR — GRAY MODULAR & THIN — MADE RUMBLED
EXT. PANEL	DESCRIPTION	FINISH NO.	MFGR.		COLOR & TEXTURE	REMARKS
FIBER CEMENT PANEL	48"x 96" CEMENT BD.	HB-1	JAMES HARDI BD.	---	ARCHITECTURAL COLLECTION FINE SAND	INSTALL PER MANUFACTURERS SPECIFICATIONS
METAL COPING	DESCRIPTION	FINISH NO.			COLOR	REMARKS
BUILDING COPING	COPING	MTL-1	DUROLAST		BRITE RED	2 PC COMPRESSION COPING CAP. SLOPE TOWARDS ROOF.



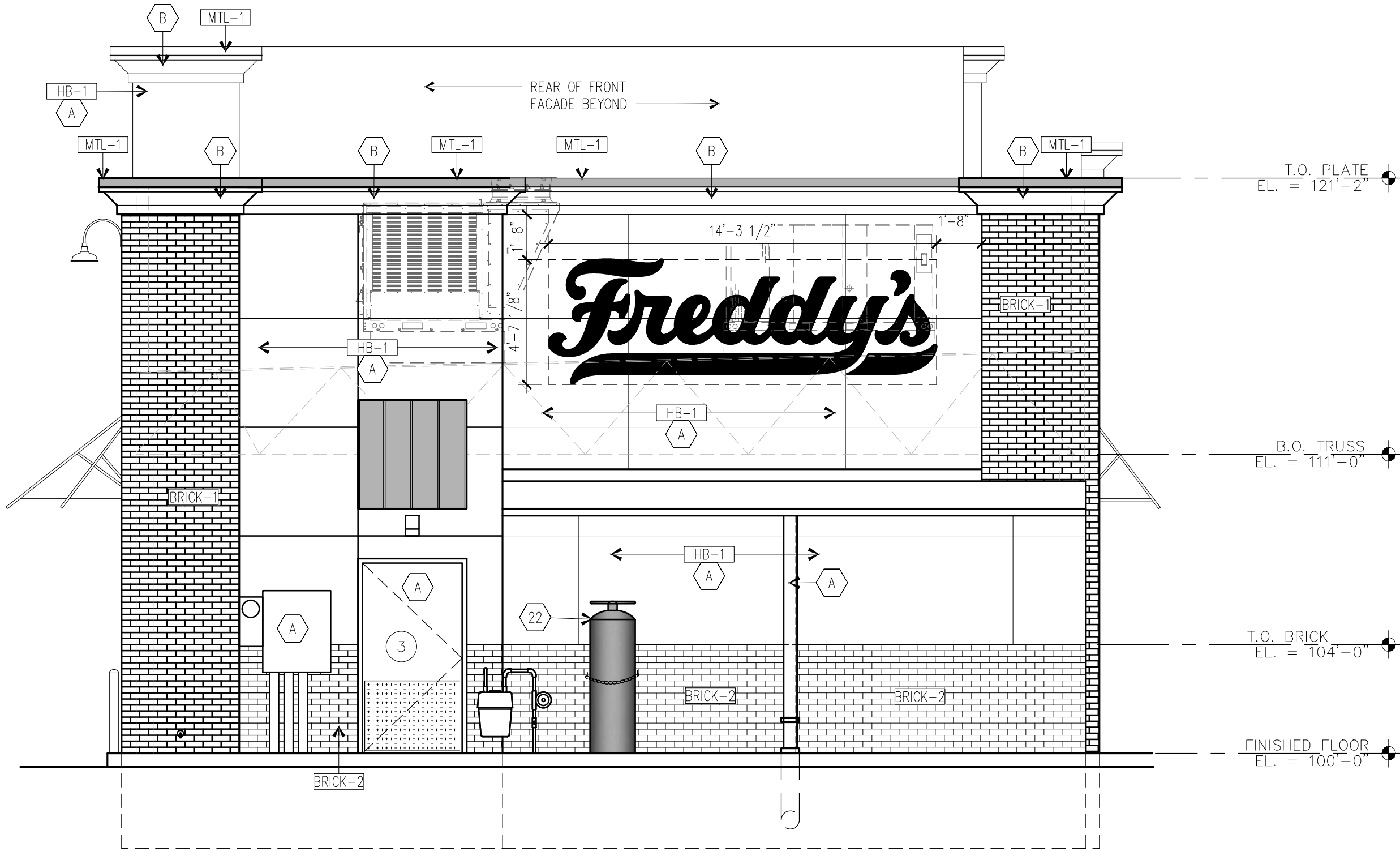
MATERIAL PERCENTAGE	
MODULAR BRICK	22%
THIN BRICK	15%
TEXTURED HARDIE BOARD	63%



A SOUTH ELEVATION
1/4" = 1'-0"

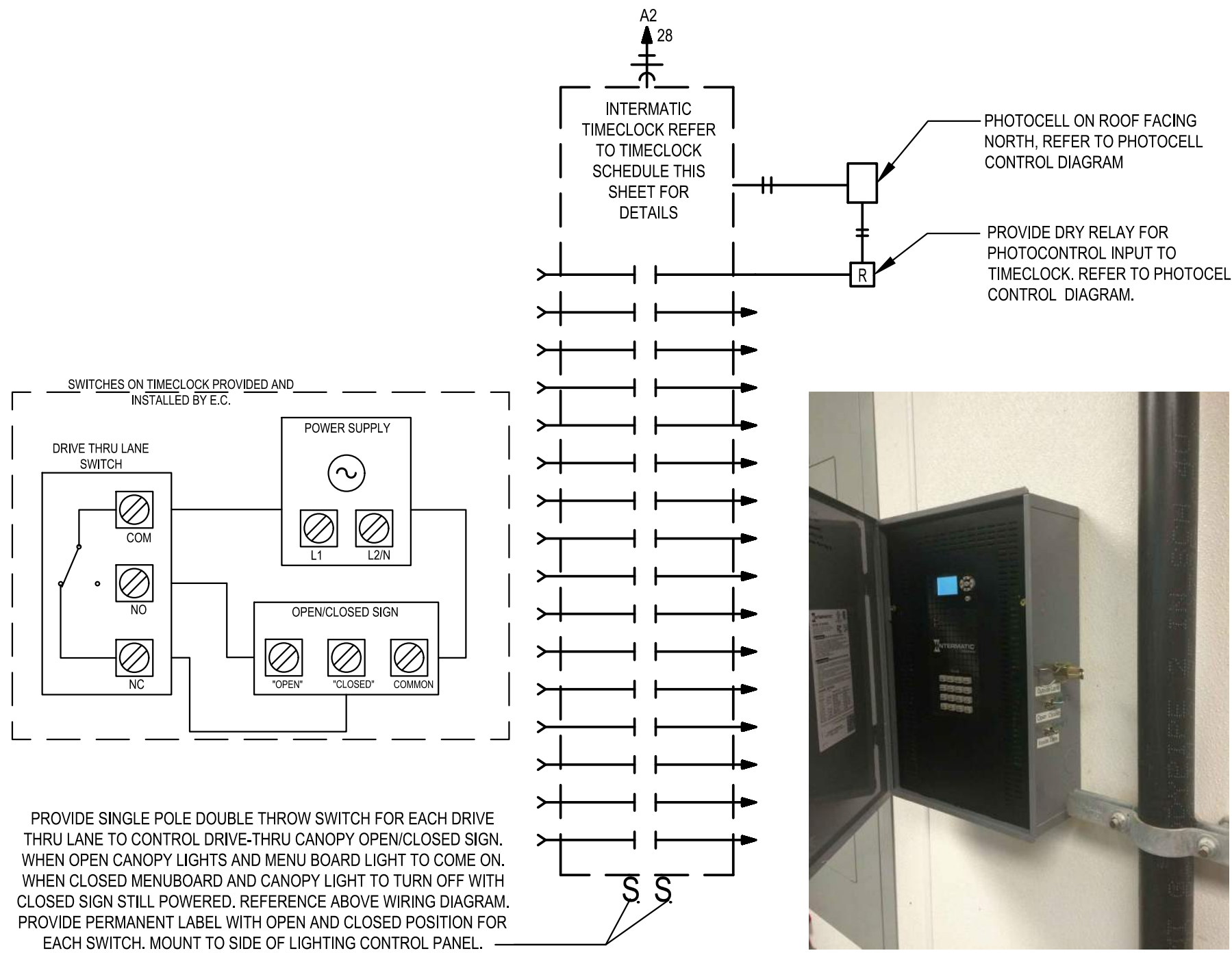
SIGNAGE AREA: SOUTH ELEVATION
FREDDY'S = 90 SQ.FT.
TOTAL WALL AREA = 949 SQ.FT. X 10% = 94 SQ. FT.
TOTAL SIGN AREA = 90 SQ. FT.
CITY OF EAGLE MOUNTAIN
PERMITTED SIGNS 17.80.070 = MAX 10% WALL AREA

SIGNAGE AREA: NORTH ELEVATION
FREDDY'S = 65 SQ.FT.
TOTAL WALL AREA = 770 SQ.FT. X 10% = 77 SQ. FT.
TOTAL SIGN AREA = 65 SQ. FT.
CITY OF EAGLE MOUNTAIN
PERMITTED SIGNS 17.80.070 = MAX 10% WALL AREA

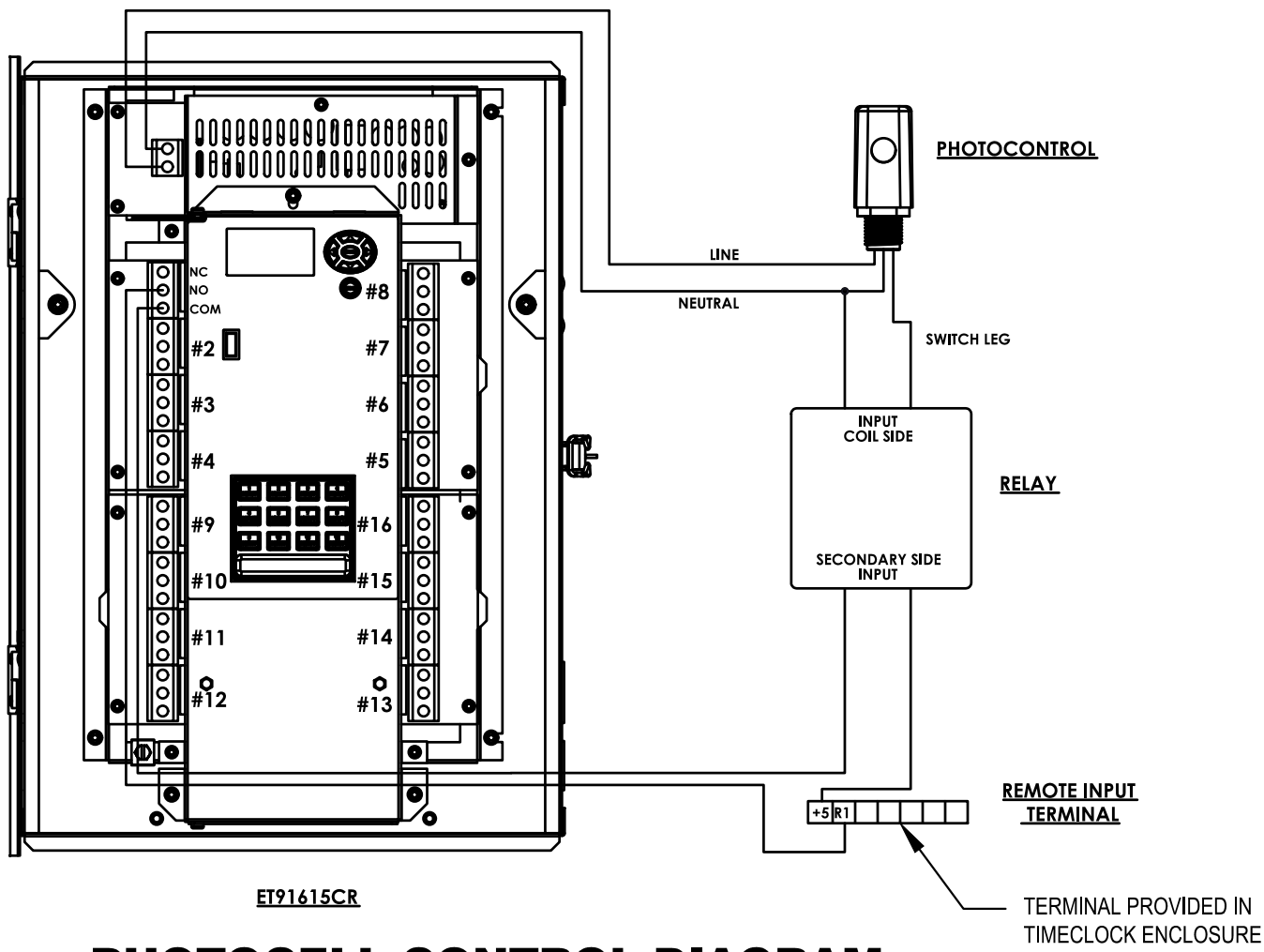


B NORTH ELEVATION
1/4" = 1'-0"

INTERMATIC TIMECLOCK SCHEDULE - MODEL: #ET91615CR									
CONTACT NAME:		ROBERT LUNA			TIMECLOCK POWER SOURCE				
CONTACT NUMBER:		815-529-0020			BREAKER PANEL NAME:			PANEL A2	
CONTACT E-MAIL:		RLUNA@INTERMATIC.COM			CIRCUIT NUMBER:			28	
TIME CLOCK SEQUENCE OF OPERATION									
RELAY NO.	CIRCUIT NO.	CONTROLLED AREA	ON TIME	OFF TIME	RELAY NO.	CIRCUIT NO.	CONTROLLED AREA	ON TIME	OFF TIME
1	-	PHOTOCELL	-	-	8	-	SPARE	-	-
2	A1-31	SIGN #1	30 MINUTES BEFORE SUNSET	10:15PM SU-TH 11:15PM FR-SA	7	-	SPARE	-	-
3	A1-33	SIGN #2	30 MINUTES BEFORE SUNSET	10:15PM SU-TH 11:15PM FR-SA	6	-	SPARE	-	-
4	A1-35	SIGN #3	30 MINUTES BEFORE SUNSET	10:15PM SU-TH 11:15PM FR-SA	5	A1-7	DRIVE THRU MENU 1	30 MINUTES BEFORE SUNSET	10:15PM SU-TH 11:15PM FR-SA
9	B-36	BUILDING EXTERIOR LIGHTING	30 MINUTES BEFORE SUNSET	11:00PM SU-TH 12:00AM FR-SA	16	A1-14	FRONT MENU BOARDS	9:00AM	12:00AM SU-TH 1:00AM FOLLOWING DAY FR-SA
10	A2-9	DIRECTIONAL SIGNAGE	30 MINUTES BEFORE SUNSET	10:15PM SU-TH 11:15PM FR-SA	15	B-33	DINING LIGHTING	9:00AM	12:00AM SU-TH 1:00AM FOLLOWING DAY FR-SA
11	A1-32	MONJMENT SIGNAGE	30 MINUTES BEFORE SUNSET	10:15PM SU-TH 11:15PM FR-SA	14	A1-24	WALK-IN COOLER/ FREEZER LIGHTING	8:00AM	12:00AM SU-TH 1:00AM FOLLOWING DAY FR-SA
12	-	SPARE	-	-	13	B-37	KITCHEN LIGHTING	8:00AM	12:00AM SU-TH 1:00AM FOLLOWING DAY FR-SA
INTERMATIC TIMECLOCK PROVIDED BY ACCENT LIGHTING CONTACT PAUL GRAF @ 316-636-1278 WITH PROCUREMENT QUESTIONS. FOR PROGRAMING QUESTIONS PLEASE CONTACT ROBERT LUNA, CONTACT INFORMATION ABOVE. FOR IMMEDIATE ASSISTANCE CONTACT TECH SUPPORT @ 1-800-391-4555									



LIGHTS/SIGNAGE CONTROL DIAGRAM
SCALE: NONE



PHOTOCELL CONTROL DIAGRAM
SCALE: NONE

LIGHT FIXTURE SCHEDULE					
MARK NO.	MANUFACTURER & CATALOG NUMBER	VOLTS WATTS	LAMPS	DESCRIPTION	IMAGE
A	JUNO SZX4BL-5540U-WH3	120 54	INCL LED	2x4' LED GRID BASKET TROFFER WITH OPAL LENS, WITH LED DRIVE CAPABLE OF PRODUCING 5500 LUMENS AND 4100K.	
A2	JUNO SZX2BL-3940U-WH3	120 36	INCL LED	2x2' LED GRID BASKET TROFFER WITH OPAL LENS, WITH LED DRIVE CAPABLE OF PRODUCING 3900 LUMENS AND 4100K.	
B,C	JUNO R532-WH ON TX-WH SERIES TRACK	120 14	1-14W LED PAR30	TRACK MOUNTED GIMBAL-RING LAMPHOLDER WITH TRIM RING FOR (1) 14W PAR30 LED LAMP MOUNTED ON SINGLE CIRCUIT TRACK, LENGTH AS INDICATED ON PLANS. PROVIDE ALL NECESSARY ENDS, FEEDS, ETC FOR COMPLETE INSTALLATION. VERIFY FINISH WITH ARCHITECT.	
D	LITHONIA ARC1LED-P1-40K/MVOLT-XX	120 11	LED 1454 LUMENS 4000K	WALL PACK. VERIFY FINISH WITH ARCHITECT.	
F	ACCENT LIGHTING 142-WS16-45-BLC W/ JUNO T31WH TRACK ADAPTER WHERE INDICATED ON TRACK	120 14	1-14W CF/ SILVER BOWL	160 RLM SHADE FOR (1) 14W SELF-BALLASTED SILVER-BOWL MEDIUM-BASE COMPACT FLUORESCENT LAMP. MOUNT AT 80" AFF ABOVE BOOTHS AND 72" AFF ABOVE HIGH TOP TABLES.	
G	JUNO IC2ZLED-35K-24W-WH	120 12	INCL LED	6"Ø RECESSED DOWNLIGHT WITH BLACK BAFFLE FOR (1) 12W LED LIGHT ENGINE	
H	BASELITE A81243E12-EXT.24"X1/2W/MT/LED1/2W/3K120V/277V	120 12	INCL LED 1481 LUMENS	ANGLED SHADE ACCENT LIGHT SINGLE (12W) LED HEAD WITH RED FINISH	
K	EVERBRITE FREDDY'S WALL CLOCK	120	-	FREDDY'S BRANDED INTERNALLY ILLUMINATED WALL CLOCK WITH 120V POWER PACK	
L	TRACE LITE WLZ1-3-3K-BR-PC	120 15	INCL LED 1531 LUMENS	WALL MOUNTED AREA LIGHT WITH (1) 15W LED LIGHT ENGINE WITH PHOTOCELL	
O	KICHLER 16204AZT42 STAKE 15276BK SURFACE FLANGE 15601BKT	120 10	INCL LED 914 LUMENS	LED ACCENT FIXTURE, BRONZE WITH 15 DEGREE SPOT BEAM SPREAD. PROVIDE WITH 120V BLACK POWER POST.	
S1	BEACON VP-1-36L-55-5K-7-4W	UNV 56.8	INCL LED 6,724 LUMENS	PROVIDED AND POWERED BY DEVELOPMENT. SHOWN FOR REFERENCE. POLE MOUNTED AREA LIGHT - TYPE 4W DISTRIBUTION. MOUNT ON 14' POLE WITH 3' HIGH CONCRETE BASE (17' TOTAL MOUNTING HEIGHT). REFER TO CIVIL PLANS FOR MORE INFORMATION.	
	NAVILITE N1LWH	120 2.0	INCL	EMERGENCY LIGHT WITH TWIN ADJUSTABLE LED HEADS AND SEALED NICAD BATTERY, MOUNT AT 10'-6"±. TO CLEAR OBSTACLES.	
	NAVILITE NXPL-3-R-WH	120 3.7	INCL	COMBO EMERGENCY/EXIT LIGHT WITH LED LAMPS, RED LETTERS ON WHITE BACKGROUND, UNIVERSAL MOUNT, BATTERY BACKUP AND TWIN EMERGENCY HEADS	
	NAVILITE NXPL-3-R-WH-HO W/ REMOTE HEAD NRL-WP-2-GY	120 4.0	INCL	COMBO EMERGENCY/EXIT LIGHT WITH LED LAMPS, RED LETTERS ON WHITE BACKGROUND, UNIVERSAL MOUNT, HIGH CAPACITY BATTERY BACKUP, TWIN EMERGENCY HEADS AND WEATHERPROOF EXTERIOR REMOTE HEAD	

ALL NEW LIGHT FIXTURES ARE TO BE PROVIDED BY OWNER THROUGH ACCENT LIGHTING. CONTACT PAUL GRAF @ 316-636-1278 WITH QUESTIONS.
ALL LAMPS TO BE SUPPLIED BY OWNER.
TYPE 'F' FIXTURES TO BE CENTERED OVER BOOTH.

BC PROJECT #: 24072
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135 N. Main St., Shawnee, KS 67202 316.262.7142
rwb@bakerdesigngroup.com

FREDDY'S FROZEN CUSTARD
PONY EXPRESS PKWY. & CLEAR ROCK RD.
EAGLE MOUNTAIN, UTAH

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LIGHTING DETAILS

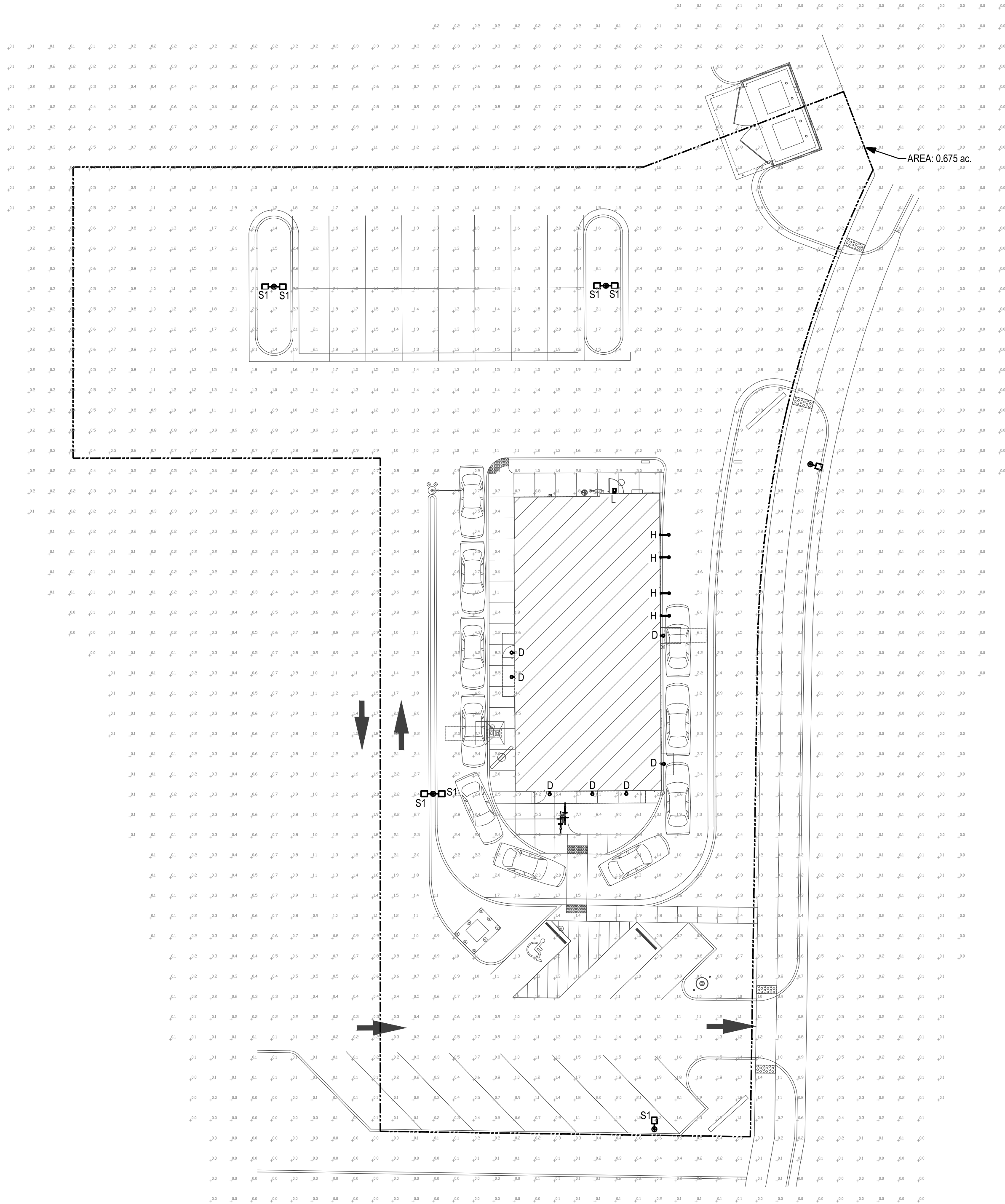
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3/26/24

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CHECKED BY:
EK/DS

SHEET NO.

E-2.1

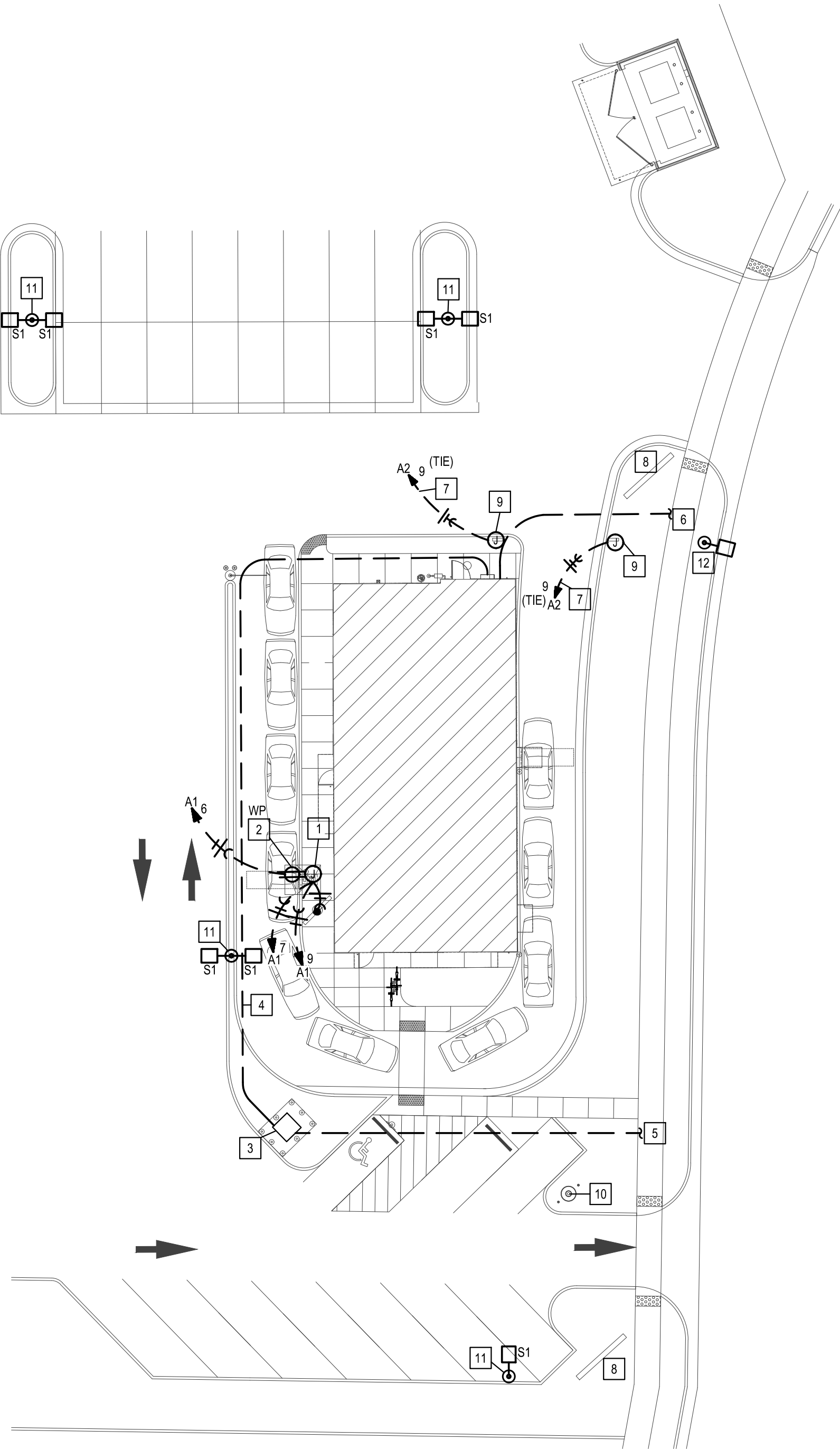


PHOTOMETRIC PLAN

SCALE: 1"=20'

PHOTOMETRIC STATISTICS					
DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
FREDDY'S SITE	1.4	6.4	0.1	64.0:1	14.0:1

LUMEN STATISTICS					
DESCRIPTION	QUANTITY	DELIVERED LUM	=		TOTAL
S1 - POLE LIGHTS	7	6724	=		47,068
H - DECORATIVE SCONCE	4	1481	=		5,924
D - CANOPY LIGHTS	7	1454	=		10,178
L - SECURITY LIGHT	1	1531	=		1,531
O - FLAG POLE LIGHTS (NOT SHOWN ON SITE PLAN)	2	914	=		1,828
TOTAL				=	66,529 lum
ALLOWABLE LUMENS	100,000/ac.	0.675 ac.	=		67,500 lum



ELECTRICAL SITE PLAN

SCALE: 1"=20'

SITE ELECTRICAL PLAN NOTES

- 1 CONNECT ONE CIRCUIT THRU TIMECLOCK TO NEW MENUBOARD, AND ONE CIRCUIT UNSWITCHED TO SPEAKER POST/ORDER CONFIRMATION BOARD PER MANUFACTURER'S INSTRUCTIONS.
- 2 RECEPTACLE FOR OCB, MOUNT WEATHERPROOF DUPLEX INSIDE POST AT +24", CONDUIT TO BE RUN INSIDE POST.
- 3 PROPOSED PAD-MOUNTED TRANSFORMER - SEE ELECTRICAL RISER DIAGRAM ON SHEET E4. COORDINATE EXACT LOCATION WITH LOCAL UTILITY COMPANY.
- 4 SECONDARY CONDUCTORS FROM TRANSFORMER. SEE RISER DIAGRAM ON SHEET E4.
- 5 4"CP FOR PRIMARY CABLES BY UTILITY COMPANY. COORDINATE ROUTING & TERMINATION POINT WITH LOCAL SERVICE PROVIDER.
- 6 (2)2"CP TO PROPERTY FOR TELEPHONE SERVICE. TERMINATE AT LOCATION DIRECTED BY LOCAL SERVICE PROVIDER.
- 7 ROUTE CIRCUIT TO PANEL INDICATED VIA EXTERIOR LIGHTING CONTROLS. SEE DETAIL ON SHEET E2.1.
- 8 MONUMENT SIGN POWERED BY DEVELOPMENT.
- 9 CONNECT TO DIRECTIONAL SIGNAGE. VERIFY FINAL LOCATION PRIOR TO INSTALLATION.
- 10 LOCATION OF FLAG POLE AND IN-GROUND LIGHTING. REFER TO SHEET E2 FOR LIGHTING CIRCUITING AND CONTROLS.
- 11 SITE LIGHTING POWERED BY DEVELOPMENT.
- 12 PUBLIC STREET LIGHT.

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FREDDY'S FROZEN CUSTARD
PONY EXPRESS PKWY. & CLEAR ROCK RD.
EAGLE MOUNTAIN, UTAH

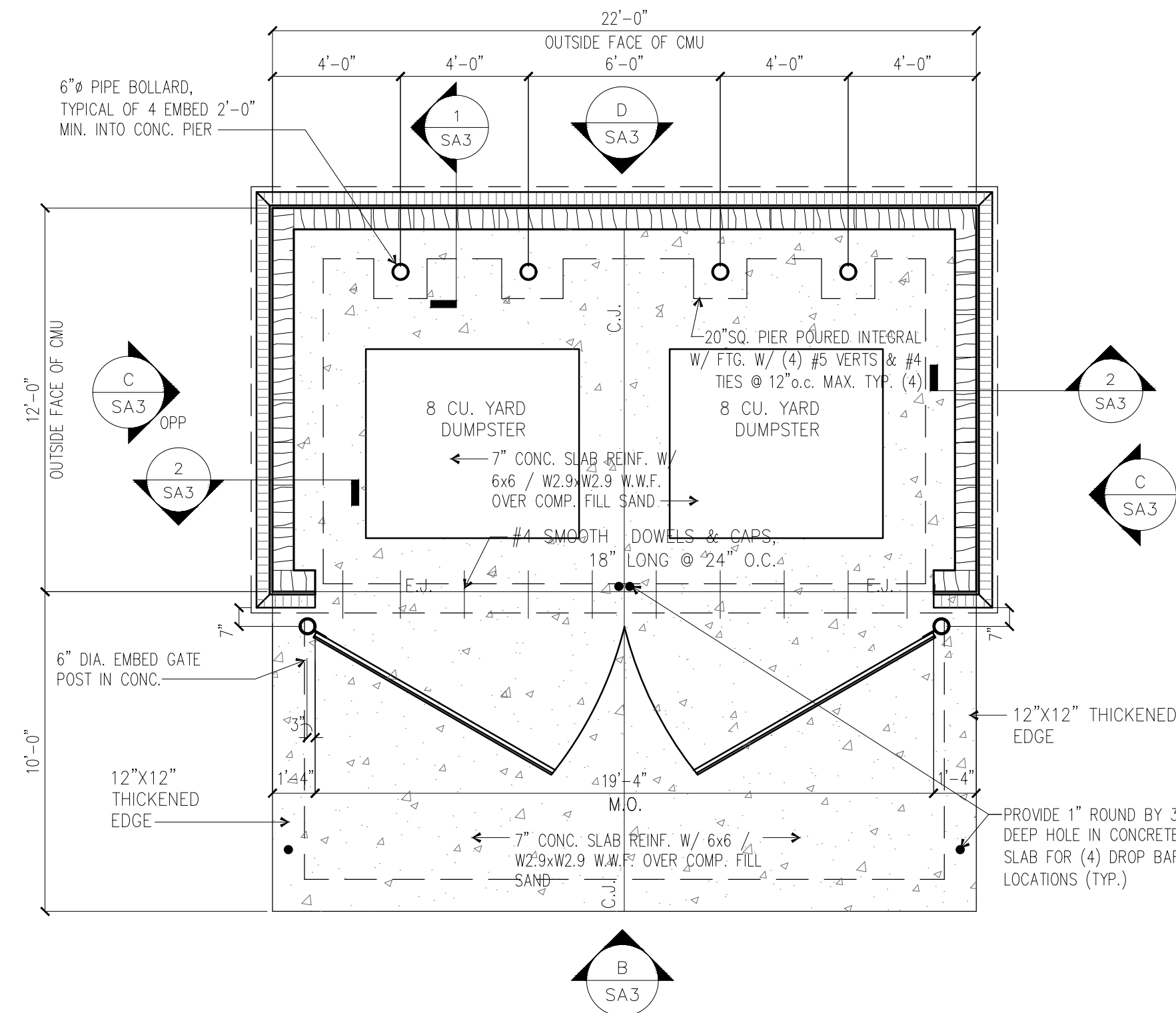
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ELECTRICAL
SITE PLAN

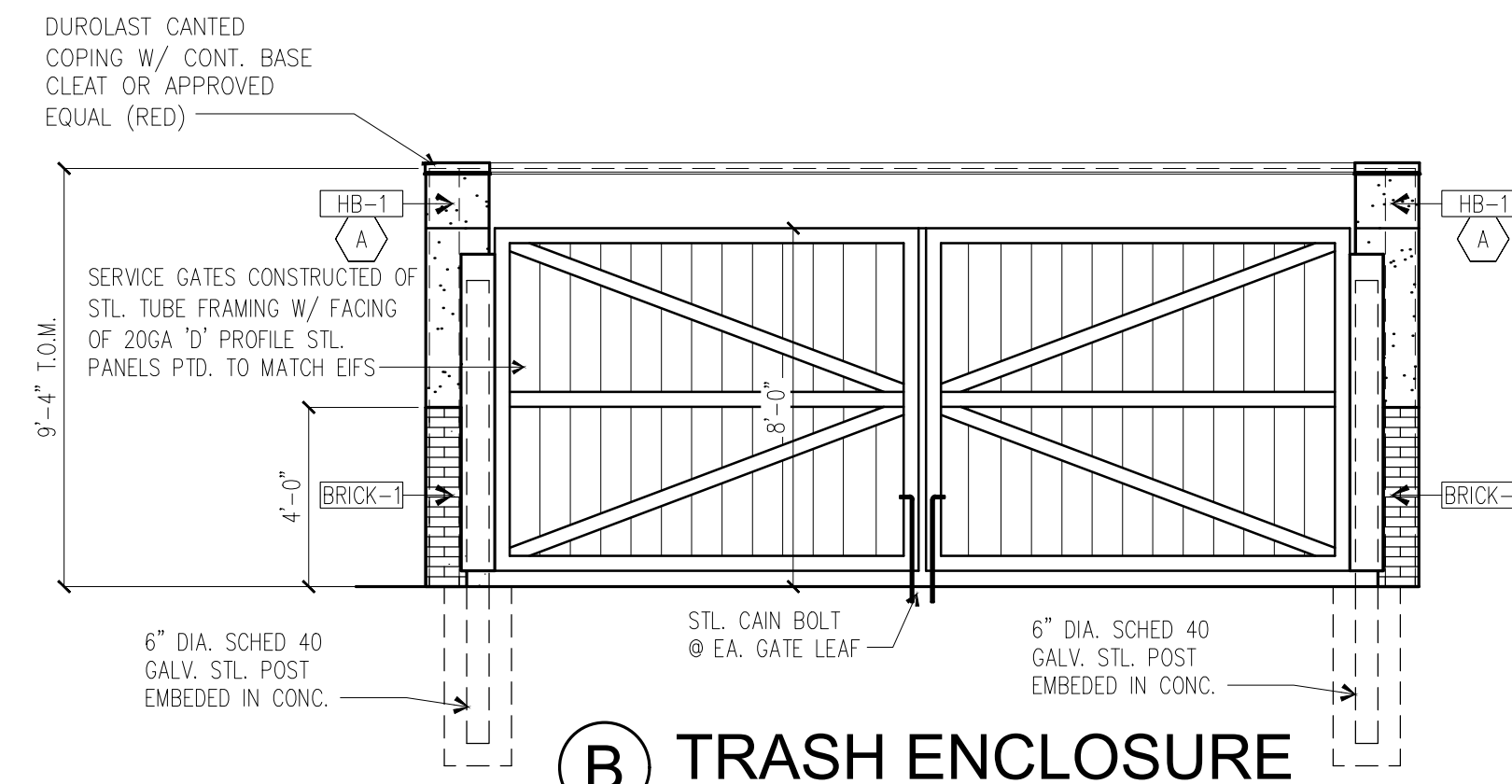
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3/26/24

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CHECKED BY:
EK/DS
SHEET NO.
E-5

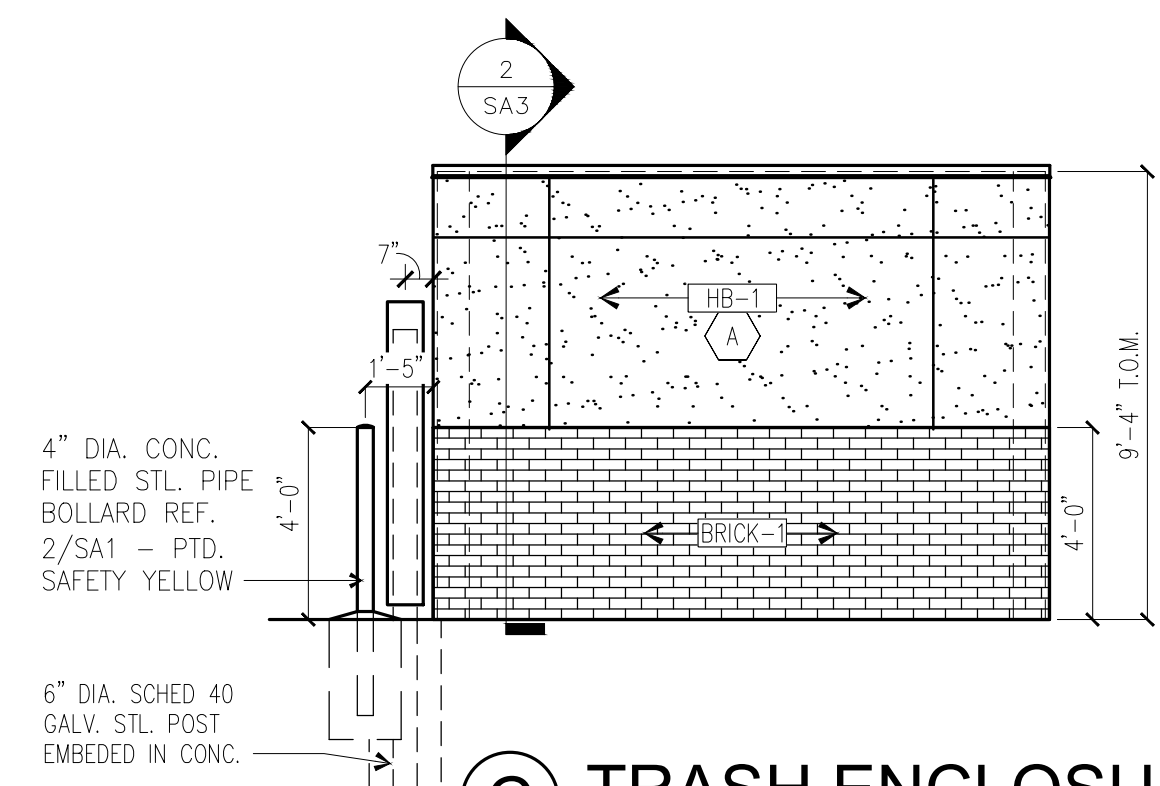
BC
BAKER DESIGN GROUP, PA
RODGER W BAKER ARCHITECT, AIA NCARB
135 N. Main St., Suite 200
Eagle Mountain, UT 84002
316.267.7142
info@bakerdesigngroup.com



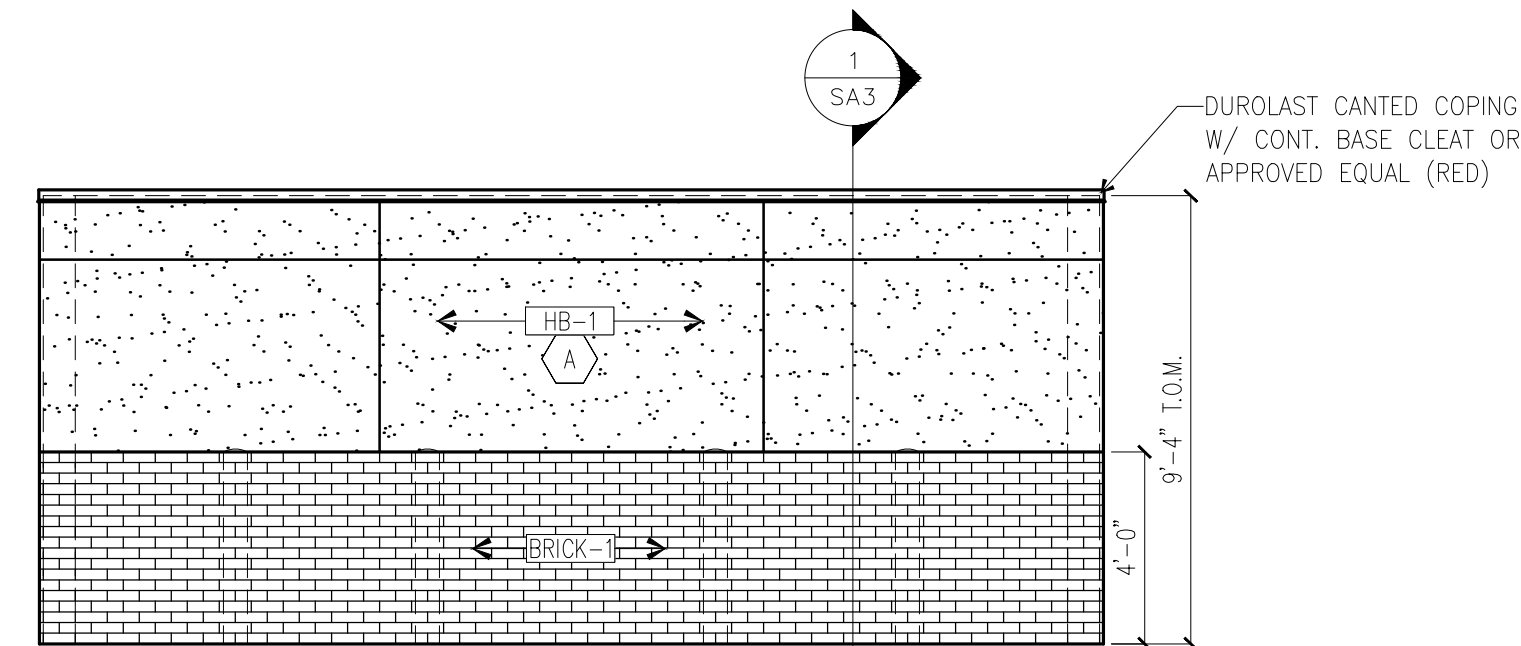
(A) TRASH ENCLOSURE PLAN
1/4" = 1'-0"



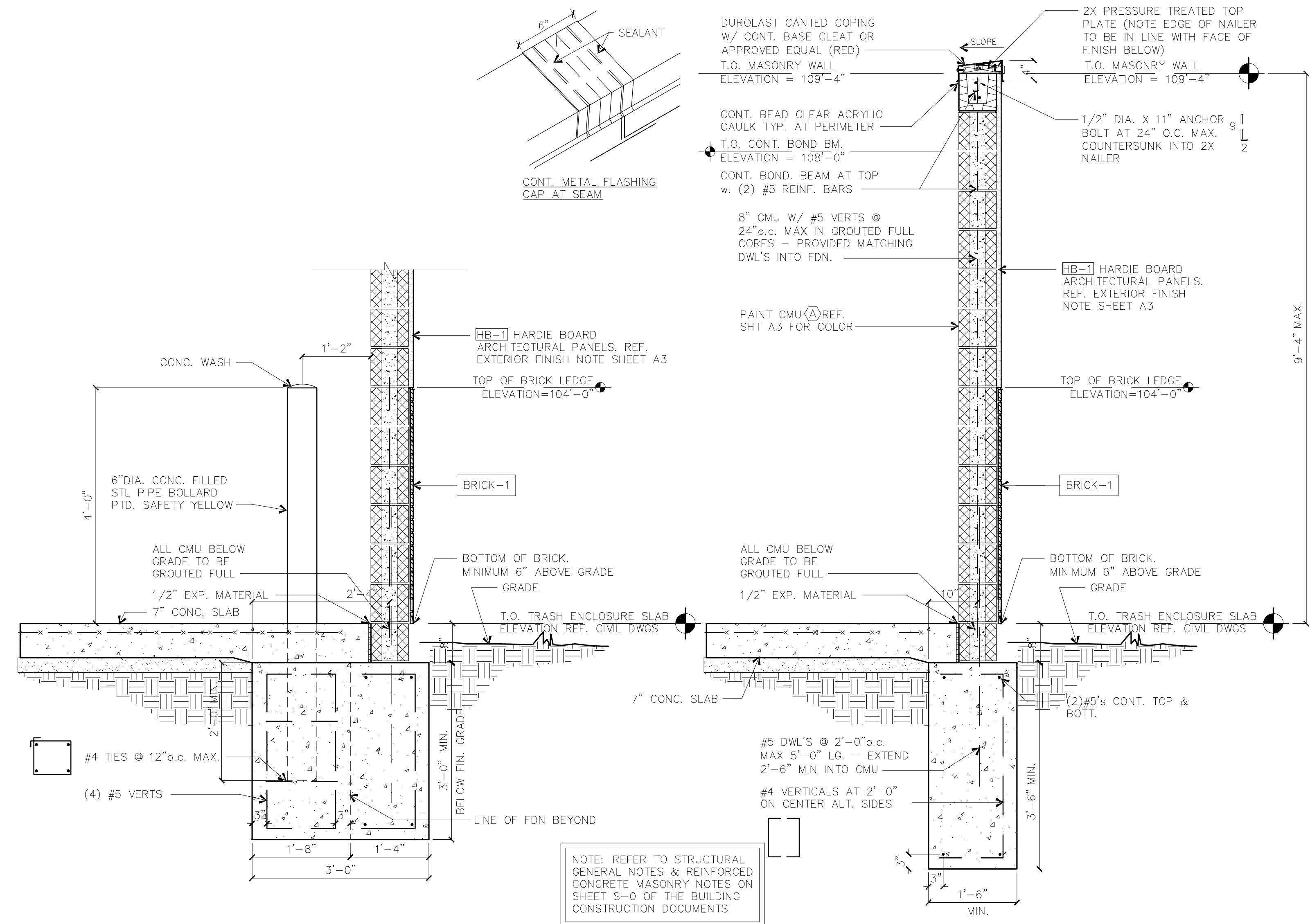
(B) TRASH ENCLOSURE
1/4" = 1'-0"



(C) TRASH ENCLOSURE
1/4" = 1'-0"

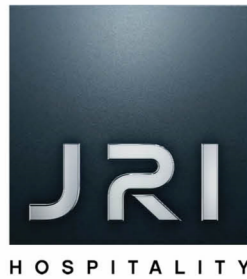


(D) TRASH ENCLOSURE
1/4" = 1'-0"



(1) TRASH ENCLOSURE WALL
3/4" = 1'-0"

(2) TRASH ENCLOSURE WALL
3/4" = 1'-0"



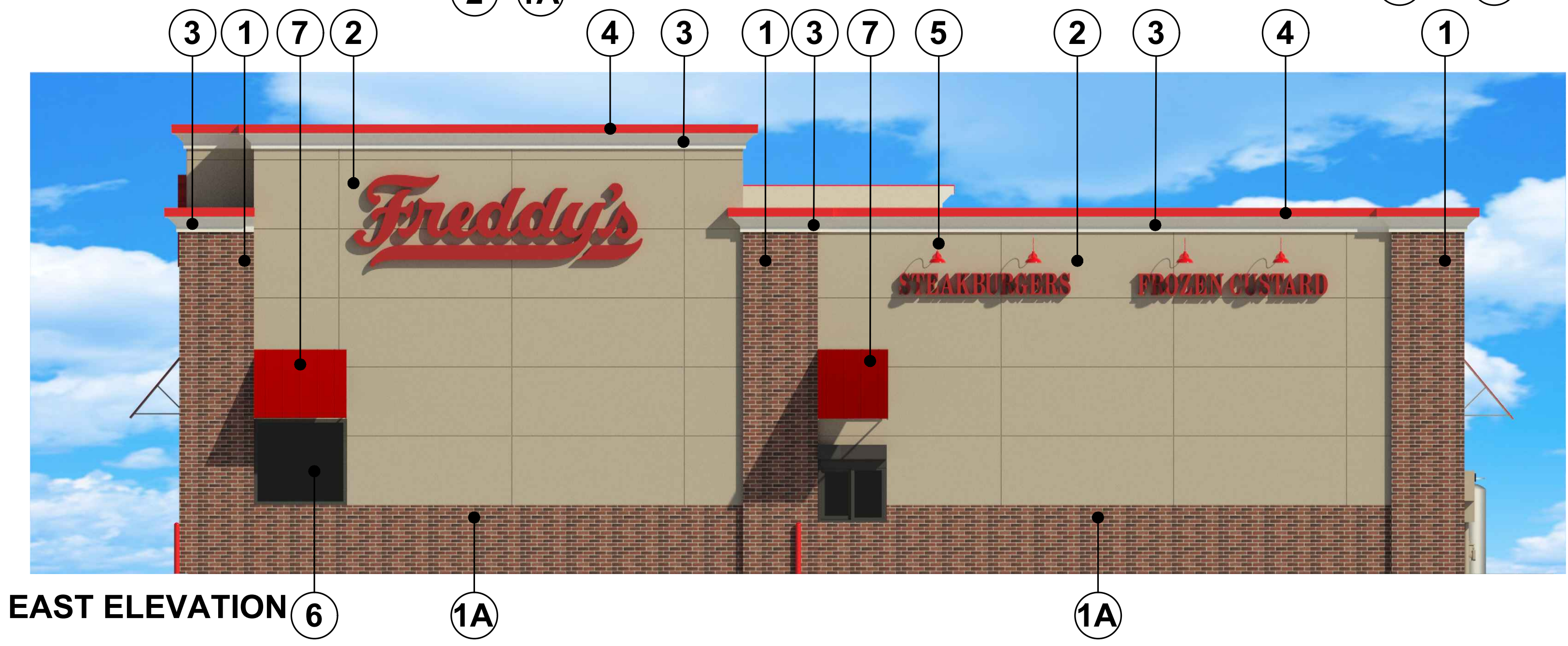
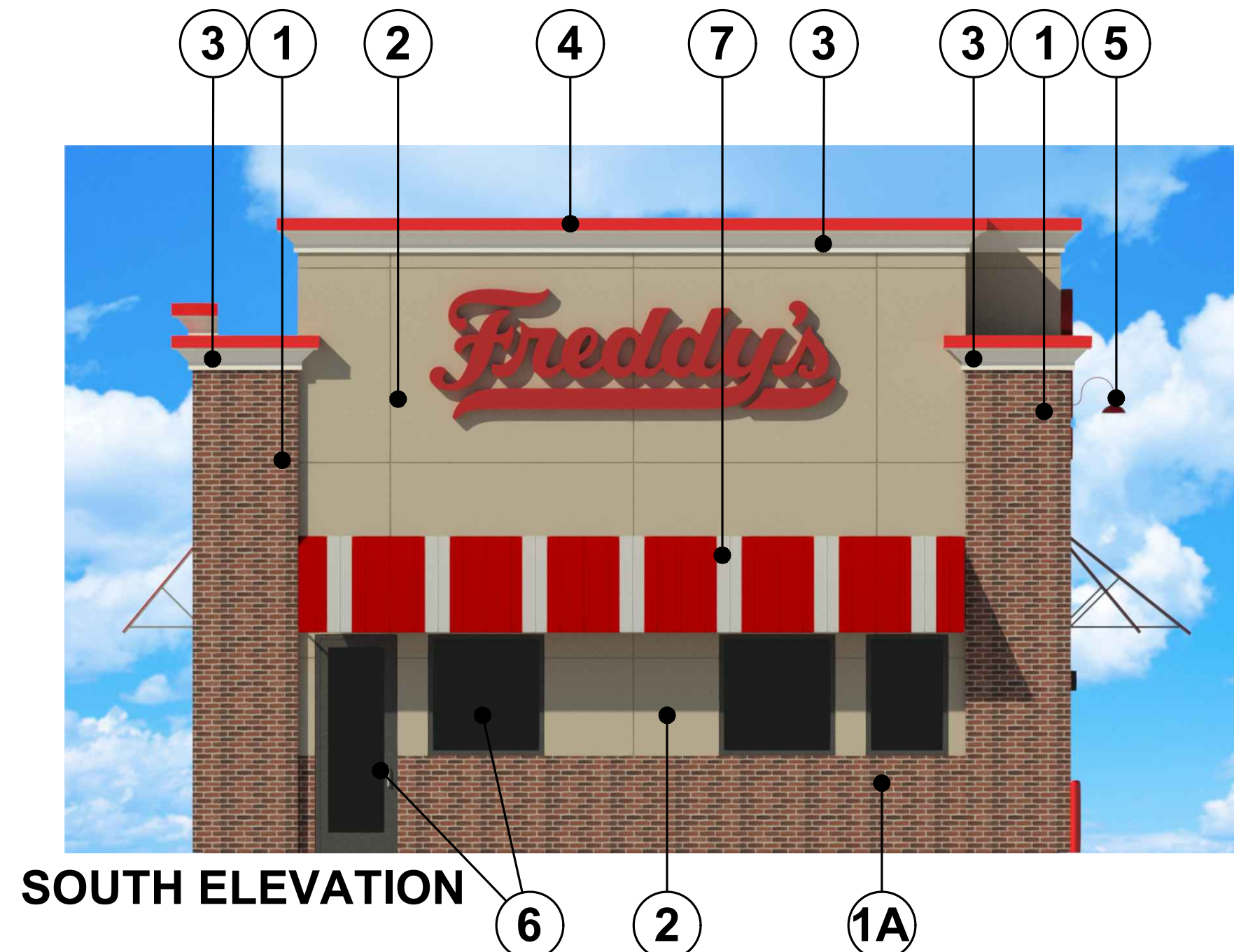
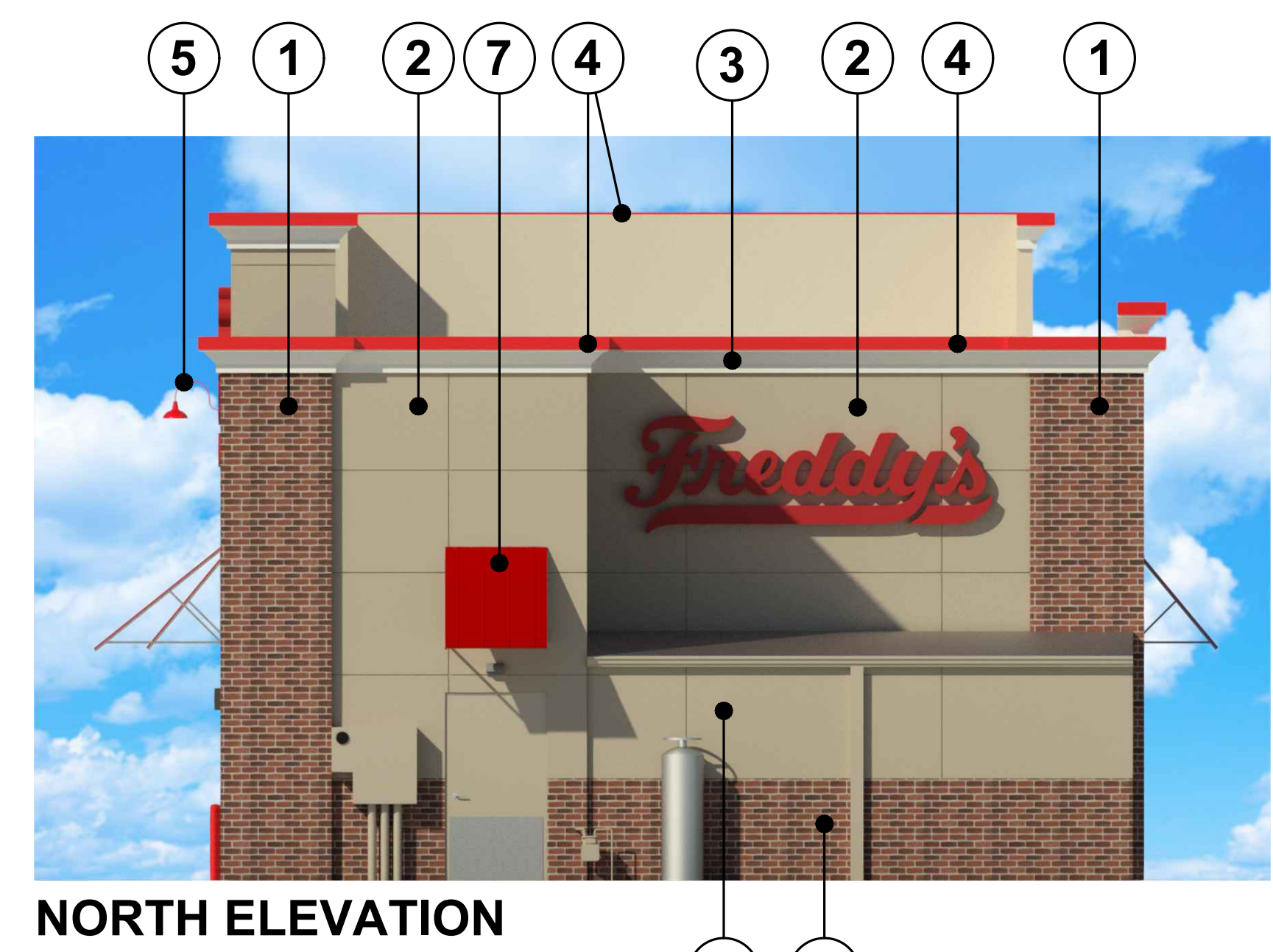
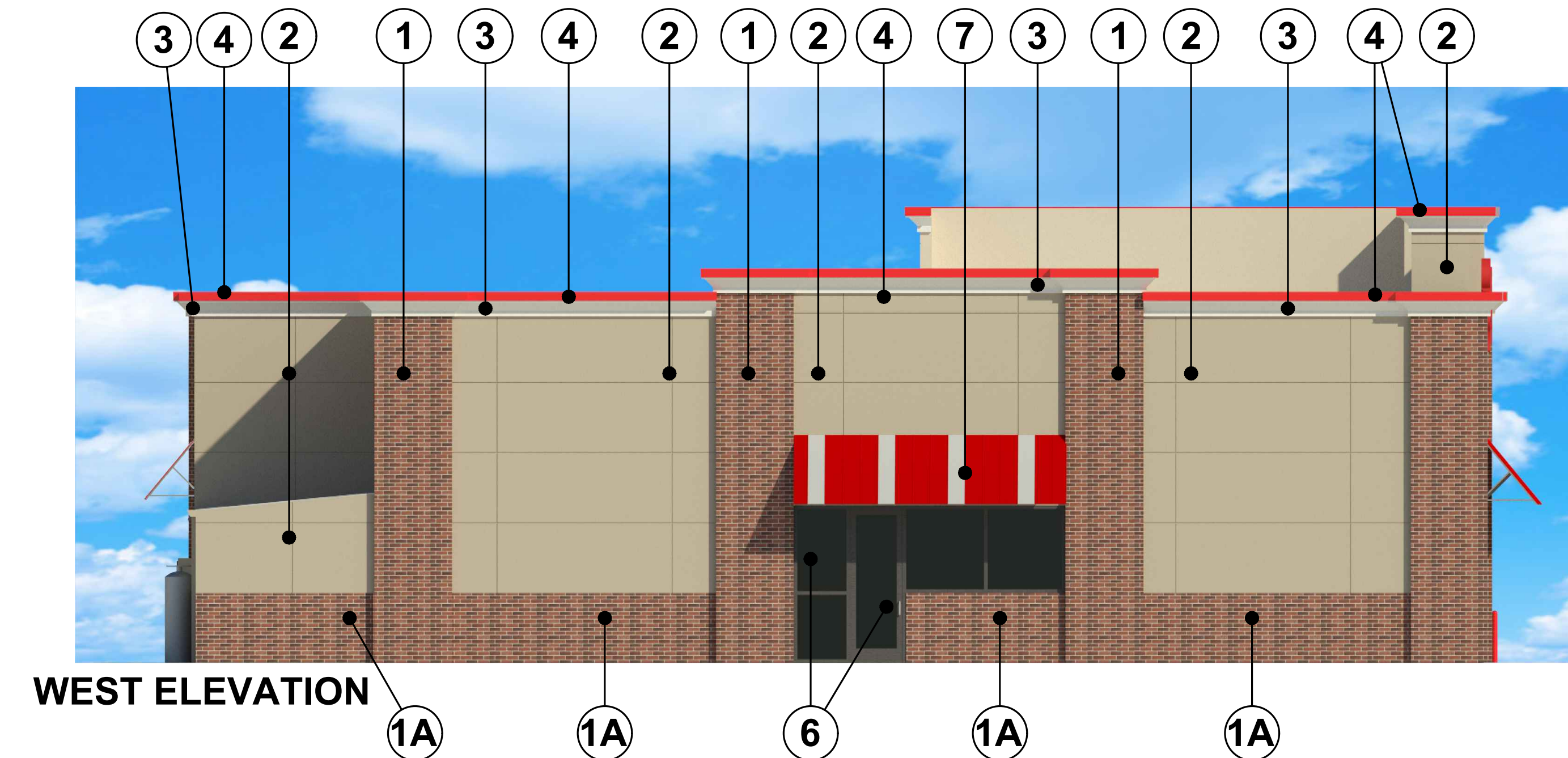
Freddy's Frozen Custard & Steakburgers

Building Design – Option 1

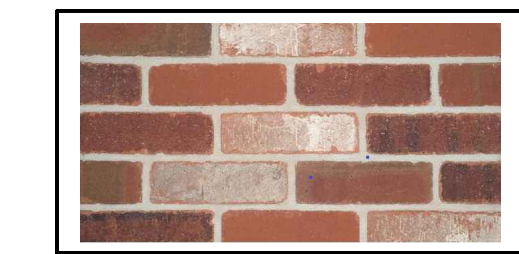
Building Design - Option 1 is 2,548 square feet which includes 60 dining room seats and a drive-thru. The exterior finishes consist of 37% brick and 63% EIFS. In this design, we have incorporated additional brick to the exterior elevations above our standard prototype to simulate more columns for aesthetics in which stays with the theme of the overall development.

The proposed Option 1 is preferred as this maximizes the amount of interior seating in order to accommodate as many guests as possible. This will not only help in serving our guests, but maximizes revenue for the location as well as the community as a whole.





1 MODULAR BRICK
"WELLSHIRE"
BY LAKEWOOD BRICK CO.



THIN BRICK
"WELLSHIRE"
BY LAKEWOOD BRICK CO.



2 FIBER CEMENT PANEL
"ARCHITECTURAL COLLECTION FINE SAND"
BY JAMES HARDI BOARD
PAINT: #7533 "KHAKI SHADE"
BY SHERWIN WILLIAMS



3 EIFS CORNICE
#6126 "FREDDY'S PEARL"
BY SHERWIN WILLIAMS



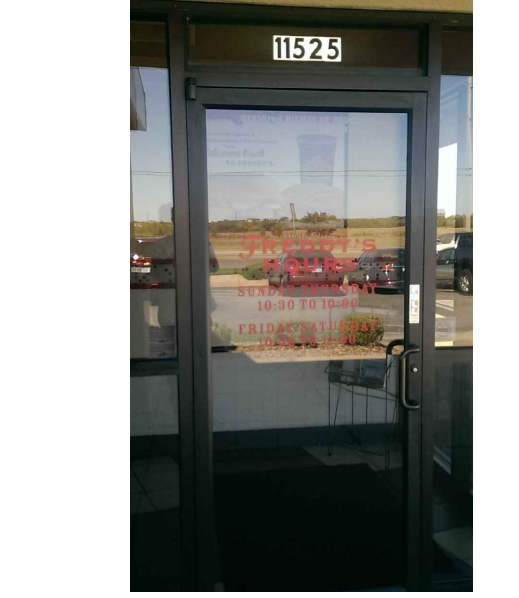
4 METAL COPING
"BRIGHT RED"
BY DUROLAST



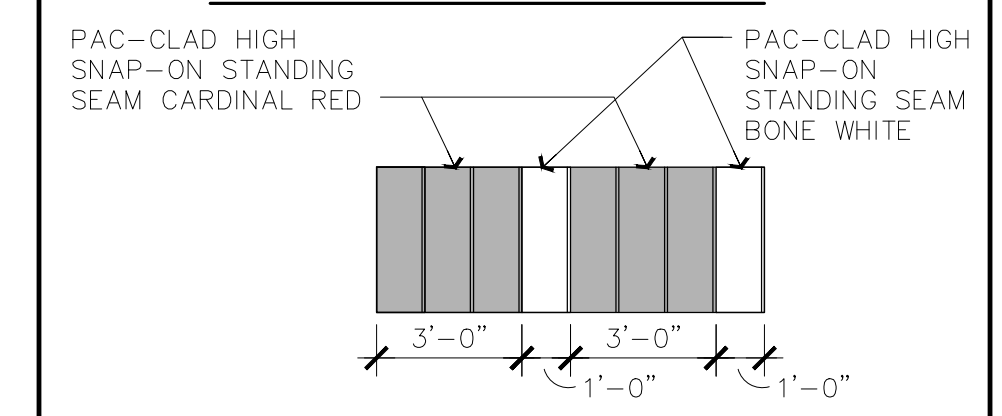
5 "FREDDY'S RED"
ANGLE SHADE LIGHT FIXTURE



6 "DARK BRONZE" ALUMINUM
STOREFRONT DOORS & WINDOWS



AWNING COLOR KEY



7 AWNING COLOR KEY

FREDDY'S FROZEN CUSTARD PONY EXPRESS PKWY. & CLEAR ROCK RD. EAGLE MOUNTAIN, UTAH

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RODGER W. BAKER, AIA

MATERIAL
BOARD
OPTION #1

DATE
DATE
6/21/24

DRAWN BY:
TDF
CHECKED BY:
RB

SHEET NO.
MB

FREDDY'S FROZEN CUSTARD
PONY EXPRESS PKWY. & CLEAR ROCK RD.
EAGLE MOUNTAIN, UTAH

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RODGER W. BAKER, AIA

**ARCHITECTURAL
FLOOR PLAN
OPTION #1**

DATE

DATE

6/21/24

DRAWN BY:

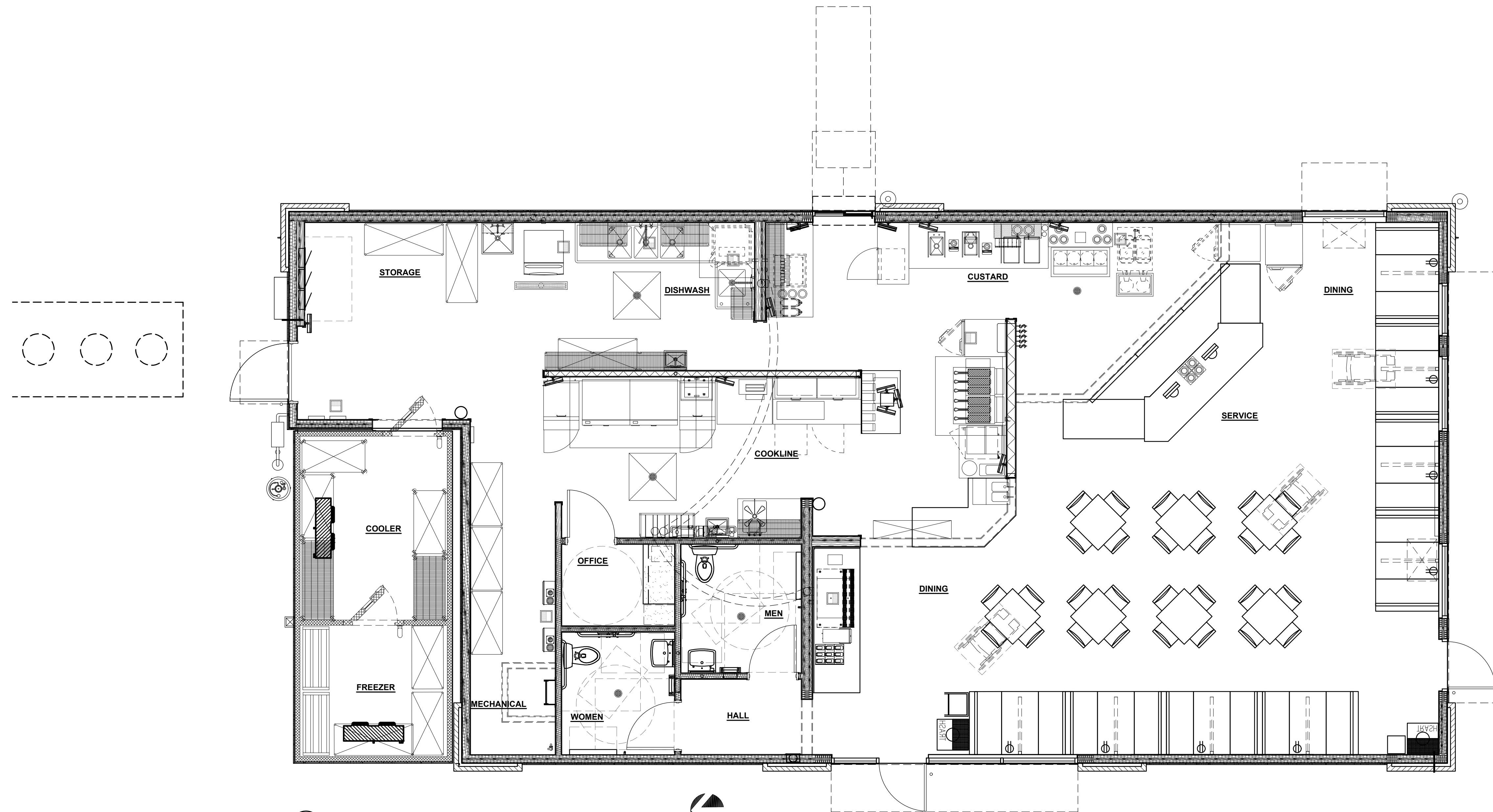
TDF

CHECKED BY:

RB

SHEET NO.

A1.1



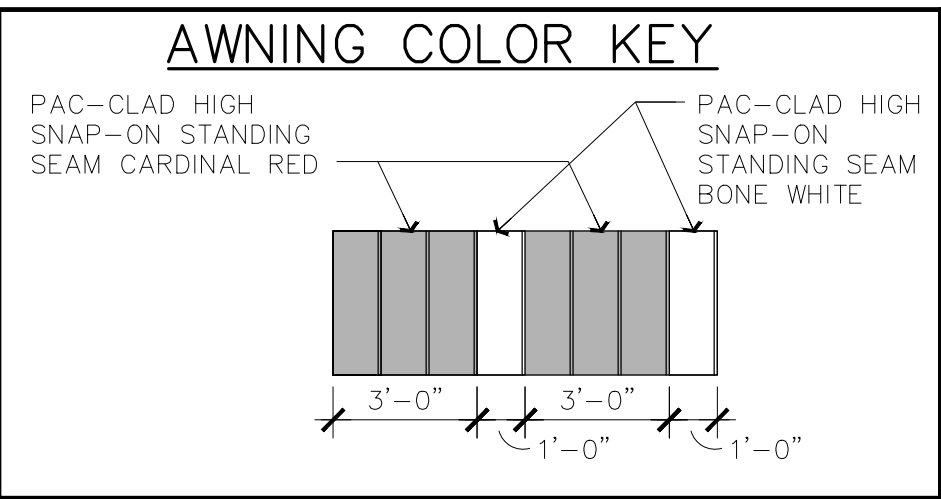
A ARCHITECTURAL FLOOR PLAN
1/4" = 1'-0"



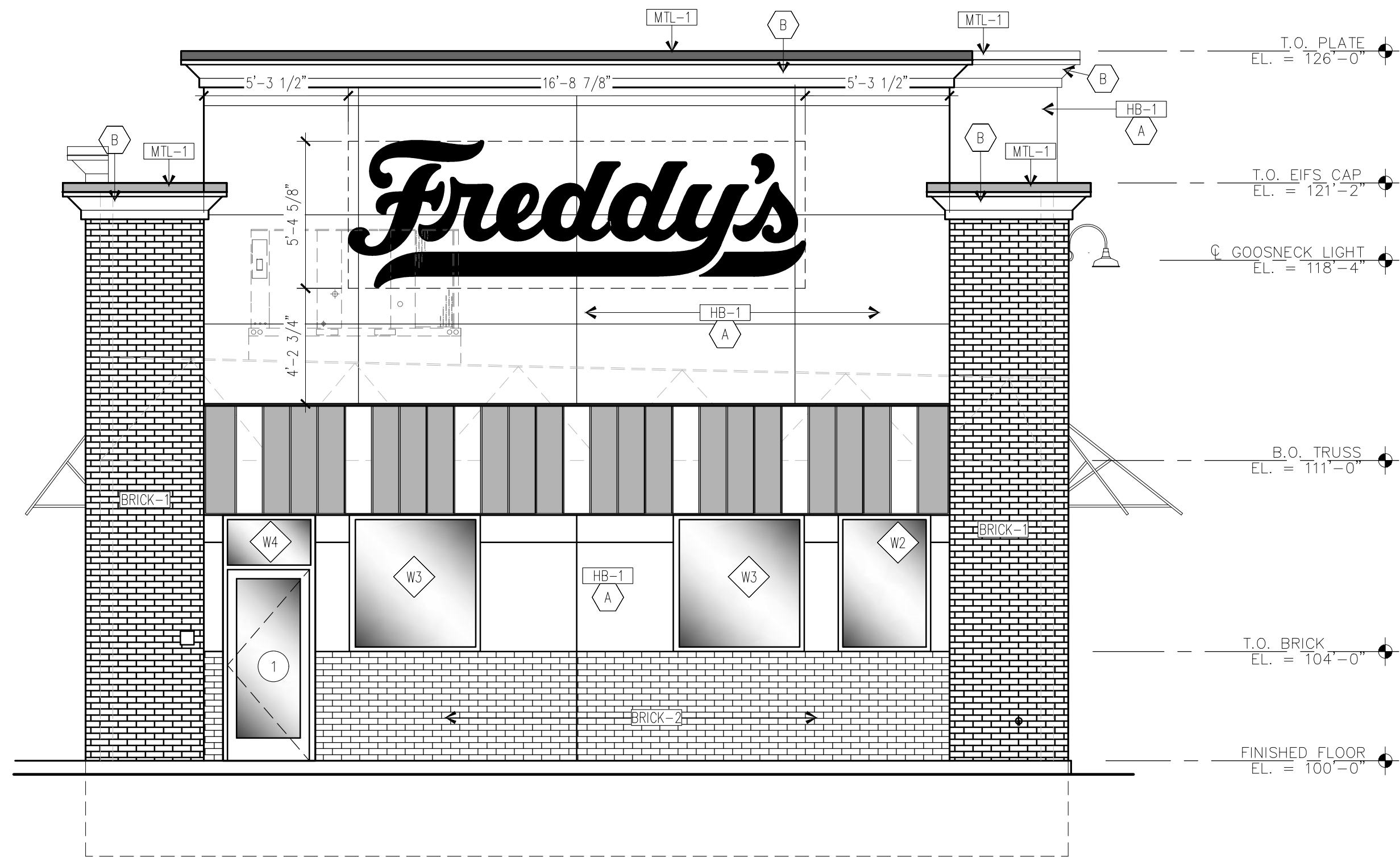
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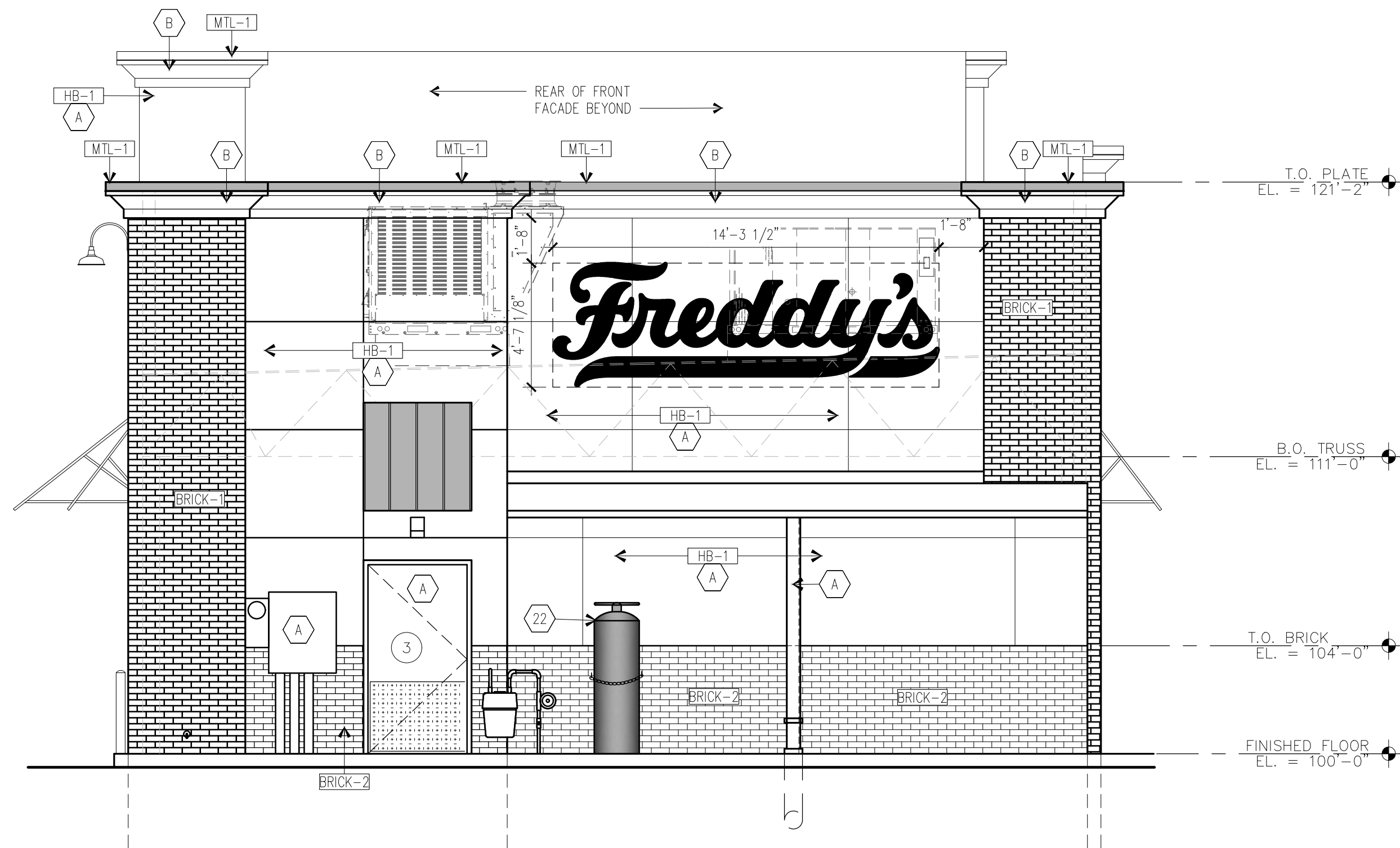
MATERIAL PERCENTAGE	
MODULAR BRICK	22%
THIN BRICK	15%
TEXTURED HARDIE BOARD	63%



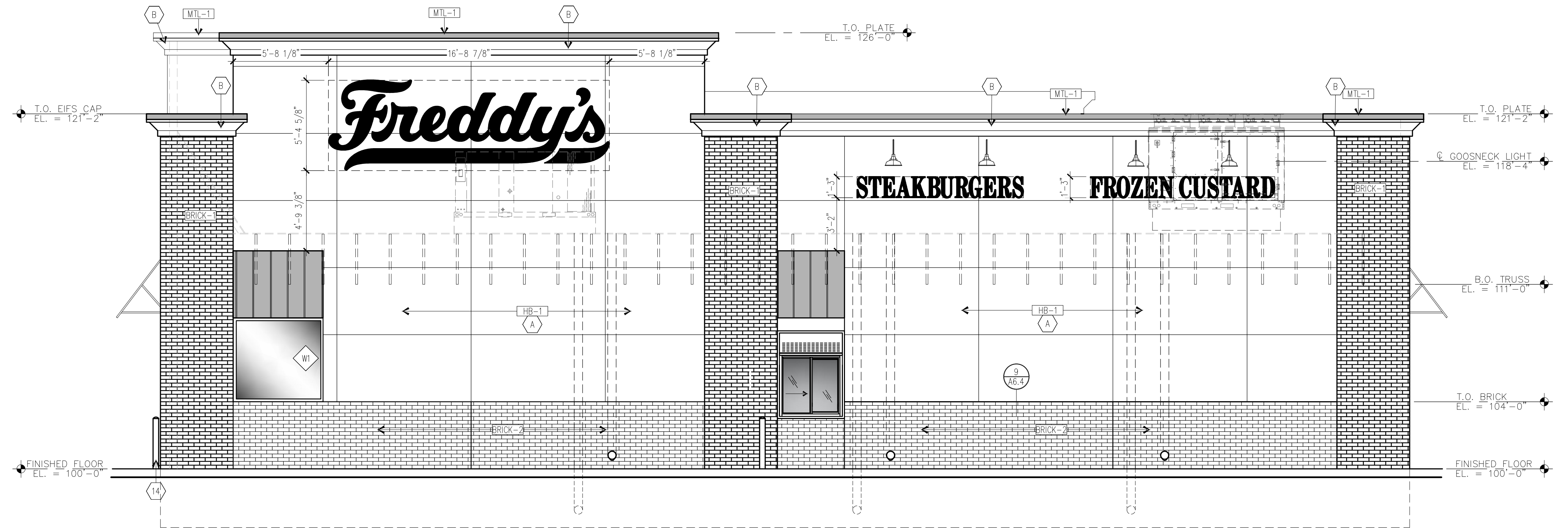
A SOUTH ELEVATION
1/4" = 1'-0"

SIGNAGE AREA: SOUTH ELEVATION
FREDDY'S = 90 SQ.FT.
TOTAL WALL AREA = 949 SQ.FT. X 10% = 94 SQ. FT.
TOTAL SIGN AREA = 90 SQ. FT.
CITY OF EAGLE MOUNTAIN
PERMITTED SIGNS 17.80.070 = MAX 10% WALL AREA

SIGNAGE AREA: NORTH ELEVATION
FREDDY'S = 65 SQ.FT.
TOTAL WALL AREA = 770 SQ.FT. X 10% = 77 SQ. FT.
TOTAL SIGN AREA = 65 SQ. FT.
CITY OF EAGLE MOUNTAIN
PERMITTED SIGNS 17.80.070 = MAX 10% WALL AREA

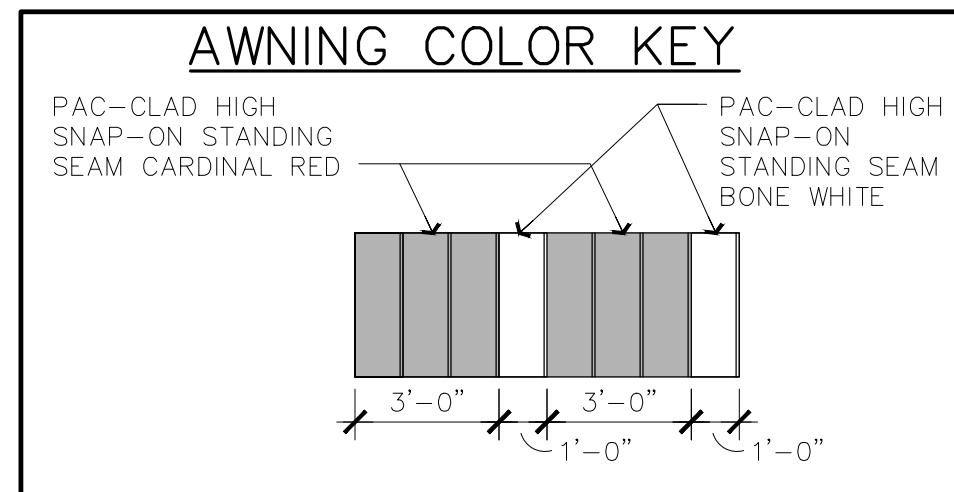


B NORTH ELEVATION
1/4" = 1'-0"



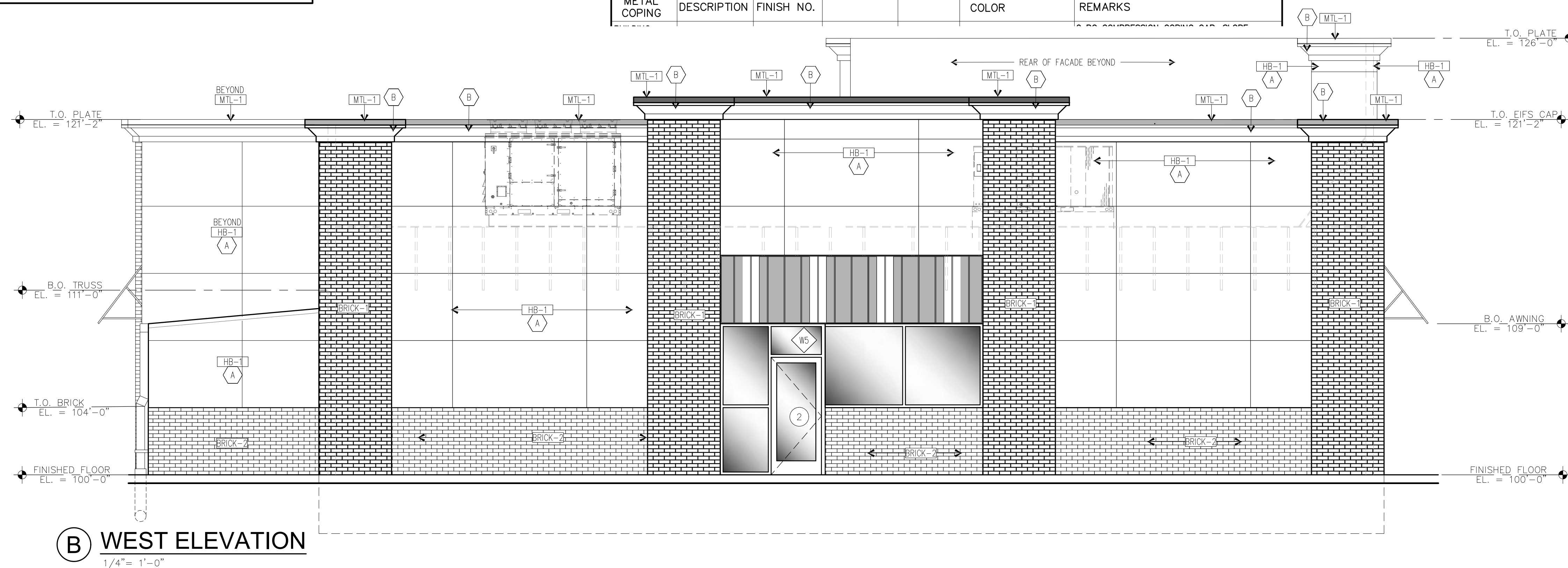
(A) EAST ELEVATION
1/4" = 1'-0"

SIGNAGE AREA: EAST ELEVATION
FREDDY'S = 90 SQ.FT.
STEAKBURGERS = 13 SQ.FT.
FROZEN CUSTARD = 14 SQ.FT.
TOTAL WALL AREA = 1729 SQ.FT. X 10% = 172 SQ. FT.
TOTAL SIGN AREA = 117 SQ. FT.
CITY OF EAGLE MOUNTAIN
PERMITTED SIGNS 17.80.070 = MAX 10% WALL AREA

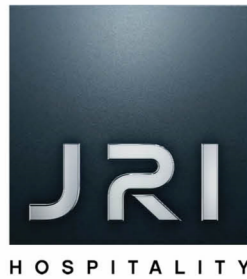


MATERIAL PERCENTAGE	
MODULAR BRICK	22%
THIN BRICK	15%
TEXTURED HARDIE BOARD	63%

EXTERIOR FINISH SCHEDULE						
SHERWIN WILLIAMS — PARENT NUMBER: BE37 FREDDY'S FROZEN CUSTARD						
EXTERIOR PAINT	DESCRIPTION	FINISH NO.	MFGR.	MFGR. NO.	COLOR	REMARKS
BUILDING WALLS	PAINT	(A)	SHERWIN WILLIAMS	#7533	KHAKI SHADE	
BUILDING TRIM	PAINT *	(B)	SHERWIN WILLIAMS	#6126	FREDDY'S PEARL	
BOLLARD	PAINT	P3	SHERWIN WILLIAMS	#17-572	FREDDY'S RED	PAINT WITH TWO COATS HIGH PERFORMANCE ACRYLIC (GLOSS)
GUARD RAIL	PAINT	P4	SHERWIN WILLIAMS	#666B300	FREDDY'S JET BLACK	PAINT WITH TWO COATS HIGH PERFORMANCE ACRYLIC (GLOSS)
* NOTE: ALL EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) IS PRE-MIXED WITH SHERWIN-WILLIAMS COLORS AS SPEC'D. ABOVE, NO PAINTING OF BUILDING E.I.F.S. (INCL. CONE) IS REQUIRED.						
EXT. BRICK	DESCRIPTION	FINISH NO.	MFGR.	COLOR & TEXTURE		REMARKS
BUILDING BRICK VENEER	MODULAR BRICK	BRICK-1	THE LAKEWOOD BRICK COMPANY	ACME BRICK CO. ATT: BILLY WHITE P-318-941-3594	WELLSHIRE	GROUT COLOR — GRAY MODULAR & THIN — MADE RUMBLED
BUILDING BRICK VENEER	THIN BRICK	BRICK-2	THE LAKEWOOD BRICK COMPANY	ACME BRICK CO. ATT: BILLY WHITE P-318-941-3594	WELLSHIRE	GROUT COLOR — GRAY MODULAR & THIN — MADE RUMBLED
EXT. PANEL	DESCRIPTION	FINISH NO.	MFGR.	COLOR & TEXTURE		REMARKS
FIBER CEMENT PANEL	48" x 96" CEMENT BD.	HB-1	JAMES HARDI BD.	— — —	ARCHITECTURAL COLLECTION FINE SAND	INSTALL PER MANUFACTURERS SPECIFICATIONS
METAL COPING	DESCRIPTION	FINISH NO.			COLOR	REMARKS



(B) WEST ELEVATION
1/4" = 1'-0"



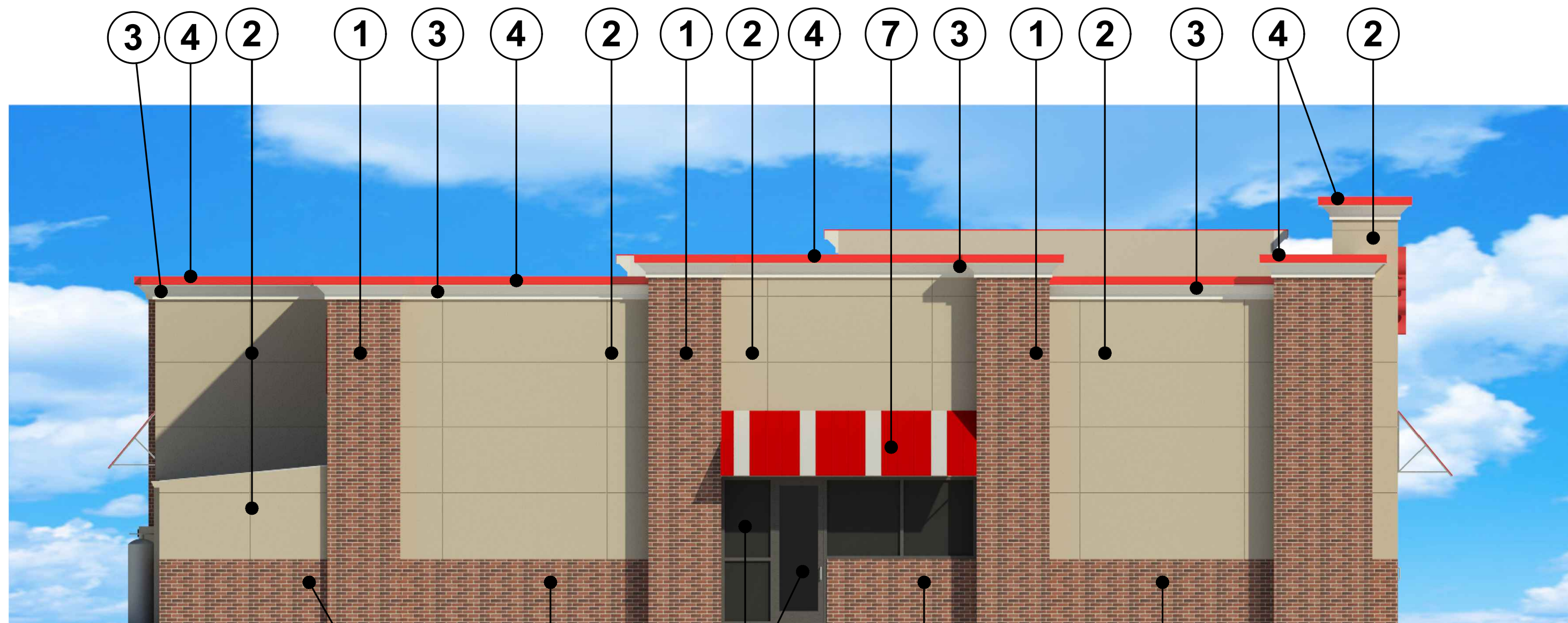
Freddy's Frozen Custard & Steakburgers

Building Design – Option 2

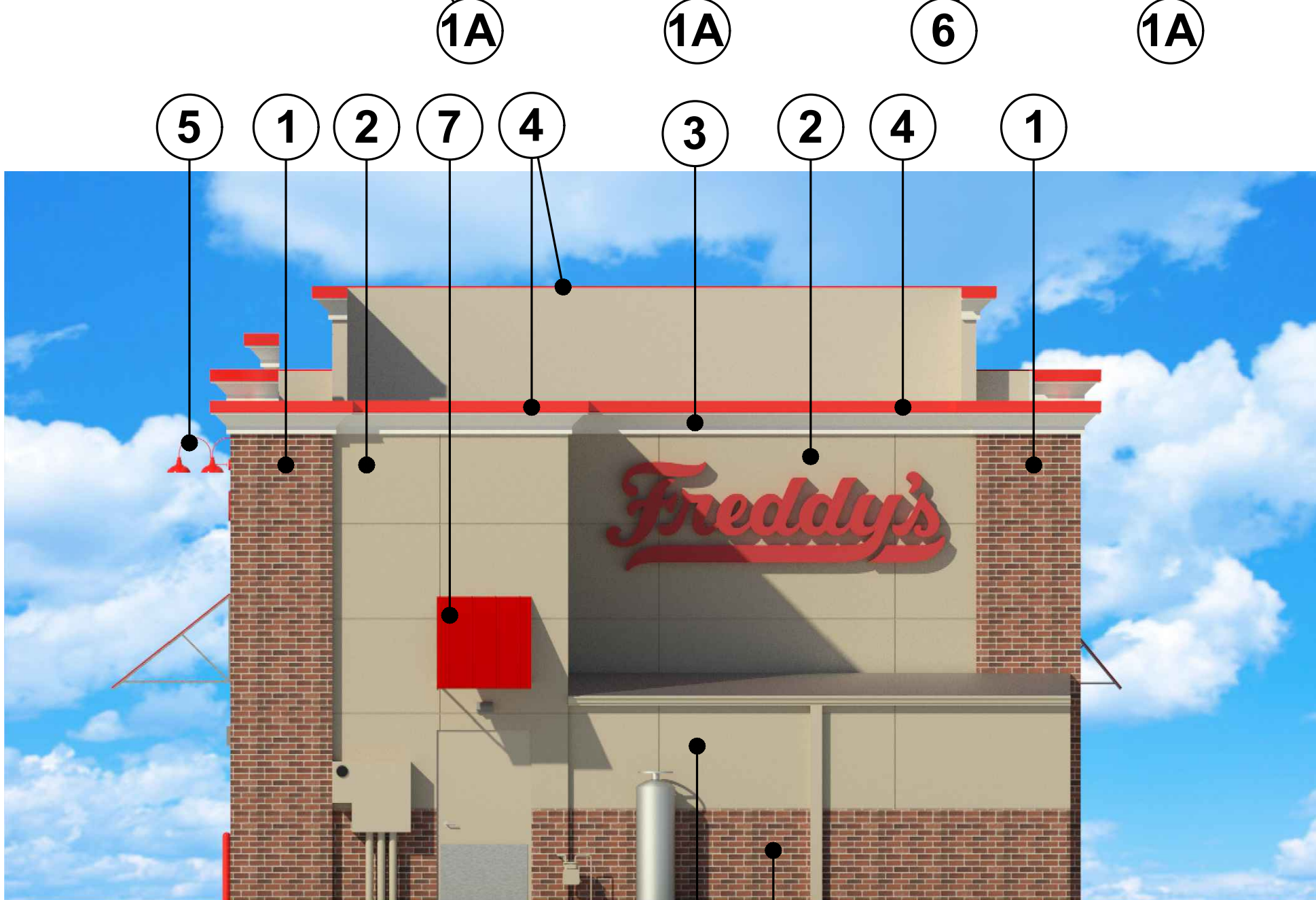
Design of Building Design Option 2 is 2,502 square feet which includes 56 dining room seats and a drive-thru. These exterior finishes consist of 41% brick and 59% EIFS. In the design, we show bump-out articulation of the brick columns per preliminary review comments. Due to the added bump-out sections, the overall square footage has to be reduced versus Option 1, as the building area for the structure is restricted. The result is less interior seating to accommodate these exterior features.

Thus, Option 2 is less preferred. As mentioned above, reducing the square footage with the addition of the architectural features results in more construction costs and less interior seating, which will affect the overall guest experience as well as generate less revenue.

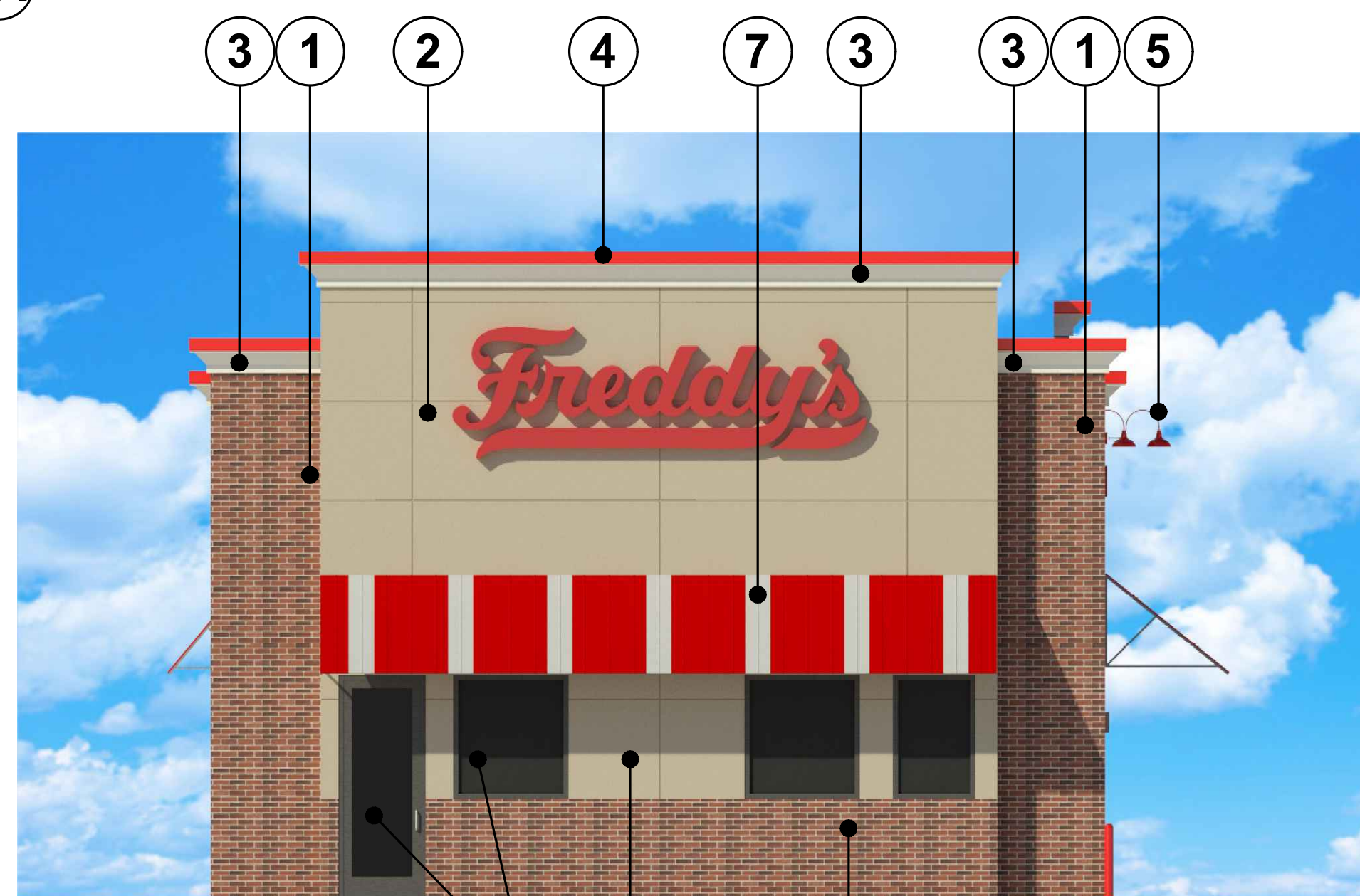




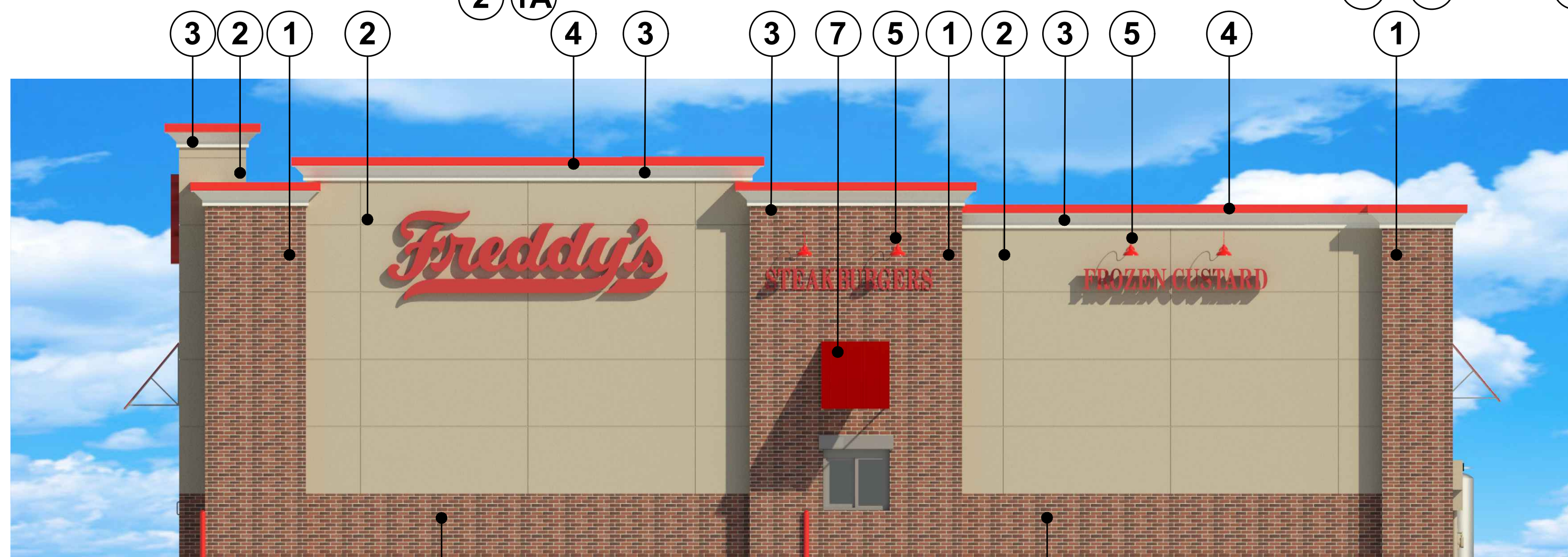
WEST ELEVATION



NORTH ELEVATION

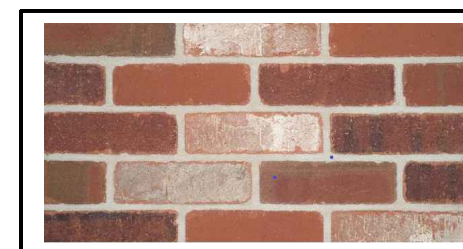


SOUTH ELEVATION

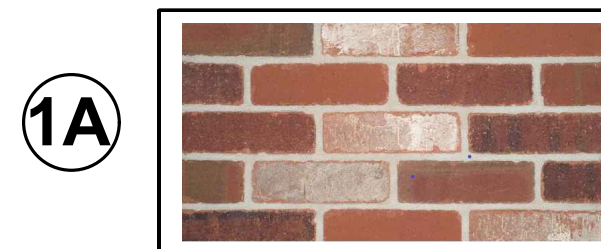


EAST ELEVATION

1 MODULAR BRICK
"WELLSHIRE"
BY LAKEWOOD BRICK CO.



THIN BRICK
"WELLSHIRE"
BY LAKEWOOD BRICK CO.



2 FIBER CEMENT PANEL
"ARCHITECTURAL COLLECTION FINE SAND"
BY JAMES HARDI BOARD
PAINT: #7533 "KHAKI SHADE"
BY SHERWIN WILLIAMS



3 EIFS CORNICE
#6126 "FREDDY'S PEARL"
BY SHERWIN WILLIAMS



4 METAL COPING
"BRIGHT RED"
BY DUROLAST



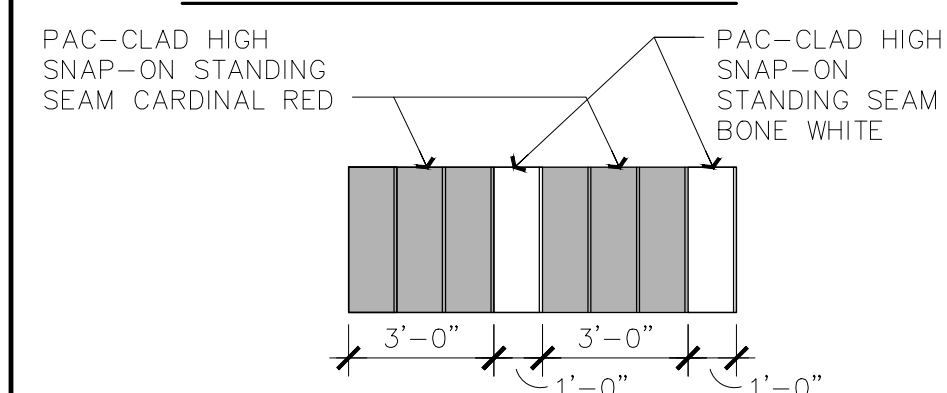
5 "FREDDY'S RED"
ANGLE SHADE LIGHT FIXTURE



6 "DARK BRONZE" ALUMINUM
STOREFRONT DOORS & WINDOWS



AWNING COLOR KEY



7 AWNING COLOR KEY

FREDDY'S FROZEN CUSTARD
PONY EXPRESS PKWY. & CLEAR ROCK RD.
EAGLE MOUNTAIN, UTAH

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RODGER W. BAKER, AIA

**ARCHITECTURAL
FLOOR PLAN
OPTION #2**

DATE

DATE

6/21/24

DRAWN BY:

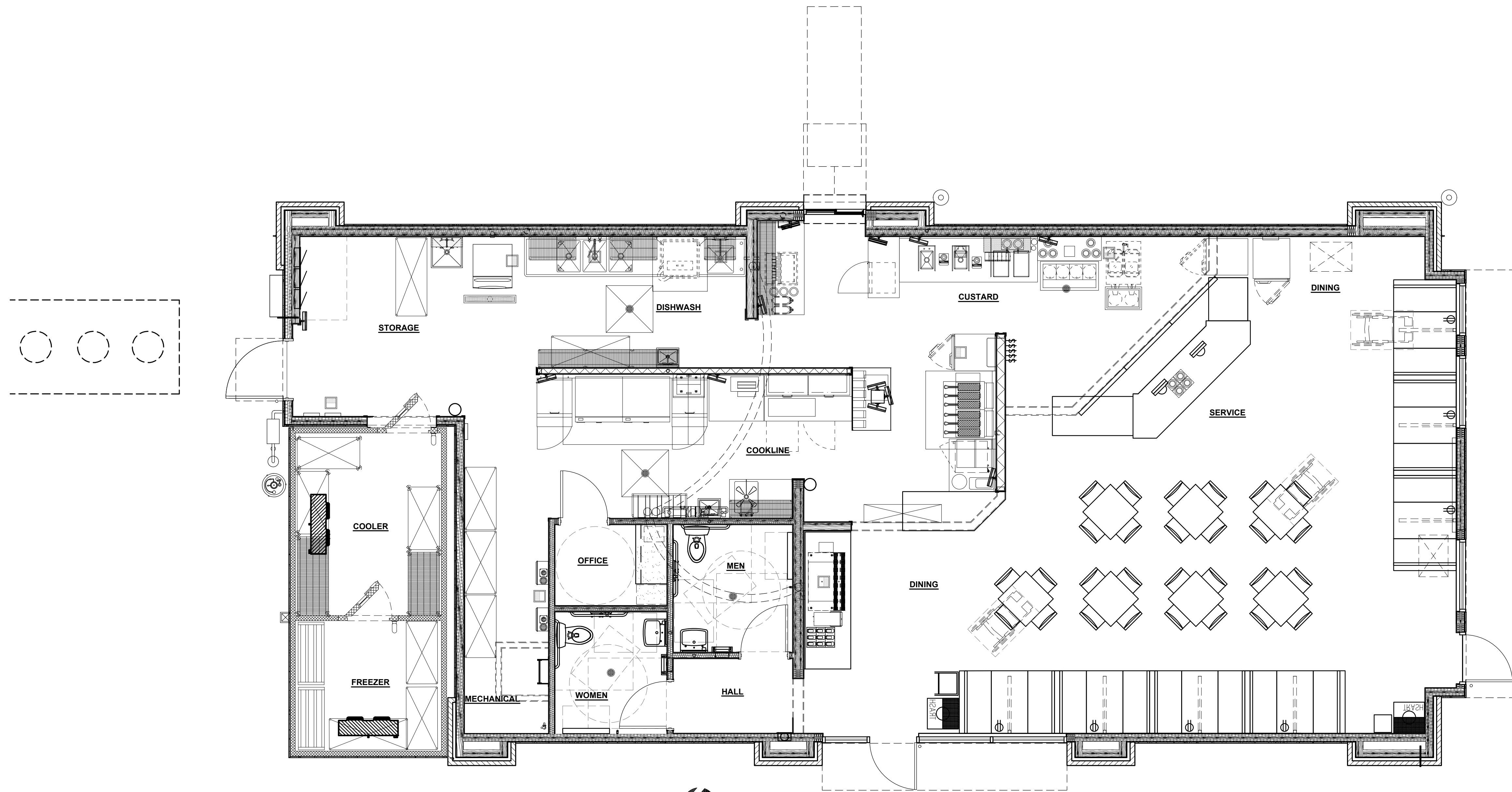
TDF

CHECKED BY:

RB

SHEET NO.

A1.1



A ARCHITECTURAL FLOOR PLAN
1/4" = 1'-0"



AREA CALCULATIONS (NET)	
BUILDING	2,292 SQ. FT.
COOLER/FREEZER	210 SQ. FT.
FREDDY'S AREA	2,502 SQ. FT.

SEATING CALCULATIONS	
7' x 4' SEAT BOOTHS	28
7' x 4' SEAT TABLES	28
TOTAL IN STORE DINING	56
TOTAL SEATING	56

AWNING COLOR KEY

PAC-CLAD HIGH
SNAP-ON STANDING
SEAM CARDINAL RED

PAC-CLAD HIGH
SNAP-ON
STANDING SEAM
BONE WHITE

3'-0"

1'-0"

3'-0"

1'-0"

1'-0"

MATERIAL PERCENTAGE	
MODULAR BRICK	27%
THIN BRICK	14%
TEXTURED HARDIE BOARD	59%



SIGNAGE AREA: SOUTH ELEVATION

FREDDY'S = 90 SQ.FT.

TOTAL WALL AREA = 949 SQ.FT. X 10% = 94 SQ. F

TOTAL SIGN AREA = 90 SQ. FT.

CITY OF EAGLE MOUNTAIN

PERMITTED SIGNS 17.80.070 = MAX 10% WALL AREA

SIGNAGE AREA: NORTH ELEVATION

FREDDY'S = 65 SQ.FT.

TOTAL WALL AREA = 770 SQ.FT. X 10% = 77 SQ. F

TOTAL SIGN AREA = 65 SQ. FT.

CITY OF EAGLE MOUNTAIN

PERMITTED SIGNS 17.80.070 = MAX 10% WALL AREA



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**EXTERIOR
ELEVATIONS
OPTION #2**

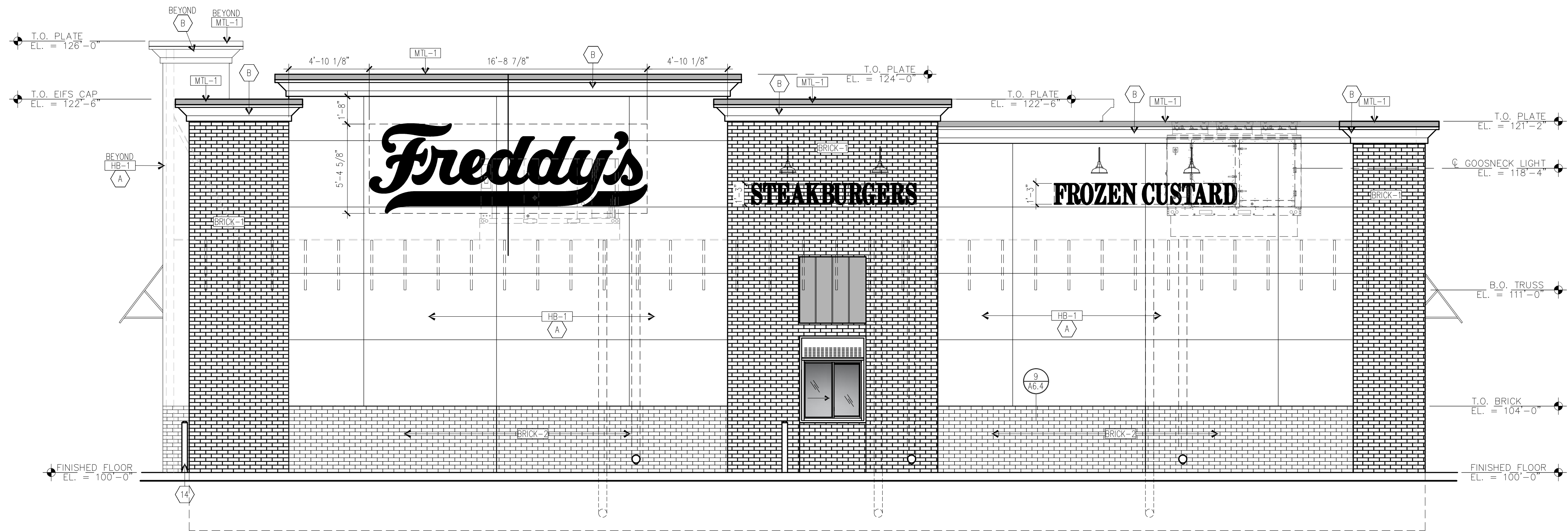
DATE
DATE
6/21/24

DRAWN BY:
RB/TDI

CHECKED BY:
RB

SHEET NO.

A3



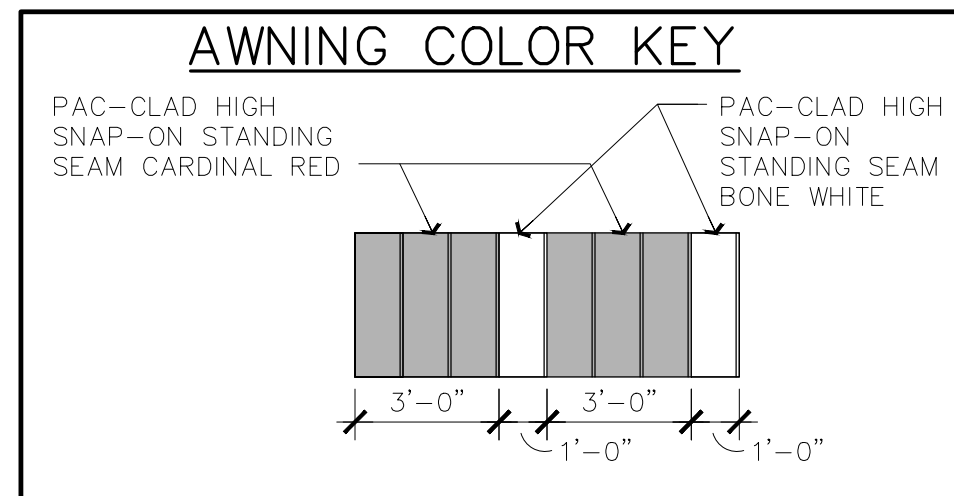
(A) EAST ELEVATION
1/4" = 1'-0"

SIGNAGE AREA: EAST ELEVATION

FREDDY'S = 90 SQ.FT.
STEAKBURGERS = 13 SQ.FT.
FROZEN CUSTARD = 14 SQ.FT.

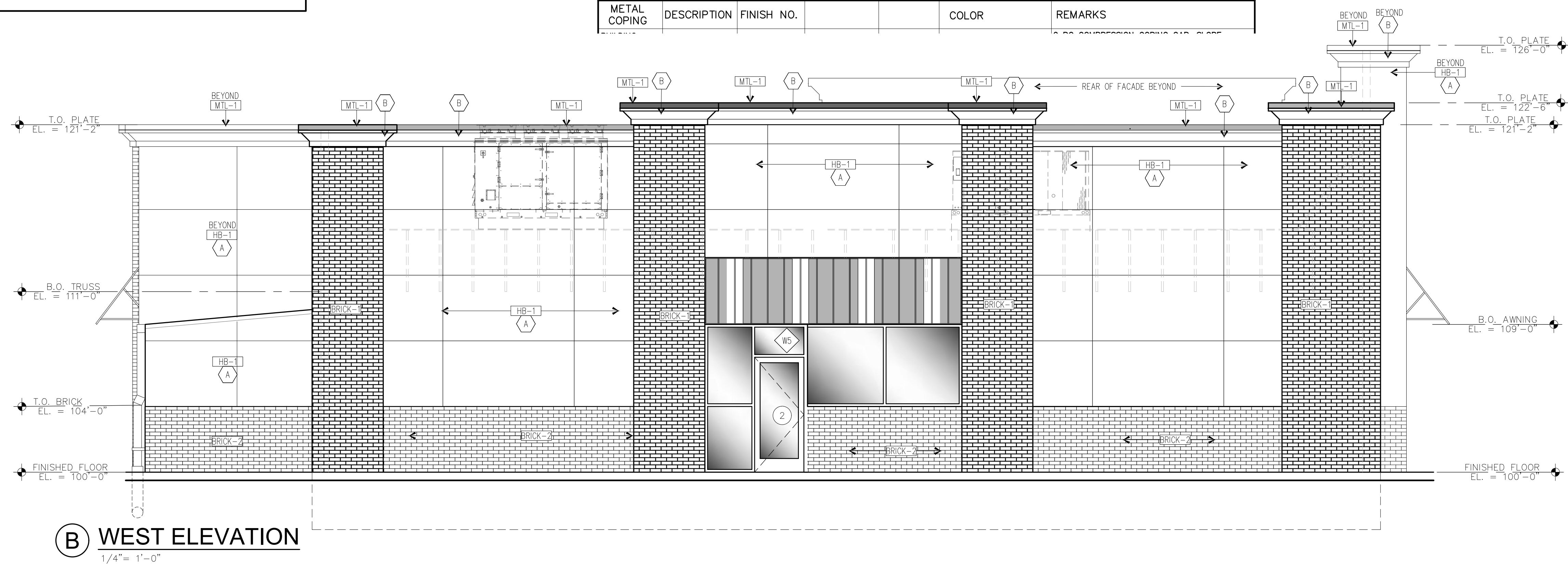
TOTAL WALL AREA = 1729 SQ.FT. X 10% = 172 SQ. FT.
TOTAL SIGN AREA = 117 SQ. FT.

CITY OF EAGLE MOUNTAIN
PERMITTED SIGNS 17.80.070 = MAX 10% WALL AREA



MATERIAL PERCENTAGE	
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THIN BRICK	14%
TEXTURED HARDIE BOARD	59%

EXTERIOR FINISH SCHEDULE						
SHERWIN WILLIAMS - PARENT NUMBER: BE37 FREDDY'S FROZEN CUSTARD						
EXTERIOR PAINT	DESCRIPTION	FINISH NO.	MFGR.	MFGR. NO.	COLOR	REMARKS
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BUILDING TRIM	PAINT *	(B)	SHERWIN WILLIAMS	#6126	FREDDY'S PEARL	
BOLLARD	PAINT	P3	SHERWIN WILLIAMS	#17-572	FREDDY'S RED	PAINT WITH TWO COATS HIGH PERFORMANCE ACRYLIC (GLOSS)
GUARD RAIL	PAINT	P4	SHERWIN WILLIAMS	#666300	FREDDY'S JET BLACK	PAINT WITH TWO COATS HIGH PERFORMANCE ACRYLIC (GLOSS)
* NOTE: ALL EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) IS PRE-MIXED WITH SHERWIN-WILLIAMS COLORS AS SPEC'D. ABOVE, NO PAINTING OF BUILDING E.I.F.S. (INCL. CONE) IS REQUIRED.						
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BUILDING BRICK VENEER	THIN BRICK	BRICK-2	THE LAKEWOOD BRICK COMPANY	ACME BRICK CO. ATT: BILLY WHITE P.318-941-3594	WELLSHIRE	GROUT COLOR - GRAY MODULAR & THIN - MADE RUMBLED
EXT. PANEL	DESCRIPTION	FINISH NO.	MFGR.		COLOR & TEXTURE	REMARKS
FIBER CEMENT PANEL	48"x 96" CEMENT BD.	HB-1	JAMES HARDI BD.	- - -	ARCHITECTURAL COLLECTION FINE SAND	INSTALL PER MANUFACTURERS SPECIFICATIONS
METAL COPING	DESCRIPTION	FINISH NO.			COLOR	REMARKS



(B) WEST ELEVATION
1/4" = 1'-0"