



EAGLE MOUNTAIN CITY COUNCIL MEETING

August 15, 2023, 4:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

1. CITY ADMINISTRATOR INFORMATION ITEMS

This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.

- 1.A UPDATE - City Administrator Items
- 1.B DISCUSSION - REDKOR Branding Survey
- 1.C DISCUSSION - Public Art Code
EMMC 12.35 Public Art - Draft
- 1.D UPDATE - Resident Survey Results
- 1.E DISCUSSION - 2023 Water Rate Study
2023 Water Rate Study Staff Report
- 1.F DISCUSSION - Repeal of RTI Zone's Sunset Date
EMMC 17.48.110 Repeal Date - Redlines
- 1.G Discussion - Golf Course Netting
EMMC 17.60.120 Golf Course Netting - Redlines
Business Owner Email
- 1.H DISCUSSION - Solar Panel Protection
EMMC 17.76.070 Solar Energy Devices (Panels or Collectors) - Redlines

2. AGENDA REVIEW

The City Council will review items on the Consent Agenda and Policy Session Agenda.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 P.M. POLICY SESSION - CITY COUNCIL CHAMBERS

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

Time has been set aside for the public to express their ideas, concerns and comments. (Please limit your comments to three minutes each.)

8. CITY COUNCIL/MAYOR'S ITEMS

Time has been set aside for the City Council and Mayor to make comments.

CONSENT AGENDA

9. AGREEMENTS

9.A 2024 Ford F-250 Truck - Ken Garff Ford (State Contract)
Order Confirmation

9.B First Amendment to the Donation Agreement between Oquirrh Wood Ranch LLC, Boy
Scouts of America, and Eagle Mountain City.
First Amendment to Donation Agreement
Page 3-17 Firefly Community Plan
Original Donation Agreement

9.C Lobbyist Services Agreement - Legislative Executive Consulting, LLC
Consulting Agreement

10. BOND RELEASES

10.A Overland Village 2 Phase A, Plat 1 - Into Warranty
Bond Release Letter
Recorded Plat

10.B Scenic Mountain Phase C, Plat 3 - Into Warranty
Bond Release Letter
Recorded Plat

10.C Overland Phase C, Plat 2 - Out of Warranty
Bond Release Letter
Recorded Plat

10.D Overland Phase C, Plat 3 - Out of Warranty

[Bond Release Letter](#)
[Recorded Plat](#)

10.E Overland Phase C, Plat 4 - Out of Warranty
[Bond Release Letter](#)
[Recorded Plat](#)

10.F Spring Run Phase B, Plat 4 - Out of Warranty
[Bond Release Letter](#)
[Recorded Plat](#)

10.G Spring Run Phase B, Plat 5 - Out of Warranty
[Bond Release Letter](#)
[Recorded Plat](#)

10.H Spring Run Phase C, Plat 2 - Out of Warranty
[Bond Release Letter](#)
[Recorded Plat](#)

11. MINUTES

11.A August 1, 2023 Minutes - Regular City Council Meeting
[08.01.2023 City Council Minutes - DRAFT](#)

12. PRELIMINARY PLATS & SITE PLANS

12.A [SITE PLAN - A to Z Building Blocks Addition](#)
[Civil and Site Plans](#)
[Elevations](#)
[Shared Parking Table](#)
[Landscape Plan](#)
[Photometric Plan](#)
[Lighting Schedule](#)
[Parking Lease Agreement](#)

12.B [SITE PLAN - Eagle Mountain Pet Care](#)
[Eagle Mountain Pet Care - Full Plans](#)

13. RESOLUTIONS

13.A [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Accepting Entitlement Status for the Community Development Block Grant Program.](#)
[RES--Acceptance of CDBG Entitlement Status](#)
[CDBG Federal Certifications](#)
[Sample HUD CDBG Contract](#)

CDBG Q and A
FY 2024 Eagle Mountain Entitlement Notification
Sample List of Eligible CDBG Activities

- 13.B RESOLUTION - A Resolution of Eagle Mountain City, Utah, Consenting to the Appointment of Jayme Blakesley to the Employee Appeal Board for a Two-year Term, Through July 2025.
RES--Appointment of Employee Appeal Board Member

SCHEDULED ITEMS

14. CLEVERLY COURT SUBDIVISION

- 14.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Cleverly Court to the Foothill Residential Zone.

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* The proposed ordinance rezones a 1.25-acre parcel of property north of the Eagle Point Phase J, Plat 2 subdivision from Agriculture to Foothill Residential, Utah County Parcel Number 59:007:0122.

ORD--Cleverly Court Rezone
Vicinity Maps
Future Land Use Map
Preliminary Plat
Utility Plan

- 14.B PRELIMINARY PLAT - Cleverly Court Subdivision

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* The proposed preliminary plat for a one-lot subdivision includes 0.78 acres of Utah County Parcel Number 59:007:0122.

15. ORDINANCES/PUBLIC HEARINGS

- 15.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Section 17.70.030 Accessory Dwelling Unit Standards.

BACKGROUND: *(Presented by Planner Steven Lehmitz)* The proposed amendment clarifies that the City does not require internal connections between a primary unit and an attached accessory dwelling unit.

ORD--EMMC 17.70.030 Accessory Dwelling Unit Standards

EMMC 17.70.030 Accessory Dwelling Unit Standards - Redlines

- 15.B [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.75 Standards for Special Uses and Section 17.35.030 Land Use Table \(Commercial Zones\) Regarding Automobile Sales, Racetracks, and Communication Facility Generators.](#)

BACKGROUND: *(Presented by Planner Steven Lehmitz)* The proposed ordinance outlines Special Use standards for automobile sales and racetrack uses, and permits generators in conjunction with communication facilities and towers. The amendment also removes superscript "5" from the Commercial Zone Land Use Table; the footnote stating, "These special uses are considered prohibited until special use standards specific to these uses are approved and included in Chapter 17.75 EMMC." In the same Land Use Table, links are added for each special use, referencing the appropriate Special Use standards. This item was presented for a discussion at the August 1, 2023 City Council meeting.

[ORD--EMMC Title 17 - Automobile Sales, Racetracks, & Communication Facility Generators](#)
[EMMC 17.35.030 and 17.75 - Redlines](#)

- 15.C [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Sections 17.10.30 Definitions, 17.35.030 Land Use Table \(Commercial Zones\), 17.37.030 Land Use Table \(Business Park Zones\), 17.38.035 Special Uses \(Commercial Storage zone\), 17.40.040 Conditional Uses \(Industrial Zone\), and 17.75.046 Caretaker Dwelling, regarding Caretaker Dwellings and Self-Storage or Mini-Storage uses.](#)

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed amendments permit and establish standards regarding caretaker dwellings in certain zones and modifies Self-Storage or Mini-Storage unit standards.

[ORD--EMMC Title 17 - Caretaker Dwellings](#)
[Caretaker Dwelling and Self Storage Code](#)

16. **LEGISLATIVE ITEMS**

- 16.A [UPDATE - Legislative Priorities List](#)
[Legislative Priorities List Revisited](#)

17. **CITY COUNCIL/MAYOR'S BUSINESS**

This time is set aside for the City Council's and Mayor's comments on City business.

18. **CITY COUNCIL BOARD LIAISON REPORTS**

This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons

to the City Council.

19. COMMUNICATION ITEMS

19.A Financial Update
[July 2023 Financial Update](#)

19.B Upcoming Agenda Items
[Upcoming Agenda Items](#)

20. ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.
In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 10th day of August, 2023, 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
CITY COUNCIL MEETING
AUGUST 15, 2023**

TITLE:	DISCUSSION - REDKOR Branding Survey		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Tyler Maffitt, Admin

PRESENTED BY:

Tyler Maffitt,
Communications Manager

RECOMMENDATION:

BACKGROUND:

The Comprehensive Marketing Plan Review Committee has been working diligently to rebrand Eagle Mountain City. This presentation is another update from REDKOR to involve City Council in the rebranding process, present information, and gather feedback to ensure proper guidance.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 15, 2023**

TITLE:	DISCUSSION - Public Art Code		
ITEM TYPE:	Discussion		
FISCAL IMPACT:	\$0.00		
APPLICANT:	Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Natalie Winterton, Admin

PRESENTED BY:

Natalie Winterton

RECOMMENDATION:

It is recommended that the City discuss passing regulations that will facilitate the orderly and impartial incorporation of public art throughout the City.

BACKGROUND:

Eagle Mountain City has some public art that can be found throughout the city. Just a few examples are: the glass recycling bin in the parking lot of Corey Wride Park, various paintings or photographs throughout City Hall, etc.

Previously, public art opportunities have been initiated by both the City as well as the artists themselves. As each chance to incorporate public art arises, the City's faces difficult decisions on the implementation and maintenance of these pieces of art.

In other contexts, the City has established standards and practices that help regulate and protect what can and should be displayed in a public space. Also, as the City works with businesses, it has regulations that allows for an impartial and organized working relationship. Similarly, the City should consider implementing regulations that preserve impartiality and protect the assets (art) acquired.

It is recommended that the City discuss passing code that will

facilitate the orderly and impartial incorporation of public art throughout the City.

Staff is not asking for a decision to be made today. The purpose of this discussion is to understand the appetite of the Council for this topic, as well as feedback from Council as a body.

ITEMS FOR CONSIDERATION:

Staff recognizes the Council's appetite for private sector involvement/initiative in the public art arena. This code is not intended to remove the private sector's involvement in public art. It is intended to ensure that the City's relationship with any relevant and interested private/nonprofit organizations is impartial.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[EMMC 12.35 Public Art - Draft](#)

Chapter 12.35

PUBLIC ART

Sections:

- 12.35.010 Definitions
- 12.35.020 Sitting Public Art
- 12.35.030 Obtention Processes
- 12.35.040 Gifts and Loans
- 12.35.050 Memorials and Monuments
- 12.35.060 Collection Management
- 12.35.070 Re-siting and Deaccessioning Works of Art

12.35.010 Definitions

A. ARTIST means an individual generally recognized by critics and peers as a professional practitioner of the visual arts or performance art as judged by the quality of the professional practitioner's body of work, educational background and experience, past public commissions, sale of works, exhibition record, publications, and production of artwork.

B. ARTWORK means works in any style, expression, genre, and media created by an artist as defined herein that may be permanent, temporary, and functional. Artwork may be stand-alone and integrated into architecture, landscaping, or other site development if such are designed by an artist as defined herein. Excluded are gifts of state by foreign governments or by other political jurisdictions of the United States.

C. ARTS PROFESSIONALS means artists, curators, educators, and others who engage in specialized practices pertaining to the visual arts or performance art.

D. CAPITAL IMPROVEMENT PROJECT (CIP) means any City projects listed in the annual capital improvement projects budget. These will typically include facility construction and upgrades, added amenities, and other one-time projects.

E. CITY means the government entity that constitutes Eagle Mountain City.

F. CONSERVATION means the activities required to repair, restore, and conserve a damaged or malfunctioning artwork, including treatment that returns the artwork to its original condition.

G. DEACCESSION means the removal of artwork from the City's collection and care.

H. GATHERING PLACE means an outdoor, public place generally located within an area that has one or more uses (civic, commercial, retail, and/or residential), and which is designed with the intent for social interaction and other passive, non- recreational activities.

I. GIFT means art donated to the City from an institution, private individual, or other outside source.

J. LOAN means artwork provided to the City for its use for a designated period of time and then returned to the owner at the conclusion of the loan period.

K. MAINTENANCE means all activities required to conserve, repair, or preserve the integrity of the artwork and setting within which the artwork is located. Routine maintenance is limited to the basic day-to-day care of the artwork.

L. MEMORIALS means markers, statues, and other similar permanent installations to express government speech, as further described in this policy, and which are installed by Eagle Mountain City on City property, or which are accepted by Eagle Mountain City and installed on City property with City permission. Memorials may be in various forms including plaques, sculptures, fountains, or other forms of memorials as determined by Eagle Mountain City.

M. MURAL means visual depictions and/or works of art including mosaic, painting or graphic art technique applied, painted, implanted, or placed directly onto the exterior of any wall of a building; such depictions shall not contain words, logos, emblems, trademarks, or other similar devices that identify or advertise any product, service, or business.

N. PERFORMANCE ART means a performance presented within a fine art context, usually in collaboration with other interdisciplinary artists. The performance may be live or via media and the performer may be present or absent.

O. PUBLIC ART means artwork located in a public place on land or in a building owned by Eagle Mountain City. Public art shall encompass the broadest possible range of expression, media, and materials.

P. PUBLIC PLACE means an area on public or private property that is freely accessible to and available for use by the general public during normal hours of business operation consistent with the operation and use of the premises, including public rights-of-way, landscape areas, entry plazas, building facades, interior lobbies, meeting spaces, and rooftop gardens.

12.35.020 Siting Public Art

The City Council should consider the following criteria when deciding on a location for public art:

A. Balanced Distribution. Public Art is beneficial to all Eagle Mountain City residents and therefore should be found in various locations throughout the City. The Council should consider where public art is not already found within the City to ensure a good distribution of public art, similar to distribution of public parks.

B. Ease of Maintenance. Art requires regular cleaning and maintenance. Maintenance requirements will vary depending upon the type of art, but the site should allow for routine maintenance to be performed with relative ease.

C. Gathering Places. In some cases, public art may be sited in a particular area to create a gathering place. City Council should consult with staff to review these efforts so that appropriate projects are incorporated into targeted spaces.

D. Public Access. Public art should be accessible to the general public. Public art should not be in a place that restricts any individuals or groups from accessing the art.

E. Safety. Public art should not be sited in locations where public safety may be compromised. Public art should not impede clear-vision triangles, conceal traffic signage, or otherwise create a hazardous environment for motorists, pedestrians, and so forth.

12.35.030 Obtention Processes

A. Basic Administrative Procedures for Obtaining Public Art. Below are the procedures for various art project types. The subsequent sections discuss the process in more detail.

1. Process for general public art projects
 - a. Project objectives and scope defined
 - b. Opportunities for public art identified
 - c. Issuance of Request for Qualifications
 - i. Optional: Interview artists
 - ii. Optional: Issuance of Request for Proposals
 - iii. City Council selects artist from finalists
 - iv. City Council approves or denies the selection
 - v. Contract signed with artist
2. Process for public art projects integrated into CIPs
 - a. Project objectives and scope defined
 - b. Opportunities for art inclusion into CIP identified
 - c. Issuance of Request for Qualifications
 - i. Optional: Interview artists
 - ii. Optional: Issuance of Request for Proposals
 - d. City Council selects artist from finalists
 - e. City Council approves or denies the selection
 - f. Contract signed with artist

B. Artist Solicitation

1. Request for Qualifications
 - a. Request for Qualifications can be an effective and efficient method to issue a Call for Artists. A Request for Qualifications requires minimal expenditures of time and money from artists as well as minimal costs to the City. The Request for Qualifications should call for an artist's vita/portfolio, references, and a statement of interest about the project.
 - b. The Request for Qualifications process does not anticipate that artists prepare, or present specific ideas based on the limited information provided in the Request for Qualifications. The Council should allow at least three weeks for applicants to respond to the Request for Qualifications.
 - c. Applicants' materials are subsequently reviewed, considered, and evaluated by the Staff, and a short-list of qualified artists should be compiled. If desired, the Staff may hold interviews with short-listed artists after which one of three options may occur.

- i. One, the Council may select and approve the selection and a contract will be signed with the artist.
- ii. Two, the Council may invite a small number of finalists to submit a response to a Request for Proposal.
- iii. Three, the Council may reject all proposals.

2. Request for Proposals

- a. Request for Proposals should be employed on a case-by-case basis. Artists will be asked to develop a site-specific conceptual idea for the project. Artists may learn more about the project through site visits, interactions with project personnel and an understanding of constituent interests.
- b. To allow sufficient time for artists to develop a site-specific proposal, the Council should allow four to six weeks for the selected artists to respond to a Request for Proposals. Selection criteria should be explicit and uniform.
- c. It is customary that the artists be paid an honorarium for their submissions. All proposal materials should be returned to artists not selected for the project and the City recognizes that all ideas presented for the project, including copyright, belong to each artist.
- d. The outcome of a Request for Proposals should be either the selection of an artist or a rejection of all artists and a subsequent issuance of a Request for Qualifications.
- e. After an artist is selected, the City Council will approve the design and a contract will be signed with the artist.

C. Criteria for Selection

1. Community Input. Public art is often a reflection of the culture and interests of the residents of the City in which it is located. Therefore, it is valuable to collect community input during the process. Public art proposals will be shared in City Council meetings and the public is invited to provide comments at those meetings. Additional public outreach may be conducted at the City Council's discretion.
2. Artist Selection Criteria. The City Council should consider the following criteria when selecting an artist:
 - a. Meets the definition of artist, as defined
 - b. Demonstrates artistic excellence, innovation, and originality as represented in past work and supporting materials
 - c. Demonstrates capacity for working in the selected media and with concepts that are appropriate to the project goals and site
 - d. Demonstrates interest and capability in creating public art in collaboration with the City, the design team (if applicable), and other project partners

- e. Demonstrates experience in successfully completing artwork of similar scope, scale, budget, and complexity, or ability to articulate how he or she would be able to bring the necessary artistic and technical skills to this project
 - f. Demonstrates interest in and understanding of the project
 - g. Is available to perform the scope of the work in a timely and professional manner and within the defined budget
 - h. Contributes to the diversity of the City's public art collection
 - i. Demonstrates a cohesive team (if applicable)
3. **Artwork Selection Criteria.** The City Council should consider the following criteria when selecting public art:
- a. Quality. Public art should be of exceptional quality and enduring value. Consideration should include artist's experience in successful projects, material selection, craftsmanship, and the general appearance of quality.
 - b. Authenticity. Public art is authentic to the community and its surroundings. Any work should be original and not identical of something already existing in the collection except at a different site for the purpose of creating a pattern throughout the City. Works of art should be compatible in style, scale, material, form, and content with their surroundings, and should form an overall relationship with either the site and/or the collection as a whole.
 - c. Engagement. A vital element of public art is the connection of the work to the community. The artwork should have the ability to engage the community from conception to completion. A work with such engagement should help the community feel both ownership of the art, as well as an ongoing appreciation of the work. The public art installation may tell a story of the community's past or present, and may portray a sense of place, people, and spirit that live there. The artwork may speak to a specific community, area, or neighborhood, or unite our diverse community.
 - d. Creativity. Public art should be lively and full of creativity. Creativity can be communicated through a wide range of artistic styles. Artwork should create excitement, be unique and/or original and inspire and create a sense of wonder.
 - e. Other Considerations. Public art should not create safety or liability issues, should be accessible to the public in its entirety, be durable against the elements if applicable, and be compatible with Eagle Mountain City building codes. The public art installation should not require excessive maintenance or repair costs. Lighting should adhere to the dark sky restrictions. Landscaping should be drought resistant, and plants should be low water use plants.

12.35.040 Gifts and Loans

Cultural institutions, private individuals, foundations, corporations, or other organizations may wish to give or loan the City an artwork for public display. Gifts and loans have the potential to enrich the City's public spaces. However, it is important to consider carefully whether the proposed gift or loan aligns with the vision and goals of the City and to understand the related costs and risks of any gift or loan.

- A. **Review Process for Gifts and Loans.** The Council should review gifts and loans to ensure that:

1. Gifts meet the high artistic standards and/or historical relevance for inclusion in the City public art collection
2. An available site, appropriate for the artwork's content, scale and material, can be identified
3. Factors for determining and identifying an appropriate site include relationship to architectural and natural features, visibility, public access, traffic patterns, public use patterns, and, if known, future development plans for the site
4. Donor requirements and restrictions, if any, are clearly identified
5. Installation, maintenance, and repair costs throughout the expected life of the artwork are clearly defined

B. Gift/Loan Proposal Requirements. The following information should be included in all gift or loan proposals:

1. Drawings, photos and written descriptions of the artwork including size, colors, weight, materials, and any information that will establish that the artwork has the requisite physical integrity necessary for public art including withstanding exposure to the natural elements
2. Explanation of how the artwork supports Eagle Mountain City's vision
3. Artist background
4. Proposed location of installation
5. Method of display, and required site improvements such as hard-scaping, landscaping, buildings, utilities, security devices, anchoring, etc.
6. Cost estimates and funding source for installing the artwork including, but not limited to, site improvements, foundations, landscaping, seating, lighting, and other improvements
7. Written explanation of legal issues, including but not limited to, certifying the current legal owner of the artwork and the existence of any copyrights, patents or other title rights in or to the artwork and an explanation of any conditions or limitations on the donation of the artwork
8. Estimated fair market value of the artwork
9. Cost estimate and funding source for ongoing maintenance, conservation, and insurance
10. Report of the condition of the artwork and, when feasible, an inspection of the actual artwork
11. Anticipated date(s) for the gift or loan to occur
12. Any additional information the City deems necessary or appropriate

C. Acceptance of Gifts and Loans. Once reviewed, the Council should recommend to City Council whether to accept or reject the artwork. City Council will have final approval for the acceptance of any loans. Should the artwork be accepted, the terms and conditions for acceptance should be detailed in a written gift or loan agreement between the City and the donor. This agreement should describe the roles and responsibilities of the City and the entity lending or gifting the artwork. All future decisions regarding the use and continued ownership of gifted artworks will be under the sole discretion of the City. As owner of a gifted work, the City, in its sole discretion, may exercise all legal rights of ownership including, but not limited to, sale, relocation, or removal of the artwork.

12.35.050 Memorials and Monuments

Eagle Mountain City may occasionally allow the installation of donated permanent memorials on City property to commemorate persons or events of note to Eagle Mountain City's history. Eagle Mountain City seeks to establish a standard measure for review of prospective memorials to ensure that only monuments of the highest standard are accepted. The following policy for the acceptance of memorials defines the types of donations that Eagle Mountain City will accept and establishes criteria for review and acceptance.

Eagle Mountain City will only accept memorials that are of the highest quality. Memorials must meet the subject criteria outlined below. For Eagle Mountain City to accept donations of memorials, it must first determine that there is an identified space for exhibition on Eagle Mountain City property or within Eagle Mountain City facilities. Eagle Mountain City will not accept memorial objects that are unlimited reproductions or are mass-produced. Memorials may be created in media, such as paintings, mosaics, sculpture, or other site-specific installations.

A. Criteria for consideration.

1. The placement of memorials shall be limited to circumstances of highest community-wide importance, both to maintain the significance of such memorials and to minimize conflicts with active and variable use of public spaces.
2. Memorials should convey a powerful connection between Eagle Mountain City, its natural setting, and its history.
3. Memorials should recognize significant circumstances, events, or people or provide information on topics approved by the Eagle Mountain City Council as set forth below:
 - a. The contributions of individuals or groups who made a substantial impact upon Eagle Mountain City
 - b. The history of Eagle Mountain City, the State of Utah, or the United States
 - c. Historical, natural, or cultural influences on Eagle Mountain City
 - d. Local innovation or creativity that has contributed to Eagle Mountain City's growth and prosperity
4. Eagle Mountain City does not permit the installation of memorials to living persons, and a minimum of five years between an event and its commemoration is recommended to allow for sufficient historical perspective.
5. Eagle Mountain City Council may decide, in its sole discretion, to reject a proposal for a memorial and/or may determine the appropriate site for any and all Eagle Mountain City memorials.

B. Procedures for Acceptance of Memorials

1. Application
 - a. Potential gifts of memorials must first be submitted to the Communications Director and Community Development Director for initial review.

b. If approved by the Communications Director and Community Development Director, the donor must submit the following to City Council:

- i. A letter from the donor stating the purpose and significance of the memorial.
- ii. A model, color photograph, or color rendering of the proposed memorial. If the work is three-dimensional, multiple views are required.
- iii. If the memorial is an artwork – a professional assessment of the artwork's condition performed by a conservator and accompanied by maintenance requirements, the artist's resume, and information on the artwork's context, provenance, and history (e.g., where it has been shown, who owned previously it, etc.).
- iv. A letter of authentication from the artist or the artists' estate.
- v. Evidence that there are sufficient funds available for the fabrication, installation, and ongoing care of the memorial.

2. Evaluation Criteria

- a. The donor demonstrates that the person, group, or event being memorialized by Eagle Mountain City to have made a significant enough contribution to merit a memorial of the scale, cost, and visibility proposed.
- b. The memorial does not duplicate existing memorial themes.
- c. The proposal has been through community outreach conducted by the group or person suggesting that Eagle Mountain City install the memorial, and the installation and maintenance of the memorial is within the priorities of the workplace of the responsible department.
- d. The proposed memorial is not objectionable to the relatives of the persons or community that it is intended to honor.
- e. The proposed site for the memorial is related to its purpose as designated in a master plan or other approval of the City Council or City Administrator as a particularly appropriate site.
- f. There is a committed and verifiable funding source for the review, design, fabrication, installation, and maintenance of the memorial before proceeding to incur Eagle Mountain City costs and staff time.

3. Acceptance. If the memorial is accepted by the City Council, the following requirements will apply:

- a. The artist, donor, or sponsor of a memorial will be required to pay for all installation costs and commemorative plaques associated with its placement on property belonging to or under the control of Eagle Mountain City.
- b. The donor shall grant Eagle Mountain City the right to convey the work to another site, to storage, or for conservation.
- c. The donor shall grant Eagle Mountain City the right to deaccession any accepted memorials under this policy with City Council review.
- d. The donor must provide documentation of adequate maintenance for the life of the memorial.

- e. Upon acceptance of donation, the donor will receive an acknowledgement letter.
- f. If the prospective donation of a memorial is not accepted, the Council will provide written notification and explanation to the donor.

12.35.060 Collection Management

A. Documentation. Eagle Mountain City should maintain a full and centralized inventory of all City-owned artworks. This inventory could include information about the artworks including:

1. Name of artist(s)
2. Title
3. Location
4. Year completed and installed
5. Media
6. Dimensions
7. Source of funds
8. Brief description
9. Maintenance and conservation needs
10. Schedule of maintenance or conservation

B. Conservation and Maintenance

1. Works of art should be cleaned regularly and/or otherwise maintained by the City Facilities staff or by authorized professionals as necessary. Artworks should be maintained in a manner appropriate to the medium and characteristics of the artwork. The Facilities Department should not perform non-routine maintenance unless specifically requested to do so. In some cases, works of art will need special attention to ensure their proper appearance and longevity.
2. For newly commissioned or purchased works of art, the artist should, unless otherwise stipulated in the contract, guarantee the artwork against any repairs for one year or other period of time specified in the written agreement between the City and the artist. Periodically, City staff should conduct a conservation assessment of the artworks in the City's collection and attempt to ensure that all necessary repairs are completed.

12.35.070 Re-siting and Deaccessioning Works of Art

It is important that Eagle Mountain City retain the right to remove or relocate any artwork in the public art collection that, among other considerations, requires excessive maintenance, poses public safety risks, is damaged beyond repair, or is adversely affected by changes in the site. Considerations of removal or relocation of an artwork must be governed by careful, standardized procedures that represent best professional practices in the field of public art and serve to insulate the deaccessioning process from fluctuations in personal taste.

A. Qualifying Reasons for Relocation or Deaccession

1. Security of the work of art cannot be reasonably assured in its present location.
2. The work endangers public safety.
3. The work is damaged, and repair is not practical or feasible; or it no longer represents the artist's intent.
4. The work requires excessive maintenance or has faults of design or workmanship.
5. A suitable site for display of the work is no longer available. This could include a significant change in the use, character, or design of an existing site which affects the integrity of the work or its display.
6. The work is rarely or never displayed.
7. The work has received significant and sustained adverse public opinion for two or more years.
8. The quality, authenticity or provenance of the work is called into question.
9. The work has been stolen.
10. The work was purchased as a temporary acquisition and the predetermined exhibition period has been reached.
11. The work has been determined to be of inferior quality relative to the quality of other works in the collection.
12. The City wishes to replace the artwork with a work or works of more significance by the same artist.

B. Relocation. Where possible, a work of art should be relocated instead of deaccessioned. The City Council may consider relocating a work of art, should the work of art meet any of the qualifying reasons previously mentioned. If the City Council is of the opinion that there is not another appropriate site, the artwork may be stored or deaccessioned. If the artwork cannot reasonably be relocated without being irreparably damaged or destroyed, Eagle Mountain City will seek written permission from the artist for deaccession of the artwork. If the artist does not agree to deaccession of the artwork, the City will proceed based on the recommendations of the City Attorney.

C. Deaccession. Should the City Council conclude that a public artwork must be deaccessioned, the artist must be given notice of intent to deaccession the artwork if possible, including the reasons for the conclusion. Eagle Mountain City must make a reasonable effort to avoid deaccession by evaluated means of remedying the issues, collecting professional opinions from conservators, architects, engineers, safety experts, art historians, etc. as applicable, and reviewing the evidence with the City Council prior to proceeding with deaccession. If reasonable measures do not exist to address the concerns, or the Council determines that the recommended measures do not resolve the concern(s), the Council will consider the removal or disposal of the work.

1. Removal. If removal is directed; the City shall consider, in order of priority, the following:
 - a. Relocation.
 - b. Removal and placement in storage with intent to find a new site. If no site is found within two years, disposal of the work may be considered.
 - c. Removal by sale, trade, or gift.

- d. Destruction of the work.

2. Disposal. Deaccessioned works can be disposed of in the following manners (excluding any prior contractual agreement entered into by the City with the artist or donor at the time of acquisition):

- a. For the current market value to the original artist or his/her heirs.

- b. As a gallery consignment.

- c. At auction, in accordance with the standard City practice with a predetermined opening bid

- d. Only after exhausting above disposal methods, transferring ownership with consideration to: the artist or estate of the artist, a government agency, or a non-profit agency.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 15, 2023**

TITLE:	DISCUSSION - 2023 Water Rate Study		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:	Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Terrence Dela Pena, Admin

PRESENTED BY:

Terrence Dela Peña

RECOMMENDATION:

Staff recommends that the City Council consider the new proposed water rates with the new base and consumption rates to ensure that water rates will provide adequate revenue to cover its operating expenses. The new base rate will help charge various customers (residential vs. commercial users) fair and equitable rates equal to the service cost and demand. With the proposed water rates, the City will be able to cover its expenses while saving for rainy days to ensure good fiscal management.

BACKGROUND:

Water is one of Eagle Mountain City's most essential services to the community. The Water Department strives to operate efficiently and cost-effectively. Planning remains a challenge, and regular reviews are needed. The 2023 Water Rate Study has three objectives (1) Water funds need to be self-sufficient, meaning that water rates provide adequate revenue to cover operating costs. (2) Water rates ought to be fair and equitable in charging all its customers (residential vs. commercial users) with rates equal to the service cost. (3) To ensure rate stability, there should be a balance between the consumption and base rates in covering operating costs.

Staff analyzed the water fund for the fiscal year 2023. Eagle Mountain City's water rates are not enough to cover its operating expenses. Last year, ground wells needed repairs, such as Well #1, which cost the City about \$106,232.38; Well #5, about \$316,643.50; and Golf Course Well, about \$152,648.53. Overtime costs of \$47,818

rose due to at least two water breaks that lasted for weeks. Personnel turnover was about 42.86% which cost the City to rehire and provide competitive pay, benefits, and training that cost to additional \$295,712. Equipment and rental lease went above \$78,000 due to the White Hills Well upgrade project. An additional \$701,760 was allocated for contracted water from the Central Utah Water Conservancy District, which was taken down ahead of our schedule due to growth and the need for water in the city. Those were the main factors for the cost increase in the operating expenses for the water fund in the last year.

In March 2022, the City Council approved an annual increase of 4% to water rates. With the unforeseeable increases in expenses, the 4% increase in water rates will not be sufficient to cover its operating expenses in the coming year. Although last year's rate increase affords us more time to respond (recall that we were one away from a negative fund balance), if no additional action is taken, our fund balance will be negative by the fiscal year 2027.

ITEMS FOR CONSIDERATION:

The City Council must consider that continuing with the current rates will deplete our fund balance by the fiscal year 2027. The City is in an advantageous position to make incremental changes now and in the next few years to ensure that we have a healthy fund balance and avoid the potential big water rate increase later on if there are no further changes in water rates.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[2023 Water Rate Study Staff Report](#)

PROJECT: DISCUSSION - Amending the Consolidated Fee Schedule for Water Rates (15.2, 15.3, 15.4)

APPLICANT: Staff

REQUEST: Feedback for Proposed Water Rates

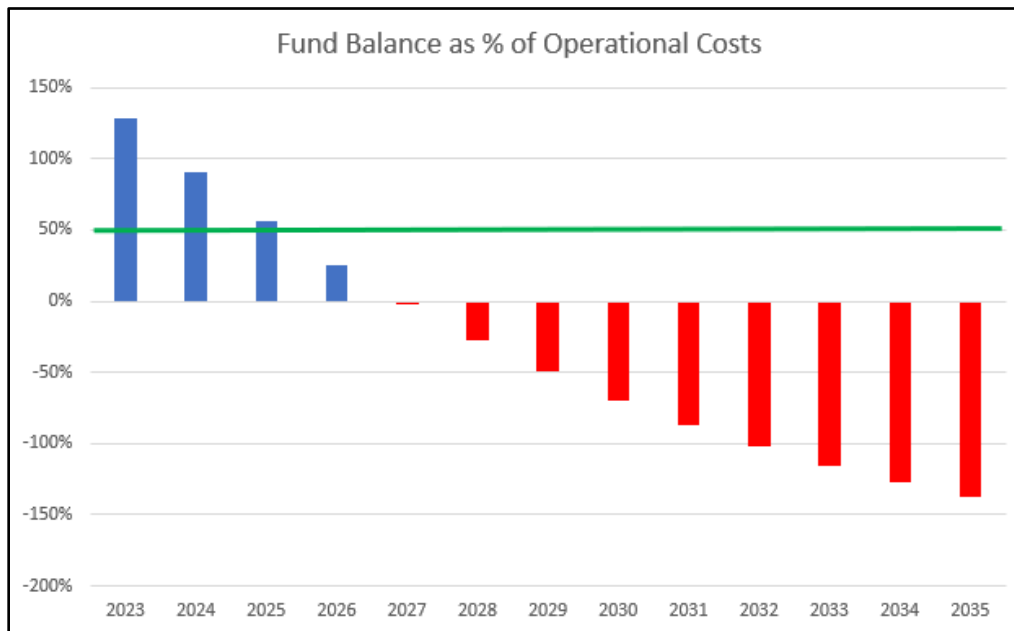
TYPE OF ACTION: Discussion

BACKGROUND

Water is one of Eagle Mountain City's most essential services to the community. The Water Department strives to operate efficiently and cost-effectively. Planning remains a challenge, and regular reviews are needed. The 2023 Water Rate Study has three objectives (1) Water funds need to be self-sufficient, meaning that water rates provide adequate revenue to cover operating costs. (2) Water rates ought to be fair and equitable in charging all its customers (residential vs. commercial users) with rates equal to the service cost. (3) To ensure rate stability, there should be a balance between the consumption and base rates in covering operating costs.

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PROPOSED WATER RATES

Staff proposes to amend the current base and consumption rates as follows:

Meter Size	Water Capacity (gpm)	Meter Equivalent Ratios	New Base Rate
0.75	30	1.00	\$ 25.50
1	50	1.67	\$ 42.50
1.5	100	3.33	\$ 85.00
2	160	5.33	\$ 136.00
3	320	10.67	\$ 272.00
4	500	16.67	\$ 425.00
6	1000	33.33	\$ 850.00
8	1600	53.33	\$ 1,360.00
10	4200	140.00	\$ 3,570.00

The new base rate will be based on water meter size, commonly practiced by different cities. It is calculated based on meter equivalent ratios, including the water capacity for each water meter size, as the American Water Works Association (AWWA) recommended. The primary

reason for changing the base rate is to allow fair and equitable rates reflected on the service cost for each customer type (residential vs. commercial users). The larger the meter size, the larger the base amount of the bill. That difference is because large meter sizes require the City to increase its system capacity to provide more water per second. Converting to billing by meter size would not impact residential users but ensure that commercial and industrial users consistently pay their fair share. The starting base rate will remain at \$25.50 for Year 1 and Year 2, and it will increase to \$26.50 in Year 3 as forecasted in the 2023 Water Rate Study.

Usage Rates	CURRENT	NEW
Residential Tiered Water		
Tier 1 (0-65,000)	\$1.08	\$1.23
Tier 2 (65,000-115,000)	\$1.14	\$1.30
Tier 3 (115,000-165,000)	\$1.19	\$1.36
Tier 4 (Over 165,000)	\$1.24	\$1.41
Res Tiered Wtr Over .5 Acre		
Tier 1 (0-120,000)	\$1.08	\$1.23
Tier 2 (120,000-170,000)	\$1.14	\$1.30
Tier 3 (170,000-230,000)	\$1.19	\$1.36
Tier 4 (Over 230,000)	\$1.24	\$1.41
Commercial Tiered Water		
Tier 1 (0-170,000)	\$1.08	\$1.23
Tier 2 (170,000-220,000)	\$1.14	\$1.30
Tier 3 (Over 220,000)	\$1.19	\$1.36
Institutional Tiered Water		
Tier 1 (0-500,000)	\$1.08	\$1.23
Tier 2 (500,000-750,000)	\$1.14	\$1.30
Tier 3 (Over 750,000)	\$1.19	\$1.36
Other	\$1.08	\$1.23
Industrial	\$1.24	\$1.41

The consumption rate will increase by 14% in Year 1 and 12% in Year 2 to Year 4. All these changes in the base and consumption rates are based on the current data and financial

information available to the staff. Regular water rate studies can help the City evaluate its revenue and expenses to help plan for operations, maintenance, and other needs and initiatives.

NEW WATER RATE IMPACT

Since there are no changes in the starting base rate of \$25.50 for most residents that use meter size 5/8 or 3/4 (0.75-meter size in the table above), the increase in the consumption rate of 14% does not translate to a 14% increase in the water monthly bill. The table below shows the potential increase based on the number of gallons per one thousand gallons.

RATE CALCULATOR									
7 Kgal					15 Kgal				
NEW		OLD			NEW		OLD		
Number KGal	7		7		Number KGal	15		15	
Consumption	\$ 8.61		\$ 7.56		Consumption	\$ 18.45		\$ 16.20	
Base	\$ 25.50		\$ 25.50	\$ Change \$ 1.05	Base	\$ 25.50		\$ 25.50	\$ Change \$ 2.25
Monthly Bill	\$ 34.11		\$ 33.06	% Change 3.18%	Monthly Bill	\$ 43.95		\$ 41.70	% Change 5.40%
Tier Start		Rates			Tier Start		Rates		
0		\$1.23			0		\$1.23		
65		\$1.30			65		\$1.30		
115		\$1.36			115		\$1.36		
165		\$1.41			165		\$1.41		
50 Kgal					100 Kgal				
NEW		OLD			NEW		OLD		
Number KGal	50		50		Number KGal	100		100	
Consumption	\$ 61.50		\$ 54.00		Consumption	\$ 125.45		\$ 110.10	
Base	\$ 25.50		\$ 25.50	\$ Change \$ 7.50	Base	\$ 25.50		\$ 25.50	\$ Change \$ 15.35
Monthly Bill	\$ 87.00		\$ 79.50	% Change 9.43%	Monthly Bill	\$ 150.95		\$ 135.60	% Change 11.32%
Tier Start		Rates			Tier Start		Rates		
0		\$1.23			0		\$1.23		
65		\$1.30			65		\$1.30		
115		\$1.36			115		\$1.36		
165		\$1.41			165		\$1.41		

Total Monthly Bill Increase Scenarios (Summer Months)

Scenario	Water	Sewer	Storm	S. Waste	TOTAL	
Current Low	\$52.50	\$46.89	\$8.25	\$9.50	\$117.14	
New Low	\$56.25	\$46.89	\$8.25	\$9.50	\$120.89	+ \$3.75
Current Mid	\$79.50	\$46.89	\$8.25	\$14.50	\$149.14	
New Mid	\$87.00	\$46.89	\$8.25	\$14.50	\$156.64	+ \$7.50
Current High	\$135.60	\$46.89	\$8.25	\$20.75	\$211.49	
New High	\$150.95	\$46.89	\$8.25	\$20.75	\$226.84	+ \$15.35

Low, implies 25Kga water use, NSA, single garbage can.

Mid, implies 50Kga water use, SSA, single garbage can + recycling can

High, implies 100Kga water use, WSA, two garbage cans + recycling can

The table above shows the different scenarios of total bill increase during the summer, the peak season for water usage, for residential users. The bill includes the new sewer rate, which increases by 2.5% annually, and the current stormwater and solid waste rates. The difference in the bill will depend on water usage.

IMPLEMENTATION

Staff proposes that the new water rates will be effective on October 1, 2023, which will take effect in the billing month of November. Based on a regular water rate study, the water rates will increase or decrease annually beginning July 1, 2024.

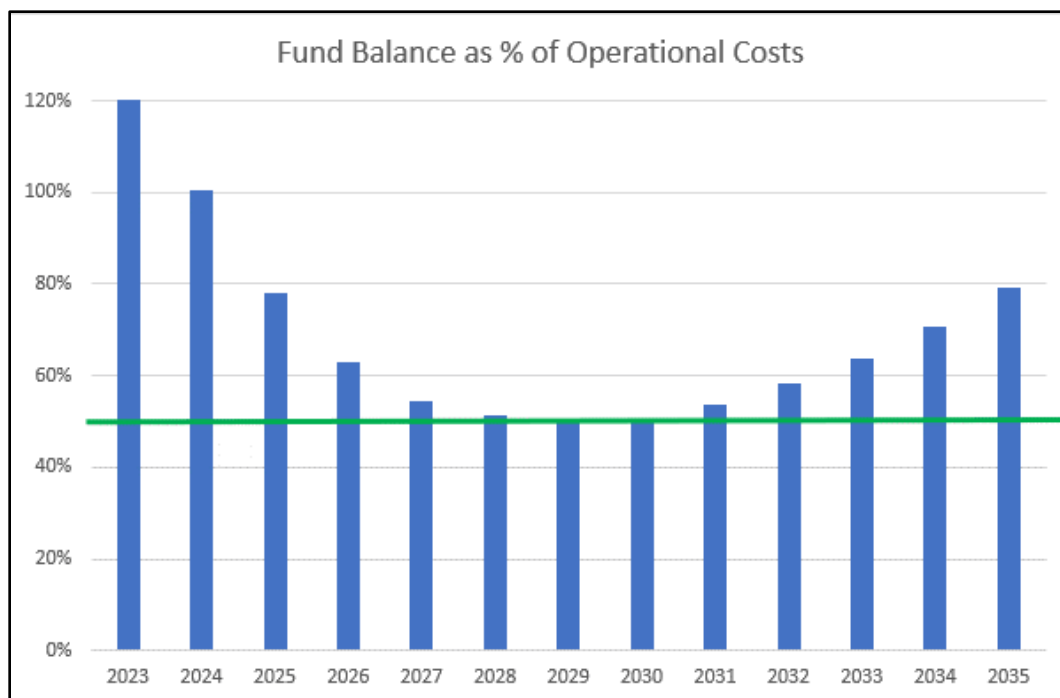


RECOMMENDATION

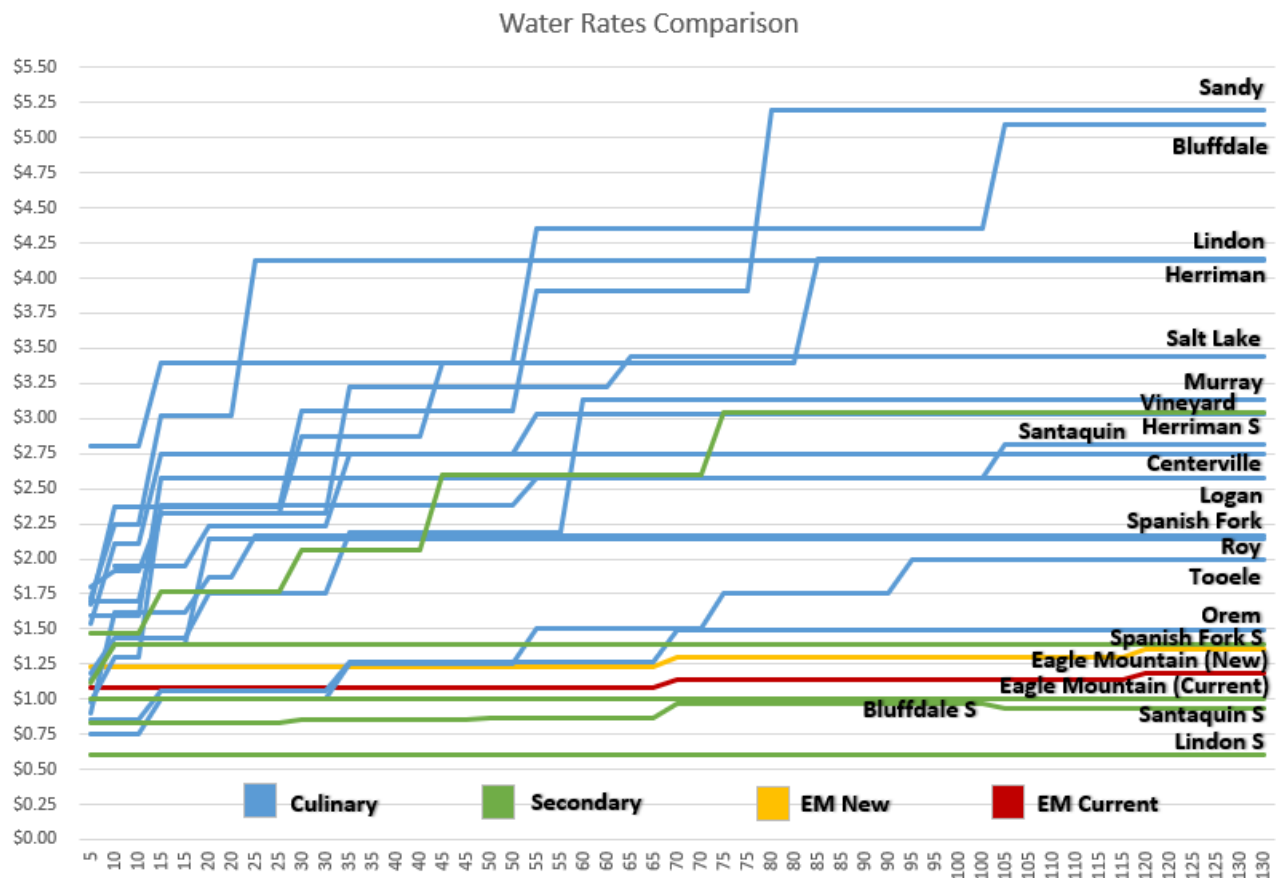
Staff recommends that the City Council consider the new proposed water rates with the new base and consumption rates to ensure that water rates will provide adequate revenue to cover its operating expenses. The new base rate will help charge various customers (residential vs. commercial users) fair and equitable rates equal to the service cost and demand. With the proposed water rates, the City will be able to cover its expenses while saving for rainy days to ensure good fiscal management.

ITEMS FOR CONSIDERATION

The City Council must consider that continuing with the current rates will deplete our fund balance by the fiscal year 2027. The City is in an advantageous position to make incremental changes now and in the next few years to ensure that we have a healthy fund balance and avoid the potential big water rate increase later on if there are no further changes in water rates. If the proposed water rates are adopted, the projection for our fund balance is shown below. The green line shows the 50% reserve goal acceptable by bonding and financial institutions.



Water rates among cities in Utah vary due to its unique water infrastructure systems and water supply and resources. The graph below shows how the proposed rates are compared to other cities' water rates. Remember that each city is unique, and Eagle Mountain City's water rates will be below the average if secondary water rates are also considered in the comparisons.



The red line shows the current water rates for Eagle Mountain, and the yellow line shows the proposed consumption rate increase. The blue lines show the culinary water rates, while the green lines show the secondary water rates. The left side of the graph shows that we are among the lowest rate, and the proposed water rate is starting to go above because most of our water ratepayers still only pay in the first tier.

APPENDIX

Consolidated Fee Schedule for Water Rates with red lines:

15. WATER RATES

15.1. | CONSTRUCTION WATER FEES

Last Revision: 03/21/2023

Construction Water Hydrant Rental Deposit*	\$3,000
Construction Water Hydrant Rental Fee	\$200 per Calendar Month + \$1.08/kgal
Non-monthly Meter Read	\$50
Non-permitted Water Connection	\$2,500 per occurrence

**Damage to hydrant or hydrant meter by contractor will be deducted from the water hydrant deposit.*

15.2. | WATER BASE RATE

Last Revision: 03/01/2022

Monthly Base Rate	\$25.50/ERU
per meter size	
3/4" or 5/8" Meter Size	\$25.50
1" Meter Size	\$42.50
1 1/2" Meter Size	\$85.00
2" Meter Size	\$136.00
3" Meter Size	\$272.00
4" Meter Size	\$425.00
6" Meter Size	\$850.00
8" Meter Size	\$1,360.00

10" Meter Size\$3,570.00

15.3. | RESIDENTIAL WATER RATES*

Last Revision: 03/01/2022

<u>Residential (<0.5 Acres)</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>	
Tier 1	0 – 65	\$1.08	\$1.23
Tier 2	65 – 115	\$1.14	\$1.30
<u>Tier 3</u>	115 – 165	\$1.19	\$1.36
Tier 4	Over 165	\$1.24	\$1.41
<u>Large Residential (>0.5 Acres)</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>	
Tier 1	0 – 120	\$1.08	\$1.23
Tier 2	120 – 170	\$1.14	\$1.30
Tier 3	170 – 230	\$1.19	\$1.36
Tier 4	Over 230	\$1.24	\$1.41

*Water rates will increase by 4% annually beginning July 1, 2023.

15.4. | NONRESIDENTIAL WATER RATES*

Last Revision: 03/01/2022

<u>Commercial</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>	
Tier 1	0 – 170	\$1.08	\$1.23
Tier 2	170 – 220	\$1.14	\$1.30
Tier 3	Over 220	\$1.19	\$1.36
<u>Institutional</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>	
Tier 1	0 – 500	\$1.08	\$1.23
Tier 2	500 – 750	\$1.14	\$1.30
Tier 3	Over 750	\$1.19	\$1.36
<u>Industrial</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>	
Uniform Rate	N/A	\$1.24	\$1.41
<u>Other</u>	<u>Quantity (in thousands)</u>	<u>Rate (per 1,000 gallons)</u>	
Uniform Rate	N/A	\$1.08	\$1.23

*Water rates will increase by 4% annually beginning July 1, 2023. The new water rates will be effective on October 1, 2023.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 15, 2023**

TITLE:	DISCUSSION - Repeal of RTI Zone's Sunset Date
ITEM TYPE:	Development Code Amendment
APPLICANT:	Eagle Mountain City (Marcus Draper, City Attorney)

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Marcus Draper, Admin

BACKGROUND:

During processing and review of the Firefly project and discussions regarding prospective economic development opportunities, it became evident that an adjustment to the City's code standard regarding the longevity of the RTI zone was needed. City legal counsel prepared a simple amendment which is attached for City Council's review and feedback.

ITEMS FOR CONSIDERATION:

Staff proposes the sunset provision of the Regional Technology and Industry Overlay (RTI) zone be repealed from the Eagle Mountain Municipal Code (EMMC).

EMMC 17.48.110 provides that the RTI zone will automatically be repealed on May 31, 2025, unless the City Council takes action to either extend the deadline through an amendment to the Code or repeals the section. The sunset provision potentially undermines the purposes of the RTI zone. EMMC 17.48.010 states "[t]he regional technology and industry (RTI) overlay zone is intended to provide for the development and operation of large-scale technological, clean industrial, and high-tech manufacturing uses that will increase the tax base and/or provide jobs for the city's residents." Those types of large-scale operations require significant investment from businesses looking to develop in the City within the RTI zone.

The sunset provision ensures that the permitted uses within the RTI zone will become non-conforming before the businesses making these large-scale investments see any return. Staff proposes repealing the sunset provisions to alleviate the concerns of those businesses looking to invest in Eagle Mountain City regarding this potential

problem.

REQUIRED FINDINGS:

Ordinances pertaining to zoning code amendments may be found in EMMC 17.05.120 & Utah State Code Annotated 10-9a-501.

Ordinance enactment is a legislative process and left to the discretion of the City Council.

RECOMMENDATION:

On July 11, 2023, the Planning Commission reviewed this proposal and unanimously recommended approval (5-0) to the City Council.

ATTACHMENTS:

[EMMC 17.48.110 Repeal Date - Redlines](#)

~~17.48.110~~ Repeal date.

~~This chapter shall be automatically repealed on May 31, 2025, and a review by the planning commission and city council shall occur by November 30, 2024. [Ord. O 16 2022 § 2 (Exh. A); Ord. O 25 2019 § 2 (Exh. A); Ord. O 17 2018 § 2 (Exh. A); Ord. O 10 2017 § 2 (Exh. A). Formerly 17.48.120].~~

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¹ Code reviser's note: Per EMMC 17.48.110, as set out in Ords. O-10-2017, O-17-2018, O-25-2019 and O-16-2022, this chapter will automatically be repealed on May 31, 2025.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 15, 2023**

TITLE:	Discussion - Golf Course Netting		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

David Stroud, Planning

PRESENTED BY:

RECOMMENDATION:

Staff recommends the City Council review the proposed changes to Eagle Mountain Municipal Code Section 17.60.120 and provide feedback.

BACKGROUND:

There are a few residential and commercial uses that have installed netting to reduce the risk of errant golf balls. The owner of a building (adjacent to the City Planning /Building office) has contacted the City asking for assistance in reducing the risk. Without a code to regulate such uses, the City cannot with certainty, inform a property owner of their rights to such use. Surprisingly, there is very little existing code of other cities to address this concern.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[EMMC 17.60.120 Golf Course Netting - Redlines](#)
[Business Owner Email](#)

17.60.120 General fencing provisions.

The following fencing provisions shall be adhered to:

A. Property Lines. Property owners should only install fencing on their property. If the property lines are not clearly marked, the property owner shall have a surveyor determine and mark the property lines.

B. Residential Fence Height. No residential sight-obscuring fence shall be higher than four feet between the front wall of the home and the street. Residential fencing cannot exceed six feet in height.

C. Residential Alley Fencing. Fences along alleys or residential service drives may be no higher than six feet and must follow the clear vision triangle regulations (see Diagram 17.60.170(c)).

D. Commercial Fence Height. Fencing in commercial areas shall not exceed eight feet in height. See EMMC [17.60.130](#) for chain link fencing regulations.

E. Industrial Fence Height. Fencing in industrial areas shall not exceed eight feet in height. See EMMC [17.60.130](#) for chain link fencing regulations.

F. Miscellaneous Properties/Uses. Fencing height and setbacks for other uses shall be determined by the planning director based on compatibility with the neighborhood and adjacent uses. Security fencing for public facilities, such as power substations, may exceed height and material restrictions, based on compatibility and safety.

G. Public View. Finished side slats shall be on the street side or public view side of the fence railing.

H. Fire Hydrants and Utility Boxes. Fire hydrants and utility boxes shall not be fenced into a yard. A three-foot clear space shall be maintained around the circumference of all fire hydrants and utility boxes. Some utility boxes are not visible above ground. Blue Stakes should always be contacted and appropriate staking/markings should occur prior to installing a fence.

I. Retaining Walls. Retaining walls that are over four feet in height shall obtain a building permit in accordance with the International Building Code or the International Residential Code. All retaining walls shall comply with hillside site development standards found in Chapter [15.80](#) EMMC.

J. Sport Courts. Fencing for sport court (tennis, basketball, etc.) may be chain link, and is exempt from the height restrictions of this chapter. Sport Court fencing may not be used as exterior property-line fencing.

K. Golf Course Netting. Netting along a golf course to reduce conflict of golf balls and personal property or residents may be constructed with the following standards:

1. Maximum height shall be 75 feet in commercial zones and 50 feet in residential zones.
2. Netting shall have the ability to be removed or lowered during the non-playable winter months.
3. Issuance of a building permit prior to construction.
4. Shall not be located in a Public Utility Easement.
5. Shall be maintained in a safe condition.
6. Permitted on property when next to a golf course and placed within 20 feet of the common property line of the golf course and the adjacent property.
7. May extend 50 feet along a side property line as measured from the rear property netting location.

~~KL~~. Public Utility Easement. Fencing may be installed over a public utility easement, but retaining walls shall not.

~~LM~~. Meters. Fencing shall not obstruct access to gas and electric meters. If meters are in a fenced area, there must be an unlocked entrance to access these meters.

~~MN~~. Clear Vision Triangles. All clear vision triangles as described in this chapter shall be preserved. Diagram 17.60.170(c), Alleyway Fencing, also gives additional information for maintaining the clear vision triangles with fencing. All property owners shall maintain a clear vision triangle for neighboring driveways as depicted in Diagram 17.60.170(a).

~~NO~~. Barbed Wire. Barbed wire or wire fences shall be allowed only in conjunction with approved animal uses, unless otherwise approved by the planning commission.

~~OP~~. Razor Fences. Razor fences shall be prohibited.

~~PQ~~. Additional Restrictions. Many of the covenants, conditions, and restrictions (CC&Rs) recorded with property contain restrictions on fencing. Property owners shall refer to these standards and discuss the proposed fencing with the appropriate architectural review committee, as applicable, prior to installation.

~~QR~~. Refuse Areas. All refuse areas shall be screened by approved solid fencing materials. Chain link fences and fencing with vinyl slats are prohibited.

RS. Collector and Arterial Fencing. All fencing adjacent to a collector or arterial road shall comply with standards in EMMC [16.35.090](#), Privacy fencing.

SI. Collector and Arterial Fencing Standards. It shall be the responsibility of the property owner and/or developer to build and the responsibility of the property owner or HOA to maintain at their own expense a wall or fence consistent with the standards found in this chapter and EMMC [16.35.090](#) for side and rear property lines along collector and arterial roadways.

1. Residential developments designed with rear or side lot lines abutting an arterial road or collector road right-of-way shall install privacy fencing consistent with the Eagle Mountain collector and arterial fencing standards found in this title and EMMC [16.35.090](#) along the rear and/or side lot lines abutting an arterial or collector road. Developer applicants are required to install privacy fencing prior to any building permits being issued in that phase of development. After fencing is installed it shall be maintained in good repair and a consistent manner by the property owner.

2. Commercial or industrial developments with rear or side lot lines abutting an arterial or collector road right-of-way shall install privacy fencing or a privacy wall of consistent height (no less than six feet), material, color, and durable quality as defined by EMMC [16.35.090](#). Developer applicants are required to install privacy fencing prior to a final inspection for the project. The city council shall be authorized to require a specific material and color for the fencing/wall in a site plan approval. After fencing is installed it shall be maintained in good repair and a consistent manner by the property owner.

3. Residential Arterial and Collector Road Fencing Standards. All arterial and collector road residential fencing shall be built with a durable quality fence/wall as defined by EMMC [16.35.090](#). Acceptable material and design examples are outlined in EMMC [17.60.110](#)(B).

4. Nonconforming existing fencing may be maintained in current styles and configurations as legal nonconforming fencing. Legal nonconforming fencing that becomes damaged or destroyed may be rebuilt or repaired within six months of the damage occurring without having to comply with this standard. Existing homes or lots without fencing shall also be classified as legal nonconforming and thus not required to install fencing. [Ord. [O-33-2020](#) § 2 (Exh. A); Ord. [O-22-2018](#) § 2 (Exh. A); Ord. [O-18-2017](#) § 2 (Exh. A); Ord. [O-05-2008](#) § 2 (Exh. A § 12.12); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 12.12)].

From: [Darren Gillespie](#)
To: [Mayor](#); [Donna Burnham](#); [Colby Curtis](#); [Carolyn Love](#); [Jared Gray](#); [Brett Wright](#); [David Stroud](#); [City Administrator](#)
Subject: Zoning concern
Date: Wednesday, July 26, 2023 4:08:53 PM
Attachments: [30 yard buffer.png](#)
[Actual damage-near misses.png](#)

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Hello Mayor and council, I am planning to come to the next city council meeting to give public comment next week. I have been talking with David Stroud about my concern and he gave the idea to just email you all about this. As you know we are having a dreadful time with the golf balls hitting us. I brought this up about a year ago and the question was asked about "whether the city had any involvement with this or not". At the time, I said "I don't know if there is any".

At this time I would like to suggest that the city should have some amount of accountability in what is going on in the following sense:

In 1998 you(the city) designated my property(3714 Campus Drive) for commercial use. The golf course was then built after this fact in 2003. Then again, on November 2020 at the time of our site plan approval you rezoned the parcel as commercial community.

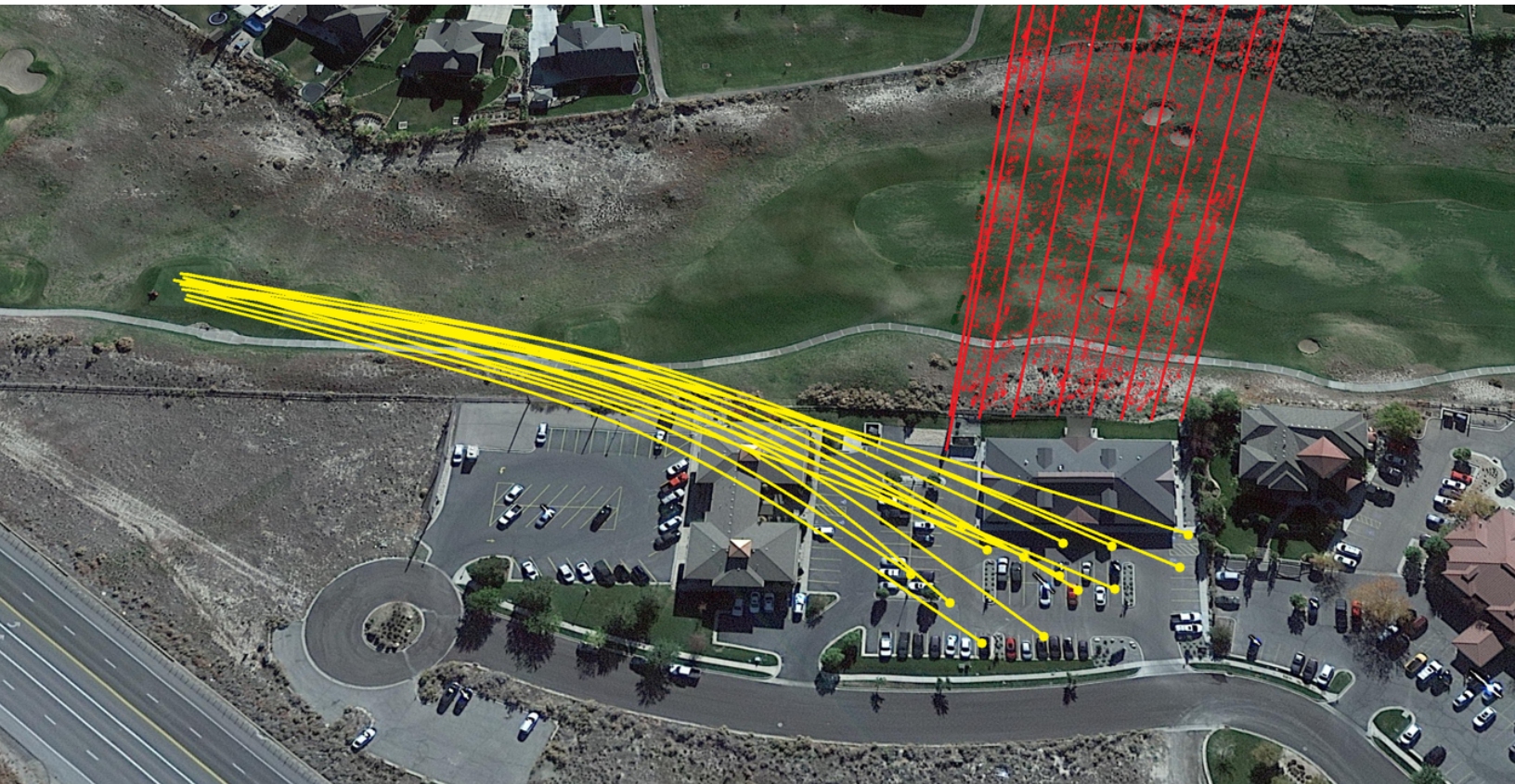
It can only be assumed that you meant that the space was zoned as safe to use for commercial development. Assuming such, we have now invested over 1.5 million into this development only to find that it is an unsafe space. I do not blame anyone for this. It could not have been predicted by us, the golf course nor you, but it is now a serious situation. We have been receiving over 1,500 balls per season pelting us at speeds near 90 mph and have had numerous near misses to people. The property damage has been immense.

I understand that there are discussions about creating code to protect commercially zoned areas that border the golf course. I very much appreciate these efforts. I feel the city's involvement here is appropriate in that we have no way to protect ourselves(see attached depicting a 1 mile high net) and because we built under the understanding from the city that the area was deemed generally safe to construct a commercial property.

Would you please consider the following in your deliberations about the new code:

- Require a 30 yard buffer between the playable part of the hole and any adjoining commercial properties(marked by white out of bounds stakes and roped off).
- Require lawn signage at each tee box depicting the out of bounds area visually on a map and directing golfers to aim away from such.

Thank you for any help on this.





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 15, 2023**

TITLE:	DISCUSSION - Solar Panel Protection		
ITEM TYPE:	Development Code Amendment		
FISCAL IMPACT:	N/A		
APPLICANT:	City-initiated		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:

No

PREPARED BY:

Todd Black, Planning

PRESENTED BY:

Todd Black

RECOMMENDATION:

Staff recommends the City Council review the proposed code amendments and provide feedback.

BACKGROUND:

Staff began noticing an increase in the number of pigeons using and going under solar panel arrays to nest. A local pest control company was asked if they have seen this as well. The response was that they have seen this, leading to large deposits of fecal matter under the panels and in rain gutters. Staff has also fielded many calls from residents expressing their displeasure with the amount of pigeon feces on their properties, coming from pigeons nesting under solar panels on neighboring properties.

ITEMS FOR CONSIDERATION:

Solar panels are becoming increasingly popular as a supplemental energy source for individual properties. As they continue to be constructed, it would be beneficial to have a control in place that discourages birds from nesting/roosting under the panels. Birds nesting under panels decreases the longevity of a roof and can cause damage to the solar panels (i.e. shorting out). Staff will update any relevant material to reflect this new requirement and inspections will be conducted to ensure proper installation and maintenance.

REQUIRED FINDINGS:

Ordinances pertaining to development code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

Planning Commission voted 5-0 in favor of approving the proposed amendment.

ATTACHMENTS:

[EMMC 17.76.070 Solar Energy Devices \(Panels or Collectors\) - Redlines](#)

Chapter 17.76 SMALL WIND AND SOLAR ENERGY CONVERSION SYSTEMS

17.76.070 Solar Energy Devices (Panels or Collectors)

A. Allowed Areas. Solar energy devices may be installed upon the roof of the primary structure or an accessory structure within any zone upon compliance with this section.



B. Design Standards. All solar energy devices shall comply with the following standards.

1. Collectors shall not extend beyond the lower or upper roofline, or beyond a parapet wall on a flat roof.
2. Collectors on a flat commercial or industrial roof shall be screened so as not to be visible from any public street. Screens shall be aesthetically incorporated into the design of the building and shall conform to the color and materials of the primary building.
3. Collectors on sloped rooftops shall maintain the same angle as the roof, mounted parallel to and flush with the roof slope, and shall not be propped up on one side.

4. Collectors on rooftops shall have a skirt/netting installed around the entire panel array and maintained in good repair. These must be attached below the panels and above the roof to prevent birds from getting under the panel and nesting and/or roosting.



45. Measures shall be taken to minimize sunlight reflection into neighboring windows and rights-of-way. Collectors may be required to be removed if proven to be a safety hazard.

56. The ends of the panel arrays shall be covered and mounting brackets shall blend with the roof.

67. The piping shall blend with the surface to which it is attached.

78. The color of collector frames shall be as compatible as possible with the roof color.

89. Subdivision Covenants, Conditions, and Restrictions (CC&Rs). Some CC&Rs may contain restrictions on solar energy devices. The more restrictive of the city code and the subdivision CC&Rs shall apply.

C. Maintenance. All solar energy devices shall be maintained in good condition and in accordance with all requirements of this section.

D. Building Permit Application. The applicant shall submit a building permit application to the city building department. Additional application requirements apply as per the building department.

E. Inspections Required. All solar energy devices require a building permit and proper inspections by the city building department. No device may be connected to the power grid until the Eagle Mountain City power department or other utility company providing electric service has inspected and approved the system.

F. Net Metering. The owner of the device must sign a net metering agreement with Eagle Mountain City prior to connecting to the power grid. Failure to do so may result in a fine and/or permit revocation.

G. Approval. Approval shall be given by the building department based upon compliance with the standards of this section and requirements of the city building department, the International Building Code, the National Electrical Code, and approval by the planning director (or designee) and energy department director (or designee). [Ord. [O-11-2010](#) § 2 (Exh. A)].



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 15, 2023**

TITLE:	2024 Ford F-250 Truck - Ken Garff Ford (State Contract)		
ITEM TYPE:	Agreement		
FISCAL IMPACT:	\$52,335.51 in the Fleet Fund, GL 54-45-54000-7421		
APPLICANT:	Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Jeff Weber, Admin

PRESENTED BY:

Jeff Weber

RECOMMENDATION:

Staff recommends the City Council approve the purchase of one 2024 Ford F-250 truck from Ken Garff Ford in the amount of \$52,335.51.

BACKGROUND:

New F250 for use by staff in the Parks Department. The vehicle is being purchased under the State contract and the funds were approved in the FY 2024 budget.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Order Confirmation](#)

CNGP530

VEHICLE ORDER CONFIRMATION

07/25/23

==>

Deale

2024 F-SERIES SD

Pag

Order No: 0001 Priority: L1 Ord FIN: QS050 Order Type: 5B Price L
 Ord PEP: 600A Cust/Flt Name: EAGLE MT PO Number:

RETAIL

RETAIL

W2B F250 4X4 CREW/C \$51770
 176" WHEELBASE

FRT LICENSE BKT NC

Z1 OXFORD WHITE

18B PLAT RUNNING BD 445

1 CLTH 40/20/40

315

10000# GVWR PKG

S MED DARK SLATE

425 50 STATE EMISS NC

600A PREF EQUIP PKG

43C 120V/400W OUTLT 175

.XL TRIM

JACK

572 .AIR CONDITIONER NC

66S UPFITTER SWTCH 165

.AMFM/MP3/CLK

67E 250 AMP ALTRNTR 85

99A .6.8L DEV V8 ENG NC

TOTAL BASE AND OPTIONS 55125

44F 10-SPD AUTOMATC NC

TOTAL 55125

TD8 .LT245 BSW AS 17

THIS IS NOT AN INVOICE

X37 3.73 REG AXLE NC

JOB #1 BUILD

* MORE ORDER INFO NEXT PAGE *

FLEET SPCL ADJ NC

F8=Next

F1=Help

F2=Return to Order

F3/F12=Veh C

F4=Submit

F5=Add to Library

S006 - MORE DATA IS AVAILABLE.

2024 F250 CREW L.G. GAS.

V1DP0063

MSRP

\$55125

State Rebate

/\$29207

State Fee

130 51

Fuel

Other

Quote

\$52335 51

Customer

EAGLE MT

Garff

American Fork

Phone: 801-763-6800

Cell: 801-362-1231

Fax: 801-763-6895

jime@kengarff.com

597 East 1000 South

American Fork, UT 84003

www.kengarff.com

QUITT

COMMERCIAL FLEET MANAGER

CNGP530

VEHICLE ORDER CONFIRMATION

07/25/23

==>

Deale

2024 F-SERIES SD

Order No: 0001 Priority: L1 Ord FIN: QS050 Order Type: 5B Price L
Ord PEP: 600A Cust/Flt Name: EAGLE MT PO Number:

RETAIL

RETAIL

76C EX BACKUP ALARM \$175

SP DLR ACCT ADJ

SP FLT ACCT CR

FUEL CHARGE

B4A NET INV FLT OPT NC

DEST AND DELIV 1995

TOTAL BASE AND OPTIONS 55125

TOTAL 55125

THIS IS NOT AN INVOICE

F1=Help

F2=Return to Order

F7=Prev

F4=Submit

F5=Add to Library

F3/F12=Veh C

S099 - PRESS F4 TO SUBMIT

V1DP0063



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 15, 2023**

TITLE:	First Amendment to the Donation Agreement between Oquirrh Wood Ranch LLC, Boy Scouts of America, and Eagle Mountain City.		
ITEM TYPE:	Agreement		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Marcus Draper, Admin

PRESENTED BY:

Marcus Draper, City Attorney

RECOMMENDATION:

Staff recommends the City Council approve the First Amendment to the Donation Agreement between Oquirrh Wood Ranch LLC, Boy Scouts of America, and Eagle Mountain City, and authorize the Mayor to sign the agreement.

BACKGROUND:

Staff is bringing this agenda item to the Council in furtherance of the Amended and Restated Master Development Agreement ("ARMDA") the Council approved on July 5th between the City and Oquirrh Wood Ranch LLC ("Developer") regarding the Firefly Development. Paragraph 4.11.1 of the ARMDA references a prior agreement ("Original BSA Agreement") between Developer, the City, and the Utah National Parks Council of the Boy Scouts of America ("BSA") which was entered into on October 23, 2017. Pursuant to the Original BSA Agreement, the Developer deeded approximately 100 acres to the BSA to operate a scout camp. The Original BSA Agreement obligated the BSA to open the camp within 2 years, which did not occur. The Original BSA Agreement also contained language in which the BSA would be obligated to deed the property to the City if, after opening the Scout Camp, certain conditions were met. With this Amendment to the Original BSA Agreement, the BSA would transfer the property to the Developer in exchange for payment and the City would release its interest under the Original BSA Agreement. The ARMDA would then govern the property. Under paragraph 4.11.1 of the ARMDA, Developer would

then be obligated to improve the property in accordance with the Community Plan. The Community Plan indicates that the property would include mountain bike trails, community campgrounds, an outdoor arena, and other amenities (see page 3-17 for more details). Upon completion of the improvements, the land would then be dedicated to the City pursuant to paragraph 11.3.1 of the ARMDA.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[First Amendment to Donation Agreement](#)

[Page 3-17 Firefly Community Plan](#)

[Original Donation Agreement](#)

FIRST AMENDMENT TO DONATION AGREEMENT

(Oquirrh Wood Ranch, LLC; Eagle Mountain City; Boy Scouts of America)

THIS FIRST AMENDMENT TO DONATION AGREEMENT (the “Amendment”) is made and entered into this ____ day of August, 2023, by and among Oquirrh Wood Ranch, LLC, a Utah limited liability company (“Donor”); Eagle Mountain City, a Utah municipality (“City”); and Utah National Parks Council, Inc., Boy Scouts of America, a Utah non-profit corporation, or its assigns (“Recipient”). Donor, City, and Recipient may be referred to herein as a “Party” and collectively the “Parties.”

RECITALS

A. On October 23, 2017, the Parties entered into a Donation Agreement (the “Original Agreement”) wherein, among other things, Donor agreed to donate approximately 100 acres of real property located in within the City’s boundaries (the “Property”) to Recipient in exchange for Recipient’s engagement in the Initial Activities (as defined in the Original Agreement) and Recipient’s use of the Property as a Full Scouting Program (as defined in the Original Agreement).

B. The Original Agreement contains a Right of Reversion in favor of the City that contemplates that if the Recipient fails to operate the Property as a Full Scouting Program, the City may exercise its right of reversion as more fully detailed in the Original Agreement.

C. The Parties to this Amendment previously met to discuss the rights and obligations of the Parties and whether Recipient’s obligations regarding the operation of the Property as a Full Scouting Program were being satisfied. Without making any determination about the satisfaction/breach of Recipient’s obligations as set forth in Section 8 of the Original Agreement, the Parties desire to amend the Original Agreement as set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. **Effect of Amendment.** To the extent the terms of this Amendment modify or conflict with any provision of the Original Agreement, the terms and conditions of this Amendment shall control. All other terms of the Original Agreement, including all definitions contained therein, not modified by this Amendment shall remain the same and in full force and effect.

2. **Donor’s Organizational Status; Authority of Recipient’s Assignee.** The Parties hereby acknowledge that after the execution of the Original Agreement, the Recipient (Utah National Parks Council, Inc., Boy Scouts of America) combined with two other councils to create the Crossroads of the West Council (the “Assignee”). The Parties also acknowledge that Section 10 of the Original Agreement prohibits the assignment of any rights or obligations set forth in the Original Agreement. Notwithstanding, for purposes of this Amendment, the Parties agree that Assignee is authorized, and Assignee hereby represents that it is authorized, to act on behalf of the Recipient. Assignee further represents and acknowledges that it has assumed all of the rights/obligations of the Recipient set forth in the Original Agreement and Assignee covenants with City and Donor to be bound thereby.

3. **Accord and Satisfaction.** In lieu of the City formally initiating the process to exercise its Right of Reversion as set forth in the Original Agreement, the Parties mutually agree to excuse

Recipient's/Assignee's obligations to engage in the Initial Activities and operate the Property as a Full Scouting Program (the "Satisfaction") in exchange for the following (collectively the "Accord"):

3.1. **Assignee's Transfer of the Property to Donor.** Assignee agrees, simultaneously with the payment of the Reimbursement as set forth in Section 3.2, to transfer and convey by special warranty deed (the form of which is attached hereto as Exhibit A, and deed shall be delivered to Donor upon Recipients'/Assignee's receipt of the Reimbursement) the Property to Donor.

3.2. **Reimbursement of Assignee's Improvements.** The Parties acknowledge that Recipient/Assignee, made certain improvements (collectively the "Improvements") to the Property in furtherance of its obligation to operate the Property as a Full Scouting Program. In consideration of Assignee's transfer of the Property as set forth in Section 3.1, Donor agrees to reimburse Assignee for the Improvements in the amount of \$250,000.

3.3. **Abandonment/Transfer of City's Reversionary Interest.**

3.3.1. Firefly ARMDA. On July 5th, 2023, Donor received approval for an Amended and Restated Master Development Agreement (the "ARMDA") for the Firefly Development ("Firefly"). Section 4.11.1 of the ARMDA contemplates Donor making open space improvements to the Property pursuant to the standards of the ARMDA upon the City's transfer of the Property to Donor. The ARMDA also anticipates that after Donor's improvement of the Property, Donor will dedicate the Property back to the City or such other public entity as Donor and the City may agree for use as a public open space amenity by the residents of the City.

3.3.2. Abandonment/Transfer of Right of Reversion. In consideration of the other Accord and Donor's obligations to improve the Property as set forth in the ARMDA, City hereby expressly abandons its Right of Reversion and, to the extent necessary, transfers, conveys, and otherwise assigns its Right of Reversion in the Property to Donor.

4. **As-Is.** Except as may be otherwise set forth herein, Assignee has not made nor will make any representations or warranties of any kind whatsoever, whether oral or written, express or implied, with respect to the Property. Accordingly, the Property is being transferred to Donor in its present "as is" condition. Subject to the terms hereof, Donor has been afforded the opportunity to make any and all inspections of the Property and such related matters as Donor has determined and, accordingly, Donor will rely solely on its own due diligence and investigations in accepting the transfer of the Property.

4.1. **Fixtures and Chattels on the Property.** All of the fixtures and other chattels currently located on the Property shall accompany the transfer of the Property to Donor (and the Parties agree to execute any other documents necessary to effectuate the transfer of such Fixtures and Chattels from Assignee to Donor).

5. **Release.** Upon completion of the Accord and Satisfaction as contemplated herein, the Parties hereto (along with their agents, officers, elected officials, directors, employees, successor, and assigns) hereby release and discharge each other (along with their agents, officers, elected officials, directors, employees, successor, and assigns) from any and all claims, charges, complaints, expenses (excepts as otherwise set forth herein), and causes of action arising out of the right and obligations of the parties set forth in Section 8 of the Original Agreement. The only exception to the release set forth in this Section 5

will be the obligations of the respective Parties created and evidenced by the terms, conditions, and provisions of this Amendment.

6. **Notice.** All notices, requests, demands and other communications to be given pursuant to the provisions hereof by any party to this Amendment to any other Party may be effected by personal delivery in writing or by registered or certified mail, postage prepaid, return receipt requested, and shall be deemed delivered as of one business day after mailing. Mailed notices shall be addressed as set forth below; provided, however, each Party may change its address by written notice in accordance with the provisions of this paragraph.

If to Donor:	Oquirrh Wood Ranch, LLC Attn: Nate Shipp 14034 S. 145 E. #204 Draper, UT 84020 nate@daiutah.com
If to City:	Eagle Mountain City Attn: City Administrator 1650 Stagecoach Run Eagle Mountain, UT 84005 pjerome@emcity.org
If to Recipient/Assignee:	Crossroads of the West Council Attn: Jeremy Bell 1200 East 5400 South Ogden, UT 84403 jeremy.bell@scouting.org

[signatures on following pages]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date first written above.

DONOR

OQUIRRH WOOD RANCH, LLC
A Utah limited liability company

NATE SHIPP, Manager

CITY

EAGLE MOUNTAIN CITY
A Utah municipal corporation

TOM WESTMORELAND, Mayor

ATTEST

FIONNUALA B. KOFOED, City Recorder

MARCUS DRAPER, City Attorney
Approved as to form

RECIPIENT/ASSIGNEE

UTAH NATIONAL PARKS COUNCIL, INC.
A Utah non-profit corporation

By: CROSSROADS OF THE WEST COUNCIL
Its: Assignee

Signature: _____

Print Name: _____

Title: _____

EXHIBIT A
Form of Warranty Deed

[see following page]

Oquirrh Wood Ranch, LLC
Attn: Nate Shipp
14034 S. 145 E. #204
Draper, UT 84070

CROSSROADS OF THE WEST COUNCIL, INC., BOY SCOUTS OF AMERICA, a Utah non-profit corporation (“Grantor”), hereby conveys and warrants against all who claim by, through, or under Grantor to OQUIRRH WOOD RANCH, LLC, a Utah limited liability company (“Grantee”), whose address is for the sum of Ten Dollars and other good and valuable consideration, the following described property (“**Property**”) in Salt Lake County, Utah:

SUBJECT TO (i) easements, restrictions, and rights-of-way of record and other matters of record and all matters that a physical inspection or accurate survey of the property would disclose; (ii) property taxes and assessments for the year 2023 and thereafter; and (iii) all federal, state and local zoning, building, subdivision, land sales, land use, ecology, environmental protection and other laws, ordinances rules and regulations of governmental authorities, including those of any and all regulatory agencies and administrative officials having or asserting jurisdiction over the Property.

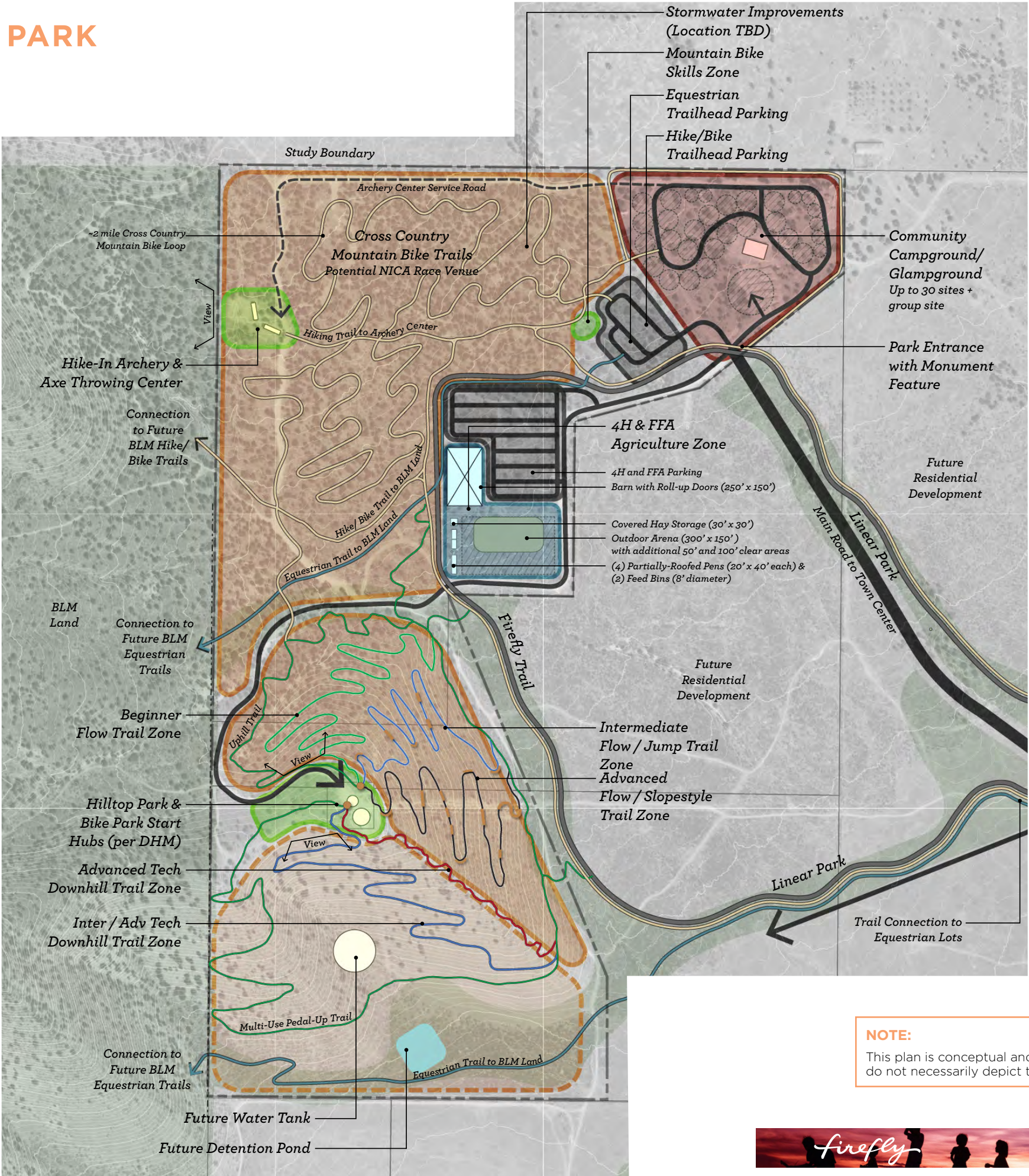
STATE OF UTAH)
)
 : ss.
COUNTY OF)

NOTARY PUBLIC

EXHIBIT A
To Special Warranty Deed

The Property referenced in the foregoing instrument is located in Utah County, Utah and is more particularly described as:

C—REGIONAL PARK



Legend

Passive Recreation & Trails Zone	Road
Active Recreation Zone	Service Road
Campground Zone	Shared Use Path
Parking	Multi-use Trail
Agriculture Zone	Equestrian Trail
Parks and Public Land	Directional
Study Boundary	Mountain Bike
	Trails by Difficulty
	Bike Features

North
1" = 200'-0"
0 200 400 ft

NOTE:
This plan is conceptual and intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products or configurations that will be used.



DONATION AGREEMENT

THIS AGREEMENT is made and entered into effective as of the 23rd day of October, 2017, by and among OQUIRRH WOOD RANCH, LLC, a Utah limited liability company ("Donor"), UTAH NATIONAL PARKS COUNCIL, INC., BOY SCOUTS OF AMERICA, a Utah non-profit corporation ("Recipient"), and EAGLE MOUNTAIN CITY ("City"). Donor, Recipient, and City are each a "Party" and are collectively the "Parties" herein.

Recitals

A. Donor is the owner in fee simple of those certain parcels of real property consisting of approximately one hundred (100) acres located in Eagle Mountain City, Utah County, State of Utah, and more particularly described on Exhibit "A" attached hereto and incorporated herein (collectively the "Property").

B. Recipient is organized as a non-profit corporation under the laws of the State of Utah and is a qualified recipient of charitable donations under Section 170 of the Internal Revenue Code of 1986, as amended (the "IRC").

C. Donor is willing to donate the Property to Recipient, without consideration, and Recipient is willing to accept the donation of the Property from Donor, on the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the foregoing Recitals and the mutual covenants set forth herein, the Parties agree as follows:

1. **Donation.** Donor hereby agrees to donate the Property to Recipient, without consideration from Recipient to Donor, on or about October 23rd, 2017. The donation shall be accomplished by recording a Special Warranty Deed to the Property from Donor to Recipient, consistent with the terms and conditions of this Agreement. Recipient acknowledges that no monetary or other consideration is being paid to or received by Donor. Donor will pay its pro-rata share of real property taxes and assessments for 2017 through the date on which the Special Warranty Deed is recorded and Recipient will be responsible for any real property taxes and assessments from that time on, if any.

2. **Access.** In addition to the donation of the Property, Donor hereby agrees to grant to Recipient access across Donor's adjoining property, as reasonably necessary for vehicular access to the Property. Recipient hereby agrees that such access may be relocated at Donor's request, from time to time, as a result of development performed by Donor on such adjoining property. Recipient shall pay the costs of such relocation.

3. **Fair Market Value.** Donor and Recipient acknowledge and agree that the "fair market value" of the Property as of the date of the donation and conveyance of the Property as contemplated in Section 1 above, shall be determined by an appraisal provided by Paul W. Throndsen (or another mutually acceptable qualified, MAI certified appraiser) within three (3) months following the date of the conveyance and donation of the Property.

4. Receipt of Documents. In addition to the appraisal referenced in Section 3 above, Recipient acknowledges that Donor has provided to Recipient, and Recipient has reviewed and approved, a commitment for title insurance with respect to the Property dated as of _____, _____ from _____. Recipient acknowledges that Donor makes no representation or warranty as to the accuracy of any due diligence or other materials prepared by third parties and provided by Donor to Recipient.

5. Condition of Property. Recipient acknowledges and agrees that Donor makes no representation or warranty with respect to the Property. In particular, and without limiting the foregoing, Donor expressly disclaims any and all representations and warranties of any kind, and Recipient releases and waives any claims against Donor with respect to:

- (1) The physical condition of the Property;
- (2) The Property's compliance with or conformity to zoning or land use codes, statutes, rules and regulations;
- (3) The presence or absence of hazardous substances in any form on, in, or under the Property; and
- (4) The fitness or suitability of the Property for any purpose.

Recipient affirmatively represents to Donor that Recipient has examined the Property to Recipient's full satisfaction. In connection with any inspections of the Property, Recipient shall indemnify and hold harmless Donor for any loss, claim or expense in connection with any injury or damage to persons or property occurring as a result of such inspections by Recipient or any of its agents. Recipient hereby agrees to accept the Property in its present and "as is" condition, and Recipient expressly waives and releases any and all present and possible future claims whether for damages, rescission, or otherwise arising out of or relating to the condition or fitness of the Property or of any improvement on the Property or any of the other matters and conditions referenced above.

Recipient understands and acknowledges that Donor deems the foregoing representations and waiver and release by the Recipient to be of material importance to Donor, and that Donor has relied upon the foregoing representations and waiver and release in agreeing to donate the Property to Recipient.

The disclaimers, representations, waivers and releases contained herein shall survive the conveyance of the Property to Recipient, and shall not be superseded or abrogated by or merged into any other present or future agreement, conveyance, instrument or other document associated with this donation.

6. Title Insurance. At Recipient's option, Recipient may purchase a standard owners title insurance policy in favor of Recipient in an amount equal to the "fair market value" of the Property at Recipient's cost and expense.

7. Cooperation of Recipient. Recipient agrees that it will cooperate with Donor, but without expense or cost to Recipient, to promptly review, execute and deliver to Donor, and to execute and file with the IRS and any other appropriate government agency, any forms, certificates or documents reasonably necessary to document this as a charitable donation by Donor to Recipient, including without limitation, an IRS Form 8283 in the form attached as Exhibit "B" hereto (the "Form 8283").

8. Right of Reversion. The Special Warranty Deed conveying the property from Donor to Recipient shall contain a covenant in favor of the City, running with the land, by which Recipient agrees to engage in the following activities immediately upon conveyance to Recipient of the Property (the "Initial Activities"):

- a. Recipient shall perform the engineering necessary to construct roads and a parking lot on the Property.
- b. Recipient shall prepare the water system and lines to service several campsites, multiple buildings, and program areas. Once the roads and water system are in place, Recipient shall allow Scout groups to camp on the Property while Recipient works on other program elements and facilities in preparation for a full summer program.
- c. Recipient will explore the use of solar and other options with respect to power needs for the Property. Depending on the availability and affordability of power, Recipient shall start the process of building the first of three (3) planned Stake Activity Centers on the Property, which Center will include dining, kitchen, showers and bathrooms for at least 150 people at a time.

In addition to the Initial Activities, Recipient agrees that it shall use good faith and diligent efforts to open and operate a "Full Scouting Program" (defined below) upon the Property, as soon as reasonably possible, and in any event, Recipient shall open and operate a Full Scouting Program upon the Property not later than [24 months] following conveyance of the Property by Donor to Recipient (the "Full Scouting Program Open Date"). [For purposes of the preceding sentence, "Full Summer Program" shall mean and refer to a fully staffed, built out, and functioning Scout camp, with a Stake Activity Center completed and operating during the summer season.]

If at any time following the Full Scouting Program Open Date and for a period of one hundred (100) years thereafter, Recipient does not operate a Full Scouting Program upon the Property during any given year, absent any acts of God or other force majeure causes beyond the reasonable control of Recipient, the City may notify Recipient in writing of the City's intent to obtain ownership of the Property in the event that the Property is not operated as a Full Scouting Program within twelve (12) months following the date of such notice. Such force majeure causes shall include, but not be limited to, natural or accidental disasters of any kind; medical or community disturbances; national, international or local financial problems; intentional or negligent actions of the City or any other third parties; community, neighboring, political or governmental acts of interference of any kind; or any and all other causes beyond the control of Recipient. In the event the Recipient fails to

operate a Full Scouting Program upon the Property at any time during the twelve (12) months following receipt of the notice, the Recipient shall convey the Property to the City immediately upon the City's request. The foregoing right of reversion shall expire automatically, and be of no force or effect, on the date that is one hundred (100) years after the Full Scouting Program Open Date. To determine whether the Property is being operated consistent with the Full Scouting Program standard set forth herein, Recipient shall provide reasonable evidence, upon request, to the City and/or the Donor. Requests for such a report can be made once each year at the discretion of the City and/or the Donor.

9. Entire Agreement. This Agreement, the Special Warranty Deed, and any other documents or certificates referenced herein, constitute the entire understanding and agreement between the Parties and may not be varied, contradicted or modified except by an agreement in writing executed by both of the Parties.

10. No Assignment. No Party hereto may assign its rights and obligations under this Agreement.

11. Due Authorization and Execution. Each Party hereto represents and warrants to the other Party that execution and delivery of this Agreement, and the donation contemplated hereby, have been duly authorized by all necessary association or corporate action.

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment effective as of the day and year first written above.

DONOR:

OQUIRRH WOOD RANCH, LLC, a Utah limited liability company

By: Shipp Ventures, Inc., a Utah corporation, its Manager

By: [Signature]
Nathan D. Shipp, President

RECIPIENT:

UTAH NATIONAL PARKS COUNCIL, INC.,
BOY SCOUTS OF AMERICA, a Utah non-profit corporation

By: [Signature]
Name: David Pack
Its: Scout Executive and CEO

CITY:

EAGLE MOUNTAIN CITY, a Utah municipal corporation

ATTEST:

By: [Signature]
City Recorder

1408464



By: [Signature]
Christopher Pengra, Mayor
IFO Pili, City Administrator

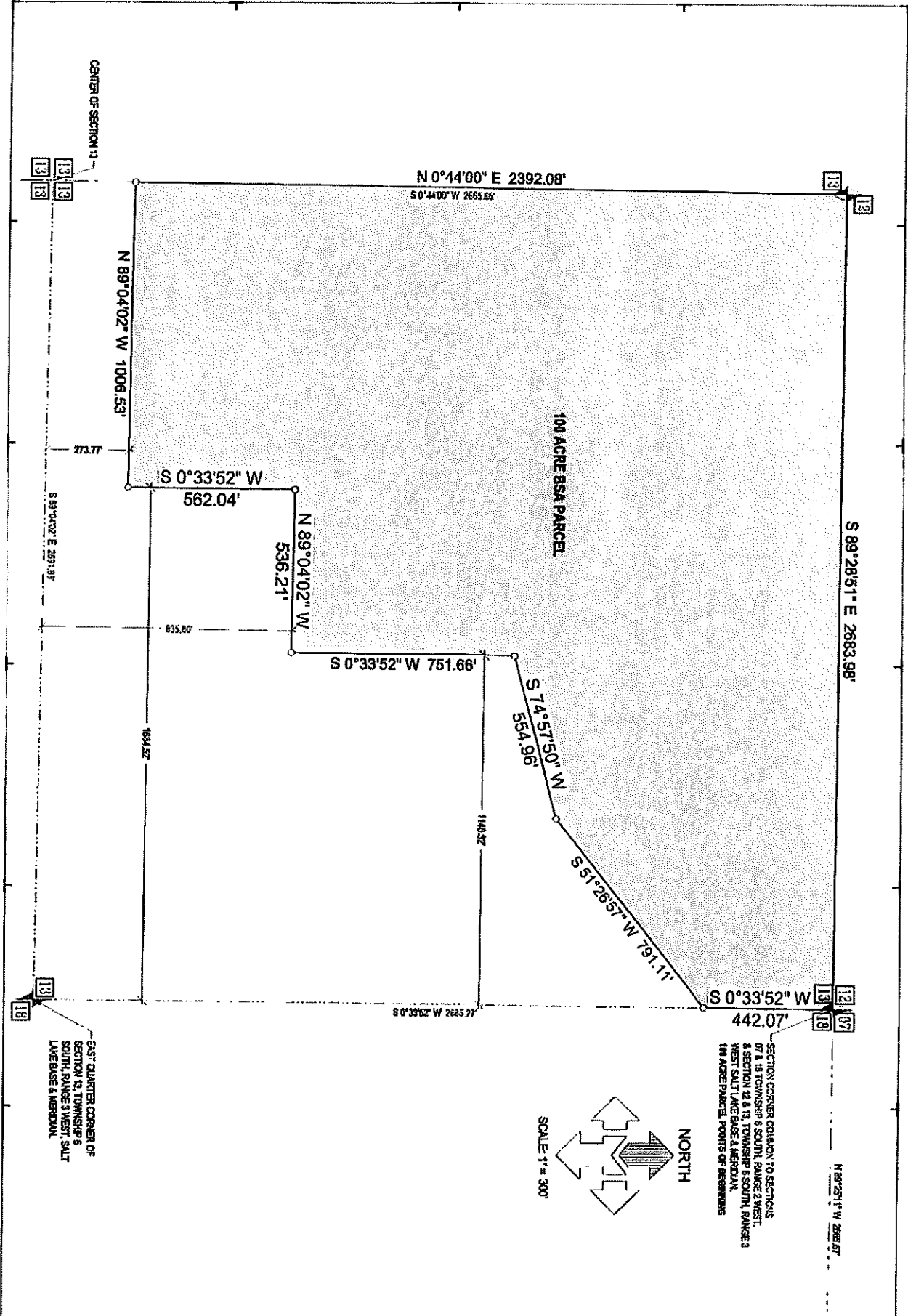
EXHIBIT "A"
Legal Description

The following real property located in the State of Utah, Utah County and described as follows:

A PARCEL OF LAND SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN. LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF SALT LAKE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 13, AND RUNNING THENCE SOUTH $0^{\circ}33'52''$ WEST, ALONG THE SECTION LINE COMMON TO SAID SECTION 13 & SECTION 18, OF TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, A DISTANCE OF 442.07 FEET; THENCE DEPARTING SAID SECTION LINE BEARING SOUTH $51^{\circ}26'57''$ WEST, A DISTANCE OF 791.11 FEET; THENCE SOUTH $74^{\circ}57'50''$ WEST, A DISTANCE OF 554.96 FEET, TO A POINT 1148.32 FEET WEST OF AFORESAID SECTION LINE; THENCE SOUTH $0^{\circ}33'52''$ WEST, PARALLEL WITH SAID SECTION LINE, A DISTANCE OF 751.66 FEET; THENCE NORTH $89^{\circ}04'02''$ WEST, PARALLEL WITH THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 13, A DISTANCE OF 536.21 FEET, TO A POINT 835.80 FEET NORTH OF SAID EAST-WEST CENTER SECTION LINE; THENCE SOUTH $0^{\circ}33'52''$ WEST, PARALLEL WITH EAST LINE OF SAID SECTION 13, A DISTANCE OF 562.04 FEET, TO A POINT 273.77 FEET FROM THE AFORESAID EAST-WEST CENTER SECTION LINE; THENCE NORTH $89^{\circ}04'02''$ WEST, PARALLEL WITH SAID EAST-WEST CENTER SECTION LINE, A DISTANCE OF 1006.53 FEET, TO THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 13; THENCE NORTH $0^{\circ}44'00''$ EAST, ALONG SAID NORTH-SOUTH CENTER SECTION LINE, A DISTANCE OF 2392.08 FEET, TO THE NORTH QUARTER CORNER OF SAID SECTION 13; THENCE SOUTH $89^{\circ}28'51''$ EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 2683.98 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 100.00 ACRES.



PROJECT NO:	13960
DRAWN BY:	OKW
CHECKED BY:	OKW
DATE:	10/30/17

100 Acre BSA Parcel Exhibit

DAI
POLE CANYON DEVELOPMENT
LOCATED IN SEC 13 T6E 6N11E 6W

McNEIL ENGINEERING
Surveying and Mapping Division, Professional Surveyors and Engineers
 1000 South 2000 West, Suite 200, Salt Lake City, UT 84119-1111
 Civil Engineering • Consulting & Landscape Architecture
 Structural Engineering • Land Surveying & MDS

EXHIBIT "B"

IRS Form 8283 (Noncash Charitable Contributions) Attached

Noncash Charitable Contributions▶ Attach to your tax return if you claimed a total deduction
of over \$500 for all contributed property.▶ Information about Form 8283 and its separate instructions is at www.irs.gov/form8283.

OMB No. 1545-0008

Attachment
Sequence No. **155**

Name(s) shown on your income tax return

Identifying number

Note. Figure the amount of your contribution deduction before completing this form. See your tax return instructions.**Section A. Donated Property of \$5,000 or Less and Publicly Traded Securities**—List in this section **only** items (or groups of similar items) for which you claimed a deduction of \$5,000 or less. Also list publicly traded securities even if the deduction is more than \$5,000 (see instructions).**Part I Information on Donated Property**—If you need more space, attach a statement.

1	(a) Name and address of the donee organization	(b) If donated property is a vehicle (see instructions), check the box. Also enter the vehicle identification number (unless Form 1098-C is attached).	(c) Description of donated property (For a vehicle, enter the year, make, model, and mileage. For securities, enter the company name and the number of shares.)
A		☐	
B		☐	
C		☐	
D		☐	
E		☐	

Note. If the amount you claimed as a deduction for an item is \$500 or less, you do not have to complete columns (e), (f), and (g).

	(d) Date of the contribution	(e) Date acquired by donor (mo., yr.)	(f) How acquired by donor	(g) Donor's cost or adjusted basis	(h) Fair market value (see instructions)	(i) Method used to determine the fair market value
A						
B						
C						
D						
E						

Part II Partial Interests and Restricted Use Property—Complete lines 2a through 2e if you gave less than an entire interest in a property listed in Part I. Complete lines 3a through 3c if conditions were placed on a contribution listed in Part I; also attach the required statement (see instructions).**2a** Enter the letter from Part I that identifies the property for which you gave less than an entire interest ▶
If Part II applies to more than one property, attach a separate statement.**b** Total amount claimed as a deduction for the property listed in Part I: (1) For this tax year ▶
(2) For any prior tax years ▶**c** Name and address of each organization to which any such contribution was made in a prior year (complete only if different from the donee organization above):
Name of charitable organization (donee)

Address (number, street, and room or suite no.)

City or town, state, and ZIP code

d For tangible property, enter the place where the property is located or kept ▶**e** Name of any person, other than the donee organization, having actual possession of the property ▶**3a** Is there a restriction, either temporary or permanent, on the donee's right to use or dispose of the donated property?

Yes	No
	✓

b Did you give to anyone (other than the donee organization or another organization participating with the donee organization in cooperative fundraising) the right to the income from the donated property or to the possession of the property, including the right to vote donated securities, to acquire the property by purchase or otherwise, or to designate the person having such income, possession, or right to acquire?

	✓
--	---

c Is there a restriction limiting the donated property for a particular use?

	✓
--	---

Name(s) shown on your income tax return

Identifying number

Section B. Donated Property Over \$5,000 (Except Publicly Traded Securities)—Complete this section for one item (or one group of similar items) for which you claimed a deduction of more than \$5,000 per item or group (except contributions of publicly traded securities reported in Section A). Provide a separate form for each property donated unless it is part of a group of similar items. An appraisal is generally required for property listed in Section B. See instructions.

Part I Information on Donated Property—To be completed by the taxpayer and/or the appraiser.

4 Check the box that describes the type of property donated:

- a ☐ Art* (contribution of \$20,000 or more) d ☐ Art* (contribution of less than \$20,000) g ☐ Collectibles** j ☐ Other
 b ☐ Qualified Conservation Contribution e ☐ Other Real Estate h ☐ Intellectual Property
 c ☐ Equipment f ☐ Securities i ☐ Vehicles

*Art includes paintings, sculptures, watercolors, prints, drawings, ceramics, antiques, decorative arts, textiles, carpets, silver, rare manuscripts, historical memorabilia, and other similar objects.

**Collectibles include coins, stamps, books, gems, jewelry, sports memorabilia, dolls, etc., but not art as defined above.

Note. In certain cases, you must attach a qualified appraisal of the property. See instructions.

5	(a) Description of donated property (if you need more space, attach a separate statement)	(b) If tangible property was donated, give a brief summary of the overall physical condition of the property at the time of the gift	(c) Appraised fair market value
A			
B			
C			
D			

	(d) Date acquired by donor (mo., yr.)	(e) How acquired by donor	(f) Donor's cost or adjusted basis	(g) For bargain sales, enter amount received	See Instructions	
					(h) Amount claimed as a deduction	(i) Date of contribution
A						
B						
C						
D						

Part II Taxpayer (Donor) Statement—List each item included in Part I above that the appraisal identifies as having a value of \$500 or less. See instructions.

I declare that the following item(s) included in Part I above has to the best of my knowledge and belief an appraised value of not more than \$500 (per item). Enter identifying letter from Part I and describe the specific item. See instructions. ►

Signature of taxpayer (donor) ►

Date ►

Part III Declaration of Appraiser

I declare that I am not the donor, the donee, a party to the transaction in which the donor acquired the property, employed by, or related to any of the foregoing persons, or married to any person who is related to any of the foregoing persons. And, if regularly used by the donor, donee, or party to the transaction, I performed the majority of my appraisals during my tax year for other persons.

Also, I declare that I perform appraisals on a regular basis; and that because of my qualifications as described in the appraisal, I am qualified to make appraisals of the type of property being valued. I certify that the appraisal fees were not based on a percentage of the appraised property value. Furthermore, I understand that a false or fraudulent overstatement of the property value as described in the qualified appraisal or this Form 8283 may subject me to the penalty under section 6701(a) (aiding and abetting the understatement of tax liability). In addition, I understand that I may be subject to a penalty under section 6695A if I know, or reasonably should know, that my appraisal is to be used in connection with a return or claim for refund and a substantial or gross valuation misstatement results from my appraisal. I affirm that I have not been barred from presenting evidence or testimony by the Office of Professional Responsibility.

Sign

Here

Signature ►

Title ►

Date ►

Business address (including room or suite no.)

Identifying number

City or town, state, and ZIP code

Part IV Donee Acknowledgment—To be completed by the charitable organization.

This charitable organization acknowledges that it is a qualified organization under section 170(c) and that it received the donated property as described in Section B, Part I, above on the following date ►

Furthermore, this organization affirms that in the event it sells, exchanges, or otherwise disposes of the property described in Section B, Part I (or any portion thereof) within 3 years after the date of receipt, it will file Form 8282, Donee Information Return, with the IRS and give the donor a copy of that form. This acknowledgment does not represent agreement with the claimed fair market value.

Does the organization intend to use the property for an unrelated use? ► ☐ Yes ☒ No

Name of charitable organization (donee)

Employer identification number

Utah National Parks Council - Boy Scouts of America

87-0212468

Address (number, street, and room or suite no.)

City or town, state, and ZIP code

748 North 1340 West

Orem, UT 84057

Authorized signature

Title

Date

Scout Executive/CEO



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 15, 2023**

TITLE:	Lobbyist Services Agreement - Legislative Executive Consulting, LLC		
ITEM TYPE:	Agreement		
FISCAL IMPACT:	\$100,000		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Paul Jerome, Admin

PRESENTED BY:

Paul Jerome, City
Administrator

RECOMMENDATION:

Staff recommends that the City Council approve a consulting agreement between Eagle Mountain City, Utah and Legislative Executive Consulting, LLC, and authorize the Mayor to sign the agreement.

BACKGROUND:

The proposed agreement continues the existing lobbying services with Legislative Executive Consulting.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Consulting Agreement](#)

CONSULTING AGREEMENT

This Consulting Agreement (the “*Agreement*”) is entered into and effective this 15th day of August, 2023, by and between Eagle Mountain City (“*Client*”) with principal offices located at 1650 E. Stagecoach Run, Eagle Mountain, Utah 84005, and Legislative Executive Consulting, LLC with principal offices located at 11671 Granite Flats Rd., Highland, UT 84003 (“*Consultant*”).

(1) SCOPE OF WORK. Consultant is knowledgeable in the area of work to be performed by Consulting Agreement. The Scope of Work to be performed by Consultant is set forth in *Exhibit A* to this Consulting Agreement incorporated herein by this reference. This Agreement may be amended only by written instrument signed by both the authorized representatives for Client and the Consultant. Consultant is an independent contractor with respect to the work provided to Client.

(2) AUTHORIZATION TO PROCEED. Written approval of this Agreement by the authorized representatives of Client and Consultant will serve as authorization for the Consultant to proceed with the services called for in this Agreement.

(3) PAYMENT OF FEES. Consultant shall invoice Client for services performed for Client under this Consulting Agreement at the rates specified in *Exhibit A*. Each invoice shall be itemized and have an invoice number. Consultant will make all appropriate tax, social security, Medicare and other withholding deductions and payments; will provide worker’s compensation insurance coverage; and will make all appropriate unemployment tax payments. All payments due to Consultant are due 15 days from date of Client’s receipt of invoice. Consultant shall not invoice more frequently than once per month.

(4) OWNERSHIP OF DOCUMENTS. All documents including notes, drawings, and reports generated by the Consultant under this agreement are the property of Client. Any reuse by Client without written authorization from the Consultant will be at Client’s sole risk and without legal or liability exposure to the Consultant. Consultant may not use the work product for any other client or purpose without the express written consent of Client.

(5) CONFIDENTIALITY Consultant shall treat as confidential property and not disclose to others during or subsequent to the term of this Agreement, except as necessary to perform this contract hereunder and then only on a confidential basis, any information including technical information, experience or data regarding Client’s plans, programs, operations and/or the specific contractual terms contained herein which may come within the knowledge of the parties, their officers, their employees or their agents in the performance of this contract (the “*Confidential Information*”) without in each instance securing the prior written consent of Client. Nothing herein, however, shall prevent either Consultant or Client from disclosing to others or using in any manner, information which either party can show:

- (a) Has been published and become part of the public domain other than by acts, omission, or fault of Client or Consultant or their employees.

- (b) Has been furnished or made known to Consultant or Client by third parties other than those acting directly or indirectly for or on behalf of Client or Consultant as a matter of legal right without restriction against disclosure and the source of such information was not bound by a confidentiality agreement with or obligation of secrecy to or for the benefit of Client.
- (c) Was in the other party's possession prior to the disclosure thereof by Client or Consultant to each other and the source of such information was not bound by a confidentiality agreement with or obligation of secrecy to or for the benefit of Client.
- (d) The information is required to be supplied to a governmental agency.

(6) CONFLICT OF INTEREST. Consultant agrees to advise Client prior to undertaking services for any other company whose interests are known, or could reasonably be believed to be adverse to the interests of Client.

(7) INDEMNITY. Consultant will indemnify, defend and hold harmless Client and its agents, directors, officers and employees from and against all suites, losses, damages, causes of action or claims (including attorneys' fees and costs) that may be based on any injury to persons or property that is the result of a breach of any obligation in this Agreement or an error, omission or negligent act of Consultant or any person employed by Consultant or acting on Consultant's behalf.

(8) TERM / TERMINATION. The term of this Consulting Agreement shall be for the base period stated in *Exhibit A*. This Agreement shall terminate at the end of the base period unless Client extends the term of the Agreement in writing. Either party may terminate this Agreement at any time by providing 30 days written notice of such termination.

(9) NOTICES/APPROVALS. All notices and approvals required under or by reason of this Consulting Agreement shall be in writing and shall be deemed given when sent to each party's authorized representative as follows:

Consultant

Legislative Executive Consulting, LLC
11671 Granite Flats Rd., Highland, UT 84003
Telephone: (801) 910-3936

Client

Eagle Mountain City
c/o Paul Jerome, City Administrator
1650 E. Stagecoach Run, Eagle Mountain, Utah 84005
Telephone: (801) 789-6606

(10) CHOICE OF LAW AND REMEDIES. This Consulting agreement is made and shall be enforced pursuant to the laws of the State of Utah. The parties agree that monetary damages alone would not be sufficient remedy for any breach of this Agreement and each party, in addition to monetary damages, shall be entitled to specific performance and injunctive relief as remedies for any such breach. Additionally, the prevailing party in any judicial proceeding shall be entitled to recover from the other its/his/her reasonable costs and expenses, including attorney's fees. Such remedies shall not be deemed to be the exclusive remedies for a breach of this Agreement but shall be in addition to all other remedies available at law or in equity.

(11) EQUAL OPPORTUNITY. Consultant shall comply with Equal Employment Opportunity as provided by Executive Order 11246.

(12) SEVERABILITY AND SURVIVAL. Should any part of this Consulting Agreement be found to be void, voidable or unenforceable, such void, voidable or unenforceable provision shall be deemed severed from this Agreement and shall not affect the remainder of this Agreement. The provisions of Sections 4, 5, 6, 7, 10, and 12 shall survive the termination of this Agreement for a period of one (1) year from any such termination.

(13) ASSIGNMENT. Client shall have the right to assign this Consulting Agreement to its successors or assigns and all covenants and agreements hereunder will inure to the benefit of and be enforceable by or against its successors or assigns. The rights and obligations of Consultant under this Agreement are personal to Consultant, and no such rights, benefits, or obligations shall be subject to voluntary or involuntary alienation, assignment or transfer.

This Agreement is entered into as of the date written above.

Client

Eagle Mountain City

Print Name: _____

Title: _____

ATTEST:

Fionnuala B. Kofoed, MMC, City Recorder

APPROVED AS TO FORM:

Marcus Draper, City Attorney

Consultant

Legislative Executive Consulting

Print Name: _____

Title: _____

Exhibit A

Scope of Work to Be Performed

1. SCOPE OF WORK

Consultant shall perform the following services as requested by Client:

- A. Provide representation of Client to legislators, governor's office, lobbyists, and business leaders.
- B. Provide information and strategy for Legislative Session and interim leading up to legislative session.
- C. Participate fully in the Legislative Session in pursuing the interests of Client.
- D. Work to negotiate a solution agreeable to Client.

2. REPORTING

Consultant shall provide a minimum of four written or in person reports to the City during the term of the Agreement. In addition, Consultant shall attend (either virtually or in-person) a minimum of two City Council or strategic planning meetings of the City, as requested by the City.

3. FEES

Client shall pay Consultant a flat fee payment of \$8,333.33 per month. The payment of the Fee is not tied to success and is payable regardless of outcome.

4. TERM

This Agreement shall be effective from August 15, 2023 through August 31, 2024. The parties may mutually agree, in writing, to extend the term hereof.



Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Tuesday, August 1, 2023

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Overland Village 2 phase "A" plat 1 into warranty Bond Release

City Recorder:

The above referenced subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Overland Village 2 phase A plat 1 Bond

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

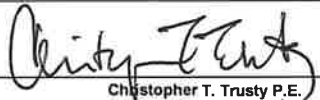
2nd Bond Release	
Original Bond Amount:	\$ 3,122,435.91
Previous Release Amount:	\$ 1,725,281.73
Amount to Release this Period:	\$ 1,113,296.37
Amount Remaining in Bond :	\$ 283,857.81

Bond Releases Summary	
#1	\$ 1,725,281.73
#2	\$ 1,113,296.37
#3	\$ -
#4	\$ -
TOTAL	\$ 2,838,578.10

8/1/2023

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
						Previous Period	This Period	% to date	This Period	To Date
1	SWPPP									
a	Gravel construction entrance	6000	SF	\$2.27	\$13,620.00	3,000	3000	100%	\$6,810.00	\$13,620.00
b	Curb inlet protection	43	EA	\$142.00	\$6,106.00	22	21.5	100%	\$3,053.00	\$6,106.00
c	Silt fence	2	LF	\$3.24	\$6.48	1	1	100%	\$3.24	\$6.48
2	GRADING									
a	Rough grading	387170	SF	\$0.14	\$54,203.80	348,453	38717	100%	\$5,420.38	\$54,203.80
b	Clear & grub	639340	SF	\$0.06	\$38,360.40	575,406	63934	100%	\$3,836.04	\$38,360.40
c	Mass ex/cut to fill	34400	CY	\$3.58	\$123,152.00	30,960	3440	100%	\$12,315.20	\$123,152.00
d	Import material	11355	TON	\$14.70	\$166,918.50	10,220	1135.5	100%	\$16,691.85	\$166,918.50
e	Pond grade	15385	SF	\$0.15	\$2,307.75	13,847	1538.5	100%	\$230.78	\$2,307.75
f	Compaction testing	1.01	LS	\$41,622.00	\$42,038.22	1	0.101	100%	\$4,203.82	\$42,038.22
3	PONY EXPRESS RECONSTRUCT									
a	Traffic control	35	DY	\$762.00	\$26,670.00	26	8.75	100%	\$6,667.50	\$26,670.00
b	Asphalt removal	9830	SF	\$1.47	\$14,450.10	7,373	2457.5	100%	\$3,612.53	\$14,450.10
c	Concrete curb removal	2420	LF	\$7.07	\$17,109.40	1,815	605	100%	\$4,277.35	\$17,109.40
d	Sub base 14" south	26365	SF	\$1.34	\$35,329.10	19,774	6591.25	100%	\$8,832.28	\$35,329.10
e	Road base 10" south	26365	SF	\$1.45	\$38,229.25	19,774	6591.25	100%	\$9,557.31	\$38,229.25
f	30" HB curb w/prep	905	LF	\$27.70	\$25,068.50	679	226.25	100%	\$6,267.13	\$25,068.50
g	Median curb w/prep	150	LF	\$34.43	\$5,164.50	113	37.5	100%	\$1,291.13	\$5,164.50
h	double Median curb w/prep	600	LF	\$59.43	\$35,658.00	450	150	100%	\$8,914.50	\$35,658.00
i	Asphalt 5" install	23200	SF	\$3.00	\$69,600.00	17,400	5800	100%	\$17,400.00	\$69,600.00
j	Striping	1	LS	\$2,886.00	\$2,886.00	1	0.25	100%	\$721.50	\$2,886.00
4	ROADWAY IMPROVEMENTS									
a	Rough grade	199150	SF	\$0.13	\$25,889.50	99,575	99575	100%	\$12,944.75	\$25,889.50
b	Temp turn arounds	30705	SF	\$2.50	\$76,762.50	0	30705	100%	\$76,762.50	\$76,762.50
c	9" sub base	117855	SF	\$0.86	\$101,355.30	88,391	29463.8	100%	\$25,338.83	\$101,355.30
d	6" road base	117885	SF	\$0.91	\$107,275.35	88,414	29471.3	100%	\$26,818.84	\$107,275.35
e	30" modified curb	5485	LF	\$26.20	\$143,707.00	4,114	1371.25	100%	\$35,926.75	\$143,707.00
f	24" modified curb-private	770	LF	\$21.90	\$16,863.00	578	192.5	100%	\$4,215.75	\$16,863.00
g	Waterway	1090	SF	\$19.50	\$21,255.00	0	1090	100%	\$21,255.00	\$21,255.00
h	3" asphalt	87390	SF	\$1.41	\$123,219.90	65,543	21847.5	100%	\$30,804.98	\$123,219.90
i	3" asphalt-private	6955	SF	\$1.51	\$10,502.05	5,216	1738.75	100%	\$2,625.51	\$10,502.05
j	12" asphalt trail	12205	SF	\$2.40	\$29,292.00	0	12205	100%	\$29,292.00	\$29,292.00
k	Asphalt sewer access w/prep & 12" base	4500	SF	\$3.10	\$13,950.00	0	4500	100%	\$13,950.00	\$13,950.00
l	Sidewalk	25980	SF	\$5.98	\$155,360.40	12,990	12990	100%	\$77,680.20	\$155,360.40
m	ADA ramp-triple	8	EA	\$1,295.00	\$10,360.00	0	8	100%	\$10,360.00	\$10,360.00
n	ADA ramp-single	8	EA	\$432.00	\$3,456.00	0	8	100%	\$3,456.00	\$3,456.00
o	Drive approach	215	SF	\$8.18	\$1,758.70	108	107.5	100%	\$879.35	\$1,758.70
p	Street sign	4	EA	\$500.00	\$2,000.00	0	4	100%	\$2,000.00	\$2,000.00
q	Stop sign	5	EA	\$500.00	\$2,500.00	0	5	100%	\$2,500.00	\$2,500.00
5	CULINARY WATER									
a	8" culinary water c-900 w/fittings	3575	LF	\$39.10	\$139,782.50	1,788	1787.5	100%	\$69,891.25	\$139,782.50
b	Fire Hydrant	6	EA	\$6,500.00	\$39,000.00	3	3	100%	\$19,500.00	\$39,000.00
c	8" gate valves	20	EA	\$2,278.00	\$45,560.00	10	10	100%	\$22,780.00	\$45,560.00
d	Hot tap	2	EA	\$4,801.00	\$9,602.00	1	1	100%	\$4,801.00	\$9,602.00
e	3/4" water service	42	EA	\$1,413.00	\$59,346.00	21	21	100%	\$29,673.00	\$59,346.00
f	2" water service	1	EA	\$5,868.00	\$5,868.00	1	0.5	100%	\$2,934.00	\$5,868.00
g	1" water service	2	EA	\$1,772.00	\$3,544.00	1	1	100%	\$1,772.00	\$3,544.00
h	2" blow off	6	EA	\$2,593.00	\$15,558.00	3	3	100%	\$7,779.00	\$15,558.00
i	Air vac	2	EA	\$5,009.00	\$10,018.00	1	1	100%	\$5,009.00	\$10,018.00
j	Asphalt cut	150	SF	\$10.90	\$1,635.00	75	75	100%	\$817.50	\$1,635.00
k	Trench flow fill	30	CY	\$197.00	\$5,910.00	15	15	100%	\$2,955.00	\$5,910.00
l	Import backfill	1255	TON	\$12.00	\$15,060.00	628	627.5	100%	\$7,530.00	\$15,060.00
6	STORM DRAIN									
a	15" RCP storm drain	1870	LF	\$50.30	\$94,061.00	935	935	100%	\$47,030.50	\$94,061.00
b	60" manhole	4	EA	\$4,396.00	\$17,584.00	2	2	100%	\$8,792.00	\$17,584.00
c	3x3 iso box	3	EA	\$2,153.00	\$6,459.00	2	1.5	100%	\$3,229.50	\$6,459.00
d	6" ADS pipe	1725	LF	\$32.40	\$55,890.00	863	862.5	100%	\$27,945.00	\$55,890.00
e	Combo box	8	EA	\$6,215.00	\$49,720.00	4	4	100%	\$24,860.00	\$49,720.00
f	Curb inlet box	8	EA	\$3,225.00	\$25,800.00	4	4	100%	\$12,900.00	\$25,800.00
g	2x2 catch basin	19	EA	\$1,672.00	\$29,868.00	10	9.5	100%	\$14,934.00	\$29,868.00
h	Flared end section	4	EA	\$852.00	\$3,408.00	2	2	100%	\$1,704.00	\$3,408.00
i	Core into existing combo box	2	EA	\$1,390.00	\$2,780.00	1	1	100%	\$1,390.00	\$2,780.00
j	Import backfill	1685	TON	\$12.00	\$20,220.00	843	842.5	100%	\$10,110.00	\$20,220.00
7	SEWER									
a	10" PVC sewer main-offsite	530	LF	\$53.40	\$28,302.00	265	265	100%	\$14,151.00	\$28,302.00
b	60" manhole	2	EA	\$5,011.00	\$10,022.00	1	1	100%	\$5,011.00	\$10,022.00
c	48" manhole	3	EA	\$5,073.00	\$15,219.00	2	1.5	100%	\$7,609.50	\$15,219.00
d	10" PVC sewer main	526	LF	\$50.80	\$26,720.80	263	263	100%	\$13,360.40	\$26,720.80
e	8" PVC sewer main	2295	LF	\$44.10	\$101,209.50	1,148	1147.5	100%	\$50,604.75	\$101,209.50
f	60" manhole	2	EA	\$6,318.00	\$12,636.00	1	1	100%	\$6,318.00	\$12,636.00
g	48" manhole	7	EA	\$4,859.00	\$34,013.00	4	3.5	100%	\$17,065.50	\$34,013.00
h	4" sewer laterals	43	EA	\$1,400.00	\$60,200.00	22	21.5	100%	\$30,100.00	\$60,200.00
i	Select import fill	14265	TON	\$12.00	\$171,180.00	7,133	7132.5	100%	\$85,590.00	\$171,180.00

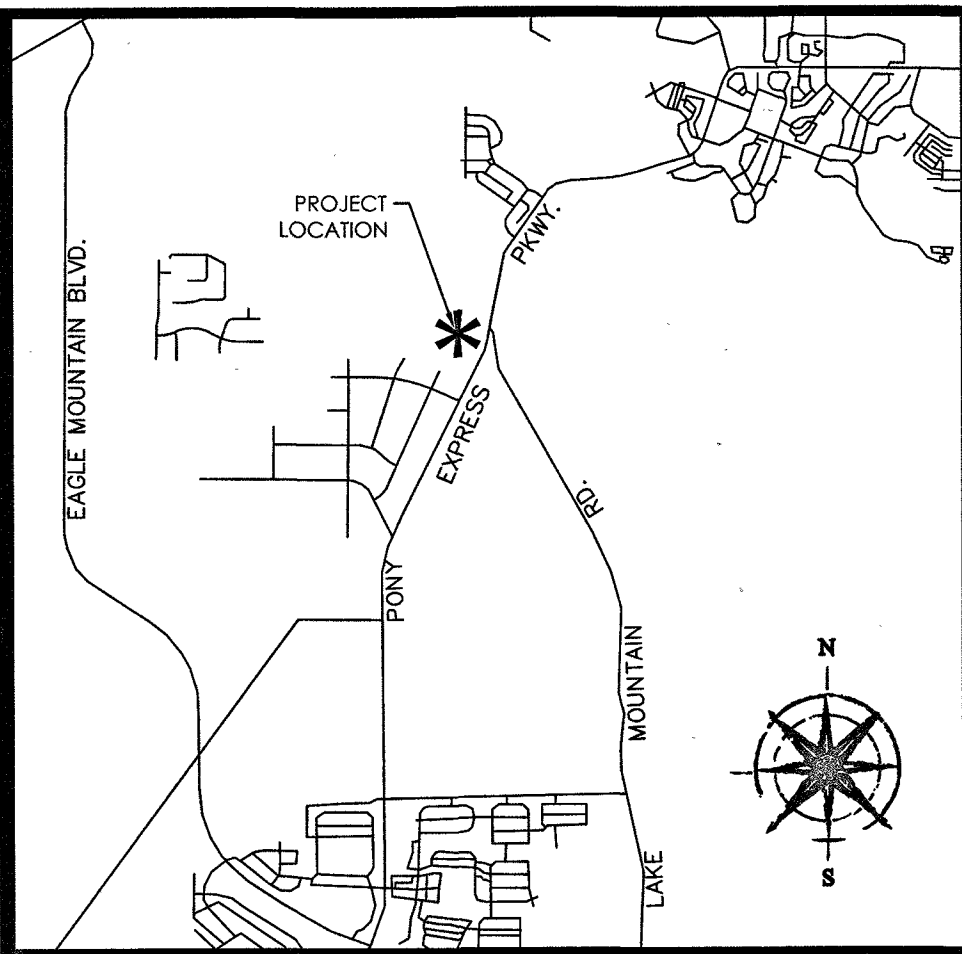
	Asphalt cut	1500	SF	\$9.43	\$14,145.00	750	750	100%	\$7,072.50	\$14,145.00
k	Trench flow fill	260	CY	\$197.00	\$51,220.00	0	260	100%	\$51,220.00	\$51,220.00
l	Core manhole	1	EA	\$1,054.00	\$1,054.00	1	0	100%	\$0.00	\$1,054.00
8	SEWER INSTALLED & NOT USED									
a	10" PVC sewer	383	LF	\$50.80	\$19,456.40	383	0	100%	\$0.00	\$19,456.40
b	8" PVC sewer	76	LF	\$44.10	\$3,351.60	76	0	100%	\$0.00	\$3,351.60
c	60" manhole	1	EA	\$6,318.00	\$6,318.00	1	0	100%	\$0.00	\$6,318.00
d	48" manhole	3	EA	\$4,859.00	\$14,577.00	3	0	100%	\$0.00	\$14,577.00
e	4" sewer laterals	6	EA	\$1,400.00	\$8,400.00	6	0	100%	\$0.00	\$8,400.00
f	Select import fill	1955	TON	\$12.00	\$23,460.00	1,955	0	100%	\$0.00	\$23,460.00
9	SEWER REMOVED									
a	10" PVC sewer	383	LF	\$18.40	\$7,047.20	383	0	100%	\$0.00	\$7,047.20
b	8" PVC sewer	76	LF	\$18.40	\$1,398.40	76	0	100%	\$0.00	\$1,398.40
c	60" manhole	1	EA	\$1,070.00	\$1,070.00	1	0	100%	\$0.00	\$1,070.00
d	48" manhole	3	EA	\$1,070.00	\$3,210.00	3	0	100%	\$0.00	\$3,210.00
e	4" sewer laterals	6	EA	\$885.00	\$5,310.00	6	0	100%	\$0.00	\$5,310.00
TOTAL CONSTRUCTION COST					\$2,838,578.10					
10% Bond Coverage					\$283,857.81					
TOTAL BOND AMOUNT:					\$3,122,435.91	Released this Period \$1,113,296.37				


 Christopher T. Trusty P.E.
 Engineering Director

8/2/23
 Date


 Robert Ballif
 Engineering Tech. 1

8/1/23
 Date



VICINITY MAP

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTER LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- BOUNDARY MARKERS
- SECTION MONUMENT (FOUND)
- STREET MONUMENT

PLAT TABULATIONS

TOTAL ACRES:	10.37ACRES
TOTAL ACRES IN LOTS:	5.68 ACRES
AVERAGE LOT:	0.19 ACRES OR 8,244 SQFT.
LARGEST LOT:	0.33 ACRES OR 14,272 SQFT.
SMALLEST LOT:	0.12 ACRES OR 5,056 SQFT.
OVERALL DENSITY:	2.89 LOTS/ACRE
TOTAL NUMBER OF LOTS:	30 LOTS
TOTAL ACRES IN ROW:	4.57 ACRES
TOTAL ASPHALT ACRES:	2.21 ACRES
TOTAL IN OPEN SPACE:	0.86 ACRES

NOTES:

- #5 REBAR & CAP (FOCUS ENGINEERING) TO BE SET AT ALL REAR LOT CORNERS, NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
- ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
- ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOA.
- PARCELS A, B, C, D, E AND F TO BE OWNED AND MAINTAINED BY THE HOA.
- MU&DE STANDS FOR MUNICIPAL UTILITY AND DRAINAGE EASEMENT.
- OVERLAND MASTER ASSOCIATION, 978 E. WOODOAK LANE SALT LAKE CITY, UT 84117

JOINDER AND CONSENT

THE UNDERSIGNED AS LESSEE OF THE REAL PROPERTY DESCRIBED ON THIS PLAT PURSUANT TO THE DEVELOPMENT LEASE NUMBER 1074 BETWEEN IVORY HOMES, LTD. A UTAH LIMITED PARTNERSHIP, AND THE STATE OF UTAH ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, HEREBY JOINS IN AND CONSENTS TO THE ABOVE CONVEYANCES AND DEDICATIONS.

PRINTED NAME OF OWNER:
BY: RYAN TESCH
SECRETARY, IVORY HOMES, LTD

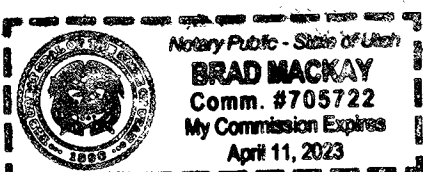
AUTHORIZED SIGNATURE:
June 28, 2022

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.
ON THE 28th DAY OF June, 2022, PERSONALLY APPEARED BEFORE ME
RYAN TESCH, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE SECRETARY OF
IVORY HOMES, LTD., AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY
ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED
HEREIN.

MY COMMISSION EXPIRES: 4/11/2023
A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN UTAH COUNTY
PRINTED FULL NAME OF NOTARY
Brad Mackay

PREPARED FOR

OWNER/DEVELOPER
IVORY HOMES
3340 NORTH CENTER STREET
LEHI, UT 84043
(801) 407-6841
CONTACT: BRAD MACKAY



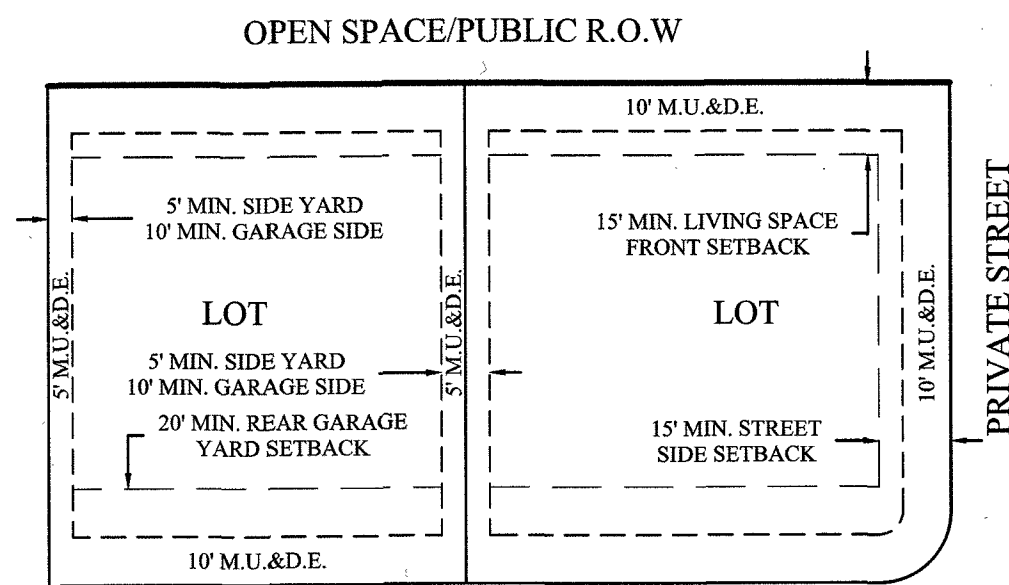
PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

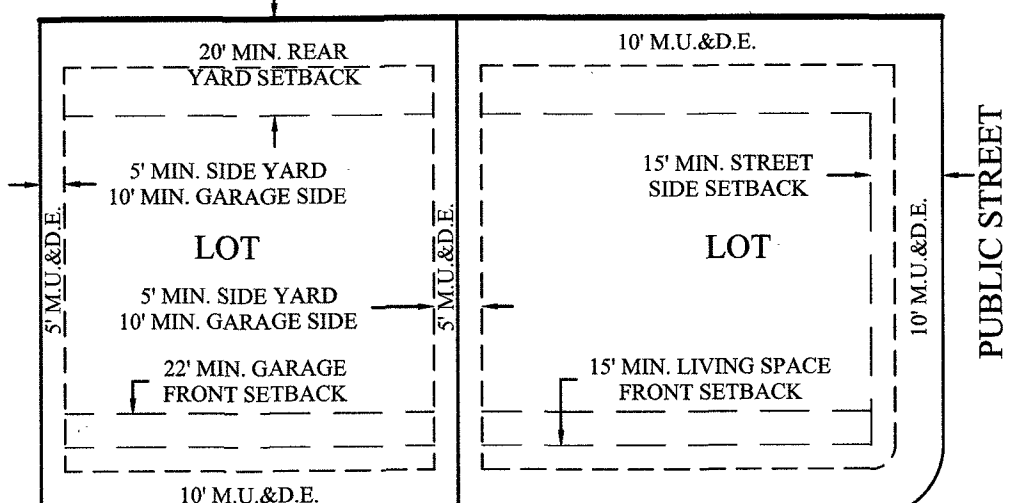
DIRECT COMMUNICATIONS

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.
By: *Morgan Pulten*
DIRECT COMMUNICATIONS
DATE: 6/29/2022

PAGE 1 OF 3 05/24/2022



TYPICAL REAR LOAD BUILDING SETBACKS
LOTS 109-118



TYPICAL BUILDING SETBACKS
LOTS 101-108, 119-130

Lot	Address
101	1903 E MOHO MOUNTAIN
102	1915 E MOHO MOUNTAIN
103	1927 E MOHO MOUNTAIN
104	5795 N MT JEFFERSON
105	5794 N MT JEFFERSON
106	5776 N MT JEFFERSON
107	5742 N MT JEFFERSON
108	5726 N MT JEFFERSON
109	1919 E KERN MOUNTAIN
110	5733 N MT JEFFERSON
111	5743 N MT JEFFERSON
112	5753 N MT JEFFERSON
113	1918 E MOHO MOUNTAIN
114	1900 E MOHO MOUNTAIN
115	1890 E MOHO MOUNTAIN
116	5765 N MT JEFFERSON
117	5755 N MT JEFFERSON
118	5745 N MT JEFFERSON
119	1862 E KERN MOUNTAIN
120	1874 E KERN MOUNTAIN
121	1886 E KERN MOUNTAIN
122	5703 N MT JEFFERSON
123	5678 N MT JEFFERSON
124	5662 N MT JEFFERSON
125	5646 N MT JEFFERSON
126	5630 N MT JEFFERSON
127	5614 N MT JEFFERSON
128	5586 N MT JEFFERSON
129	5576 N MT JEFFERSON
130	5566 N MT JEFFERSON

ALPINE SCHOOL DISTRICT
ENTRY: 215-2019

STATE OF UTAH
ENTRY: 214-2019

AIRPORT ROAD
(DISTANCE EXISTING ROAD 1/2 MILE)

DOMINION ENERGY, INC.

Dominion Energy, Inc. approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy, Inc. may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgment of any terms contained in the plat, including those set forth in the owners dedication and the notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy, Inc. Right-of-way department at 1-800-366-8532.

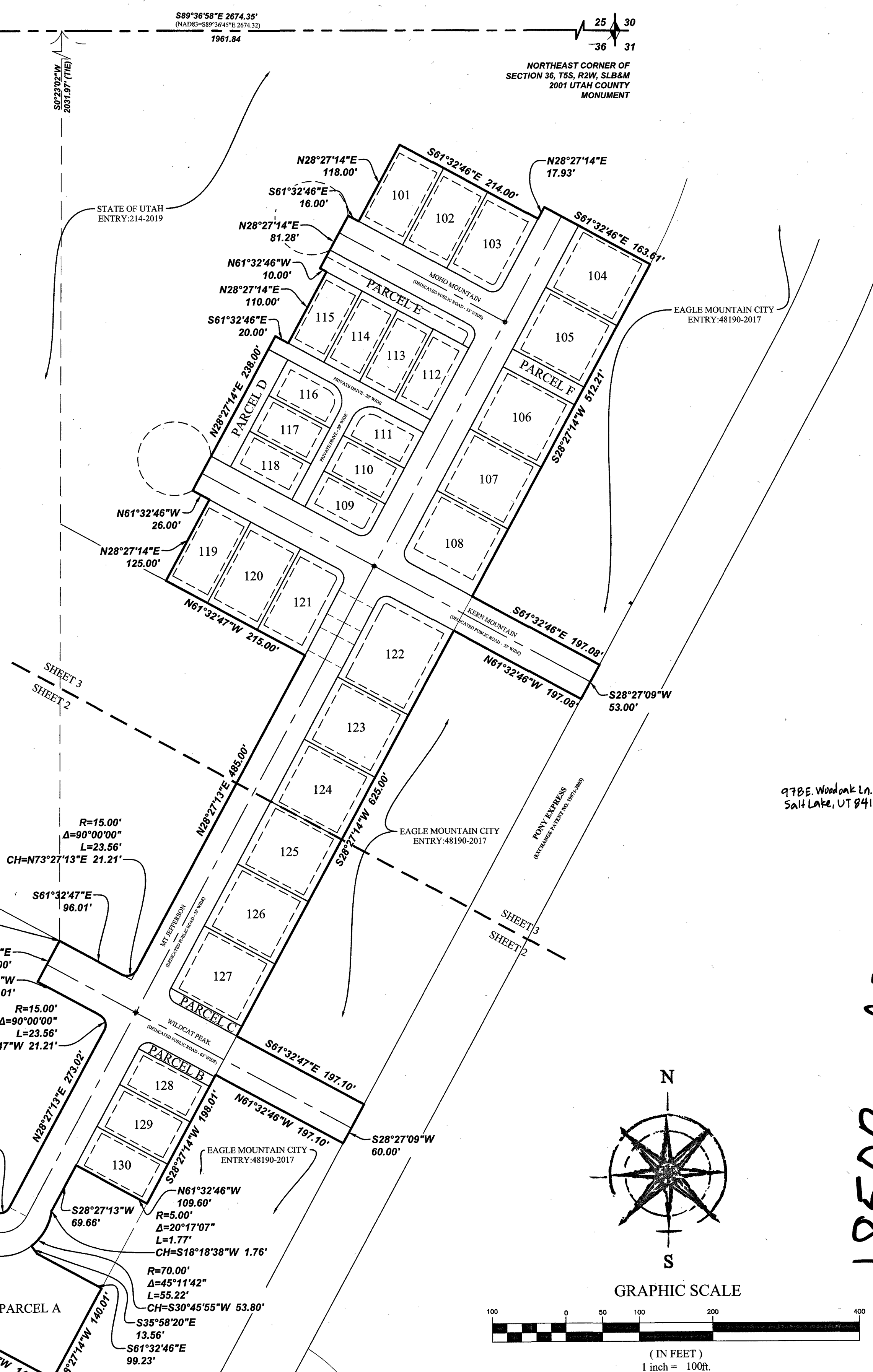
Approved this 5 day of July, 2022.
Dominion Energy, Inc.

By: *Myraul Hunt*
Title: *President*

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 17-2a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
(1) A recorded easement or right-of-way
(2) The law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
(4) Any other provision of law

By: *Paula Loria*
Title: *President*
DATE: 6-30-22



STATE OF UTAH ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF SALT LAKE

ON THE 28th DAY OF June, 2022, PERSONALLY APPEARED BEFORE ME
MICHELLE E. MCCONKIE, WHO BEING BY ME DULY SWORN DID SAY THAT SHE IS THE
DIRECTOR OF THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION OF
THE STATE OF UTAH, AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY
ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE USES AND PURPOSES
STATED HEREIN.

MY COMMISSION EXPIRES: 5/31/26

MY COMMISSION No. 725012

A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN SALT LAKE COUNTY
By: *Lisa Stamps Jones*
PRINTED FULL NAME OF NOTARY

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, have verified all measurements, and have subdivided said tract of land into lots, parcels, roads, and easements, to be hereafter known as OVERLAND VILLAGE 2 PHASE A PLAT 1, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Justin Lundberg
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12554439

06/28/22
DATE

BOUNDARY DESCRIPTION

BOUNDARY DESCRIPTION

A part of the Northwest Quarter and Northeast Quarter of Section 36, Township 5 South, Range 2 West, Salt Lake Base & Meridian, being a part of a parcel of land identified by Utah County as Parcel #58-054-0051, more particularly described as follows:

Beginning at a point on the southwesterly line of a boundary described by that certain Warranty Deed recorded January 2, 2019 as Entry No. 215-2019 in the office of the Utah County Recorder, said point located S89°36'58"E 712.51 feet along the Section line and S02°23'02"W 2031.97 feet from the North 1/4 Corner of Section 36, T5S, R2W, SLB&M (said North 1/4 Corner located S89°27'10"E 2,675.00 feet from the Southwest Corner of said Section 36), running thence along said deed S61°32'46"E 96.01 feet; thence along the arc of a curve to the left with a radius of 15.00 feet through a central angle of 90°00'00" Chord: N73°27'13"E 21.21 feet; thence along said deed the following two (2) courses: (1) N28°27'13"E 485.00 feet; thence (2) N61°32'47"W 215.00 feet; thence N28°27'14"E 125.00 feet; thence N61°32'46"W 26.00 feet; thence N28°27'14"E 238.00 feet; thence S61°32'46"E 16.00 feet; thence N28°27'14"E 110.00 feet; thence N61°32'46"W 10.00 feet; thence N28°27'14"E 81.28 feet; thence S61°32'46"E 163.61 feet to the easterly line of the lands of the State of Utah described by Exhibit "B" of that certain Exchange Patent No. 19968 recorded February 27, 2007 as Entry No. 28888-2007 in the office of the Utah County Recorder; thence along said easterly line S28°27'14"W 512.21 feet; thence S61°32'46"E 197.08 feet to the westerly line of Sweetwater Road described by Exhibit "C" of said Exchange Patent No. 19679; thence along said westerly line S28°27'09"W 53.00 feet; thence N61°32'46"W 197.10 feet to said easterly line of the lands of the State of Utah; thence along said easterly line S28°27'14"W 625.00 feet to the southerly line of Pony Express Trail B described by that certain Amended and Restated State of Utah Exchange Patent No. 19737 recorded June 14, 2005 as Entry No. 63439-2005 in the office of the Utah County Recorder; thence along said trail parcel S61°32'47"E 197.10 feet to said westerly line of Sweetwater Road; thence along said westerly line S28°27'09"W 60.00 feet to the northerly line of Pony Express Trail C described by said Amended and Restated State of Utah Exchange Patent No. 19737; thence along said trail parcel N61°32'46"W 197.10 feet to said easterly line of the lands of the State of Utah; thence along said easterly line S28°27'14"W 198.01 feet; thence N61°32'46"W 109.60 feet; thence S28°27'13"W 69.66 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 5.00 feet (radius bears: S61°32'48"E) a distance of 1.77 feet through a central angle of 20°17'07" Chord: S18°18'38"W 1.76 feet; to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 70.00 feet a distance of 55.22 feet through a central angle of 45°11'42" Chord: S30°45'55"W 53.80 feet; thence S33°58'20"E 13.56 feet; thence S61°32'46"E 99.23 feet to said easterly line of the lands of the State of Utah; thence along said Boundary the following two (2) courses: S28°27'14"W 140.01 feet; thence (2) N61°32'47"W 146.15 feet; thence N28°27'14"E 111.55 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 70.00 feet (radius bears: N04°09'25"E) a distance of 52.95 feet through a central angle of 43°20'25" Chord: N64°10'22"W 51.70 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 15.00 feet a distance of 4.99 feet through a central angle of 19°02'36" Chord: N52°01'28"W 4.96 feet; thence N61°32'46"W 70.93 feet; thence N28°27'14"E 53.00 feet; thence S61°32'46"E 96.01 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'01" Chord: N73°27'14"E 21.21 feet; thence N28°27'13"E 273.02 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N16°32'47"W 21.21 feet; thence N61°32'47"W 96.01 feet; thence N28°27'14"E 63.00 feet to the point of beginning.

Area Contains: 10.37 acres +/-
30 Lots
5 parcels

OWNERS DEDICATION

THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, COMMON AREA, PRIVATE DRIVES AND PUBLIC ROADS. THE STATE OF UTAH, THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION ("SITLA"), DOES HEREBY DEDICATE AND CONVEY UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, TO EAGLE MOUNTAIN CITY, UTAH (THE "CITY"), ALL PARCELS OF LAND DEPICTED ON THIS PLAT AS PUBLIC ROADS AND OWNED BY SITLA, FOR THE BENEFIT OF THE CITY AND THE PUBLIC, AND THE CITY DOES HEREBY DEDICATE ALL PARCELS OF LAND DEPICTED ON THIS PLAT AS PUBLIC ROADS AND OWNED BY THE CITY AS PUBLIC ROADS FOR THE BENEFIT OF THE PUBLIC AND SITLA DOES HEREBY DEDICATE AND CONVEY UNDER THE PROVISIONS OF UTAH CODE 10-9A-604(1)(D) TO THE OVERLAND MASTER ASSOCIATION, THE AREAS DEPICTED ON THIS PLAT AS PRIVATE DRIVES, PARCELS A, B, C, D, E AND F, FOR THE BENEFIT OF ITS MEMBERS. EXCEPTING AND RESERVING TO THE STATE OF UTAH THE MINERAL ESTATE, INCLUDING ALL COAL, OIL, AND GAS AND OTHER MINERALS IN ALL LANDS CONVEYED AND DEDICATED BY SITLA. ALL LOTS, COMMON AREAS, PUBLIC ROADS, AND EASEMENTS ARE AS NOTED OR SHOWN, ARE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OVERLAND IN EAGLE MOUNTAIN, UTAH RECORDED APRIL 27, 2017, AS ENTRY NO. 40466-2017.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 28th DAY OF June, 2022.

Michelle E. McConkie
DIRECTOR, Michelle E. McConkie

APPROVED AS TO FORM: JANE BYLES, UTAH ATTORNEY GENERAL

By: *Chris Allen*
SPECIAL ASSISTANT ATTORNEY GENERAL

ENT 102403-2022 Map # 18502
CHRIS ALLEN
UTAH COUNTY RECORDER
RECORDED FOR EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN CITY

By: *Tom Westmoreland*
MAYOR, Tom Westmoreland

State of Utah
County of Utah

On the 28th day of June, 2022, personally appeared before me Tom Westmoreland, who being by me duly sworn did say that he is the Mayor of Eagle Mountain City, and the Signer of the above instrument, who duly acknowledged that he executed the same for the uses and purposes stated herein.

My commission expires: 03.05.2024
My commission No: 710994

A Notary Public Commissioned in Utah
Full Name: Lianne Penner

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 20 DAY OF September, 2022.

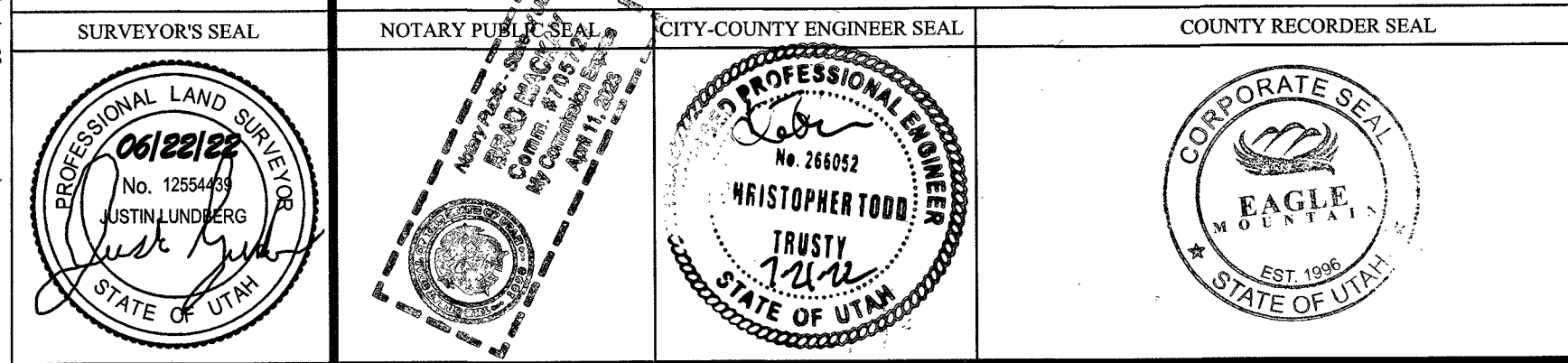
By: *Tom Westmoreland*
APPROVED BY MAYOR

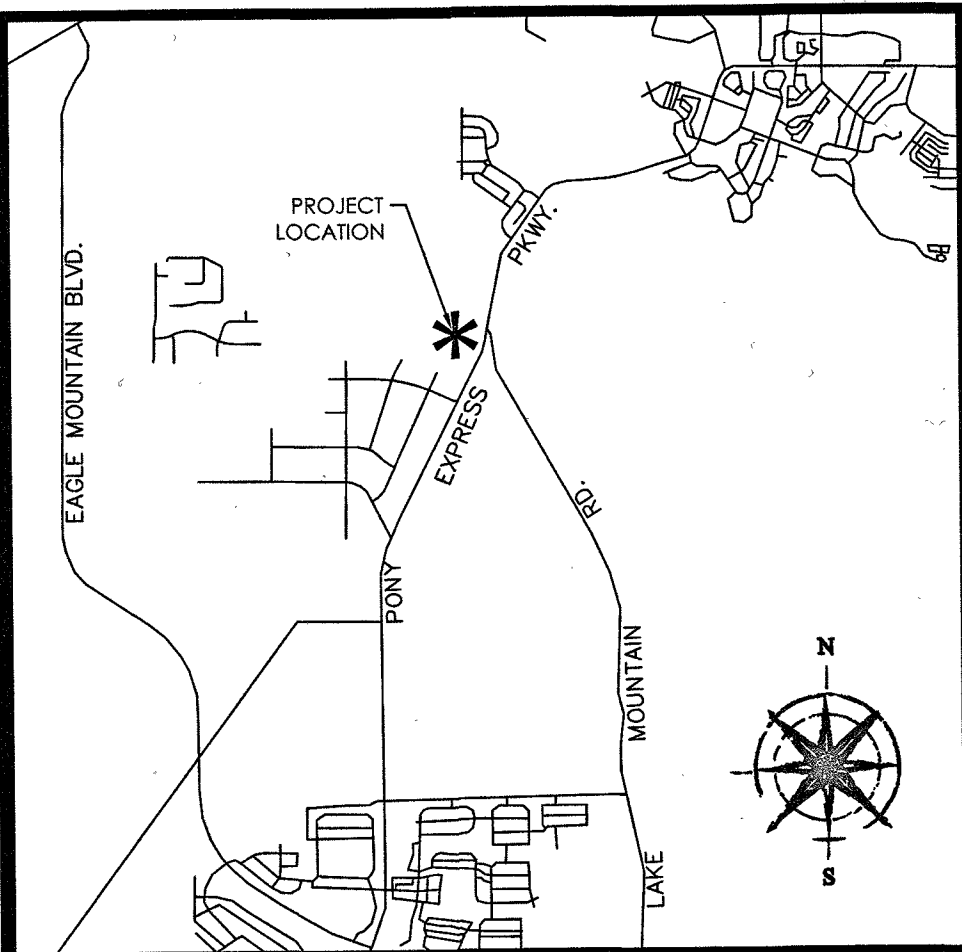
By: *Justin Lundberg*
APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)

By: *Chris Allen*
APPROVED BY CITY ATTORNEY
(SEE SEAL BELOW)

PHASE "A" PLAT 1 OVERLAND VILLAGE 2 SUBDIVISION

LOCATED IN A PORTION OF SECTION 36, T5S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH





VICINITY MAP

N.T.S.

LEGEND

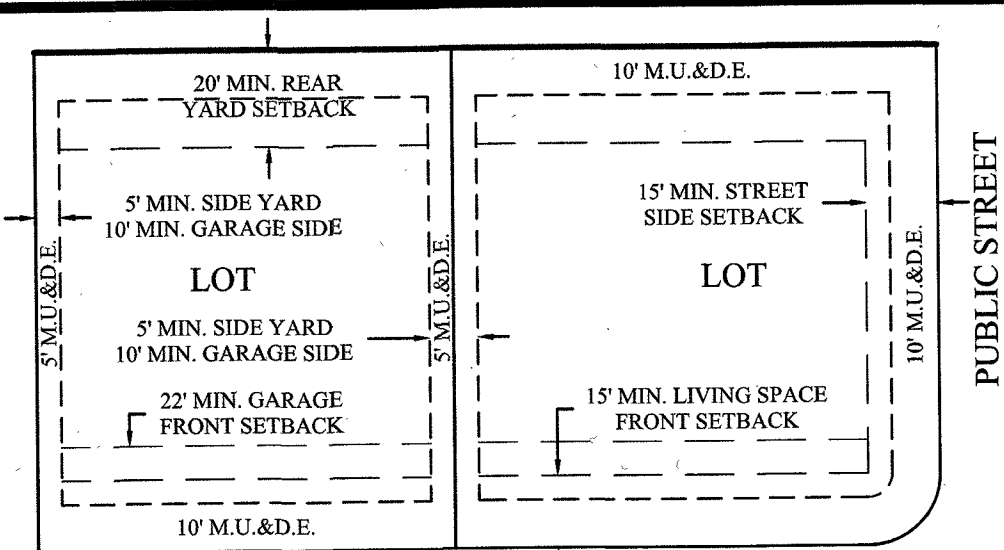
	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	CENTER LINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	BOUNDARY MARKERS
	SECTION MONUMENT (FOUND)
	STREET MONUMENT

NOTES:

- #5 REBAR & CAP (FOCUS ENGINEERING) TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
- ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
- ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOA.
- PARCELS A, B, C, D, E AND F TO BE OWNED AND MAINTAINED BY THE HOA.
- MU&DE STANDS FOR MUNICIPAL UTILITY AND DRAINAGE EASEMENT

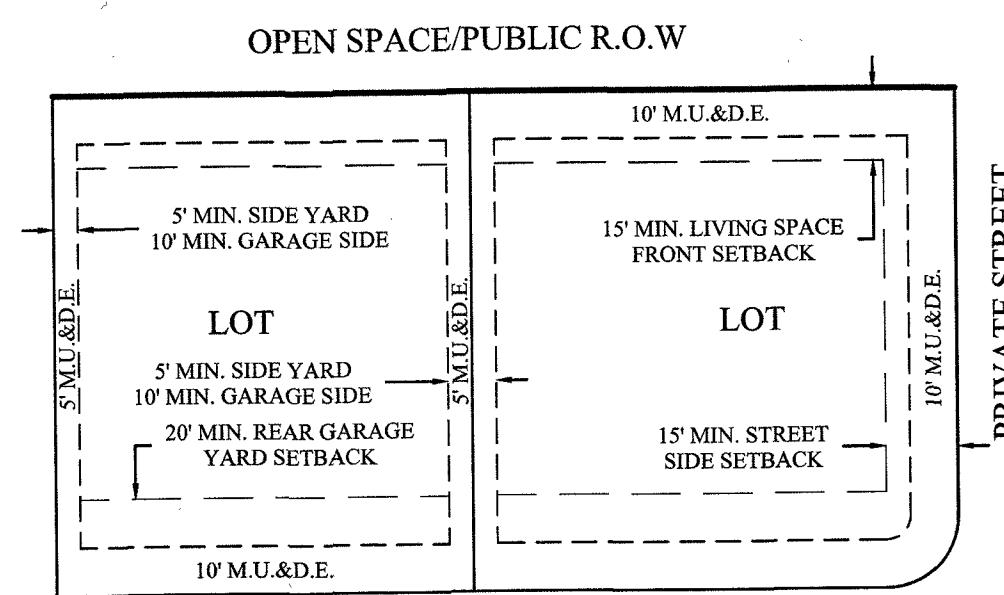
Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°00'00"	23.56	S16°32'46"E	21.21
C2	2026.50	1°01'19"	36.14	S27°56'35"W	36.14
C3	15.00	90°00'00"	23.56	S16°32'46"E	21.21
C4	1973.50	1°01'17"	35.18	S27°56'34"W	35.18
C5	2026.50	1°01'17"	36.13	N27°56'34"E	36.13
C6	15.00	90°00'45"	23.57	N73°26'51"E	21.22
C7	1973.50	1°01'19"	35.20	N27°56'35"E	35.20
C8	15.00	90°00'00"	23.56	N73°27'14"E	21.21
C9	15.00	90°00'00"	23.56	N73°27'14"E	21.21
C10	15.00	90°00'00"	23.56	N16°32'46"W	21.21
C11	15.00	90°00'00"	23.56	N16°32'47"W	21.21
C12	2000.00	1°01'17"	35.66	N27°56'34"E	35.66
C13	15.00	90°00'00"	23.56	N73°27'14"E	21.21
C14	2000.00	1°01'19"	35.67	N27°56'35"E	35.67
C15	41.50	90°00'01"	65.19	S73°27'14"W	58.69
C16	70.00	129°19'46"	158.01	N72°49'57"E	126.53
C17	28.00	90°00'00"	43.98	S16°32'46"E	39.60
C18	28.00	90°00'00"	43.98	N73°27'14"E	39.60

Line Table		
LINE	DIRECTION	LENGTH
L1	N27°25'56"E	20.53



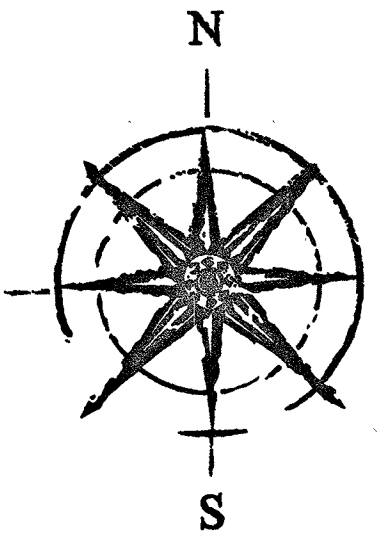
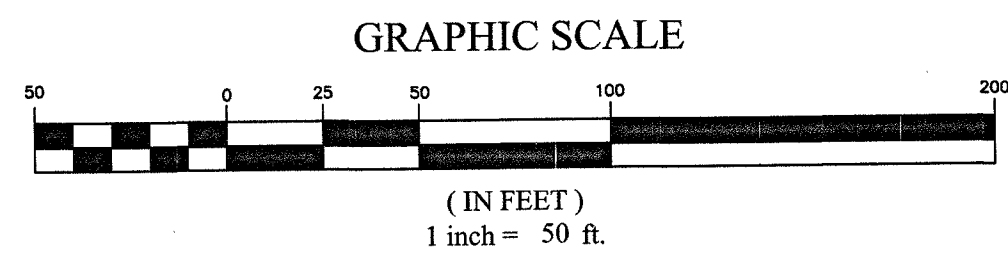
TYPICAL BUILDING SETBACKS LOTS 101-108, 109-130

N.T.S.



TYPICAL REAR LOAD BUILDING SETBACKS LOTS 109-118

N.T.S.



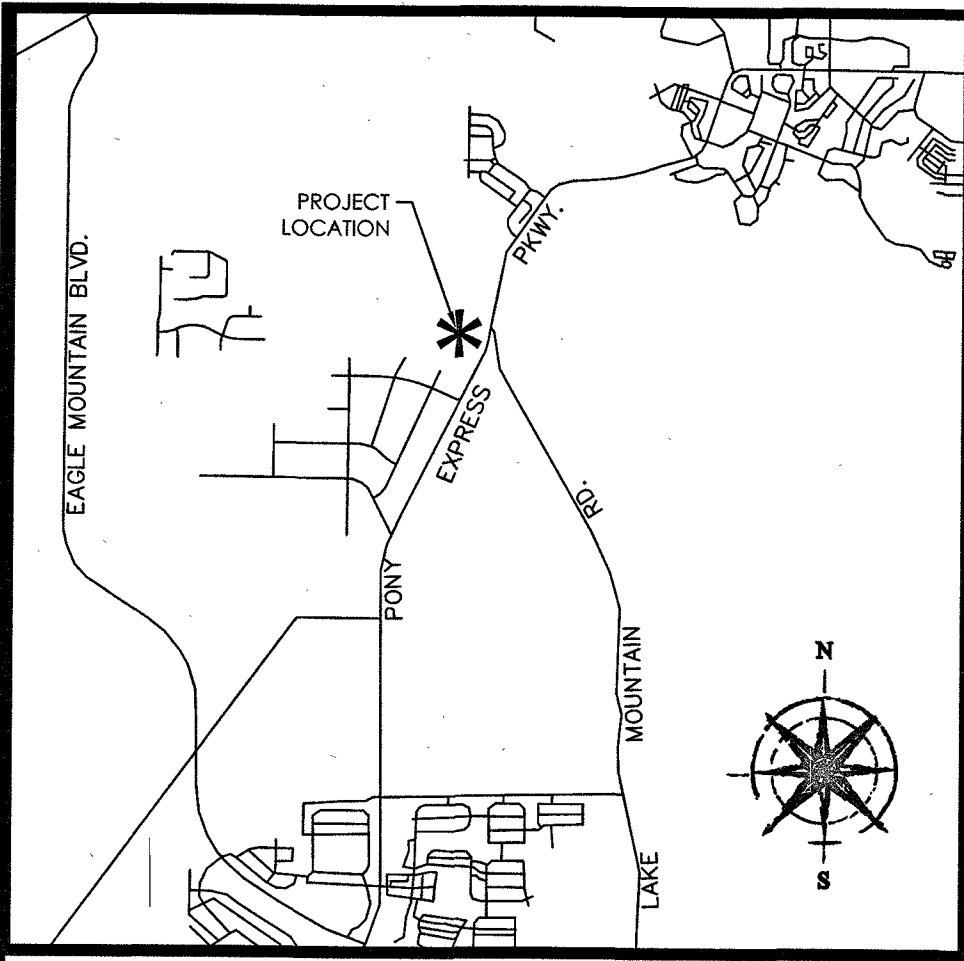
PHASE "A" PLAT 1 OVERLAND VILLAGE 2

SUBDIVISION
LOCATED IN A PORTION OF SECTION 36, T8S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

PREPARED FOR
OWNER/DEVELOPER
IVORY HOMES
978 EAST WOODOAK LANE
SALT LAKE CITY, UT 84117
(801) 407-6891
CONTACT: BRAD MACKAY



VICINITY MAP

N.T.S.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTER LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- BOUNDARY MARKERS
- SECTION MONUMENT (FOUND)
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NOTES:

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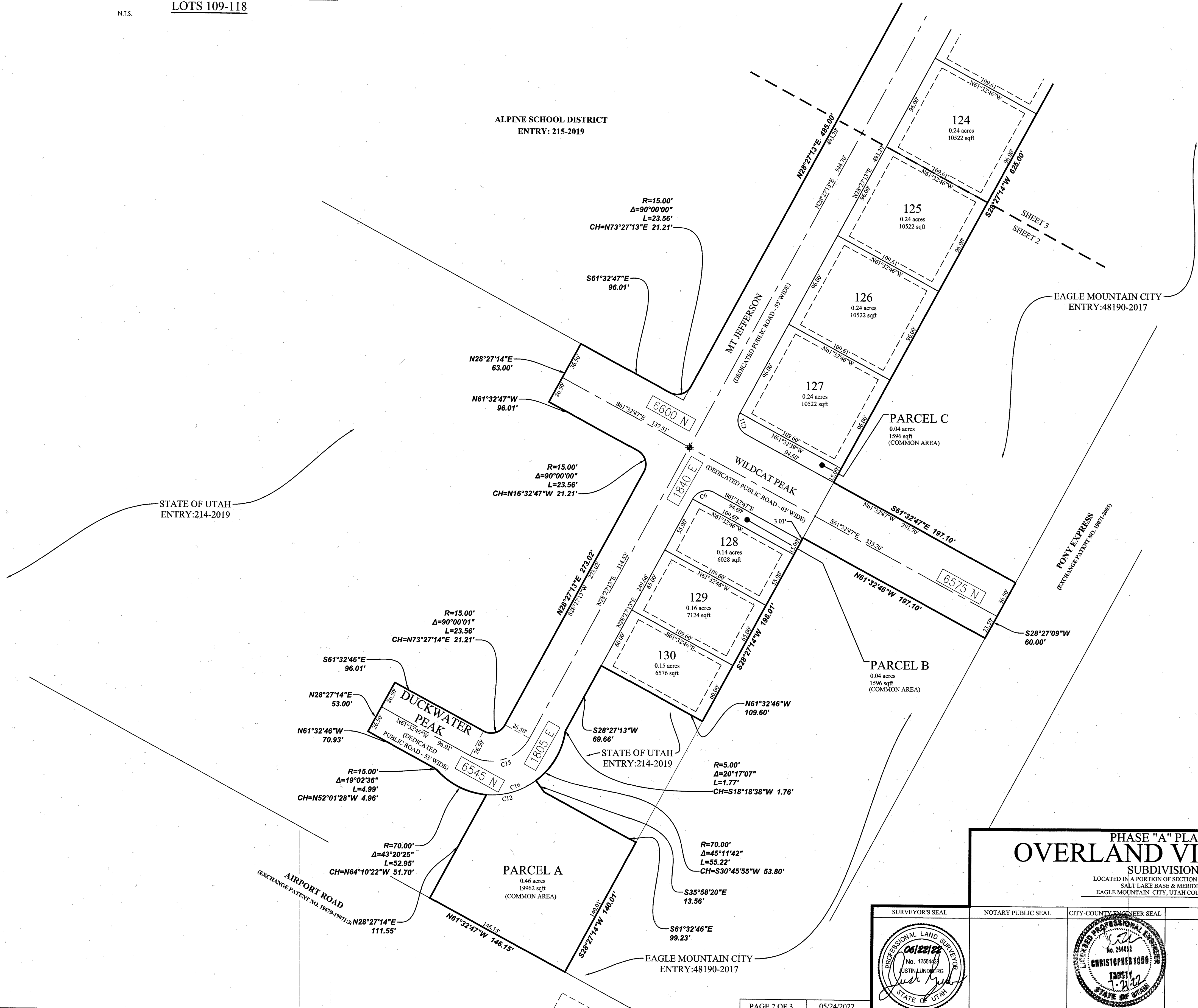
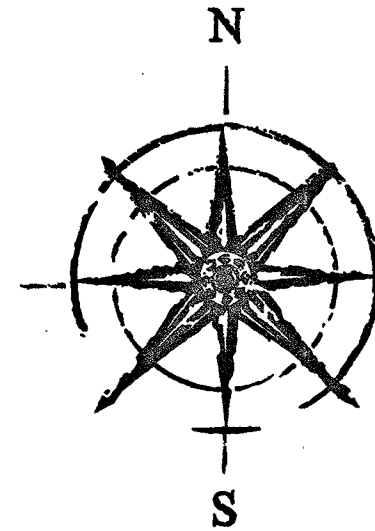
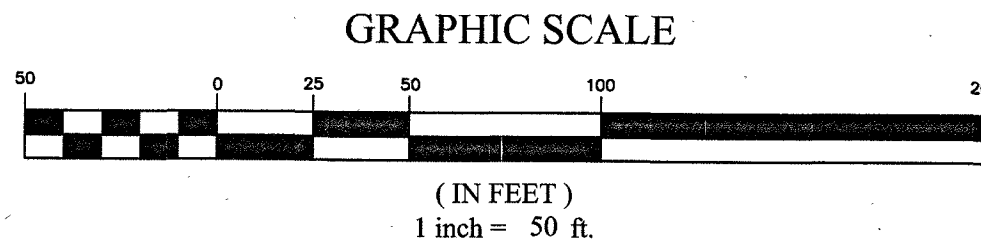
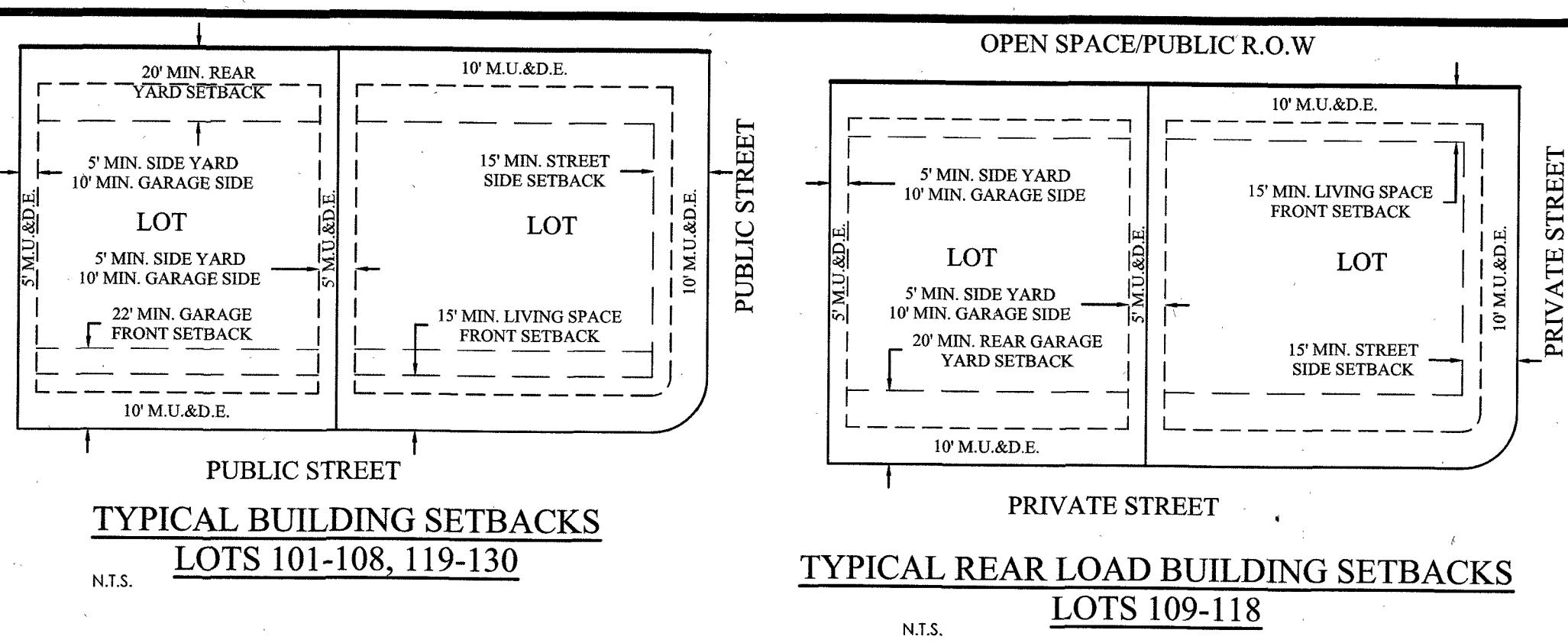
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PHASE "A" PLAT 1
OVERLAND VILLAGE 2
SUBDIVISION
LOCATED IN A PORTION OF SECTION 36, T35, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY RECORDER SEAL
ENT 102403:2022 No. 18502
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Sep 21 1:01 PM FEE 222.00 BY CH
RECORDED FOR EAGLE MOUNTAIN CITY

PAGE 2 OF 3 05/24/2022



Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Tuesday, August 1, 2023

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Scenic MTN phase "C" plat 3 into warranty Bond Release

City Recorder:

The above referenced subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Scenic Mountain phase C plat 3 Bond
Reduced

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

2nd Bond Release	
Original Bond Amount:	\$ 141,517.62
Previous Release Amount:	\$ 98,868.43
Amount to Release this Period:	\$ 20,945.75
Amount Remaining in Bond :	\$ 21,703.44

Bond Releases Summary	
#1	\$ 98,868.43
#2	\$ 20,945.75
#3	\$ -
#4	\$ -
TOTAL	\$ 119,814.18

8/1/2023

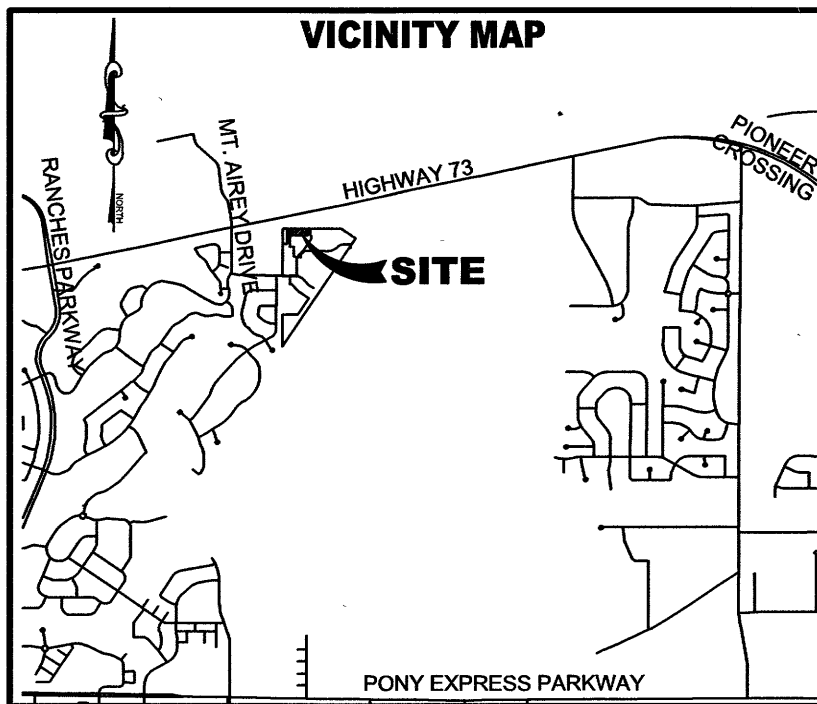
							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	ROADWAY IMPROVEMENTS										
a	Rough grading (12" depth)	11874	11874	SF	\$0.15	\$1,781.10	11,874	0	100%	\$0.00	\$1,781.10
b	3" asphalt	11969	11969	SF	\$1.75	\$20,945.75	0	11969	100%	\$20,945.75	\$20,945.75
c	6" road base	12849	12849	SF	\$0.65	\$8,351.85	12,849	0	100%	\$0.00	\$8,351.85
d	9" e-fill	12849	12849	SF	\$0.60	\$7,709.40	12,849	0	100%	\$0.00	\$7,709.40
e	30" curb & gutter	149	149	LF	\$30.00	\$4,470.00	149	0	100%	\$0.00	\$4,470.00
f	5' Sidewalk	136	136	LF	\$30.00	\$4,080.00	136	0	100%	\$0.00	\$4,080.00
g	4' sidewalk	659	659	LF	\$24.00	\$15,816.00	659	0	100%	\$0.00	\$15,816.00
h	Curb wall	235	235	LF	\$20.00	\$4,700.00	235	0	100%	\$0.00	\$4,700.00
i	Waterway	413	413	LF	\$35.00	\$14,455.00	413	0	100%	\$0.00	\$14,455.00
j	Parking stall	975	975	SF	\$10.50	\$10,237.50	975	0	100%	\$0.00	\$10,237.50
2	CULINARY WATER										
a	8" culinary water c-900	449	224.5	LF	\$25.00	\$5,612.50	449	0	100%	\$0.00	\$5,612.50
b	Fire Hydrant	1	0.5	EA	\$3,900.00	\$1,950.00	1	0	100%	\$0.00	\$1,950.00
c	connect to existing water	2	1	EA	\$2,500.00	\$2,500.00	2	0	100%	\$0.00	\$2,500.00
d	3/4" water service	17	8.5	EA	\$750.00	\$6,375.00	17	0	100%	\$0.00	\$6,375.00
e	3" irr. Sleeve	2	1	EA	\$150.00	\$150.00	2	0	100%	\$0.00	\$150.00
f	Trench back fill	242	121	TON	\$10.00	\$1,210.00	242	0	100%	\$0.00	\$1,210.00
g	Import pipe bedding	121	60.5	TON	\$12.00	\$726.00	121	0	100%	\$0.00	\$726.00
3	SEWER										
a	8" Sewer pipe	394	39.4	LF	\$25.00	\$985.00	394	0	100%	\$0.00	\$985.00
b	4" sewer laterals	17	1.7	EA	\$500.00	\$850.00	17	0	100%	\$0.00	\$850.00
c	48" sewer manholes	2	0.2	EA	\$3,500.00	\$700.00	2	0	100%	\$0.00	\$700.00
d	connect to existing sewer	1	0.1	EA	\$1,000.00	\$100.00	1	0	100%	\$0.00	\$100.00
e	Trench back fill	532	53.2	TON	\$10.00	\$532.00	532	0	100%	\$0.00	\$532.00
f	Import pipe bedding	106	10.6	TON	\$12.00	\$127.20	106	0	100%	\$0.00	\$127.20
4	STORM DRAIN										
a	15" RCP	174	17.4	LF	\$26.00	\$452.40	174	0	100%	\$0.00	\$452.40
b	3'x3' storm drain box	2	0.2	EA	\$3,000.00	\$600.00	2	0	100%	\$0.00	\$600.00
c	Connect to existing	1	0.1	EA	\$1,000.00	\$100.00	1	0	100%	\$0.00	\$100.00
d	Trench back fill	79	7.9	TON	\$10.00	\$79.00	79	0	100%	\$0.00	\$79.00
e	Import pipe bedding	59	5.9	TON	\$12.00	\$70.80	59	0	100%	\$0.00	\$70.80
5	MISC/SITE PREP										
a	SWPPP	1	0.1	LS	\$3,000.00	\$300.00	1	0	100%	\$0.00	\$300.00
b	Mobilization	1	0.1	LS	\$5,000.00	\$500.00	1	0	100%	\$0.00	\$500.00
c	Rock retaining wall	1688	168.8	SF	\$18.00	\$3,038.40	1,688	0	100%	\$0.00	\$3,038.40
d	Clear & grub	61855	6185.5	SF	\$0.05	\$309.28	61,855	0	100%	\$0.00	\$309.28
TOTAL CONSTRUCTION COST						\$119,814.18					
Original 10% Bond Coverage						\$21,703.44	Released this Period		\$20,945.75		
TOTAL BOND AMOUNT:						\$141,517.62					

Christopher T. Trusty
Christopher T. Trusty P.E.
Engineering Director

8/2/23
Date

Robert Ballif
Robert Ballif
Engineering Tech.

8/8/23
Date

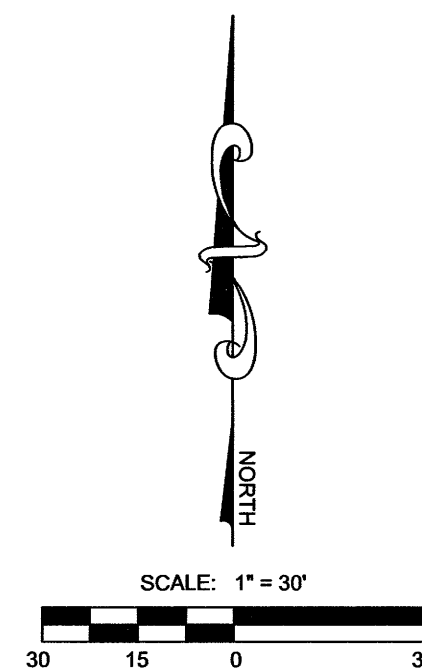


SCENIC MOUNTAIN

PHASE C, PLAT 3

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN, UTAH

ADDRESSING TABLE			ADDRESSING TABLE		
301	4349 E	LONGLEAF LANE	318	4414 E	HURSTBOURNE DR
302	4353 E	LONGLEAF LANE	319	4410 E	HURSTBOURNE DR
303	4357 E	LONGLEAF LANE	320	4406 E	HURSTBOURNE DR
304	4361 E	LONGLEAF LANE	321	4402 E	HURSTBOURNE DR
305	4365 E	LONGLEAF LANE	322	4398 E	HURSTBOURNE DR
306	4369 E	LONGLEAF LANE	323	4388 E	HURSTBOURNE DR
307	4377 E	LONGLEAF LANE	324	4384 E	HURSTBOURNE DR
308	4381 E	LONGLEAF LANE	325	4380 E	HURSTBOURNE DR
309	4385 E	LONGLEAF LANE	326	4376 E	HURSTBOURNE DR
310	4389 E	LONGLEAF LANE	327	4372 E	HURSTBOURNE DR
311	4393 E	LONGLEAF LANE	328	4464 E	HURSTBOURNE DR
312	4403 E	LONGLEAF LANE	329	4360 E	HURSTBOURNE DR
313	4407 E	LONGLEAF LANE	330	4356 E	HURSTBOURNE DR
314	4411 E	LONGLEAF LANE	331	4352 E	HURSTBOURNE DR
315	4415 E	LONGLEAF LANE	332	4348 E	HURSTBOURNE DR
316	4419 E	LONGLEAF LANE			
317	4423 E	LONGLEAF LANE			

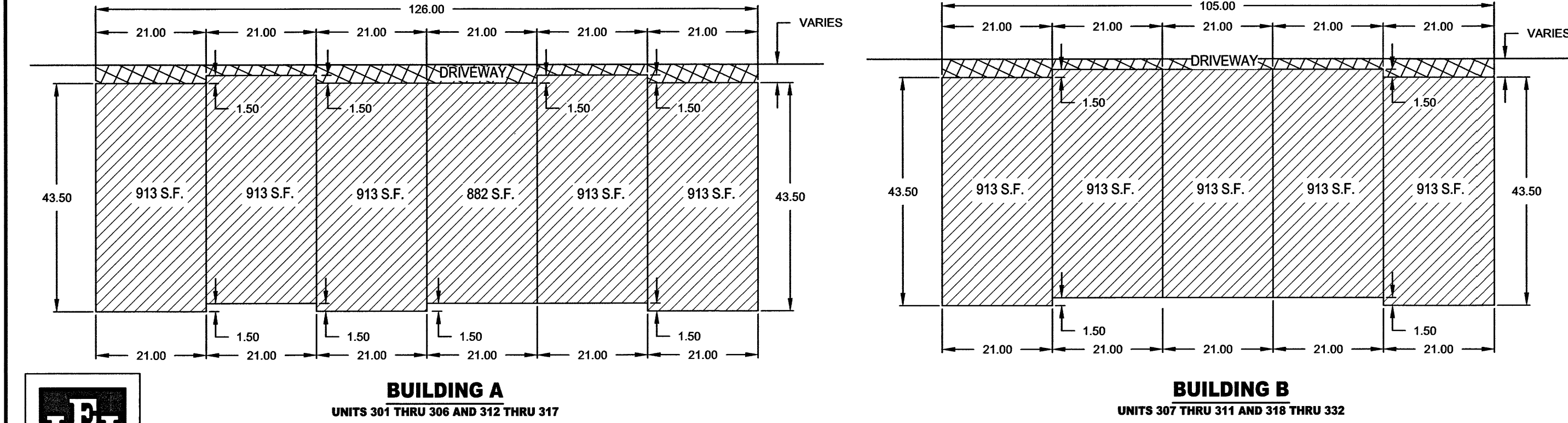
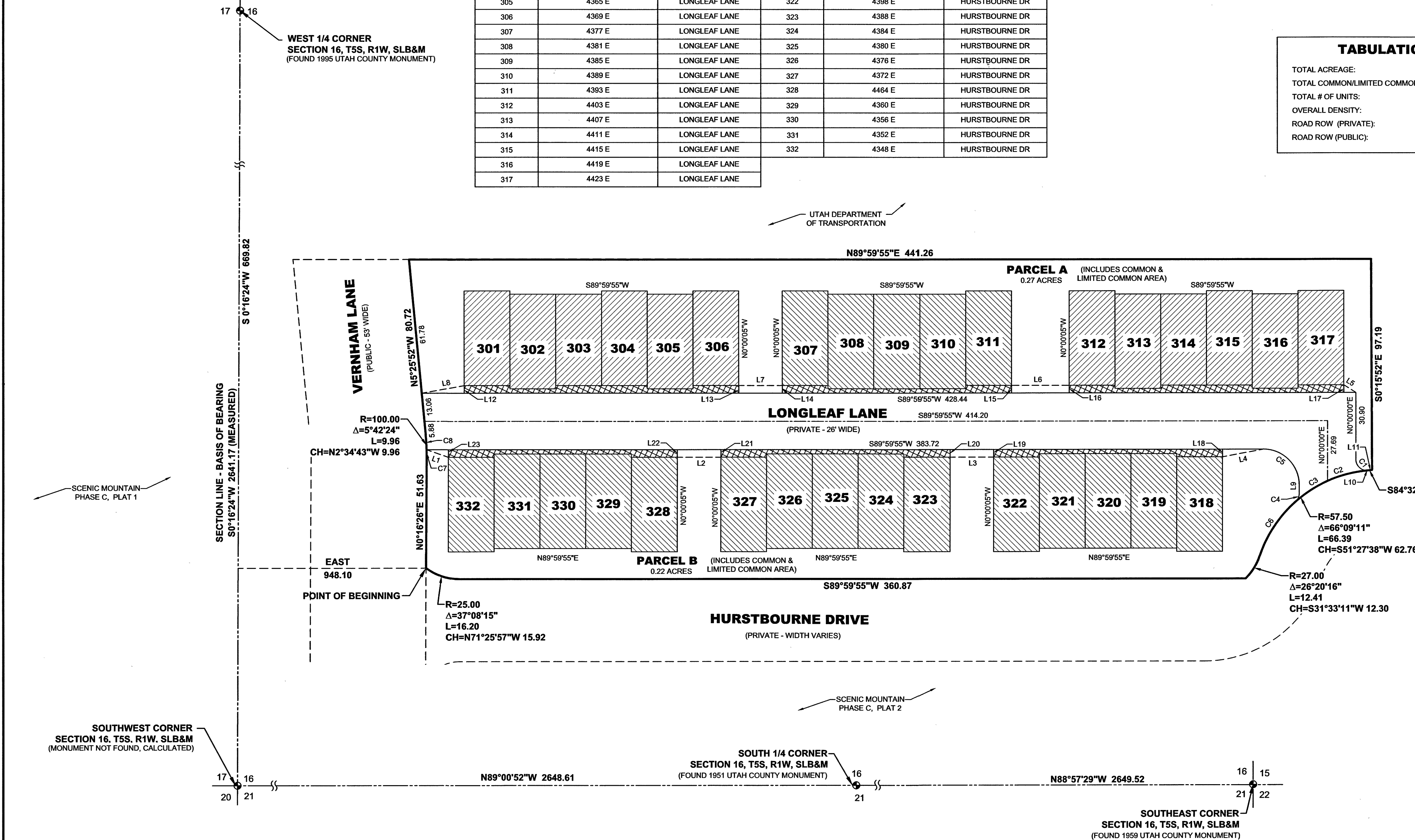


TABULATIONS	
TOTAL ACREAGE:	1.42 ACRES
TOTAL COMMON/LIMITED COMMON:	.46 ACRES
TOTAL # OF UNITS:	32 UNITS
OVERALL DENSITY:	22.53 UNITS/ACRE
ROAD ROW (PRIVATE):	0.27 ACRES
ROAD ROW (PUBLIC):	0.00 ACRES

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N70°45'21"W	10.62
L2	N89°59'35"W	20.00
L3	S89°58'42"W	20.00
L4	S79°24'25"W	19.02
L5	S57°35'44"E	6.53
L6	N89°59'28"E	26.46
L7	N89°59'30"W	20.00
L8	N79°48'24"E	19.78
L9	N0°00'00"E	3.94
L10	N84°32'13"E	0.39
L11	N84°32'13"E	1.99
L12	S0°00'05"E	3.50
L13	S0°00'05"E	3.50
L14	S0°00'05"E	3.50
L15	S0°00'05"E	3.50
L16	S0°00'05"E	3.50
L17	S0°00'05"E	3.50
L18	N0°00'05"W	3.50
L19	N0°00'05"W	3.50
L20	N0°00'05"W	3.50
L21	N0°00'05"W	3.50
L22	N0°00'05"W	3.50
L23	N0°00'05"W	3.50

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	5.00	95°04'21"	8.30	S47°32'36"E 7.38
C2	57.50	18°41'19"	18.76	N75°11'34"E 18.87
C3	57.50	17°29'10"	17.55	N57°06'20"E 17.48
C4	5.00	48°21'44"	4.22	N24°10'52"E 4.10
C5	16.50	90°00'05"	25.92	S45°00'02"E 23.33
C6	57.50	29°58'42"	30.09	S33°22'23"W 29.74
C7	100.00	1°36'17"	2.80	N0°28'28"W 2.80
C8	100.00	4°06'00"	7.16	N3°22'55"W 7.15

LEGEND	
—	BOUNDARY LINE
- - -	CENTERLINE
- · - · -	EASEMENT LINE
—	EXISTING LOT LINES
—	PROPOSED LOT LINE
⊙	PROPOSED STREET MONUMENT
▨	LIMITED COMMON AREA / P.U.E.
▩	PRIVATE AREA
□	COMMON AREA / P.U.E. (LESS PUBLIC ROADWAY)



- NOTES:**
1. TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS, NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
 2. ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS. NO WATER METERS ALLOWED IN DRIVEWAYS.
 3. SIDE LOT SETBACKS TO BE IN ACCORDANCE WITH MASTER SETBACK EXHIBIT AND AGREEMENT APPROVED BY THE CITY OF EAGLE MOUNTAIN.
 4. PARCEL A & B & PRIVATE ROADWAYS ARE CONVEYED TO & MAINTAINED BY SCENIC MOUNTAIN HOMEOWNERS ASSOCIATION & TO BE PUBLIC UTILITY AND ACCESS/PEDESTRIAN EASEMENTS IN THEIR ENTIRETY.
 5. ALL COMMON AREA AND LIMITED COMMON AREA TO BE PUBLIC UTILITY AND DRAINAGE EASEMENT.

ROCKY MOUNTAIN POWER APPROVAL

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

2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- (1) A RECORDED EASEMENT OR RIGHT-OF-WAY.
- (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
- (3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES
- (4) ANY OTHER PROVISION OF LAW.

APPROVED THIS 5th DAY OF May, 2022
BY: *Del Edwards*
TITLE: *Pres. Con*
ROCKY MOUNTAIN POWER DATE

DOMINION ENERGY UTAH NOTE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATIONS OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANTS(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PROSPECTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY
DBA DOMINION ENERGY OF UTAH

APPROVED THIS 5th DAY OF May, 2022
BY: *Barry Eldredge*
TITLE: *Pres. Con*

SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF VERNHAM LANE, SAID POINT BEING LOCATED S0°16'24"W ALONG THE SECTION LINE 669.82 FEET AND EAST 948.10 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: N0°16'28"E 51.63 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 9.96 FEET WITH A RADIUS OF 100.00 FEET THROUGH A CENTRAL ANGLE OF 05°42'24", CHORD: N02°34'43"W 9.96 FEET; THENCE N5°25'52"W 80.72 FEET TO THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED AT ENTRY NO. 681082018 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE N89°59'55"E ALONG SAID LINE 441.26 FEET; THENCE S0°15'52"E 97.19 FEET; THENCE S84°32'13"W 2.38 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 66.39 FEET WITH A RADIUS OF 57.50 FEET THROUGH A CENTRAL ANGLE OF 66°09'11", CHORD: S51°27'38"W 62.76 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 12.41 FEET WITH A RADIUS OF 27.00 FEET THROUGH A CENTRAL ANGLE OF 26°20'16", CHORD: S31°33'11"W 12.30 FEET; THENCE S89°59'55"W 360.87 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 16.20 FEET WITH A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 37°08'15", CHORD: N71°25'57"W 15.92 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±1.42 ACRES

4-8-2022
DATE

Ryan W. Hall
SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS, PUBLIC UTILITY EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, PURSUANT TO UTAH CODE 10-9A-604(1)(D), THE OWNER(S) HEREBY CONVEYS THE COMMON AREA & LIMITED COMMON AREA AS INDICATED HEREON, TO THE SCENIC MOUNTAIN HOMEOWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 12896 SOUTH PONY EXPRESS ROAD, SUITE 400, DRAPER, UTAH 84020.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 16th DAY OF May, A.D. 2022.

Brett Woodland
Assistant Secretary, Firestone Scenic Mountain West, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF SALT LAKE

ON THIS 11th DAY OF May, A.D. 2022, PERSONALLY APPEARED BEFORE ME *Brett Woodland*, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE *Assistant Secretary* OF *Firestone Scenic Mountain West, LLC*, LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT (S)HE EXECUTED IT IN SUCH CAPACITY.

Mindy Dansie
Notary Public, State of Utah
My Commission Expires on: January 15, 2025
Comm. Number: 716224

APPROVAL BY LEGISLATIVE BODY

THE *City Council* OF *Eagle Mountain City*, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS 7th DAY OF May, A.D. 2022.

Tamara Johnson
APPROVED BY MAYOR

Chris F. Turk
APPROVED BY CITY ATTORNEY

DIRECT COMMUNICATIONS APPROVAL

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

Wesley C. Belfrage
DIRECT COMMUNICATIONS

5/3/2022
DATE

ENT 48704-12022 Map # 18361
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Jun 08 3:12 pm FEE 118.00 BY TH
RECORDED FOR EAGLE MOUNTAIN CITY

PHASE C, PLAT 3

SCENIC MOUNTAIN

SUBDIVISION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SCALE: 1" = 30'

SURVEYOR'S SEAL: *Ryan W. Hall*
NOTARY PUBLIC SEAL: *Mindy Dansie*
CITY COMMISSIONER SEAL: *Chris F. Turk*
COUNTY RECORDER SEAL: *Andrea Allen*

This form approved by Utah County and the municipalities therein. LEI #18-02025



Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Wednesday, July 26, 2023

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Overland phase "C" plat 2 out of warranty Bond Release

City Recorder:

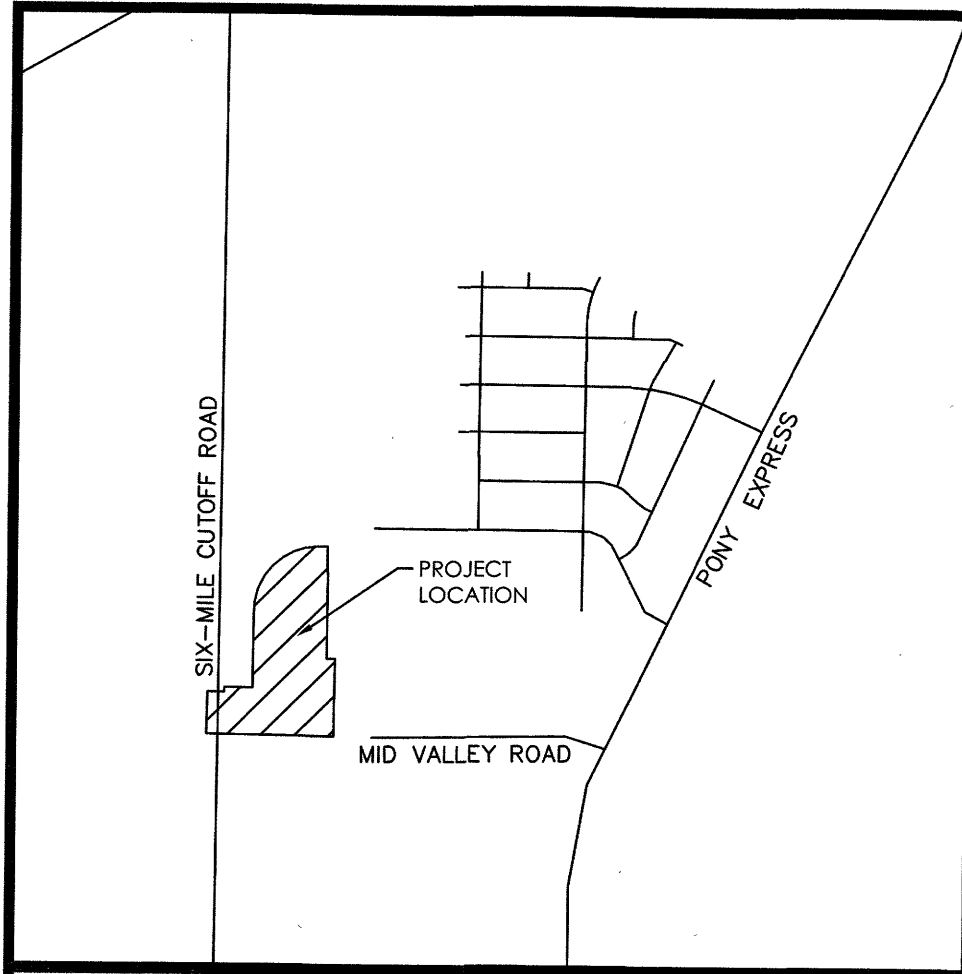
The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

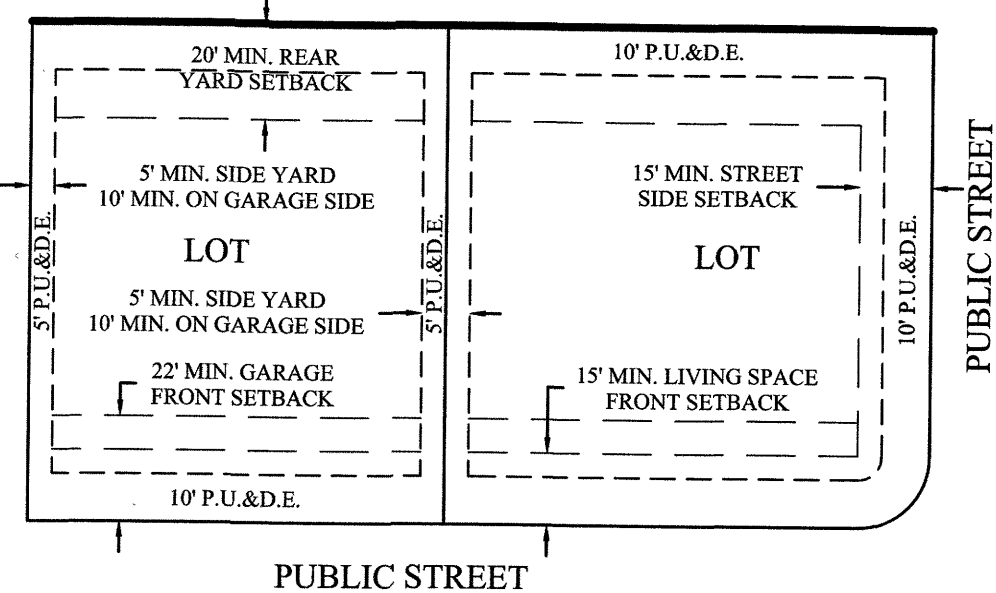
Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

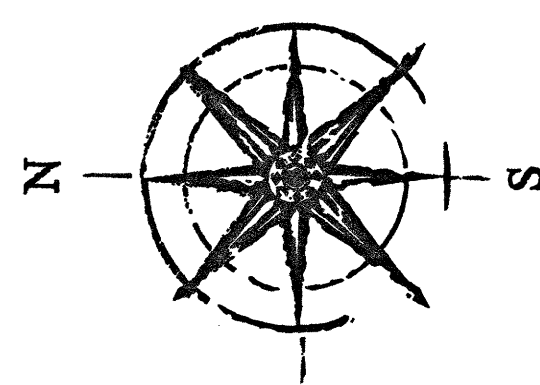
Cc: Fionnuala Kofoed, City Recorder



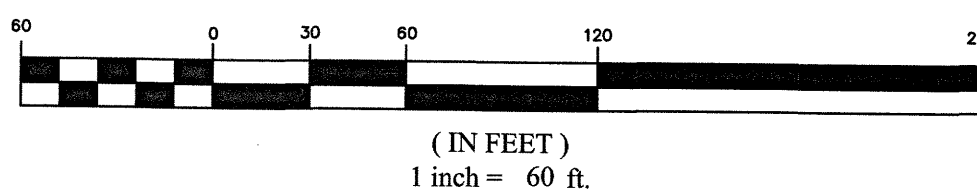
VICINITY MAP
N.T.S.



TYPICAL BUILDING SETBACKS
N.T.S.



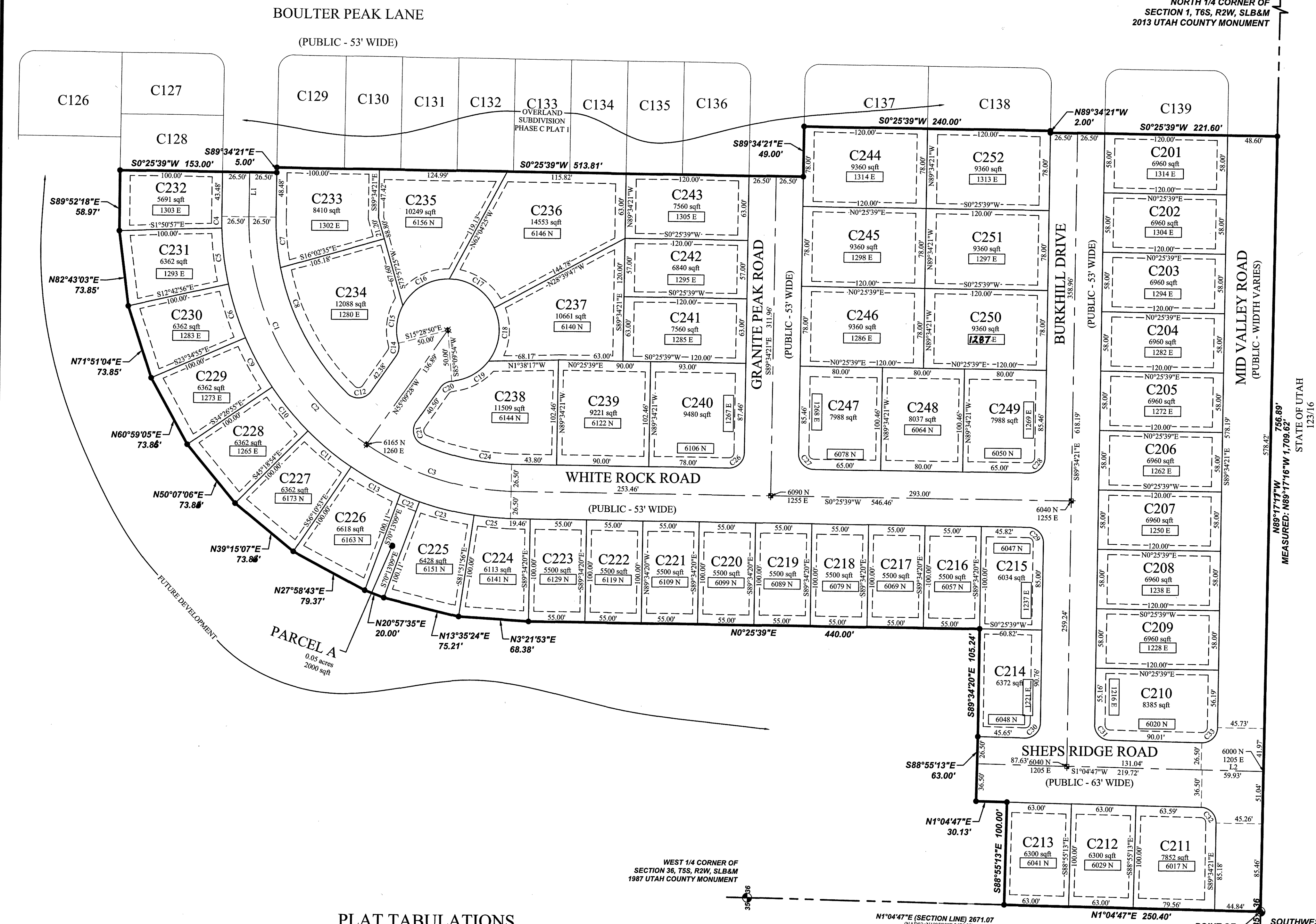
GRAPHIC SCALE



- NOTES:
- 1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS, NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
 - 2) #5 STREET MONUMENT TO BE SET.
 - 3) REAR YARD FENCING REQUESTED ALONG LOTS C201-C209.
 - 4) PARCEL A IS HEREBY DEDICATED TO AND WILL BE MAINTAINED BY EAGLE MOUNTAIN CITY.

SOUTH 1/4 CORNER OF
SECTION 36, T5S, R2W, SLB&M
2004 UTAH COUNTY MONUMENT

NORTH 1/4 CORNER OF
SECTION 1, T5S, R2W, SLB&M
2013 UTAH COUNTY MONUMENT



PLAT TABULATIONS

TOTAL ACREAGE:	12.74 ACRES
TOTAL ACREAGE IN LOTS:	9.02 ACRES
AVERAGE LOT SIZE:	0.17 ACRES OR 7556 SQFT.
LARGEST LOT SIZE:	0.33 ACRES OR 14374 SQFT.
SMALLEST LOT SIZE:	0.13 ACRES OR 5500 SQFT.
OVERALL DENSITY:	5.76 LOTS/ACRE
TOTAL NUMBER OF LOTS:	52 LOTS
TOTAL ACREAGE IN ROW:	3.67 ACRES

DIRECT COMMUNICATIONS
Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Trench.
Maurice Wilson
DIRECT COMMUNICATIONS
3/4/2020
DATE

LEGEND

SECTION LINE	SECTION MONUMENT (FOUND)
BOUNDARY	STREET MONUMENT (TO BE SET)
RIGHT-OF-WAY LINE	PUBLIC UTILITY & DRAINAGE EASEMENT
"P.U. & D.E." EASEMENT	BOUNDARY MARKERS
BUILDING SETBACK	
CENTERLINE	
P.U. & D.E.	

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	263.50	56°40'09"	260.62	N62°05'35"E
C2	263.50	89°18'57"	410.76	S45°46'11"W
C3	263.50	32°38'48"	150.14	N17°26'06"E
C4	290.00	2°16'36"	11.52	N89°17'21"E
C5	290.00	10°51'59"	55.00	N82°43'03"E
C6	290.00	10°51'59"	55.00	N71°51'04"E
C7	237.00	11°57'23"	49.46	S84°26'57"W
C8	237.00	34°08'40"	141.24	S61°23'56"W
C9	290.00	10°51'59"	55.00	N60°59'05"E
C10	290.00	10°51'59"	55.00	N50°07'06"E
C11	290.00	10°51'59"	55.00	N39°15'07"E
C12	15.00	99°29'04"	26.04	S05°24'56"E
C13	290.00	10°51'59"	55.00	N28°23'07"E
C14	15.00	50°19'22"	13.17	S80°19'09"E
C15	50.00	43°24'19"	37.88	S83°46'41"E
C16	50.00	63°01'31"	55.00	S30°33'45"E
C17	50.00	63°01'31"	55.00	S32°27'46"W
C18	50.00	63°01'31"	55.00	N84°30'43"W
C19	50.00	48°09'51"	42.03	N28°55'02"W
C20	15.00	50°19'22"	13.17	N29°59'47"W
C21	15.00	102°04'09"	26.72	S73°48'27"W
C22	290.00	3°57'11"	20.01	N20°58'32"E
C23	290.00	10°51'59"	54.99	N13°34'00"E
C24	237.00	21°37'27"	89.45	S11°57'39"W
C25	290.00	7°01'21"	35.54	N04°37'23"E
C26	15.00	90°00'00"	23.56	S44°34'42"E
C27	15.00	90°00'00"	23.56	S45°23'39"W
C28	15.00	90°00'00"	23.56	S44°34'42"E
C29	15.00	90°00'00"	23.56	N45°25'39"E
C30	15.00	90°39'08"	23.73	S44°14'47"E
C31	15.00	89°20'52"	23.39	S45°45'13"W
C32	15.00	89°20'52"	23.39	N45°45'13"E
C33	15.00	90°39'08"	23.73	S44°14'47"E

Line Table		
LINE	DIRECTION	LENGTH
L1	N89°34'21"W	43.48
L2	S01°04'47"W	60.99

DOMINION ENERGY UTAH - NOTE:

Qstar Gas Company dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. The approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

QSTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this 4 DAY OF March A.D. 2020

By: *Quincy Eldridge*
Title: *Pre-Com Specialist*

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under

- (1) A recorded easement or right-of-way
- (2) The law applicable to prescriptive rights
- (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
- (4) Any other provision of law

Charles J. ...
ROCKY MOUNTAIN POWER
3-4-20
DATE

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

02/13/2020
Date

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the Southwest Corner of Section 36, T5S, R2W, SLB&M; thence N01°04'47"E along the Section line 250.40 feet; thence S88°55'13"E 100.00 feet; thence N01°04'47"E 30.13 feet; thence S88°55'13"E 63.00 feet; thence S89°34'21"E 105.24 feet; thence N00°25'39"E 440.00 feet; thence N03°21'53"E 68.38 feet; thence N13°35'24"E 75.21 feet; thence N20°57'35"E 20.00 feet; thence N27°58'43"E 79.37 feet; thence N39°15'07"E 73.86 feet; thence N50°07'06"E 73.86 feet; thence N60°59'05"E 73.86 feet; thence N71°51'04"E 73.85 feet; thence N82°43'03"E 73.85 feet; thence S89°34'21"E 513.81 feet; thence S89°34'21"E 5.00 feet; thence S00°25'39"W 513.81 feet; thence S89°34'21"E 49.00 feet; thence S00°25'39"W 240.00 feet; thence N89°34'21"W 2.00 feet; thence S00°25'39"W 221.60 feet to the Section line; thence N89°17'16"W along the Section line 756.89 feet to the point of beginning.

Contains: 12.74+- acres

ENT 63796-2020 Map & 17065
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Map 12 12103 PM FEE 150.00 BY MA
RECORDED FOR EAGLE MOUNTAIN CITY

OWNERS DEDICATION

THE UNDERSIGNED OWNER OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, PARCELS, AND PUBLIC ROADS. THE STATE OF UTAH, THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION ("SITLA"), DOES HEREBY DEDICATE AND CONVEY UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, TO EAGLE MOUNTAIN CITY, UTAH (THE "CITY"), ALL PARCELS OF LAND DEPICTED ON THIS PLAT AS PUBLIC ROADS, FOR THE BENEFIT OF THE CITY AND THE PUBLIC. SITLA DOES HEREBY DEDICATE AND CONVEY TO EAGLE MOUNTAIN CITY THE AREA DEPICTED ON THIS PLAT AS PUBLIC UTILITY & DRAINAGE EASEMENTS ("P.U. & D.E.") ON PARCEL A, PARCEL B AND ON THE AREAS DEPICTED ON THIS PLAT AS EASEMENTS, FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF. EXCEPTING AND RESERVING TO THE STATE OF UTAH THE MINERAL ESTATE, INCLUDING ALL COAL, OIL AND GAS AND OTHER MINERALS IN ALL LANDS SO CONVEYED AND DEDICATED. ALL LOTS, PARCELS, PUBLIC ROADS, AND EASEMENTS ARE AS NOTED OR SHOWN, ARE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OVERLAND IN EAGLE MOUNTAIN, UTAH RECORDED APRIL 27, 2017, AS ENTRY NO. 404662017

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 20th DAY OF February, 2020.
THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

David Ure
DIRECTOR
APPROVED AS TO FORM: SEAN REYES, UTAH ATTORNEY GENERAL
Chris Hall
SPECIAL ASSISTANT ATTORNEY GENERAL

JOINDER AND CONSENT

THE UNDERSIGNED AS LESSEE OF THE REAL PROPERTY DESCRIBED ON THIS PLAT PURSUANT TO THE DEVELOPMENT LEASE NUMBER 1074 BETWEEN IVORY HOMES, LTD. A UTAH LIMITED PARTNERSHIP, AND THE STATE OF UTAH ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, HEREBY JOINS IN AND CONSENTS TO THE ABOVE CONVEYANCES AND DEDICATIONS
IVORY HOMES, LTD. A UTAH LIMITED PARTNERSHIP
PRINTED NAME OF OWNER AUTHORIZED SIGNATURE

Ryan Tesch
STATE OF UTAH
COUNTY OF SALT LAKE } S.S.
ON THE 20th DAY OF February, 2020, PERSONALLY APPEARED BEFORE ME *Ryan Tesch* WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE DIRECTOR OF THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION OF THE STATE OF UTAH, AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.
MY COMMISSION EXPIRES: 01-10-2022

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY
MY COMMISSION No. #698412
Peter Steven Camarillo
PRINTED FULL NAME OF NOTARY

STATE OF UTAH ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 21st DAY OF February, 2020, PERSONALLY APPEARED BEFORE ME *David Ure* WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE DIRECTOR OF THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION OF THE STATE OF UTAH, AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.
MY COMMISSION EXPIRES: 05/09/21

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY
MY COMMISSION No. 694764
Alan Russell Roe
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 25 DAY OF March, 2020

APPROVED BY MAYOR
Christopher Todd
APPROVED BY CITY ATTORNEY
Christopher Todd
APPROVED BY CITY ENGINEER
Christopher Todd
(SEE SEAL BELOW)
ATTEST BY CITY RECORDER
(SEE SEAL BELOW)

PHASE "C", PLAT 2

OVERLAND

SUBDIVISION

LOCATED IN A PORTION OF SECTION 36, T5S, R2W, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1"=60'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY PROFESSIONAL SEAL	COUNTY RECORDER SEAL



Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Wednesday, July 26, 2023

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Overland phase "C" plat 3 out of warranty Bond Release

City Recorder:

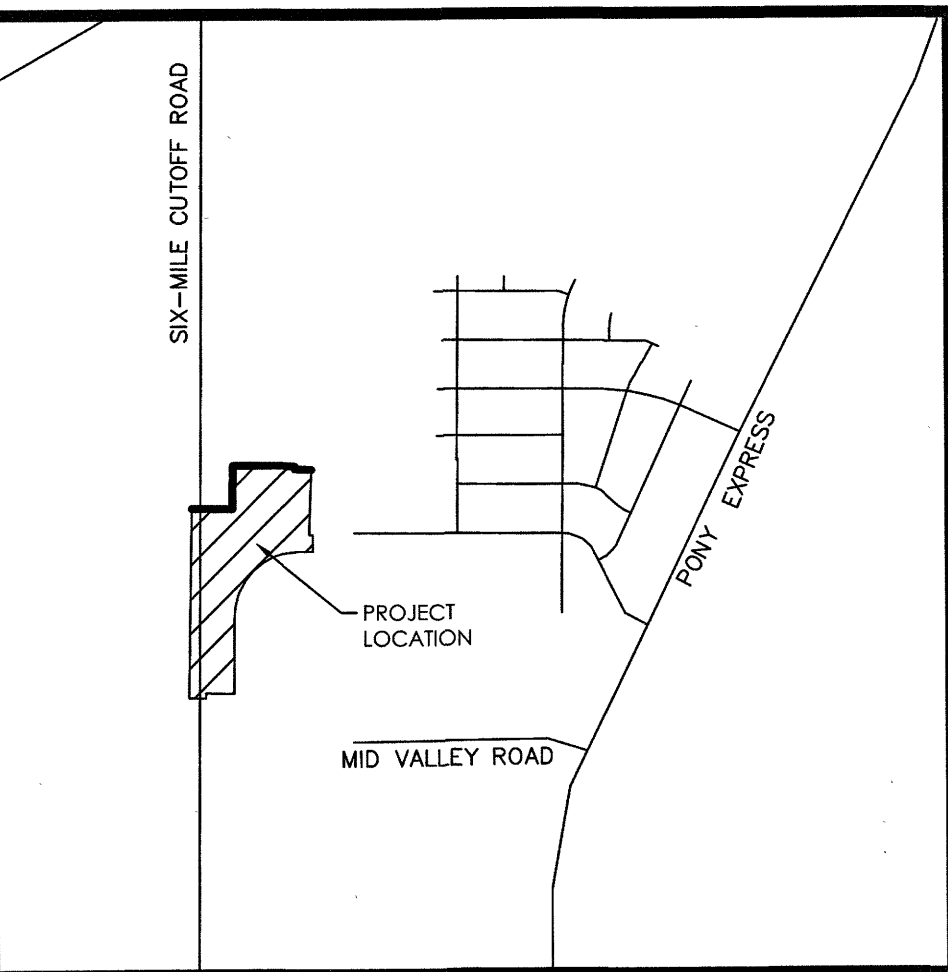
The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

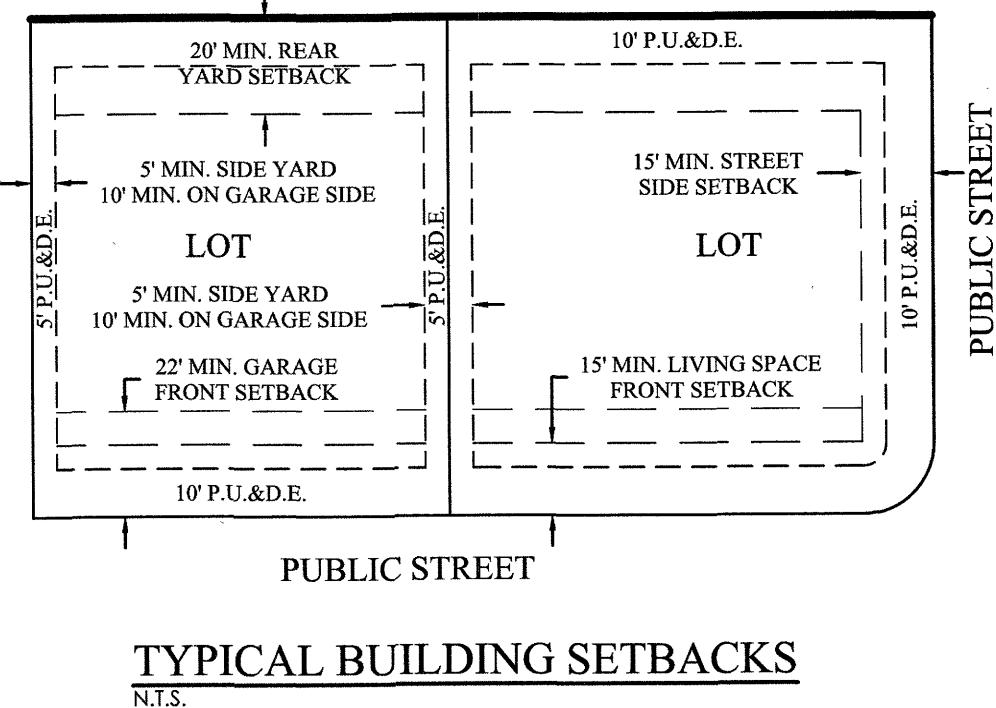
Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



VICINITY MAP
N.T.S.

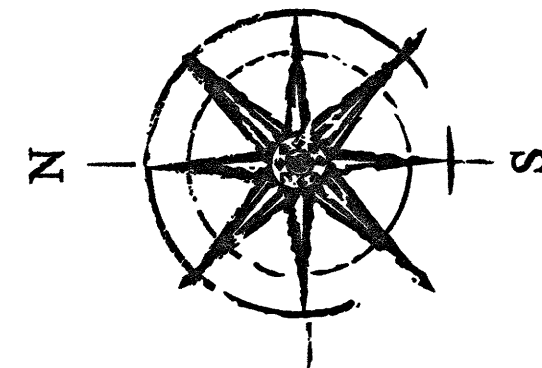


NOTES:
1) #3 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS, NAIL OR LEAD PULGERS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2) PARCELS "A" AND "B" ARE HEREBY DEDICATED TO AND WILL BE MAINTAINED BY EAGLE MOUNTAIN CITY.

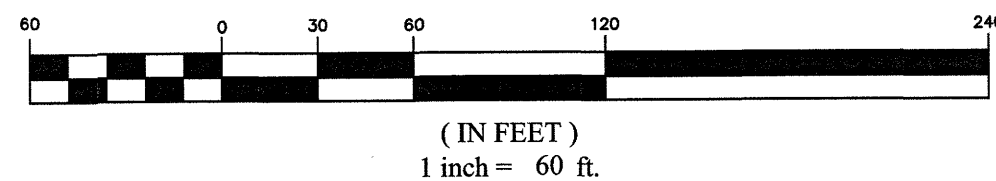
PLAT TABULATIONS

TOTAL ACREAGE: 12.77 ACRES
TOTAL ACREAGE IN LOTS: 7.24 ACRES
AVERAGE LOT SIZE: .15 ACRES OR 6,532.98 SQFT.
LARGEST LOT SIZE: 234 ACRES OR 10,223 SQFT.
SMALLEST LOT SIZE: 123 ACRES OR 5360 SQFT.
OVERALL DENSITY: 3.75 LOTS/ACRE
TOTAL NUMBER OF LOTS: 48 LOTS
TOTAL ACREAGE IN ROW: 3.28 ACRES

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	516.50	89°20'52"	805.44	S45°45'13"W	726.27
C2	516.50	8°06'16"	73.06	S86°22'31"W	73.00
C3	516.50	28°25'11"	256.19	S68°06'48"W	253.57
C4	516.50	32°16'39"	290.97	S37°45'53"W	287.14
C5	516.50	20°32'47"	185.22	S11°21'10"W	184.23
C6	200.00	35°27'55"	123.80	S17°18'18"E	121.83
C7	15.00	94°53'23"	24.84	S45°11'32"E	22.10
C8	15.00	76°28'06"	20.02	N40°29'12"E	18.57
C9	543.00	12°16'22"	116.31	N72°35'04"E	116.09
C10	543.00	8°16'48"	78.47	N62°18'29"E	78.40
C11	15.00	86°47'40"	22.72	S78°26'05"E	20.61
C12	173.50	35°27'55"	107.39	S17°18'18"E	105.69
C13	15.00	90°00'00"	23.56	S45°25'39"W	21.21
C14	15.00	91°49'30"	24.04	N43°39'36"W	21.55
C15	15.00	88°10'30"	23.08	N46°20'24"E	20.87
C16	490.00	5°08'48"	44.02	S87°51'15"W	44.00
C17	490.00	7°00'57"	60.00	S81°46'22"W	59.96
C18	490.00	7°00'57"	60.00	S74°45'25"W	59.96
C19	490.00	7°00'57"	60.00	S67°44'28"W	59.96
C20	490.00	7°00'57"	60.00	S60°43'31"W	59.96
C21	490.00	7°00'57"	60.00	S53°42'35"W	59.96
C22	490.00	7°00'57"	60.00	S46°41'38"W	59.96
C23	490.00	7°00'57"	60.00	S39°40'41"W	59.96
C24	490.00	7°00'57"	60.00	S32°39'44"W	59.96
C25	490.00	7°00'57"	60.00	S25°38'47"W	59.96
C26	490.00	2°20'21"	20.01	S20°58'08"W	20.00
C27	490.00	7°10'24"	61.35	S16°12'45"W	61.31
C28	490.00	7°00'57"	60.00	S09°07'04"W	59.96
C29	490.00	4°31'49"	38.74	S03°20'41"W	38.73
C30	553.00	0°07'54"	1.27	N01°08'44"E	1.27
C31	553.00	8°06'36"	78.27	N08°15'58"E	78.21
C32	533.00	7°35'00"	70.54	N12°58'32"E	70.49
C33	15.00	105°33'00"	27.63	N36°08'43"W	23.89
C34	100.00	20°32'47"	35.86	N78°38'50"W	35.67
C35	15.00	65°31'50"	17.16	N58°18'52"E	16.24
C36	553.00	23°10'43"	223.71	N37°08'18"E	222.19
C37	15.00	82°03'12"	21.48	N07°42'04"E	19.69
C38	236.50	33°45'11"	139.32	N16°26'57"W	137.32
C39	543.00	3°03'53"	29.04	N88°53'43"E	29.04



GRAPHIC SCALE



LEGEND

- SECTION LINE
- BOUNDARY
- RIGHT-OF-WAY LINE
- "P.U. & D.E." EASEMENT
- BUILDING SETBACK
- CENTERLINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY MARKERS

SOUTH 1/4 CORNER OF
SECTION 36, T5S, R2W, SLB&M
2004 UTAH COUNTY MONUMENT

NORTH 1/4 CORNER OF
SECTION 1, T6S, R2W, SLB&M
2013 UTAH COUNTY MONUMENT

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

08/19/2020
Date

Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located N01°04'47"E along the Section line 250.40 feet from the Southwest Corner of Section 36, T5S, R2W, SLB&M; thence N01°04'47"E along the Section line 1126.34 feet; thence S89°34'21"E 240.49 feet; thence N00°25'39"E 80.00 feet; thence N00°28'06"E 78.00 feet; thence S89°34'21"E 3.33 feet; thence N00°25'39"E 100.00 feet; thence S89°34'21"E 314.91 feet; thence N02°15'32"E 0.33 feet; thence S87°44'51"E 53.00 feet; thence S02°15'09"W 17.64 feet; thence S87°44'51"E 100.00 feet; thence S02°15'09"W 335.00 feet; thence S00°25'39"W 53.00 feet; thence S89°34'21"E 21.23 feet; thence S00°25'39"W 100.00 feet; thence N89°34'21"W 32.51 feet; thence N89°52'18"W 58.97 feet; thence S82°43'03"W 73.85 feet; thence S71°51'04"W 73.85 feet; thence S60°59'05"W 73.86 feet; thence S50°07'06"W 73.86 feet; thence S39°15'07"W 73.86 feet; thence S27°58'43"W 79.37 feet; thence S20°57'35"W 20.00 feet; thence S13°35'24"W 75.21 feet; thence S03°21'53"W 68.38 feet; thence S00°25'39"W 440.00 feet; thence N89°34'20"W 105.24 feet; thence N88°53'13"W 63.00 feet; thence S01°04'47"W 30.13 feet; thence N88°55'13"W 100.00 feet to the point of beginning.

Contains: 12.77 acres +/-

OWNERS DEDICATION

THE UNDERSIGNED OWNER OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, PARCELS, AND PUBLIC ROADS. THE STATE OF UTAH, THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION ("SITLA"), DOES HEREBY DEDICATE AND CONVEY UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, TO EAGLE MOUNTAIN CITY, UTAH (THE "CITY"), ALL PARCELS OF LAND DEPICTED ON THIS PLAT AS PUBLIC ROADS. FOR THE BENEFIT OF THE CITY AND THE PUBLIC. SITLA DOES HEREBY DEDICATE AND CONVEY TO EAGLE MOUNTAIN CITY THE AREA DEPICTED ON THIS PLAT AS PARCEL A AND PARCEL B, FOR THE BENEFIT OF THE PUBLIC. SITLA DOES HEREBY DEDICATE TO THE CITY PUBLIC UTILITY & DRAINAGE EASEMENTS ("P.U. & D.E.") ON PARCEL A, PARCEL B AND ON THE AREAS DEPICTED ON THIS PLAT AS EASEMENTS, FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF. EXCEPTING AND RESERVING TO THE STATE OF UTAH THE MINERAL ESTATE, INCLUDING ALL COAL, OIL AND GAS AND OTHER MINERALS IN ALL LANDS SO CONVEYED AND DEDICATED. ALL LOTS, PARCELS, PUBLIC ROADS, AND EASEMENTS ARE AS NOTED OR SHOWN, ARE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OVERLAND IN EAGLE MOUNTAIN, UTAH RECORDED APRIL 27, 2017, AS ENTRY NO. 40466:2017

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 3RD DAY OF SEPTEMBER, 2020.
THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

Jeffrey Smith
DIRECTOR
APPROVED AS TO FORM: SEAN REYES, UTAH ATTORNEY GENERAL
Chris Shull
SPECIAL ASSISTANT ATTORNEY GENERAL

ENT 201700:2020, floor # 17448
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Dec 17 4:05 PM FEE 150.00 BY HA
RECORDED FOR EAGLE MOUNTAIN CITY

JOINDER AND CONSENT

THE UNDERSIGNED AS LESSEE OF THE REAL PROPERTY DESCRIBED ON THIS PLAT PURSUANT TO THE DEVELOPMENT LEASE NUMBER 1074 BETWEEN IVORY HOMES, LTD, A UTAH LIMITED PARTNERSHIP, AND THE STATE OF UTAH ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, HEREBY JOINS IN AND CONSENTS TO THE ABOVE CONVEYANCES AND DEDICATIONS

PRINTED NAME OF OWNER: AUTHORIZED SIGNATURE:
BY: RYAN TESCH
SECRETARY, IVORY HOMES, LTD

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 2ND DAY OF September, 2020, PERSONALLY APPEARED BEFORE ME RYAN TESCH, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE SECRETARY OF IVORY HOMES, LTD, AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

MY COMMISSION EXPIRES: 01-10-2022
MY COMMISSION No. # 698412
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY
PRINTED FULL NAME OF NOTARY: PETER STEVEN GAMMARRAS

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 3RD DAY OF September, 2020, PERSONALLY APPEARED BEFORE ME Scott Rupp, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE DIRECTOR OF THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION OF THE STATE OF UTAH, AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

MY COMMISSION EXPIRES: 3/8/2028
MY COMMISSION No. 699364
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY
PRINTED FULL NAME OF NOTARY: Lisa Wells

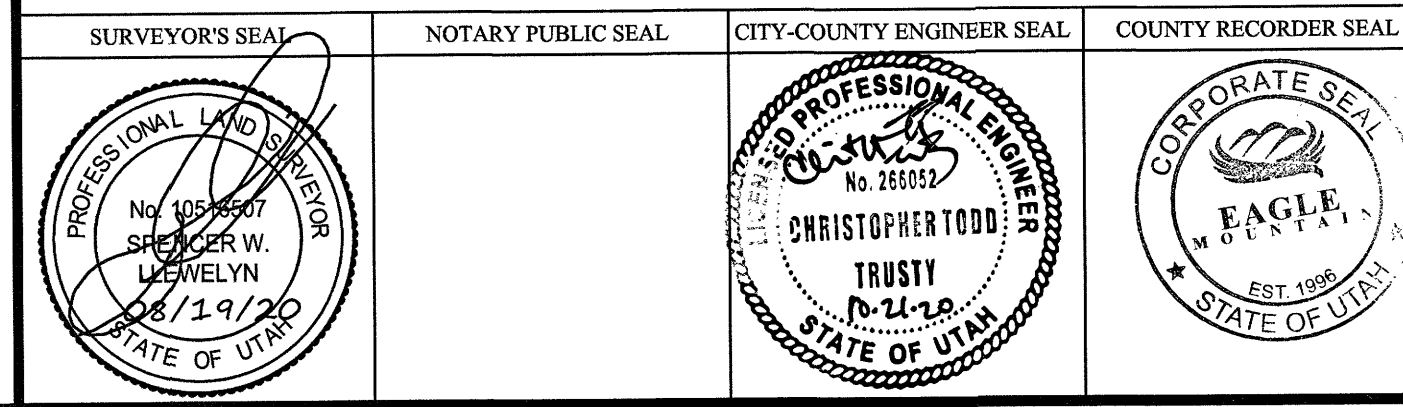
ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 17 DAY OF December, 2020

APPROVED BY MAYOR: *Christopher Todd*
APPROVED BY CITY ENGINEER: *Christopher Todd*
(SEE SEAL BELOW) ATTEST BY CITY RECORDER: *Christopher Todd*
(SEE SEAL BELOW)

PHASE "C", PLAT 3 OVERLAND SUBDIVISION

LOCATED IN A PORTION OF SECTION 36, T5S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



DIRECT COMMUNICATIONS
Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.
DATE: 10/6/20
DIRECT COMMUNICATIONS

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

PREPARED FOR
OWNER/DEVELOPER
IVORY HOMES
978 EAST WOODOAK LANE
SALT LAKE CITY, UT 84117
(801) 407-6891
CONTACT: BRYON PRICE

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
(1) A recorded easement or right-of-way
(2) The law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
(4) Any other provision of law
DATE: 10/1/2020
ROCKY MOUNTAIN POWER

DOMINION ENERGY UTAH - NOTE:
Questar Gas Company dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. The approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.
QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
Approved this 1 DAY OF October, A.D. 2020
By: *Bruce Eldredge*
Title: *Per Con*



Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Wednesday, July 26, 2023

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Overland phase "C" plat 4 out of warranty Bond Release

City Recorder:

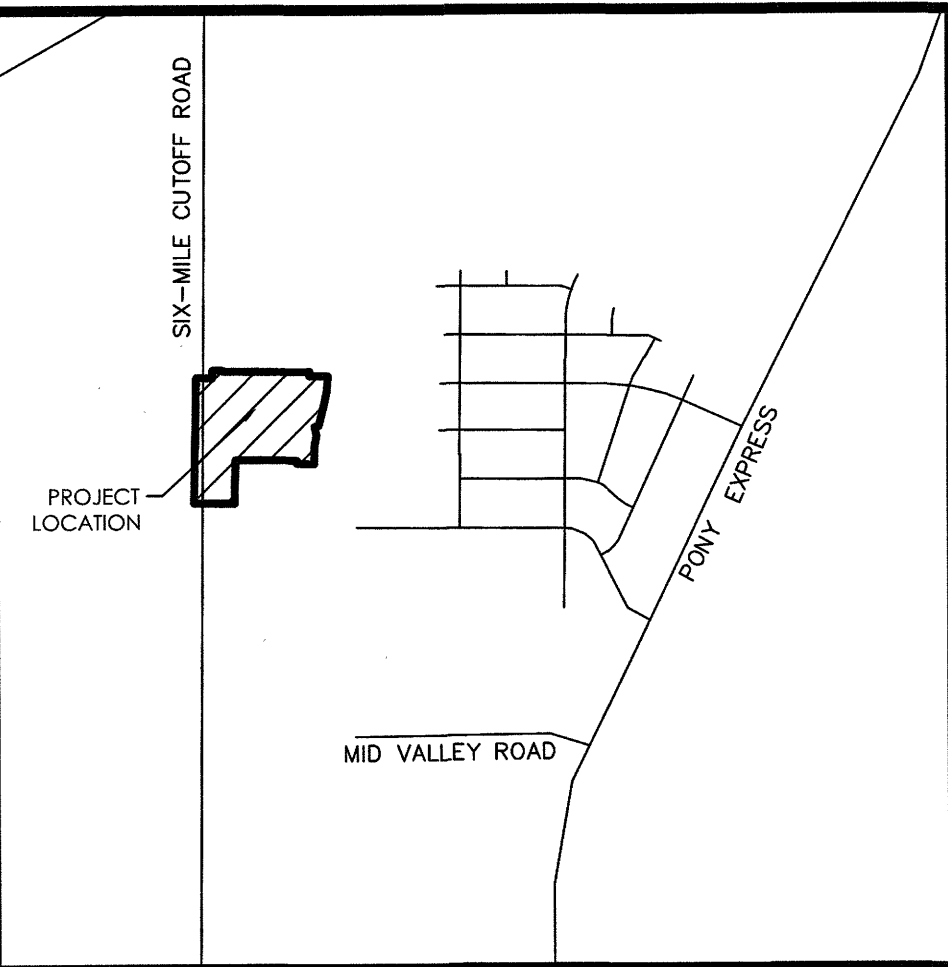
The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



VICINITY MAP

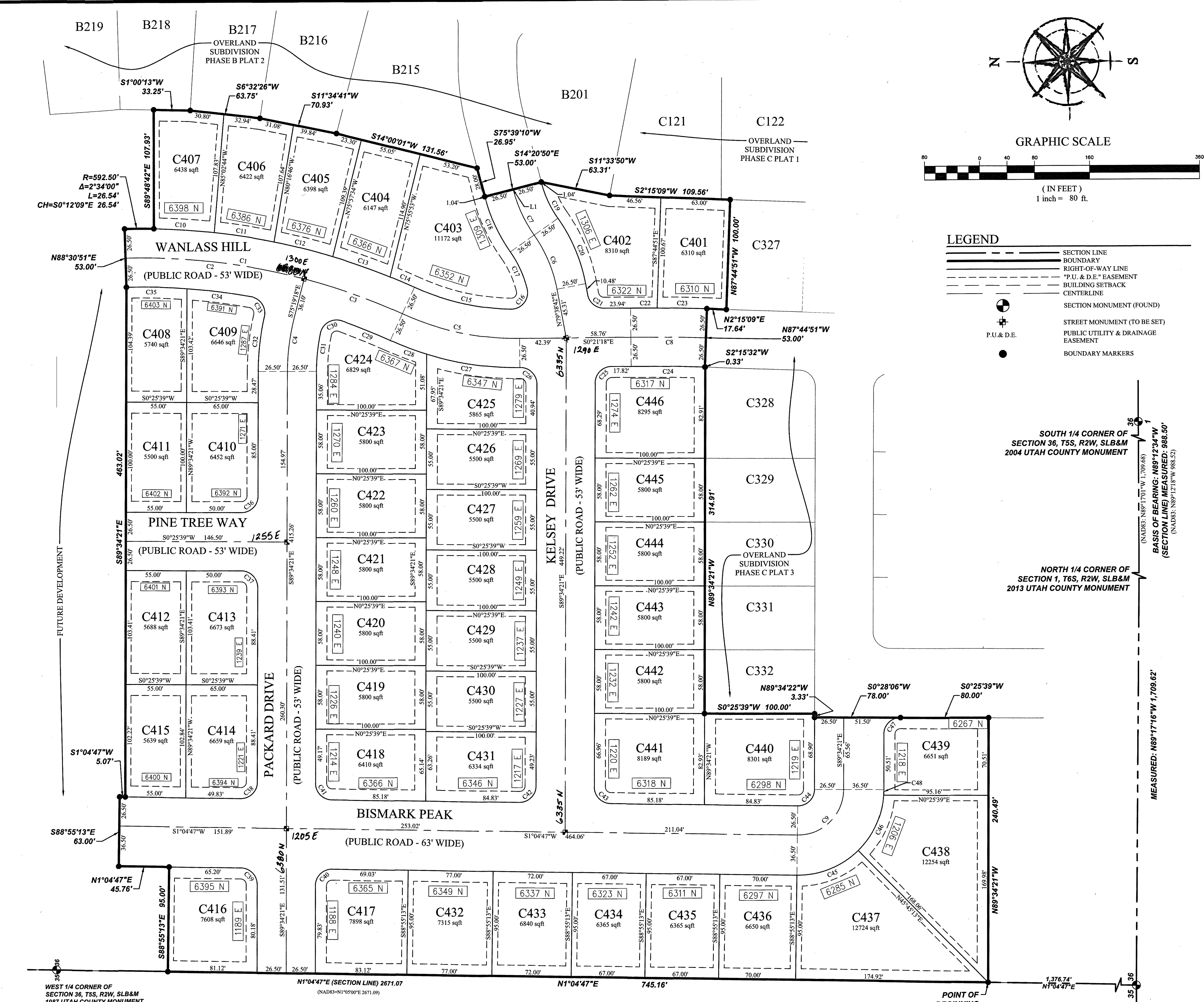
N.T.S.

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	566.00	26°12'18"	258.87	N11°37'00"E
C2	566.00	16°36'11"	164.01	S06°48'56"W
C3	566.00	9°36'07"	94.85	S19°55'05"W
C4	200.00	14°15'03"	49.74	N82°26'50"W
C5	250.00	25°04'27"	109.41	S12°10'56"W
C6	125.00	24°36'03"	53.67	N67°20'41"W
C7	125.00	20°36'31"	44.96	S65°20'55"W
C8	1500.00	2°36'27"	68.26	N00°56'56"E
C9	41.50	90°39'08"	65.66	S44°14'47"E
C10	592.50	5°19'18"	55.03	S03°44'29"W
C11	592.50	5°19'15"	55.02	S09°03'46"W
C12	592.50	5°19'14"	55.02	S14°23'01"W
C13	592.50	5°20'47"	55.29	S19°43'01"W
C14	592.50	2°19'44"	24.08	S23°33'17"W
C15	223.50	23°05'40"	90.09	S13°10'19"W
C16	15.00	104°55'45"	27.47	S50°50'23"E
C17	98.50	21°39'05"	37.22	N65°52'12"E
C18	151.50	20°36'31"	54.49	S65°20'55"E
C19	98.50	20°36'31"	35.43	S65°20'55"E
C20	151.50	24°36'03"	65.05	S67°20'41"W
C21	15.00	80°00'00"	20.94	S39°38'42"W
C22	1526.50	0°54'17"	24.10	S00°05'51"W
C23	1526.50	1°42'10"	45.37	S01°24'04"W
C24	1473.50	2°36'27"	67.06	N00°56'56"E
C25	15.00	89°13'03"	23.36	N44°57'49"W
C26	15.00	92°00'39"	24.09	N44°26'06"E
C27	276.50	17°45'08"	85.67	N08°31'16"E
C28	276.50	7°19'19"	35.33	N21°03'30"E
C29	539.50	5°00'31"	47.16	N22°12'54"E
C30	15.00	97°42'37"	25.58	N29°08'40"W
C31	173.50	11°34'22"	35.04	N83°47'10"W
C32	226.50	12°39'44"	50.06	S83°14'29"E
C33	15.00	92°27'52"	24.21	N56°51'27"E
C34	539.50	6°16'00"	59.01	N07°29'31"E
C35	539.50	5°50'40"	55.03	N01°26'11"E
C36	15.00	90°00'00"	23.56	S44°34'21"E
C37	15.00	90°00'00"	23.56	N45°25'39"E
C38	15.00	90°39'08"	23.73	S44°14'47"E
C39	15.00	89°20'52"	23.39	N45°45'13"E
C40	15.00	90°39'08"	23.73	N44°14'47"W
C41	15.00	89°20'52"	23.39	S45°45'13"W
C42	15.00	90°39'08"	23.73	S44°14'47"E
C43	15.00	89°20'52"	23.39	S45°45'13"W
C44	15.00	90°39'08"	23.73	S44°14'47"E
C45	78.00	45°17'03"	61.65	N21°36'15"W
C46	78.00	41°39'03"	56.70	N65°04'18"W
C47	15.00	90°00'00"	23.56	N44°34'21"W
C48	78.00	3°40'31"	5.00	N87°44'05"W

Line Table		
LINE	DIRECTION	LENGTH
L1	S75°39'10"W	1.04

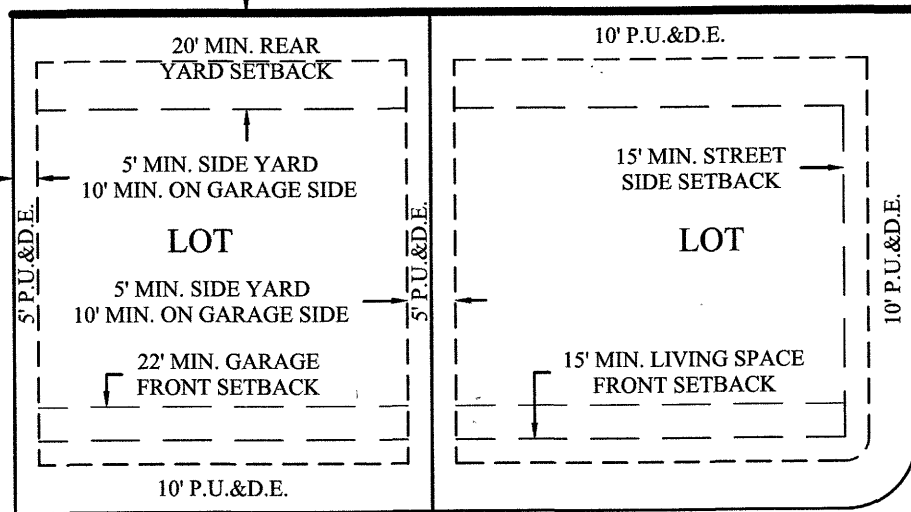
NOTES:
1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS, NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

DIRECT COMMUNICATIONS
Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.
DATE: 10/10/20



PLAT TABULATIONS

TOTAL ACREAGE: 10.33 ACRES
TOTAL ACREAGE IN LOTS: 7.13 ACRES
AVERAGE LOT SIZE: .15 ACRES OR 6,756.22 SQFT.
LARGEST LOT SIZE: 292 ACRES OR 12,724 SQFT.
SMALLEST LOT SIZE: 1.26 ACRES OR 5500 SQFT.
OVERALL DENSITY: 4.45 LOTS/ACRE
TOTAL NUMBER OF LOTS: 46 LOTS
TOTAL ACREAGE IN ROW: 3.2 ACRES



TYPICAL BUILDING SETBACKS
N.T.S.

DOMINION ENERGY UTAH - NOTE:
Questar Gas Company dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. The approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
Approved this 1 DAY OF October A.D. 2020
By: [Signature]
Title: [Signature]

ROCKY MOUNTAIN POWER
1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
(1) A recorded easement or right-of-way
(2) The law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
(4) Any other provision of law
DATE: 10/1/2020

SURVEYOR'S CERTIFICATE
I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.
Date: 08/19/2020
Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

BOUNDARY DESCRIPTION
A portion of the SW 1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows:
Beginning at a point located N01°04'47"E along the Section line 1,376.74 feet from the Southwest Corner of Section 36, T5S, R2W, SLB&M; thence N01°04'47"E along the Section line 745.16 feet; thence S88°55'13"E 95.00 feet; thence N01°04'47"E 45.76 feet; thence S88°55'13"E 63.00 feet; thence S01°04'47"W 5.07 feet; thence S89°34'21"E 463.02 feet; thence N88°30'51"E 53.00 feet; thence S01°04'47"W 5.07 feet; thence S89°34'21"E 463.02 feet; thence S89°48'42"E 107.93 feet; thence S01°00'13"W 33.25 feet; thence S06°32'26"W 63.75 feet; thence S11°34'41"W 70.93 feet; thence S14°00'01"W 131.56 feet; thence S75°39'10"W 26.95 feet; thence S14°20'50"E 53.00 feet; thence S11°33'50"W 63.31 feet; thence S02°15'09"W 109.56 feet; thence N87°44'51"W 100.00 feet; thence N02°15'09"E 17.64 feet; thence N87°44'51"W 53.00 feet; thence S02°15'09"E 0.33 feet; thence N89°34'21"W 314.91 feet; thence S00°25'39"W 100.00 feet; thence N89°34'21"W 3.33 feet; thence S00°28'06"W 78.00 feet; thence S00°25'39"W 80.00 feet; thence N89°34'21"W 240.49 feet to the point of beginning.
Contains: 10.33 acres +/-

OWNERS DEDICATION
THE UNDERSIGNED OWNER OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, AND PUBLIC ROADS, THE STATE OF UTAH, THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION ("SITLA"), DOES HEREBY DEDICATE AND CONVEY UNDER THE PROVISIONS OF 10-9A-407, UTAH CODE, TO EAGLE MOUNTAIN CITY, UTAH (THE "CITY"), ALL PARCELS OF LAND DEPICTED ON THIS PLAT AS PUBLIC ROADS, FOR THE BENEFIT OF THE CITY AND THE PUBLIC.
SITLA DOES HEREBY DEDICATE TO THE CITY PUBLIC UTILITY & DRAINAGE EASEMENTS ("P.U. & D.E.") ON THE AREAS DEPICTED ON THIS PLAT AS EASEMENTS, FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF. EXCEPTING AND RESERVING TO THE STATE OF UTAH THE MINERAL ESTATE, INCLUDING ALL COAL, OIL AND GAS AND OTHER MINERALS IN ALL LANDS SO CONVEYED AND DEDICATED. ALL LOTS, PARCELS, PUBLIC ROADS, AND EASEMENTS ARE AS NOTED OR SHOWN, ARE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OVERLAND IN EAGLE MOUNTAIN, UTAH RECORDED APRIL 27, 2017, AS ENTRY NO. 404662017.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 3RD DAY OF SEPTEMBER, 2020.
THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION
DIRECTOR (for) JEFFERY SHITH
APPROVED AS TO FORM: SEAN REYES, UTAH ATTORNEY GENERAL
SPECIAL ASSISTANT ATTORNEY GENERAL

JOINDER AND CONSENT
THE UNDERSIGNED AS LESSEE OF THE REAL PROPERTY DESCRIBED ON THIS PLAT PURSUANT TO THE DEVELOPMENT LEASE NUMBER 1074 BETWEEN IVORY HOMES, LTD, A UTAH LIMITED PARTNERSHIP, AND THE STATE OF UTAH ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, HEREBY JOINS IN AND CONSENTS TO THE ABOVE CONVEYANCES AND DEDICATIONS
IVORY HOMES, LTD, A UTAH LIMITED PARTNERSHIP

PRINTED NAME OF OWNER: BY: RYAN TESCH
AUTHORIZED SIGNATURE: SECRETARY, IVORY HOMES, LTD

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 3RD DAY OF September, 2020, PERSONALLY APPEARED BEFORE ME RYAN TESCH, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE SECRETARY OF IVORY HOMES, LTD, AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

MY COMMISSION EXPIRES: 01-10-2022
MY COMMISSION No. #698412
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 3RD DAY OF September, 2020, PERSONALLY APPEARED BEFORE ME Scott Rippe, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE DIRECTOR OF THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION OF THE STATE OF UTAH, AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

MY COMMISSION EXPIRES: 3/8/2020
MY COMMISSION No. 699364

STATE OF UTAH ACKNOWLEDGEMENT
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 3RD DAY OF September, 2020, PERSONALLY APPEARED BEFORE ME Scott Rippe, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE DIRECTOR OF THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION OF THE STATE OF UTAH, AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 17 DAY OF September, 2020.
APPROVED BY MAYOR: [Signature]
APPROVED BY CITY ATTORNEY: [Signature]
APPROVED BY CITY ENGINEER: [Signature]
ATTEST BY CITY RECORDER: [Signature]

PHASE "C", PLAT 4 OVERLAND SUBDIVISION
LOCATED IN A PORTION OF SECTION 36, T5S, R2W, SALT LAKE BASE & MERIDIAN, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: [Signature]
NOTARY PUBLIC SEAL: [Signature]
CITY-COUNTY ENGINEER SEAL: [Signature]
COUNTY RECORDER SEAL: [Signature]



Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Thursday, July 27, 2023

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Spring Run phase "B" plat 4 out of warranty Bond Release

City Recorder:

The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Thursday, July 27, 2023

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Spring Run phase "B" plat 5 out of warranty Bond Release

City Recorder:

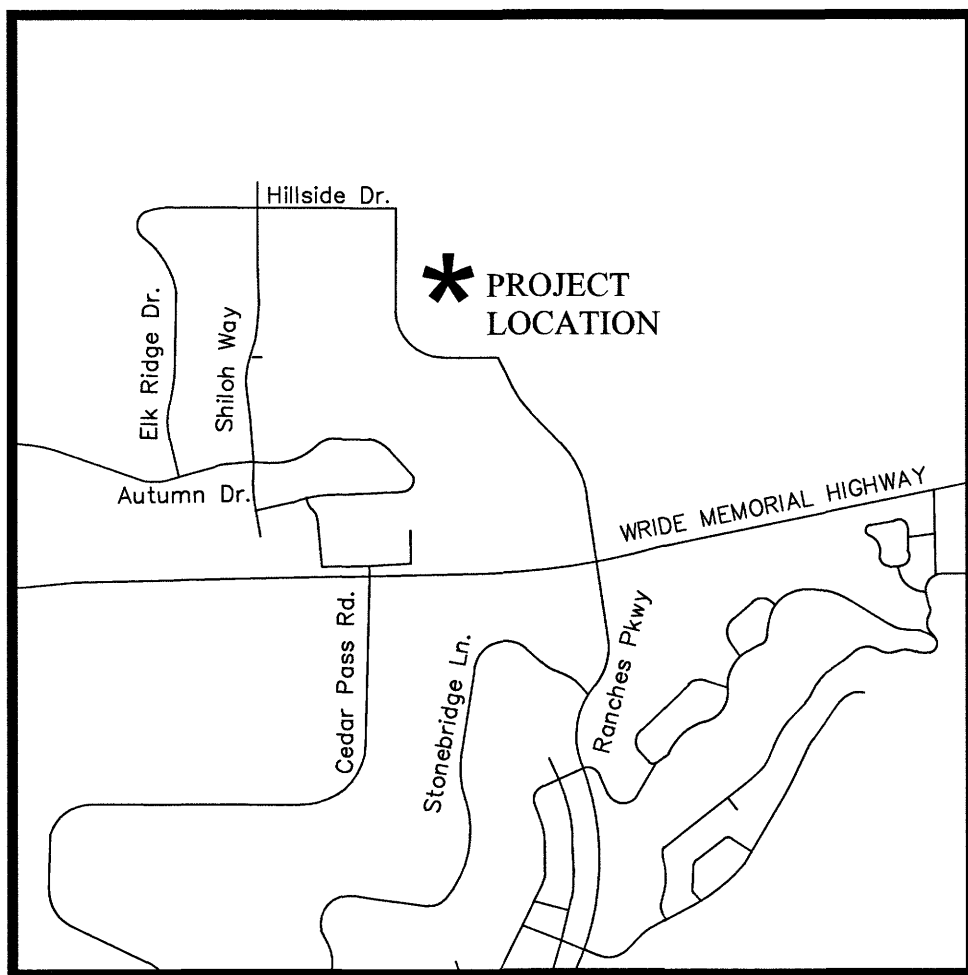
The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



VICINITY MAP
N.T.S.

Boundary Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	102°49'06"	26.92	N37°28'51"W	23.45
C2	271.00	8°34'14"	40.54	S09°39'06"W	40.50
C3	922.50	0°39'47"	10.68	N03°08'50"E	10.68

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C4	922.50	3°47'15"	60.98	S04°42'34"W	60.97
C5	50.00	41°44'45"	36.43	S59°20'03"E	35.63
C6	50.00	8°38'00"	7.53	S72°22'23"W	7.53
C7	15.00	23°03'13"	6.04	S79°34'59"W	5.99
C8	15.00	96°43'26"	25.32	N40°31'41"W	22.42
C9	973.50	4°21'18"	73.99	N05°39'23"E	73.98
C10	922.50	0°48'02"	16.86	S07°07'36"W	16.86
C11	15.00	24°33'04"	6.43	S19°55'32"W	6.38
C12	50.03	33°27'47"	29.22	N08°32'10"W	28.80
C13	50.03	23°03'40"	20.14	S36°47'54"E	20.00
C14	50.03	40°03'17"	34.97	N68°21'23"W	34.27
C15	50.03	41°39'04"	36.37	S70°47'27"W	35.57
C16	50.03	17°26'02"	15.22	S41°14'54"W	15.16
C17	271.00	6°11'56"	29.32	S29°30'37"W	29.31
C18	271.00	10°44'09"	50.78	S21°02'34"W	50.71
C19	271.00	10°18'30"	48.76	S10°31'15"W	48.69
C20	361.50	11°27'39"	72.31	N09°59'36"E	72.19
C21	361.50	10°44'30"	67.77	N21°09'40"E	67.67
C22	361.50	13°09'40"	82.62	N33°00'45"E	82.44
C23	361.50	16°20'34"	103.11	N47°43'52"E	102.76
C24	220.00	1°40'03"	6.40	S14°45'43"W	6.40
C25	15.00	84°27'25"	22.11	S57°49'27"W	20.16
C26	245.50	18°41'20"	80.08	S23°16'53"W	79.72
C27	50.03	91°51'26"	80.20	S54°07'27"W	71.89
C28	271.00	18°40'23"	88.32	S23°16'24"W	87.93
C29	50.00	23°06'12"	20.16	N88°14'29"E	20.03
C30	948.00	7°07'02"	117.76	S07°02'15"W	117.68
C31	50.00	70°39'45"	61.66	S03°07'48"E	57.83
C32	922.50	4°10'17"	67.16	N05°33'52"E	67.15

OWNER/DEVELOPER
TRIUMPH CONSTRUCTION
5151 SOUTH 900 EAST SUITE 250
SALT LAKE CITY, UTAH 84117
(801) 269-1508 EXT. 105
CONTACT: JIM ALLRED

PREPARED BY:

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

Line Table		
LINE	DIRECTION	LENGTH
L1	S33°24'22"E	47.88
L2	N50°07'18"E	19.44
L3	S46°20'10"E	47.88
L4	N57°23'24"W	24.53
L5	S10°03'10"W	50.03
L6	N57°32'39"W	25.50

NORTHWEST CORNER OF
SECTION 17, T5S, R1W,
SL&M
1959 UTAH COUNTY
MONUMENT

MEASURED 2621.66
BASIS OF BEARING: S0°14'22"W ALONG SECTION LINE

NO 1422'E
1445.54

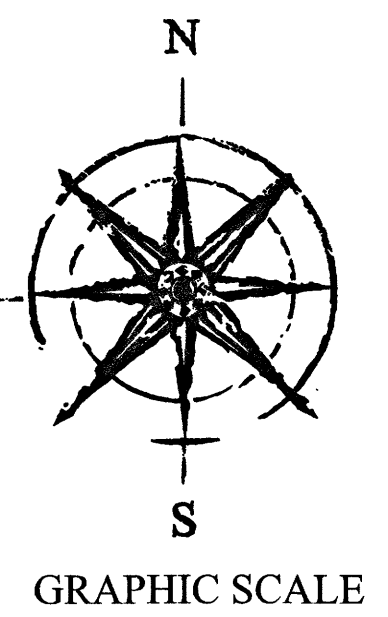
WEST 1/4 CORNER OF
SECTION 17, T5S, R1W,
SL&M
1997 UTAH COUNTY
MONUMENT

NOTES:

- STREET MONUMENT TO BE SET
- REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- PARCELS A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.

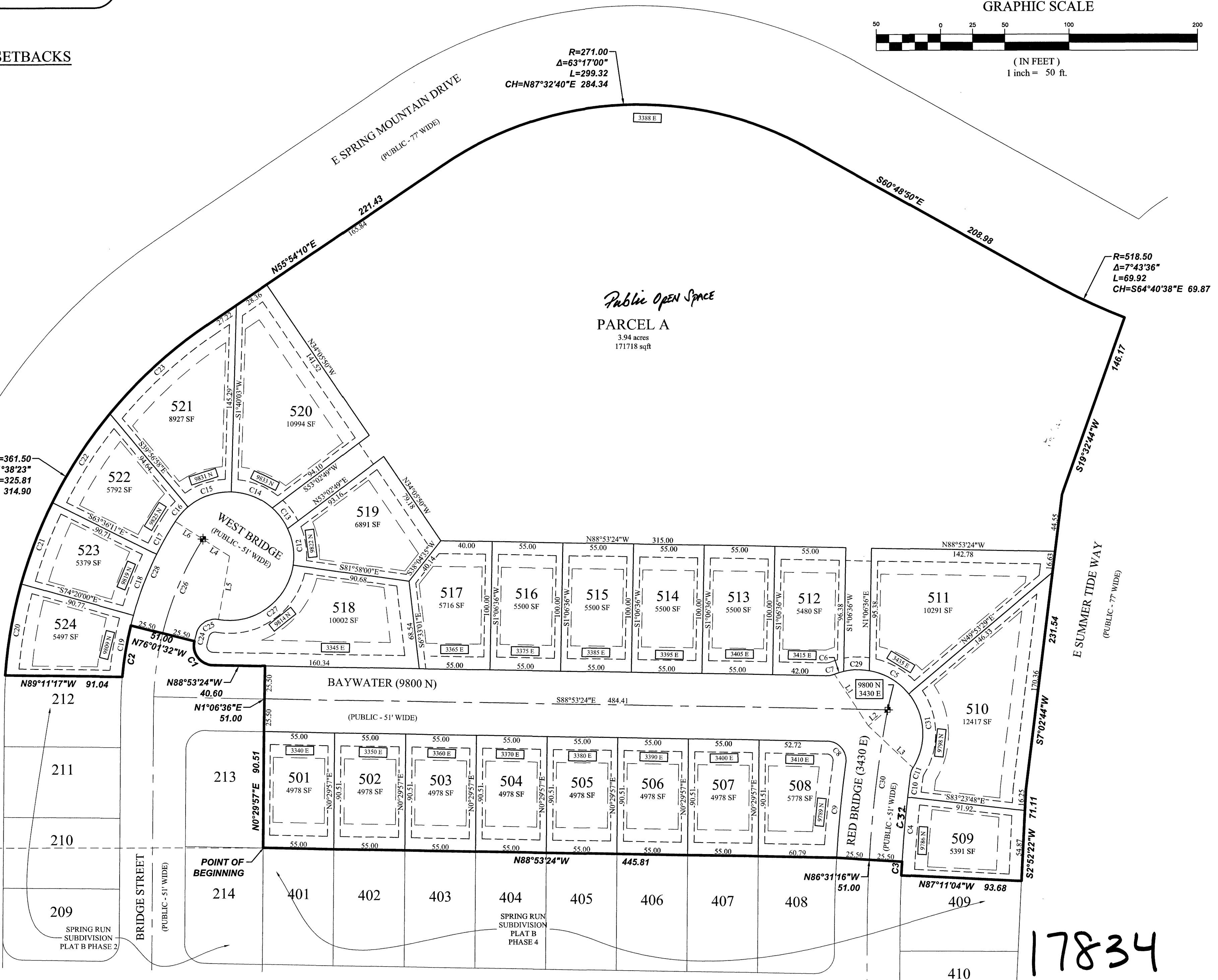
SITE TABULATIONS

- TOTAL # OF LOTS: 24 LOTS
- TOTAL ACREAGE: 8.44 ACRES
- TOTAL ROW ACREAGE: 0.95 ACRES
- TOTAL ACREAGE IN LOTS: 3.55 ACRES
- TOTAL OPEN SPACE: 3.94 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
- AVERAGE LOT SIZE: 0.15 ACRES OR 6,475 SQ. FT.
- LARGEST LOT SIZE: 0.29 ACRES
- SMALLEST LOT SIZE: 0.11 ACRES
- OVERALL DENSITY: 2.84 UNITS/ACRE



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



DIRECT COMMUNICATIONS
Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.
Maurice Milford
DIRECT COMMUNICATIONS
7/6/21
DATE

ROCKY MOUNTAIN POWER
1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
(1) A recorded easement or right-of-way
(2) The law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
(4) Any other provision of law.
Serial Walker
ROCKY MOUNTAIN POWER
7-6-21
DATE

DOMINION ENERGY UTAH
QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.
QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
APPROVED THIS 6 DAY OF July A.D. 2021
By: Pricy Eldridge
TITLE: Pricy - Com

SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10516507 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

SPENCER W. LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507
DATE: 06/03/2021

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:
Beginning at the Southeast corner of Lot 213, Phase "B", Plat 2, SPRING RUN SUBDIVISION, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N0°14'22"E along the Section line 1,445.54 feet and East 876.07 feet from the West 1/4 Corner of Section 17, T5S, R1W, SL&M; thence along said plat the following 7 (seven) courses: 1) N80°29'57"E 90.51 feet; 2) N01°06'36"E 51.00 feet; 3) N88°53'24"W 40.60 feet; 4) along the arc of a curve to the right with a radius of 15.00 feet a distance of 26.92 feet through a central angle of 102°49'06" Chord: N37°28'51"W 23.45 feet; 5) N76°01'32"W 51.00 feet; 6) Southwesterly along the arc of a non-tangent curve to the left having a radius of 271.00 feet (radius bears: S76°03'47"E) a distance of 40.54 feet through a central angle of 08°34'14" Chord: S09°39'06"W 40.50 feet; 7) N89°11'17"W 91.04 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 361.50 feet (radius bears: S85°44'14"E) a distance of 325.81 feet through a central angle of 51°38'48"E Chord: N30°04'58"E 314.90 feet; thence N55°54'10"E 221.43 feet; thence along the arc of a curve to the right with a radius of 271.00 feet a distance of 299.32 feet through a central angle of 63°17'00" Chord: N87°32'40"E 284.34 feet; thence S60°48'50"E 208.98 feet; thence along the arc of a curve to the left with a radius of 518.50 feet a distance of 69.92 feet through a central angle of 07°43'36" Chord: S64°40'38"E 69.87 feet; thence S19°32'44"W 146.17 feet; thence S07°02'44"W 231.54 feet; thence S02°52'22"W 71.11 feet; thence N87°11'04"W 93.68 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 922.50 feet (radius bears: S87°11'04"E) a distance of 10.68 feet through a central angle of 00°39'47" Chord: N03°08'50"E 10.68 feet; thence N86°31'16"W 51.00 feet; thence N88°53'24"W 445.81 feet to the point of beginning.
Contains: 8.44 acres +/-

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND AND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S):
PRINTED NAME OF OWNER: Twelve Horse Ranch, LLC
AUTHORIZED SIGNATURE(S): Ralph B. Johnson
Manager
6/30/21

ACKNOWLEDGEMENT

ON THE 30th DAY OF June A.D. 2021, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES: 6-5-2023
COMMISSION NUMBER: 6770 S. 900 E. #302
NOTARY ADDRESS: Midvale, UT 84047
PRINTED FULL NAME OF NOTARY: Andrea Nelson
UTAH COUNTY RECORDER
2021 Aug 02 11:26 am FEE 100.00 BY AS
RECORDED FOR EAGLE MOUNTAIN CITY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH
ON THE 30th DAY OF June A.D. 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Ralph B. Johnson, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager of Twelve Horse Ranch, LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 6-5-2023
COMMISSION NUMBER: 6770 S. 900 E. #302
NOTARY ADDRESS: Midvale, UT 84047
PRINTED FULL NAME OF NOTARY: Andrea Nelson
UTAH COUNTY RECORDER
2021 Aug 02 11:26 am FEE 100.00 BY AS
RECORDED FOR EAGLE MOUNTAIN CITY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 17 DAY OF July, 2021.

APPROVED BY MAYOR: [Signature]
APPROVED BY CITY ATTORNEY: [Signature]
APPROVED BY CITY ENGINEER: [Signature]
ATTEST BY CITY RECORDER: [Signature]
(SEE SEAL BELOW)

PHASE B PLAT 5
SPRING RUN
SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SCALE: 1"=50'

SURVEYOR'S SEAL: Spencer W. Llewellyn, Professional Land Surveyor, No. 10516507, State of Utah.

NOTARY PUBLIC SEAL: Andrea Nelson, Notary Public, No. 1343446, State of Utah.

CITY-COUNTY ENGINEER SEAL: Christopher Todd, Professional Engineer, No. 255052, State of Utah.

COUNTY RECORDER SEAL: Eagle Mountain, Utah County, State of Utah.

SEC. 17, T5S, R1W, SL&M PLAT 203 C-1



Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Thursday, July 27, 2023

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Spring Run phase "C" plat 2 out of warranty Bond Release

City Recorder:

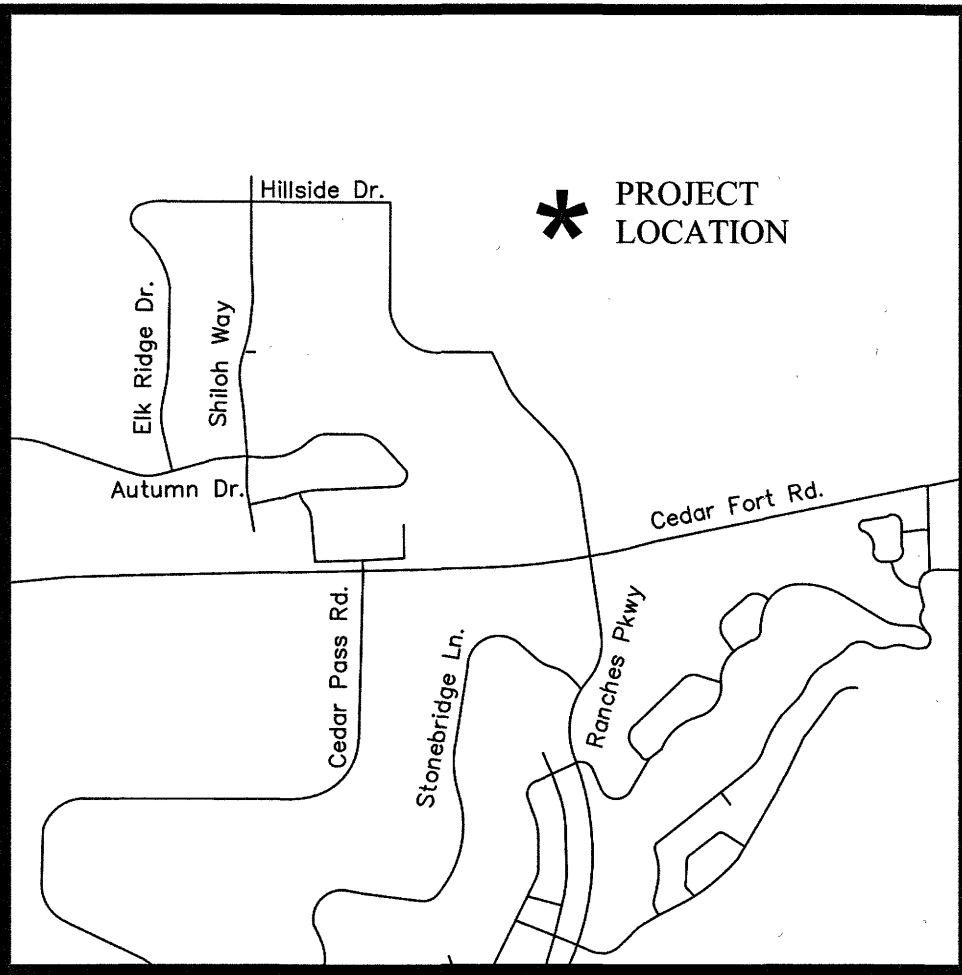
The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



VICINITY MAP
N.T.S.

NOTES:

- STREET MONUMENT TO BE SET
- REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

SPRING RUN TOWNHOMES HOA, INC.
6770 S. 900 E, #302
MIDVALE, UT. 84047

- LIMITED COMMON AREA, AND PUBLIC UTILITY EASEMENT
- PRIVATE OWNERSHIP
- COMMON AREA, PRIVATE ROAD AND PUBLIC UTILITY EASEMENT

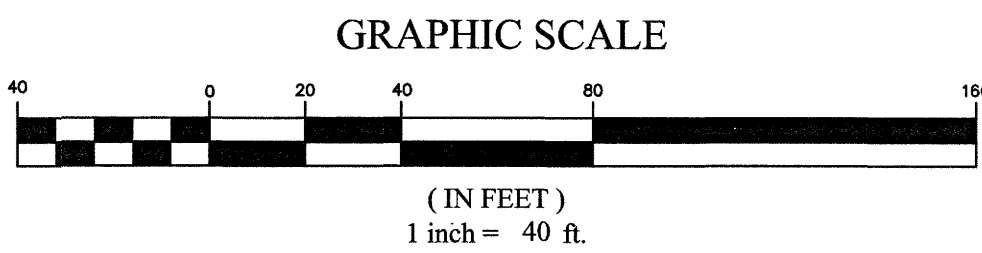
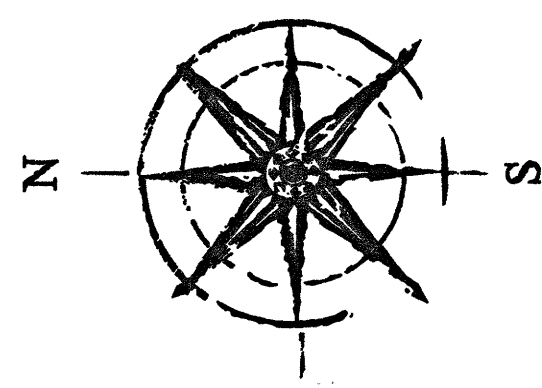
LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

SITE TABULATIONS

- TOTAL # OF LOTS: 28 LOTS
- TOTAL ACRES: 3.68 ACRES
- TOTAL ACRES IN LOTS: 1.00 ACRES
- TOTAL LIMITED COMMON AREA: 0.44 ACRES
- TOTAL COMMON AREA: 1.12 ACRES
- TOTAL AREA IN ROW: 1.12 ACRES
- AVERAGE LOT SIZE: 1,554 SQFT.
- LARGEST LOT SIZE: 1,776 SQFT.
- SMALLEST LOT SIZE: 1,434 SQFT.
- OVERALL DENSITY: 7.61 UNITS/ACRE

Boundary Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C42	173.50	2°20'35"	7.10	S52°00'41"W	7.10
C43	15.00	28°49'38"	7.55	S36°25'35"W	7.47
C45	15.00	42°14'35"	11.06	N67°28'21"E	10.81
C46	60.00	41°58'03"	43.95	N67°20'05"E	42.97
C47	15.00	69°12'26"	18.12	N53°42'54"E	17.04
C48	120.00	1°45'54"	3.70	N19°59'38"E	3.70
C49	30.00	96°54'51"	50.74	S27°34'51"E	44.91
C50	147.00	9°41'06"	24.85	S80°52'49"E	24.82
C51	94.00	10°18'46"	16.92	N80°34'00"W	16.90
C60	518.50	1°34'22"	14.23	S69°19'37"E	14.23
C61	226.50	7°41'13"	30.39	N49°20'23"E	30.36
C62	15.00	45°24'33"	11.89	N68°12'03"E	11.58
C63	71.00	48°18'19"	59.86	N66°45'10"E	58.10
C64	15.00	62°14'26"	16.29	N73°43'13"E	15.51
C65	441.50	5°02'46"	38.88	S72°38'11"E	38.87
C66	15.00	44°59'14"	11.78	S46°54'44"E	11.48



Line Table		
LINE	DIRECTION	LENGTH
L1	S53°10'59"W	21.93
L2	N70°27'16"W	32.00
L3	N19°14'23"E	7.50
L4	S70°27'15"E	22.21
L5	S02°34'01"W	7.50
L6	S00°18'21"W	29.50
L7	S24°05'23"E	16.95
L8	N15°30'43"E	73.76
L9	S80°33'17"E	22.21
L10	S87°07'38"E	22.21
L11	S00°00'00"E	7.50
L12	N68°39'30"W	15.02
L13	N89°41'38"W	22.21
L14	S68°39'30"E	20.02
L15	N09°08'21"E	7.50



Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	200.00	28°21'41"	99.00	S39°00'09"W
C2	480.00	10°19'41"	86.52	S75°16'39"E
C3	200.00	8°13'58"	28.74	S20°42'19"W
C4	100.00	4°38'23"	8.10	N20°59'05"E
C5	164.50	19°01'40"	54.63	S76°12'33"E
C6	76.50	11°26'15"	15.27	N80°00'15"W
C7	120.00	18°06'19"	37.92	S14°15'08"W
C8	100.00	7°33'36"	13.25	N08°59'46"E
C9	1000.00	12°29'14"	217.94	S06°32'58"W
C10	518.50	10°07'53"	91.68	S73°36'23"E
C11	135.00	4°46'26"	11.25	S20°55'04"W
C12	135.00	4°40'40"	11.02	S16°11'31"W
C13	135.00	7°45'11"	18.27	S09°58'35"W
C14	1015.00	1°01'03"	18.03	N05°57'04"E
C15	85.00	5°06'45"	7.58	N20°44'54"E
C16	85.00	0°20'48"	0.51	N12°37'10"E
C17	1015.00	1°07'46"	20.01	N12°13'41"E
C18	1015.00	0°33'35"	10.51	S11°22'01"W
C19	1015.00	1°00'59"	18.00	N10°33'44"E
C20	1015.00	0°37'15"	11.00	S09°44'37"W

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C21	1015.00	1°00'58"	18.00	N08°55'30"E
C22	1015.00	1°57'25"	34.67	S07°26'18"W
C23	1015.00	1°39'58"	29.51	N04°36'33"E
C24	1015.00	1°09'26"	20.50	S03°11'51"W
C25	1015.00	0°35'34"	10.50	S02°19'21"W
C26	1015.00	1°00'59"	18.01	N80°00'15"W
C27	1015.00	0°37'17"	11.01	S00°41'57"W
C28	1015.00	0°04'58"	1.46	N00°20'50"E
C29	980.00	0°25'58"	7.40	S00°31'20"W
C30	980.00	1°03'09"	18.00	N01°15'54"E
C31	980.00	1°03'09"	18.00	N02°27'49"E
C32	980.00	0°40'21"	11.50	S03°19'34"W
C33	980.00	1°03'12"	18.01	N04°11'20"E
C34	980.00	3°52'49"	66.37	S06°39'20"W
C35	980.00	1°03'11"	18.01	N09°07'20"E
C36	980.00	0°40'21"	11.50	S09°59'07"W
C37	980.00	1°03'09"	18.00	S10°50'51"W
C38	980.00	1°03'09"	18.00	S12°02'46"W
C39	980.00	0°13'14"	3.77	S12°40'58"W
C40	120.00	3°41'31"	7.73	N10°56'49"E

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C41	120.00	3°54'05"	8.17	N07°09'01"E
C42	173.50	2°20'35"	7.10	S52°00'41"W
C43	15.00	28°49'38"	7.55	S36°25'35"W
C44	100.00	2°58'44"	5.20	S17°10'31"W
C45	15.00	42°14'35"	11.06	N67°28'21"E
C46	60.00	41°58'03"	43.95	N67°20'05"E
C47	15.00	69°12'26"	18.12	N53°42'54"E
C48	120.00	1°45'54"	3.70	N19°59'38"E
C49	30.00	96°54'51"	50.74	S27°34'51"E
C50	147.00	9°41'06"	24.85	S80°52'49"E
C51	94.00	10°18'46"	16.92	N80°34'00"W
C52	85.00	7°14'48"	10.75	N80°49'22"E
C53	15.00	96°51'50"	25.36	N30°14'24"W
C54	30.00	95°19'23"	49.91	S60°07'39"W
C55	100.00	7°15'59"	12.68	S08°49'58"W
C56	182.00	13°30'43"	42.92	S78°58'01"E
C57	59.00	13°14'04"	13.63	N79°06'21"E
C58	980.00	0°08'46"	2.50	N11°26'49"E
C59	980.00	0°08'46"	2.50	N01°51'51"E

NORTHWEST CORNER OF SECTION 17, T5S, R1W, SLB&M 1959 UTAH COUNTY MONUMENT

BASIS OF BEARING: S0°14'22"W ALONG SECTION LINE MEASURED: 2621.66

WEST 1/4 CORNER OF SECTION 17, T5S, R1W, SLB&M 1959 UTAH COUNTY MONUMENT

17449

ROCKY MOUNTAIN POWER

- Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
 - (1) A recorded easement or right-of-way
 - (2) The law applicable to prescriptive rights
 - (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - (4) Any other provision of law

DIRECT COMMUNICATIONS

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

DOMINION ENERGY UTAH

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

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this 8 day of December, 2020
By *Christy Frank*
Title *Pre-Comm*

PREPARED BY:

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusouth.com

OWNER/DEVELOPER
TRIUMPH CONSTRUCTION
5151 SOUTH 900 EAST SUITE 250
SALT LAKE CITY, UT 84117
(801) 269-1508 EXT. 105
CONTACT: JIM ALLRED

SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10516507 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

SPENCER W. LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

12/08/2020
DATE

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point located N01°42'22"E along the Section line 1,211.35 feet and East 1,461.61 feet from the West 1/4 Corner of Section 17, T5S, R1W, SLB&M; thence N00°18'21"E 118.67 feet; thence N02°52'22"E 159.76 feet; thence N07°02'44"E 231.54 feet; thence N19°32'44"E 146.17 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 518.50 feet (radius bears: N21°27'34"E) a distance of 14.23 feet through a central angle of 01°34'22" Chord: S69°19'37"E 14.23 feet; thence N19°53'12"E 77.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 441.50 feet (radius bears: N19°53'12"E) a distance of 38.88 feet through a central angle of 05°02'46" Chord: S72°38'11"E 38.87 feet to a point of compound curvature; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 16.29 feet through a central angle of 62°14'26" Chord: N73°43'13"E 15.51 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 71.00 feet a distance of 59.86 feet through a central angle of 48°18'19" Chord: N66°45'10"E 58.10 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 15.00 feet a distance of 11.89 feet through a central angle of 45°24'33" Chord: N68°12'03"E 11.58 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 226.50 feet a distance of 30.39 feet through a central angle of 07°41'13" Chord: N49°20'23"E 30.36 feet; thence N53°10'59"E 21.93 feet; thence S36°49'01"E 53.00 feet; thence S53°10'59"W 21.93 feet; thence along the arc of a curve to the left with a radius of 173.50 feet a distance of 7.10 feet through a central angle of 02°20'35" Chord: S52°00'41"W 7.10 feet to a point of compound curvature; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 7.55 feet through a central angle of 28°49'38" Chord: S36°25'35"W 7.47 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N43°34'53"E) a distance of 11.78 feet through a central angle of 44°59'14" Chord: S68°54'44"E 11.48 feet; thence N88°35'39"E 39.39 feet; thence S01°24'21"E 77.00 feet; thence S88°35'39"W 57.24 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 11.06 feet through a central angle of 42°14'35" Chord: S67°28'21"W 10.81 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 60.00 feet a distance of 43.95 feet through a central angle of 41°58'03" Chord: S67°20'05"W 42.97 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 15.00 feet a distance of 18.12 feet through a central angle of 69°12'26" Chord: S53°42'54"W 17.04 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 120.00 feet a distance of 3.70 feet through a central angle of 01°45'54" Chord: S19°59'38"W 3.70 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 30.00 feet a distance of 50.74 feet through a central angle of 96°54'51" Chord: S27°34'51"E 44.91 feet to a point of compound curvature; thence along the arc of a curve to the left with a radius of 147.00 feet a distance of 24.85 feet through a central angle of 09°41'06" Chord: S80°52'49"E 24.82 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 94.00 feet a distance of 16.92 feet through a central angle of 10°18'46" Chord: S80°34'00"E 16.90 feet; thence S09°41'22"W 90.48 feet; thence S11°16'33"W 156.19 feet; thence S01°55'27"W 126.67 feet; thence S00°18'21"W 170.04 feet; thence N89°41'39"W 227.50 feet to the point of beginning.

Contains: 3.68 acres +/-

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF, PURSUANT TO UTAH CODE 10-9A-604. THE OWNER HEREBY CONVEYS THE COMMON AREA AND PRIVATE STREETS, AS INDICATED HEREON, TO SPRING RUN TOWNHOMES HOA, INC., WITH A REGISTERED ADDRESS OF 6770 S. 900 E, #302 MIDVALE, UT. 84047

OWNER(S):

PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE(S)

TWO A LLC
BY JAMES F. ALLRED

James F. Allred 12-8-2020

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE 8th DAY OF Dec. A.D. 2020, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, James F. Allred, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF TWO A LLC, LLC, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 6-5-2023
6770 S. 900 E #302
Midvale, UT 84047

6-5-2023 NELSON
COMMUNICATIONS FIDELITY
105992

Andrea Nelson
A NOTARY PUBLIC COMMISSIONED IN UTAH
Andrea Nelson
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 17 DAY OF December, 2020.

Christy Frank
APPROVED BY MAYOR
APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)

Christy Frank
APPROVED BY CITY ATTORNEY
ATTEST BY CITY RECORDER
(SEE SEAL BELOW)

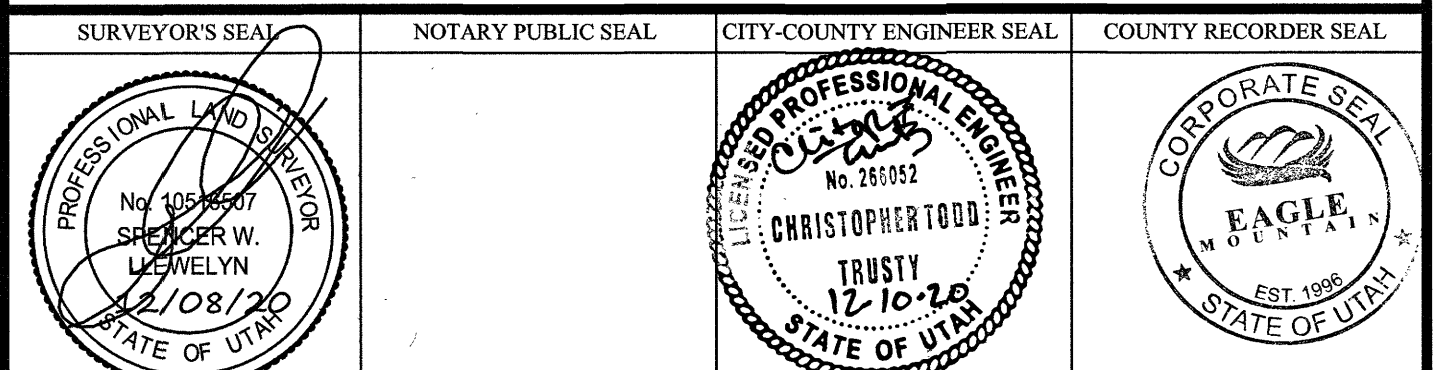
PHASE C - PLAT 2

SPRING RUN
SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SCALE: 1"=40'

ENT 2017012020 Map # 1744
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Dec 17 4:10 PM FEE 106.00 BY WA
RECORDED FOR EAGLE MOUNTAIN CITY





EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

August 1, 2023, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION

ELECTED OFFICIALS PRESENT: Councilmembers Colby Curtis, Jared Gray, Carolyn Love, and Brett Wright. Mayor Tom Westmoreland was excused.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Donna Burnham.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Deputy City Administrator/Community Development Director; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Cliff Strachan, Director of Legislative Affairs; Kimberly Ruesch, Finance Director; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resource Manager; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Planning Manager; David Stroud, Senior Planner; Steven Lehmitz, Planner; Lianne Pengra, Chief Deputy Recorder; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities/Operations Director; Brad Hickman, Parks and Recreation Director; Embret Fossum, Unified Fire Authority Battalion Chief; Eric McDowell, Chief Deputy Sheriff; Terrence Dela Pena, Finance/Management Analyst; and Natalie Winterton, Grants Coordinator/Management Analyst.

CITY STAFF PRESENT ELECTRONICALLY: Michele Graves, Library Director; and Elizabeth Fewkes, Recording Secretary.

Mayor Pro Tempore Wright called the meeting to order at 4:01 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. DISCUSSION – UPDATE – City Administrator Items

Community Development

- In July, 115 new residential permits were issued, 97 single-family and 18 multifamily.
- Commercial permits were issued for Ramen Hero and Clippers.
- Certificates of Occupancy were issued for Subway, Vitalogy, and Unified Fire Authority Station 253.
- The Moderate Income Housing annual report was submitted last week. The State moved the deadline up to August 1, 2020. While the City has not made a lot of progress on the strategies, since they were just adopted earlier this year, the report is complete. Staff will be working on the strategies and provide updates to the Council as warranted.

Streets and Storm Water

Safe Routes to School:

- John Hancock Charter School is isolated and does not currently have any walking routes. Flagship is working on widening Tiffany Lane from Pony Express Parkway to Lake Mountain Road to provide a safe roadway. They anticipate the work to be completed the weekend before school begins.
- The Streets Department is paving the trail way on Old Airport Road today to provide a safe walking route from the Overland Subdivision to Desert Sky Elementary. Staff have met with the school to discuss walking routes and preferred driving routes to the school. The school is distributing maps of both walking and driving routes to parents.
- There is construction near a school walking path to build a road on the south side of Mountain Trails Elementary School that will not be completed before school begins. Staff have already met onsite with the contractor with requirements on providing a safe path and staff have reached out to the school to keep them informed about construction progress.
- Silver Lake Elementary School has some construction to the south of the school that will lead to an increase in students walking to the school. This location will be monitored for the volume of students walking and vehicle traffic to determine potential future needs.
- City staff is meeting with Cedar Valley High School staff on Thursday to discuss possible pedestrian and vehicular improvements.
- Middle Valley Road is currently under construction to widen the road in front of Frontier Middle School. City staff will be working with the contractor and school staff to coordinate the construction and pedestrian access to and from the school.
- The additional seven schools in Eagle Mountain have no significant changes to report.

Communications

- The request for proposals process continues for upgrading the City's website as part of the branding exercise. The City Council can expect to see a proposal award in September.

Engineering

- Silver Creek Way – culverts have all been placed and backfilling will be taking place this week.
- Intersection signals projects – Bases are being placed at Woodhaven Boulevard this week. The contractor will move to Stonebridge Lane next. Steel is still not expected until the end of September or the first part of October.
- Pony Express Parkway left turn – currently in construction with a completion date of August 15th.
- Mid Valley Road is currently being widened.
- Well 8 – casing came up short by 80 feet. The well should still perform as expected. Gravel pack has been placed and the well was developed. Test pumping is expected within the next week.
- Well 7 – Grimshaw should be mobilized to the site by the end of this week
- The water main on the Cedar Pass waterline is nearing completion. The contractor is expecting to begin utility connections next week.
- The Pony Express booster pump is ready for the electric panel and should have startup in the next couple of weeks along with the Corey Wride booster pump.

- City staff are working with Mountainland Association of Government (MAG) to generate a scope of work for the planning study for the Mid Valley Road extension from the City Center into Saratoga Springs.

Facilities, Fleet, and Emergency Management

- Sheriff's and Recorder's office remodel – Furniture is scheduled to be delivered on the first of September.
- Dave Ulibarri is teaching another Stop The Bleed training for City staff in August.
- The hand railing for the senior building has been ordered.

Deputy City Administrator/Community Development Director Steve Mumford provided an update on the zoning map. Discussion considered potential methods to expedite the process.

Mayor Pro Tempore Wright asked Mayor Westmoreland to add the zoning map as a work session discussion item, and he requested the Transportation Master Plan be updated to reflect the Mid Valley Road expressway designated in the MAG 2050 plan.

Discussion expounded on the Safe Routes to School issues and plans. Councilmember Love requested the City evaluate Safe Routes to School in May of future years to allow additional time to resolve issues.

2. CODE AMENDMENT DISCUSSION ITEMS

The discussion of these items occurred following item 3.

2.A. DISCUSSION – Land Use Authority, Public Hearings, and Appeal Authority

Senior Planner David Stroud presented the item. In response to recent State Code changes, the approval authority of preliminary plats needs to be changed in Eagle Mountain Municipal Code Title 16 to reflect the Planning Commission as the land use authority.

SB 174 is applicable to preliminary and final plats for subdivisions for one to two family dwellings and townhomes and requires or allows the following:

- A new Land Use Academy of Utah (LUDMA) Section 604.1 – review of subdivision land use applications and subdivision improvement plans;
- Designation of an administrative land use authority;
- The applicant may request a pre-application meeting;
- A land use authority may complete the preliminary plat review by the staff, or in a public meeting; may hold one public hearing; and
- The final plat cannot be reviewed by the City Council or Planning Commission.

Councilmember Curtis requested to have proposed amendments indicate which changes are State requirements and which are staff suggestions, advocated for allowing public input on preliminary plat approvals, and the City to be more restrictive with the standards by removing discretion in from Municipal Code.

Councilmember Burnham agreed with tightening Municipal Code.

Mayor Pro Tempore Wright recommended adding two members of the City Council to the Development Review Committee and requested for the City to review all the development standards in Eagle Mountain Municipal Code Titles 16 and 17 to better define expectations and implement State requirements without adding additional allowances beyond State mandate.

Discussion:

- The staff recommendation to amend table 16.05.220(a) Public Notice to decrease the noticing distance and increase the number of residents notified.
- The recourse of aggrieved parties should the Planning Commission approve an application that fails to meet Municipal Code.
- The City Council may serve as the appeal authority but cannot appeal decisions to themselves unless an individual member has standing as an aggrieved party.
- The City would be an aggrieved party with standing should a plat approval violate the terms of the applicable development agreement.
- Councilmembers can serve on the development review committee for some reviews or as liaisons but cannot be a part of the approval authority for final plats.
- Options to allow the City Council or some members of the body additional review of preliminary plats.

Mayor Pro Tempore Wright requested to have the following statement included in the public record, “I am concerned that our state representatives are taking active steps to eliminate the peoples duly elective representative’s ability to evaluate and adjust to give input into preliminary platting process among many other legislative authorities. It appears to be a broader effort by these same leaders to remove the ability of individual communities to the constitutional right of self-government and self-determination”.

2.B. DISCUSSION – Lot Line Adjustments

Planning Manager Robert Hobbs presented the item. The draft amendment is provided in response to recent legislative amendments to State law and to clarify language. The amendment defines and distinguishes the difference between a parcel and a lot and clarifies that a property line adjustment between a parcel and a subdivision lot no longer triggers the need for a plat amendment to be filed and processed.

2.C. DISCUSSION – Rights-of-Way Vacations EMMC 16.56

Mr. Hobbs explained the origins of the amendment request to simplify rights-of-way vacation without requiring a plat amendment.

City Attorney Marcus Draper explained that the County will still update the map and the process is already allowable under State law.

Discussion clarified the proposed standards, implications, allowances, and protections.

2.D. DISCUSSION – Off-street Parking Regarding Alleys and Service Drives, Fire Department-related Access Standards, and ADA Parking Standards

Mr. Hobbs presented and explained the reasons for the following proposed Municipal Code amendments.

- Service drives shall be allowed to cross over and/or through required setback areas.
- Service drives, or sections thereof, lacking parking spaces to either side shall be at least 12 feet wide when designed to move traffic in a one-way direction and at least 20 feet wide when designed to move traffic in two ways.
- Service drives longer than 150 feet shall have a turnaround acceptable to the fire department.
- Multifamily buildings, whether front or rear loaded, shall access off a minimum 26-foot-wide over-sized alley or service drive.
- ADA Parking stall dimensions shall be 18 feet deep (corresponding to our 90-degree angle standard stall) but kept at 10 feet wide. Van-accessible spaces standard introduced requiring 11 feet parking spaces with 5 feet loading/unloading access aisles for each as with other ADA spaces, the loading/unloading access aisles may be [co]shared.
- Reformats Table 17.55.120(b) adding a new column (B) to inform regarding the required number of van spaces required amongst ADA stalls.

Discussion ensued regarding current parking stall depths for regular and ADA parking stalls and potentially increasing the depth standard for all parking stalls to 20 feet.

The Council requested that staff research the benefits and potential consequences of requiring 20-foot-deep parking stalls versus 18 feet deep.

2.E. DISCUSSION – Automobile Sales, Kennels, Racetracks, and Communication Facility Generators

Planner Steven Lehmitz presented the following potential amendments to Eagle Mountain Municipal Code:

- Add kennels as conditional uses in the industrial and agricultural zones.
- 17.40.040(U) – add racetracks as a conditional use in the Industrial Zone.
- 17.35.030 – delete all superscript 5s from the table, as those uses had special standards already approved.
- 17.75.073 – add special use standards for automobile sales and/or minor service standards referenced elsewhere.
- 17.75.074 – add special use standards for racetracks for go-karts, ATVs, and other motorized sports recreational facilities.
- 17.75.091 – allow generators in conjunction with communication facilities and towers.

Mr. Mumford explained that the City previously updated residential, commercial, and business park uses and removed conditional uses. However, the industrial and agricultural uses have not yet been amended.

Mayor Pro Tempore Wright requested to review the conditional use lists and associated existing standards for special uses and to add columns for the industrial and agricultural zones to Table

17.35.030 and add current conditional uses as permitted or special uses with references or hyperlinks to the location of the standards for that use when applicable.

Councilmember Curtis advocated for removing all conditional uses and changing current conditional uses to special uses.

Councilmember Love recommended specifying the type of solid fencing, such as masonry, required for racetracks and associated facilities.

Discussion ensued regarding the conditional uses and mitigation allowances to resolve concerns generally resulting in use approval and the noise ordinance addressing racetrack noise generation concerns.

2.F. DISCUSSION – Internal ADU Connection Clarification

Mr. Lehmitz presented the item. It is currently the City's practice to not require an internal connection from the primary unit to an attached or basement accessory dwelling unit (ADU), though it is not referenced in Municipal Code. The passing of SB 174, during the most recent Utah State Legislative Session, amended USC 10-9a-530 to make it so municipalities could not restrict internal connectivity for attached ADUs. The purpose of this amendment is to better align the Municipal Code with Utah State Code to clearly reflect that the City will not require internal connections of attached ADUs.

2.G. DISCUSSION – Caretaker Dwellings

Mr. Stroud presented the item. The City Council directed staff to look at the potential of permitting a caretaker dwelling in certain zones. Proposed text changes would do the following:

- Permit caretaker dwellings in the Industrial and Commercial Storage zones;
- Require the dwelling to be incidental and accessory to the primary use of the property;
- Set a 1,200 square foot maximum;
- Require the structure to be located within or attached to the principal structure utilizing complementary and code-compliant architectural materials;
- Require a minimum of two parking stalls in a garage or carport;
- Limit occupancy to single employee or subcontractor and their family; and
- Allow City verification of the occupant's connection to the business.

Councilmember Burnham explained that she had requested to codify caretaker facilities as a unit has already been approved for a storage facility within the City.

Mr. Stroud explained that the size of the unit was to coincide with the square footage limit of ADUs.

Discussion evaluated the purpose of caretaker facilities, the businesses that might desire caretaker facilities and the associated zones in which to allow them as a permitted use, the square footage limit for the units, and changing caretaker facilities from a conditional to a special use.

2.H. DISCUSSION – Repeal of RTI Zone's Sunset Date

2.I. Discussion – Golf Course Netting

2.J. DISCUSSION – Solar Panel Protection

2.K. DISCUSSION – Public Art

Due to time considerations, items 2.H., 2.I., 2.J., and 2.K. were postponed to a future meeting.

3. AGENDA REVIEW

This item occurred prior to item 2.

13.A. ALTERNATIVE FENCING PLAN – Parkway Fields

Councilmember Curtis requested the item be removed from the consent agenda and placed as a scheduled item.

14.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Amendment to the Eagle Mountain City Policies and Procedures Manual Regarding Artificial Intelligence.

Councilmember Gray stated that he has concerns with the item but defers to others with better insight regarding the issues. He clarified that he thinks the policy is sound but does not understand the genesis of the item.

Councilmember Curtis explained that the standards appear to ensure that proprietary and sensitive information that is given to Artificial Intelligence learning models is controlled and protected. He has no objections to the proposal.

15.A. SITE PLAN – A to Z Building Blocks

Councilmember Love requested the item be removed from the consent agenda and placed as a scheduled item.

4. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Pro Tempore Wright adjourned the work session at 6:18 p.m.

7:00 P.M. POLICY SESSION

ELECTED OFFICIALS PRESENT: Councilmembers Colby Curtis, Jared Gray, Carolyn Love, and Brett Wright. Mayor Tom Westmoreland was excused.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Donna Burnham.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Deputy City Administrator/Community Development Director; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Cliff Strachan, Director of Legislative Affairs; Tyler Maffitt, Communications Manager; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Planning Manager; David Stroud, Senior Planner; Steven Lehmitz, Planner; Lianne Pengra, Chief Deputy Recorder; Chris Trusty, City Engineer; Brad Hickman, Parks and Recreation Director; and Embret Fossum, Unified Fire Authority Battalion Chief; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Kimberly Ruesch, Finance Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; and Elizabeth Fewkes, Recording Secretary.

5. CALL TO ORDER

Mayor Pro Tempore Wright called the policy session to order at 7:13 p.m.

6. PLEDGE OF ALLEGIANCE

Councilmember Curtis led the Pledge of Allegiance.

7. INFORMATION ITEMS/UPCOMING EVENTS

- Eagle Mountain City invites residents to our next Movie in the Park, “Freaky Friday” on Friday, August 4th at 9:00 p.m. at Silverlake Amphitheater. Free popcorn will be available while supplies last.
- The City is looking to hire crossing guards for the 2023-24 school year. Residents interested in becoming crossing guards are encouraged to visit City's social media to apply now.
- Eagle Mountain City will host a Meet the Candidates night on August 9th from 6:00 p.m. to 8:30 p.m. at Frontier Middle School. Candidates running for City Council will have tables set up to interact with residents.
- Residents who do not use social media to stay in touch with the City are encouraged to sign up for the City’s text notification system. Weekly, the City sends updates on news, important information, and sign-ups for recreational sports. Learn more at eaglemountaincity.com.

8. PUBLIC COMMENTS

Mayor Pro Tempore Wright opened public comment at 7:16 p.m.

David Kast voiced complaints regarding not receiving a response from a Building Department employee.

Mayor Pro Tempore Wright closed public comment at 7:21 p.m.

9. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Love

Councilmember Love welcomed and expressed appreciation to the residents in attendance. She said to let the Council know if the residents had any questions.

Councilmember Curtis

Councilmember Curtis thanked the residents for participating in the meeting.

MOTION: *Councilmember Curtis moved to set an adjournment time at or before 9:45 p.m. Councilmember Love seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

Councilmember Gray

Councilmember Gray echoed the welcome and appreciation for resident involvement. He said he was glad to be able to be at the meeting despite his busy schedule.

Councilmember Burnham

Councilmember Burnham stated that she is grateful to be able to participate remotely as she is unable to attend in person due to a death in the family.

Mayor Pro Tempore Wright

Mayor Pro Tempore Wright expressed condolences to Councilmember Burnham. He welcomed the public and expressed gratitude for their input and said they will do their best to address resident concerns and complaints. He thanked the first responders and recognized them for their willingness to make personal sacrifices to meet the needs of the public.

10. INTRODUCTION

Miss Eagle Mountain and Miss Eagle Mountain Teen announced their Community Service Initiatives:

- Queen Allie Smith – to spread positivity online and during in-person events.
- Teen Queen Alexandra Gates – Fight with Gates – fundraising to provide items for comfort carts for families at Primary Children's Hospital.
- Teen First Attendant Aly Turner – posting You're Enough statements on social media.

CONSENT AGENDA

11. BOND RELEASES

11.A. Eagle Heights Village Plat 2 – Out of Warranty

12. MINUTES

12.A. July 18, 2023 Minutes – Regular City Council Meeting

13. MOTION

13.A. ALTERNATIVE FENCING PLAN – Parkway Fields

14. RESOLUTION

14.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Amendment to the Eagle Mountain City Policies and Procedures Manual Regarding Artificial Intelligence.

15. SITE PLAN

15.A. SITE PLAN – A to Z Building Blocks

MOTION: *Councilmember Curtis moved to approve the consent agenda removing items 13.A. and 15.A. and placing them as scheduled items. Councilmember Love seconded the motion.*

Those Voting Yes

☒ Donna Burnham
☒ Colby Curtis
☒ Jared Gray
☒ Carolyn Love
☒ Brett Wright

Those Voting No

☐ Donna Burnham
☐ Colby Curtis
☐ Jared Gray
☐ Carolyn Love
☐ Brett Wright

Those Abstaining

☐ Donna Burnham
☐ Colby Curtis
☐ Jared Gray
☐ Carolyn Love
☐ Brett Wright

Those Absent

☐ Donna Burnham
☐ Colby Curtis
☐ Jared Gray
☐ Carolyn Love
☐ Brett Wright

The motion passed with a unanimous vote.

SCHEDULED ITEMS

13. MOTION

13.A. ALTERNATIVE FENCING PLAN – Parkway Fields

Planning Manager Robert Hobbs presented the item. Applicant representative Bronson Tatton presented their request for six-foot privacy fencing and three-foot split rail fencing for the collector roads in the Parkway Fields development. The benefits of the Weathered Gray Estate Style Vinyl Fence include:

- Being locally produced in Ogden, Utah with national support;
- An integral color rather than a color coating;
- Steel reinforced rails;
- Easy to replace if vandalized;
- Low cost of maintenance; and
- Lifetime product warranty for bowing, distortion, and discoloration.

Applicant representative Bronson Tatton explained that the proposed customized vinyl fencing is the same as the collector fencing, they used in the SilverLake Development. He explained that the steel reinforcement and mid-rail make the fencing more durable than a standard vinyl fence and it requires less maintenance than wood fencing.

Councilmember Love noted that a six-foot masonry fence is required between residential and commercial uses. She would like to require, at a minimum, a masonry fence along Pony Express Parkway.

Councilmember Curtis stated that he regrets previous fencing exceptions and prefers to set a standard with a higher look and quality.

Councilmember Gray said he has in the past and continues to advocate for masonry fencing along major roadways.

Councilmember Burnham stated that while developments have begun using fencing that better withstands weather conditions, none of the fences match other developments resulting in a variety of fencing types and styles along arterial roads. She is concerned with the aesthetical impact of approving fencing exemptions.

Mayor Pro Tempore Wright said he is in favor of requiring masonry fencing along major roadways for the entire City rather than approving fencing for each plat.

Discussion examined the definition of durable quality fencing, setting a more specific fencing standard, and which roadways to require masonry fencing along.

MOTION: *Councilmember Curtis moved to deny an alternative fencing plan for Parkway Fields. Councilmember Gray seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

15. SITE PLAN

15.A. SITE PLAN – A to Z Building Blocks

Planner Steven Lehmitz presented the item. On July 6, 2021, the Eagle Mountain City Council approved the site plan for an addition to the existing A to Z Building Blocks daycare center. This approval expired after one year, as the project failed to obtain a building permit (EMMC 17.100.090). The applicant resubmitted the project within the allotted two-year time frame, and it is substantially similar to the expired plan. The resubmitted project is to be reviewed under the current development code. The applicant is proposing a 3,268-square-foot addition to their current 4,990-square-foot building. Child Day Care Centers/Preschools require 1 parking stall per 10 children. The applicant has indicated they will have 20 staff members and will serve up to 190 children, therefore 39 parking stalls are required. The project currently provides 17 parking stalls. They are proposing to utilize an additional 22 shared parking spaces from the Parkway Crossroads development to meet their parking requirements. The applicant is proposing more than 50 percent of their required parking be shared with other required parking areas. They have provided an agreement for the shared parking, but have not provided data from a professional traffic engineer.

Applicant Jody Zabriskie stated that the extension will allow them to open two additional classes per age group for infant and toddler care which is lacking in the State and community. Bus storage was calculated in the employee parking. Parents are only parked at the location for a few minutes a day to drop off and pick up their children and as such, they do not feel their business merits a traffic study. Their peak hours are 7:00 a.m. to 8:30 a.m. and 4:30 p.m. to 6:00 p.m. Staffing will increase by ten employees and enrollment will increase to 190.

Mayor Pro Tempore Wright expressed concern with under parking, the elevations of the rear of the building, and the integration of the extension with the current building.

Mr. Lehmitz confirmed that the plan would need an additional three dedicated parking stalls to meet the requirements to have less than 50% shared parking. The ten excess parking stalls in the overall development calculation are based on the use of the buildings when they were first developed.

Councilmember Gray stated that he does not think they have sufficient parking and is against permitting shared parking.

Councilmember Love stated that she desires to review the application after the redlines have been addressed.

Councilmember Curtis cited EMMC 17.55.100, "Up to 50 percent of the required parking may be shared with other required parking areas upon approval by the planning commission. The developer must show an agreement granting shared parking or mutual access to the entire parking lot in perpetuity, as well as a professional traffic engineer's data showing that peak parking demand of all uses will not exceed parking spaces." He stated that the standards do not permit discretion for the Planning Commission to allow more than 50% of the parking to be shared or to omit a traffic study and expressed concern that the process was not followed.

City Attorney Marcus Draper explained that Municipal Code permits the City Council to assume land use authority in this instance to alter the decision made by the Planning Commission.

Discussion ensued regarding the following:

- If the impact of the use were to change in the future to one that requires more parking;
- Peak hours for other businesses in the area potentially conflict with the daycare's peak hours;
- Parking requirements and availability in the area;
- Options available to the City Council to resolve the parking issues; and
- Whether the Council desires to permit up to 50% shared parking.

Councilmember Burnham concurred that the correct process had not been followed and feels that a traffic study will assist the Council in determining the amount of dedicated parking to require.

MOTION: *Councilmember Curtis moved to table the site plan A to Z Building Blocks, make the City Council the land use authority for the Planning Commission's decision regarding 17.55.100 Shared Parking and Curb Cuts, and that the item be scheduled for review and action by the Council. Councilmember Gray seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

16. ORDINANCE

16.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Amended Sweetwater Industrial Park Community Reinvestment Project Area #3 Plan as the Official Community Reinvestment Project Area Plan for the Project Area, and Directing that Notice of the Adoption be Given as Required by Statute.

The public was referred to the Redevelopment Agency meeting held earlier that evening for the presentation on the item.

MOTION: *Councilmember Gray moved to approve an ordinance of Eagle Mountain City, Utah, adopting the Amended Sweetwater Industrial Park Community Reinvestment Project Area #3 Plan as the Official Community Reinvestment Project Area Plan for the Project Area, and directing that notice of the adoption be given as required by statute. Councilmember Love seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

17. RESOLUTION

17.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Amended Interlocal Cooperation Agreement between the Redevelopment Agency of Eagle Mountain City, and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Sweetwater Industrial Park Community Reinvestment Project Area #3.

MOTION: *Councilmember Gray moved to approve a resolution of Eagle Mountain City, Utah, approving an Amended Interlocal Cooperation Agreement between the Redevelopment Agency of Eagle Mountain City, and Eagle Mountain City for the collection and remittance of incremental property taxes collected from property within the Sweetwater Industrial Park Community Reinvestment Project Area #3. Councilmember Curtis seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

18. LEGISLATIVE ITEMS

18.A. UPDATE – Legislative Priorities List

Director of Legislative Affairs Clifford Strachan updated the City Council on the progress of the legislative priorities and spoke regarding the upcoming strategic goal conference scheduled for September 28th and 29th.

The Council discussed the items they would like to have added to the legislative priorities list.

MOTION: *Mayor Pro Tempore Wright moved to add the following items to the Legislative Priorities List to be evaluated and ranked during the next City Council meeting:*

- 1. Review of fencing standards to remove ambiguity.*
 - 2. Review of shared parking standards.*
 - 3. Review Safe Routes to School annually before May 31st.*
 - 4. Recategorize affordable housing priority into the five strategies listed in the housing element of the general plan.*
 - 5. Promote the Mid Valley Expressway and amend the road designation on the Transportation Master Plan.*
- Councilmember Curtis seconded the motion.*

Discussion considered whether to rank the priorities during a meeting or via email.

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>
☒ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>
☐ <i>Jared Gray</i>	☒ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>
☒ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>
☒ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>

The motion passed with a vote of 4:1.

19. CONCEPT PLAN

19.A. DISCUSSION – Sunset Flats Phase E Conversion from Housing to Storage Units

Mr. Hobbs presented a concept plan to convert residential uses within Sunset Flats Phase E from housing to a mini-storage unit complex and reviewed the history of the project.

Discussion explained that the City requested to utilize land approved for lots in Phase B and C for right-of-way for the Aviator Road and Old Airport Road expansion made necessary due to changes in the transportation plan to accommodate the construction of Cedar Valley High School.

Applicant representative Norm Avery proposed reducing ten one-acre lots to six half-acre lots to add mini-storage units as a method to recuperate costs lost by the removal of five to six lots to accommodate road expansion and relocation.

All Councilmembers indicated they are against the proposal to lose 10 one-acre lots to allow for the storage units but are willing to entertain other adjustments to the project to alter the lots to accommodate the roads.

20. CITY COUNCIL/MAYOR'S BUSINESS

21. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Burnham

None.

Mayor Pro Tempore Wright

Mayor Pro Tempore Wright said he met with the Senior Citizen Advisory Board and that he wishes everyone could be as effective as they are. He thanked staff for their work on the horseshoe pit and requested the handrail installation be expedited as much as possible. He reminded veterans that the deadline to submit paperwork to qualify for compensation from the Promise to Address Comprehensive Toxics (PACT) Act is August 9th.

Councilmember Love

None.

Councilmember Curtis

None.

Councilmember Gray

Councilmember Gray said the Eagle Mountain Chamber of Commerce memberships continue to increase as they welcome new businesses to the City and expressed his appreciation for their efforts.

22. COMMUNICATION ITEMS

22.A. Upcoming Agenda Items

23. ADJOURNMENT

MOTION: *Councilmember Gray moved to adjourn at 9:32 p.m. Councilmember Curtis seconded the motion.*

Those Voting Yes

☒ ***Donna Burnham***
☒ ***Colby Curtis***
☒ ***Jared Gray***
☒ ***Carolyn Love***
☒ ***Brett Wright***

Those Voting No

☐ ***Donna Burnham***
☐ ***Colby Curtis***
☐ ***Jared Gray***
☐ ***Carolyn Love***
☐ ***Brett Wright***

Those Abstaining

☐ ***Donna Burnham***
☐ ***Colby Curtis***
☐ ***Jared Gray***
☐ ***Carolyn Love***
☐ ***Brett Wright***

Those Absent

☐ ***Donna Burnham***
☐ ***Colby Curtis***
☐ ***Jared Gray***
☐ ***Carolyn Love***
☐ ***Brett Wright***

The motion passed with a unanimous vote.

The meeting was adjourned at 9:32 p.m.

Approved by the City Council on August 15, 2023.

Fionnuala B. Kofoed, MMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 15, 2023**

TITLE:	SITE PLAN - A to Z Building Blocks Addition		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:	N/A		
APPLICANT:	Jody Zabriskie		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:

No

PREPARED BY:

Steven Lehmitz, Planning

PRESENTED BY:

Steven Lehmitz

RECOMMENDATION:

Staff recommends the City Council approve the site plan proposal for an addition to the existing A to Z Building Blocks with the following conditions and any others conditions deemed appropriate:

1. All outstanding redlines on the submitted plans are resolved with Staff;
2. Applicant will submit a finalized Landscape Plan to be approved by Staff.

BACKGROUND:

On July 6, 2021, the Eagle Mountain City Council approved the Site Plan for an addition to the existing A to Z Building Blocks day care center. This approval expired after one year, as the project failed to obtain a building permit (EMMC 17.100.090). The applicant resubmitted the project within the allotted two year time frame, and is substantially similar to the expired plan. The resubmitted project is to be reviewed under the current development code.

The applicant is proposing a 3,268 square foot addition to their current building (4,990 sq. ft.). The lot (0.69 acre) is platted as lot 2 of Parkway Crossroads Plat A First Amendment, recorded in December 2020. New landscaping is comprised of trees, shrubs, grasses, flowers, sod, and stone. The proposed addition will have a height of 33' at the tallest points.

On July 25, 2023, the Planning Commission approved the shared parking plan proposed by the applicant. The City Council heard the item during their August 1 meeting. They decided to become the Land Use Authority for parking and then tabled the item to the next meeting.

ITEMS FOR CONSIDERATION:

This proposal is to increase the size of the existing A to Z Building Blocks location and to relocate the playground. A to Z is located within the Parkway Crossroads development, which is zoned Village Core, a previous zoning district in the City. The future land use designation for this property is Community Commercial. Child Day Care Centers or Preschools are permitted uses in all commercial zones.

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

- A. Use of Property: The entire parcel is to be built, landscaped, or paved, thus the proposal complies with 17.100.050.A.
- B. Screening Requirements: The project is located within a commercial district, and does not abut any agriculture or residential property, therefore it complies with 17.100.050.B.
- C. Access Requirements: The site is accessed via Ranches Parkway.
- D. Off-Street Truck Loading Space: This use does not require the frequent distribution of materials via and therefore does not provide off-street truck loading space.
- E. Utilities: All utilities are shown as being underground and in proper easements in compliance with 17.100.050.E.
- F. Grading and Drainage: Grading and Drainage plans have been reviewed by staff and all comments have been addressed.

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

17.72.030.A The current A to Z Building Blocks location does not orient toward the public street or sidewalk. The primary entrance to the building is not altered by this development, however, pedestrian access will be provided from the public sidewalk to the primary entrance. The proposal meets this standard.

17.72.030.A.1 The proposed addition will have a door that opens

onto Ranches Parkway, which will include a column and a covering, resembling the primary entrance. With the addition of the covering, and the addressing of Staff comments, it is the opinion of staff that the proposed southwest elevation adjacent to Ranches Parkway meets Code.

17.72.030.B requires parking to be located to the side or rear of buildings, and not between any commercial building and the street. A to Z currently has parking between the building and Ranches Parkway. The proposed addition would bring the building closer to Ranches Parkway and would move the building slightly closer to the road than the existing parking. Three parking spaces are being added in the rear of the building. It is the opinion of staff that the proposal complies with this provision.

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

17.72.040.A requires that commercial buildings be similar in style to adjacent buildings, and that all facades of the building be designed with consistent architectural style, detail, and trim features as the primary façade. Staff feels that some of the addition's materials and colors are similar to the current building, though the proposed flat roof line does not match. It is on the City Council to determine if the proposed elevations comply with this standard.

17.72.040.B requires the main entrance of a building to orient to major sidewalks and be clearly identifiable. The main entrance to A to Z is currently existing. This proposal doesn't alter the location or architecture of the main entrance.

17.72.040.C states, "The primary roof form of a structure should help reduce the perceived scale of the building. All commercial buildings shall contain either sloping roofs with overhanging eaves, or a decorative parapet and multiple roof planes and heights..." The current building has a sloping roof while the proposed addition contains a flat roof. The addition is also considerably taller. A parapet is included on the proposed addition.

17.72.040.D states, "Vertical and horizontal articulation and relief reduces the perceived scale of buildings. Buildings shall include façade modulation (stepping portions of the façade), horizontal and vertical divisions (textures or materials), window patterns, offsets, recesses, projections, varied front setbacks or staggered and jogged unit planes within the same structure, and other techniques to help identify individual residential units in a multifamily structure, and to

avoid large, featureless and/or panelized surfaces on commercial buildings. Large uninterrupted expanses of a building wall are prohibited." The proposed addition is using shiplap siding and natural stone to match the current building, though more stone and less siding is proposed. EIFS is also proposed for the addition and is not a material used on the existing building. Only the southwest elevation has a staggered plane. Though the materials match the existing building, there are still many areas on the addition where the walls are not properly articulated.

17.72.040.E.1 states, "Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and moldings, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers, and trellis structures. All sides of a building shall include the chosen details." The proposed elevations include windows, trim, decorative masonry, a column and covering over the southwest door, and the use of awnings on the southeast elevation. It is the opinion of staff that while the proposal doesn't provide all the features called for by Code, it matches the existing building's color and materials.

17.72.040.F.2 "All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides including brick, rock, fiber/cement siding, wood, glass, stucco and colored CMU. Stucco may not be use on more than 50 percent of a building." The proposed elevations utilizes siding, awnings, stone, and sheltering elements over doors. The City Council should determine if an appropriate mixture of building materials are being used for the proposed addition.

17.72.040.G states, "Buildings should not be restricted to using desert landscape colors, such as beige, tan, grays, browns, etc. A wide palette of colors is recommended, excluding any neon, ultra-bright, or reflective colors. A building's color palette should be similar to that of significant neighboring structures." It is the opinion of Staff that even though the proposed addition uses desert landscape colors, it does match the color palette of many neighboring structures, including the existing building.

17.72.040.I requires that all lighting shall be directed downwards and be full-cutoff. The proposed lighting for the addition meets this standard. No parking lot lighting is proposed.

17.72.040.K requires that all mechanical equipment be screened from view of a public or private street. The most recent elevation

submission shows the mechanical equipment on the roof being properly screened behind parapets.

Parking

Per 17.55.120.C Child Day Care Centers/Preschools require 1 parking stall per staff member plus 1 stall per 10 children. The applicant has indicated they will have 20 staff members and will serve up to 190 children, therefore 39 parking stalls are required. The project provides 20 parking stalls. They are proposing to utilize an additional 22 shared parking spaces from the Parkway Crossroads development to meet their parking requirements (19 shared parking spots are required to meet the minimum). The additional parking stalls will come from the following locations: 12 from Lot 2, 4 from Lots 3 and 4, and 6 from Lot 6.

Landscaping

The landscaping plan will be changed to reflect the parking being added in the rear of the building.

REQUIRED FINDINGS:

Site Plan approvals are based upon compliance with EMMC 17.100 and any other applicable standards.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission recommended approval (5-0) of the proposed site plan, with the following conditions:

1. A schedule detailing the materials being used on the addition is provided to Staff;
2. The parapet is made more decorative;
3. Building elevations shall show increased articulation (structure) to meet City Code;
4. Architectural details are provided on all sides of the proposed addition;
5. All outstanding redlines on the submitted plans are resolved with Staff.

ATTACHMENTS:

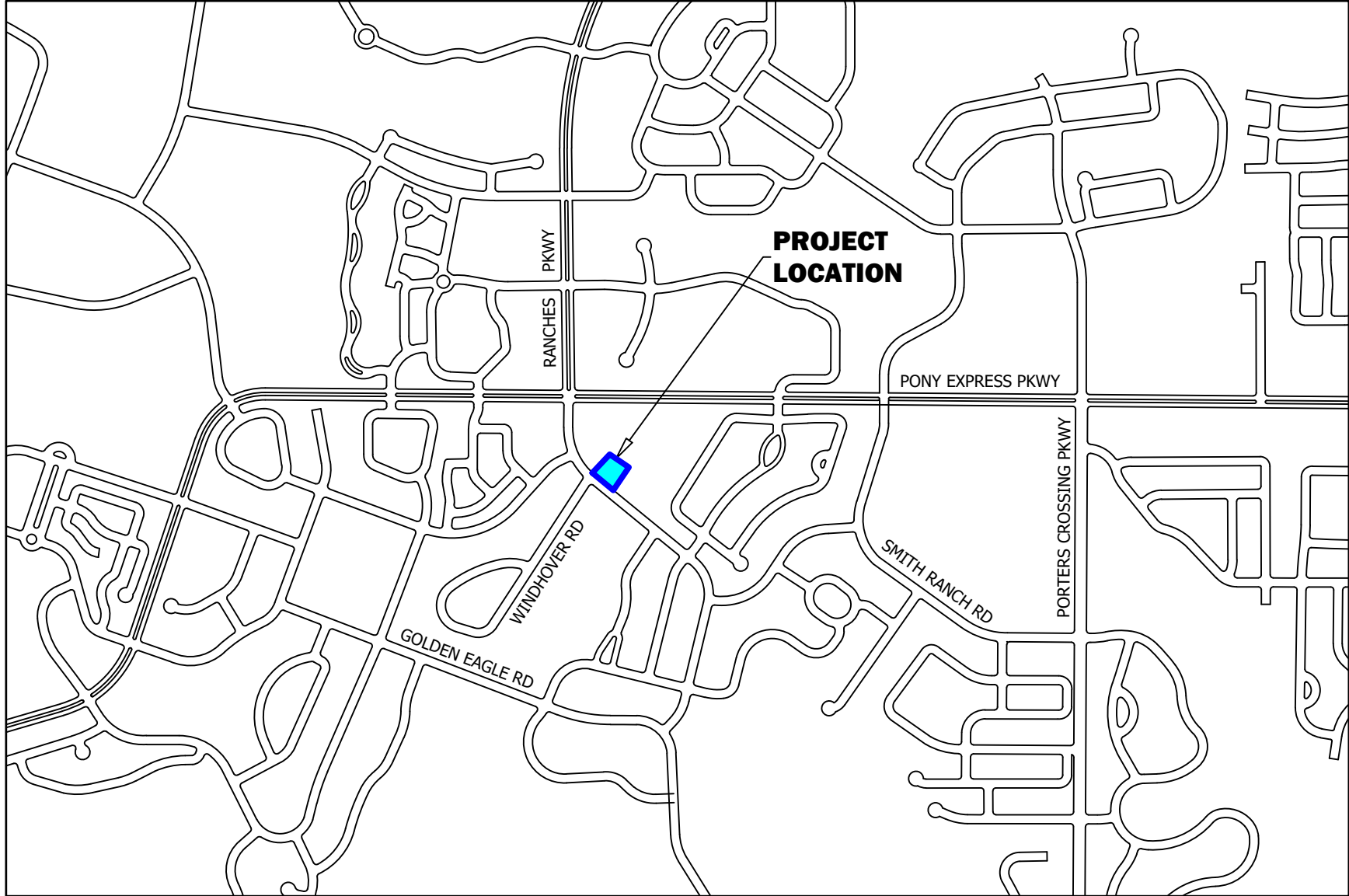
[Civil and Site Plans](#)

Elevations
Shared Parking Table
Landscape Plan
Photometric Plan
Lighting Schedule
Parking Lease Agreement

A TO Z BUILDING BLOCKS

3563 RANCHES PARKWAY
LOCATED IN THE NW 1/4 OF SECTION 29, T.5S., R.1W., S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

VICINITY MAP



SCALE: 1"=1000'

CIVIL DRAWING INDEX

SHEET	TITLE
C100	COVER & INDEX
C101	NOTES & LEGEND
C300	DEMOLITION PLAN
C400	SITE PLAN
C500	GRADING PLAN
C600	UTILITY PLAN
C900	SITE DETAILS
C910	UTILITY DETAILS
EC100	EROSION CONTROL PLAN
EC101	EROSION CONTROL BMP SHEET

GENERAL NOTES

- 1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.
- 2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.
- 3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.
- 4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.
- 5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.
- 6) THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.
- 7) CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.
- 8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND THEY SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED.

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



BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

BENCHMARK STORM DRAIN MANHOLE IN PIZZA PARKING LOT
ELEVATION 4846.65

REVISIONS

DRAWN: LKM	2023-08-08
APPROVED: LKM	
PROJECT #:	1794008
SITE 1794008.dwg	

C100
COVER & INDEX

DEVELOPER

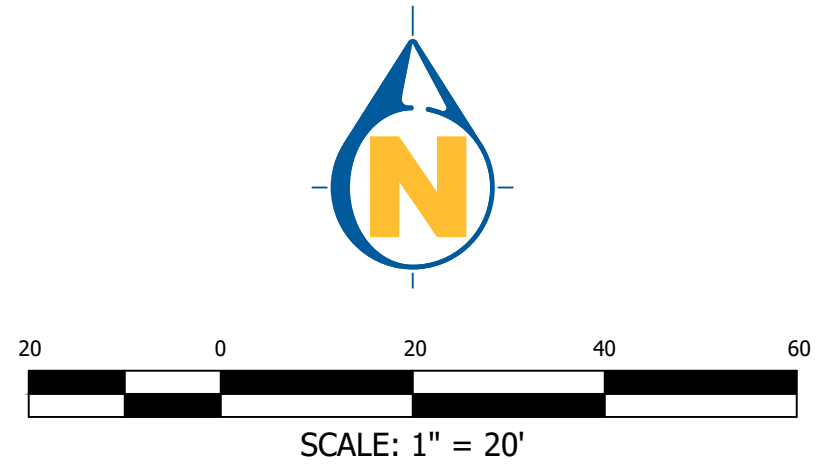
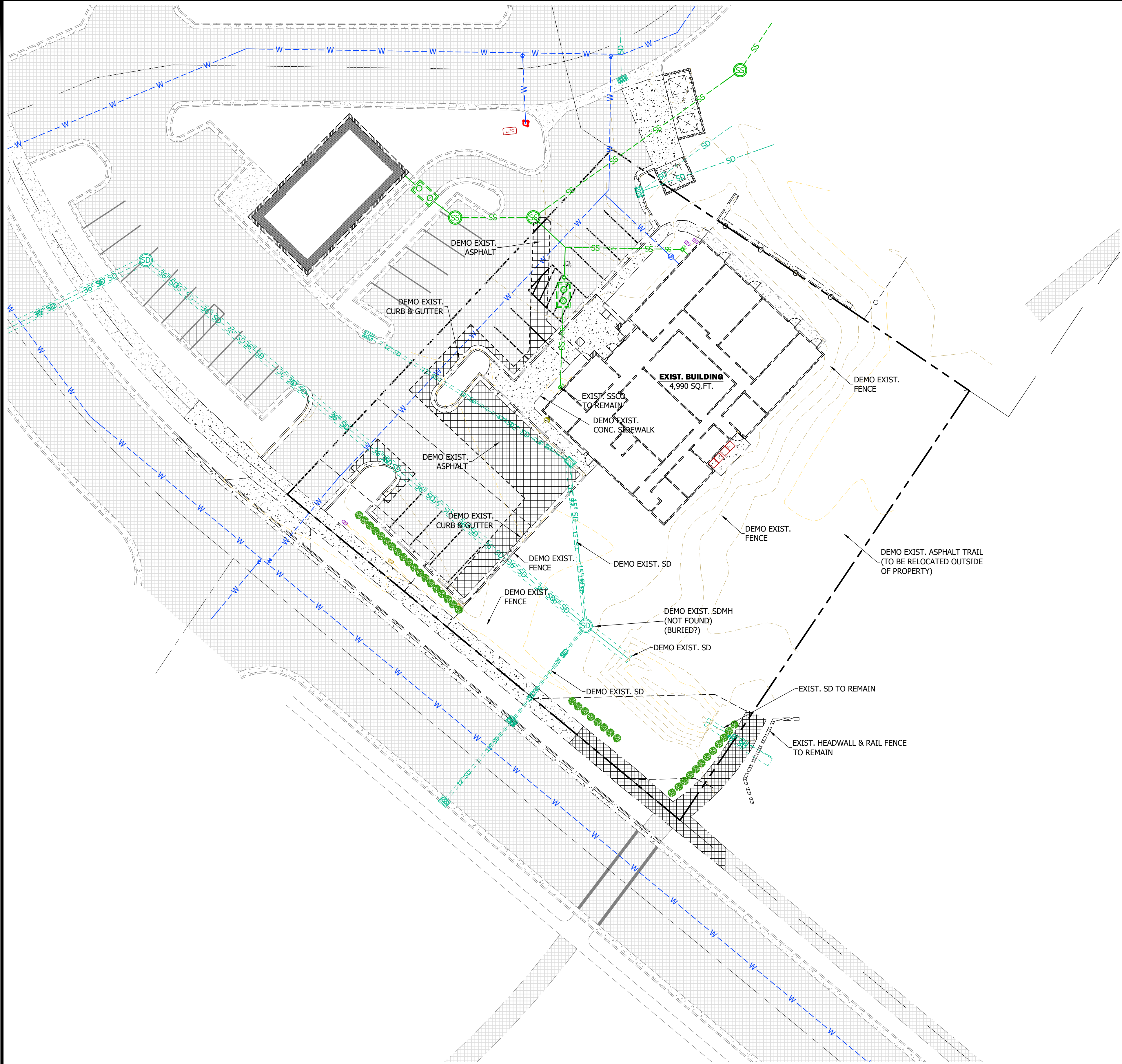
A TO Z BUILDING BLOCKS
3563 RANCHES PARKWAY
EAGLE MOUNTAIN, UT 84005
PHONE: 801-516-3138

A TO Z BUILDING BLOCKS

3563 RANCHES PARKWAY
LOCATED IN THE NW 1/4 OF SECTION 29, T.5S., R.1W., S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



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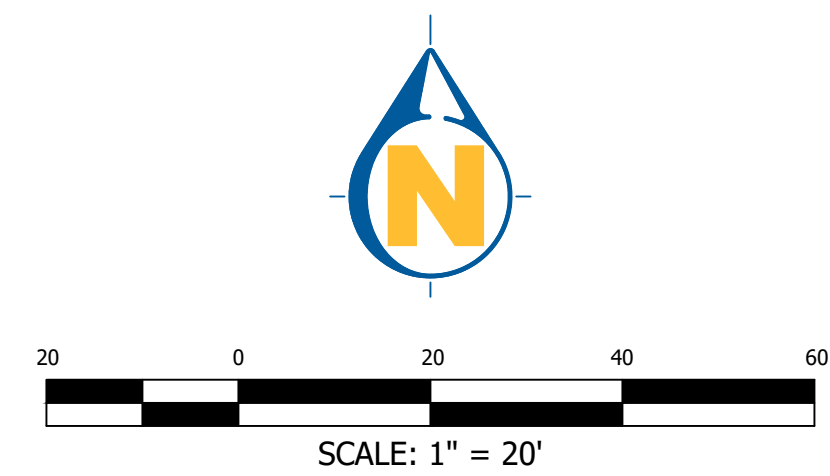
DEVELOPER
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A TO Z BUILDING BLOCKS
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REVISIONS

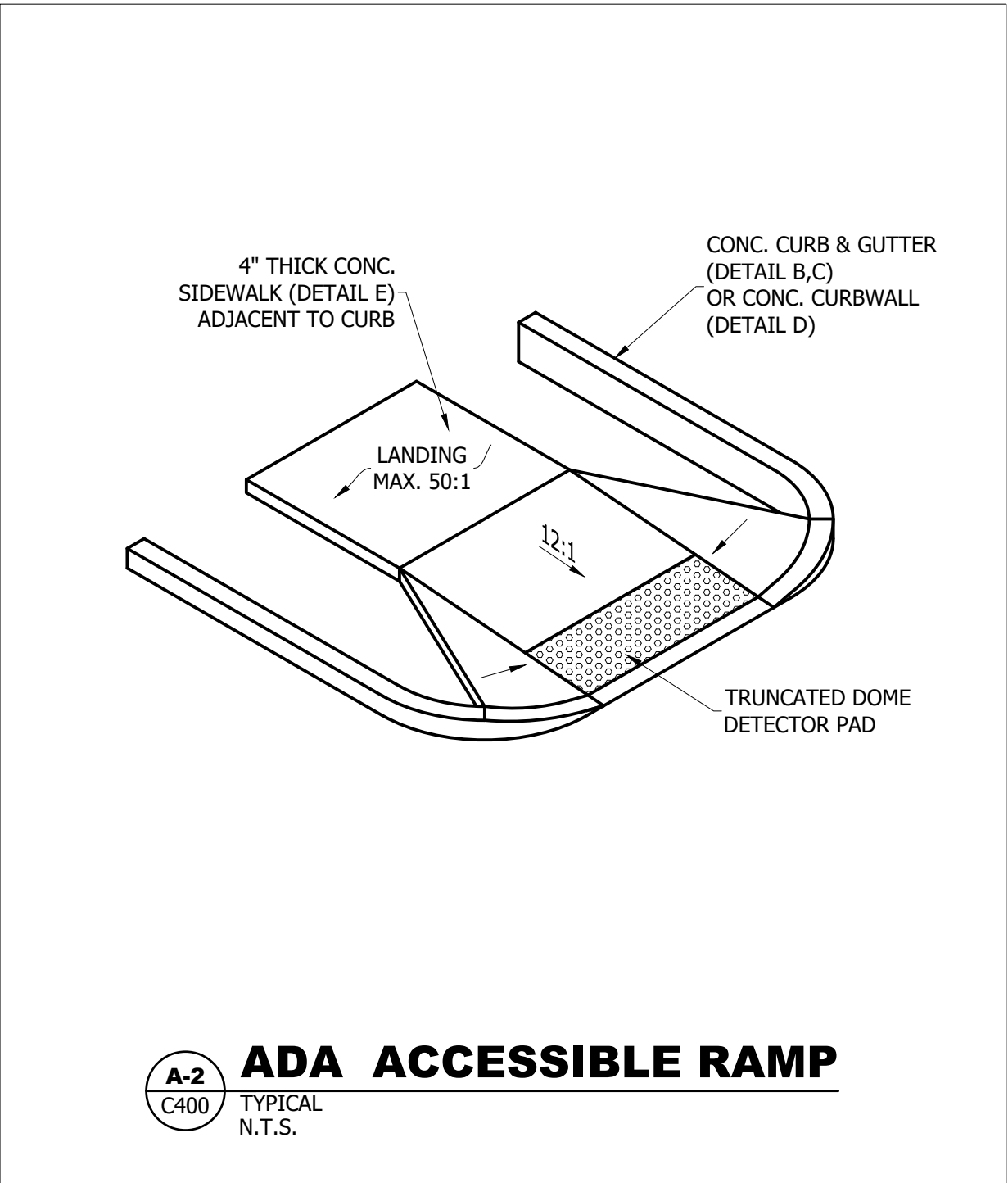
DRAWN: LKM 2023-08-08
APPROVED: LKM
PROJECT #: 1794008
SITE 1794008.dwg

C300
DEMOLITION PLAN



ACCESSIBLE AREA CONSTRAINTS
ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES: ACCESSIBLE PARKING: MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT. ACCESSIBLE ROUTE: MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%). ACCESS ROUTE TURNAROUNDS: A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION. LEVEL LANDING / EXTERIOR DOOR LANDING: MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION. ACCESSIBLE EGRESS TO PUBLIC WAY: MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%). ADA ACCESS RAMPS: MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

PARKING CALCULATION		
1 REQ'D PER 10 CHILDREN (190/10)		19
1 REQ'D PER 1 STAFF (20/1)		20
TOTAL REQ'D PARKING		39
ON-SITE PARKING		20
SHARED PARKING (BY AGREEMENT)		19
TOTAL PARKING PROVIDED		39
ADA PARKING REQ'D	2 OF 39	
ADA PARKING PROVIDED	2 OF 39	



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REVISIONS

DRAWN: LKM	2023-08-08
APPROVED: LKM	
PROJECT #: 1794008	
SITE 1794008.dwg	

C400

SITE PLAN

A TO Z BUILDING BLOCKS

3563 RANCHES PARKWAY
EAGLE MOUNTAIN, UT 84005

LOCATED IN THE NW 1/4 OF SECTION 29, T.55., R.1W., S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

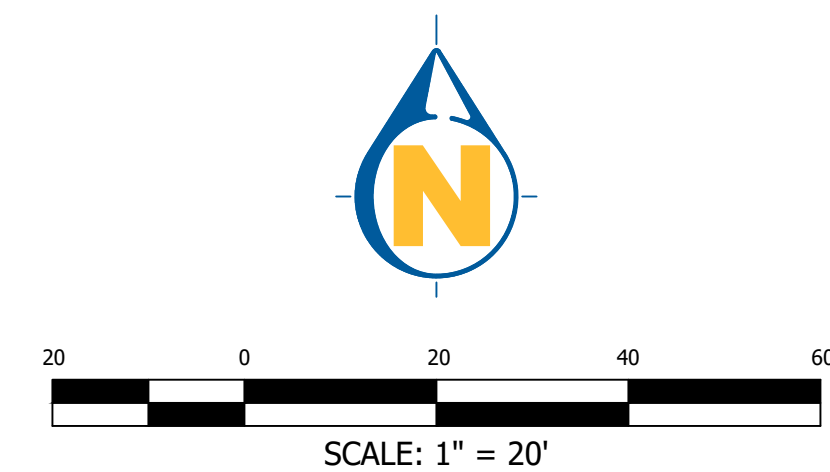
DEVELOPER

A TO Z BUILDING BLOCKS
3563 RANCHES PARKWAY
EAGLE MOUNTAIN, UT 84005
PHONE: 801-516-3138





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A TO Z BUILDING BLOCKS

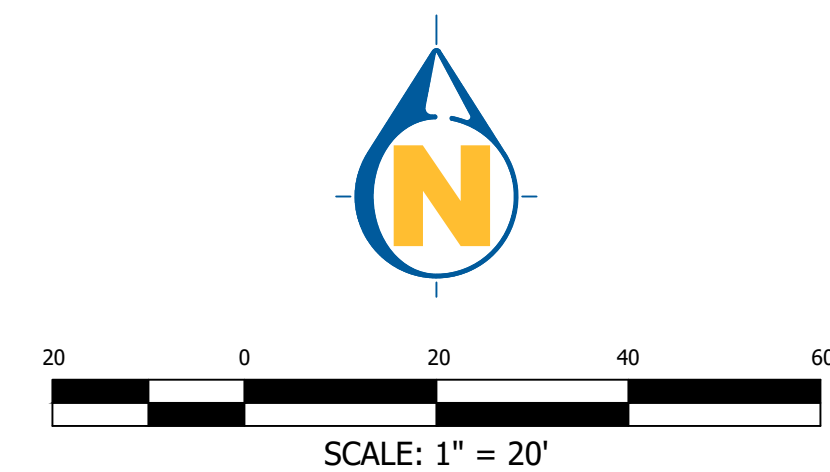
3563 RANCHES PARKWAY
LOCATED IN THE NW 1/4 OF SECTION 29, T.5S., R.1W., S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

REVISIONS

RAWN: LKM	2023-08-08
PPROVED:	LKM
ROJECT #:	1794008
SITE 1794008.dwg	

C500

GRADING PLAN



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A TO Z BUILDING BLOCKS

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REVISIONS

RAWN: LKM	2023-08-08
PPROVED:	LKM
ROJECT #:	1794008
SITE 1794008.dwg	

C600

UTILITY PLAN

1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. PLACE MATERIAL PER APWA SECTION 32 05 10.



C-1
C400

1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 10' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



C-2
C400

1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 10' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



C-3
C400

24"
TYPICAL
N.T.S.

1. CONCRETE IS TO BE 4,000 PSI TEST.
2. CONTROL JOINTS AT 10' INTERVALS.
3. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
4. STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED.



C-4
C400

1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 5' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



C-5
C400



A-1
C400 TYPICAL
N.T.S.



A-2
C400 TYPICAL
N.T.S.

REVISIONS

DRAWN: LKM	2023-08-08
APPROVED:	LKM
PROJECT #:	1794008
SITE 1794008.dwg	

C900

SITE DETAILS

DEVELOPER

A TO Z BUILDING BLOCKS
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EAGLE MOUNTAIN, UT 84005
PHONE: 801-516-3138

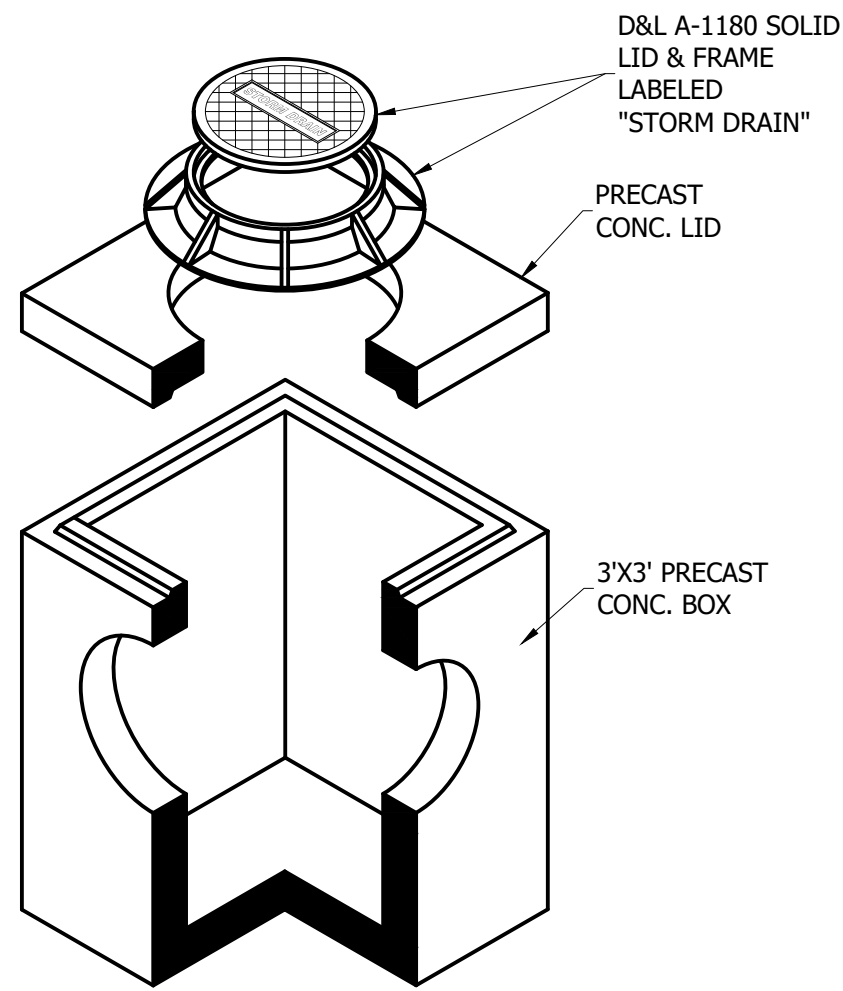
A TO Z BUILDING BLOCKS



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Phone 801.298.2236
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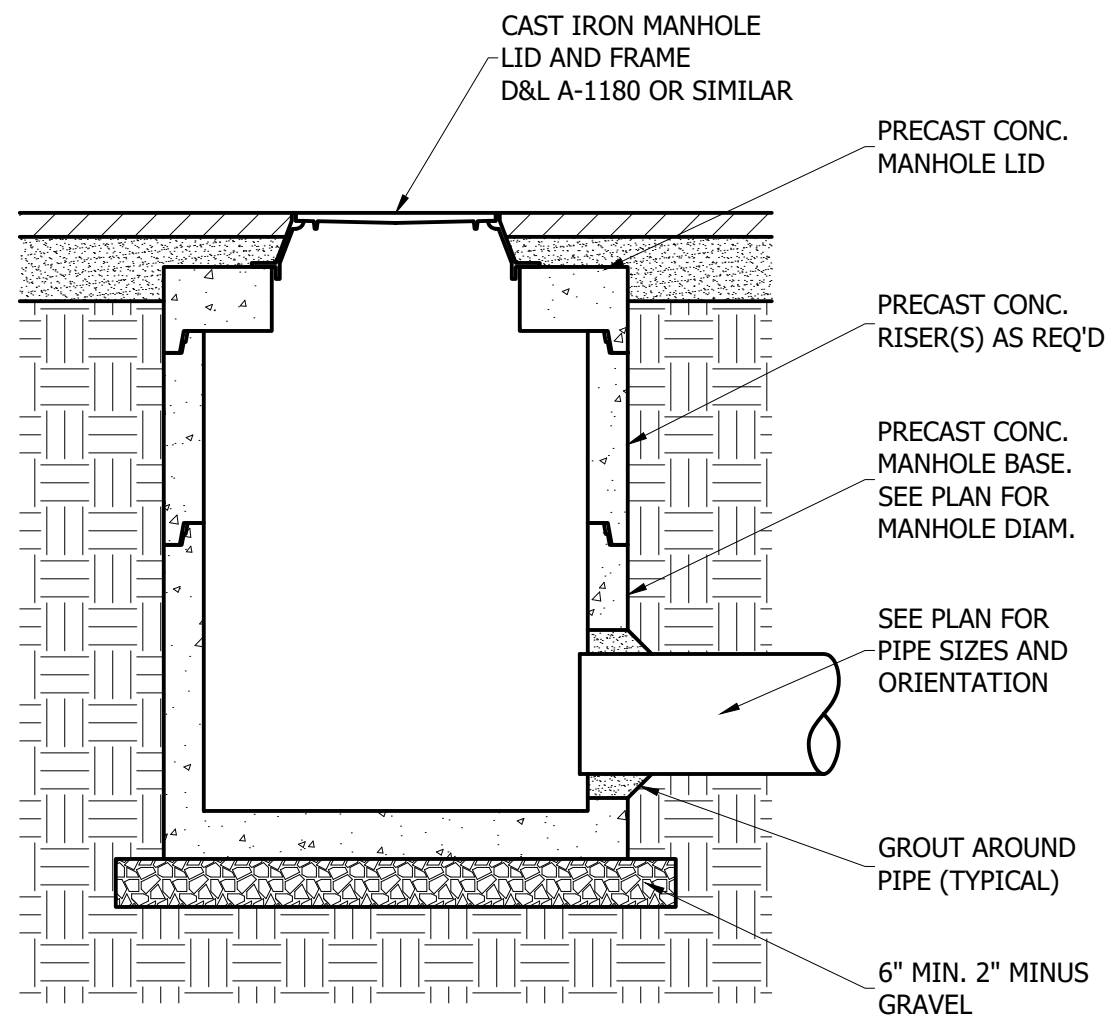


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**PRIVATE STORM DRAIN
3'X3' CLEANOUT**

SD-1
C600 TYPICAL
N.T.S.



**PRIVATE FLAT LID
STORM DRAIN MANHOLE**

SD-2
C600 TYPICAL
N.T.S.

REVISIONS

DRAWN: LKM 2023-08-08
APPROVED: LKM
PROJECT #: 1794008
SITE 1794008.dwg

C910
UTILITY DETAILS

A TO Z BUILDING BLOCKS

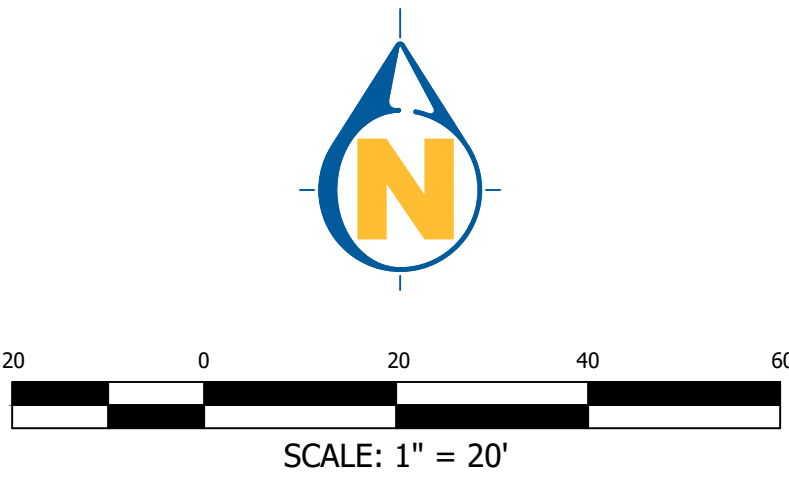
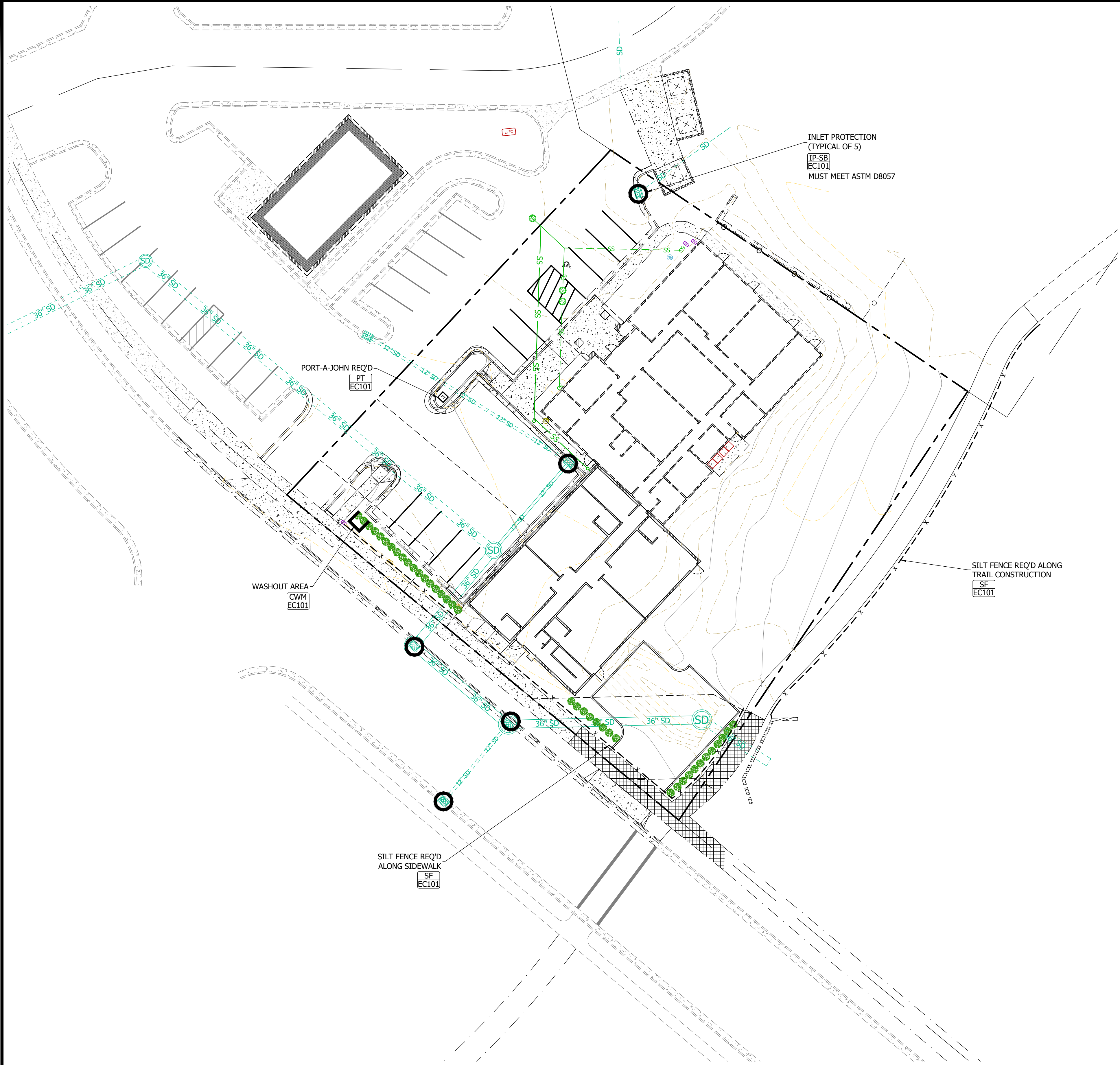
3563 RANCHES PARKWAY
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CONSTRUCTION NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
- CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.
- CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.
- ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.
- ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.
- A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.
- A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED DAILY TO REMOVE EXCESS DIRT.
- INSPECTION SHALL BE MADE:
 - A. WEEKLY
 - B. WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER.
 - C. WITHIN 24 HOURS AFTER SNOW MELT SUFFICIENT TO CAUSE A DISCHARGE.ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.

DEVELOPER

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PHONE: 801-516-3138

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EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

REVISIONS

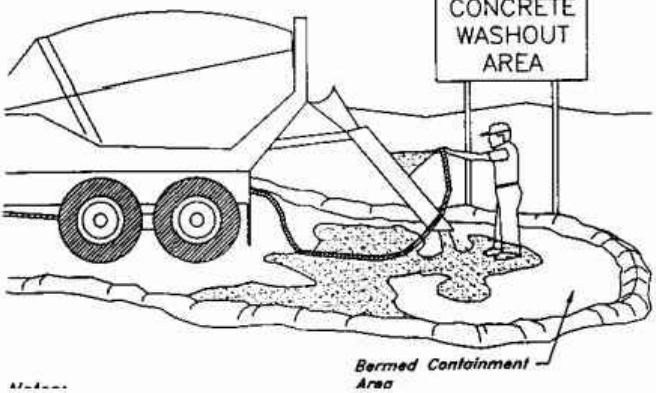
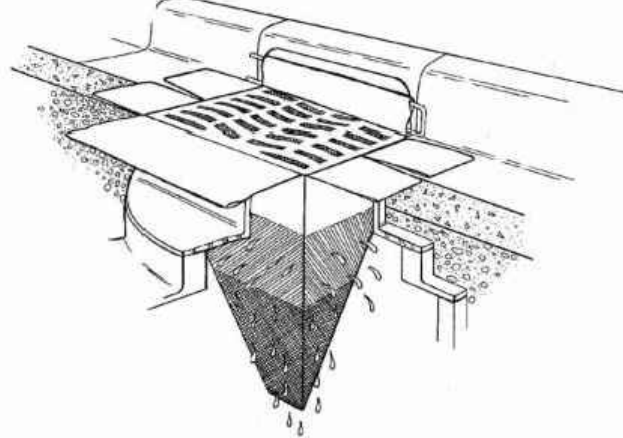
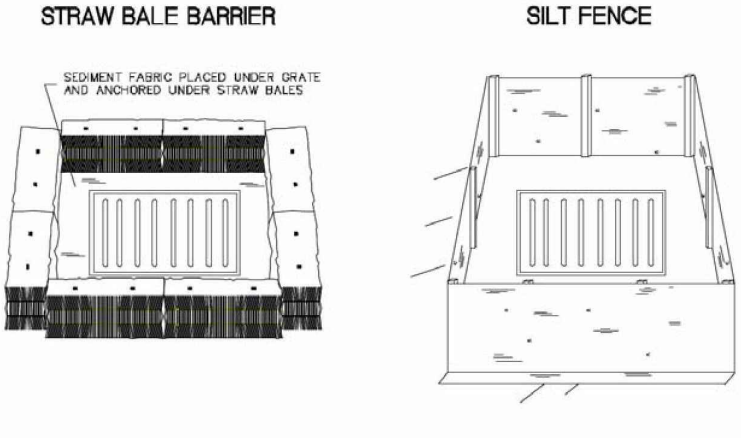
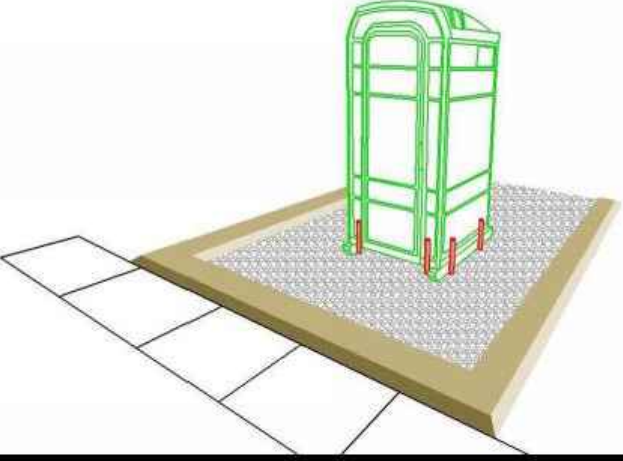
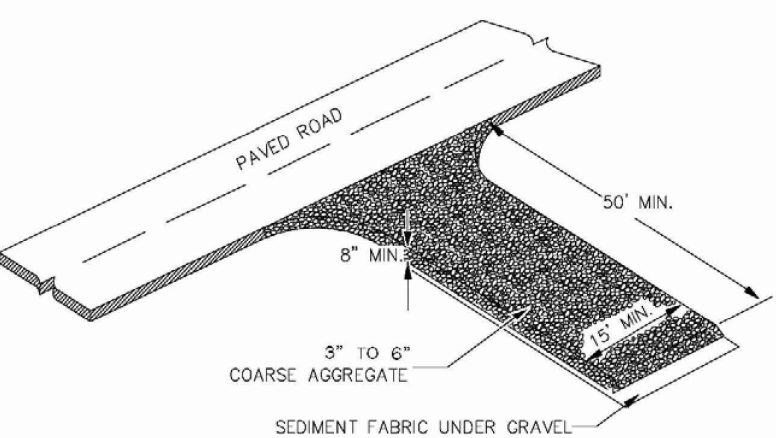
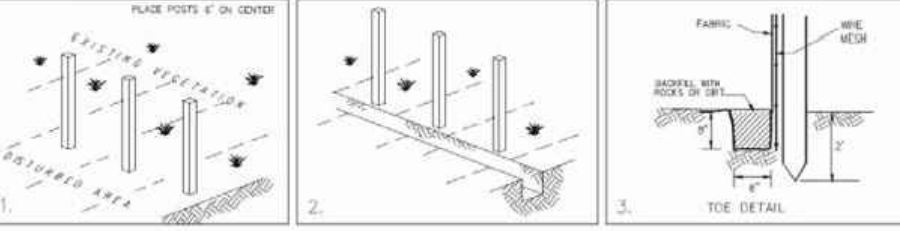
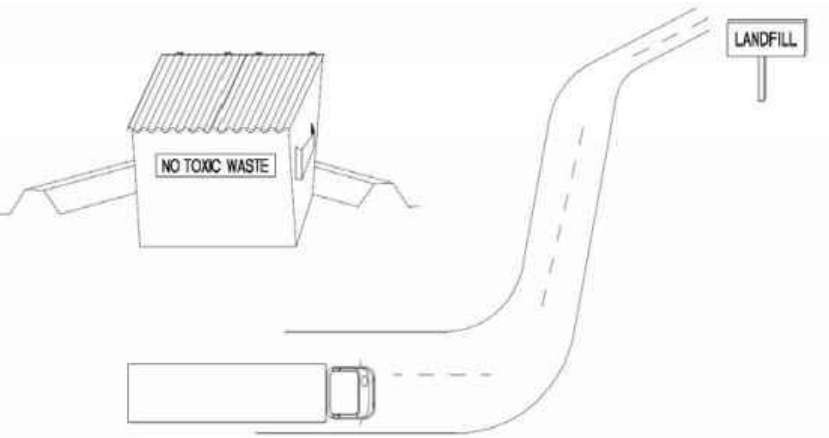
DRAWN: LKM	2023-08-08
APPROVED:	LKM
PROJECT #:	1794008
SITE 1794008.dwg	

EC100
EROSION CONTROL PLAN

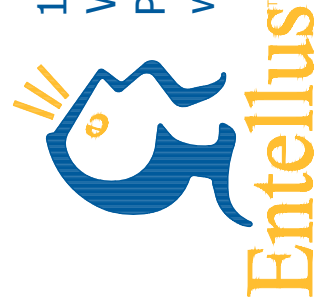
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REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
8-2-23
STATE OF UTAH

BMP: Concrete Waste ManagementCWM  OBJECTIVES ☐ Housekeeping Practices ☐ Contain Waste ☐ Minimize Disturbed Areas ☐ Stabilize Disturbed Areas ☐ Protect Slopes/Channels ☐ Control Site Perimeter ☐ Control Internal Erosion TARGETED POLLUTANTS H M L ☐ Sediment ☐ Nutrients ☒ Heavy Metals ☒ Toxic Materials ☐ Oil & Grease ☐ Floatable Materials ☒ Bacteria & Viruses ☐ Other Waste IMPLEMENTATION REQUIREMENTS H M L ☐ Capital Costs ☐ O&M Costs ☒ Maintenance ☒ Training ☒ Staffing ☐ Administrative DESCRIPTION: Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors. APPLICATION: This technique is applicable to all types of sites INSTALLATION / APPLICATION CRITERIA: - Store dry materials under cover, away from drainage areas - Minimize excess mixing of fresh concrete, mortar or cement on site - Do not wash out concrete trucks into storm drains, open ditches, streets, or streams - Do not allow excess concrete to be dumped on-site, except in designated areas - When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area (6" tall X 6' wide) - Train employees and subcontractors in proper concrete waste management LIMITATIONS: - Off-site washout or concrete wastes may not always be possible MAINTENANCE: - Inspect subcontractors to ensure that concrete wastes are being properly managed - If using a temporary pit, dispose of hardened concrete on a regular basis NOTE: WASHOUT PIT MUST BE LINED WITH A SOLID IMPERVIOUS SHEET, OR BE A SOLID SIDED CONTAINER.  1500 East 650 North Fruit Heights, UT 84037 Materials Adapted From Salt Lake County Engineering Division Guidance Document and Other Sources2006
BMP: Inlet Protection- Silt BagsIP-SB  OBJECTIVES ☐ Housekeeping Practices ☒ Contain Waste ☐ Minimize Disturbed Areas ☐ Stabilize Disturbed Areas ☐ Protect Slopes/Channels ☐ Control Site Perimeter ☐ Control Internal Erosion TARGETED POLLUTANTS H M L ☒ Sediment ☒ Nutrients ☒ Heavy Metals ☒ Toxic Materials ☐ Oil & Grease ☒ Floatable Materials ☒ Bacteria & Viruses ☐ Other Waste IMPLEMENTATION REQUIREMENTS H M L ☐ Capital Costs ☐ O&M Costs ☒ Maintenance ☒ Training ☒ Staffing ☒ Administrative DESCRIPTION: Collect and trap sediment and debris entering catch basins from either grated or curb inlets. Insert is made of fabric and is placed in the drain inlet around the perimeter of the grate. Runoff passes through the bag before discharging into the drain outlet pipe. Overflow holes are usually provided to pass larger flows without causing a backwater at the grate. Certain manufactured products include polymers intended to increase pollutant removal effectiveness. APPLICATIONS: - Storm drain inlet boxes INSTALLATION / APPLICATION CRITERIA: - Regular Maintenance is necessary - Evaluation of the device chosen should be balanced with cost - Hydraulic capacity controls effectiveness - Most useful in small drainage areas (< 1 Acre) - Ideal in combination with other BMP's LIMITATIONS: - Cost - Maintenance required to prevent plugging and remain effective MAINTENANCE: Inspection after all storm events and as required between events NOTE: SILT BAG MUST HAVE RIGID FRAME THAT MEETS THE REQUIREMENTS OF ASTM D8057  1500 East 650 North Fruit Heights, UT 84037 Materials Adapted From Salt Lake County Engineering Division Guidance Document and Other Sources2006
BMP: Inlet Protection - Silt Fence or Straw BaleIP-SF  OBJECTIVES ☐ Housekeeping Practices ☐ Contain Waste ☐ Minimize Disturbed Areas ☐ Stabilize Disturbed Areas ☐ Protect Slopes/Channels ☐ Control Site Perimeter ☒ Control Internal Erosion TARGETED POLLUTANTS H M L ☒ Sediment ☒ Nutrients ☒ Heavy Metals ☒ Toxic Materials ☐ Oil & Grease ☒ Floatable Materials ☒ Bacteria & Viruses ☐ Other Waste IMPLEMENTATION REQUIREMENTS H M L ☐ Capital Costs ☐ O&M Costs ☒ Maintenance ☒ Training ☒ Staffing ☐ Administrative DESCRIPTION: Sediment barrier erected around storm drain inlet. APPLICATION: - Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection) INSTALLATION / APPLICATION CRITERIA: - Provide upgradient sediment controls, such as silt fence during construction of inlet - When construction of inlet is complete, erect straw bale barrier or silt fence surrounding perimeter of inlet. Follow instructions and guidelines on individual BMP information sheets for straw bale barrier and silt fence construction LIMITATIONS: - Recommended maximum contributing drainage area of one acre - Limited to inlets located in open unpaved areas - Requires shallow slopes adjacent to inlet MAINTENANCE: - Inspect inlet protection following storm event and at a minimum of once every two weeks - Remove accumulated sediment when it reaches 4" in depth - Repair or realign barrier/fence as needed - Look for bypassing or undercutting and recompact soil around barrier/fence as required  1500 East 650 North Fruit Heights, UT 84037 Materials Adapted From Salt Lake County Engineering Division Guidance Document and Other Sources2006
BMP: Portable ToiletPT  OBJECTIVES ☒ Housekeeping Practices ☐ Contain Waste ☐ Minimize Disturbed Areas ☐ Stabilize Disturbed Areas ☐ Protect Slopes/Channels ☐ Control Site Perimeter ☐ Control Internal Erosion TARGETED POLLUTANTS H M L ☐ Sediment ☐ Nutrients ☒ Heavy Metals ☒ Toxic Materials ☐ Oil & Grease ☒ Floatable Materials ☒ Bacteria & Viruses ☐ Other Waste IMPLEMENTATION REQUIREMENTS H M L ☐ Capital Costs ☐ O&M Costs ☒ Maintenance ☒ Training ☒ Staffing ☐ Administrative DESCRIPTION: Temporary on-site sanitary facilities for construction personnel. APPLICATION: All sites with no permanent sanitary facilities or where permanent facility is too far from activities. INSTALLATION / APPLICATION CRITERIA: - Locate portable toilets in a convenient locations throughout the site - Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel - Construct earth berm perimeter (see Earth Berm Barrier Sheet), control for spill / leak protection. - Anchor the portable toilet to prevent tipping LIMITATIONS: No limitations MAINTENANCE: - Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection - Regular waste collection should be arranged with licensed service - All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval  1500 East 650 North Fruit Heights, UT 84037 Materials Adapted From Salt Lake County Engineering Division Guidance Document and Other Sources2006
BMP: Stabilized Construction EntranceSCE  OBJECTIVES ☒ Housekeeping Practices ☐ Contain Waste ☐ Minimize Disturbed Areas ☐ Stabilize Disturbed Areas ☐ Protect Slopes/Channels ☒ Control Site Perimeter ☐ Control Internal Erosion TARGETED POLLUTANTS H M L ☒ Sediment ☒ Nutrients ☒ Heavy Metals ☒ Toxic Materials ☐ Oil & Grease ☒ Floatable Materials ☒ Bacteria & Viruses ☐ Other Waste IMPLEMENTATION REQUIREMENTS H M L ☐ Capital Costs ☐ O&M Costs ☒ Maintenance ☒ Training ☒ Staffing ☐ Administrative DESCRIPTION: A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. APPLICATION: At any point of ingress and egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist. INSTALLATION / APPLICATION CRITERIA: - Clear and grub area and grade to provide maximum slope of 2% - Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months) - Place coarse aggregate, 3-6 inches in size, to a minimum depth of 8 inches LIMITATIONS: - Requires periodic top dressing with additional stones - Should be used in conjunction with street sweeping on adjacent public right-of-way MAINTENANCE: - Inspect daily for loss of gravel or sediment buildup - Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling - Repair entrance and replace gravel as required to maintain control in good working condition - Expand stabilized area as required to accommodate traffic and prevent erosion at driveways  1500 East 650 North Fruit Heights, UT 84037 Materials Adapted From Salt Lake County Engineering Division Guidance Document and Other Sources2006
BMP: Silt FenceSF  OBJECTIVES ☐ Housekeeping Practices ☐ Contain Waste ☐ Minimize Disturbed Areas ☐ Stabilize Disturbed Areas ☐ Protect Slopes/Channels ☐ Control Site Perimeter ☒ Control Internal Erosion TARGETED POLLUTANTS H M L ☒ Sediment ☒ Nutrients ☒ Heavy Metals ☒ Toxic Materials ☐ Oil & Grease ☒ Floatable Materials ☒ Bacteria & Viruses ☐ Other Waste IMPLEMENTATION REQUIREMENTS H M L ☐ Capital Costs ☐ O&M Costs ☒ Maintenance ☒ Training ☒ Staffing ☐ Administrative DESCRIPTION: A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts. APPLICATION: - Perimeter control: place barrier at downgradient limits of disturbance - Sediment barrier: place barrier at toe of slope or soil stockpile - Protection of existing waterways: place barrier at top of stream bank - Inlet protection: place fence surrounding catch basins INSTALLATION / APPLICATION CRITERIA: - Place posts 6' apart on center along contour (or use preassembled unit) and drive 2' minimum into ground. Excavate an anchor trench immediately up gradient of posts - Cut fabric to require width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench - Backfill trench over fabric to anchor - Fabric must have 85% minimum sediment removal efficiency LIMITATIONS: - Recommended maximum drainage area of 0.5 acre per 100 feet - Recommended maximum upgradient slope length of 150' - Recommended maximum uphill grade of 2:1 (50%) - Recommended maximum flow rate of 0.5 cfs - Ponding should not be allowed behind fence MAINTENANCE: - Inspect immediately after any rainfall and at least daily during prolonged rainfall - Look for runoff bypassing ends of barriers or undercutting barriers - Repair or replace damaged areas of the barrier and remove accumulated sediment - Reanchor fence as necessary to prevent shortcutting - Remove accumulated sediment when it reaches 1/2 the height of the fence  1500 East 650 North Fruit Heights, UT 84037 Materials Adapted From Salt Lake County Engineering Division Guidance Document and Other Sources2006
BMP: Waste DisposalWD  OBJECTIVES ☒ Housekeeping Practices ☐ Contain Waste ☐ Minimize Disturbed Areas ☐ Stabilize Disturbed Areas ☐ Protect Slopes/Channels ☐ Control Site Perimeter ☐ Control Internal Erosion TARGETED POLLUTANTS H M L ☐ Sediment ☐ Nutrients ☒ Heavy Metals ☒ Toxic Materials ☐ Oil & Grease ☒ Floatable Materials ☒ Bacteria & Viruses ☐ Other Waste IMPLEMENTATION REQUIREMENTS H M L ☐ Capital Costs ☐ O&M Costs ☒ Maintenance ☒ Training ☒ Staffing ☐ Administrative DESCRIPTION: Controlled storage and disposal of solid waste generated by construction activities. APPLICATION: All construction sites INSTALLATION / APPLICATION CRITERIA: - Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas. - Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around collection area for impoundment in the case of spills. - Ensure all on site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g. all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste). - Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Porto-potty service in waste management activities. LIMITATIONS: - On-site personnel are responsible for correct disposal of waste MAINTENANCE: - Discuss waste management procedures at progress meetings - Collect site trash daily and deposit in containers at designated collection areas - Randomly check disposed materials for any unauthorized waste (e.g. toxic materials).  1500 East 650 North Fruit Heights, UT 84037 Materials Adapted From Salt Lake County Engineering Division Guidance Document and Other Sources2006

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com





DEVELOPER

A TO Z BUILDING BLOCKS
3563 RANCHES PARKWAY
EAGLE MOUNTAIN, UT 84005
PHONE: 801-516-3138

A TO Z BUILDING BLOCKS

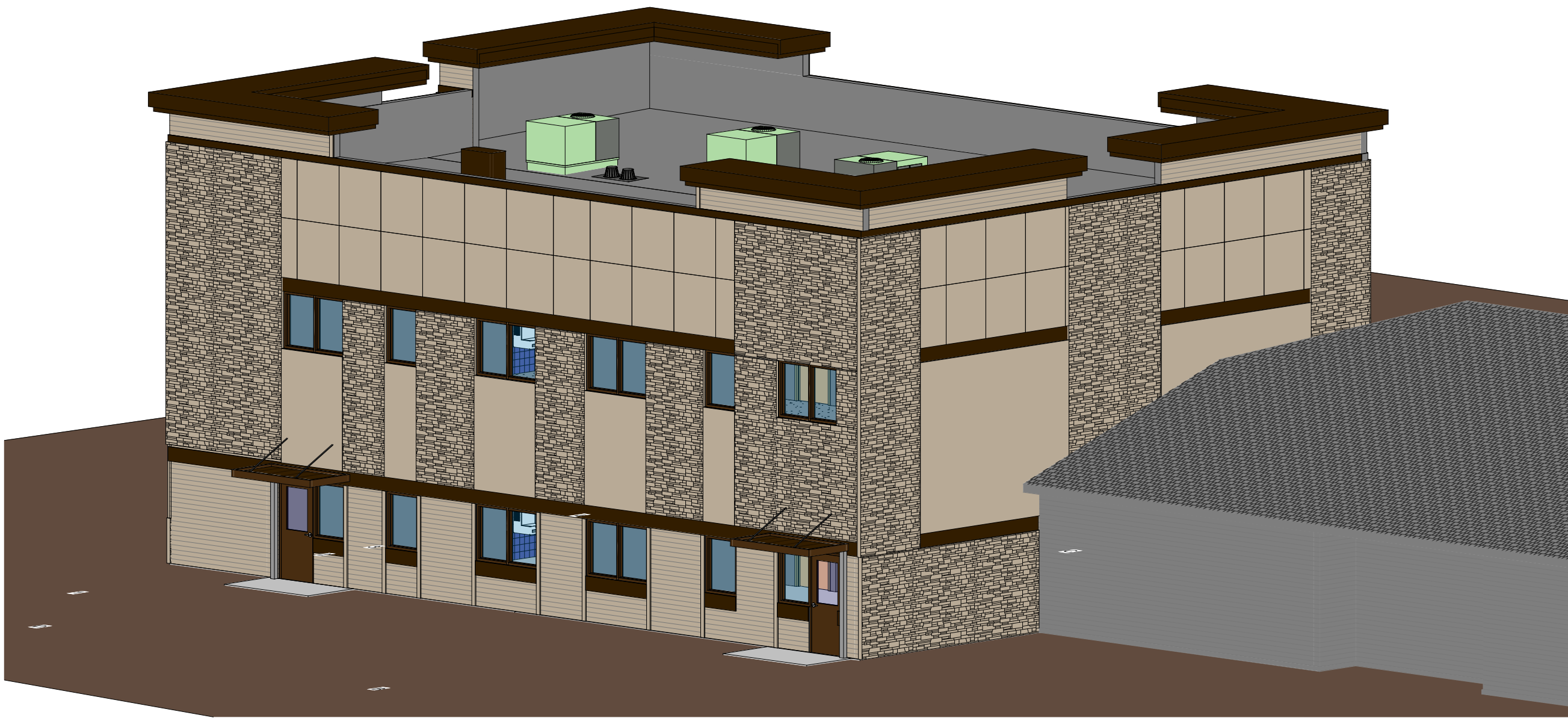
3563 RANCHES PARKWAY
LOCATED IN THE NW 1/4 OF SECTION 29, T.55., R.1W., S.1.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

REVISIONS

DRAWN: LKM 2023-08-08
APPROVED: LKM
PROJECT #: 1794008
SITE 1794008.dwg

EC101

EROSION CONTROL BMP SHEET



RENDERINGS	A to Z BUILDING BLOCKS		
TITLE	PROJECT	CLIENT	ADDRESS
		JODY ZABRISKIE	3563 RANCHES PARKWAY EAGLE MOUNTAIN 84005

REVISIONS		
NO.	DATE	DESCRIPTION
	8/4/2023	

ISSUED: 7/19/2023
PROJECT #: 23-004
DRAWN BY: act
CHECKED BY: act

SHEET



A to Z BUILDING BLOCKS

JODY ZABRSKIE

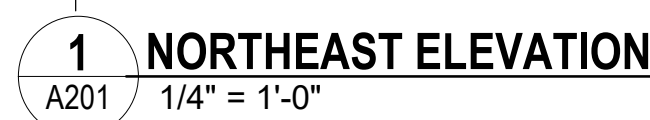
33563 RANCHES PARKWAY EAGLE MOUNTAIN 84005

TITLE	EXTERIOR ELEVATIONS
PROJECT	A to Z BUILDING BLOCK
CLIENT	JODY ZABRISKIE
ADDRESS	3563 RANCHES PARKWAY

[illegible]

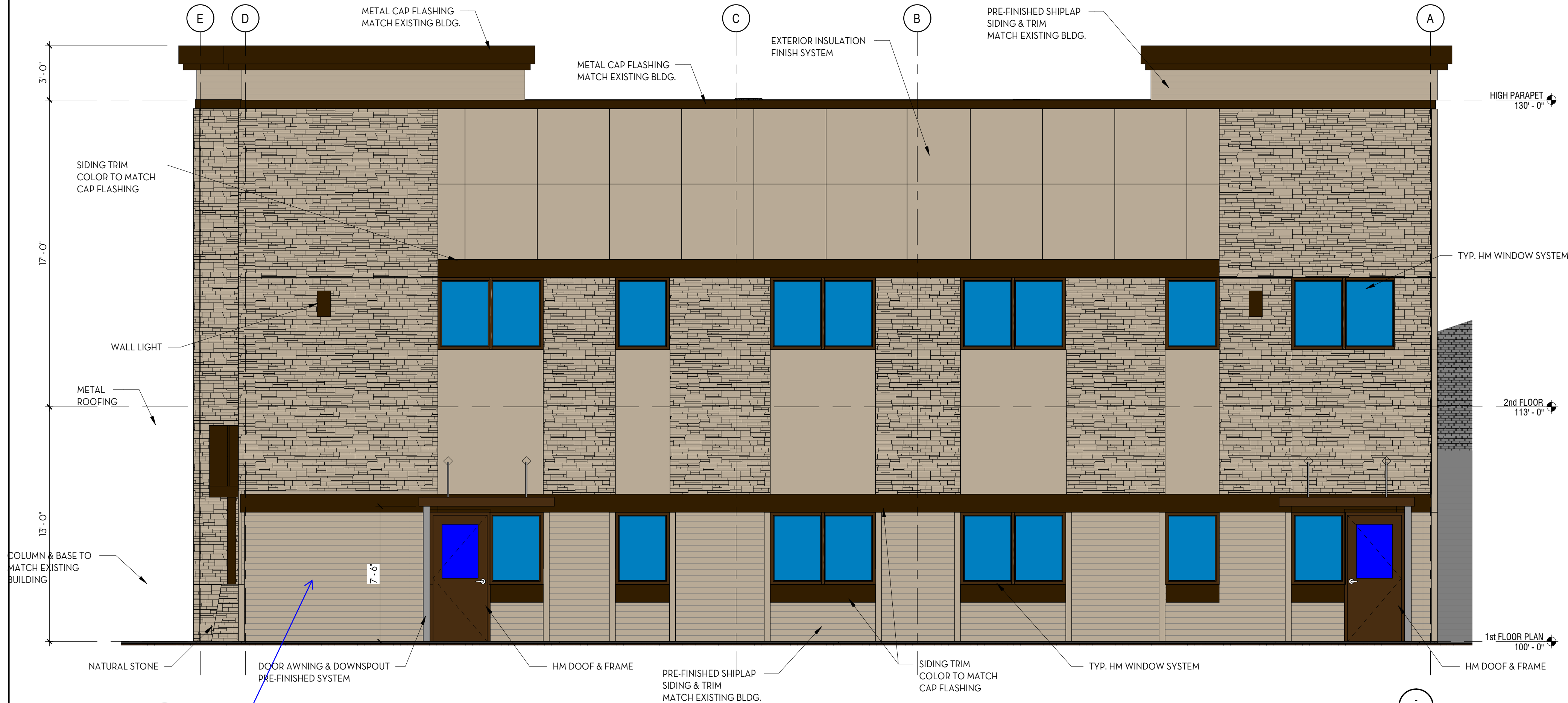
SHEET

A201



BUILDING SQUARE FOOTAGE		
NORTHWEST	2,147 SF	
SIDING	60 SF	
STONE	927 SF	
EIFS	964 SF	
WINDOWS	240 SF	
NORTHEAST	1,085 SF	
SIDING	82 SF	
STONE	492 SF	
EIFS	493 SF	
SOUTHEAST	2,147 SF	
SIDING	444 SF	
STONE	690 SF	
EIFS	508 SF	
WINDOWS	216 SF	
DOORS	42 SF	
SOUTHWEST	1,633 SF	
SIDING	80 SF	
STONE	888 SF	
EIFS	501 SF	
WINDOWS	84 SF	
DOORS	21 SF	
7,012 SF	TOTAL EXTERIOR	100%
666 SF	TOTAL SIDING	10%
2,997 SF	TOTAL STONE	43%
2,556 SF	TOTAL EIFS	37%
540 SF	TOTAL WINDOWS	8%
63 SF	TOTAL DOORS	2%





1
A202
1/4" = 1'-0"

Applicant has expressed willingness to change this section to stone. The rest of the bottom of this side will be screened behind privacy fencing.

BUILDING SQUARE FOOTAGE

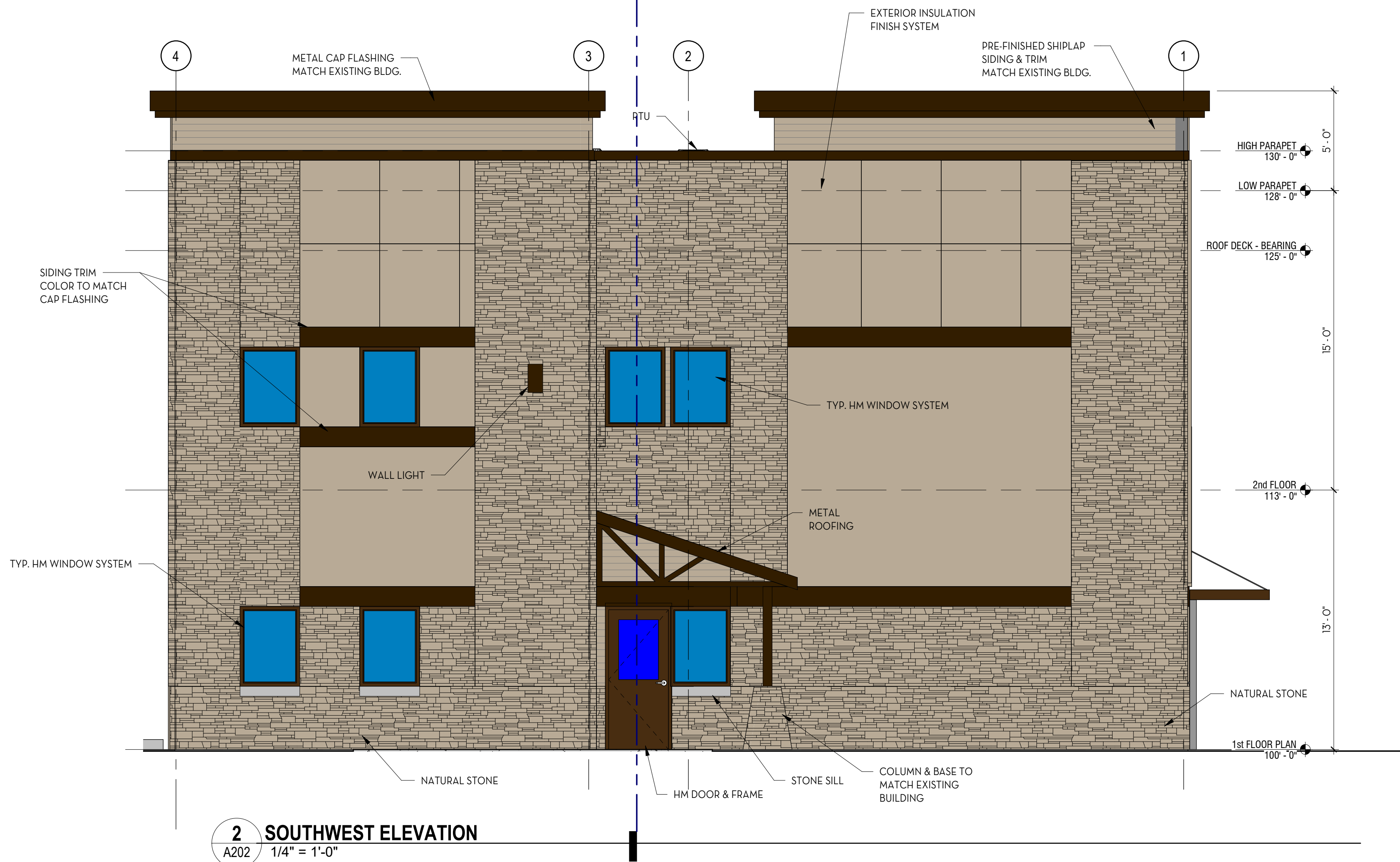
NORTHWEST 2147 SF
SIDING 60 SF
STONE 927 SF
EIFS 964 SF
WINDOWS 240 SF

NORTHEAST 1,085 SF
SIDING 82 SF
STONE 492 SF
EIFS 493 SF

SOUTHEAST 2147 SF
SIDING 444 SF
STONE 690 SF
EIFS 598 SF
WINDOWS 216 SF
DOORS 42 SF

SOUTHWEST 1,633 SF
SIDING 80 SF
STONE 888 SF
EIFS 501 SF
WINDOWS 84 SF
DOORS 21 SF

7,012 SF	TOTAL EXTERIOR	100%
666 SF	TOTAL SIDING	10%
2,997 SF	TOTAL STONE	43%
2,556 SF	TOTAL EIFS	37%
540 SF	TOTAL WINDOWS	8%
63 SF	TOTAL DOORS	2%



2
A202
1/4" = 1'-0"

EXTERIOR ELEVATIONS

A to Z BUILDING BLOCKS

JODY ZABRSKIE

3563 RANCHES PARKWAY EAGLE MOUNTAIN 84005

TITLE

PROJECT

CLIENT

ADDRESS

REVISIONS

NO.	DATE	DESCRIPTION
1	8/4/2023	
2		
3		
4		
5		
6		
7		
8		
9		
10		

ISSUED: 7/19/2023

PROJECT #: 23-004

DRAWN BY: act

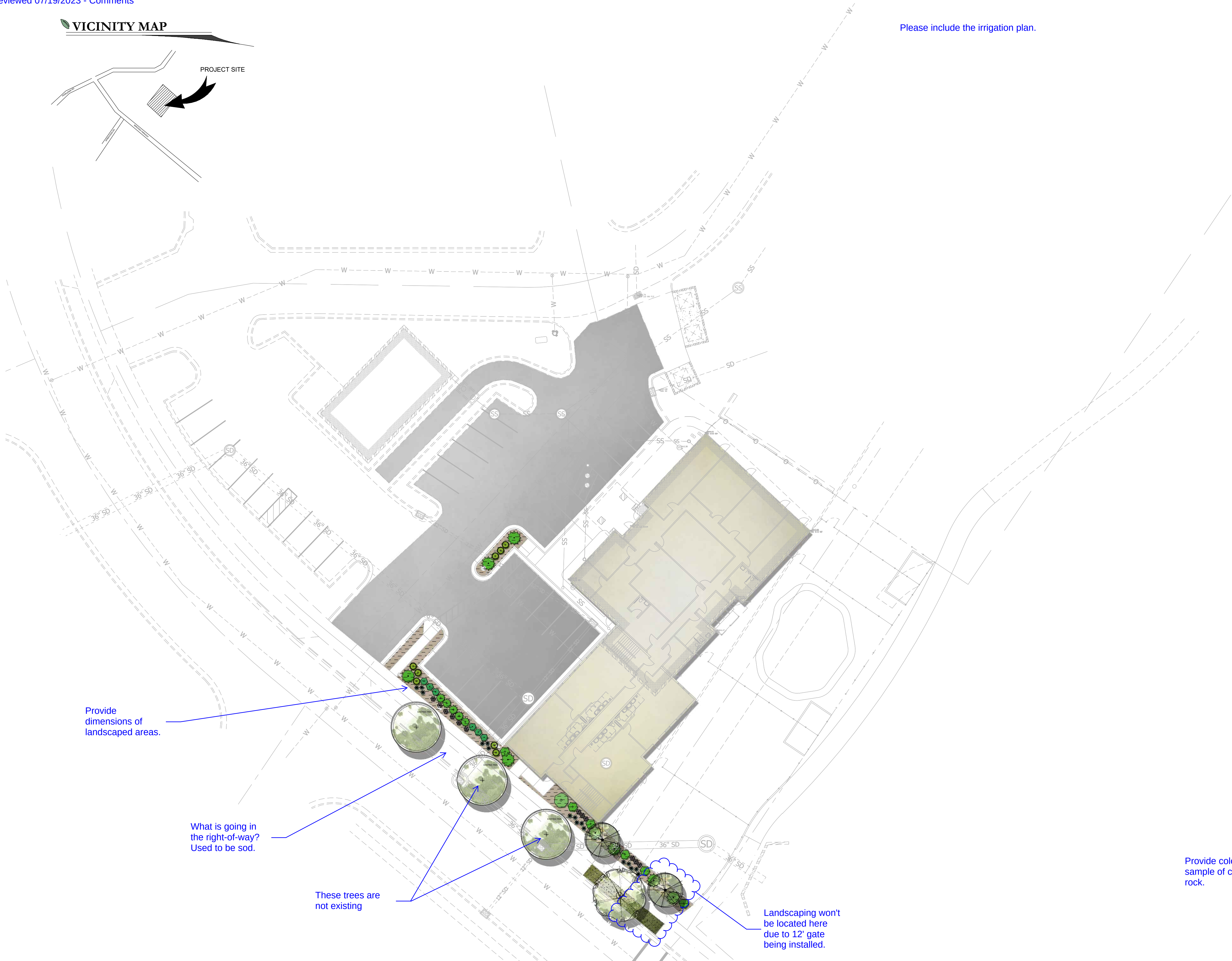
CHECKED BY: act

SHEET

EXTERIOR ELEVATIONS

A202

SHARED PARKING					
Lot	Parking Provided	Parking Required	Difference	Parking shared with Lot 5 (A to Z)	Excess Stalls remaining
1	58	48	10	0	10
2	29	17	12	12	0
3&4	87	83	4	4	0
6	18	12	6	6	0
Total	192	160	32	22	10
A TO Z PARKING REQUIREMENTS					
Lot	Parking Provided	Parking Required	Difference	Shared Parking Provided	Parking Total with Shared Parking
5 (A to Z)	20	39	-19	22	42



Please include the irrigation plan.

PLANT LEGEND					
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	MSS	1	Malus x 'Spring Snow' Spring Snow Crab Apple	B & B	2"Cal
	ZSM	2	Zelkova serrata 'Musashino' Musashino Zelkova	B & B	2"Cal
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	BT'C	12	Berberis thunbergii 'Concorde' Concorde Japanese Barberry	5 gal	
	CP'G	6	Caragana frutex 'Globosa' Globe Peashrub	5 gal	
	RP'C	6	Rhamnus frangula 'Colummaris' Tall Hedge Buckthorn	5 gal	
	VT'A	1	Viburnum trilobum 'Alfreda' Alfreda Cranberrybush Viburnum	5 gal	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	BM'G	5	Buxus microphylla japonica 'Green Beauty' Green Beauty Japanese Boxwood	5 gal	
	JSD	8	Juniperus sabina 'Monard' TM Moore-dense Juniper	5 gal	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	CA'K	8	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal	
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	RP'G	16	Rudbeckia fulgida 'Goldsturm' Black-eyed Susan	1 gal	

Size at Maturation (height and/or width)

Drought tolerant?

SITE MATERIALS LEGEND		
SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1.01 SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NIGHTHOP" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED LAWN. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4") DIAMETER TREE RING COVERED WITH CHOCOLATE-BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	238 sf
	1.10 1.5" TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	1,276 sf

Provide color sample of crushed rock.

Weed fabric is required

7/7/2023

UT23105

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

A TO Z BUILDING BLOCKS

3563 RANCHES PARKWAY

EAGLE MOUNTAIN, UTAH

ALT ARCHITECTURE
ATT: ANDY TONGISH
801-865-0633
ANDY@ALTARCHITECTURE-UT.COM

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PKJ DESIGN GROUP

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PKJ
DESIGN GROUP
Landscape Architecture • Planning & Visualization

3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

COLOR ILLUSTRATION
CITY PERMIT SET

LP-COLOR

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3
- Control Options page 4

Product Certifications



Quick Facts

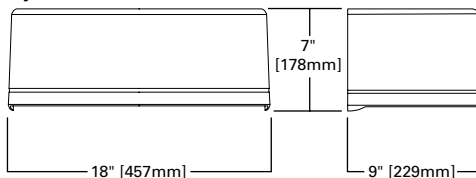
- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 66W)
- Efficacy up to 143 lumens per watt

Connected Systems

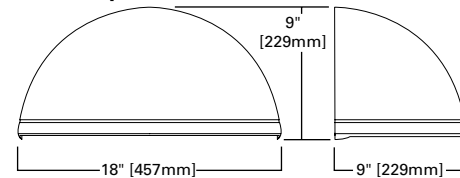
- WaveLinx
- Enlighted

Dimensional Details

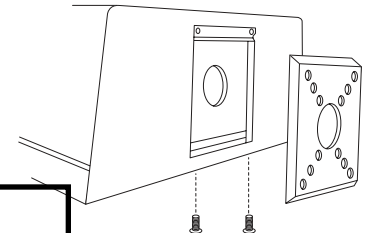
Cylinder



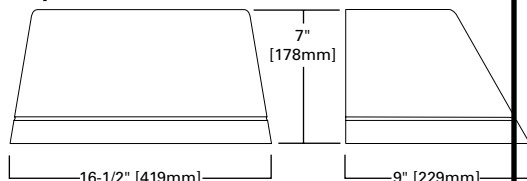
Quarter Sphere



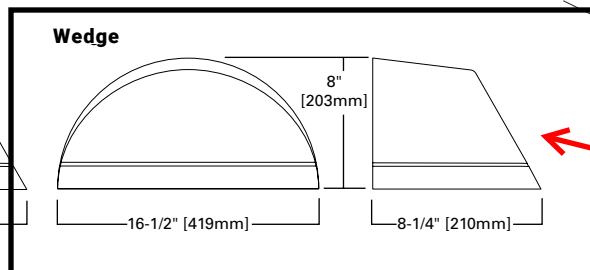
Hook -n- Lock



Trapezoid



Wedge



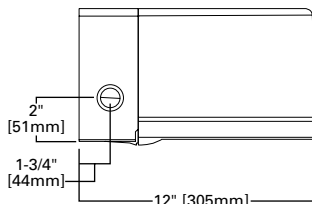
Ordering Information

SAMPLE NUMBER: ISC-SA1F-740-U-T3-BZ

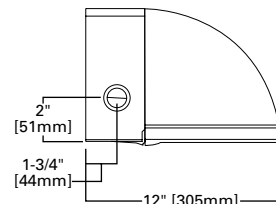
Product Family ¹	Light Engine		Color Temperature	Voltage	Distribution	Finish
	Configuration	Drive Current				
ISC=Impact Elite LED Small Cylinder ISS=Impact Elite LED Small Quarter Sphere IST=Impact Elite LED Small Trapezoid ISW=Impact Elite LED Small Wedge	SA1=1 Square	A=350mA B=450mA C=600mA D=800mA E=1000mA F=1200mA ²	722=70CRI, 2200K 727=70CRI, 2700K 730=70CRI, 3000K 735=70CRI, 3500K 740=70CRI, 4000K 750=70CRI, 5000K 760=70CRI, 6000K 827=80CRI, 2700K 830=80CRI, 3000K AMB=Amber, 590nm ^{3, 4}	U=120-277V 1=120V 2=208V 3=240V 4=277V 8=480V ^{2, 5} 9=347V ²	T2=Type II T3=Type III T4FT=Type IV Forward Throw T4W=Type IV Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)			Accessories (Order Separately)		
HA=50°C High Ambient ⁸ AHD145=After Hours Dim, 5 Hours, 50% ⁹ AHD245=After Hours Dim, 6 Hours, 50% ⁹ AHD255=After Hours Dim, 7 Hours, 50% ⁹ AHD355=After Hours Dim, 8 Hours, 50% ⁹ CBP=Battery Pack with Back Box, Cold Weather Rated ^{13, 15} CBP-CEC=Battery Pack with Back Box, Cold Weather Rated, CEC compliant ¹³ LCF=Light Square Trim Plate Painted to Match Housing HSS=Factory Installed House Side Shield ¹⁶ ULG=Uplight Glow ^{6, 7} CC=Coastal Construction ²² TR=Tamper Resistant Hardware X=Driver Surge Protection (6kV) Only ¹⁷ 20K=Series 20kV UL 1449 Surge Protective Device	BPC=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle ^{2, 6, 7} SPB1=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting ^{12, 23} SPB2=Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting ^{12, 23} SPB4=Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting ^{12, 23} MS/DIM-LXX=Motion Sensor for Dimming Operation ^{7, 10, 11, 12} LWR-LW=Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height ^{6, 12, 13} LWR-LN=Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height ^{6, 12, 13} ZW=WaveLinX-Enabled Module and 4-PIN Receptacle ⁷ ZD=WaveLinX-Enabled Module with DALI Driver and 4-PIN Receptacle ⁷ ZW-SWPD4XX=WaveLinX Control Module and Wireless Sensor - 7'-15' ^{7, 18, 20} ZW-SWPD5XX=WaveLinX Control Module and Wireless Sensor - 15'-40' ^{7, 18, 20} ZW-WOBXX=WaveLinX Control Module and LC Bluetooth Sensor - 7'-15' ^{7, 18, 20} ZW-WOFXX=WaveLinX Control Module and LC Bluetooth Sensor - 15'-40' ^{7, 18, 20} ZD-SWPD4XX=WaveLinX with DALI Driver and Wireless Sensor - 7'-15' ^{7, 18, 20} ZD-SWPD5XX=WaveLinX with DALI Driver and Wireless Sensor - 15'-40' ^{7, 18, 20} ZD-WOBXX=WaveLinX with DALI Driver and LC Bluetooth Sensor - 7'-15' ^{7, 18, 20} ZD-WOFXX=WaveLinX with DALI Driver and LC Bluetooth Sensor - 15'-40' ^{7, 18, 20}			MA1253=10kV Circuit Module Replacement MA1254-XX=Thruway Back Box - Impact Elite Trapezoid MA1255-XX=Thruway Back Box - Impact Elite Cylinder MA1256-XX=Thruway Back Box - Impact Elite Quarter Sphere MA1257-XX=Thruway Back Box - Impact Elite Wedge FSIR-100=Wireless Configuration Tool for Occupancy Sensor WOLC-7P-10A=WaveLinX Outdoor Control Module (7-pin) ^{7, 19} SWPD4-XX=Wavelinx Wireless Sensor, 7' - 15' Mounting Height ^{7, 18, 20, 21} SWPD5-XX=Wavelinx Wireless Sensor, 15' - 40' Mounting Height ^{7, 18, 20, 21}		
NOTES: 1. DesignLight Consortium® Qualified. Refer to www.designlights.org, Qualified Products List under Family Models for details. 2. Not available with ULG option. 3. Choose Drive Current "B" for Amber 590nm, which is provided at 500mA only 4. Narrow-band 590nm +/- 5nm for wildlife and observatory use. 5. 480V must use Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 6. Not available with ISS or ISW. 7. Cannot be used in conjunction with other control options. 8. Suitable for 50°C provided no options other than motion sensor are included and driver output set to 1000mA or less. 9. Requires the use of photocontrol. Not available with 350mA drive current. See After Hours Dim supplemental guide for additional information. 10. Replace LXX with L08 (<8' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting.) 11. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information. 12. Includes integral photocell. 13. Enlighted wireless sensors are factory installed and require network components in appropriate quantities. 14. Battery pack operating temperature of -20C to +40C. Operates downlight for 90-minutes. 15. Must specify 120V or 277V. 16. Not for use with 5WQ, 5WQ, 5WQ or RW optics. A black trim plate is used when HSS is selected. 17. Removes additional surge module. 18. Replace XX with sensor color (WH, BZ, or BK). 19. Requires PR7. 20. For WaveLinX applications, WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. Gateway not required for WaveLinX Lite Commercial (LC) applications. 21. Requires ZW or ZD receptacle. 22. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 23. Smart device with mobile application required to change system defaults. See controls section for details.						

Thruway Back Box

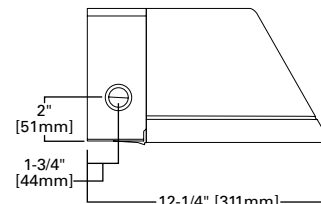
Cylinder



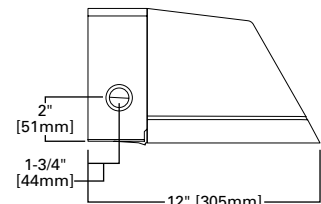
Quarter Sphere



Trapezoid



Wedge



Product Specifications

Construction

- Heavy-wall, die-cast aluminum housing and removable hinged door frame
- Optional tamper-resistant fasteners offer vandal resistant access

Optics

- High-efficiency injection-molded AccuLED optics technology
- 10 optical distributions
- IDA Certified (3000K CCT and warmer only)

Electrical

- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge

- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting

- Utilizes "Hook-N-Lock" mounting mechanism, securing to a gasketed and zinc plated mounting attachment
- Two black oxide coated Allen set screws concealed but accessible from below

Finish

- Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

1 Light Squares (AF)		Cylinder (ISC) and Quarter Sphere (ISS)						Trapezoid (IST) and Wedge (ISW)					
Drive Current (mA)		350	450	600	800	1000	1200	350	450	600	800	1000	1200
Power (Watts)	120-277V	20.1	25.4	34.2	45.2	58.2	66.0	20.1	25.4	34.2	45.2	58.2	66.0
Current (A)	120	0.17	0.22	0.29	0.38	0.48	0.56	0.17	0.22	0.29	0.38	0.48	0.56
	277V	0.09	0.10	0.13	0.17	0.21	0.25	0.09	0.10	0.13	0.17	0.21	0.25
Power (Watts)	347V or 480V	23.3	28.7	36.6	49.5	60.7	70.1	23.3	28.7	36.6	49.5	60.7	70.1
Current (A)	347V	0.07	0.08	0.11	0.15	0.18	0.21	0.07	0.08	0.11	0.15	0.18	0.21
	480V	0.05	0.06	0.08	0.11	0.13	0.16	0.05	0.06	0.08	0.11	0.13	0.16
Optics (4000K, 70 CRI)													
T2	Lumens	2,802	3,500	4,618	5,778	7,231	7,895	2,772	3,475	4,576	5,733	7,175	7,834
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	139	138	135	128	124	120	138	137	134	127	123	119
T3	Lumens	2,778	3,470	4,578	5,729	7,169	7,827	2,731	3,424	4,508	5,648	7,069	7,718
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	138	137	134	127	123	119	136	135	132	125	121	117
T4FT	Lumens	2,751	3,436	4,534	5,673	7,099	7,751	2,762	3,462	4,559	5,712	7,149	7,805
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	137	135	133	126	122	117	137	136	133	126	123	118
T4W	Lumens	2,780	3,473	4,582	5,733	7,174	7,833	2,739	3,434	4,522	5,665	7,089	7,740
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	138	137	134	127	123	119	136	135	132	125	122	117
SL2	Lumens	2,763	3,451	4,554	5,698	7,130	7,785	2,730	3,422	4,507	5,646	7,066	7,715
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2
	Lumens Per Watt	137	136	133	126	123	118	136	135	132	125	121	117
SL3	Lumens	2,745	3,429	4,524	5,660	7,084	7,734	2,709	3,396	4,472	5,603	7,012	7,655
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	137	135	132	125	122	117	135	134	131	124	120	116
SL4	Lumens	2,680	3,348	4,417	5,526	6,916	7,551	2,666	3,342	4,401	5,514	6,900	7,534
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	133	132	129	122	119	114	133	132	129	122	119	114
SLL	Lumens	2,447	3,057	4,033	5,046	6,315	6,895	2,459	3,083	4,059	5,086	6,365	6,949
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	122	120	118	112	109	104	122	121	119	113	109	105
RW	Lumens	2,883	3,601	4,751	5,945	7,440	8,123	2,818	3,533	4,652	5,828	7,294	7,964
	BUG Rating	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1
	Lumens Per Watt	143	142	139	132	128	123	140	139	136	129	125	121

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

* Supported by IES TM-21 standards

** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

 View Impact Elite IES files

Control Options

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC and PR7)

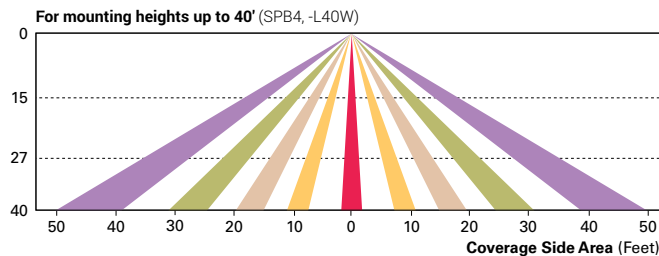
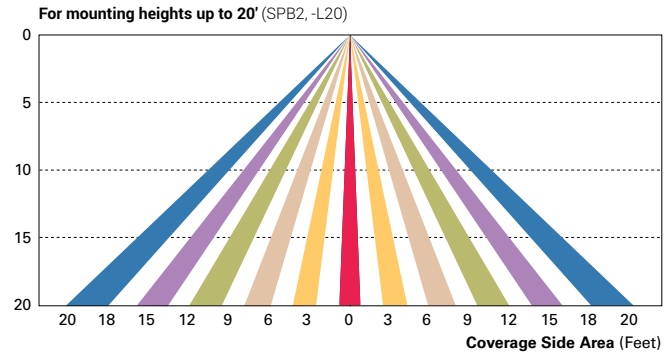
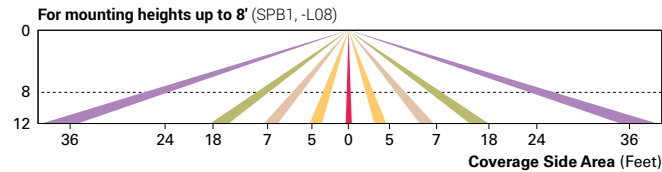
Optional button-type photocontrol provides a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels.

After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

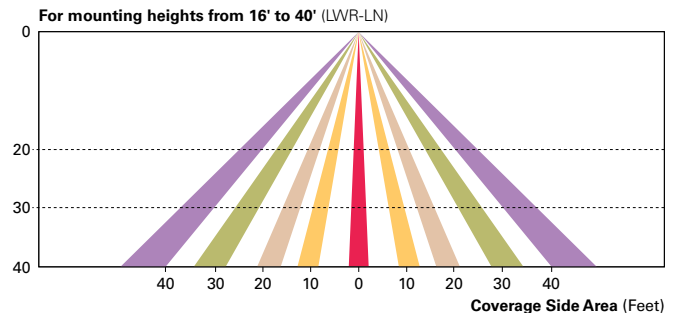
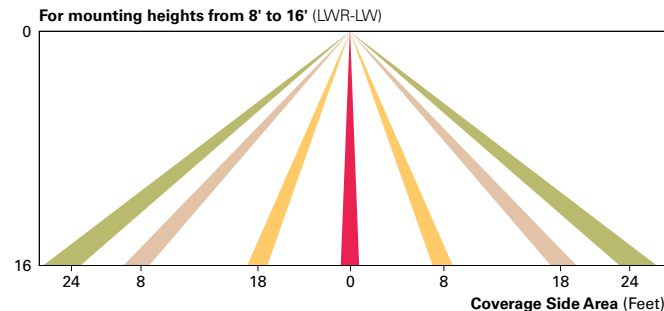
Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX)

These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.



Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN)

Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



WaveLinX Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinX to control outdoor area, site and flood lighting. WaveLinX controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

DocuSign Envelope ID: B3402323-A137-430C-9047-3E39DAF37ABA

PARKING SPACE LEASE AGREEMENT

This Parking Space Lease Agreement (this "**Lease**") is made as of June 21, 2023 by and between PARKWAY CROSSROADS, LLC, a Utah limited liability company ("**Landlord**"), and ZABRISKIE PROPERTIES #6, LLC, a Utah limited liability company ("**Tenant**"). Landlord and Tenant are each individually a "**Party**" and collectively the "**Parties**".

WHEREAS, Landlord is the owner of two lots located at 3535 Ranches Parkway, Eagle Mountain, UT 84005, Utah County Parcel IDs 49:675:0001 and 49:675:0006, respectively (both lots collectively hereinafter the "**Burdened Lots**"); and

WHEREAS, Tenant is the owner of one lot located at 3535 Ranches Parkway, Eagle Mountain, UT 84005, Utah County Parcel ID 49:938:0002 (the "**Tenant's Lot**"), and desires to lease from Landlord 22 parking stalls located on the Burdened Lots, subject to the terms and conditions set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby covenant and agree as follows.

1. **Lease of Parking Stalls.** Landlord hereby leases to Tenant and Tenant leases from Landlord 22 parking stalls (the "**Assigned Stalls**") from the Burdened Lots. Initially, the Assigned Stalls shall not be specifically designated but Landlord may, in its sole discretion, make such designations at any time while this Agreement is in effect.

2. **Term.** This Lease shall commence on the date Tenant receives a certificate of occupancy from Eagle Mountain City for its expanded building project (the "**Commencement Date**") and shall automatically renew each year on the anniversary of the Commencement Date at the same terms, subject to the Annual Rent Increase described below, unless otherwise communicated in writing by either party at least 30 days before renewal. In the event Eagle Mountain City denies Tenant's commercial site plan amendment proposal or building permit as currently programmed, Tenant shall have the right to rescind this agreement without penalty. Similarly, the parties agree to renegotiate in good faith any adjustment in parking requirements mandated by Eagle Mountain City, but neither party shall be obligated to amend this agreement as currently constituted.

3. **Rent.** Tenant shall pay Landlord monthly rent payments in the amount of \$555.50 per month, based on a rate of \$25.25 per stall. The rent amount shall increase annually by 3% on the anniversary of the Commencement Date (the "**Annual Rent Increase**"). Rent shall be due monthly on the first of each month and shall be paid to Landlord by ACH transfer or another method agreed upon by the Parties.

4. **Use.** The Tenant's sole use of the Leased Premises shall be for the parking of vehicles used by its agents, employees, consultants, affiliates, guests, customers, and invitees. The Assigned Stalls are being leased to Tenant so that Tenant's Lot may be in compliance with the number of parking stalls required by the city of Eagle Mountain, Utah, based on the square footage of the building located on Tenant's Lot. This lease is made in full acknowledgement of the Property Owner's Association Declaration recorded against the Burdened Lots and the Tenant's Lot, which includes "cross easements" for parking and drive aisles.

5. **Repairs, Maintenance and Alterations.** Landlord shall be responsible for repairs and maintenance related to ordinary use of the Assigned Stalls, including snow removal. Tenant shall be responsible for any repairs related to damage caused either negligently or intentionally by Tenant, its agents, employees, consultants, affiliates, guests, customers, and invitees.

6. Default. In the event that Tenant shall fail to pay Rent on or before the first of a given month, or shall violate or fail to perform any of the covenants contained herein, the following default provisions shall apply:

a. Late Payments. If Tenant shall fail to pay Rent on or before the 6th day of the month, a \$100 late fee shall become due on the 7th day. The late fee and past due Rent shall accrue interest at a rate of \$10 per day, starting on the 8th day of the month, until all past-due Rent amounts, late fees, and interest charges have been paid in full.

b. Failure to Perform. If Tenant shall violate or fail to perform any of the covenants contained herein, or if Tenant shall fail to pay Rent on or before the 15th day of the month, Landlord shall be entitled to terminate this Lease immediately, upon written notice to Tenant. Landlord's election to terminate under this section shall not preclude Landlord from exercising any other right granted in this Lease, including the collection of rent. Termination will not relieve Tenant of its obligation to pay any rent previously owed to Landlord, and Tenant shall not be entitled to any refund of rent if the Lease is terminated pursuant to this section.

7. Termination. Notwithstanding any other term of this Lease to the contrary, the Parties shall each have the right to terminate this Lease at any time upon not less than 30 days' prior written notice to the other.

8. Notice. All notices sent or required to be sent hereunder shall be delivered in writing to the mailing address provided below by each Party, or by e-mail, or other method as mutually agreed upon by the Parties.

9. Waiver; Invalidity of a Particular Provision. The failure of a Party to exercise or enforce any of its rights under this Lease shall not be a waiver of those rights and shall not affect any other right of that Party under this Lease. If any provision of this Lease shall be found to be void or unenforceable, such findings shall not be construed to render any other provision of this Lease either void or unenforceable and all other provisions shall remain in full force and effect unless the provisions which are invalid or unenforceable shall substantially affect the rights or obligations granted to or undertaken by either Party.

10. Construction; Section Headings. Each term and each provision of this Lease to be performed by the Tenant shall be construed to be both a covenant and a condition. The paragraph headings throughout this Lease are used for convenience only, and shall not be held to explain, modify, amplify, or otherwise aid in the interpretation, construction or meaning of this Lease.

11. Counterparts. This Lease may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties have caused this Lease to be executed as of the date first written above.

**LANDLORD
PARKWAY CROSSROADS, LLC**

DocuSigned by:

Scot Hazard

By Scot Hazard, Manager

**TENANT
ZABRISKIE PROPERTIES #6, LLC**

DocuSigned by:

Zabaskie

By Jody Zabriskie, Manager



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 15, 2023**

TITLE:	SITE PLAN - Eagle Mountain Pet Care		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:	N/A		
APPLICANT:	Tucker Nipko		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:

No

PREPARED BY:

Jed Shum, Planning

PRESENTED BY:

Steven Lehmitz

RECOMMENDATION:

Staff recommends the City Council approve the site plan proposal for Eagle Mountain Pet Care with any conditions deemed appropriate.

BACKGROUND:

Tucker Nipko, agent for Eagle Mountain Pet Care requests site plan approval for a new pet care facility. The veterinary facility will be part of the Marketplace at Eagle Mountain Town Center, and the only pet care location in city center. The applicant is proposing a 5,998 sq. ft. building on a 0.63 acre (27,525 sqft) lot. This lot is platted as Lot 205 of Marketplace at Eagle Mountain Town Center, recorded in July 2021. There will be a total of 27 parking stalls, including 2 ADA parking stalls. Parking stalls are located on the west and south sides of the lot. An inner connection for future development to the west is provided as the parcels are zoned commercial, according to EMMC 17.100.050.C. at the time of application. Landscaping totals 6,072 sq. ft. and is comprised of trees, shrubs, grass, boulders, and rocks. The main building is 32'-1 3/4" in height. The exterior materials are painted vertical siding with stone veneer on the bottom and standing seam roof system. 33 lights are placed on the exterior of the building, with 1000 lumens output per light. 2 parking lot lights will be installed, with 9077 lumens per light. The total lumens output from exterior lights is 51,154 lumens. Lighting does not exceed 100,000 lumens per acre standard, and the maximum allowed lumens on a 0.63 acre lot is around 63,000 lumens.

ITEMS FOR CONSIDERATION:

Site Plan approvals are based upon compliance with EMMC 17.100 and any other applicable standards.

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

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

Screening Requirements: The master developer of the Marketplace development is responsible for installing fencing along the north property line of the site.

Access Requirements: The building is accessed via Raven Way. The width of the access is 28' which complies with 17.100.050.C.

Interconnection: All parking and other vehicular use areas shall be interconnected with adjacent properties in order to allow maximum off-street vehicular circulation.

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

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

Grading and Drainage: The applicant has provided grading and

draining plans that have been reviewed by the City Engineer.

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

17.72.030.A requires buildings be located at or near the front setback with pedestrian access leading to the primary entrance and with landscaping between the building and the street. The building is located adjacent to Eagle Peak Entry Road with vehicular and pedestrian access off of Raven Way.

17.72.030.A.1 requires the primary entrance of a commercial building to orient toward the street and the sidewalk. Orienting the primary entrance to a parking area without addressing the street facing facade with entrances, display windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited. The main entrance to the building is located on the south elevation which opens to the main parking area facing toward the intersection of Eagle Peak Entry Road and Raven Way. It is the opinion of staff that the architecture and landscaping is sufficient to provide needed elements when facing a public ROW.

17.72.040.B states "the main entrance of a structure should orient to major sidewalks, pedestrian ways, plazas, courtyards, or other public spaces. It shall be clearly identifiable, and consist of a sheltering element such a porch, stoop, awning, arcade, or portico." The main entrance of the structure orients towards the parking area. The pedestrian entrance is readily identifiable and uses an awning structure. Awnings are used on all elevations.

17.72.040.C states: "the primary roof form of a structure should help reduce the perceived scale of the building. All commercial buildings shall contain either a sloping roof with overhanging eaves, or a decorative parapet and multiple roof planes and heights..." The

proposed building has multiple roof planes and heights, therefore, it complies with 17.72.040.C.

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

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

17.72.040.F.2 states: "All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides..." It shall be up to the Planning Commission to determine if the elevations meet this standard. In staff opinion, the articulation on the surface of the proposed structure meets this standard, and there is a good mixture of materials on the exterior design of the building.

17.72.040.G states "Buildings should not be restricted to using desert landscape colors such as beige, tan, grays, browns etc. A wide palette of colors is recommended..." The proposed elevations match the colors and materials of other developments within the Marketplace development, and it is the opinion of staff that the elevations comply with this requirement.

Parking. Veterinary institutions are not specifically listed in the parking standards of EMMC 17.55 and as such can be classified as "Other Business" which each have a standard of one stall per 300 square feet. Where no comparative land use standard for parking is found in Table 17.55.120(c), The applicant proposes 27 stalls for the

5,998 sq. ft. of structure size.

Site plan approval is based on compliance with the Marketplace at Eagle Mountain Development Agreement. Approval is also subject to compliance with: A. Parking. The development shall comply with Chapter 17.55 EMMC. B. Outdoor Lighting. The development shall comply with Chapter 17.56 EMMC. C. Landscaping. The development shall comply with Chapter 17.60 EMMC. Parking, landscaping, and outdoor lighting is compliant with the EMMC.

REQUIRED FINDINGS:

Site Plan approvals are based upon compliance with EMMC 17.100, 17.72 and any other applicable standards.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission recommended approval (4-0) of the proposed site plan without conditions.

ATTACHMENTS:

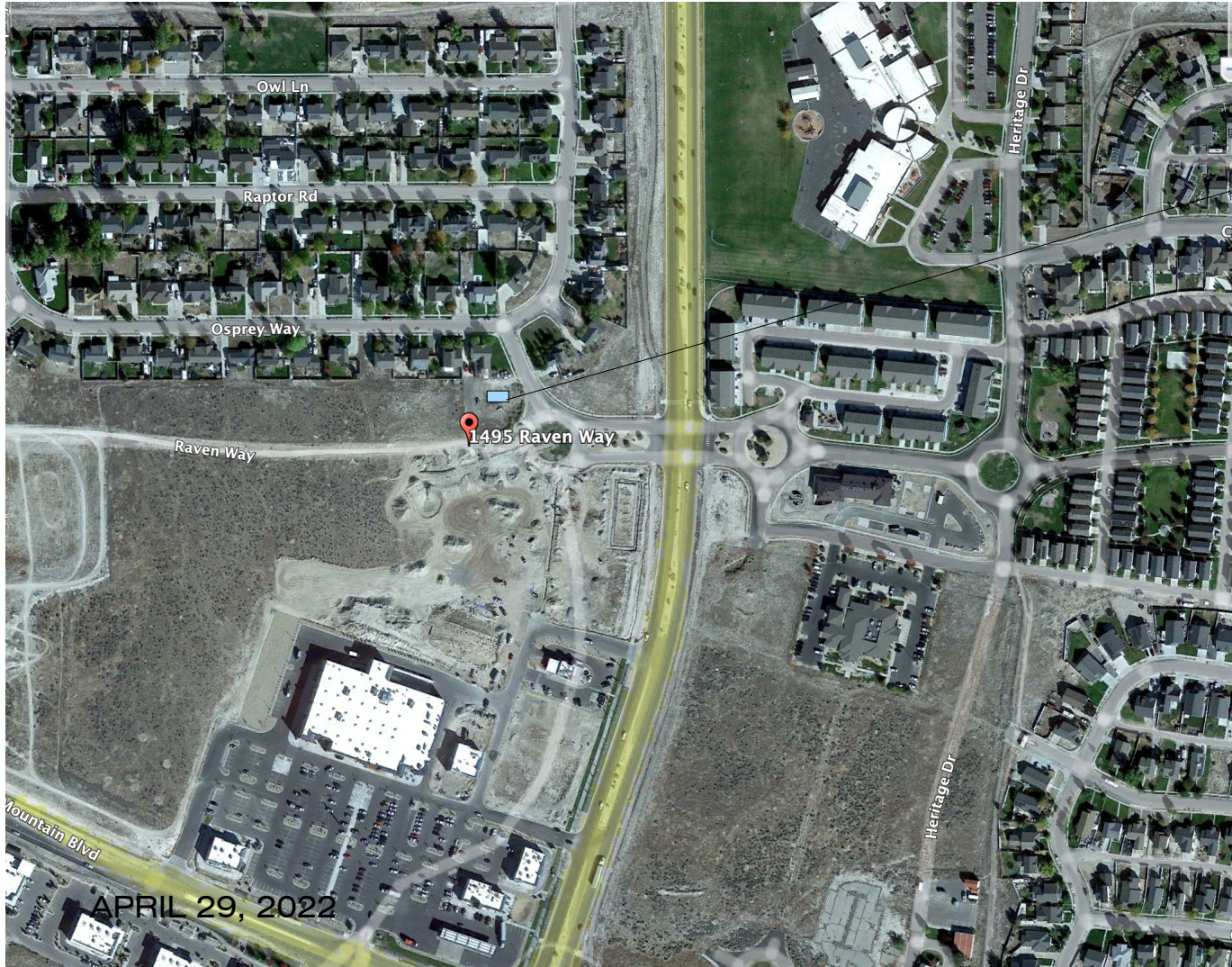
[Eagle Mountain Pet Care - Full Plans](#)



EAGLE MOUNTAIN PET CARE

1495 EAST RAVEN WAY,
EAGLE MOUNTAIN, UTAH

VICINITY MAP



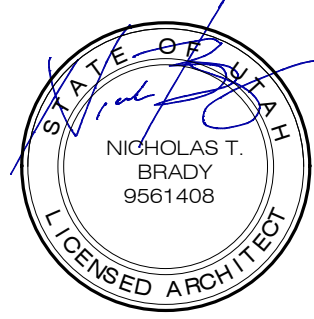
PROJECT LOCATION



**SAMUEL J.
BRADY**

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com



6/6/23

**1495 EAST RAVEN
WAY
EAGLE MOUNTAIN,
UTAH**

**EAGLE
MOUNTAIN PET
CARE**

COVER SHEET

SCALE: 1/8" = 1'-0"
JUNE 6, 2023
2386001

A0.0

ARCHITECT

SAMUEL J. BRADY ARCHITECTS
200 E. SOUTH TEMPLE, SUITE 160
SALT LAKE CITY, UTAH

CONTACT: NICK BRADY, AIA
PHONE: (801) 595-1752

EMAIL: nick@sambrady.com
WEBSITE: www.sambrady.com

ABBREVIATIONS

A
A/C
AD
AFC
AFF
ALUM
ANOD
@

B
BD
BLDG
BO

C
C
CH
CFCI

CG
CI
CJ
CLG
CMU
COL
CONC
CONT
CORR
CT
CTJ

D
D
DEG
DEMO
DF
DIA
DIM
DN
DS
DWGS

E
EA
EJ

EIFS

EL
ELEC
ELEV
EOS
ERD
EQ
EQUIP
EWC
EXIST
EXP
EXT

F
FA
FACPF

FDC

FD
FEC
FE
FG
FIN
FLR
FND
FO
FOC
FOM
FOS
FOW
FRG
FRP
FSP
FT
FV

G
GA
GALV
GL
GWB
GYP

AIR CONDITIONING
AREA DRAIN
ABOVE FINISHED CEILING
ABOVE FINISHED FLOOR
ALUMINUM
ANODIZED
AT

BOARD
BUILDING
BOTTOM OF

CELSIUS
COAT HOOK
CONTRACTOR FURNISHED
CONTRACTOR INSTALLED
CORNER GUARD
CONTINUOUS INSULATION
CONTROL JOINT
CEILING
CONCRETE MASONRY UNIT
COLUMN
CONCRETE
CONTINUOUS
CORRIDOR
CERAMIC TILE
CONSTRUCTION JOINT

DEEP
DEGREE
DEMOLITION
DRINKING FOUNTAIN
DIAMETER
DIMENSION
DOWN
DOWNSPOUT
DRAWINGS

EACH
EXPANSION JOINT

EXTERIOR INSULATION AND
FINISH SYSTEM
ELEVATION
ELECTRICAL
ELEVATOR
EDGE OF SLAB
EXISTING ROOF DRAIN
EQUAL
EQUIPMENT
ELECTRIC WATER COOLER
EXISTING
EXPPOSED
EXTERIOR

FAHRENHEIT
FIRE ALARM
FIRE ALARM
CONTROL PANEL
FIRE DEPARTMENT
CONNECTION
FLOOR DRAIN
FIRE EXTINGUISHER CABINET
FIRE EXTINGUISHER
FINISH GRADE
FINISH
FLOOR
FOUNDATION
FINISHED OPENING
FACE OF CONCRETE
FACE OF MASONRY
FACE OF STUD
FACE OF WALL
FIBER REINFORCED GYPSUM
FIBER REINFORCED PLASTIC
FIRE STANDPIPE
FEET
FIELD VERIFY

GAUGE
GALVANIZED
GLASS
GYPSUM WALL BOARD
GYPSUM

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RTU

S
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SAM
SCHED
SECT
SIM
SPEC
SS
STD
STRUCT

HIGH
HOSE BIBB
HEADER
HOLLOW METAL
HOUR
HEIGHT

INSIDE DIAMETER;
INSIDE DIMENSION
INCH
INFORMATION
INTERIOR

JANITOR

(NOT USED)

LABORATORY
LAVATORY
POUNDS

MAXIMUM
MANUFACTURER
MECHANICAL
MEZZANINE
MINIMUM
MASONRY OPENING

N/A
NOT APPLICABLE
NOT IN CONTRACT
NOMINAL
NOT TO SCALE

ON CENTER
OUTSIDE DIAMETER;
OUTSIDE DIMENSION
OVERFLOW DRAIN
OVERHEAD DOOR

OPPOSITE
ORIGINAL

PLASTIC LAMINATE
PLUMBING
PAIR
POUNDS PER SQUARE INCH
POUNDS PER SQUARE FOOT
POLYVINYL CHLORIDE

QUARRY TILE

RISER OR RADIUS
RADIUS
REFLECTED CEILING PLAN
ROOF DRAIN
REFRIGERATOR
REQUIRED
REVISION
RELATIVE HUMIDITY
ROOM
ROUGH OPENING
ROOF TOP UNIT

SMOKE DETECTOR
SELF ADHESIVE MEMBRANE
SCHEDULE
SECTION
SIMILAR
SPECIFICATION
STAINLESS STEEL
STANDARD
STRUCTURAL

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TEL
TEMP
THK
TBC
TOC

TOM
TOP
TOS

TOW
TYP
TO

TREAD
TELEPHONE
TEMPORARY
THICK
TOP BACK OF CURB
TOP OF CONCRETE

TOP OF MASONRY
TOP OF PARAPET
TOP OF SLAB;
TOP OF STEEL
TOP OF WALL
TYPICAL
TOP OF

UNDERWRITERS
LABORATORIES
UNLESS NOTED
OTHERWISE

VINYL COMPOSITE TILE
VERTICAL
VESTIBULE
VERIFY IN FIELD

WITH
WITHOUT
WOOD
WALL HYDRANT
WORKING POINT
WEATHER RESISTIVE
BARRIER

(NOT USED)

THE PRECEDING LIST OF
ABBREVIATIONS IS
PRESENTED AS A GENERAL
GUIDE AND DOES NOT
NECESSARILY INCLUDE ALL
ABBREVIATIONS USED.
OTHER, GENERALLY
ACCEPTED ABBREVIATIONS
MAY BE USED AMONG THE
DRAWINGS - SOME
ABBREVIATIONS MAY NOT
BE USED WITHIN THIS
DRAWING SET.

CODE DATA	
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	B
FIRE SPRINKLERS	NO
NON-SEPARATED USE	YES
OCCUPANT LOAD	SEE OCCUPANT LOAD TABLE SHEET A0.2

BUILDING HEIGHT PER IBC 2018 TABLE 504.3				
OCCUPANCY CLASSIFICATION	SPRINKLER TYPE	TYPE OF CONSTRUCTION	ALLOWABLE HEIGHT	ACTUAL BUILDING HEIGHT
B	NS*	V-B	40 FEET	32'-1 3/4"
NS = BUILDINGS NOT EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM				

NUMBER OF STORIES PER IBC 2018 TABLE 504.4				
OCCUPANCY CLASSIFICATION	SPRINKLER TYPE	TYPE OF CONSTRUCTION	ALLOWABLE # OF STORIES	ACTUAL # OF STORIES
B	NS*	V-B	2	2
NS = BUILDINGS NOT EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM				

BUILDING AREA TABLE PER IBC 2018 TABLE 506.2				
OCCUPANCY CLASSIFICATION	SPRINKLER TYPE	TYPE OF CONSTRUCTION	ALLOWABLE AREA	ACTUAL FLOOR AREA
MAIN FLOOR (B)	NS*	V-B	9,000	5,998 SF
SECOND FLOOR (B)	NS*	V-B	9,000	891 SF
NS = BUILDINGS NOT EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM				

APPLICABLE CODES:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 ENERGY CONSERVATION CODE
2020 NATIONAL ELECTRIC CODE
2009 ICC/ANSI A117.1

INTERIOR FINISH FLAME SPREAD RATING:	
ROOMS/ENCLOSED SPACES CORRIDORS EXIT ENCLOSURES/EXIT PASSAGEWAYS INTERIOR FLOOR FINISH	CLASS 'C' (MIN.) CLASS 'C' (MIN.) CLASS 'C' (MIN.) < 3 STORIES TYPE 'II' (SPRINKLED BLDG.)

DEFERRED SUBMITTALS:

FIRE SPRINKLER SYSTEM/NFPA 13
FIRE ALARM SYSTEM

NOTE: FIRE SPRINKLER PROTECTION AND FIRE ALARM SYSTEM CONTRACTOR(S) TO PROVIDE ALL PLANS AND SUBMITTALS IN CONFORMANCE WITH THE BUILDING DESIGN TO THE CITY FOR APPROVAL W/ A COPY TO THE ARCHITECT FOR REVIEW PRIOR TO WORK. APPROVAL BY CITY BUILDING OFFICIAL IS REQUIRED FOR ALL DEFERRED SUBMITTALS PRIOR TO WORK AND ISSUANCE OF CERTIFICATE OF OCCUPANCY. NO BUILDING OR STRUCTURE SHALL BE USED OR OCCUPIED UNTIL THE BUILDING OFFICIAL HAS ISSUED A CERTIFICATE OF OCCUPANCY (IBC 2018 111.1)

IF NO FIRE SPRINKLER OR FIRE ALARM SYSTEM ITEMS ARE REQUIRED FOR PROTECTION AND FIRE ALARM SYSTEM CONTRACTOR(S) MUST NOTIFY THE CITY BUILDING OFFICIAL IN WRITING FOR APPROVAL AS NOTED ABOVE

SHEET INDEX

A0.0 COVER SHEET
A0.1 GENERAL INFORMATION

CIVIL
C0.00 COVER SHEET
C0.01 GENERAL NOTES LEGEND AND ABBREVIATIONS
C0.10 DEMOLITION PLAN
C1.01 CIVIL SITE PLAN
C2.01 GRADING AND DRAINAGE PLAN
C2.10 EROSION CONTROL PLAN
C4.01 SITE UTILITY PLAN
C5.01 CIVIL DETAILS
C5.02 CIVIL DETAILS
C5.03 CIVIL DETAILS
C5.04 CIVIL DETAILS

ARCHITECTURAL
AS.1 SITE DETAILS
A0.2 CODE DATA
A0.3 GENERAL NOTES/ ACCESSIBILITY DETAILS
A1.1 MAIN LEVEL FLOOR PLAN
A1.2 SECOND FLOOR PLAN
A1.3 MAIN LEVEL FINISH PLAN
A1.4 SECOND FLOOR FINISH PLAN
A1.5 FINISH SCHEDULE
A1.6 EQUIPMENT PLAN
A2.1 MAIN LEVEL DIMENSION PLAN
A2.2 SECOND LEVEL DIMENSION PLAN
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS
A4.1 DOOR SCHEDULE
A4.2 DOOR DETAILS
A4.3 DOOR DETAILS
A4.4 WINDOW TYPES
A5.1 BUILDING SECTIONS
A6.1 WALL SECTIONS
A6.2 WALL SECTIONS
A7.0 ROOF PLAN
A8.1 STAIR SECTIONS
A8.2 STAIR SECTIONS
A12.1 MAIN LEVEL CEILING PLAN
A12.2 SECOND FLOOR CEILING PLAN
A14.0 WALL DETAIL NOTES
A14.1 WALL DETAILS
A14.2 WALL DETAILS
A15.1 ENLARGED PLAN
A15.2 ENLARGED PLANS
A15.3 INTERIOR ELEVATIONS
A15.4 INTERIOR ELEVATIONS
A15.5 INTERIOR ELEVATIONS
A15.6 INTERIOR ELEVATIONS
A15.7 INTERIOR ELEVATIONS

STRUCTURAL
S0.1 GENERAL STRUCTURAL NOTES
S1.1 FOUNDATION PLAN
S1.2 SHEAR WALL PLAN
S1.3 ROOF FRAMING PLAN
S2.1 STRUCTURAL DETAILS

MECHANICAL AND PLUMBING
M0.1 MECHANICAL NOTES, SYMBOLS, & ABBREVIATIONS
M2.1 MAIN LEVEL - MECHANICAL PLAN
M2.2 UPPER LEVEL - MECHANICAL PLAN
M5.1 MECHANICAL SCHEDULES
M5.2 MECHANICAL SCHEDULES & DETAILS
M5.3 MECHANICAL DETAILS
P0.1 PLUMBING NOTES, SYMBOLS, & ABBREVIATIONS
P2.1 MAIN LEVEL - WASTE & VENT PLAN
P2.2 UPPER LEVEL - WASTE & VENT PLAN
P2.3 MAIN LEVEL - SUPPLY PLUMBING PLAN
P2.4 UPPER LEVEL - SUPPLY PLUMBING PLAN
P2.5 MAIN LEVEL - MEDICAL GAS PIPING PLAN
P5.1 PLUMBING SCHEDULES
P5.2 PLUMBING SCHEDULES & DETAILS
P5.3 PLUMBING DETAILS

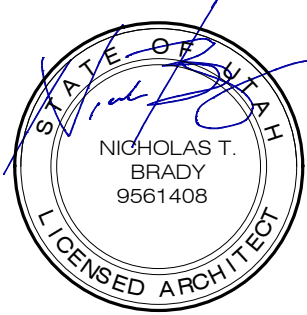
ELECTRICAL
E000 ELECTRICAL GENERAL SHEET
E001 ELECTRICAL SITE PLAN
E101 LEVEL ONE LIGHTING PLAN
E102 LEVEL TWO LIGHTING PLAN
E201 LEVEL ONE POWER PLAN
E202 LEVEL ONE MECHANICAL POWER PLAN
E203 LEVEL TWO POWER PLAN
E501 ELECTRICAL DETAILS
E601 ELECTRICAL SCHEDULES
ES001 PHOTOMETRIC SITE PLAN



SAMUEL J.
BRADY

ARCHITECTS

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Suite 160
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(801) 595-1752
www.sambrady.com



6/6/23

1495 EAST RAVEN
WAY
EAGLE MOUNTAIN,
UTAH

EAGLE
MOUNTAIN PET
CARE

MAIN FLOOR

GENERAL NOTES/
INDEX

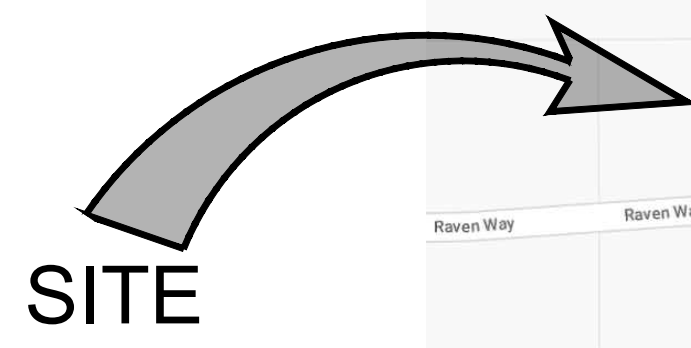
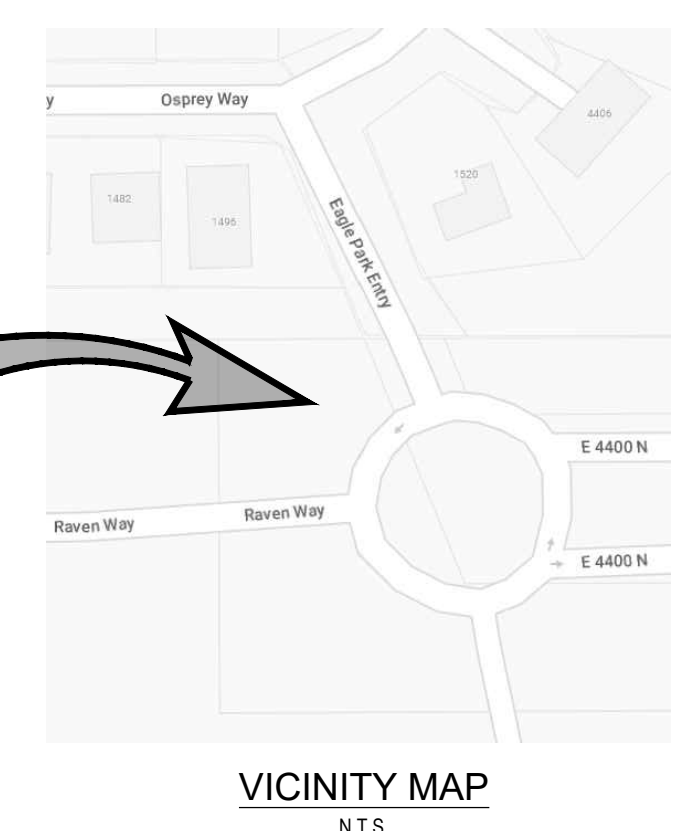
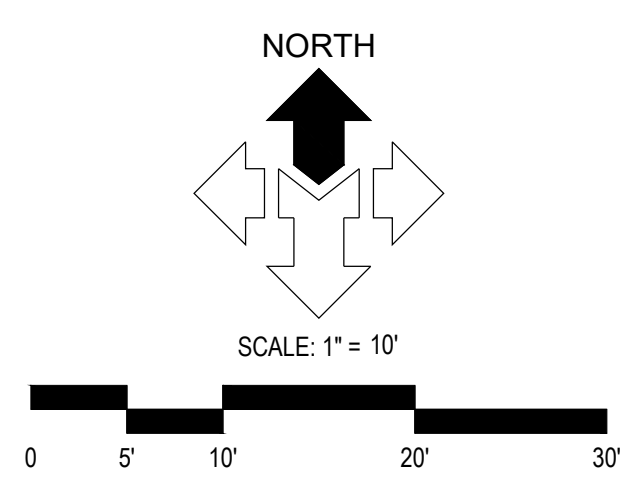
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JUNE 6, 2023
2386001

A0.1

GODDERIDGE VETERINARY CLINIC

CONSTRUCTION PLANS

1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT



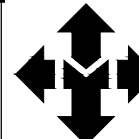
DRAWING INDEX	
SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C1.01	CIVIL SITE PLAN
C2.01	GRADING AND DRAINAGE PLAN
C2.10	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
C5.01	SITE DETAILS
C5.02	SITE DETAILS
C5.03	SITE DETAILS
C5.04	SITE DETAILS

ALL WORK AND MATERIALS FOR WATER
MUST CONFORM TO EAGLE MOUNTAIN
CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER
MUST CONFORM TO EAGLE MOUNTAIN
CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST
CONFORM TO EAGLE MOUNTAIN CITY
STANDARDS AND SPECIFICATIONS

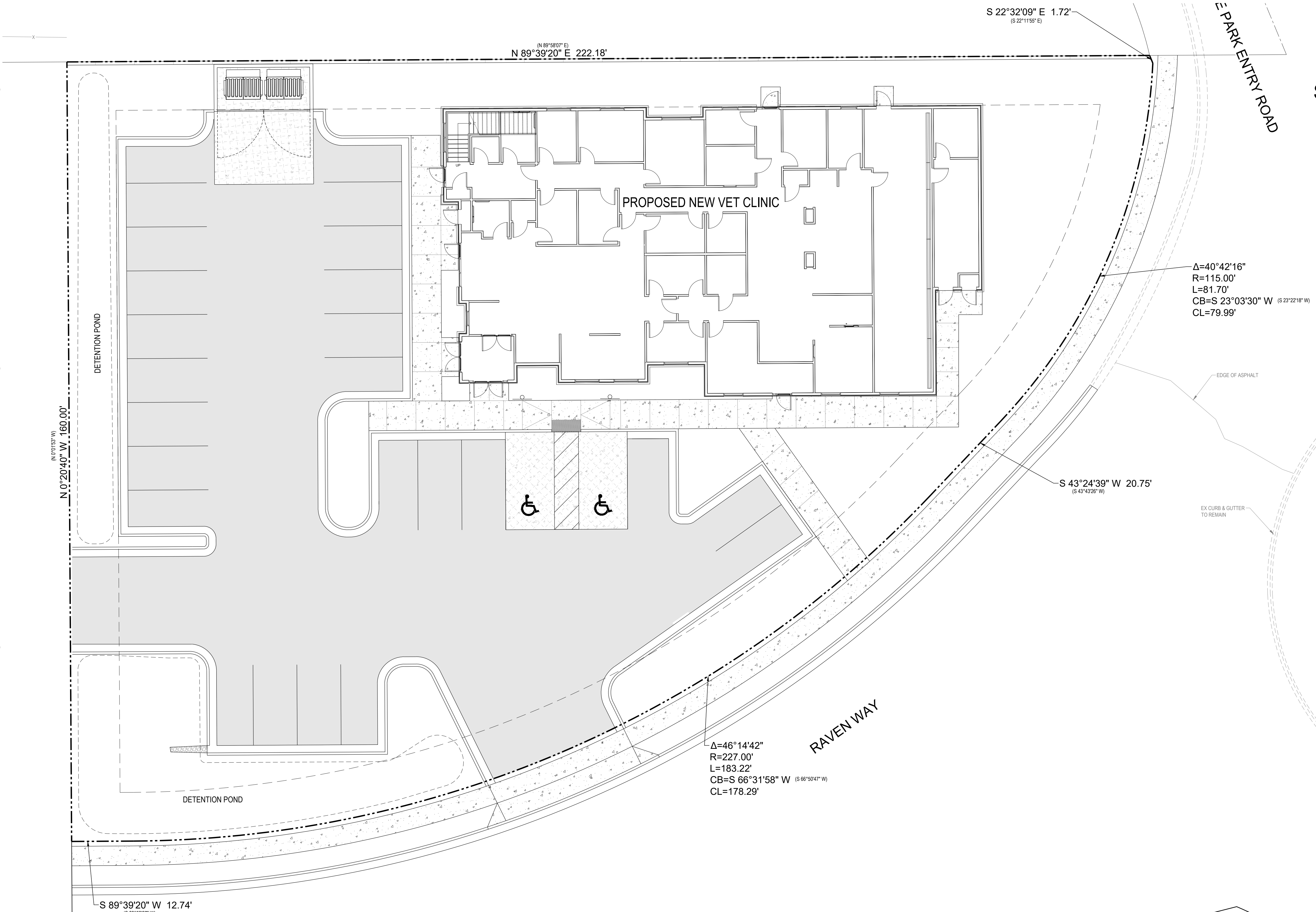
DEVELOPER & OWNER
TRAVIS GODDERIDGE
245 N 2550 W
LEHI, UT 84043
435-671-2619
travis.godderidge@gmail.org

**McNEIL ENGINEERING™**

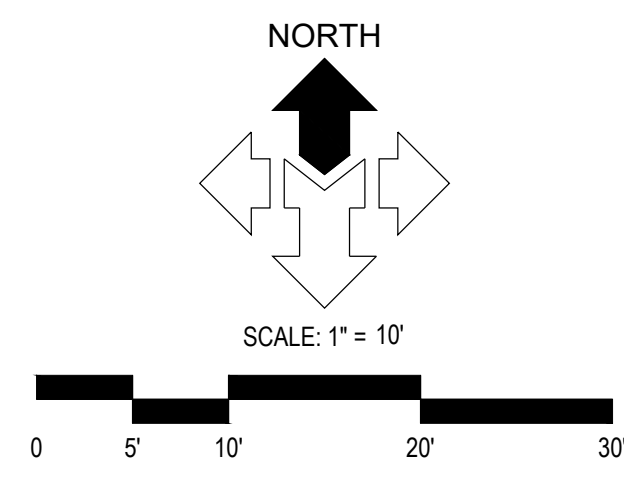
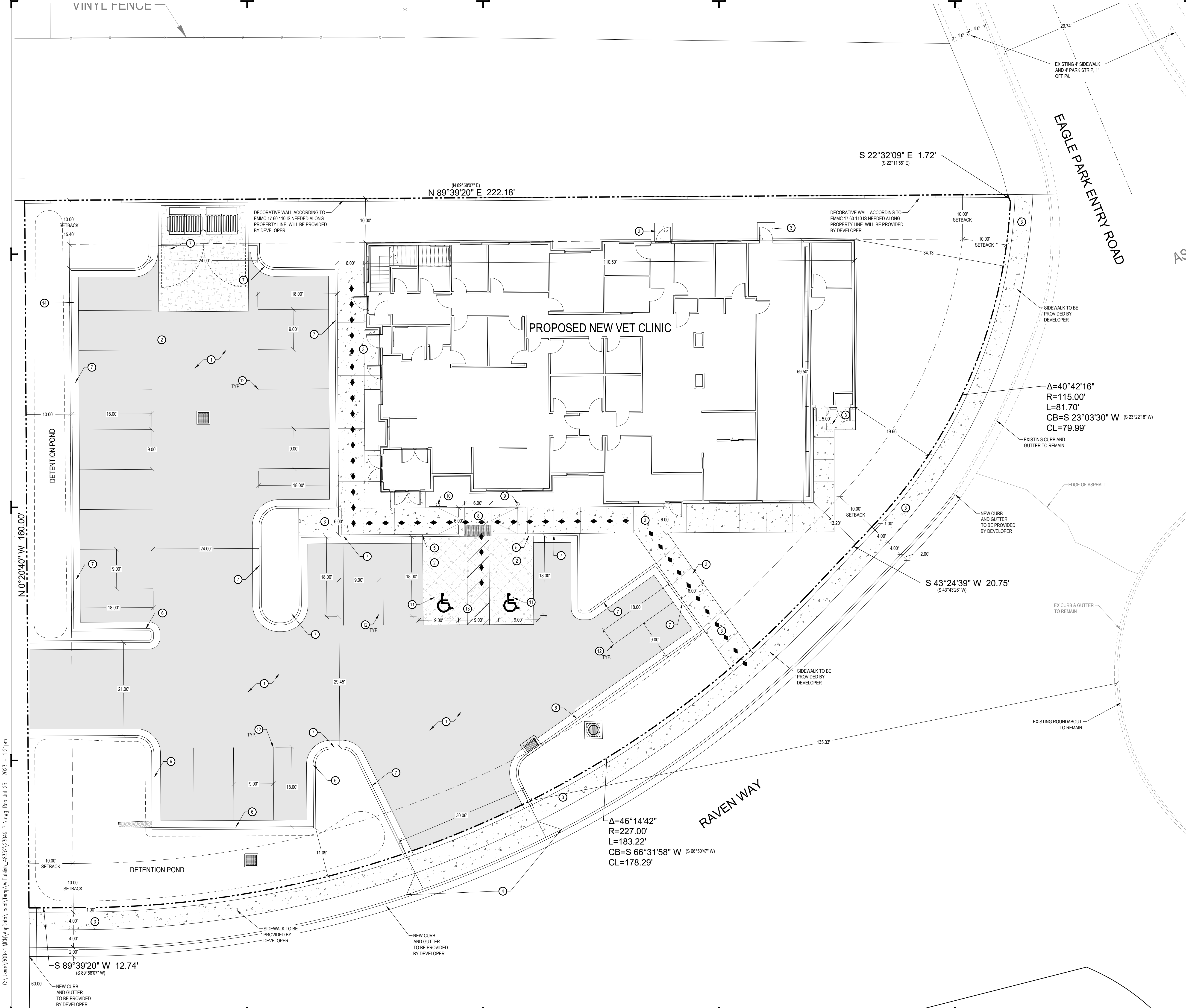
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DESCRIPTION	AREA	%
HARDSCAPE	15,455 SQFT	56%
LANDSCAPE	6,072 SQFT	22%
BUILDINGS	5,998 SQFT	22%
TOTAL	27,525 SQFT	100%

GENERAL NOTES:
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.
ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

- KEYED NOTES:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
 - 2 HEAVY DUTY CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
 - 3 CONCRETE SIDEWALK, PER APWA PLAN NO. 231.
 - 4 CONCRETE FLARE DRIVE APPROACH, PER APWA PLAN NO. 221.1, TO BE SAWCUT INTO EXISTING CURB AND GUTTER.
 - 5 CONCRETE CURB WALL, SEE DETAIL 'C2', SHEET C5.01.
 - 6 24" CONCRETE CURB AND GUTTER, SEE DETAIL 'D2', SHEET C5.01.
 - 7 24" CONCRETE RELEASE CURB AND GUTTER, SEE DETAIL 'D3', SHEET C5.01.
 - 8 ADA RAMP WITH DETECTABLE WARNING SURFACE, SEE APWA PLAN NO. 236.3, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
 - 9 ADA PARKING SIGN, SEE DETAIL 'D6', SHEET C5.01.
 - 10 VAN ACCESSIBLE ADA PARKING SIGN, SEE DETAIL 'D6', SHEET C5.01.
 - 11 PAINTED ADA SYMBOL, SEE DETAIL 'D5', SHEET C5.01.
 - 12 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
 - 13 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
 - 14 DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.
 - ◆ ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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GODDERIDGE VETERINARY CLINIC

1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT

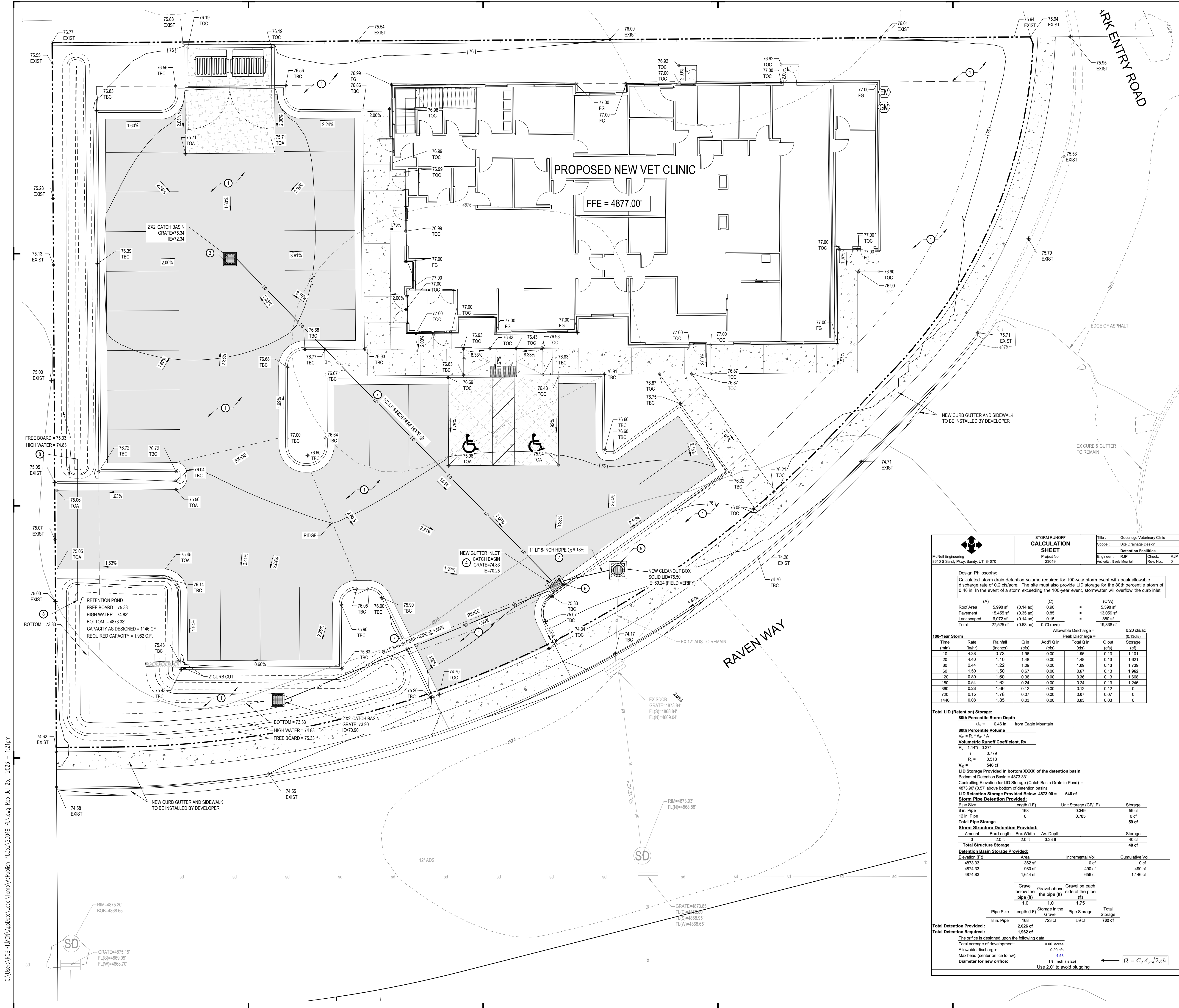
REV	DATE	DESCRIPTION

PROJECT NO: 23049
DRAWN BY: TJO
CHECKED BY: RJP
DATE: 7-17-2023

CIVIL SITE PLAN

C1.01

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GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

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

CONTRACTOR TO FIELD VERIFY BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTING ANY NEW UTILITY LINE OR STRUCTURE. CONTRACTOR TO REPORT ANY DESIGN DISCREPANCIES IN HORIZONTAL OR VERTICAL LOCATIONS TO ENGINEER. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND/OR REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE, OR FOR ANY WORK HAVING TO BE DONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.

CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES AND WORK UPSTREAM. ALL PROPOSED CONNECTIONS TO EXISTING UTILITY LINES OR STRUCTURES ARE TO BE FIELD VERIFIED FOR BOTH VERTICAL AND HORIZONTAL LOCATION, PRIOR TO CONSTRUCTING ANY NEW UTILITY LINE OR STRUCTURE. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK HAVING TO BE DONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

- KEYED NOTES:**
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
 - NOT USED
 - ZXZ STORM DRAIN CATCH BASIN WITH 18" CONCRETE COLLAR AND HEAVY DUTY BICYCLE SAFE GRATE. SEE DETAIL 'A5', SHEET C5.01.
 - STORM DRAIN GUTTER INLET WITH HEAVY DUTY BICYCLE SAFE GRATE. SEE DETAIL 'A3', SHEET C5.01.
 - STORM DRAIN CLEANOUT BOX USED TO CONNECT TO EXISTING PIPE STUBBED ONTO THE SITE.
 - INSTALL 2" DIA. ORIFICE RESTRICTOR OVER OUTLET PIPE. SEE DETAIL 'B2', SHEET C5.01.
 - 8" DIAMETER PERFORATED HDPE STORM DRAIN LINE. SEE DETAIL 'B1', SHEET C5.01.
 - 12" DIAMETER RCP STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.

COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- BFE	BASEMENT FLOOR ELEVATION
- BW	FINISH GRADE AT BOTTOM OF WALL
- EX or EXIST	EXISTING
- EOA	EDGE OF ASPHALT
- EOC	EDGE OF CONCRETE
- FFE	FINISH FLOOR ELEVATION
- FG	FINISH GRADE
- FL	FLOW LINE
- GB	GRADE BREAK
- HP	HIGH POINT
- LP	LOW POINT
- NG	NATURAL GROUND
- SDCB	STORM DRAIN CATCH BASIN
- SDOC	STORM DRAIN CLEANOUT BOX
- SDOB	STORM DRAIN BASIN
- SDMH	STORM DRAIN MANHOLE
- TBC	TOP BACK OF CURB
- TOA	TOP OF ASPHALT
- TOC	TOP OF CONCRETE
- TOG	TOP OF GRATE
- TOW	TOP OF WALL
- TW	FINISH GRADE AT TOP OF WALL
- WW	WATERWAY

Blue Stakes of UTAH811

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

PROJECT BENCHMARK

TYPE OF MONUMENT, LOCATED AT...
BENCHMARK ELEVATION:

STORM RUNOFF CALCULATION SHEET				Title: Godderidge Veterinary Clinic			
Project No. 23049				Scope: Site Drainage Design			
Authority: Eagle Mountain				Engineer: RJP			
Rev. No.: 0				Check: RJP			

Design Philosophy:
Calculated storm drain detention volume required for 100-year storm event with peak allowable discharge rate of 0.2 cfs/acre. The site must also provide LID storage for the 80th percentile storm of 0.46 in. In the event of a storm exceeding the 100-year event, stormwater will overflow the curb inlet.

	(A)		(C)		(C'A)
Roof Area	5,998 sf	(0.14 ac)	0.90	=	5,398 sf
Pavement	15,455 sf	(0.35 ac)	0.85	=	13,059 sf
Landscape	6,972 sf	(0.14 ac)	0.15	=	880 sf
Total	27,525 sf	(0.63 ac)	0.70 (ave)	=	19,338 sf

100-Year Storm Allowable Discharge = 0.20 cfs/acre

Time (min)	Rate (in/hr)	Rainfall (inches)	Q in (cfs)	Add'l Q in (cfs)	Total Q in (cfs)	Q out (cfs)	Storage (cf)
10	4.38	0.73	1.98	0.00	1.98	0.13	1,101
20	4.40	1.10	1.48	0.00	1.48	0.13	1,021
30	2.44	1.22	1.09	0.00	1.09	0.13	1,739
40	1.50	1.50	0.67	0.00	0.67	0.13	1,962
120	0.80	1.60	0.36	0.00	0.36	0.13	1,658
180	0.54	1.62	0.24	0.00	0.24	0.13	1,246
360	0.28	1.66	0.12	0.00	0.12	0.12	0
720	0.15	1.78	0.07	0.00	0.07	0.07	0
1440	0.08	1.85	0.03	0.00	0.03	0.03	0

Total LID (Retention) Storage:
80th Percentile Storm Depth
d₈₀ = 0.46 in from Eagle Mountain
80th Percentile Volume
V₈₀ = R_v * d₈₀ * A
Volumetric Runoff Coefficient, R_v
R_v = 1.141 * 0.371
V₈₀ = 546 cf
LID Storage Provided in bottom XXXX' of the detention basin
Bottom of Detention Basin = 4873.32'
Controlling Elevation for LID Storage (Catch Basin Grate in Pond) = 4873.90' (0.57' above bottom of detention basin)
LID Retention Storage Provided Below 4873.90' = 546 cf
Storm Pipes Detention Provided:
Pipe Size Length (LF) Unit Storage (CF/LF) Storage
6 in. Pipe 168 0.349 59 cf
12 in. Pipe 0 0.785 0 cf
Total Pipe Storage 59 cf
Storm Structure Detention Provided:
Amount Box Length Box Width Av. Depth Storage
3 2.0 ft 2.0 ft 3.33 ft 40 cf
Total Structure Storage 40 cf
Detention Basin Storage Provided:
Elevation (Ft) Area Incremental Vol Cumulative Vol
4873.33 362 sf 0 cf 0 cf
4874.33 880 sf 490 cf 490 cf
4874.83 1,844 sf 686 cf 1,146 cf
Gravel above Gravel on each below the pipe (ft) the pipe (ft) side of the pipe (ft)
1.0 1.0 1.75
Pipe Size Length (LF) Storage in the Gravel Pipe Storage Total Storage
6 in. Pipe 168 2,026 cf 59 cf 782 cf
Total Detention Provided: 2,026 cf
Total Detention Required: 1,962 cf
The office is designed upon the following data:
Total acreage of development: 0.00 acres
Allowable discharge: 0.20 cfs
Max head (center of pipe to top): 4.58
Diameter for new orifice: 1.9 inch (size)
Use 2.0" to avoid plugging
Q = C_d A_v √2gh

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No. 37547-2002

ROBERT J. POIRIER

07-17-23

STATE OF UTAH

GODDERIDGE VETERINARY CLINIC

1495 EAST RAVEN WAY

EAGLE MOUNTAIN, UT

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 23049

DRAWN BY: TJO

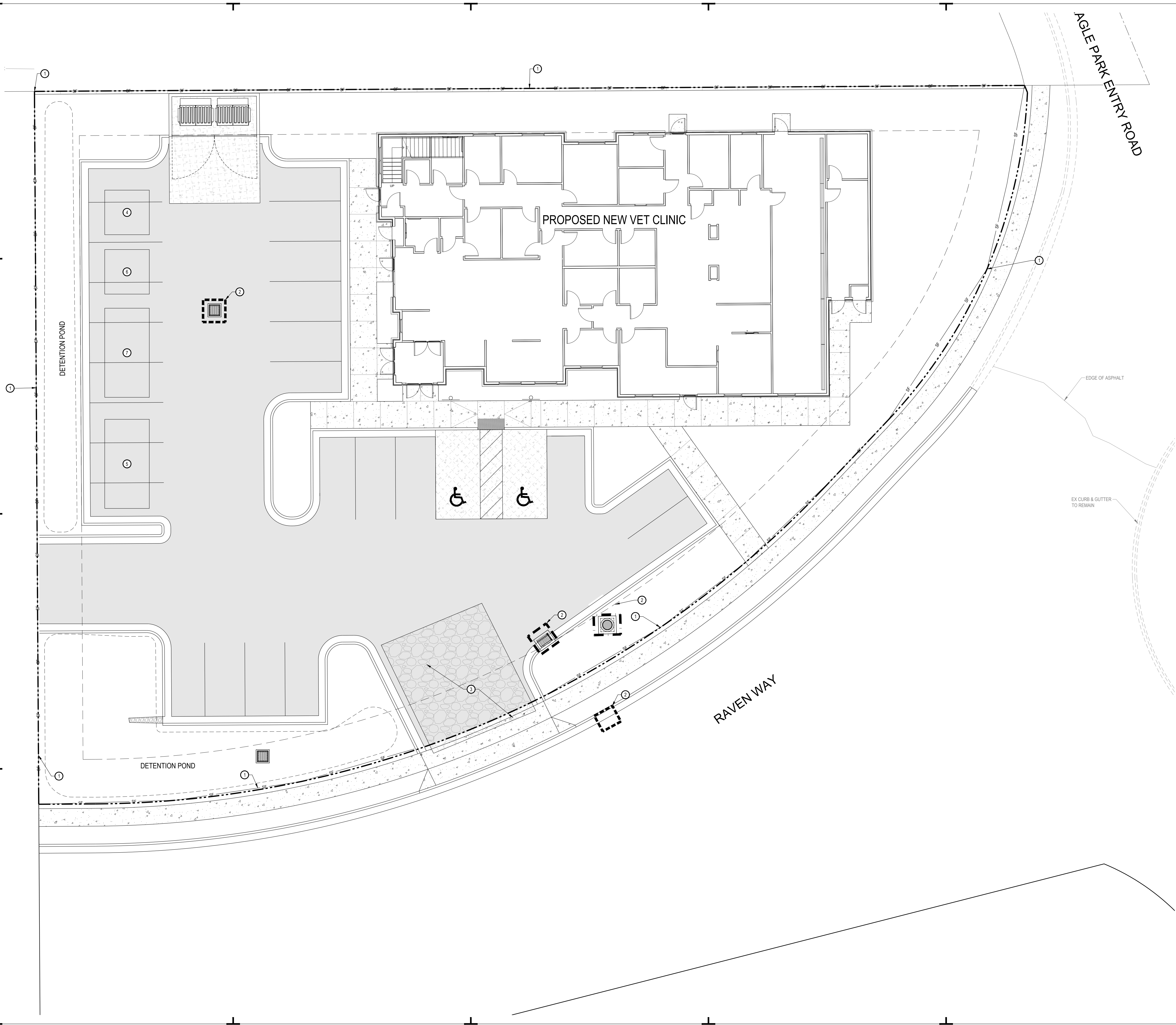
CHECKED BY: RJP

DATE: 7-17-2023

GRADING AND DRAINAGE PLAN

C2.01

C:\Users\ROB~1\MCN\AppData\Local\Temp\AcPublish_48352\23049 P\Kiang Rob Jul 25, 2023 - 12:1pm



NORTH

SCALE: 1" = 10'

GENERAL NOTES:

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS REFERRED TO ON THIS SHEET SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FULROWED PARALLEL TO THE CONTOURS OF THE AREA.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE:

THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD. ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

KEYED NOTES:

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

- SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.04.
- INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1', SHEET C5.04. INLET PROTECTION TO MEET OR EXCEED ASTM D8057 PER CITY CODE 15.50.070.
- TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'C1', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
- CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'A3', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
- WASHOUT TO BE A LEAK-PROOF CONTAINER OR LEAK-PROOF AND LINED PIT DESIGNED SO THAT NO OVERFLOWS CAN OCCUR DUE TO INADEQUATE SIZING OR PRECIPITATION.
- CONSTRUCTION DUMPSTER. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
- PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 6" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY.
- LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'C5', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED. PORTABLE TOILET TO BE PLACED A MINIMUM OF 10'-0" BEHIND CURB AND SECURED TO THE GROUND.
- MATERIAL STORAGE AND STOCK PILE AREA. SEE DETAIL 'A5', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

Blue Stakes of UTAH811
bluestakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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PROFESSIONAL ENGINEER
ROBERT J. POIRIER
No. 37547 Exp. 12/2023
STATE OF UTAH

GODDERIDGE VETERINARY CLINIC

1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT

REVISIONS	
REV	DESCRIPTION

PROJECT NO: 23049

DRAWN BY: TJO

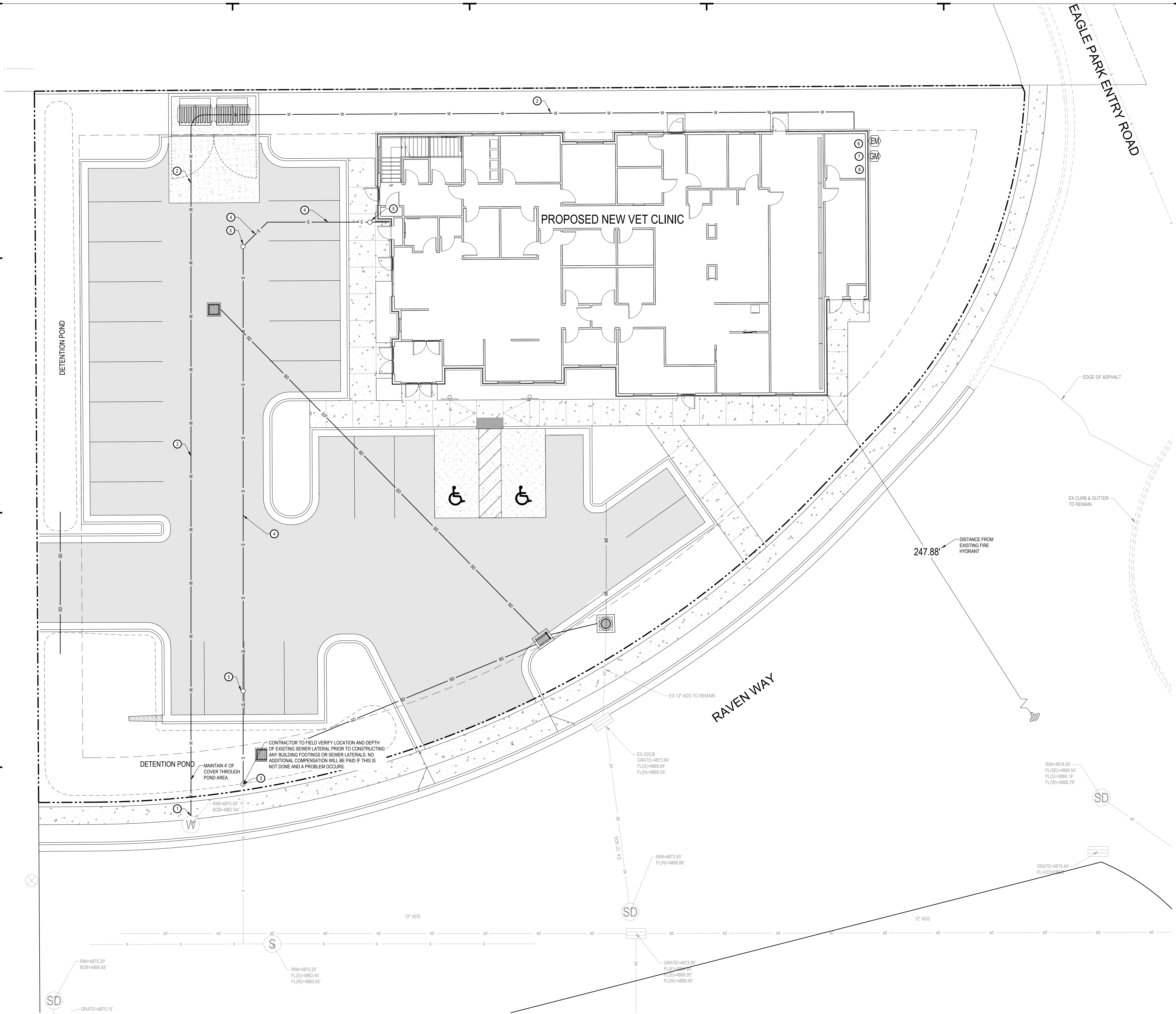
CHECKED BY: RJP

DATE: 7-17-2023

EROSION CONTROL PLAN

C2.10

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GENERAL NOTES:
CONTRACTOR IS TO COORDINATE ALL SITE UTILITIES WITH PLUMBING DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

A MINIMUM COVER OF 48-INCHES IS REQUIRED ON ALL SEWER LINES.

A MINIMUM COVER OF 48-INCHES IS REQUIRED ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW COMMUNICATION / DATA FACILITIES TO BUILDING WITH UTILITY PROVIDER.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW NATURAL GAS FACILITIES TO BUILDING WITH DOMINION ENERGY AND MECHANICAL PLANS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

CONTRACTOR TO FIELD VERIFY BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTING ANY NEW UTILITY LINE OR STRUCTURE. CONTRACTOR TO REPORT ANY DESIGN DISCREPANCIES IN HORIZONTAL OR VERTICAL LOCATIONS TO ENGINEER. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND/OR REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE, OR FOR ANY WORK HAVING TO BE DONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.

CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES AND WORK UPSTREAM. ALL PROPOSED CONNECTIONS TO EXISTING UTILITY LINES OR STRUCTURES ARE TO BE FIELD VERIFIED FOR BOTH VERTICAL AND HORIZONTAL LOCATION. PRIOR TO CONSTRUCTING ANY NEW UTILITY LINE OR STRUCTURE, ANY DESIGN DISCREPANCIES ARE TO BE REPORTED TO ENGINEER. PRIOR TO CONSTRUCTION NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK HAVING TO BE DONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.

UTILITY PROVIDERS:
WATER: WATER PROVIDER
SEWER: SEWER DISTRICT
NATURAL GAS: DOMINION ENERGY
ELECTRICAL POWER: POWER PROVIDER
TELEPHONE: CENTURY LINK

- KEYED NOTES:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.
1. CONNECT NEW 2" TYPE K COPPER LINE TO METER PER APWA PLAN NO. 552. LINE BE CHANGED TO CTS-POLY PIPE 3' PAST THE METER.
 2. 2" CTS-POLY PIPE WATER SERVICE LINE, PER APWA PLAN NO. 541.
 3. CONNECT NEW SANITARY SEWER LINE TO EXISTING SANITARY SEWER LATERAL WITH RUBBER COUPLER, PER EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS. INSTALL CLEANOUT AT POINT OF CONNECTION PER EAGLE MOUNTAIN DETAIL 'SLSC-1'.
 4. 4" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS, CLEANOUTS AT 50-FOOT MAXIMUM SPACING. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING. PER EAGLE MOUNTAIN DETAIL 'SLSC-1' FOR CLEANOUTS.
 5. SANITARY SEWER CLEANOUT, PER EAGLE MOUNTAIN DETAIL 'SLSC-1'.
 6. APPROXIMATE LOCATION OF NEW UNDERGROUND POWER SERVICE LINE. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY ROCKY MOUNTAIN POWER WITH OTHER CONSTRUCTION.
 7. APPROXIMATE LOCATION OF NEW NATURAL GAS FACILITIES. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY DOMINION ENERGY WITH OTHER CONSTRUCTION.
 8. APPROXIMATE LOCATION OF NEW UNDERGROUND TELEPHONE/COM LINES. CONTRACTOR TO COORDINATE DESIGN AND INSTALLATION BY PROVIDERS WITH OTHER CONSTRUCTION.



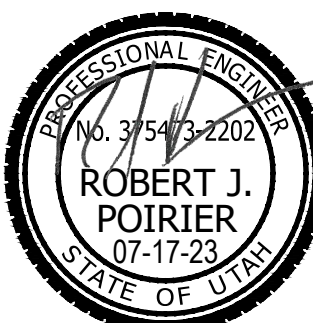
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UTAH 811
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NOTICE!

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07-17-23
STATE OF UTAH

GODDERIDGE VETERINARY CLINIC

1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT

REVISIONS	
REV	DESCRIPTION

PROJECT NO: 23049

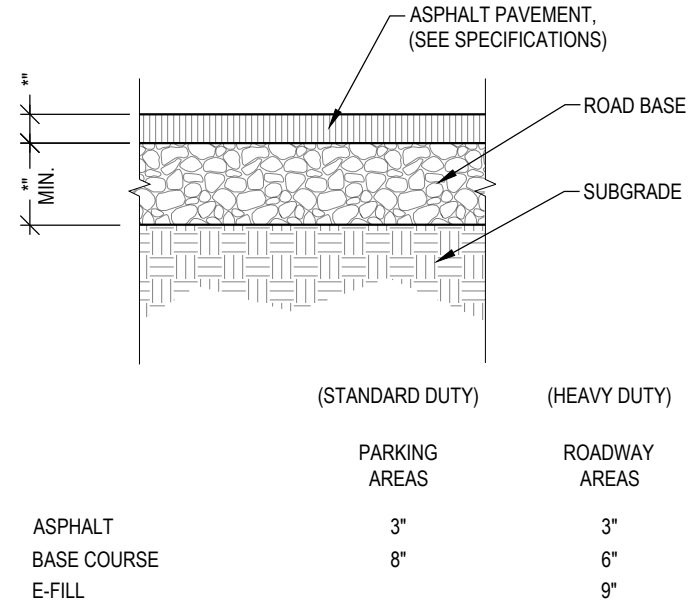
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CHECKED BY: RJP

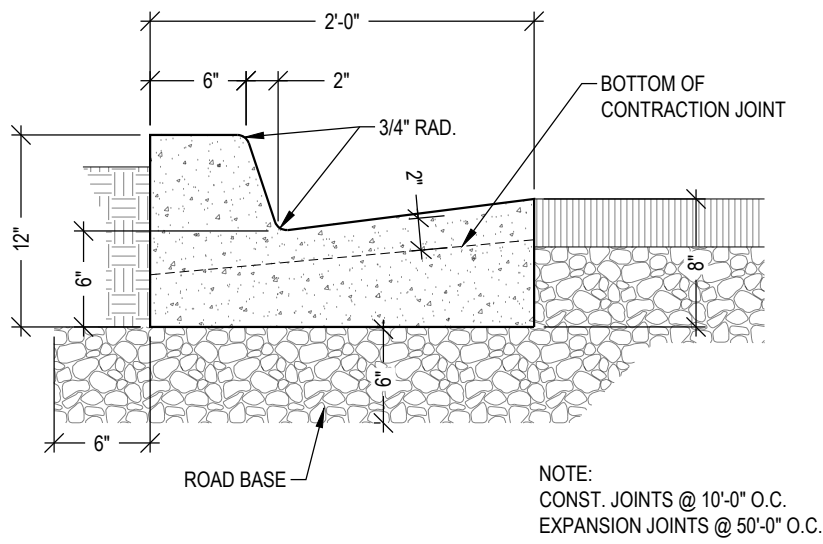
DATE: 7-17-2023

SITE UTILITY PLAN

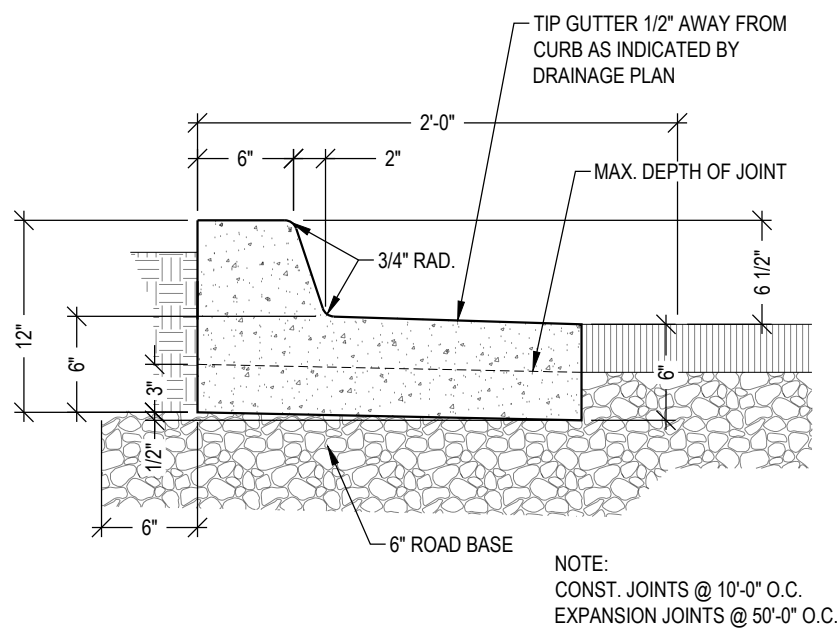
C4.01



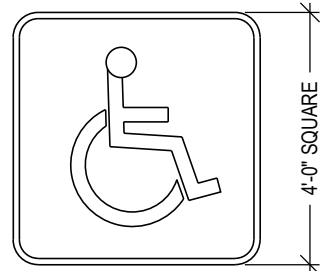
ASPHALTIC PAVEMENT SECTION
SCALE: N.T.S.



24" CURB & GUTTER
SCALE: N.T.S.

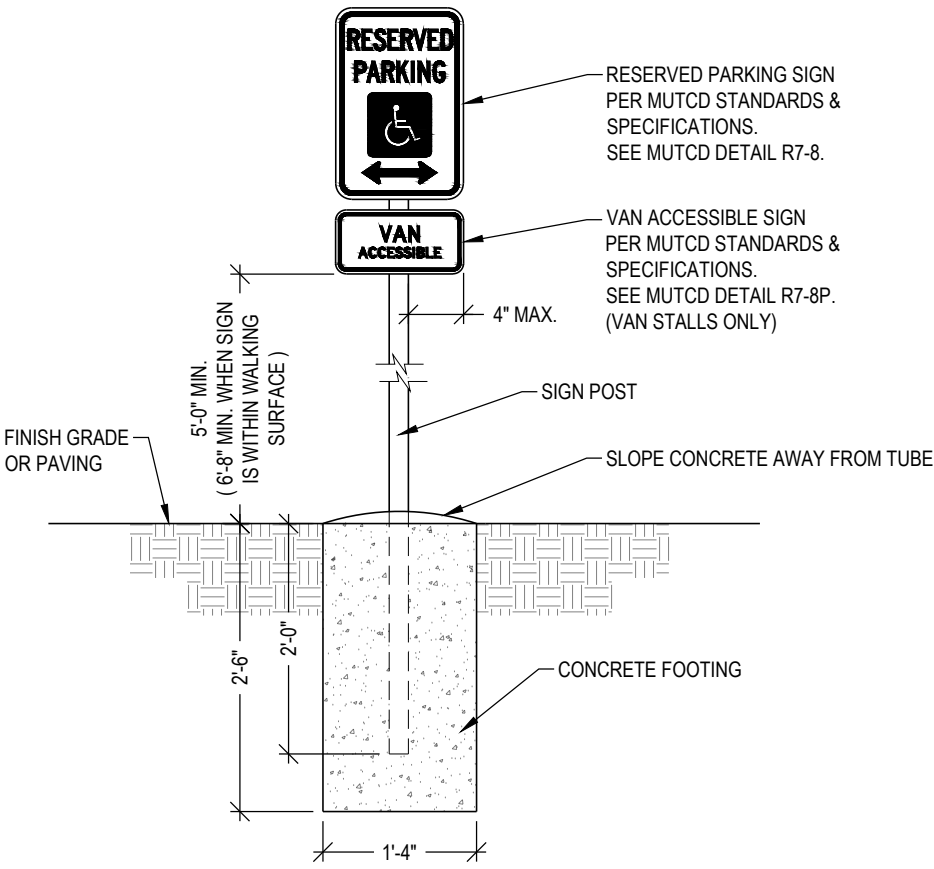


24" RELEASE CURB & GUTTER
SCALE: N.T.S.

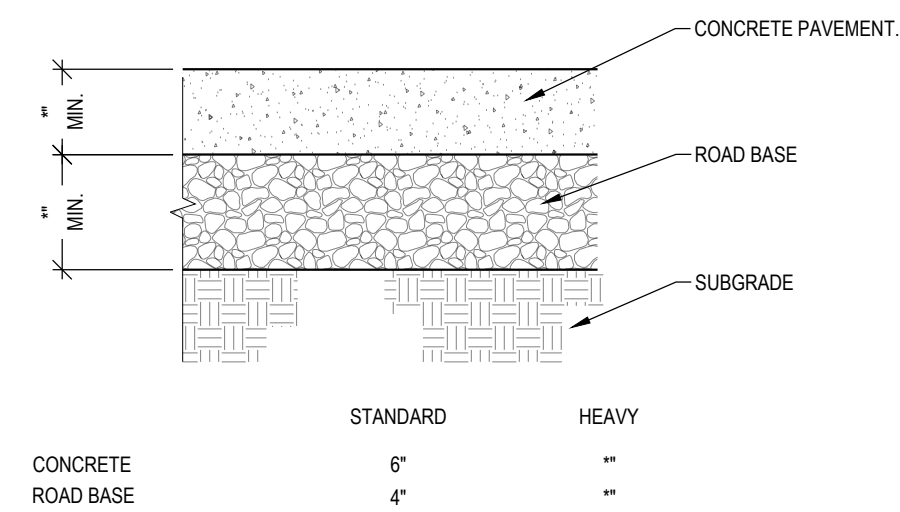


PAINTED EMBLEM
ON ASPHALT PAVING
TYP. AT ALL ADA
PARKING STALLS PER CITY
REQUIREMENTS. (2 COATS)

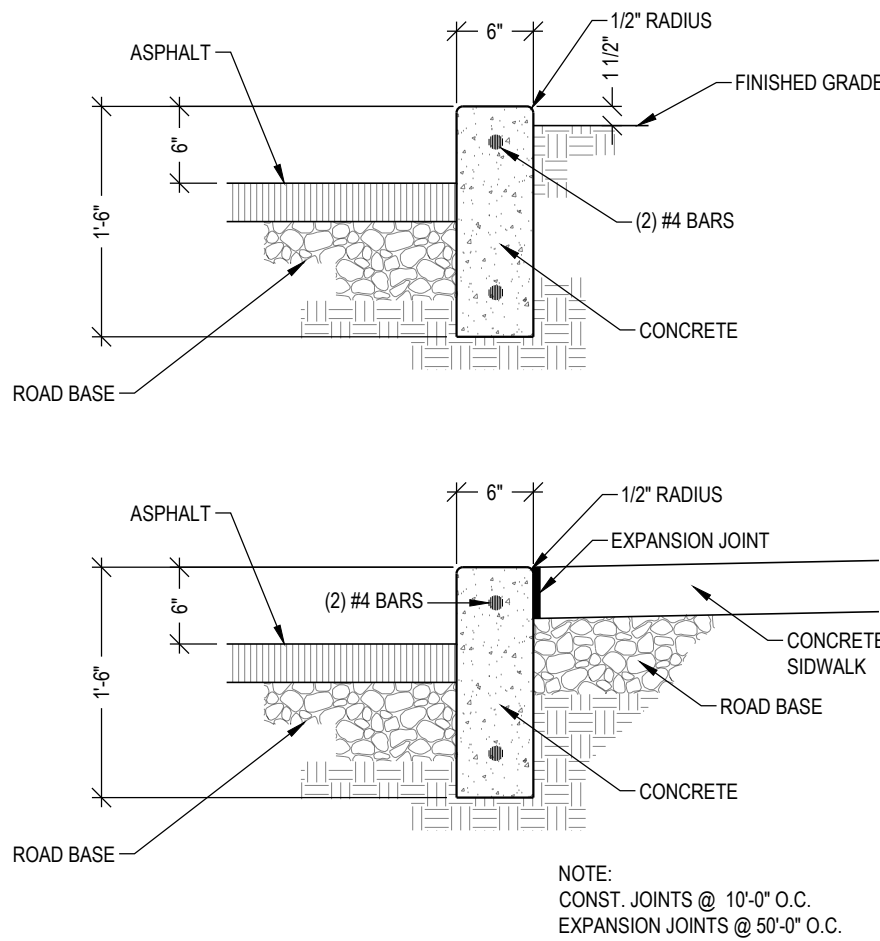
PAINTED ADA SYMBOL
SCALE: N.T.S.



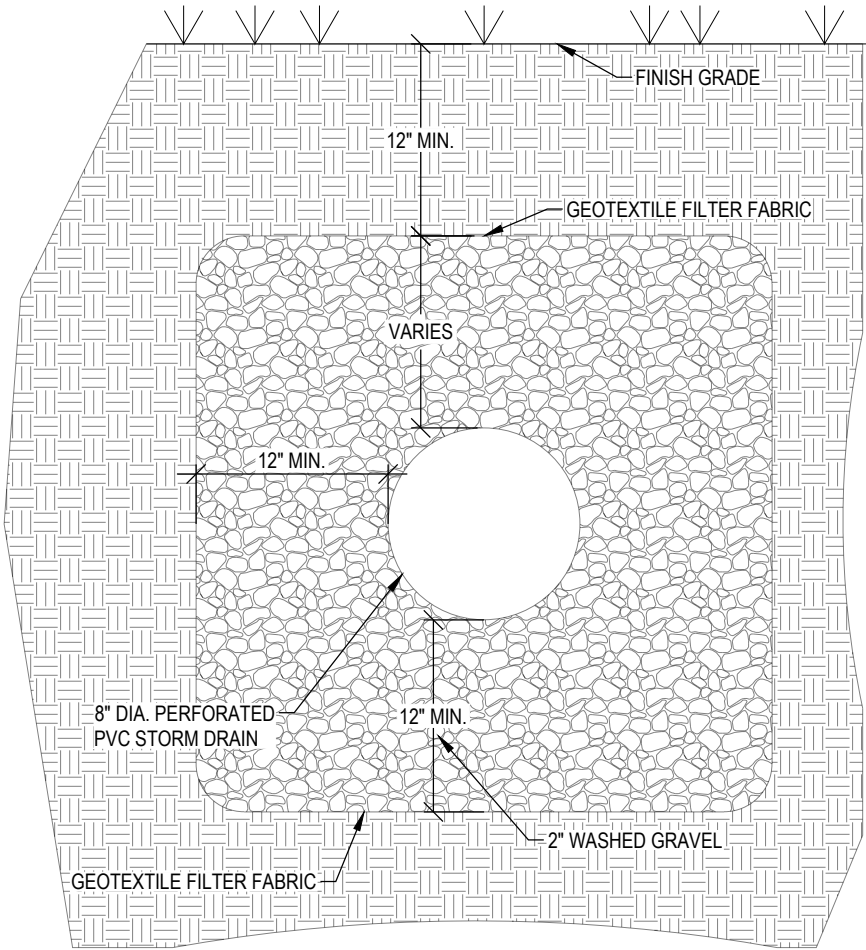
ADA PARKING SIGN
SCALE: N.T.S.



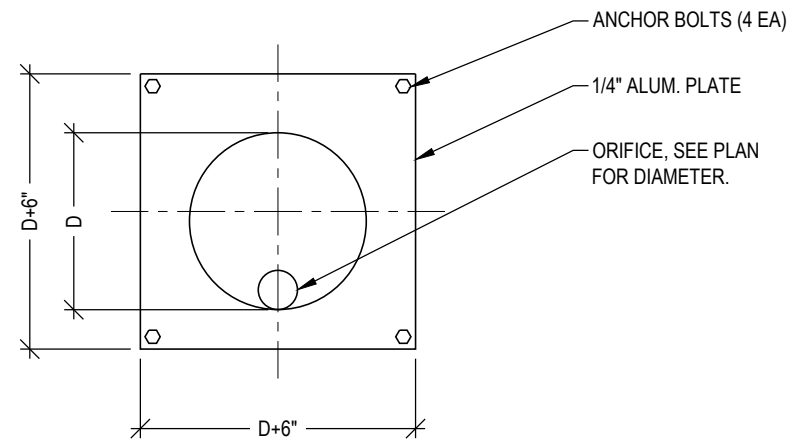
CONCRETE PAVEMENT SECTION
SCALE: N.T.S.



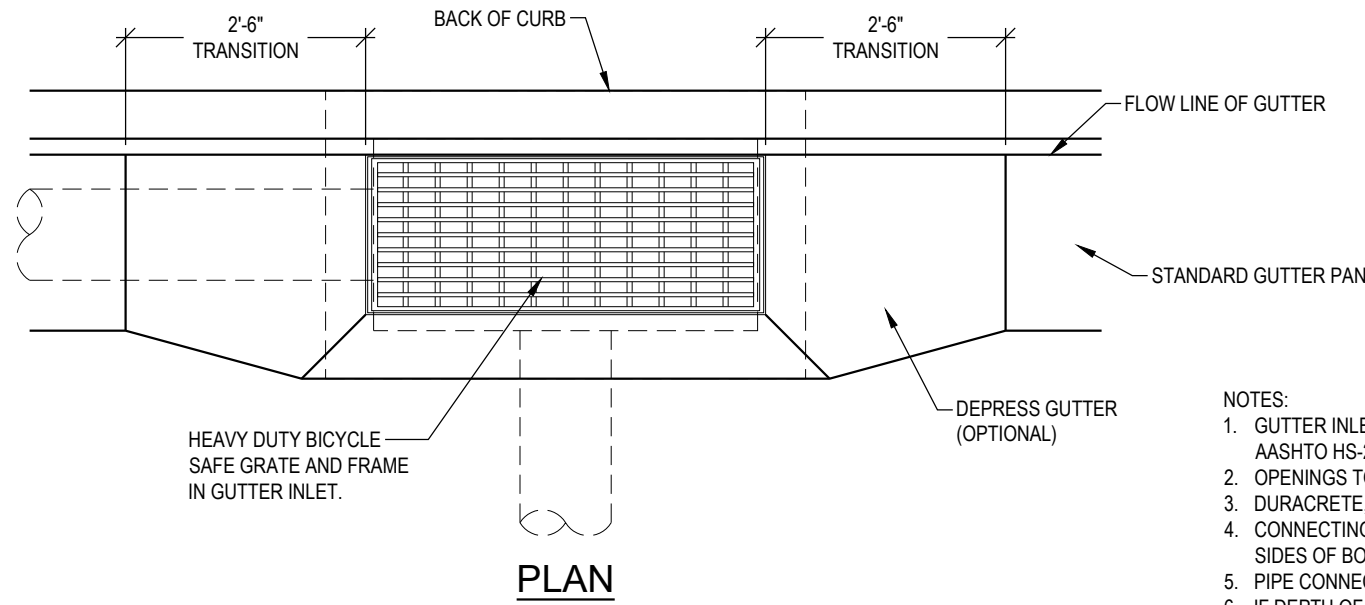
CURB WALL DETAIL
SCALE: N.T.S.



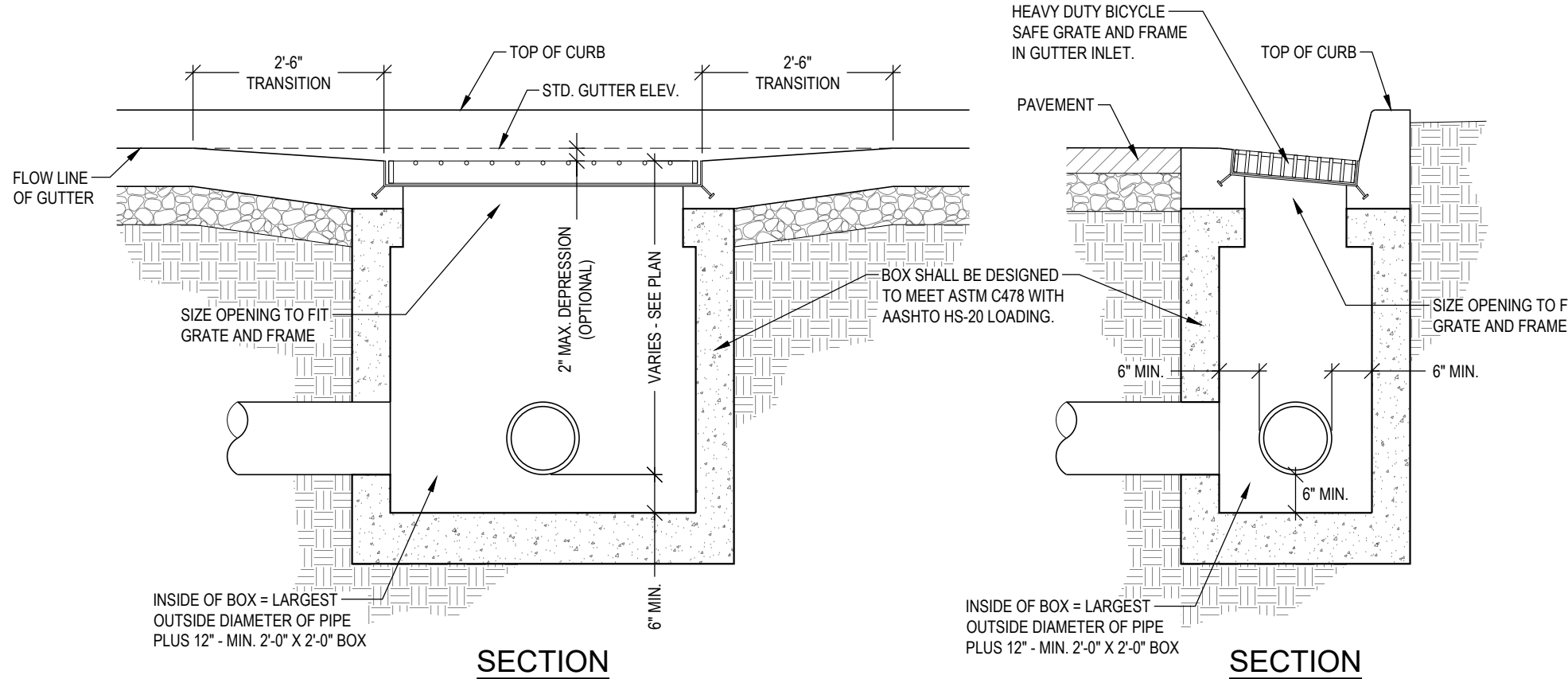
8" PERFORATED PIPE
SCALE: N.T.S.



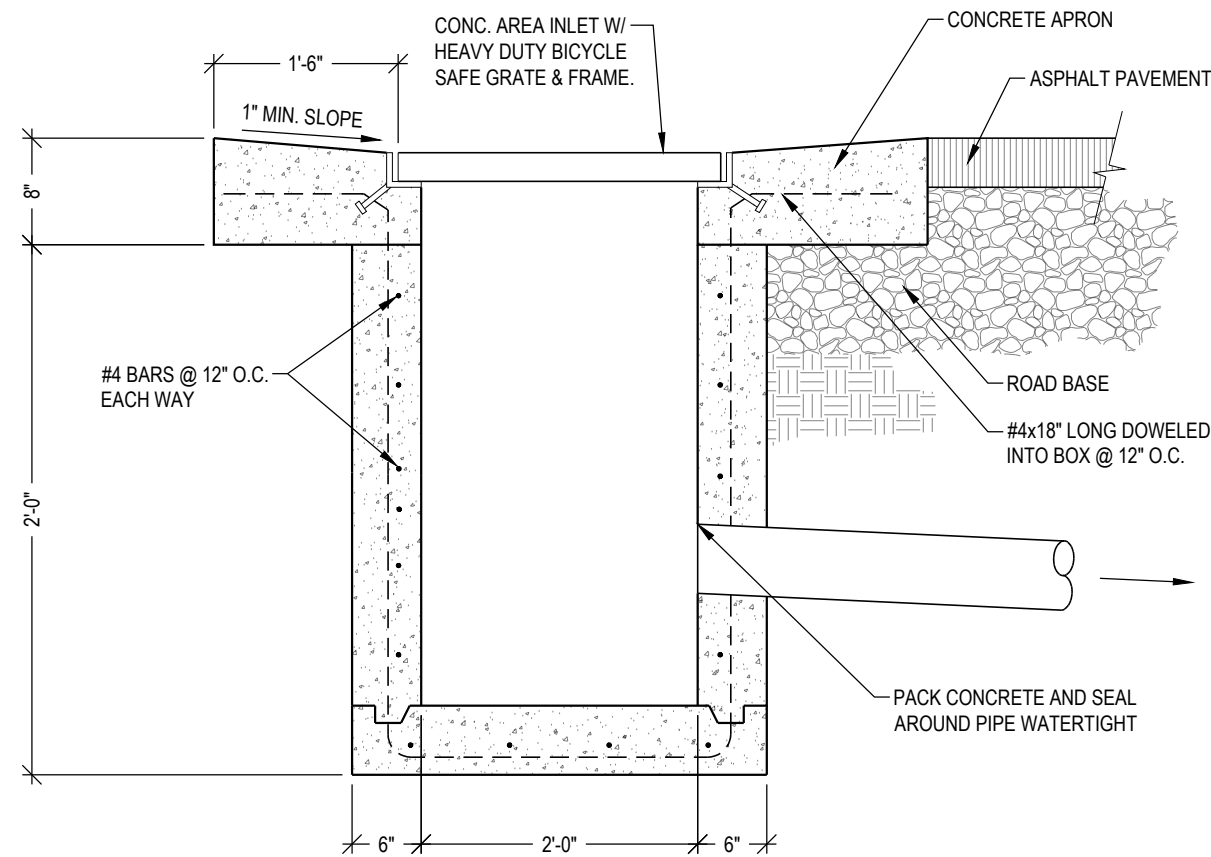
ORIFICE RESTRICTOR
SCALE: N.T.S.



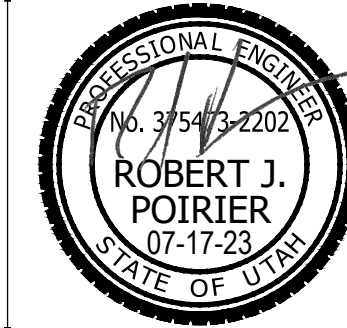
NOTES:
1. GUTTER INLET SHALL BE DESIGNED TO MEET ASTM C478 WITH AASHTO HS-20 LOADING.
2. OPENINGS TO BE SIZED AND LOCATED AS REQUIRED.
3. DURACRETE, OR EQUAL.
4. CONNECTING PIPES TO BE GROUTED SMOOTH ON BOTH SIDES OF BOX OPENING.
5. PIPE CONNECTIONS TO BE SEALED WATERTIGHT.
6. IF DEPTH OF BOX IS OVER 3 1/2' MIN. 3'-0" X 3'-0" BOX IS TO BE USED.



GUTTER INLET
SCALE: N.T.S.

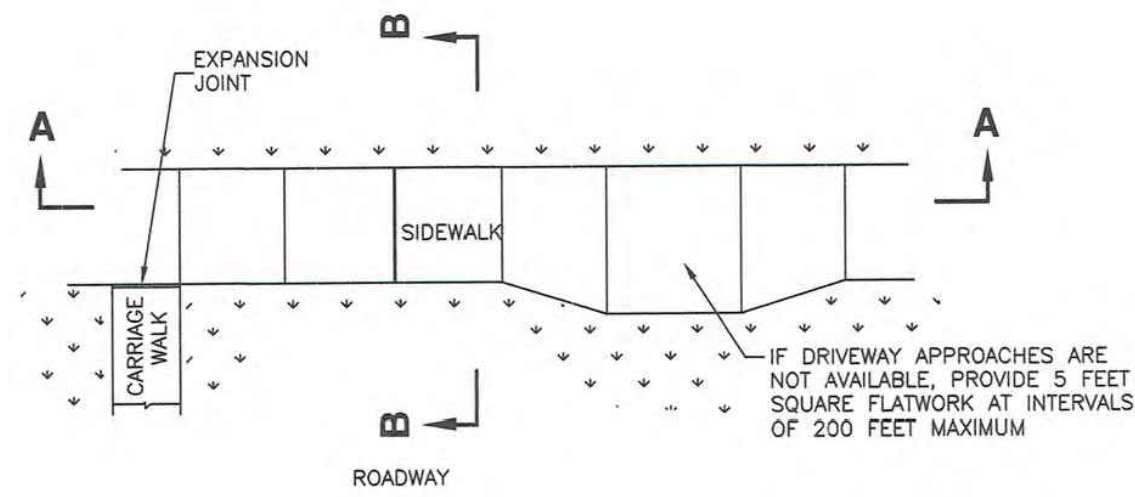


CATCH BASIN
SCALE: N.T.S.

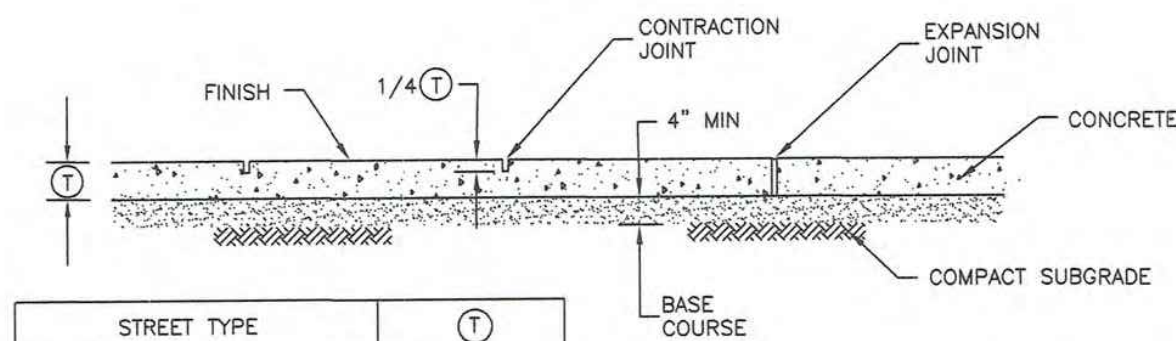


REVISIONS		DESCRIPTION	
REV	DATE	DESCRIPTION	

PROJECT NO: 23049
DRAWN BY: TJO
CHECKED BY: RJP
DATE: 7-17-2023



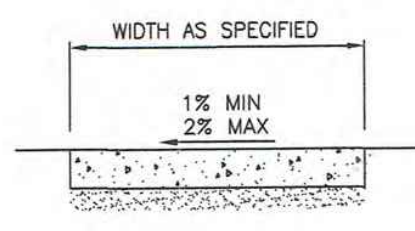
PLAN



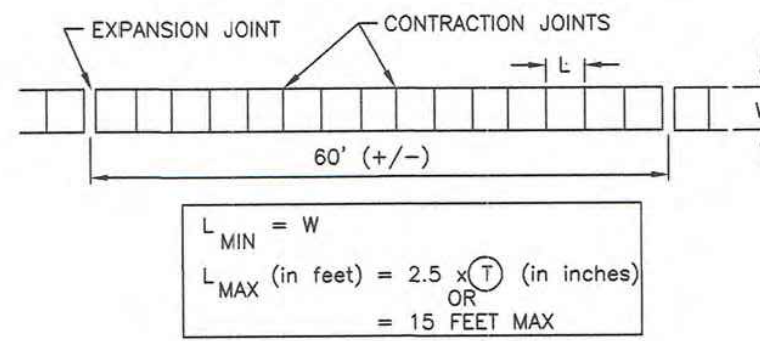
STREET TYPE	T
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A-A



SECTION B-B

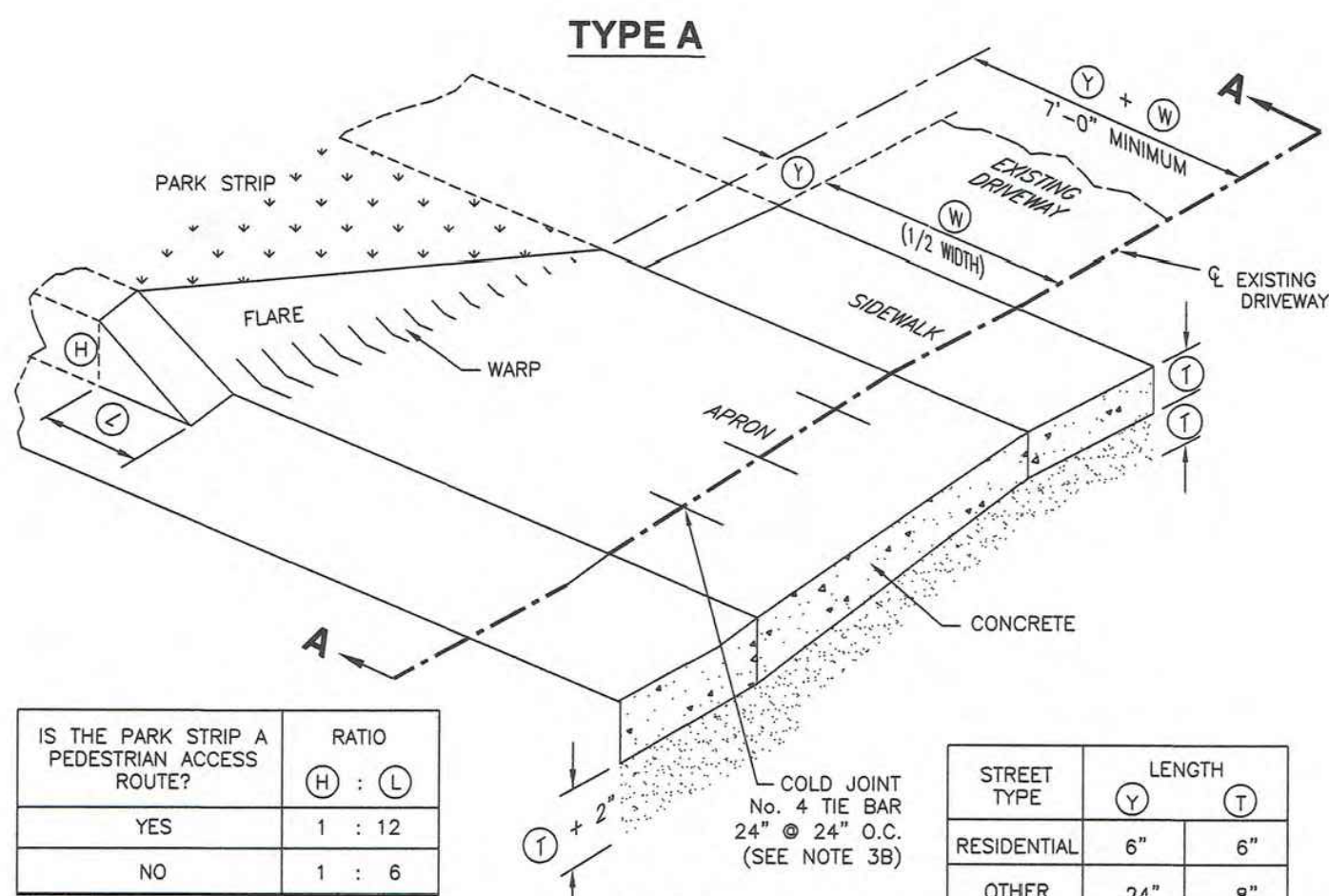


SIDEWALK JOINT DETAIL

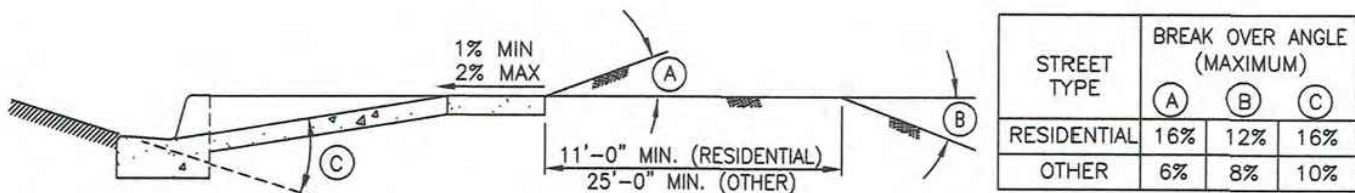


Sidewalk

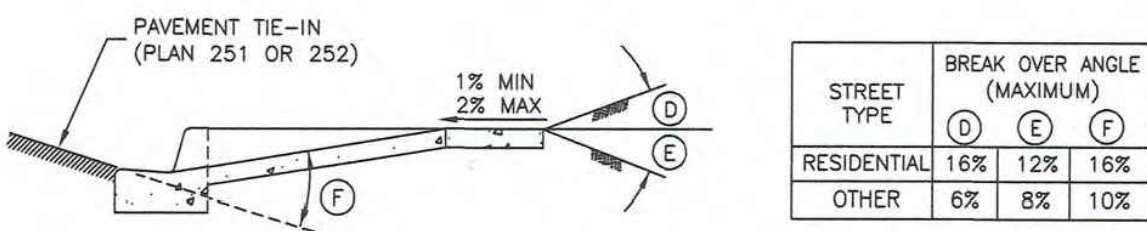
Plan
231
March 2009



OBLIQUE



SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS

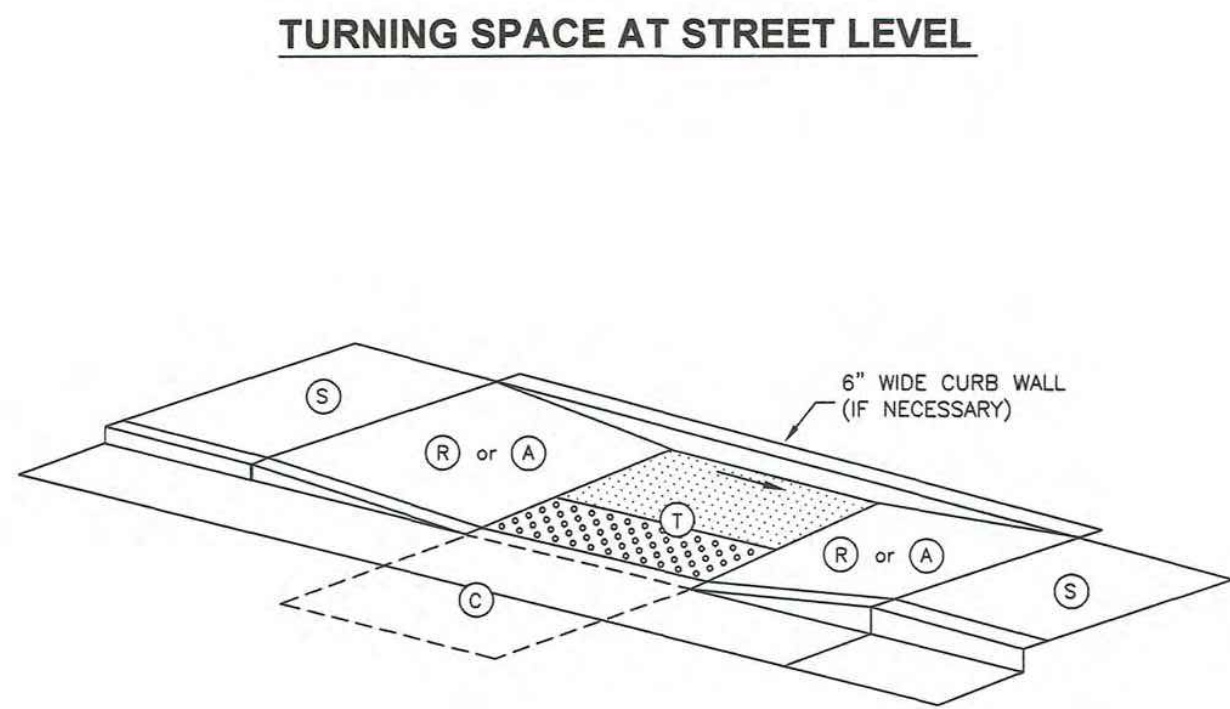


SECTION A-A - TYPICAL DRIVEWAY APPROACH



Flare driveway approach

Plan
221.1
December 2009



EXAMPLE 5

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

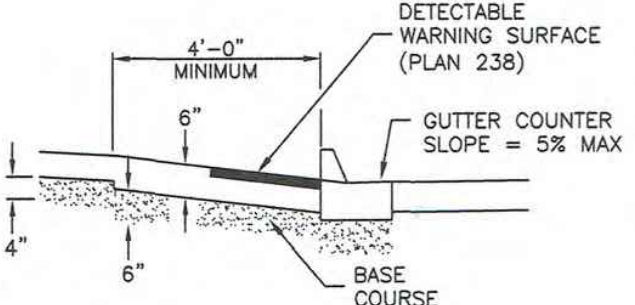
WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS

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

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

SLOPE TABLE

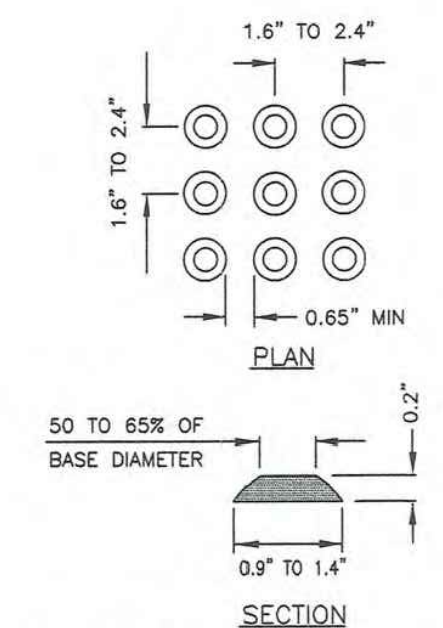


MATERIALS

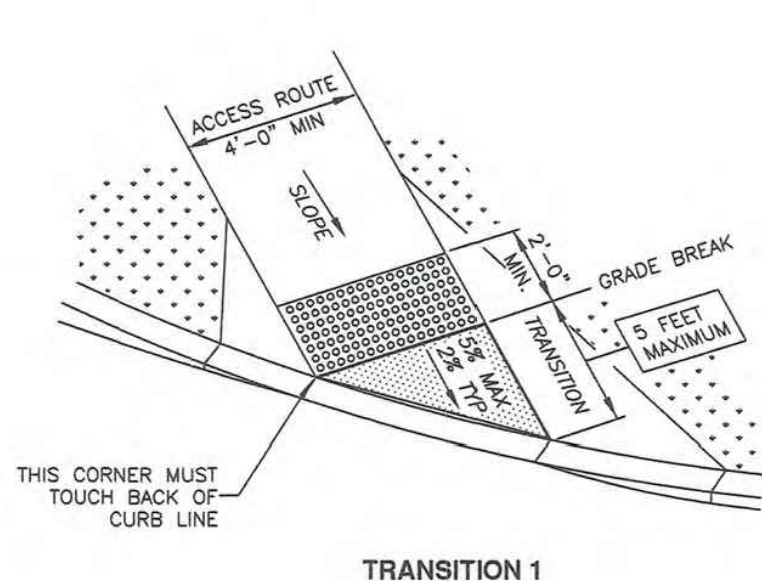


Mid-block curb cut assembly

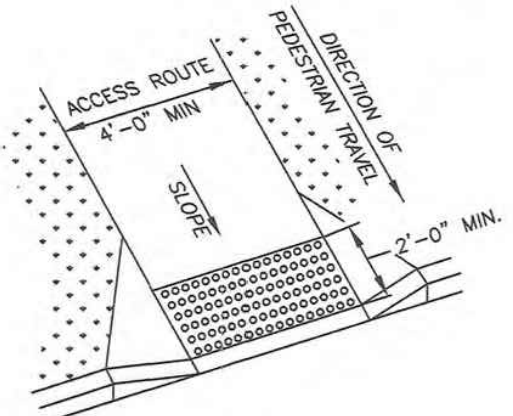
Plan
236.3
September 2011



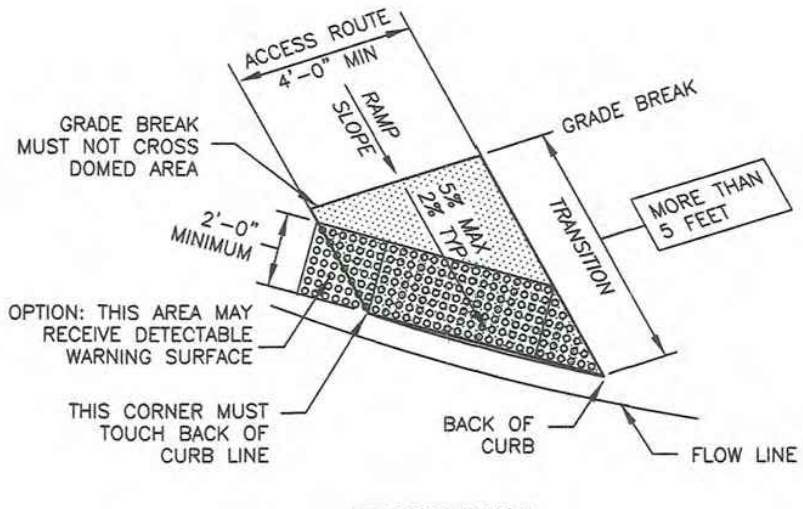
TRUNCATED DOME DETAIL



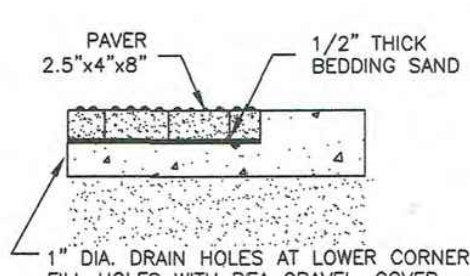
TRANSITION 1



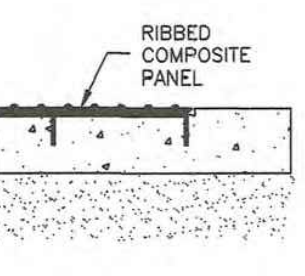
PERPENDICULAR ASSEMBLY



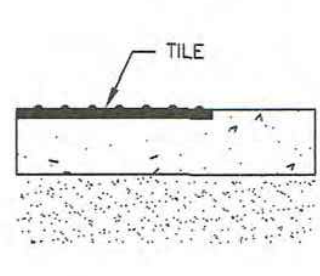
NON-PERPENDICULAR ASSEMBLY



STYLE P



STYLE R

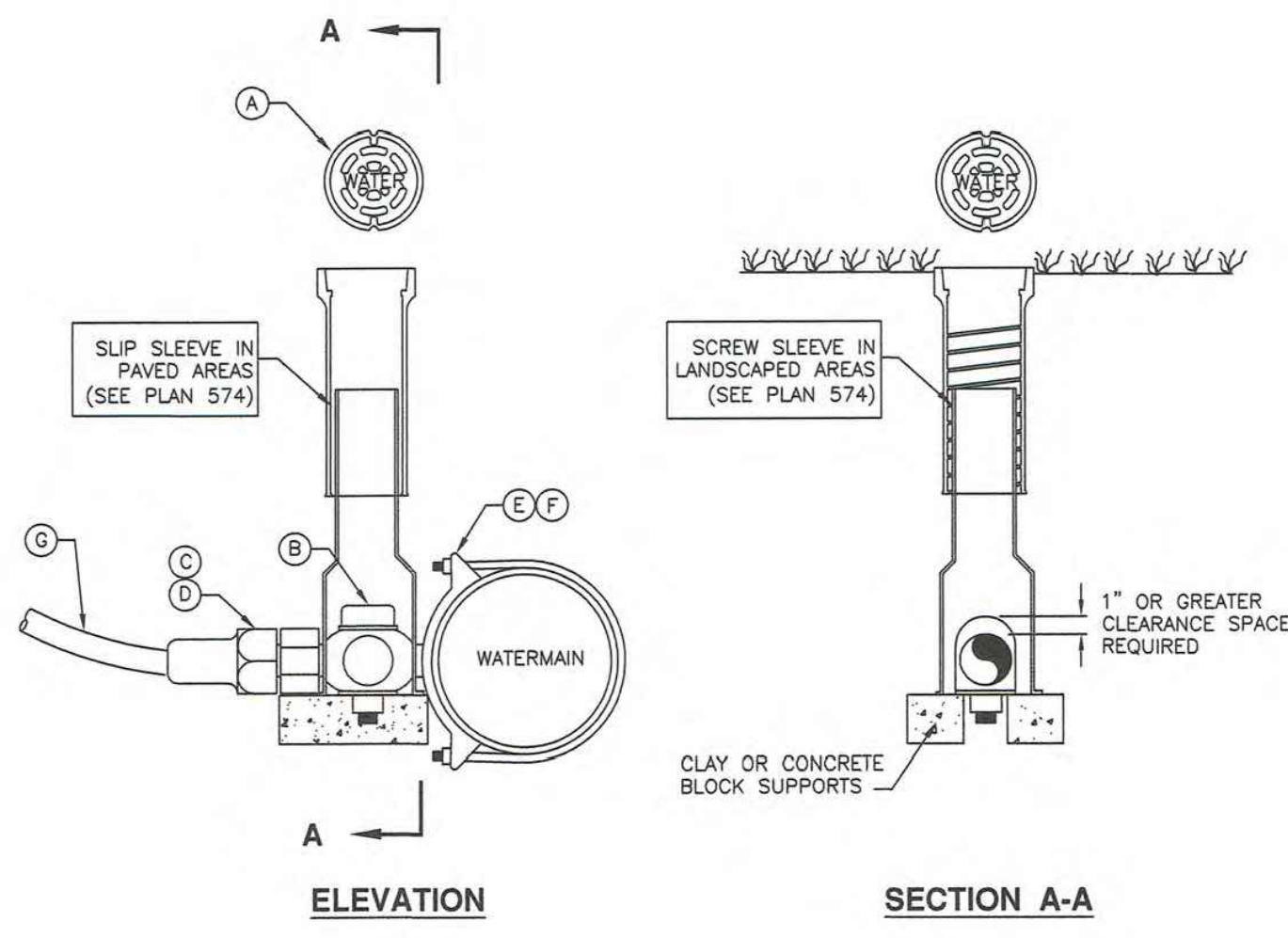


STYLE T



Detectable warning surface

Plan
238
July 2011



ELEVATION

SECTION A-A

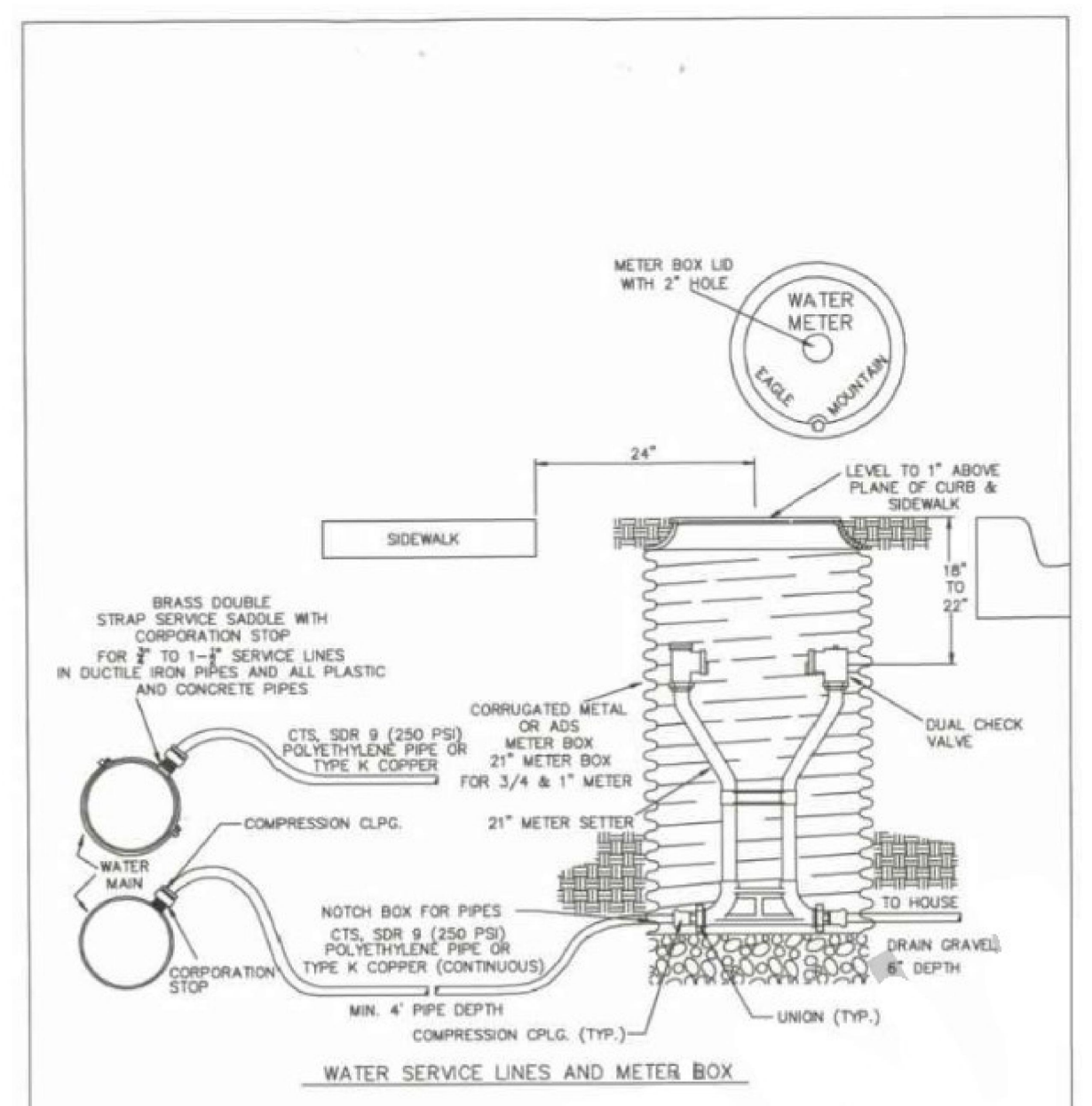
LEGEND		
No.	ITEM	DESCRIPTION
(A)	VALVE BOX WITH LID	2 PIECE CAST IRON
(B)	CORPORATION STOP	BRASS
(C)	COPPER ADAPTER	
(D)	FLARE OR PACK JOINT COPPER ADAPTER	
(E)	SERVICE SADDLE CLAMP	D.I., A.C., C.I.
(F)	SERVICE SADDLE CLAMP	P.V.C.
(G)	COPPER PIPE (SERVICE LINE)	TYPE K (SOFT)

* FURNISHED BY UTILITY AGENCY



1 1/2" and 2" Service taps

Plan
552
August 2001

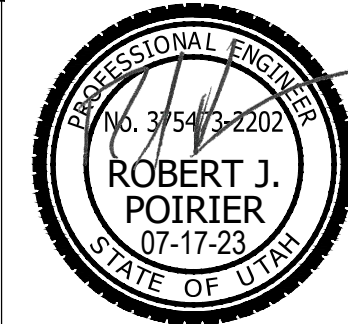


WATER SERVICE LINES AND METER BOX

NOTE: 2" AND LARGER WATER METER SHALL CONFORM TO STANDARD FOR LARGE METERS. SEE DRAWING # 2A

WATER METER DETAIL

3
C401



GODDERIDGE VETERINARY CLINIC

1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT

REV	DATE	DESCRIPTION

PROJECT NO: 23049
DRAWN BY: TJO
CHECKED BY: RJP
DATE: 7-17-2023

CIVIL
DETAILS

C5.02

A cross-sectional diagram showing a water main crossing under an obstruction. The water main is a horizontal pipe with a diameter of 24" MIN. It is supported by two large, triangular concrete structures labeled 'WATER MAIN' and 'OBSTRUCTION'. The obstruction is a circular structure. The water main is labeled 'SUPPLY AND INSTALL LOCKING FOLLOWERS (TYPICAL)' and 'SLEEVE OR COUPLINGS (TYPICAL)'. The existing water main is labeled 'EXISTING WATER MAIN (TYPICAL)'. The diagram includes dimension lines: 'A' for the vertical clearance under the obstruction, 'B' for the horizontal distance between the water main and the obstruction, and 'C' for the horizontal distance between the water main and the existing water main.

OBSTRUCTION	(A)	(B)
SEWER	18" MIN	20' MIN
OTHER	12" MIN	O.D. + 48"

A schematic diagram showing a water main connection. A pipe labeled "WATER MAIN" enters from the left and connects to a vertical riser. This riser has a valve labeled "SUPPLY AND INSTALL LOCKING FOLLOWERS (TYPICAL)". The riser continues upwards and then turns right into a horizontal pipe. This horizontal pipe has a circular "OBSTRUCTION" (a manhole) above it. The pipe then turns right again, labeled "TO FIRE HYDRANT ASSEMBLY OR OTHER". A point on the horizontal pipe before the final turn is labeled "A".

OBSTRUCTION	(A)
SEWER	18" MIN
OTHER	12" MIN

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Plan
382
January 2011

The diagram illustrates a cross-section of a trench and embankment restoration project. The central feature is a trench with a 'PIPE ZONE (SEE DRAWINGS OR PLAN 382)' at its base. The trench walls are labeled 'TRENCH BACKFILL (NOTE 3A)'. To the left of the trench, the 'LANDSCAPE RESTORATION' area is shown, with a note: 'MAGNETIC MARKING TAPE MAX. DEPTH = 18" BELOW FINAL SURFACE'. To the right, the 'EMBANKMENT BACKFILL (NOTE 3C)' is depicted. The ground surface is labeled 'EXISTING PAVEMENT'. Above the pavement, various soil and material layers are specified: 'SOLID ROCK, SHALE, CEMENTED SAND AND GRAVELS OR SHORING' (90" thick), 'COMPACTED ANGULAR GRAVELS' (10:5 ratio, 53/26" thick), 'RECOMMENDED SLOPE FOR AVERAGE SOILS' (1:1 ratio, 45" high), 'COMPACTED SHARP SAND' (1:1.5 ratio, 33/41" thick), and 'WELL ROUNDED LOOSE SAND' (1:2 ratio, 26/34" thick). A '3'-0" (TYP)' dimension is shown for the top layer of loose sand. A note on the right states: 'IF DEPTH OF TRENCH IS GREATER THAN 4 FEET AND SHORES OR TRENCH SUPPORTS ARE NOT USED, SLOPES ARE REQUIRED SEE OSHA REGULATIONS'. A vertical dimension of '4 FEET' is indicated for the depth of the trench backfill.

A cross-sectional diagram of a trench containing a pipe. The pipe is shown with bell ends. The trench is filled with foundation and bedding material. Two bell holes are indicated by arrows pointing to the pipe's bell ends, with the text "MAKE BELL HOLES BEFORE LAYING BELL AND SPIGOT PIPE IN PIPE ZONE" pointing to them. A section line "A-A" is shown on the right side of the diagram, with an arrow pointing left towards the pipe.

The diagram illustrates a trench cross-section with the following components and labels:

- PIPE ZONE (NOTE 3A)**: The top layer of the trench, indicated by a horizontal dimension line.
- TRENCH WALL**: The vertical side of the trench, indicated by a vertical dimension line.
- BACKFILL (NOTE 3D)**: The material filling the trench, indicated by a horizontal dimension line.
- PIPE SPRING LINE**: The horizontal line passing through the center of the pipe, indicated by a horizontal dimension line.
- HAUNCHING (NOTE 3D)**: The material surrounding the pipe, indicated by a horizontal dimension line.
- BEDDING (NOTE 3C)**: The material supporting the pipe, indicated by a horizontal dimension line.
- FOUNDATION STABILIZATION (NOTE 3B)**: The material at the bottom of the trench, indicated by a horizontal dimension line.
- 6" MINIMUM**: The minimum depth of the trench, indicated by a vertical dimension line.

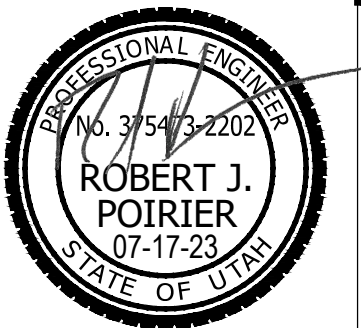
CONCRETE PIPE: FOLLOW ASTM C 1479
 "STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS.

PLASTIC PIPE: FOLLOW ASTM D 2321
 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS"

CORRUGATED METAL PIPE: FOLLOW ASTM A 798
 "STANDARD PRACTICE FOR INSTALLING FACTORY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS.

VITRIFIED CLAY PIPE: FOLLOW ASTM C 12.
 "STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.

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Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.253.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

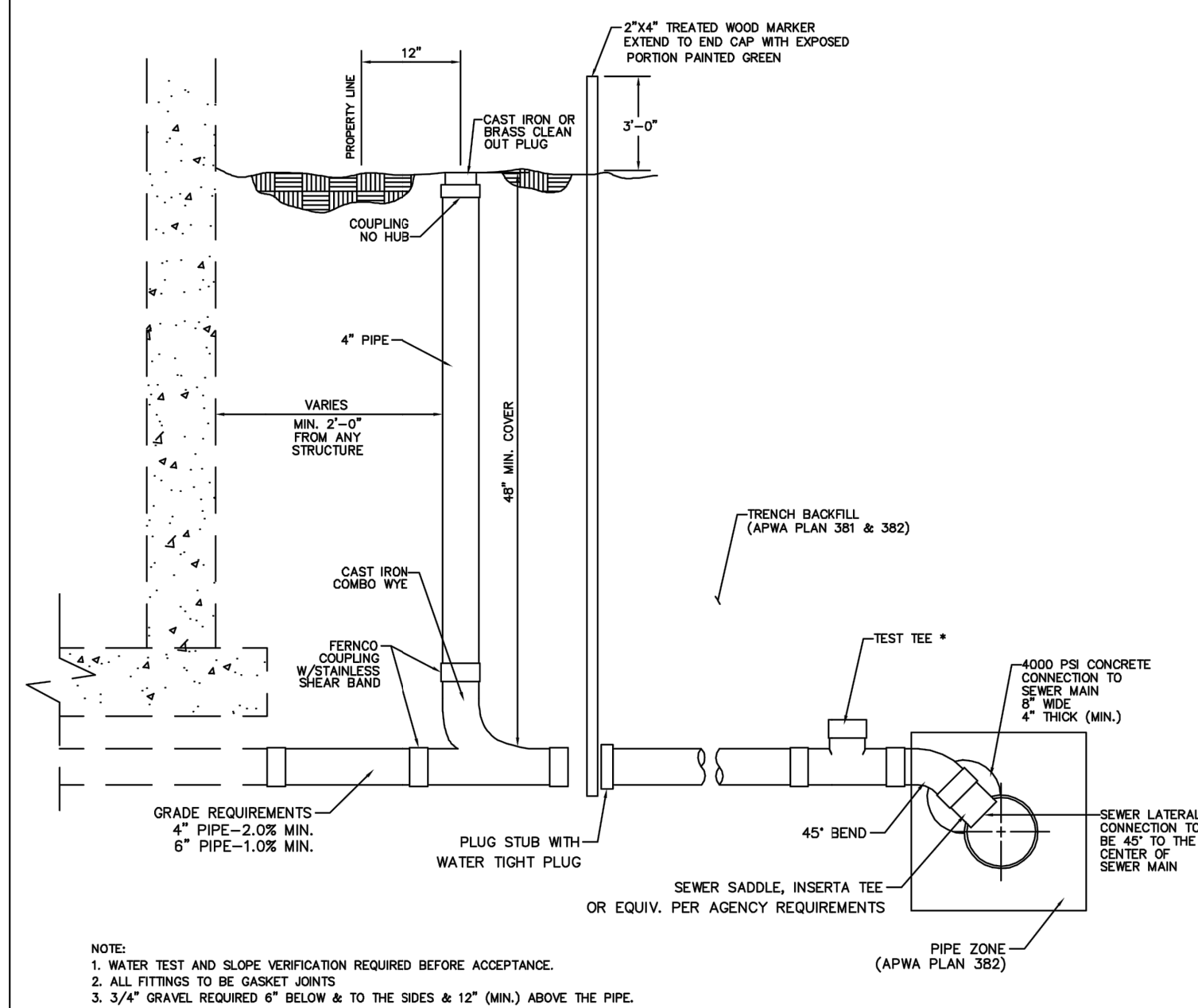


**1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT**

[illegible]

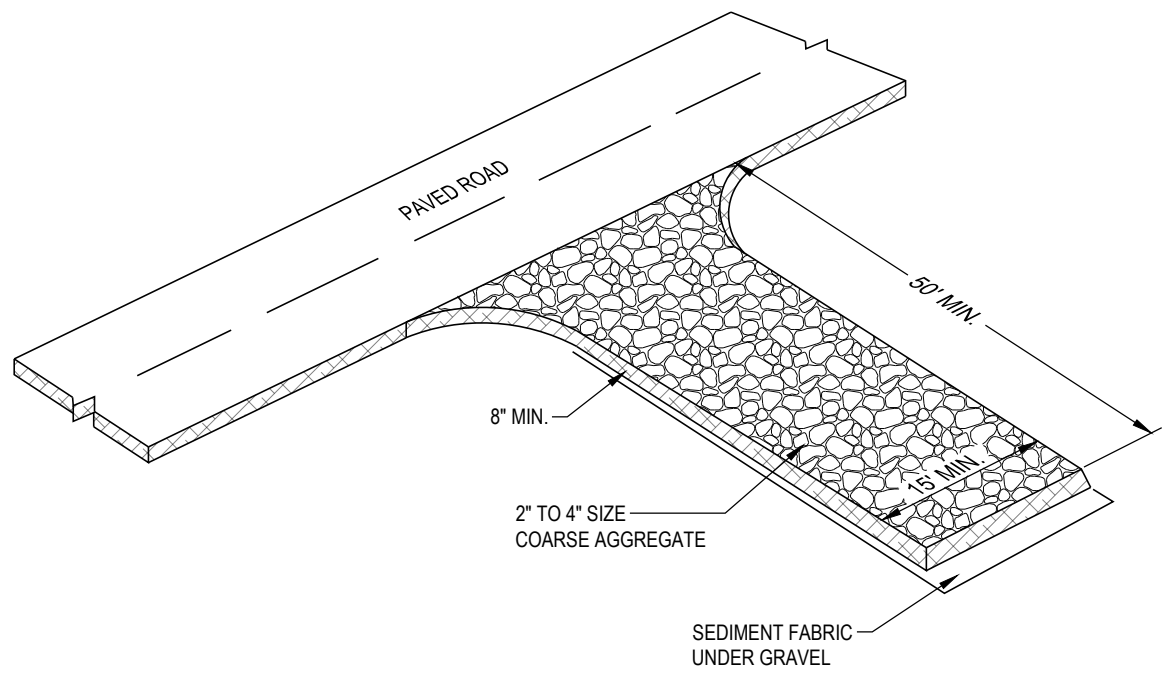
DATE: 7-17-2023

C5.03



DRAWN RSB	EAGLE MOUNTAIN CITY	 EAGLE	STANDARD DETAILS FOR	DRAWING NO.
REVISED			SEWER LATERAL SERVICE & CONNECTION	SLSC-1
DATE SEPT 2017 SCALE N.T.S.				

C:\Users\RDG~1\OneDrive\Documents\Projects\123049_Plan\123049_Plan.dwg, 7/25/2023, 12:12pm



DESCRIPTION:
A STABILIZED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

APPLICATIONS:
AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED. GENERALLY APPLIES TO SITES OVER 2 ACRES UNLESS SPECIAL CONDITIONS EXIST.

INSTALLATION/APPLICATION CRITERIA:
• CLEAR GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
• COMPACT SUB GRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS).
• PLACE COARSE AGGREGATE, 1 TO 2-1/2 INCHES IN SIZE, TO A MINIMUM DEPTH OF 8 INCHES.

LIMITATIONS:
• REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
• SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:
• INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
• INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
• REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
• EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

OBJECTIVES

- HOUSEKEEPING PRACTICES
- CONTAIN WASTE
- MINIMIZE DISTURBED AREA
- STABILIZE DISTURBED AREA
- PROTECT SLOPES/CHANNELS
- CONTROL SITE PERIMETER
- CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH
- MEDIUM
- LOW

STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S.

C1

FILTERSOCK SPECIFICATION:

FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

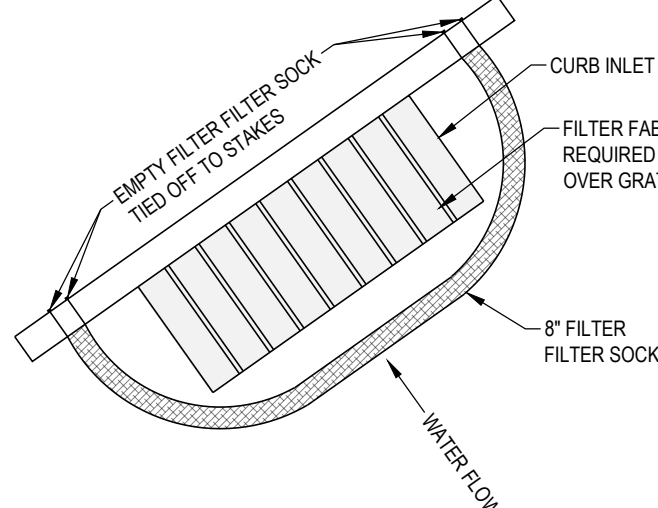
1.0 DESCRIPTION:
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS

1. COMPOST: COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCC TMECC GUIDELINES FOR LABORATORY PROCEDURES:
 - A. PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
 - B. PARTICLE SIZE - 80% PASSING A 1" SIEVE, 80% PASSING A 1/2" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 98% SHALL NOT EXCEED 3 INCHES IN LENGTH, IN ACCORDANCE WITH TMECC 02.02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"
 - C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
 - D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS.
 - E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:

1. FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAINS BECOME OPERATIONAL.
2. FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA.
3. INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.
4. STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
5. FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
6. IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
7. THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE

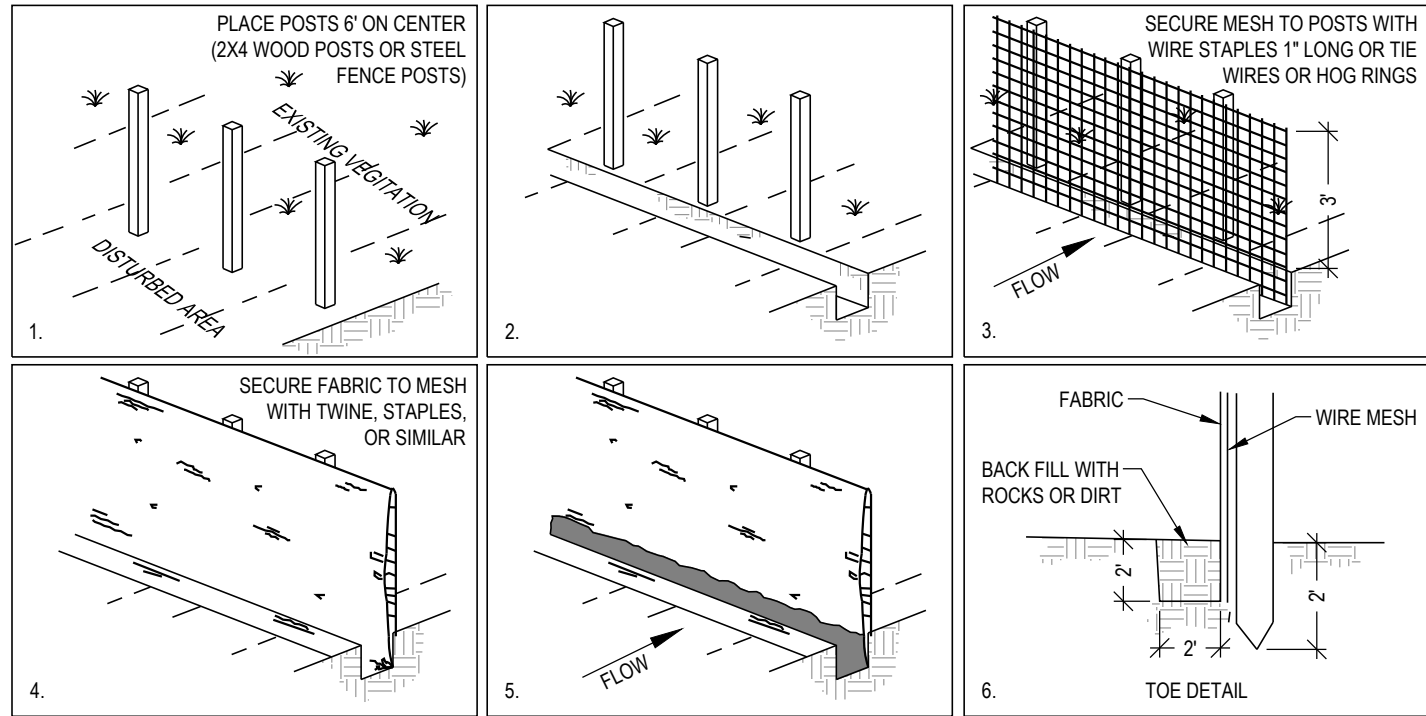


INLET PROTECTION BMP TO MEET OR EXCEED ASTM D8057 AS PER CITY CODE 15.50.070. SEDIMENT BARRIER / FILTER SOCK PROTECTION

SCALE: N.T.S.

© REPLENISH

A1



DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:

- PERIMETER CONTROL: PLACE BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.
- SEDIMENT BARRIER: PLACE BARRIER AT TOP OF SLOPE OR SOIL STOCKPILE.
- PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS

INSTALLATION/APPLICATION CRITERIA:

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

LIMITATIONS:

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

MAINTENANCE:

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

OBJECTIVES

- HOUSEKEEPING PRACTICES
- CONTAIN WASTE
- MINIMIZE DISTURBED AREA
- STABILIZE DISTURBED AREA
- PROTECT SLOPES/CHANNELS
- CONTROL SITE PERIMETER
- CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

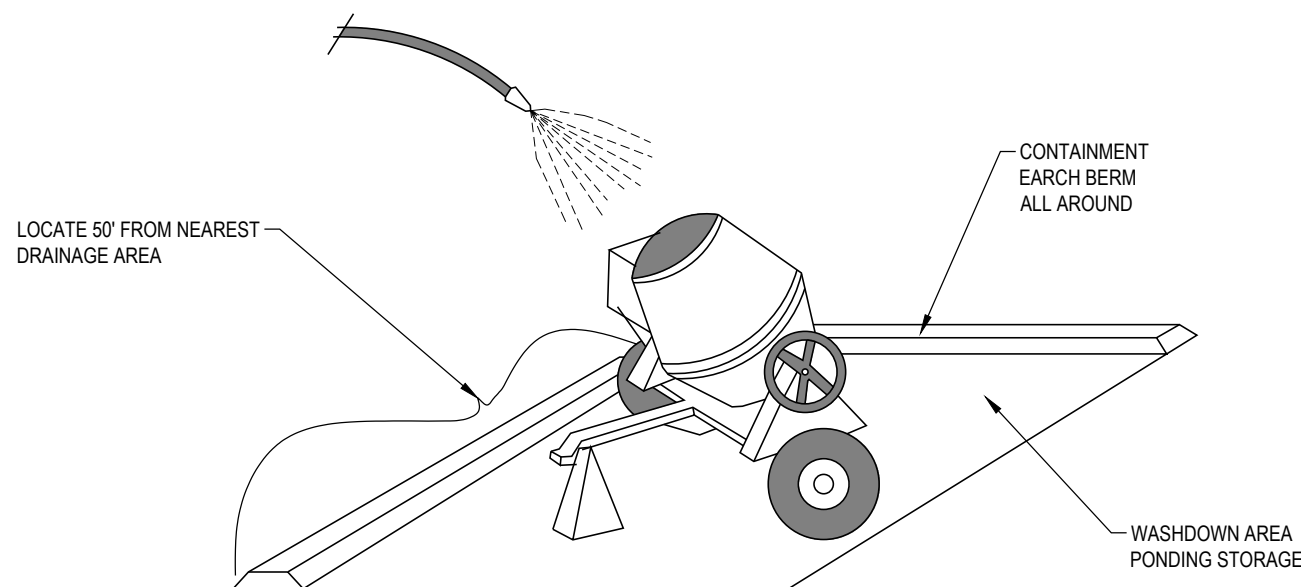
- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH
- MEDIUM
- LOW

SILT FENCE

SCALE: N.T.S.

C3



OBJECTIVES

- HOUSEKEEPING PRACTICES
- CONTAIN WASTE
- MINIMIZE DISTURBED AREA
- STABILIZE DISTURBED AREA
- PROTECT SLOPES/CHANNELS
- CONTROL SITE PERIMETER
- CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

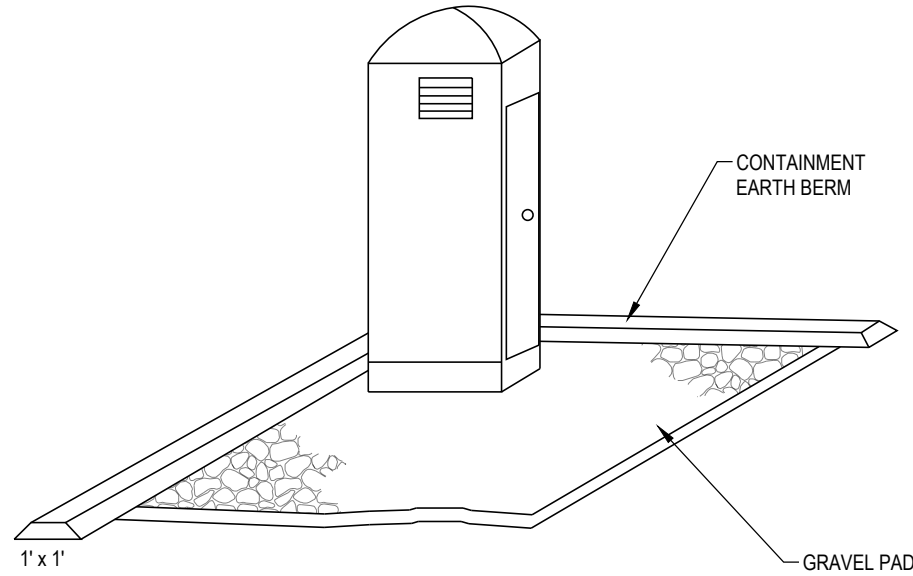
- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH
- MEDIUM
- LOW

CONCRETE WASTE MANAGEMENT

SCALE: N.T.S.

A3



DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:

- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TO FAR FROM ACTIVITIES.

INSTALLATION/APPLICATION CRITERIA:

- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
- PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVING AND FOR ON-SITE PERSONNEL.
- CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.

LIMITATIONS:

- NO LIMITATIONS

MAINTENANCE:

- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
- ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

OBJECTIVES

- HOUSEKEEPING PRACTICES
- CONTAIN WASTE
- MINIMIZE DISTURBED AREA
- STABILIZE DISTURBED AREA
- PROTECT SLOPES/CHANNELS
- CONTROL SITE PERIMETER
- CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

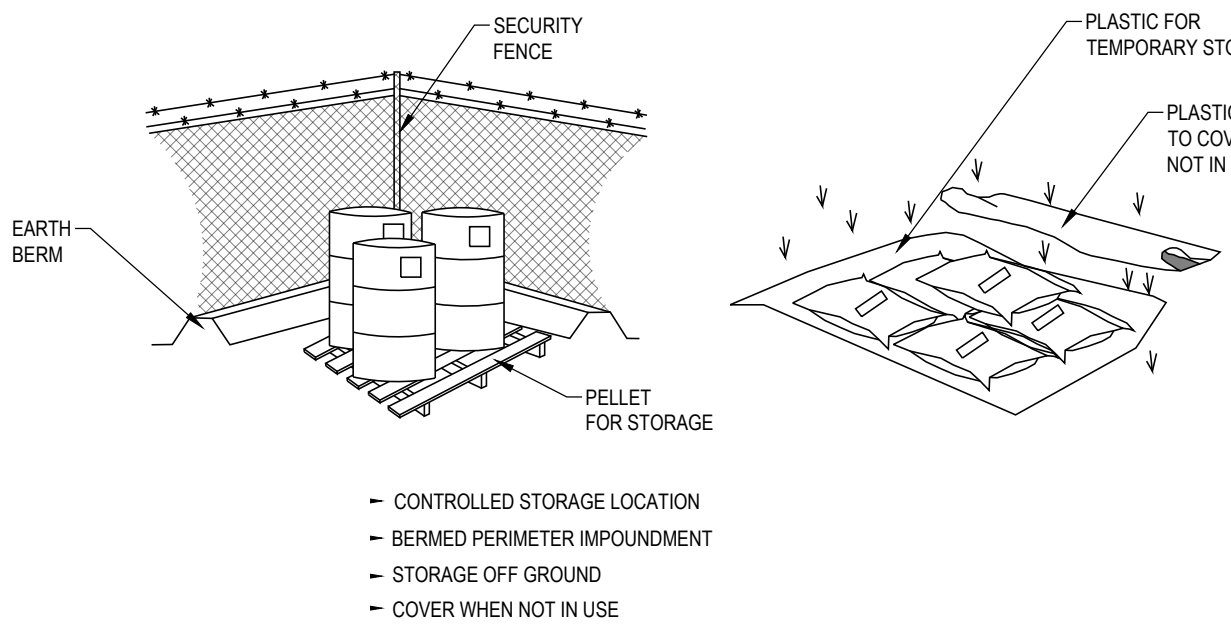
- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH
- MEDIUM
- LOW

PORTABLE TOILETS

SCALE: N.T.S.

C5



OBJECTIVES

- HOUSEKEEPING PRACTICES
- CONTAIN WASTE
- MINIMIZE DISTURBED AREA
- STABILIZE DISTURBED AREA
- PROTECT SLOPES/CHANNELS
- CONTROL SITE PERIMETER
- CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH
- MEDIUM
- LOW

MATERIALS STORAGE

SCALE: N.T.S.

A5

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 23049

DRAWN BY: TJO

CHECKED BY: RJP

DATE: 7-17-2023

CIVIL DETAILS

C5.04



EAGLE MOUNTAIN CITY DATA

CITY CODE: CH. 17.60 - LANDSCAPING, BUFFERING, FENCING & TRANSITIONING

ZONED AS	COMMERCIAL COMMUNITY (CC)
TOTAL SITE AREA	27,504 S.F. = 0.63 AC.
ON-SITE LANDSCAPE AREA	8,930 S.F. = 32%
GENERAL:	
LAWN - 70% MAX.	8,930 X 70% = 6,251 S.F.
DROUGHT TOLERANT PLANT MATERIAL - 50% MIN.	100%
PLANT COVERAGE IN LANDSCAPE AREAS - 50% MIN.	8,930 S.F. X 50% = 4,4621 S.F.
REQUIRED TREES - TABLE 17.60.170(a)	LANDSCAPE AREA BETWEEN 9,001 & 11,000 S.F. = 8
PARKSTRIP:	
REQUIRED TREES - 1 PER 35'	307' / 35 = 9
PARKING LOT LANDSCAPE:	
10' LANDSCAPE AREA BETWEEN PARKING AND PUBLIC SIDEWALK	
SHRUB SCREEN - 3'-6" HT.	YES
REQUIRED TREES - 1 PER 30'	112' / 30 = 4
1 PARKING ISLAND PER 12 STALLS	3
1 SHADE TREE PER PARKING LOT ISLAND	YES

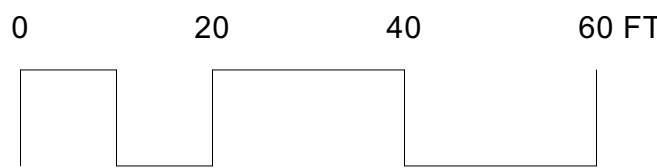
AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call Before You Dig

1-800-662-4111

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



LANDSCAPE SCHEDULE

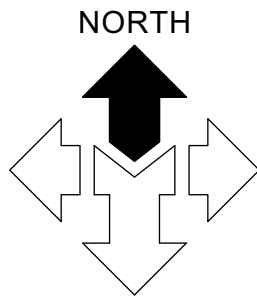
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	CONTAINER SIZE	SIZE AT MATURITY (DIAMETER)	DETAIL
DECIDUOUS TREES						
	9	NETLEAF HACKBERRY	CELTIS LAEVIGATA VAR. RETICULATA	2" CAL.	20'-30'	D/L5.01
	5	ALLEE LACEBARK ELM	ULMUS PARVIFLORA 'ELMER II'	2" CAL.	35'-55'	D/L5.01
EVERGREEN TREES						
	12	COLUMNAR COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA 'WELLS BLUE TOTEM'	8" HT.	6'-10'	E/L5.01
	2	BRISTLECONE PINE	PINUS ARISTATA	6" HT.	12'	E/L5.01
SHRUBS						
	28	SEA FOAM SAGE	ARTEMISIA VERSICOLOR 'SEA FOAM'	5 GAL.	12'-36"	B/L5.01
	10	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	5 GAL.	6'-10'	B/L5.01
	19	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	5 GAL.	6'-8'	B/L5.01
	6	JAKOBSEN MUGO PINE	PINUS MUGO 'JAKOBSEN'	5 GAL.	3'-6'	B/L5.01
	14	HILLSIDE CREEPER SCOTCH PINE	PINUS SYLVESTRIS 'HILLSIDE CREEPER'	5 GAL.	6'-8'	B/L5.01
	15	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	6'-8'	B/L5.01
ORNAMENTAL GRASSES						
	51	OVERDAM FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	1 GAL.	1'-2'	A/L5.01
	214	TUFTED HAIR GRASS	DESCHAMPSIA CESPITOSA 'PIXIE FOUNTAIN'	1 GAL.	1.5'-2'	A/L5.01
	43	BEAR GRASS	NOLINA MICROCARPA	1 GAL.	3'-6'	A/L5.01
SYMBOL	QTY.	DESCRIPTION	INSTRUCTIONS	SIZE	SOURCE	DETAIL
LAWN						
	842 S.F.	LAWN SOD	INSTALL OVER MINIMUM 5" TOPSOIL LAYER.		CHANSARE FARMS (866) SOD-EASY OR APPROVED EQUAL	F/L5.01
BOULDERS						
	68	"BROWNS CANYON" BOULDERS	BURY 1/2 THE DEPTH OF THE BOULDER INTO FINISH GRADE. DO NOT USE BOULDERS THAT ARE LESS THAN 24" DIAMETER. BOULDER SHALL BE WASHED AND FREE OF DIRT AND OTHER FOREIGN DEBRIS	2'-4"	ONE SOURCE MATERIALS. ONESOURCEMATERIALS.COM, (385) 447-9374 OR APPROVED EQUAL	H/L5.01
CRUSHED ROCK						
	7,955 S.F.	"COPPER CANYON" CRUSHED ROCK	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITT'S 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	1" DIAMETER	ONE SOURCE MATERIALS. ONESOURCEMATERIALS.COM, (385) 447-9374 OR APPROVED EQUAL	G/L5.01
	1,382 S.F.	"COPPER CANYON" CRUSHED ROCK	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITT'S 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	2"-4" DIAMETER	ONE SOURCE MATERIALS. ONESOURCEMATERIALS.COM, (385) 447-9374 OR APPROVED EQUAL	G/L5.01
	142 S.F.	"COPPER CANYON" CRUSHED ROCK	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITT'S 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS	3/8" MINUS	ONE SOURCE MATERIALS. ONESOURCEMATERIALS.COM, (385) 447-9374 OR APPROVED EQUAL	G/L5.01
			ALWAYS PLANT ACCORDING TO CENTER POINT OF THE SYMBOL			

REFERENCE NOTES

- L-1. 1/4" x 6" METAL EDGING
DETAIL I/L5.01
- L-2. DECOMPOSED GRANITE WALKING PATH TO CONNECT THE BUILDING TO THE LAWN AREA. DECOMPOSED GRANITE TO BE THE SAME COLOR AS THE CRUSHED ROCK THROUGHOUT THE SITE - SEE LANDSCAPE SCHEDULE FOR CRUSHED ROCKS SPECIFICS.
DETAIL J/L5.01

GENERAL NOTE

1. REFER TO COMMON EARTHWORK, TOPSOIL & GRADING, AND PLANTING NOTES ON SHEET L0.01



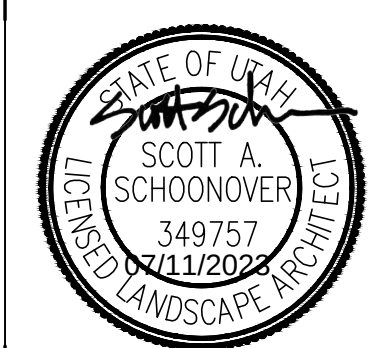
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Civil Engineering • Consulting & Landscape Architecture

Structural Engineering • Land Surveying & HDS



GODDERIDGE VETERINARY CLINIC

1495 EAST RAVEN WAY

EAGLE MOUNTAIN, UTAH

REVISIONS

REV	DATE	DESCRIPTION
1	07/06/2023	CITY REVIEW COMMENTS

PROJECT NO: 23049

DRAWN BY: TG

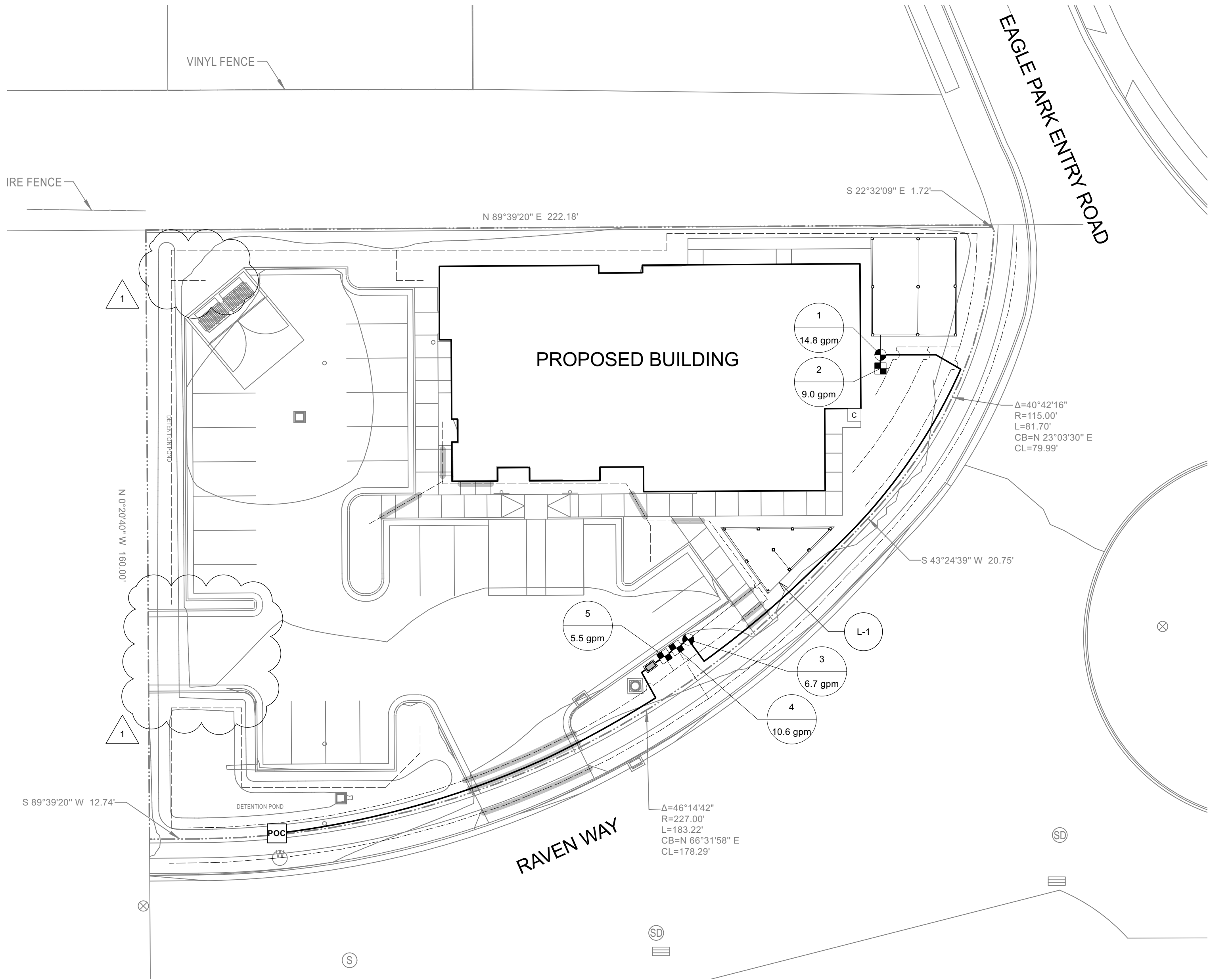
CHECKED BY: SS

DATE: APRIL 2023

PROPERTY NO:

LANDSCAPE PLANTING PLAN

L2.01



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	NOZZLE	DETAIL
OUTLETS					
■	1800 SERIES PRS MPR 4" POP-UP SPRAY HEAD	RAIN BIRD	1804-SAM-PRS-10H	180"	F/L5.02
■	1800 SERIES PRS MPR 4" POP-UP SPRAY HEAD	RAIN BIRD	1804-SAM-PRS-10H	360"	F/L5.02
■	1800 SERIES PRS MPR 4" POP-UP SPRAY HEAD	RAIN BIRD	1804-SAM-PRS-10Q	90"	F/L5.02
●	1800 SERIES PRS MPR 4" POP-UP SPRAY HEAD	RAIN BIRD	1804-SAM-PRS-15F	360"	F/L5.02
●	1800 SERIES PRS MPR 4" POP-UP SPRAY HEAD	RAIN BIRD	1804-SAM-PRS-15H	180"	F/L5.02
●	1800 SERIES PRS MPR 4" POP-UP SPRAY HEAD	RAIN BIRD	1804-SAM-PRS-15Q	90"	F/L5.02

VALVES					
⊕	LAWN CIRCUIT CONTROL VALVE	RAIN BIRD	100-PEB		H/L5.02
⊞	DRIP CIRCUIT CONTROL VALVE	RAIN BIRD	XCZ-100-PRB-COM DRIP ZONE KIT WITH 100-PEB CONTROL VALVE AND BASKET FILTER WITH BUILT-IN PRV		C/L5.02

OTHER EQUIPMENT					
□	IRRIGATION CONTROLLER WITH RAIN SHUTOFF DEVICE	RAIN BIRD	ESP8LXME		G/L5.03

POC	1-1/4" POINT OF CONNECTION				A/L5.03
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CONCRETE PAD FOR BACKFLOW PREVENTER					C/L5.03
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SYMBOL	TYPE	MATERIAL	DETAIL
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PIPE			
---	1" DRIP SUPPLY LINE	SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS. 1/2" RIGID DISTRIBUTION TUBING AND EMITTERS NOT SHOWN ON PLAN FOR GRAPHIC CLARITY.	A/L5.02

---	1-1/4" MAIN LINE	SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 PVC FITTINGS.	A/L5.02
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---	3/4" - 1-1/4" LATERAL LINE	SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS.	A/L5.02
-----	----------------------------	---	---------

---	PIPE SLEEVE UNDER NEW PAVING	SCHEDULE 40 PVC	B/L5.02
-----	------------------------------	-----------------	---------

#	VALVE NUMBER
gpm	VALVE FLOW

EMITTER SCHEDULE

PLANT NAME	DRIP EMISSION DEVICE	DETAIL
ALLEE LACEBARK ELM	(4) 6-GPH Emitter	E/L5.02
BRISTLEcone PINE	(2) 6-GPH Emitter	E/L5.02
COLUMNAR COLORADO BLUE SPRUCE	(4) 6-GPH Emitter	E/L5.02
NETLEAF HACKBERRY	(4) 6-GPH Emitter	E/L5.02
ARCADIA JUNIPER	(1) 2-GPH Emitter	D/L5.02
BEAR GRASS	(1) 2-GPH Emitter	D/L5.02
GRO-LOW FRAGRANT SUMAC	(1) 2-GPH Emitter	D/L5.02
HILLSIDE CREEPER SCOTCH PINE	(1) 2-GPH Emitter	D/L5.02
JAKOBSEN MUGO PINE	(1) 2-GPH Emitter	D/L5.02
OVERDAM FEATHER REED GRASS	(1) 2-GPH Emitter	D/L5.02
RED TWIG DOGWOOD	(1) 2-GPH Emitter	D/L5.02
SEA FOAM SAGE	(1) 2-GPH Emitter	D/L5.02
TUFTED HAIR GRASS	(1) 2-GPH Emitter	D/L5.02

GENERAL NOTE

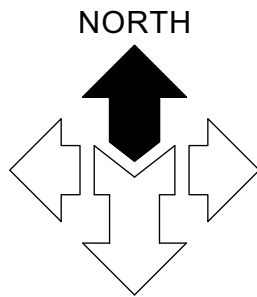
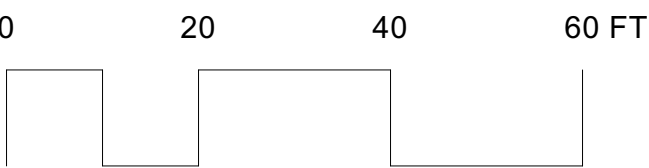
1. REFER TO IRRIGATION NOTES ON SHEET L0.01

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call
BEFORE YOU
DIG
1-800-662-4111

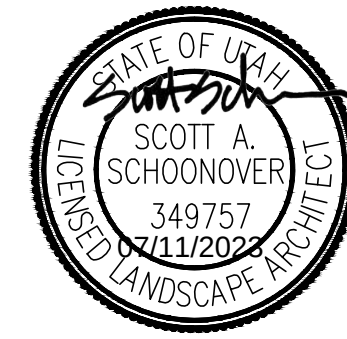
NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



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GODDERIDGE VETERINARY CLINIC

1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UTAH

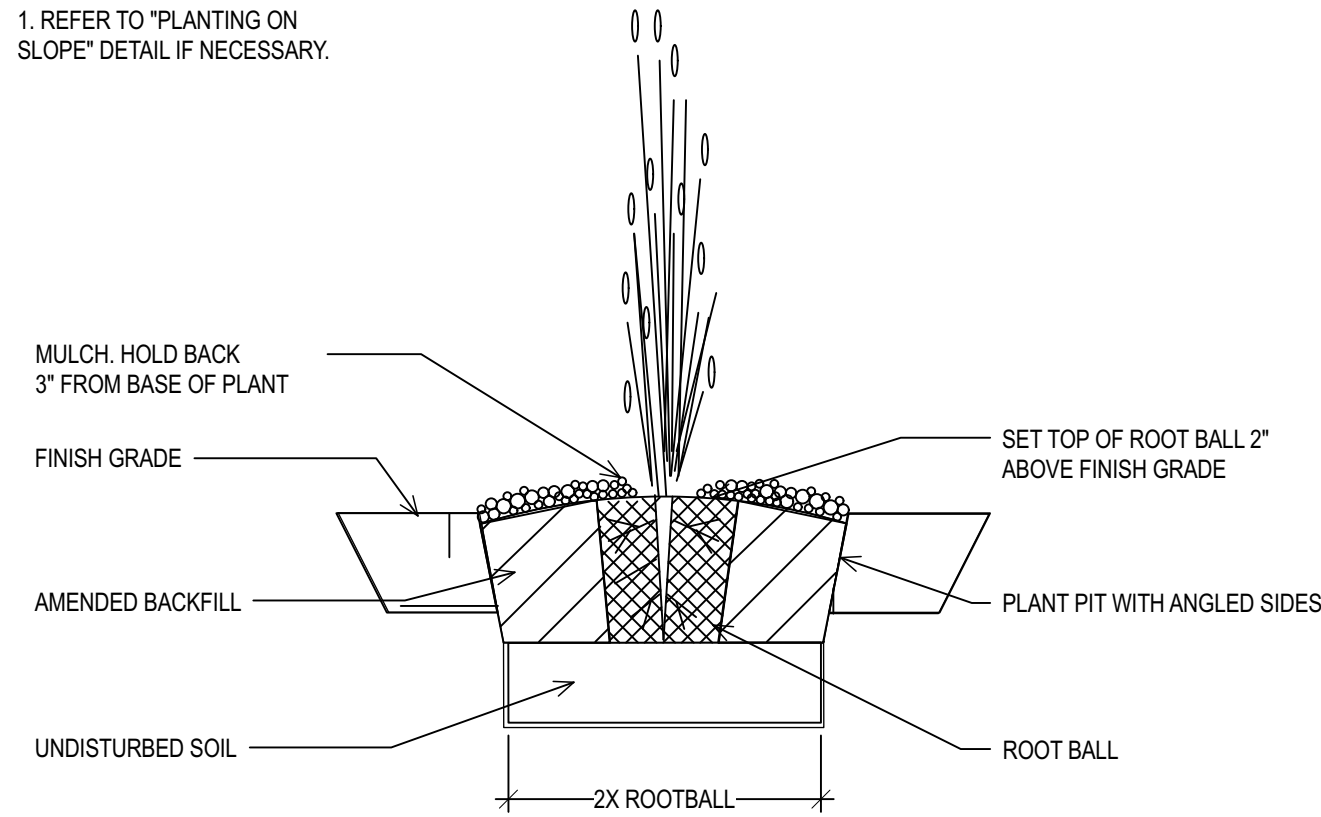
REVISIONS	
REV	DESCRIPTION

PROJECT NO:	23049
DRAWN BY:	TG
CHECKED BY:	SS
DATE:	APRIL 2023
PROPERTY NO:	

LANDSCAPE
IRRIGATION
PLAN

L3.01

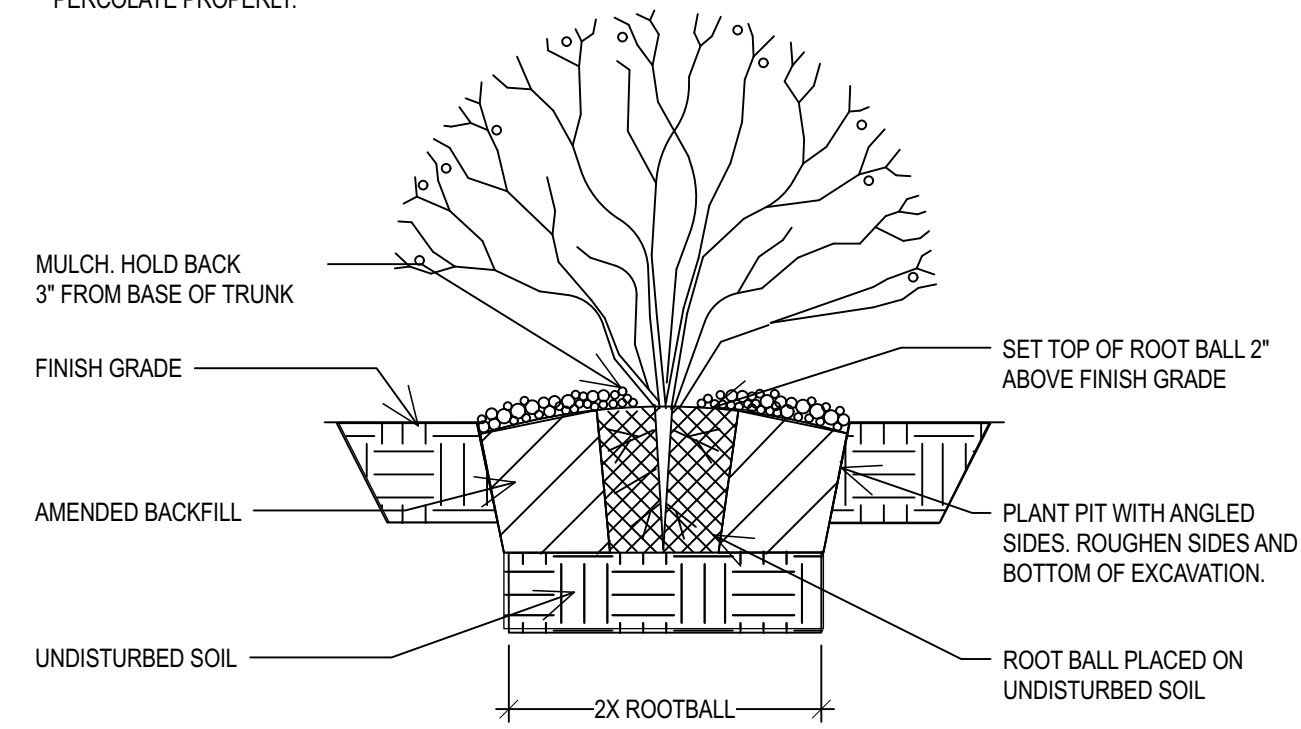
NOTE:
1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.



A GRASSES AND PERENNIALS

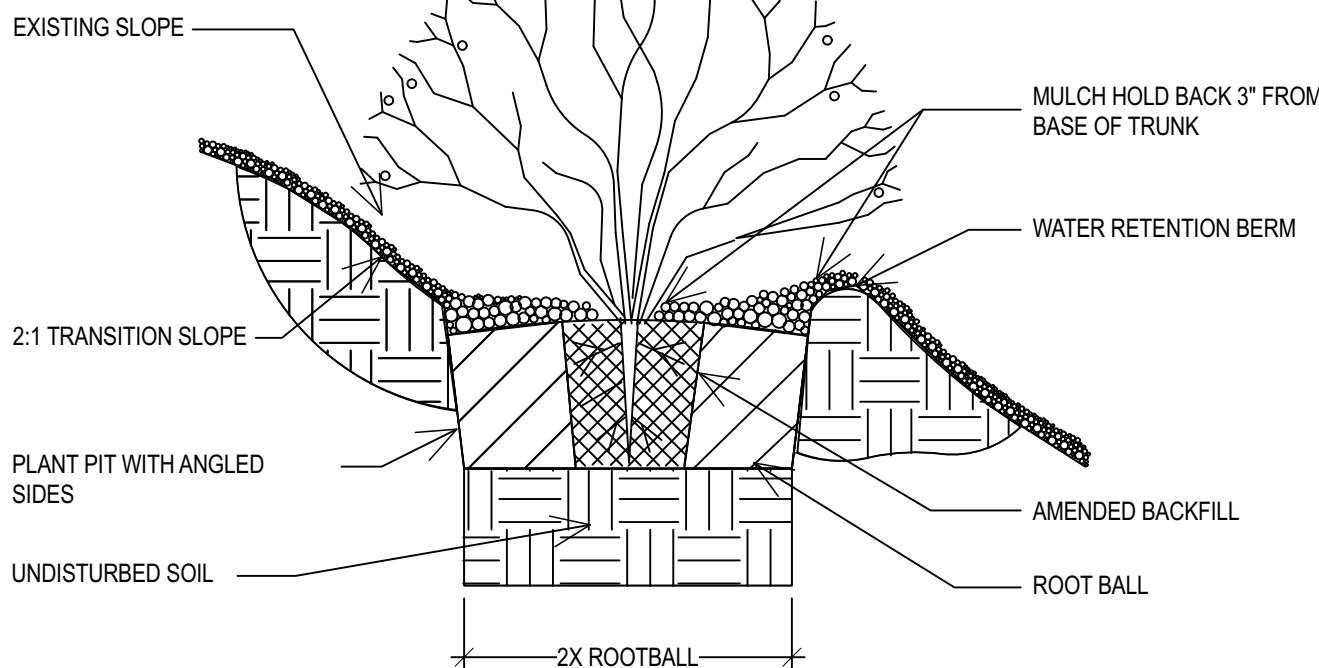
NO SCALE

- NOTES:
- REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.
 - AMENDED BACKFILL SHALL BE A BLENDED MIXTURE OF THREE (3) PARTS EXCAVATED SOIL OR IMPORTED TOPSOIL AND ONE (1) PART WELL ROTTED COMPOSTED MANURE, APPROVED COMMERCIAL MIX, OR OTHER AMENDMENT RECOMMENDED IN TOPSOIL TESTING REPORT.
 - DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.



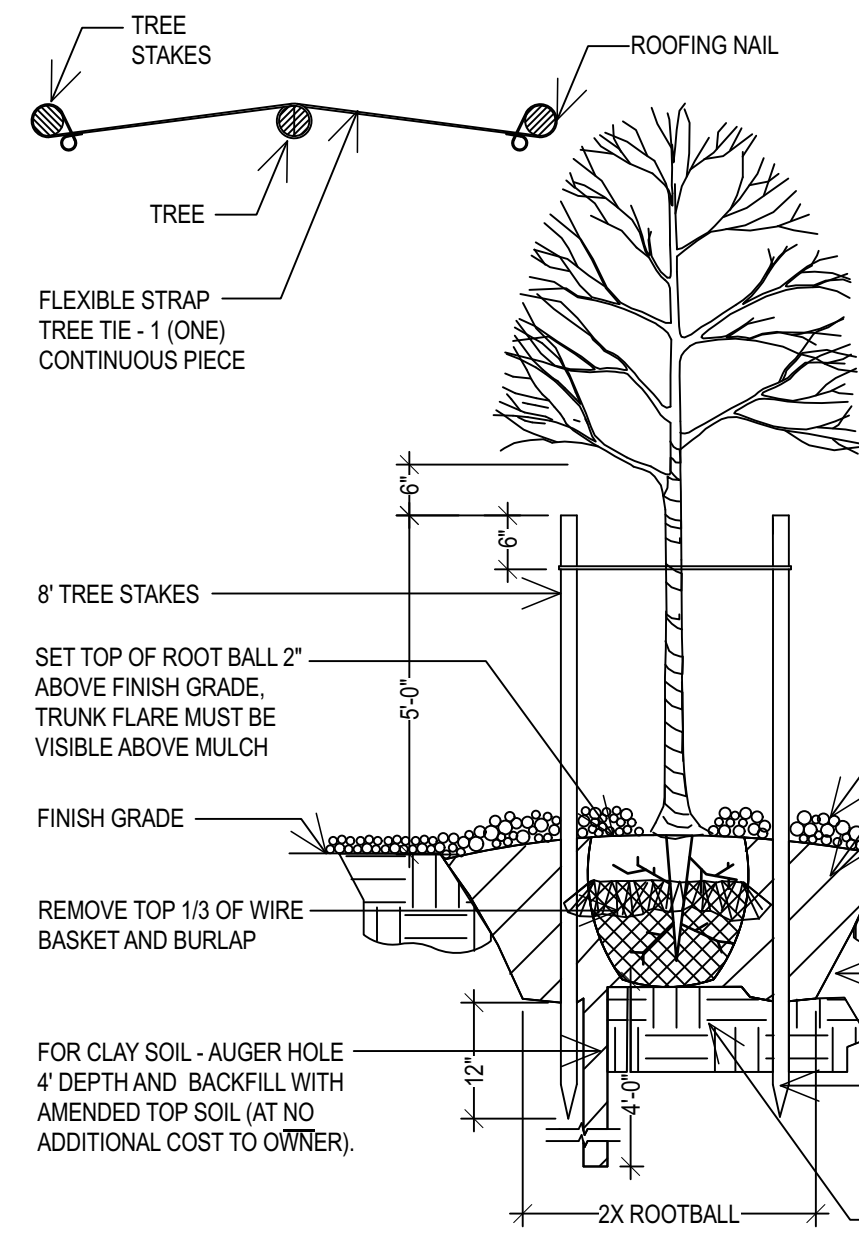
B SHRUB PLANTING

NO SCALE



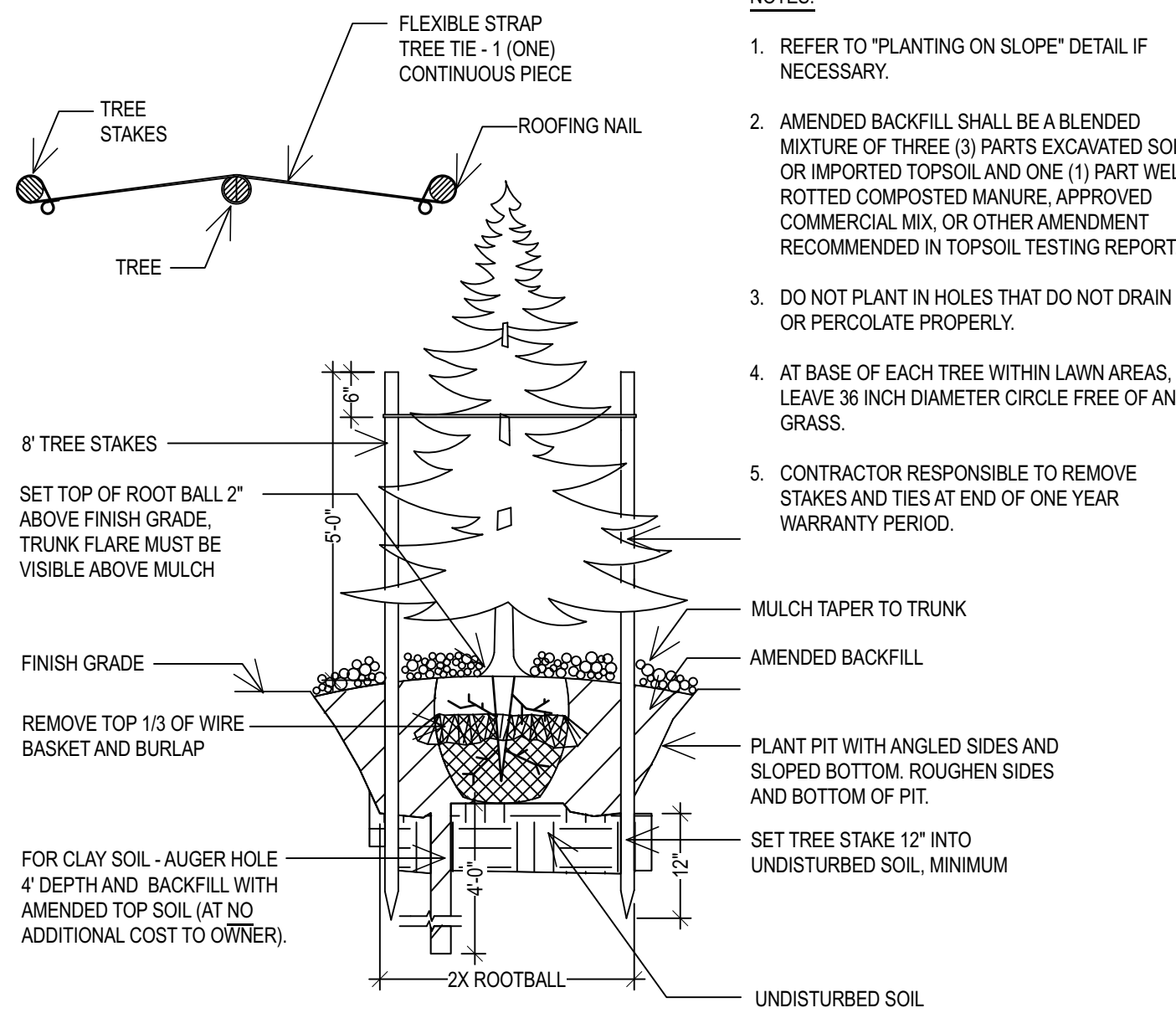
C PLANTING ON SLOPE

NO SCALE



D DECIDUOUS TREE

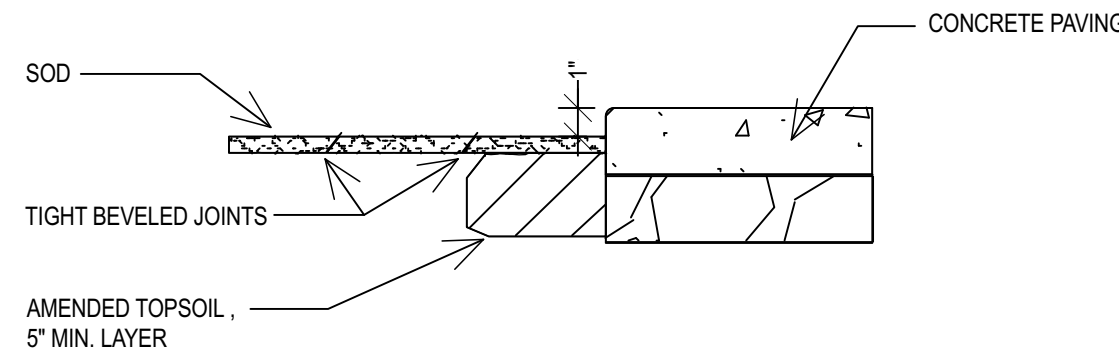
NO SCALE



E EVERGREEN TREE

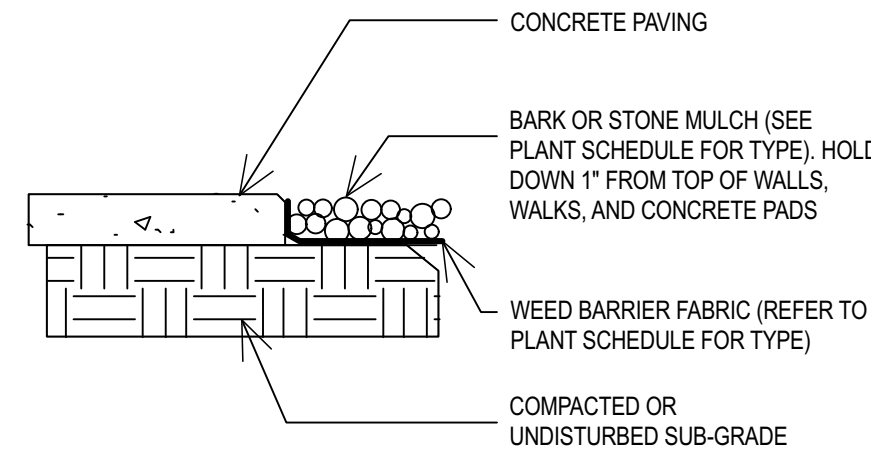
NO SCALE

- NOTES:
- A. LAYING OF SOD:
- LAY SOD DURING GROWING SEASON AND WITHIN 48 HOURS OF BEING LIFTED.
 - LAY SOD WHILE TOP 6 INCHES OF SOIL IS DAMP, BUT NOT MUDDY. SODDING DURING FREEZING TEMPERATURES OR OVER FROZEN SOIL IS NOT ACCEPTABLE.
 - LAY SOD IN ROWS PERPENDICULAR TO SLOPE WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
 - LAY SOD FLUSH WITH ADJOINING EXISTING SODDED SURFACES.
 - DO NOT SOD SLOPES STEEPER THAN 3:1. CONSULT WITH ARCHITECT FOR ALTERNATE TREATMENT.
- B. AFTER LAYING OF SOD IS COMPLETE:
- ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER.
 - REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS, OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE WILL NOT BE PERMITTED.
 - WATER SODDED AREAS IMMEDIATELY AFTER LAYING SOD TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 6 INCHES OF TOPSOIL.



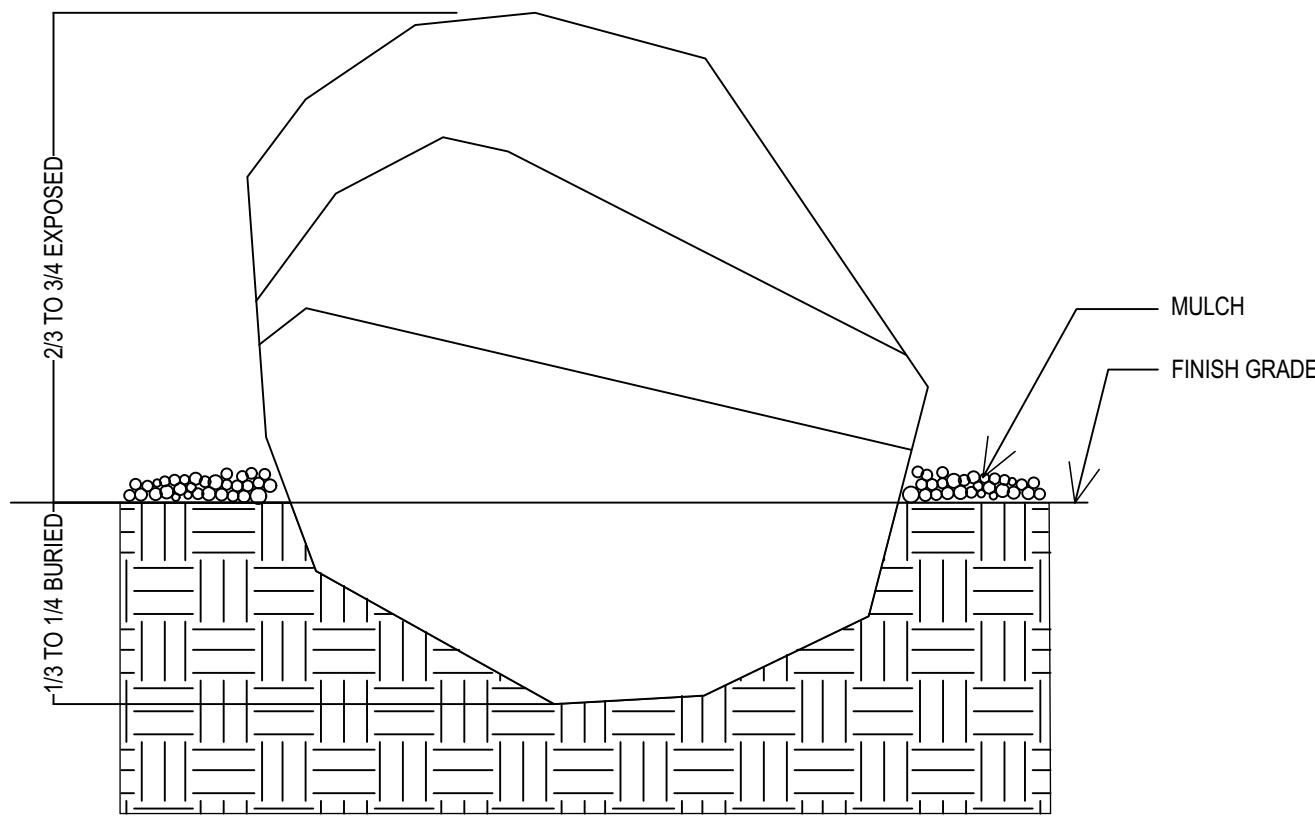
F SOD INSTALLATION

NO SCALE



G MULCH

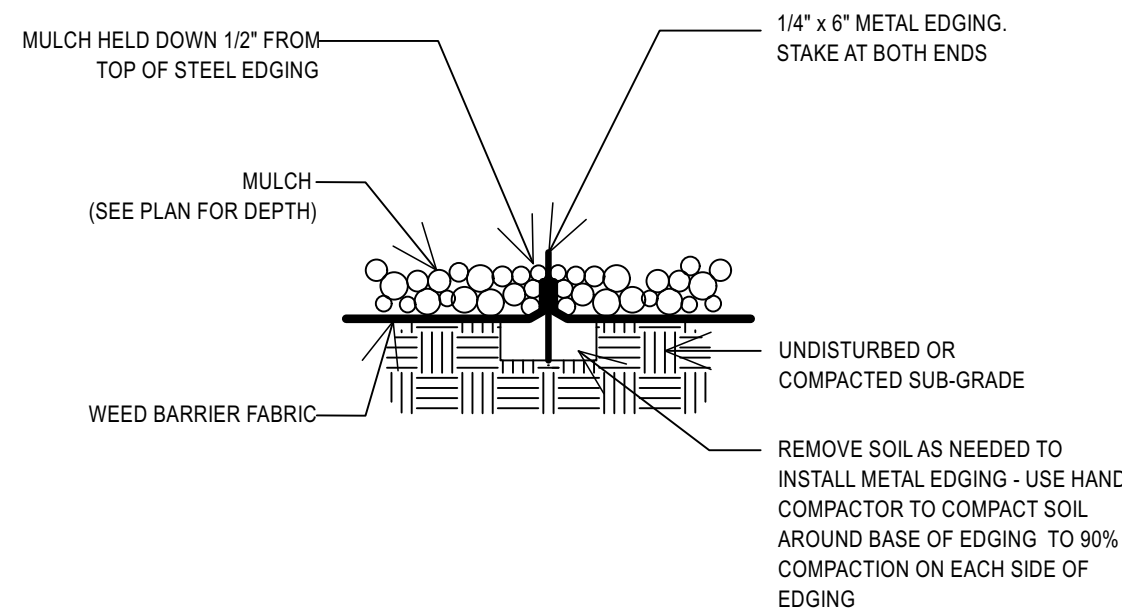
NO SCALE



H BOULDER

NO SCALE

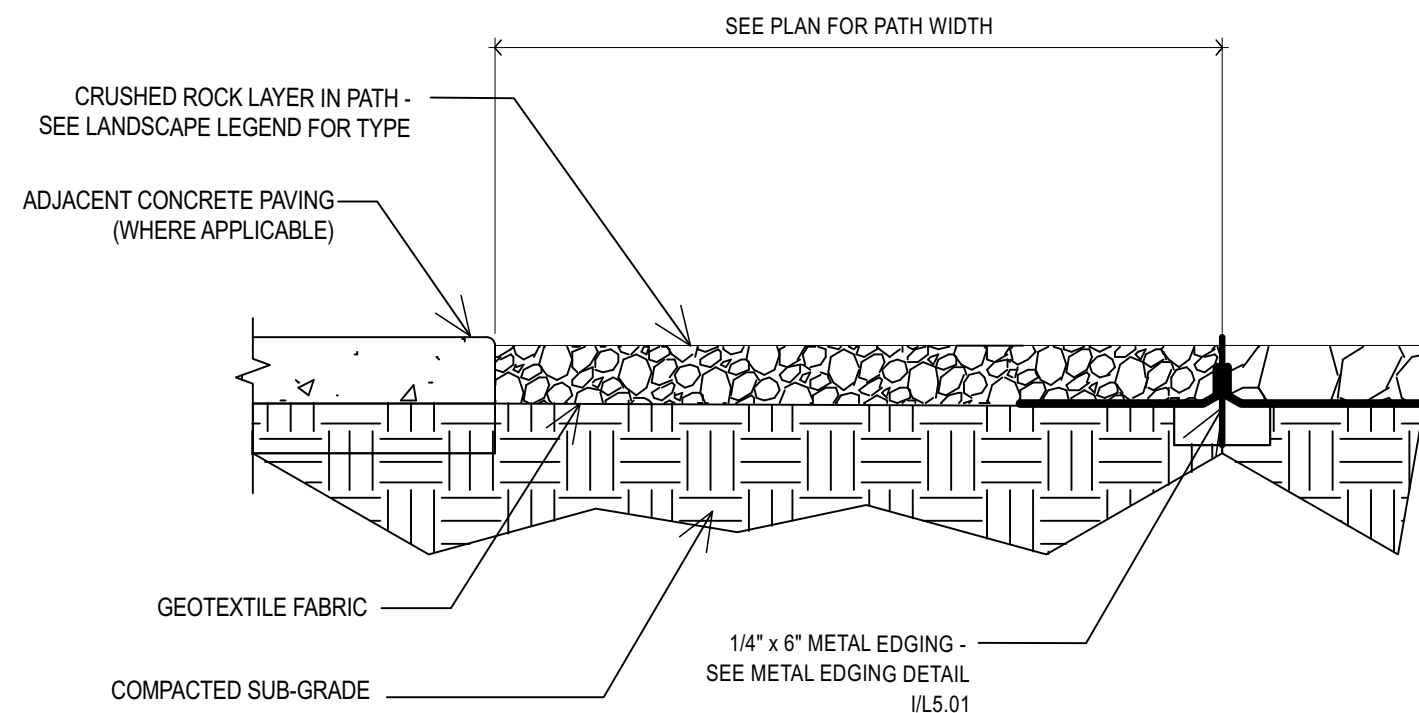
NOTE:
EDGING SHALL BE COL-MET COMMERCIAL EDGING WITH BLACK POWDER COATING FINISH. MINIMUM 16" LONG STAKES - 4 STAKES PER 10'-0" SECTION.



I METAL EDGING

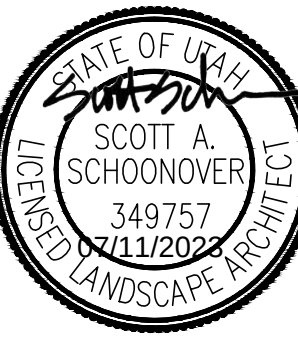
NO SCALE

- NOTES:
- GEOTEXTILE SEPARATION FABRIC SHALL BE MIRAFI RS280 OR APPROVED EQUAL.
 - ADD BINDING POLYMER TO CRUSHED ROCK PATH



J CRUSHED ROCK PATH

SCALE: NO SCALE



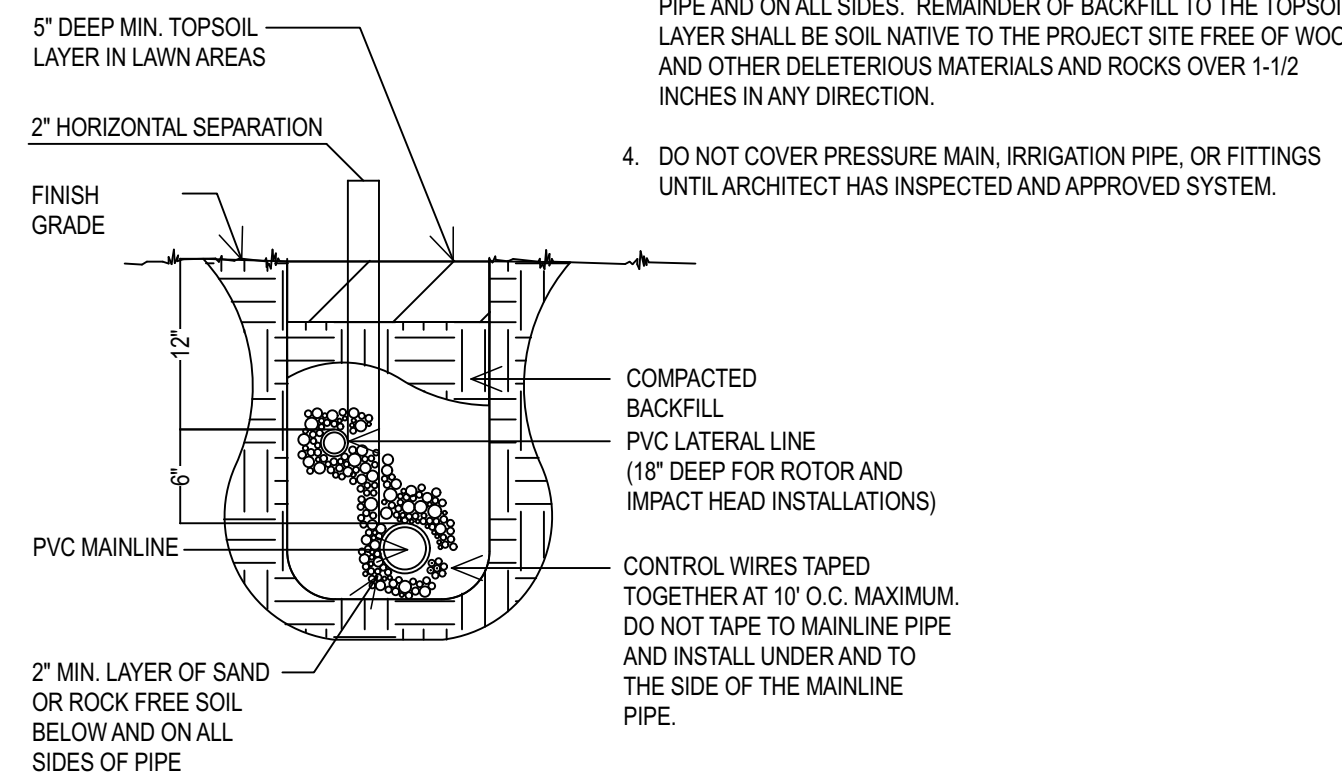
REV	DATE	DESCRIPTION

PROJECT NO: 23049
DRAWN BY: TG
CHECKED BY: SS
DATE: APRIL 2023
PROPERTY NO:

LANDSCAPE
DETAILS

A — NO SCALE

NO SCALE

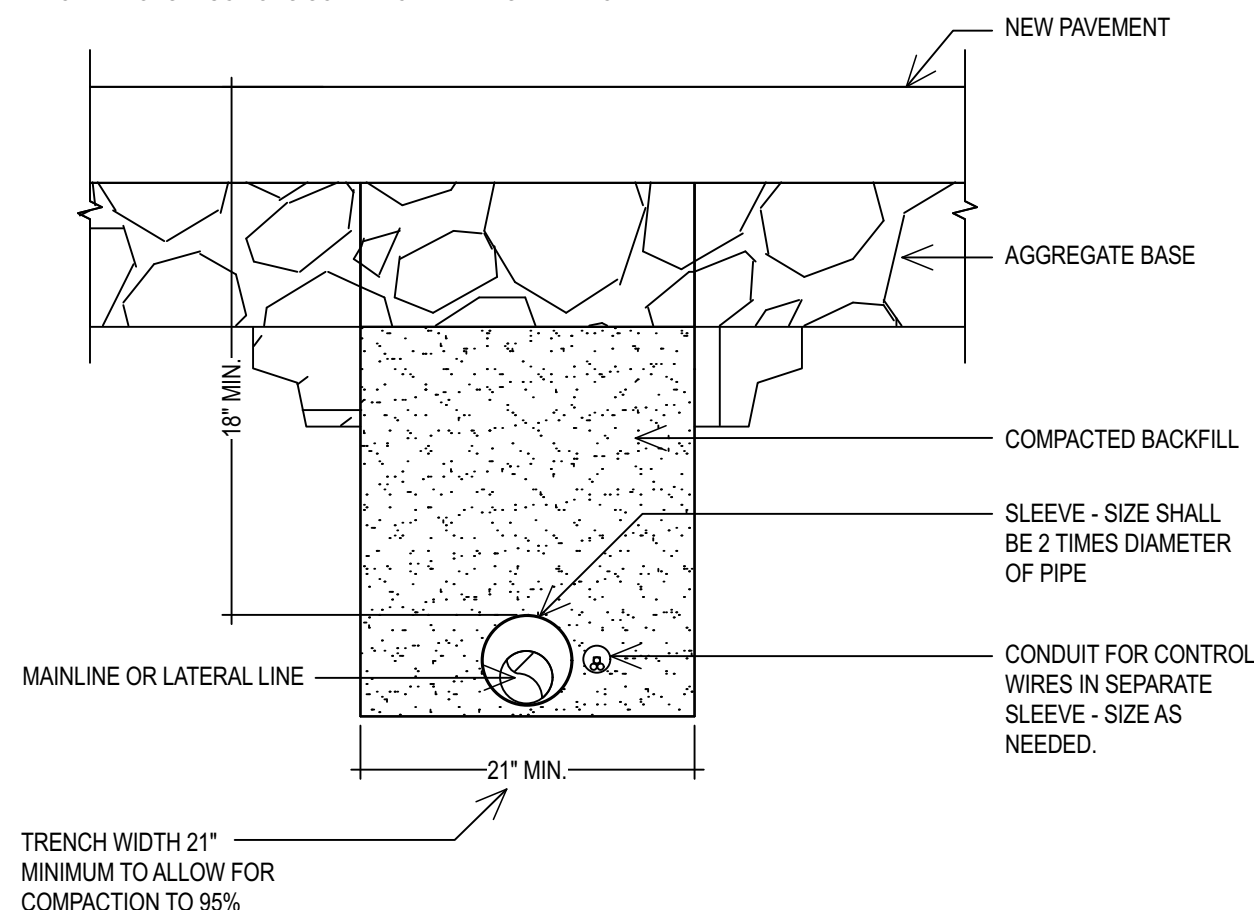


- NOTES:

1. PULLING OF PIPE IS NOT PERMITTED.
2. EXCAVATE TRENCHES TO SPECIFIED DEPTH. REMOVE ROCKS LARGER THAN 1-1/2 INCH IN ANY DIRECTION FROM BOTTOM OF TRENCH. SEND ALL MATERIALS LARGER THAN 1-1/2 INCH IN ANY DIRECTION UNCOVERED IN TRENCHING OPERATION FROM EXCAVATED MATERIAL AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING.
3. INSTALL A 2" MIN. LAYER OF ROCK-FREE SOIL OR SAND UNDER THE PIPE AND ON ALL SIDES. REMAINDER OF BACKFILL TO THE TOPSOIL LAYER SHALL BE SOIL NATIVE TO THE PROJECT SITE FREE OF WOOD AND OTHER DELETTERIOUS MATERIALS AND ROCKS OVER 1-1/2 INCHES IN ANY DIRECTION.
4. DO NOT COVER PRESSURE MAIN, IRRIGATION PIPE, OR FITTINGS UNTIL ARCHITECT HAS INSPECTED AND APPROVED SYSTEM.

B — NO SCALE

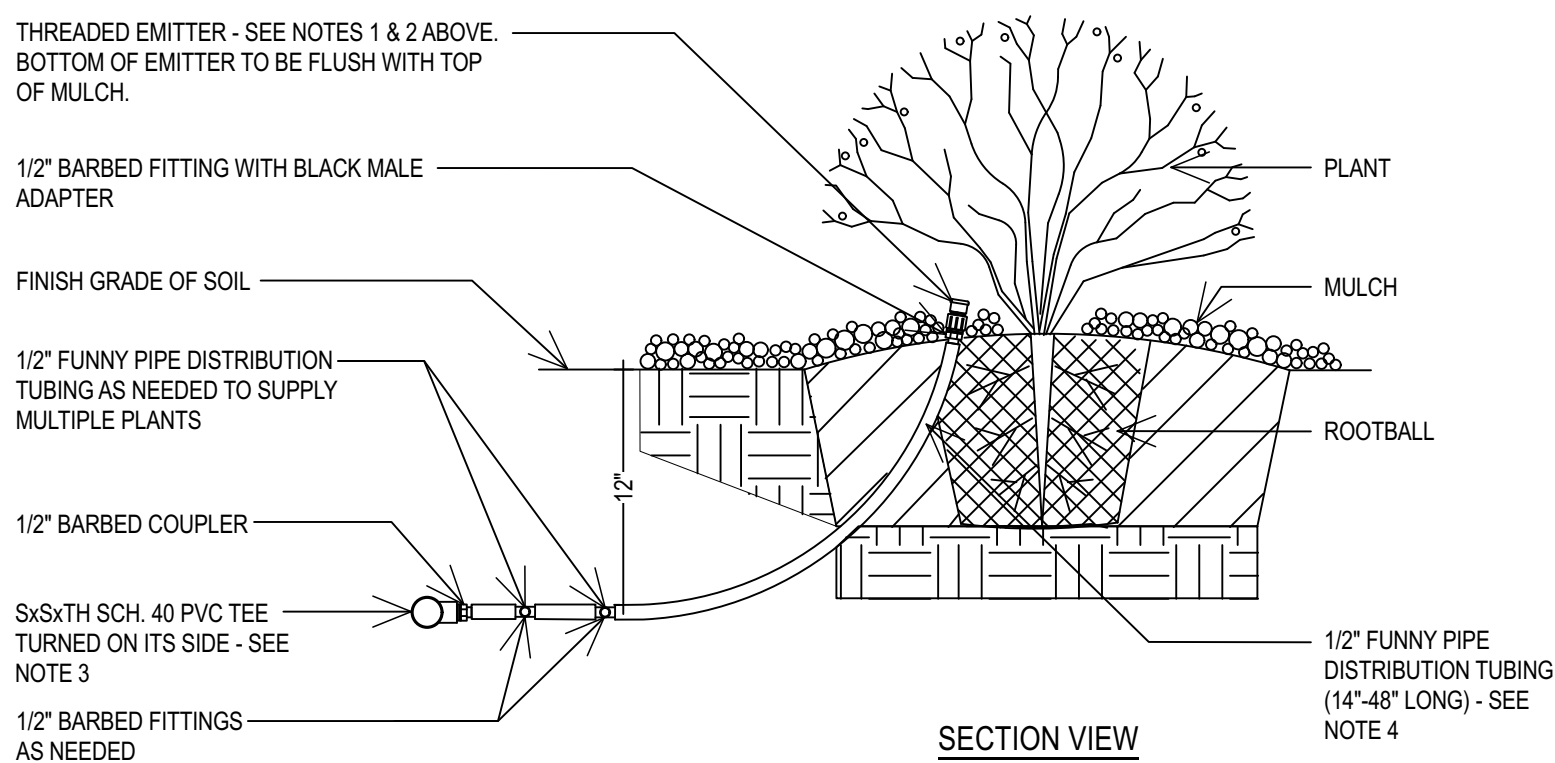
NO SCALE



- NOTES:**
1. SLEEVE WATER LINES AND CONTROL WIRES UNDER WALKS AND PAVING. EXTEND SLEEVES 6 INCHES MINIMUM BEYOND WALK OR PAVEMENT EDGE. COVER SLEEVE ENDS UNTIL PIPES AND WIRES ARE INSTALLED TO KEEP SLEEVE CLEAN AND FREE OF DIRT AND DEBRIS.
 2. POSITION SLEEVES WITH RESPECT TO BUILDINGS AND OTHER OBSTRUCTIONS SO PIPE CAN BE EASILY REMOVED.

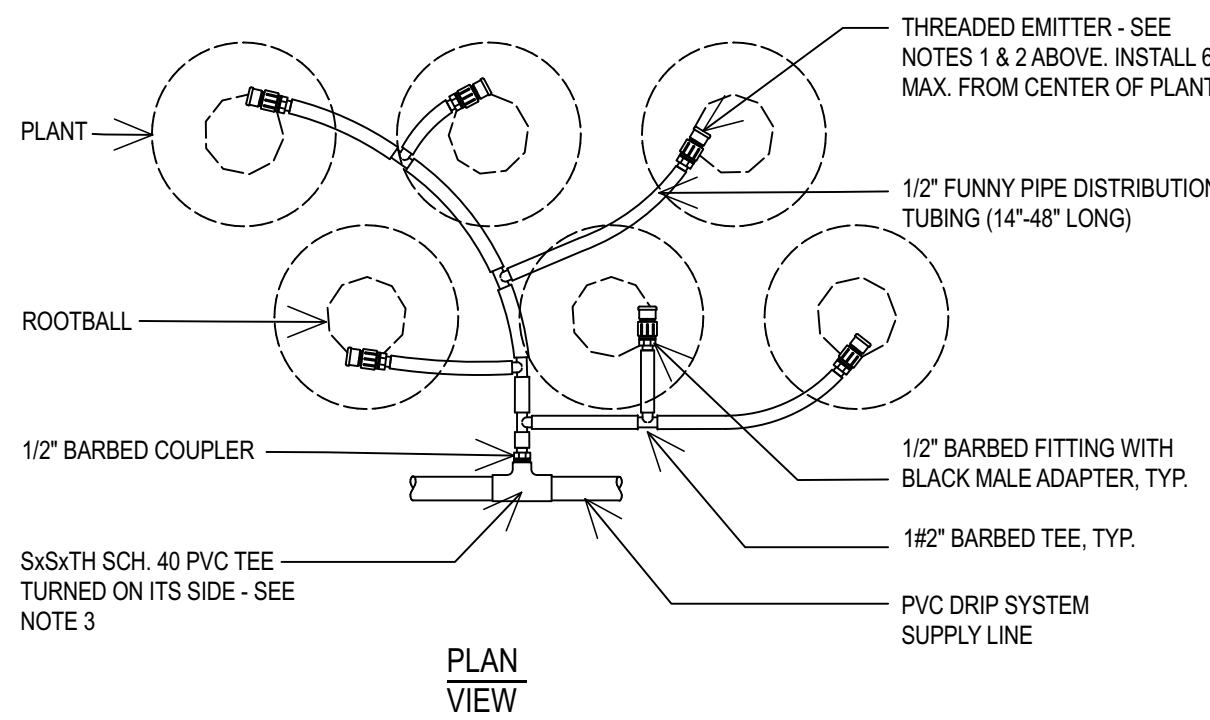
- ## NOTES

1. THREADED EMITTER SHALL BE FROM GPH IRRIGATION PRODUCTS MODEL GPSTCV/ SPEC-CHECK PC "DESERT CAMO" COLOR FOR ROCK AREAS AND "MULCH CAMO" COLOR FOR BARK MULCH AREAS.
2. SEE EMITTER SCHEDULE ON IRRIGATION PLAN FOR QUANTITY AND SIZE OF EMITTERS PER PLANT.
3. INSTALL A MAX. OF (6) EMITTERS PER PVC CONNECTION.
4. DISTRIBUTION TUBING SHALL BE INSTALLED A MINIMUM OF 12" BELOW FINISHED GRADE AND ONLY BE BROUGHT TO THE SURFACE AT EACH PLANT.



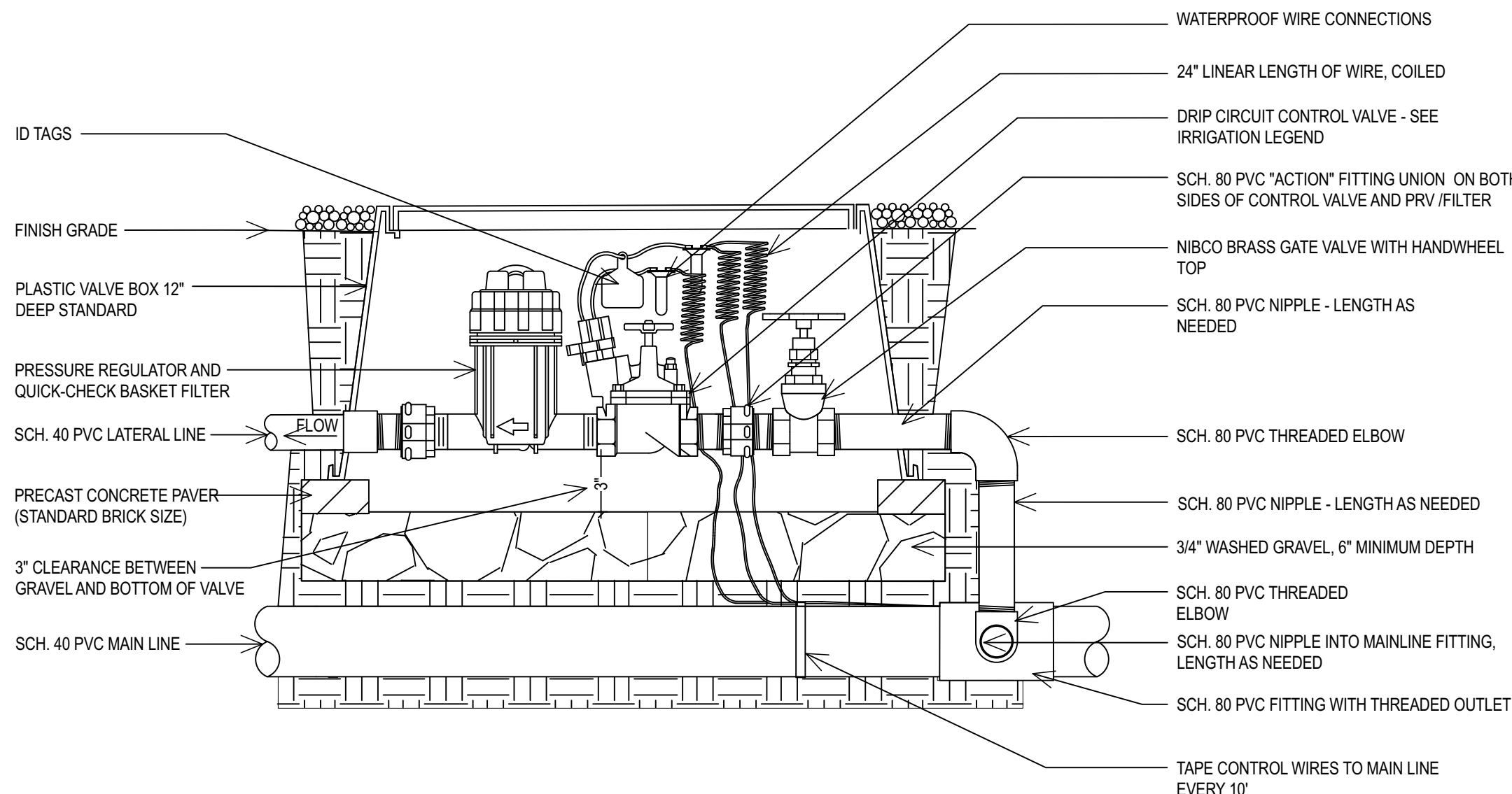
D NO SCALE

NO SCALE



C — NO SCALE

NO SCALE

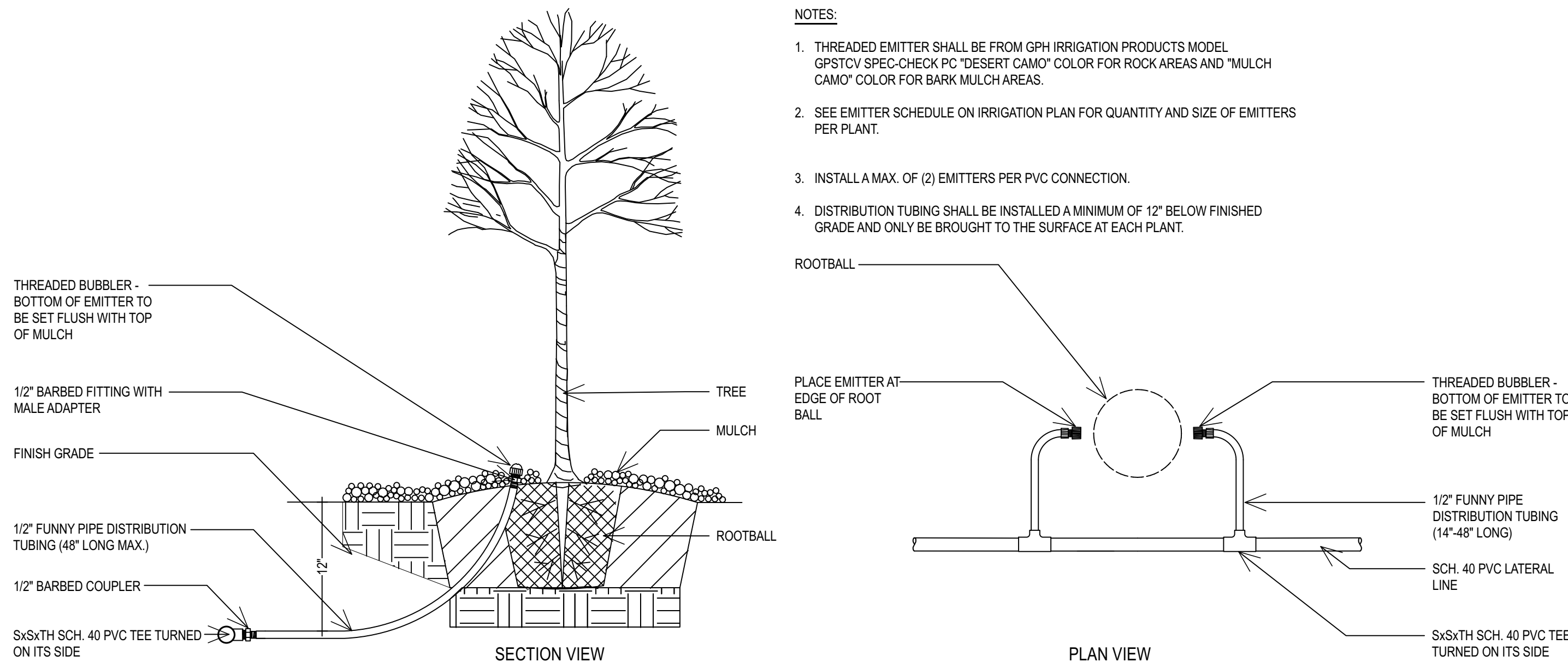


- NOTES:

1. LIMIT (1) DRIP VALVE ASSEMBLY PER BOX
2. INSTALL GREEN COLORED VALVE BOXES AND LIDS IN THE LAWN AREAS AND TAN COLORED BOXES AND LIDS IN THE PLANTING BEDS
3. ALL FITTINGS WITHIN VALVE BOX SHALL BE SCH. 80 PVC AND SAME SIZE AS THE VALVE
4. CONTRACTOR TO REPLACE EXISTING 200 MESH (WHITE) SCREEN WITH A NEW 100 MESH (RED) SCREEN

E — NO SCALE

NO SCALE

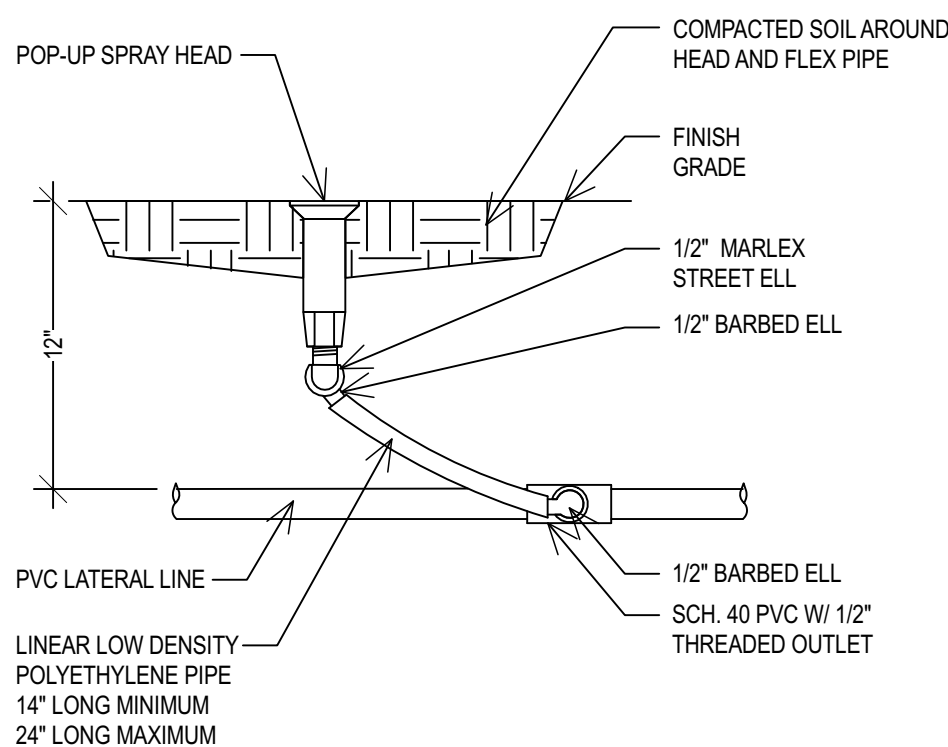


- NOTES:

1. THREADED EMITTER SHALL BE FROM GPH IRRIGATION PRODUCTS MODEL GPSTVC SPEC-CHECK PC "DESERT CAN" COLOR FOR ROCK AREAS AND "MULCH CAN" COLOR FOR BARK MULCH AREAS.
2. SEE EMITTER SCHEDULE ON IRRIGATION PLAN FOR QUANTITY AND SIZE OF EMITTERS PER PLANT.
3. INSTALL A MAX. OF (2) EMITTERS PER PVC CONNECTION.
4. DISTRIBUTION TUBING SHALL BE INSTALLED A MINIMUM OF 12" BELOW FINISHED GRADE AND ONLY BE BROUGHT TO THE SURFACE AT EACH PLANT.

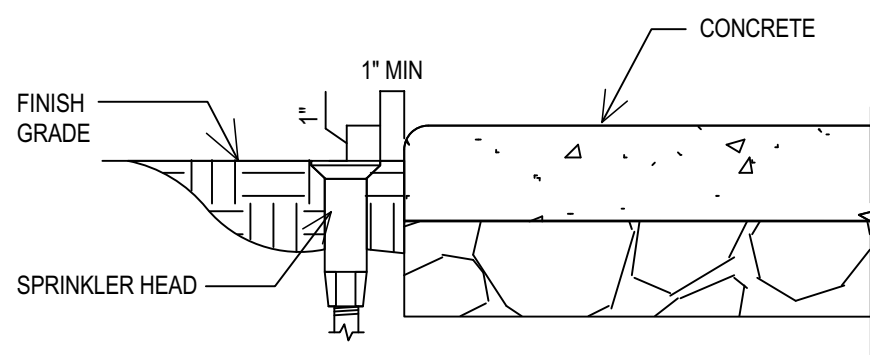
- ## NOTES

- LOCATION OF HEADS AND PIPING SHOWN ON CONTRACT DRAWINGS IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS IS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE WITHOUT SPRAYING ON BUILDINGS, SIDEWALKS, FENCES, ETC.
2. BUILDING LAYOUTS MUST BE SUBMITTED TO ARCHITECT TO VERIFY PROPER PLACEMENT AND MAKE RECOMMENDATIONS, WHERE REVISIONS ARE ADVISABLE.
3. MINOR ADJUSTMENTS IN SYSTEM LAYOUT WILL BE PERMITTED TO AVOID EXISTING FIXED OBSTRUCTIONS.
4. MAKE CERTAIN CHANGES FROM CONTRACT DOCUMENTS ARE SHOWN ON REVISION RECORD DRAWINGS.
5. DOWNSPOUTS TO SPRINKLER HEADS WILL BE CLOSEST 8" TO 12" INCHES (200 MM) FROM BUILDING FOUNDATION.
6. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.
7. DO NOT INSTALL SPRINKLERS USING SIDE INLETS. INSTALL USING BASE INLETS ONLY.
8. CLEARANCE FROM WALLS AND CURBS SHALL BE 18" MINIMUM. CLEARANCE FROM BELOW TOP OF MOW STRIP, WALK, OR CURB SHALL BE 18" MINIMUM. CLEARANCE FROM BELOW TOP OF MOW STRIP, WALK, OR CURB AND HAVE ONE NO MIN TO 3" INCH CLEARANCE BETWEEN HEAD AND MOW STRIP, WALK, OR CURB.



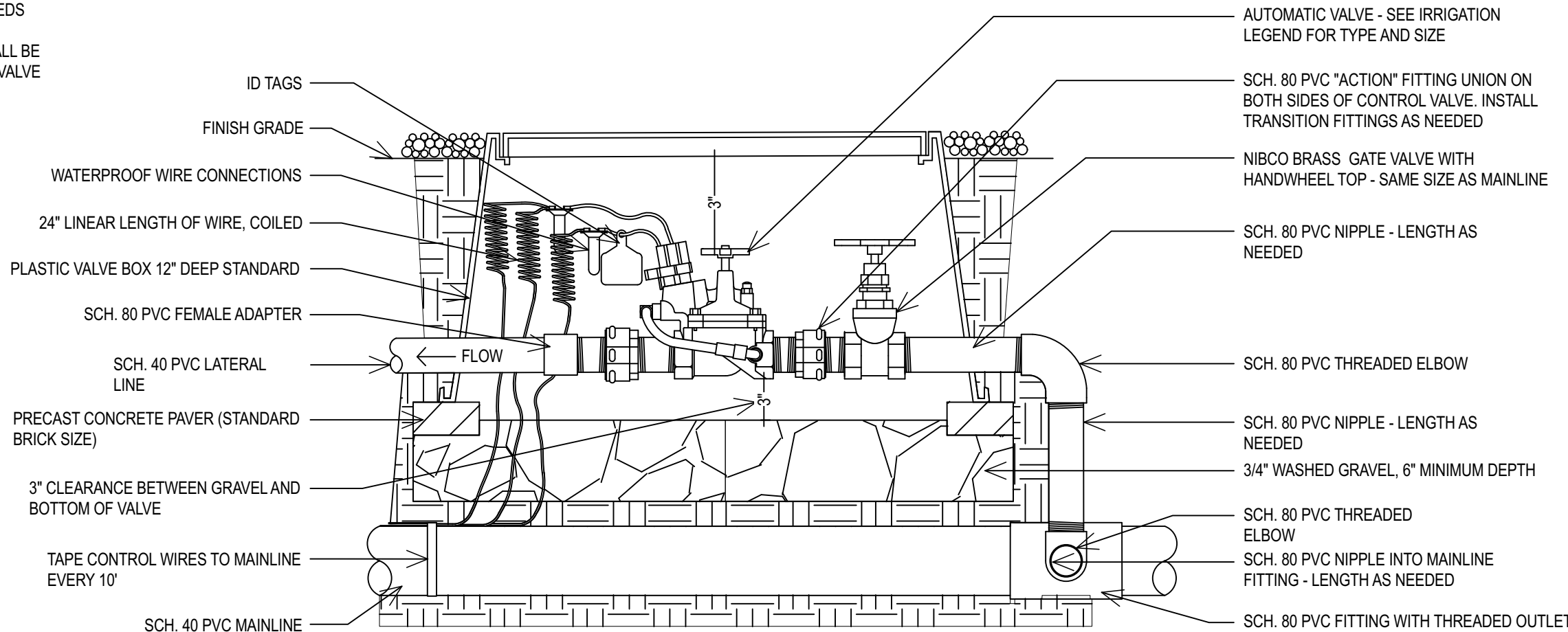
F — NO SCALE

NO SCALE



G — NO SCALING

NO SCALE

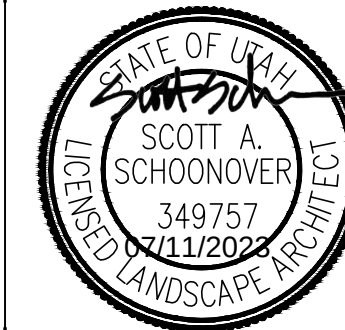


- NOTES:

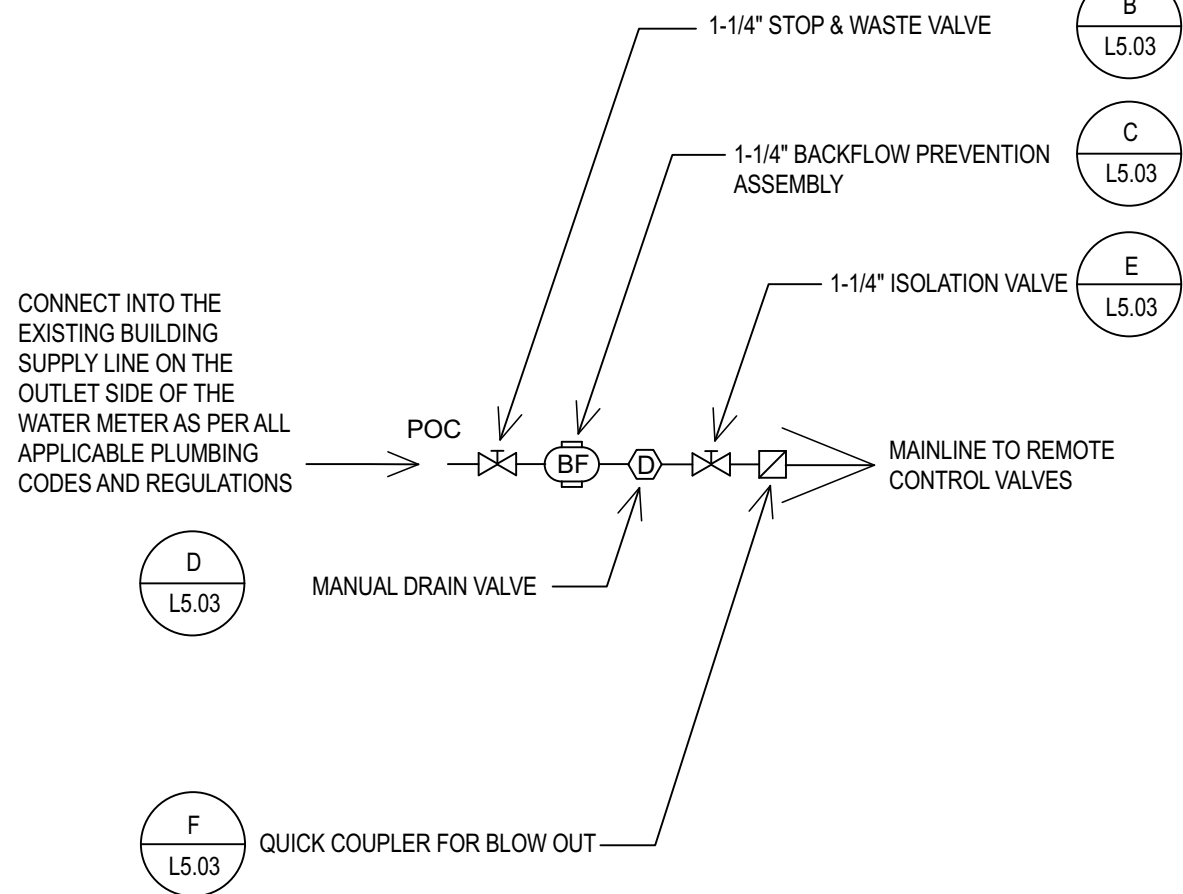
1. LIMIT (2) 1" VALVES PER VALVE BOX AND (1) 1-1/2" OR 2" VALVE PER BOX
2. INSTALL GREEN COLORED VALVE BOXES AND LIDS IN THE LAWN AREAS AND TAN COLORED BOXES AND LIDS IN THE PLANTING BEDS
3. ALL FITTINGS WITHIN VALVE BOX SHALL BE SCH. 80 PVC AND SAME SIZE AS THE VALVE

H — NO SCALE

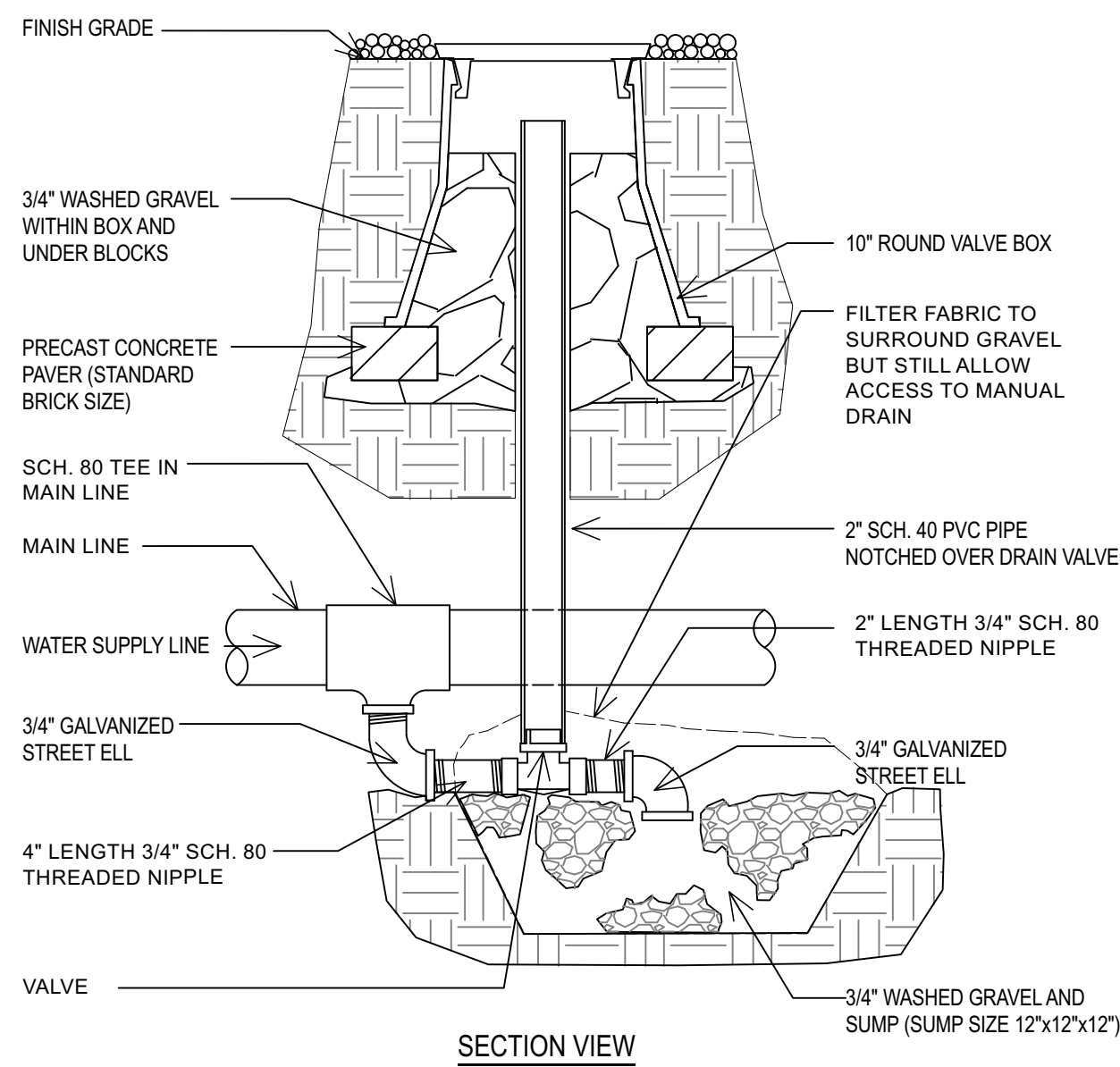
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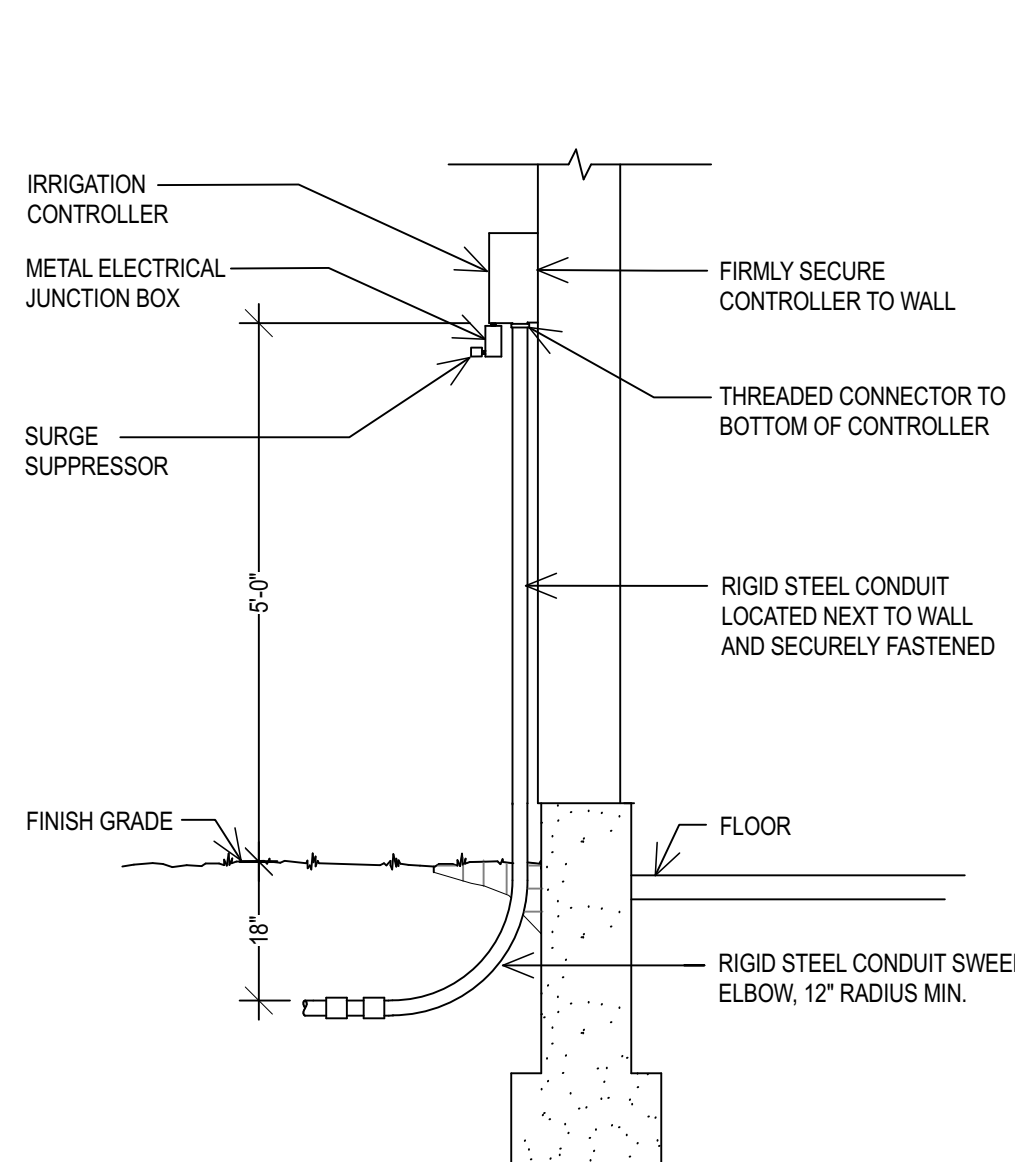
NOTE:
THE POINT OF CONNECTION DETAIL IS SCHEMATIC ONLY AND MEANT TO CONVEY THE ORDER OF THE COMPONENTS. ACTUAL LAYOUT MAY VARY AND SHOULD BE COORDINATED AS NEEDED PRIOR TO INSTALLATION.



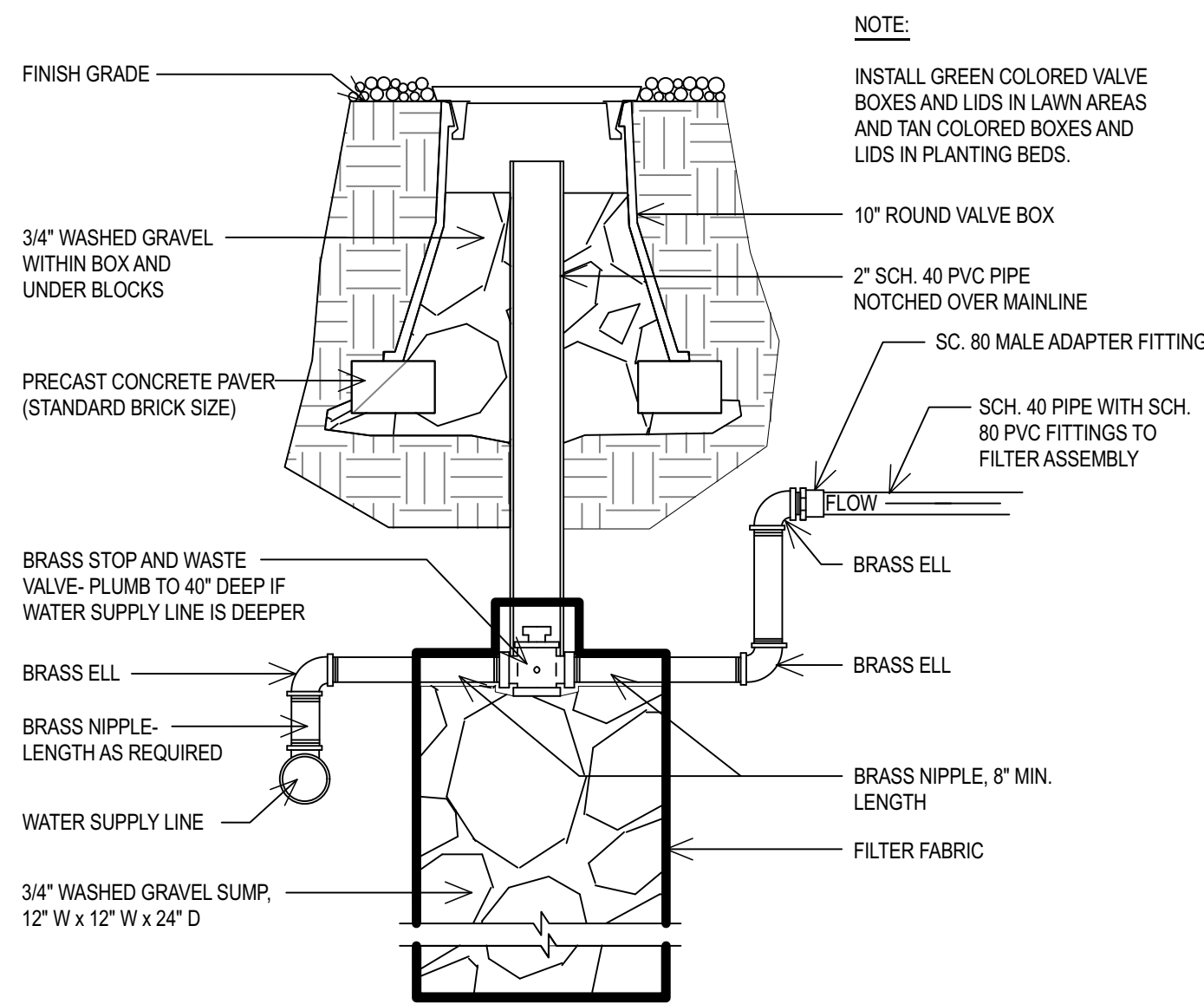
A POC SCHEMATIC LAYOUT
NO SCALE



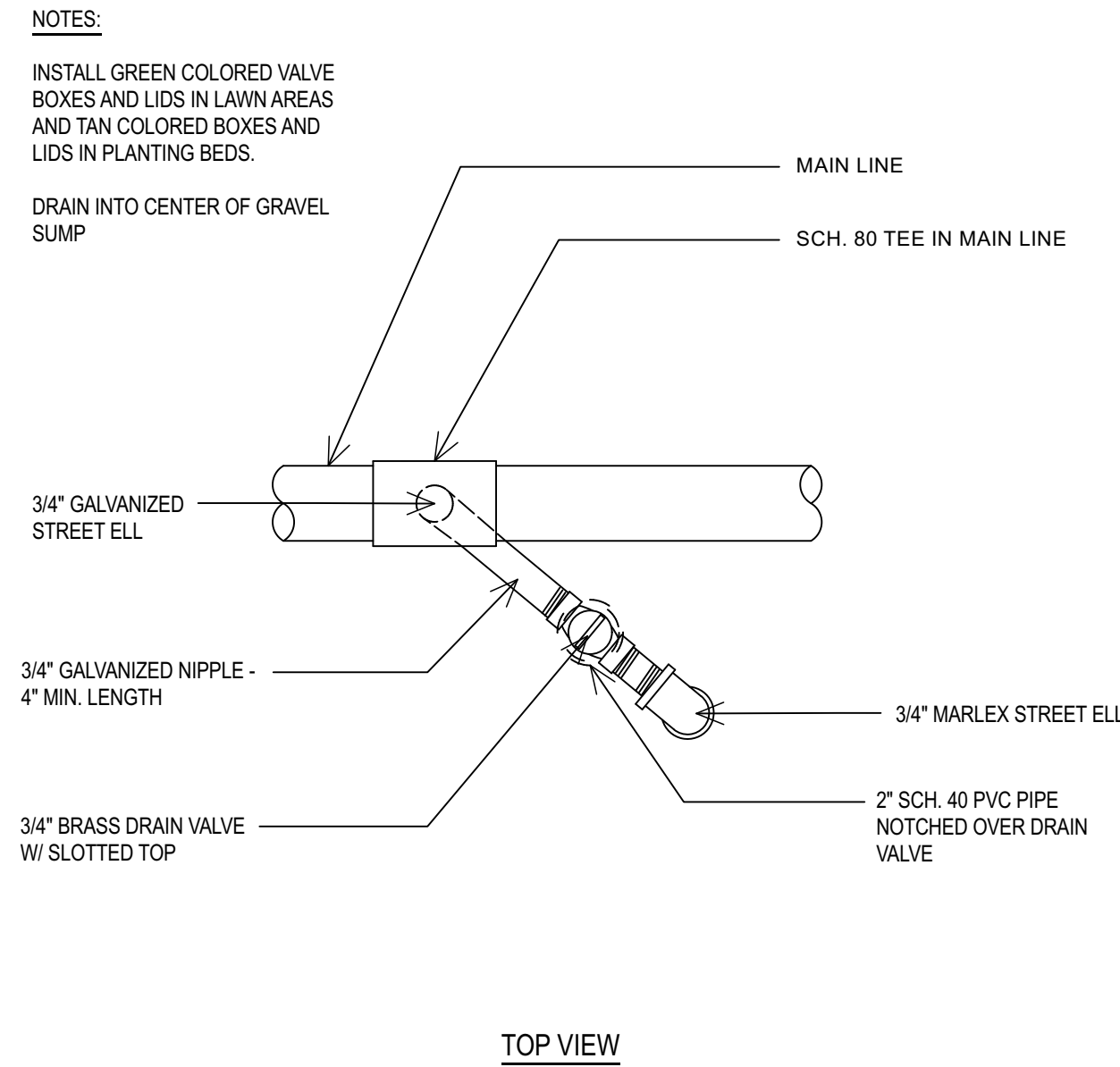
D MAINLINE DRAIN VALVE
NO SCALE



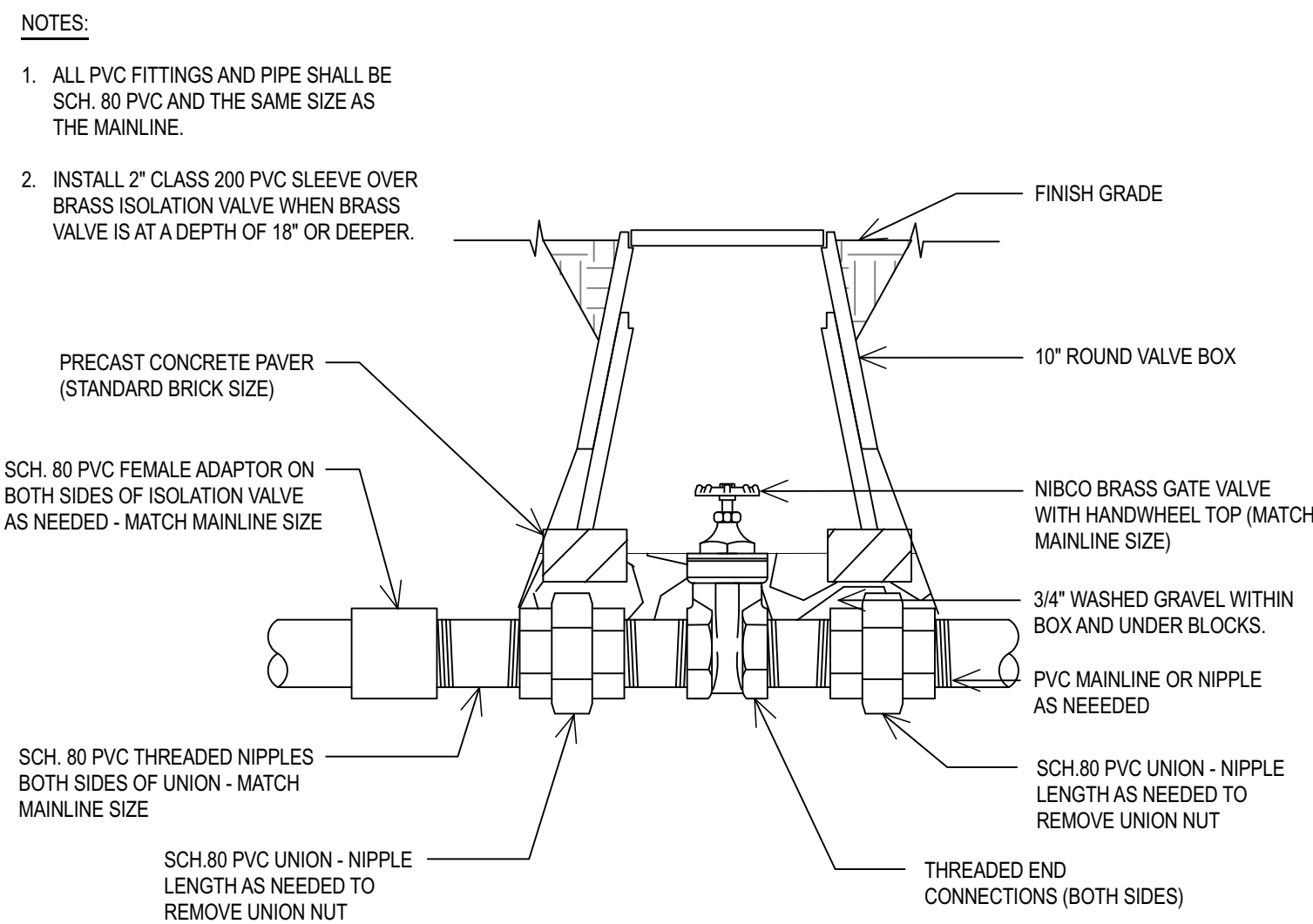
G CONTROLLER
NO SCALE



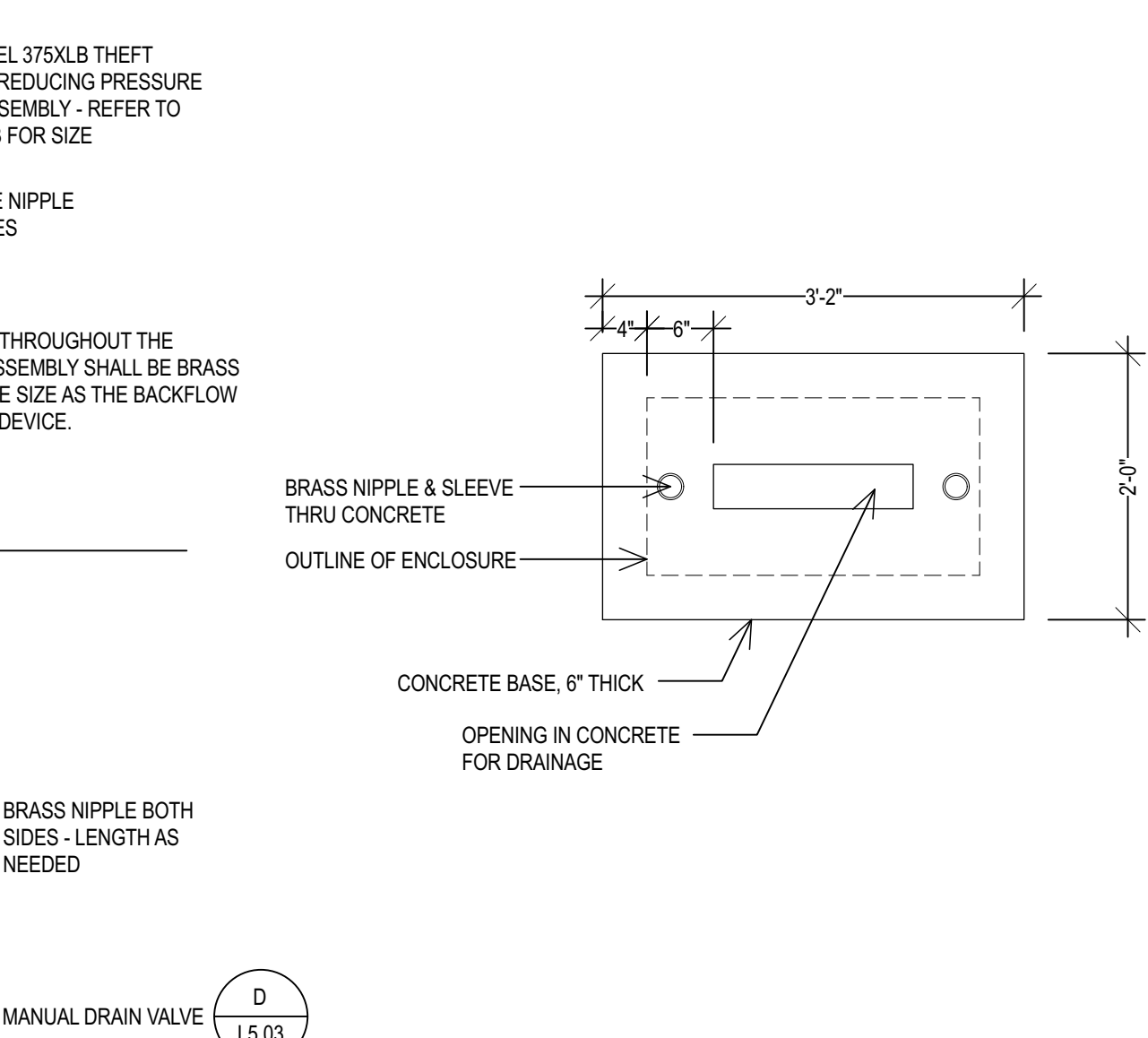
B STOP & WASTE VALVE
NO SCALE



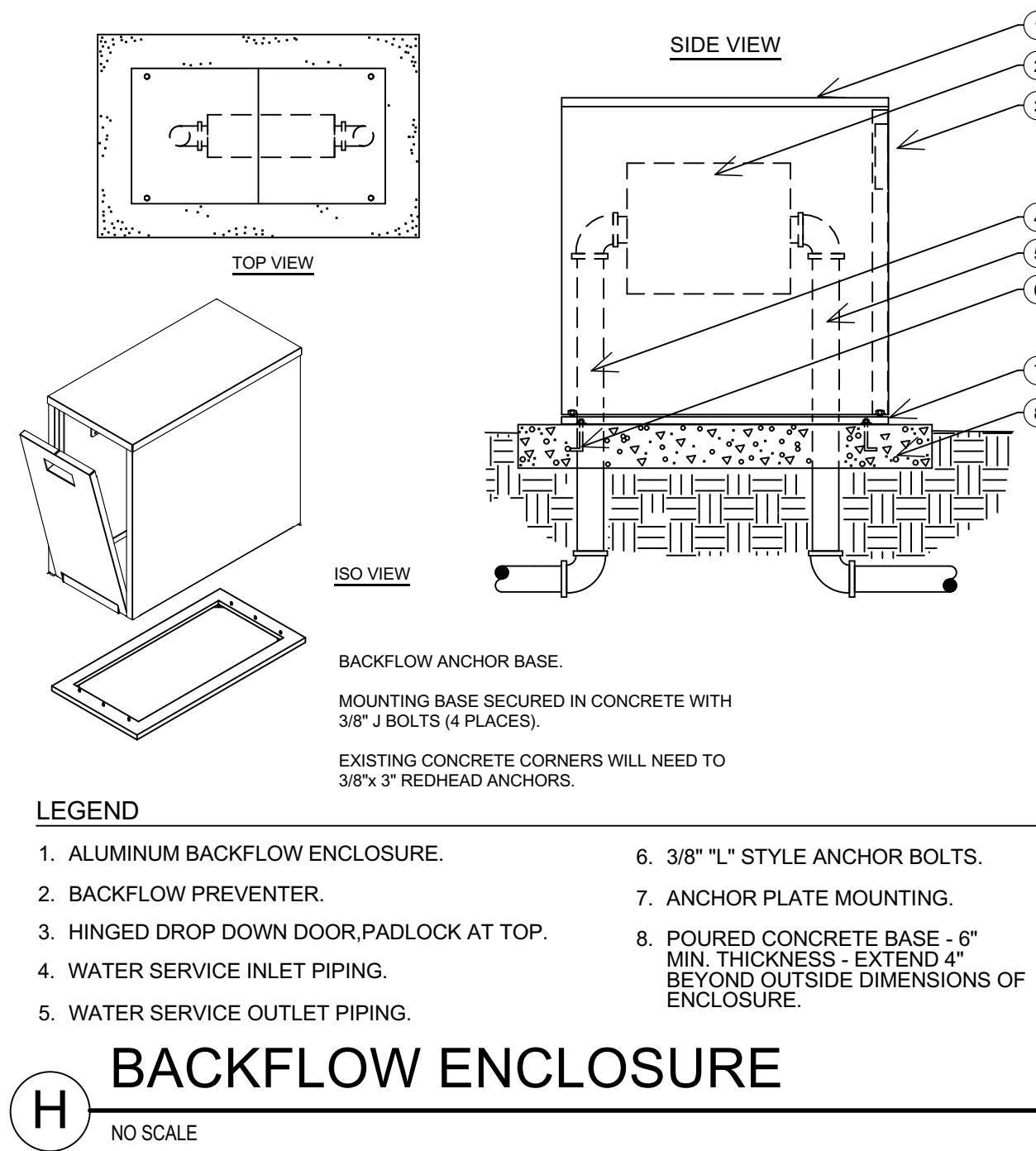
C BACKFLOW PREVENTER
NO SCALE



E ISOLATION VALVE - THREADED
NO SCALE



F QUICK COUPLER VALVE
NO SCALE

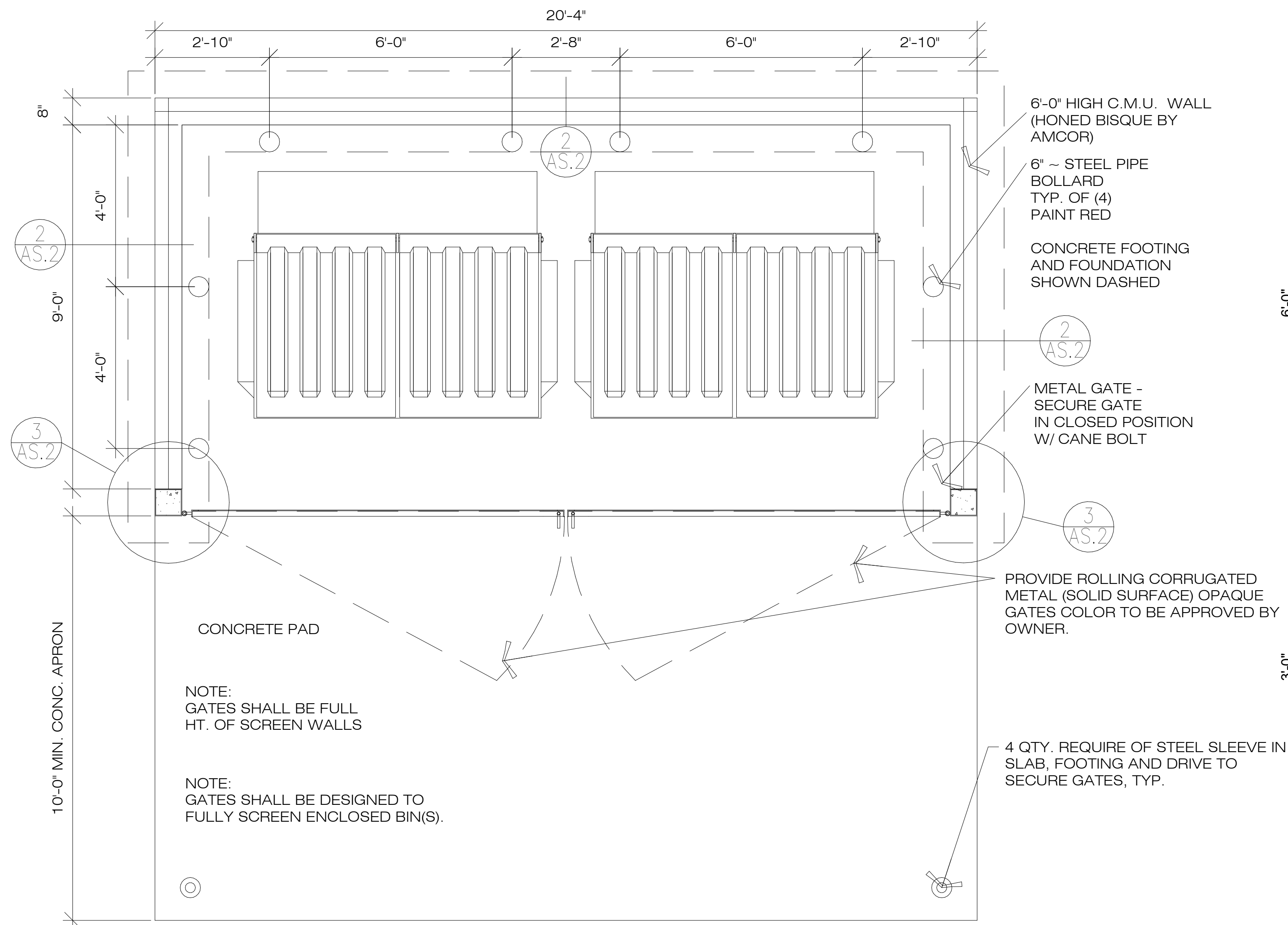


H BACKFLOW ENCLOSURE
NO SCALE

REVISIONS	
REV	DESCRIPTION

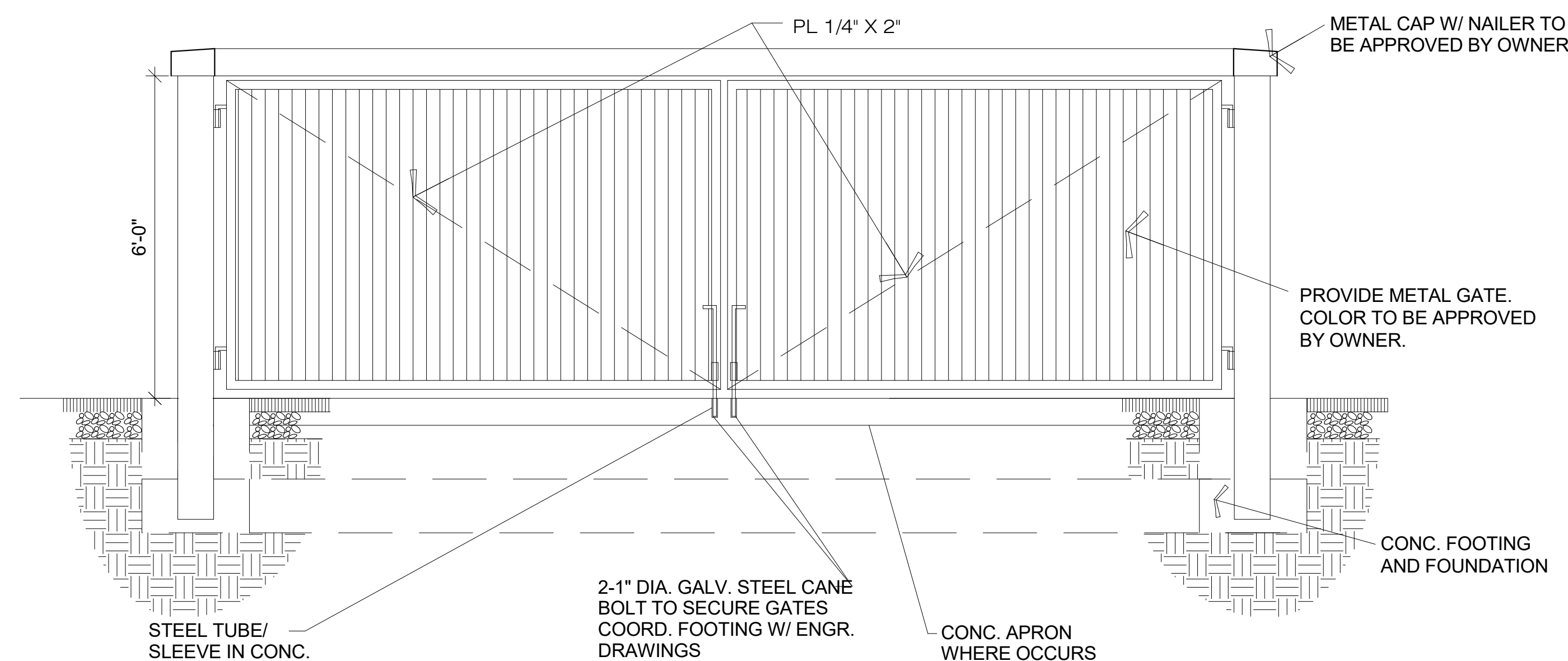
PROJECT NO: 23049
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DATE: APRIL 2023
PROPERTY NO:

LANDSCAPE
IRRIGATION
DETAILS

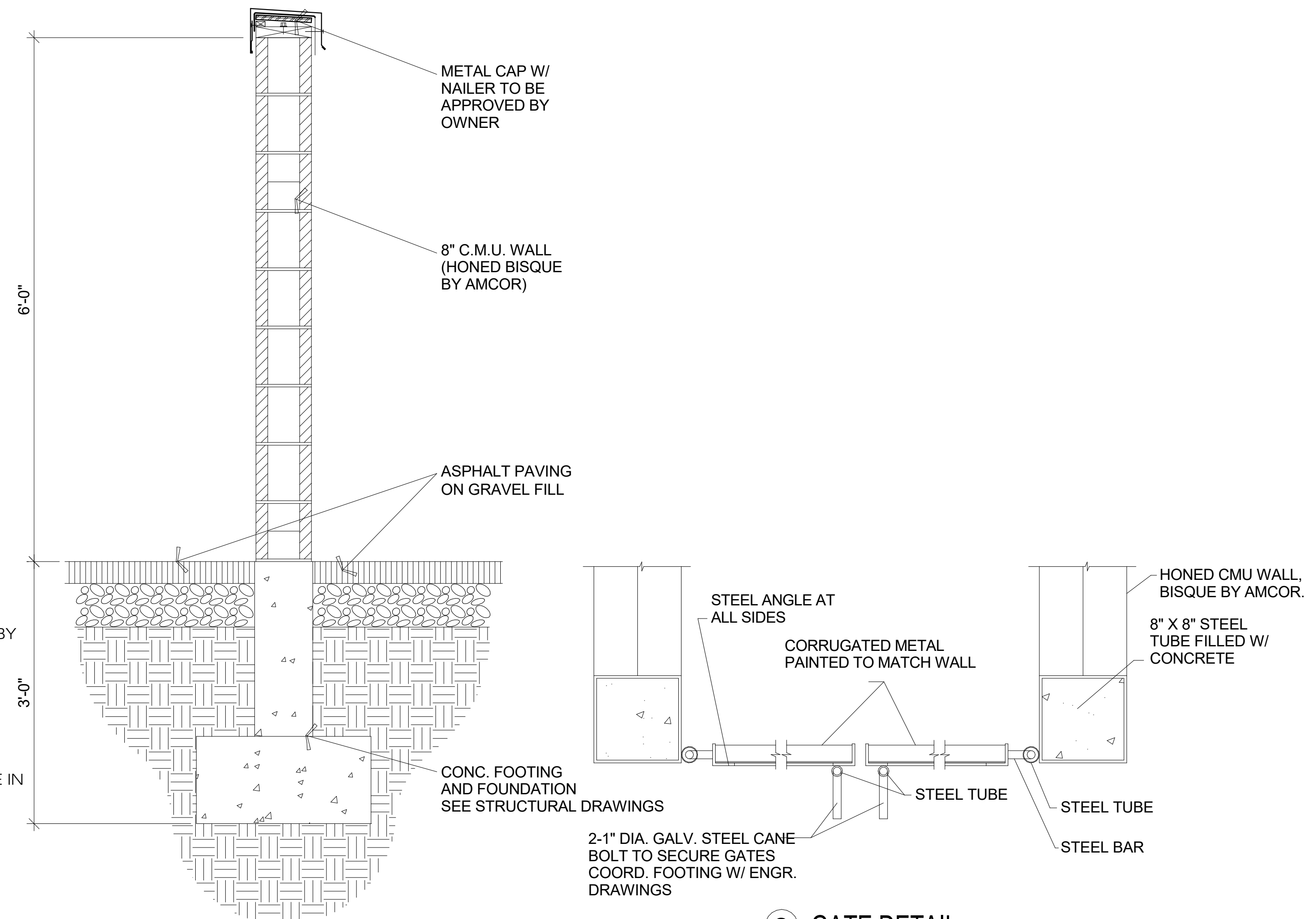


① TRASH ENCLOSURE
SCALE 1/2"=1'-0"

NOTE:
SEE CIVIL DRAWINGS FOR
LOCATION OF ENCLOSURE

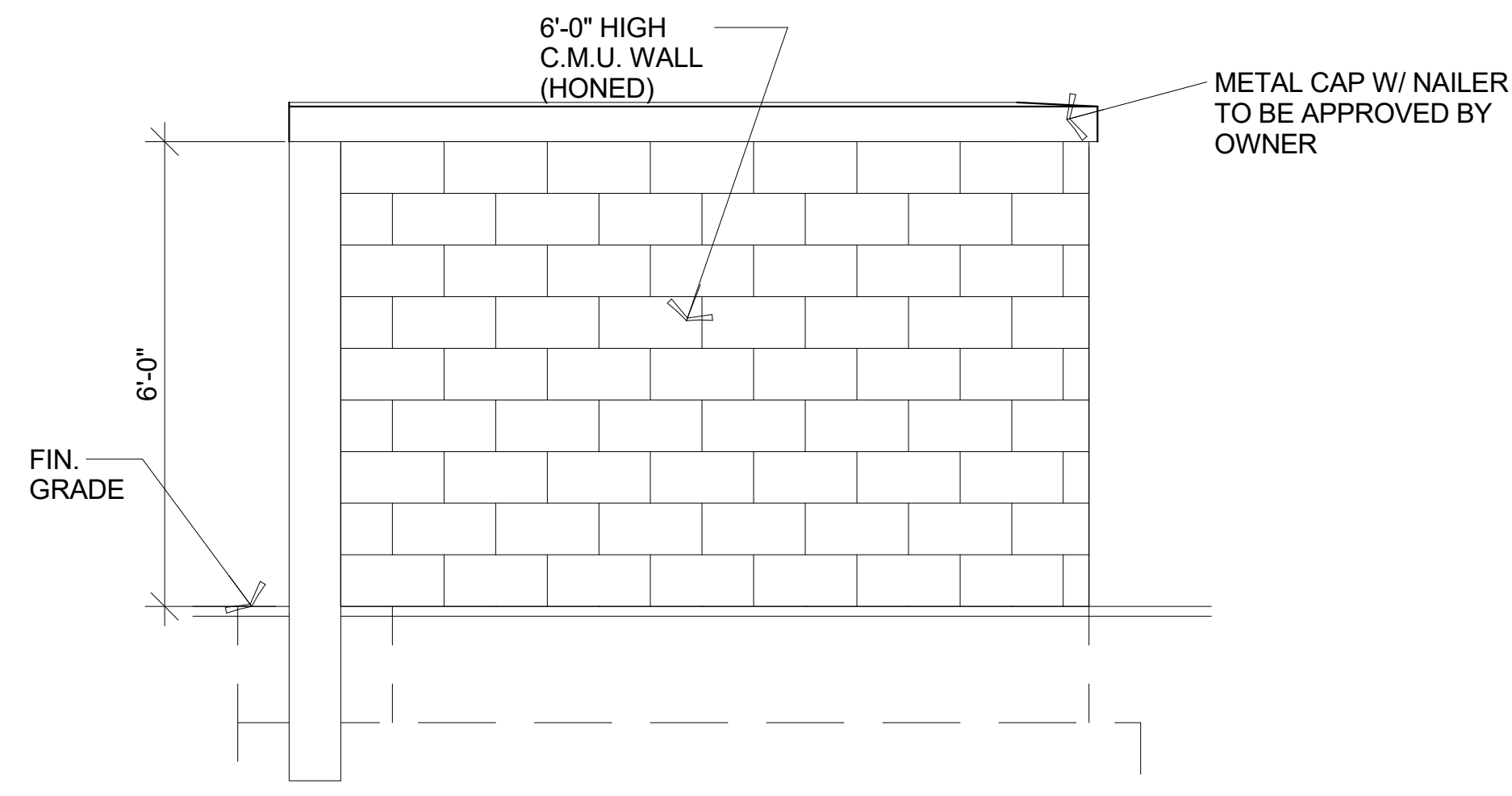


④ FRONT TRASH ENCLOSURE ELEVATION
SCALE 1/2"=1'-0"



② TRASH ENCLOSURE WALL SECTION
SCALE 1"=1'-0"

③ GATE DETAIL
SCALE 1-1/2"=1'-0"



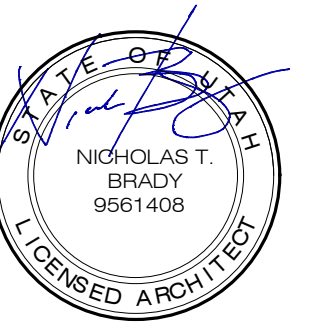
⑤ SIDE TRASH ENCLOSURE ELEVATION
SCALE 1/2"=1'-0"



SAMUEL J. BRADY

ARCHITECTS

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Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com



6/6/23

**1495 EAST RAVEN
WAY
EAGLE MOUNTAIN,
UTAH**

**EAGLE
MOUNTAIN PET
CARE**

**MAIN FLOOR
SITE DETAILS**

SCALE: 3/16" = 1'-0"
JUNE 6, 2023
2386001

AS.1

SPEC. BOOK
INSULATION AND COVERING

THERMAL AND SOUND INSULATION AND COVERING WHICH ARE INSTALLED IN CONCEALED AND EXPOSED SPACES AND AS COVERING OVER PIPE AND TUBING SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450.

FLOOR CARPET SHALL BE TESTED IN ACCORDANCE TO NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 253 AND BE A CLASS I (0.45 watts/cm2/) IN CORRIDORS, EXIT ENCLOSURES, EXIT PASSAGEWAYS AND CLASS II (0.22 watts/cm2/) IN ALL ROOMS AND AREAS.

WALL COVERING SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450.

WALL COVERING TO INCLUDE ANY FILLERS, SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450.

CEILING TILE SHALL BE LISTED AND TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450. IF THE CEILING TILE IS A COMPONENT PART OF A PLENUM SYSTEM THEN IT SHALL BE LISTED AND TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-50.

FABRICS, DRAPES AND DROPS SHALL BE INHERENTLY FLAME RETARDANT OR RENDERED BY A PROCESS WHICH MEETS NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARD 703. FIRE-RETARDANT COATING SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 OR UNDERWRITERS LABORATORY (UL) 723. FIRE RETARDANT-COATING MATERIAL SHALL BE LISTED AND LABELED TO INDICATE CONFORMANCE WITH THE REQUIREMENTS AS REQUIRED IN INTERNATIONAL FIRE CODE SECTION 803.5.1.

CONSTRUCTION SHALL NOT COMMENCE UNTIL FIRE DEPARTMENT ACCESS ROADS ARE INSTALLED WITHIN 100 FEET OF ALL EXTERIOR WALLS OF THE FIRST FLOOR AND FIRE HYDRANTS ARE INSTALLED AND OPERATIONAL. AS REQUIRED IN INTERNATIONAL FIRE CODE (IFC) SECTION 3312.1.

CONSTRUCTION & DEMOLITION

REQUIRED MEANS OF EGRESS AND FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO THE BUILDING. FIRE PREVENTION BUREAU STAFF SHALL APPROVE REVIEW OF ANY EXITING ALTERATIONS. AS REQUIRED IN IFC SECTION 3311.2.

PROVIDE A MINIMUM 2A:10 BC RATED FIRE EXTINGUISHERS WITHIN 75-FOOT TRAVEL DISTANCE TO ALL SPACES IN THE STRUCTURE. DURING CONSTRUCTION, ALTERATION OR DEMOLITION IN THE FOLLOWING AREAS AS REQUIRED IN IFC CHAPTER 33:

- AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
- IN EVERY STORAGE AND CONSTRUCTION SHED.
- ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

ALL FIRE PROTECTION AND DETECTION SYSTEMS SHALL HAVE THE PIPING AND WIRING EXPOSED FOR INSPECTION. THE PIPING AND WIRING MAY BE COVERED AFTER THE FIRE INSPECTION OF THE SYSTEMS HAS BEEN SATISFACTORILY COMPLETED.

EGRESS LEGEND

- TO EXIT ACCESS/DISCHARGE
- PATH OF TRAVEL TO EXIT
- COMMON PATH OF EGRESS
- [X] # OF OCCUPANTS

PLUMBING FIXTURE REQUIREMENTS

GROUP B: 69 OCCUPANTS
69 X 50%=35 (34.5=35 MALES AND 34.5=35 FEMALES)

WATER CLOSETS: RATIOS 1 PER 25 (FIRST 50) (MALE AND FEMALE)
MALES: 35 X 1/25= 1.4 WATER CLOSETS
FEMALES: 35 X 1/25= 1.4 WATER CLOSETS

LAVATORIES: RATIOS 1 PER 40 FOR THE FIRST 80
MALES: 35 X 1/40=0.875 LAVATORIES
FEMALES: 35 X 1/40=0.875 LAVATORIES

DRINKING FOUNTAINS: RATIO 1 PER 100
69 X 1/100= .69 DRINKING FOUNTAIN

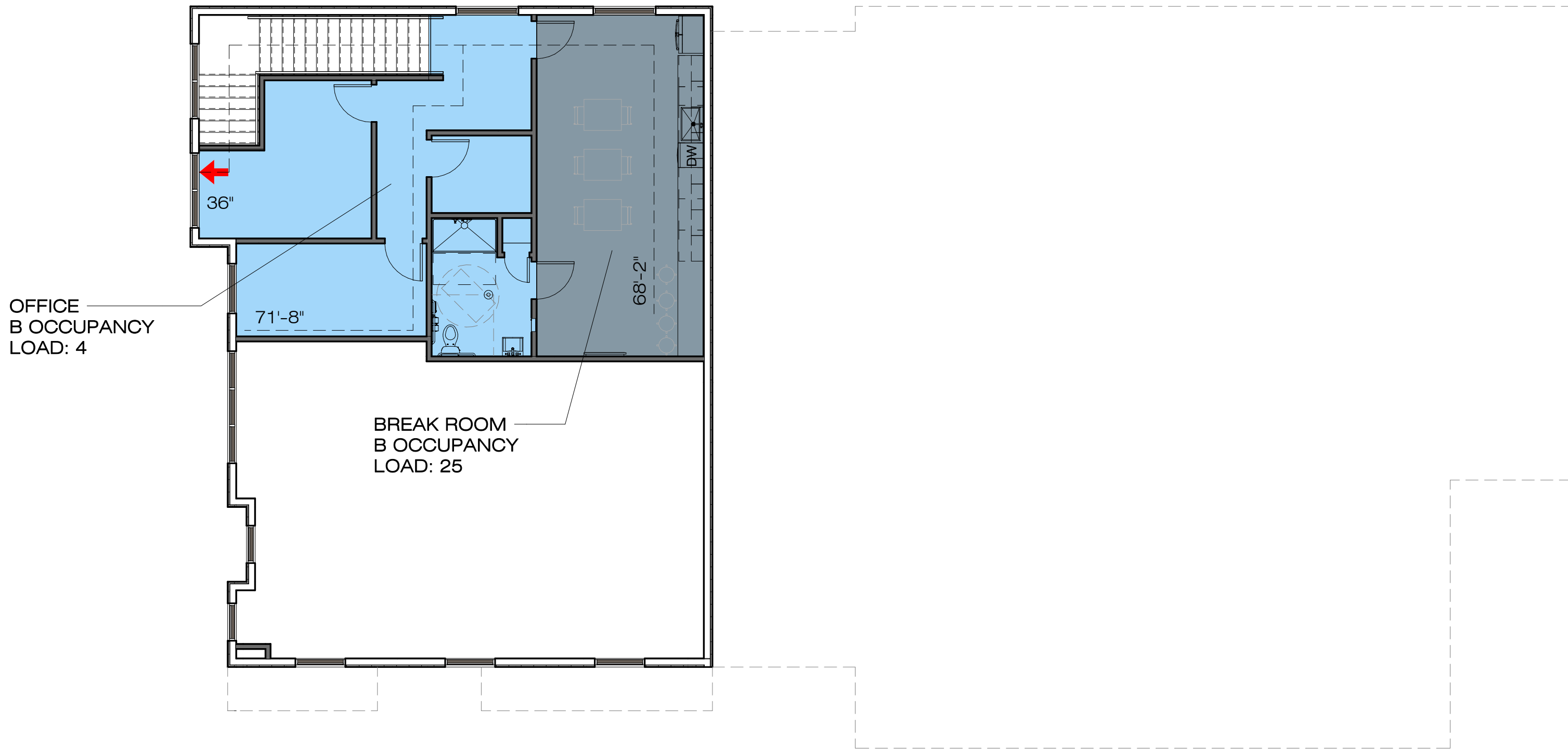
SUMMARY:

WATER CLOSETS:
MALES: 1.4 = 2 REQ'D.
PROVIDED: 3 UNISEX
FEMALES: 1.4 = 2 REQ'D.
PROVIDED: 3 UNISEX

LAVATORIES:
MALES: 0.875 = 1 REQ'D
PROVIDED: 3 UNISEX
FEMALES: 0.875 = 1 REQ'D
PROVIDED: 3 UNISEX

DRINKING FOUNTAINS:
0.69 = 1 REQ'D
PROVIDED: 2

SERVICE SINK: 1 PER BUILDING
PROVIDED: 2



OCCUPANT LOAD

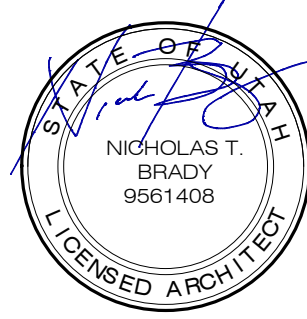
FUNCTION OF SPACE	OCCUPANCY GROUP	SQUARE FOOTAGE/ OCCUPANCY FACTOR	OCCUPANT LOAD
FIRST FLOOR VETERINARY OFFICE	B	5,998/ 150	40
SECOND FLOOR VETERINARY OFFICE	B	562/ 150	4
SECOND FLOOR BREAK ROOM	B	367/ 15	25
TOTAL OCCUPANT LOAD		6,927 SF	69



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6/6/23

**1495 EAST RAVEN
WAY
EAGLE MOUNTAIN,
UTAH**

**EAGLE
MOUNTAIN PET
CARE**

MAIN FLOOR

CODE DATA

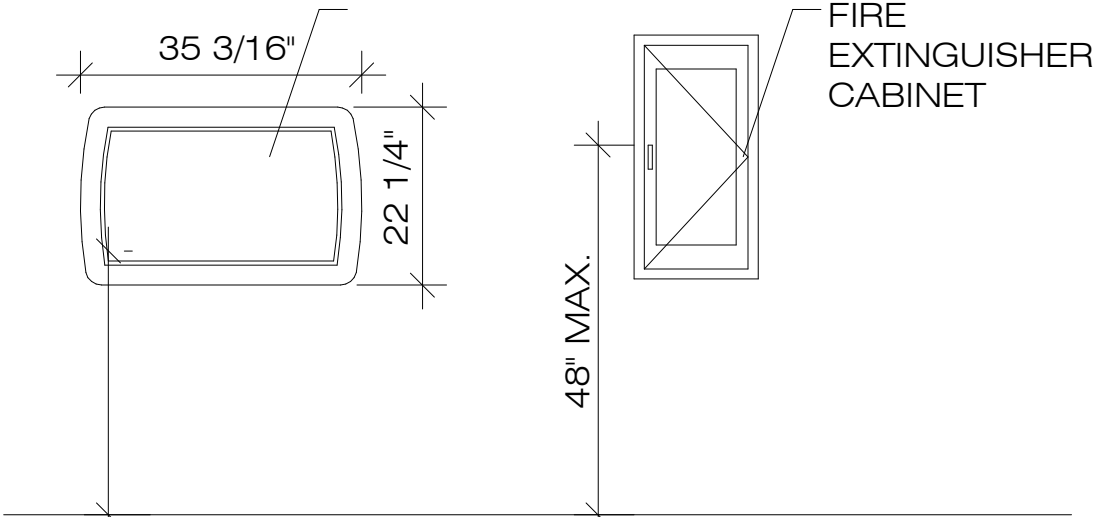


SCALE: 3/16" = 1'-0"
JUNE 6, 2023
2386001

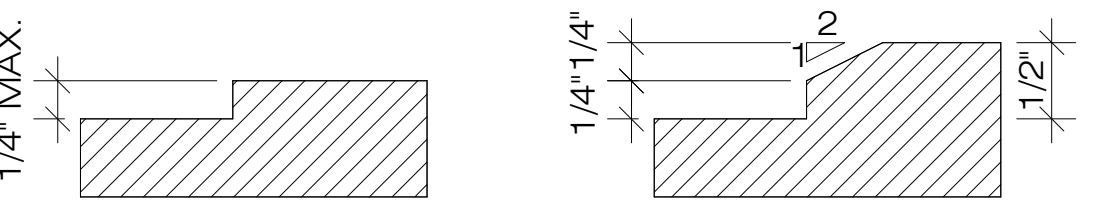
A0.2

GENERAL NOTES

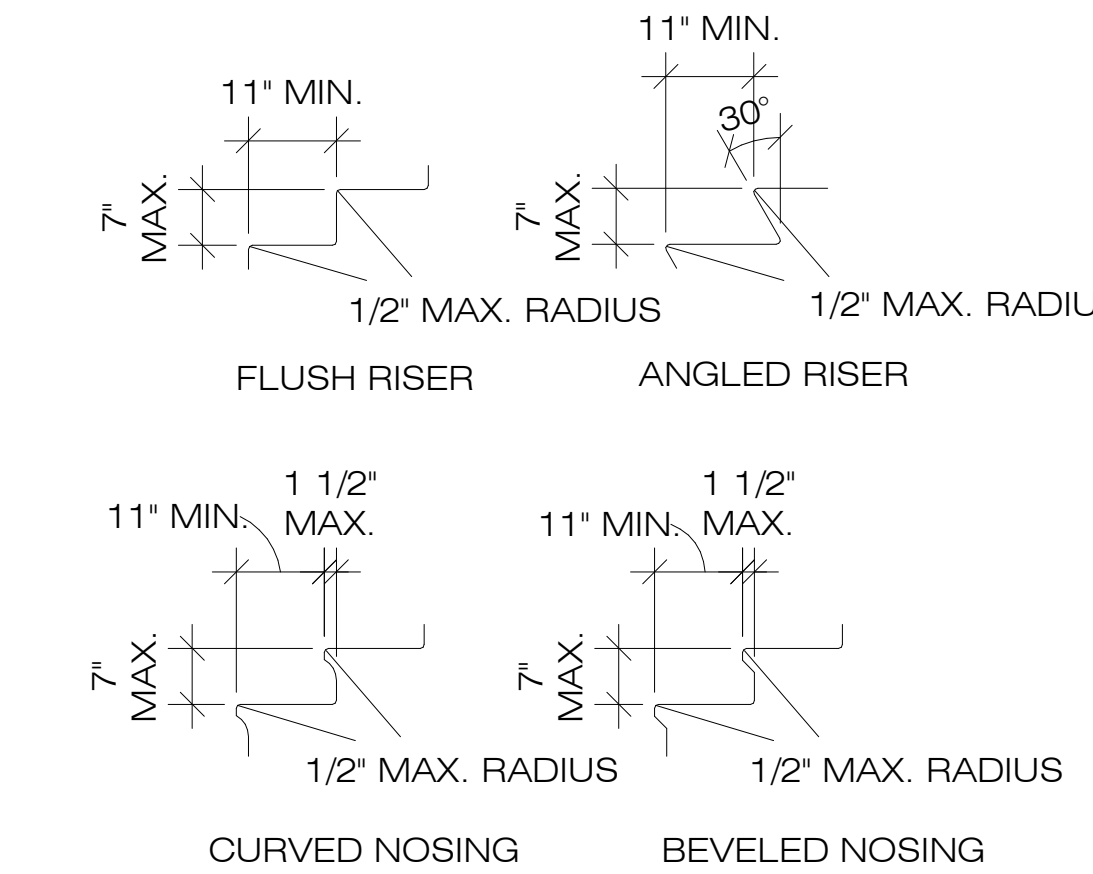
1. CONSTRUCTION NOT SPECIFICALLY INDICATED SHALL BE ACCOMPLISHED PER MINIMUM REQUIREMENTS OF THE "INTERNATIONAL BUILDING CODE," OF 2018 OR THE LATEST EDITION AND ALL OTHER CODES AS REQUIRED FOR THE SYSTEMS CONSTRUCTED IN THIS PROJECT. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND INDUSTRY STANDARDS, UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.
2. CONSTRUCTION SHALL MEET ALL REQUIREMENTS FOR DISABLED ACCESSIBILITY, CHAPTER 11 AND CHAPTER 11 APPENDIX, 2018 EDITION, INTERNATIONAL BUILDING CODE AND THE ICC/ANSI A117.1-LATEST STANDARD.
3. IF THERE ARE ANY CONFLICTS BETWEEN ITEMS ON DRAWINGS AND GENERAL NOTES OR WITH SPECIFICATIONS, THE MOST STRINGENT REQUIREMENT GOVERNS.
4. CONTRACTOR TO VISIT SITE PRIOR TO BIDDING TO FIELD DETERMINE ACTUAL SITE CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
5. ACTUAL SITE DIMENSIONS COULD VARY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK, AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND. THESE DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION.
6. SEISMIC BRACING REQUIRED FOR SUSPENDED CEILINGS AS PER 2018 I.B.C. SEE DRAWING A4.1 FOR CEILING SEISMIC DESIGN.
7. ALL FINISH MATERIALS ARE REQUIRED TO MEET 2018 I.B.C. CHAPTER 8 AND SHALL MEET MIN. CLASS RATINGS. SEE CODE DATA A0.1
8. ALL DOORS SHALL BE BUILDING STANDARD. U.N.O. TOUCH UP EXISTING RELOCATED OR REUSED DOORS, REPAIR ANY DAMAGED AREAS, STAIN AS NEEDED WHERE REPAIRS ARE MADE. FINISH COMPLETE.
9. ALL TELEPHONE EQUIPMENT AND WIRING SHALL BE PROVIDED AND INSTALLED BY TENANT OR UNDER SEPARATE CONTRACT.
10. ALL COMPUTER WIRING SHALL BE PROVIDED AND INSTALLED BY TENANT OR UNDER SEPARATE CONTRACT.
11. ALL WIRING SHALL BE IN CONDUITS OR BE PLENUM RATED AS REQUIRED. ALL ELECTRICAL MATERIALS SHALL BE PROVIDED AND INSTALLED PER THE REQUIREMENTS OF THE N.E.C. OF THE LATEST EDITION.
12. CLEAN ALL DEBRIS FROM CONSTRUCTION AREA AT COMPLETION OF PROJECT. GENERAL CLEAN UP OF ALL AREAS UNDER CONSTRUCTION IS REQUIRED.
13. NEW WALL SYSTEM SHALL BE ANCHORED TO FLOOR, CEILING AND EXISTING ADJACENT WALLS. PROVIDE ADEQUATE RIGID BRACING OF WALLS TO DECK ABOVE (6'-0" O.C.).
14. CONTRACTOR TO FIELD DETERMINE ELECTRICAL PANEL CAPACITY PRIOR TO INSTALLING NEW LIGHT FIXTURES AND ELECTRICAL. POWER REQUIRED FOR SPACE.
15. ALL CHANGE ORDERS TO BE APPROVED IN WRITING PRIOR TO CONSTRUCTION.
16. MODIFY ANY EXISTING FIRE SPRINKLER SYSTEM AS REQUIRED TO MEET LATEST CODE REQUIREMENTS.
17. CONTRACTOR TO INSTALL ALUM. BREAK CLOSURES AT WALL TO EXTERIOR WINDOW LOCATIONS. PROVIDE SOUND INSULATION IN CAVITY. PROVIDE SEALANT BETWEEN THE GLAZING (OR THE MULLION) TO THE ALUM. BREAK AND BETWEEN THE WALL TO ALUM. BREAK (ALUM. BREAK TO MATCH EXISTING WINDOW SYSTEM COLOR) ALLOW FOR THERMAL EXPANSION BETWEEN GLASS AND ALUM. CLOSURE.
18. ALL NEW WALLS BETWEEN TENANTS TO BE INSULATED WITH SOUND BATTS. (USE 3" THERMAFIBER SAFB SYSTEM. WALL TO ACHIEVE A 50 STC RATING.) FIELD DETERMINE ANY INSULATION AND HEIGHT OF EXISTING WALLS BETWEEN TENANTS. ITEMIZE COST TO UPGRADE EXISTING WALLS IN BID.
19. GENERAL CONTRACTOR TO FIELD DETERMINE EXISTING CAPACITY OF THE MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS OF THE BUILDING IN ORDER TO ACCOMMODATE BUILD OUT REQUIREMENTS FOR NEW TENANT, PRIOR TO CONSTRUCTION BID. MODIFY SYSTEM AS REQUIRED.
20. GENERAL CONTRACTOR IS TO COORDINATE THE WORK OF THE MECHANICAL, ELECTRICAL, AND THE PLUMBING SYSTEMS. COMPLETE ALL WORK NECESSARY FOR SYSTEMS TO FUNCTION PROPERLY.
21. WHERE NEW WALLS INTERSECT EXISTING WINDOW SYSTEM, PROVIDE NEW MINI BLINDS AS REQUIRED. INSTALL PER MANUFACTURER RECOMMENDATIONS. SALVAGE ANY REMAINING MINI BLINDS TO OWNER.
22. PROVIDE FIRE RESISTANT BLOCKING OR BRACING FOR PROPER SUPPORT AT ALL WALL LOCATIONS WHERE MILLWORK OR OTHER ELEMENTS ARE TO BE HUNG OR ATTACHED.
23. PROVIDE ANY ADDITIONAL METAL FURRING AS REQUIRED FOR CONDUITS, PIPES, ETC. PROVIDE GYPSUM BOARD AND FINISH AS SPECIFIED FOR ADJACENT SURFACES.
24. GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES (ELECTRICAL, MECHANICAL, PLUMBING, STRUCTURAL, ETC.) INCLUDING FIELD DETERMINE ALL REINFORCING, TENSION CABLES, UTILITIES ETC. IN CONCRETE SLABS WITH BUILDING OWNER OR BY X-RAY PRIOR TO ANY CORE DRILLING.
25. WITHIN THE PROJECT SCOPE OF WORK, PROVIDE SIGNS TO MEET THE REQUIREMENTS OF I.B.C.



ACCESSORIES AND EQUIPMENT MOUNTING HEIGHTS

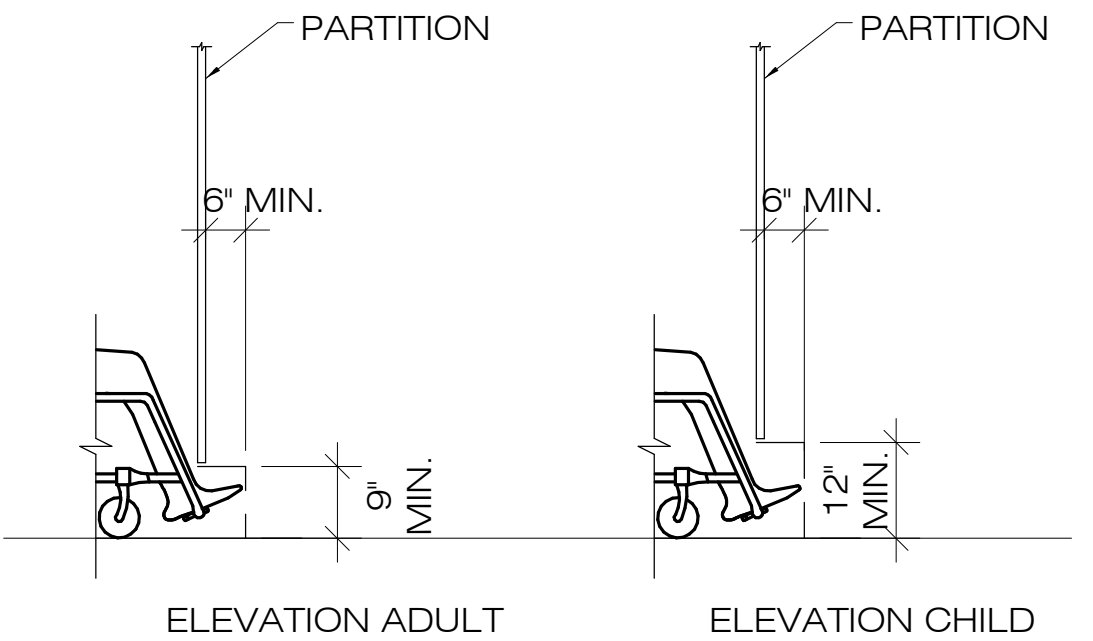


CHANGE IN LEVELS

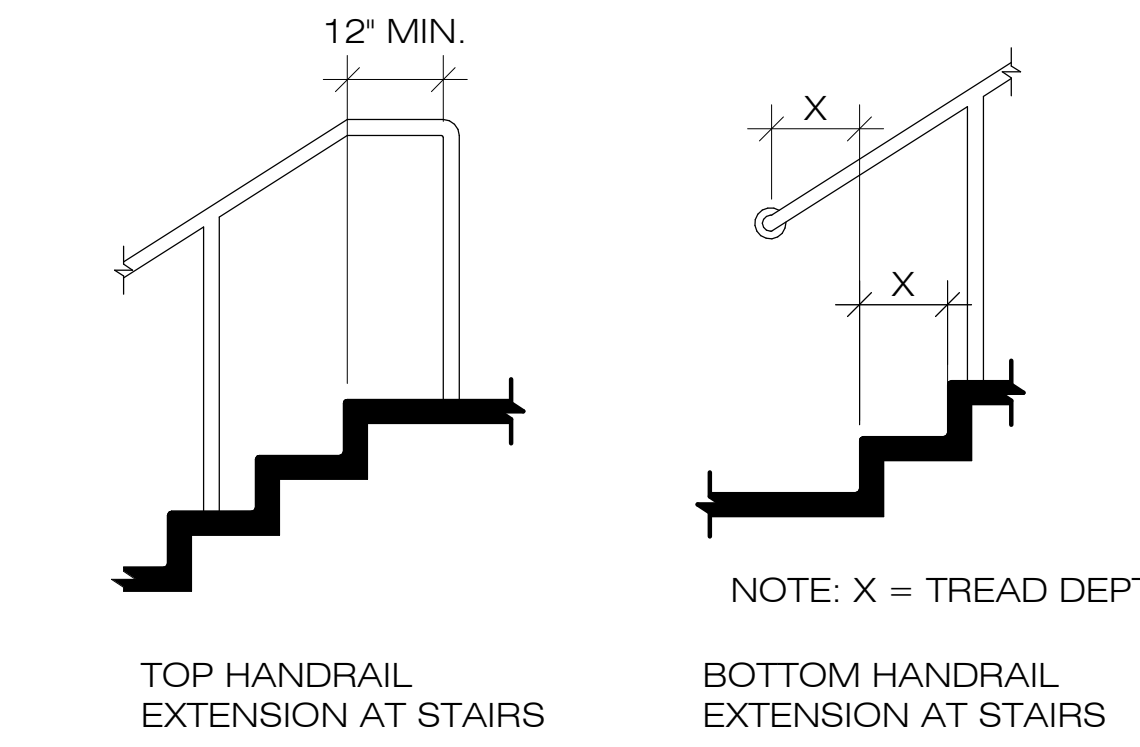
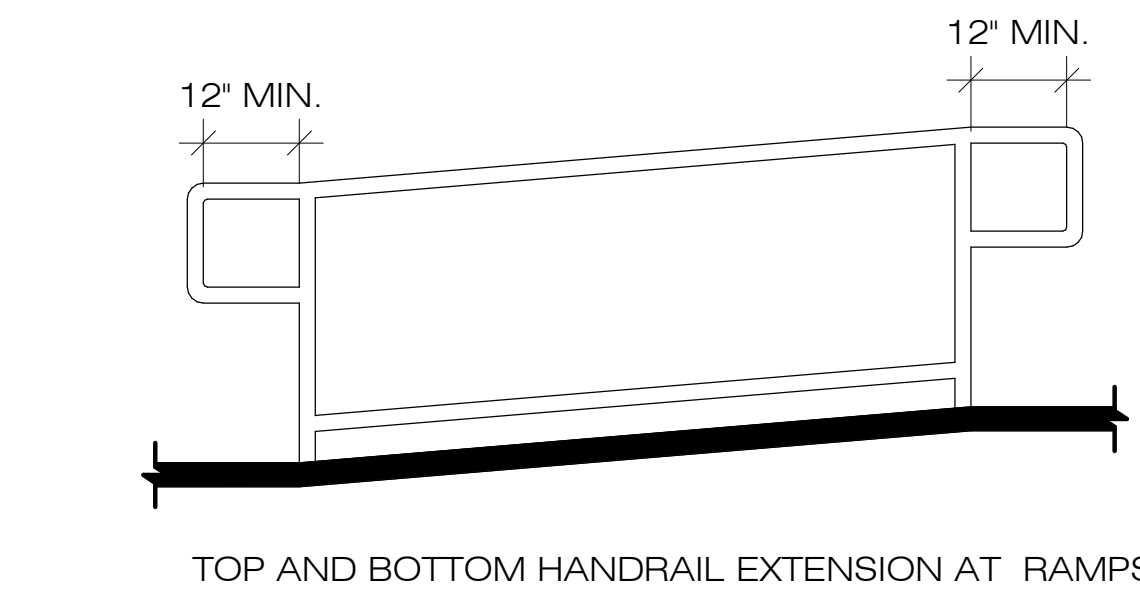
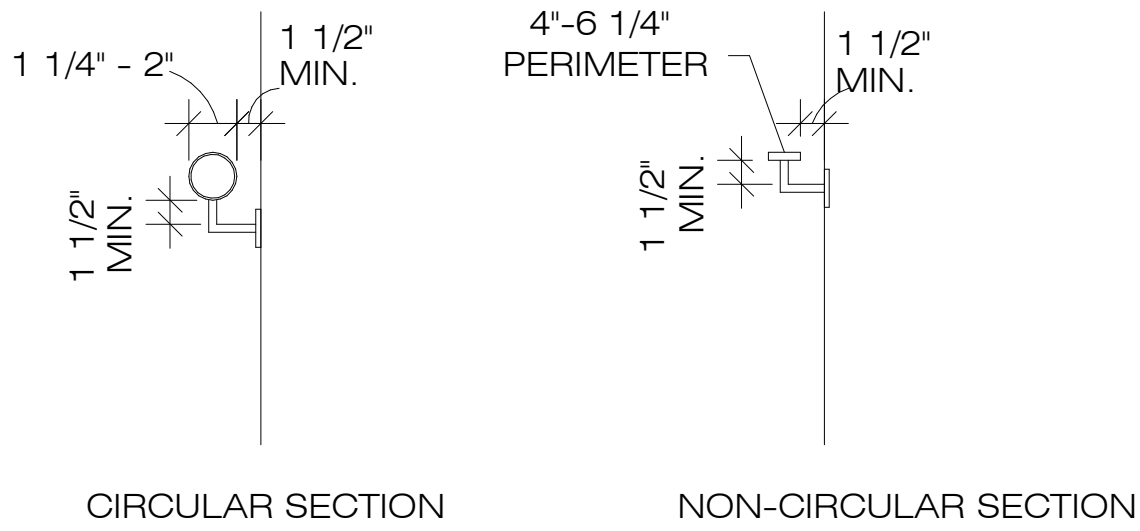
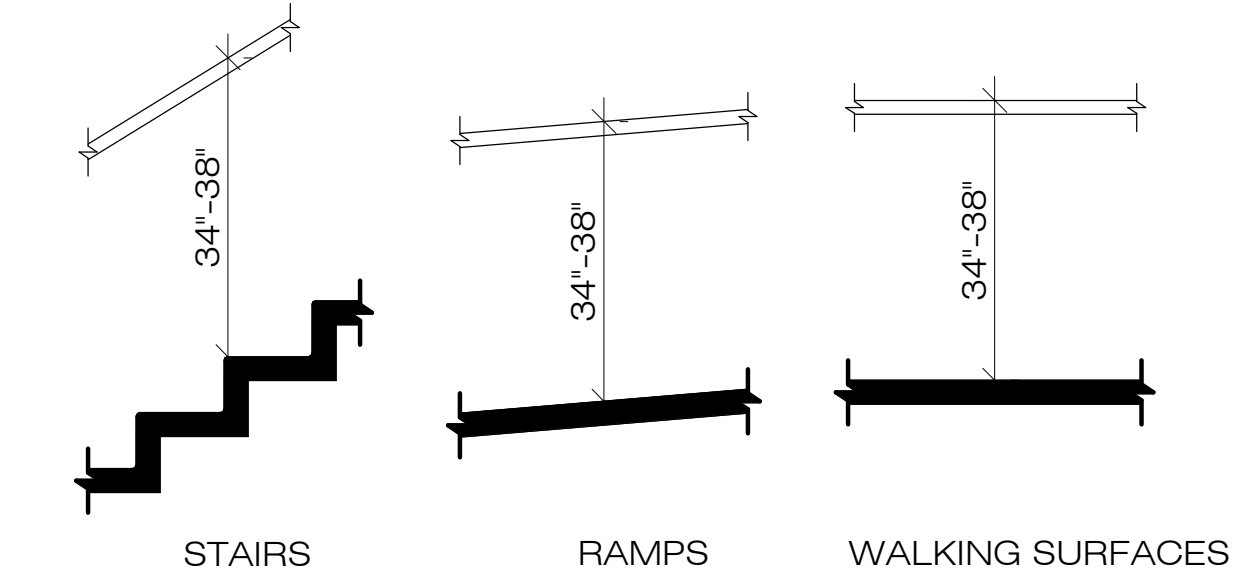


NOTE: RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN NOSINGS OF ADJACENT TREADS. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANS OF THE FOREMOST PROJECTION OF THE ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S NOSING.

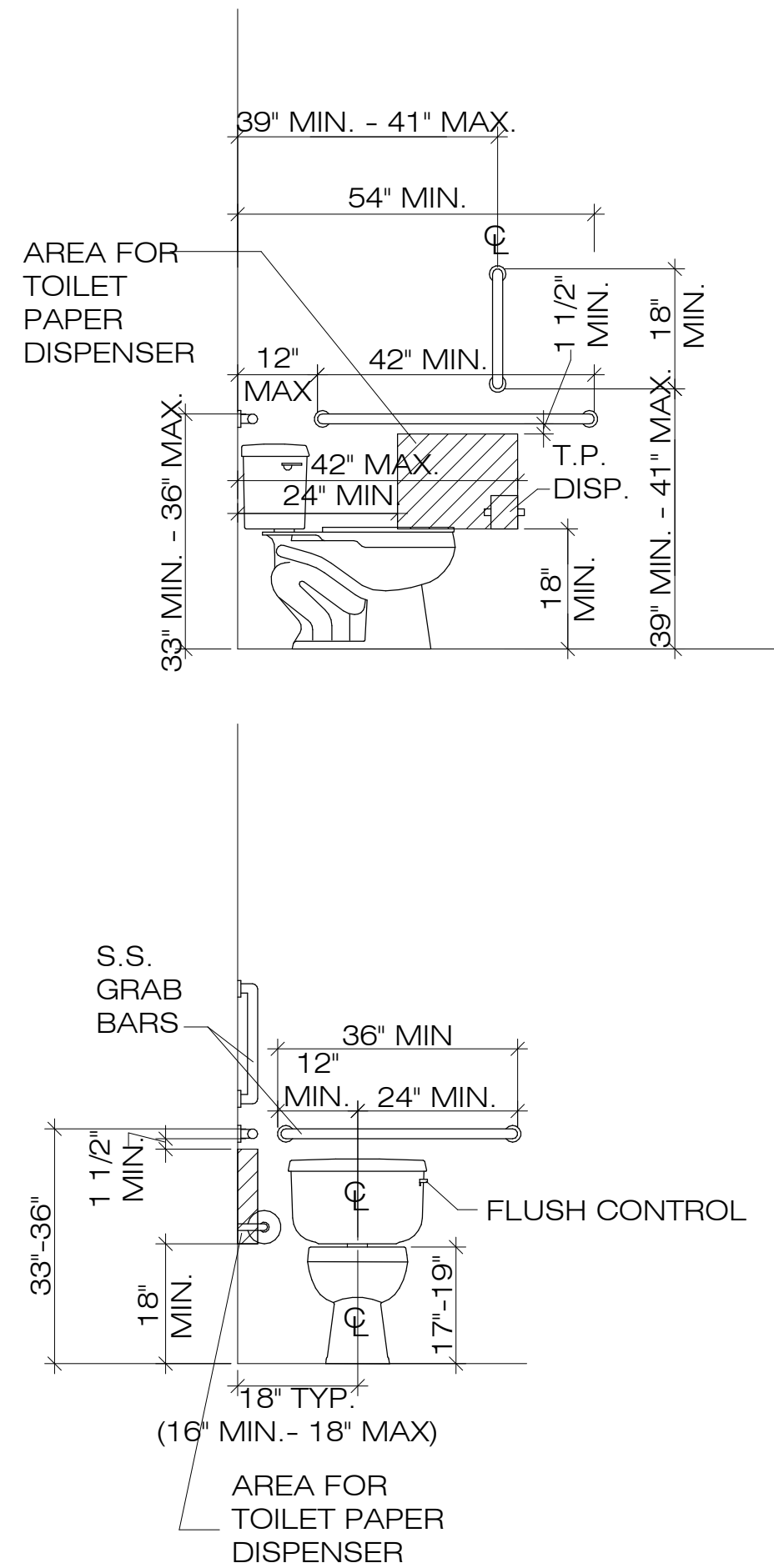
STAIRWAY RISER AND TREAD



TOILET COMPARTMENT TOE CLEARANCE



HANDRAIL REQUIREMENTS



NOTE: FLUSH CONTROLS TO BE INSTALLED ON THE OPEN SIDE OF WATER CLOSET PER SECTION 604.6 OF ICC A117.1-2009

NOTE: ALL PARTITIONS FOR URINALS AND WATER CLOSETS TO HAVE SMOOTH, HARD, NONABSORBENT SURFACE.

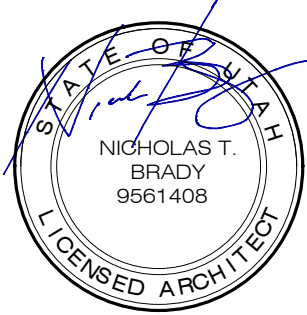
WATER CLOSET REQUIREMENTS



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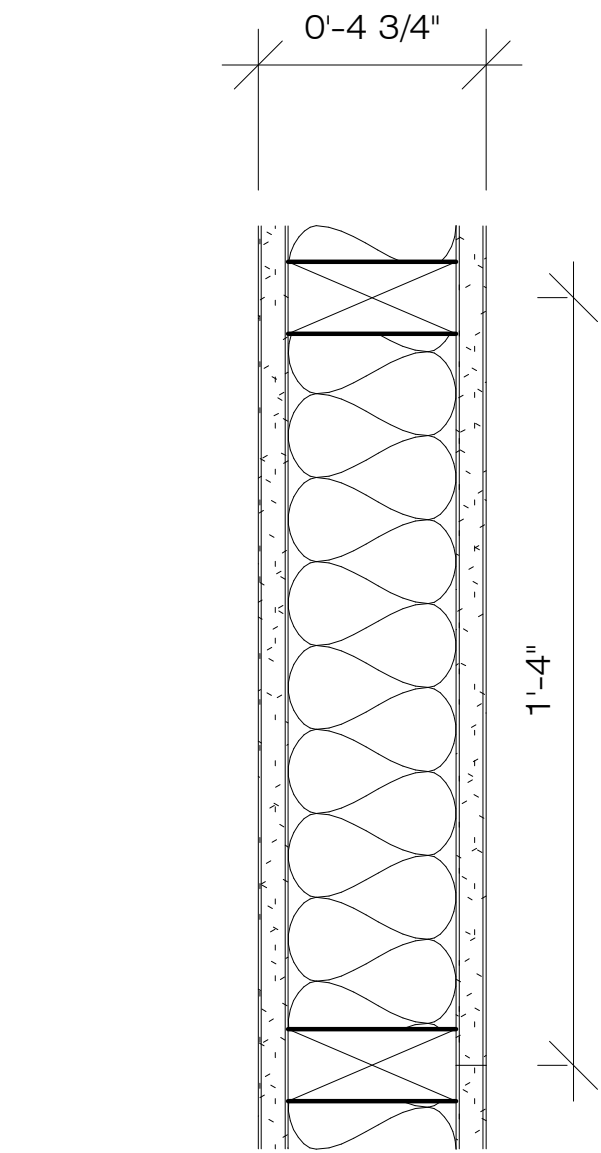
**EAGLE
MOUNTAIN PET
CARE**

**GENERAL NOTES/
ACCESSIBILITY
DETAILS**

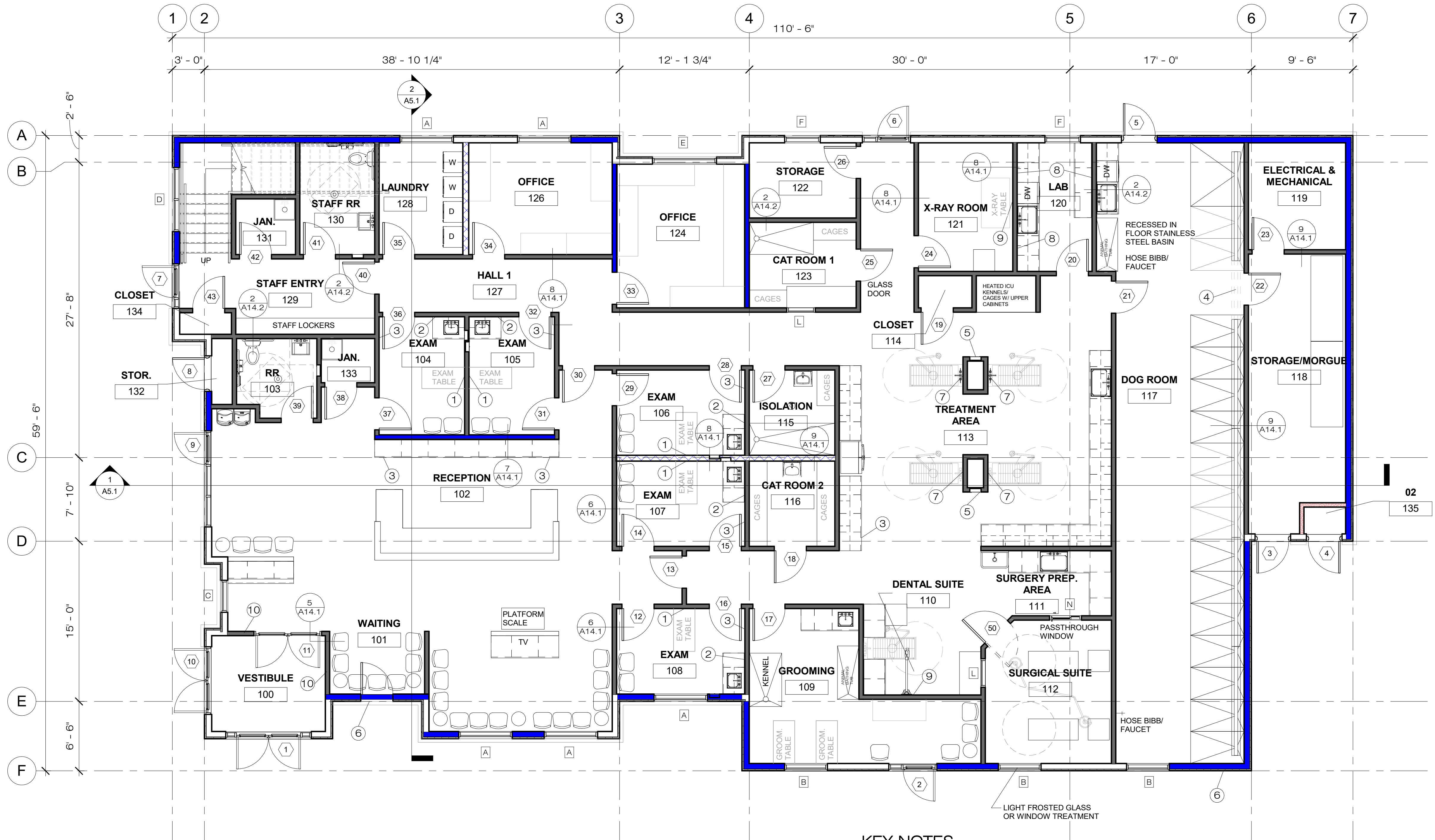
SCALE: NTS
JUNE 6, 2023
2386001

A0.3

1 HOUR FIRE RATED WALL ASSEMBLY
UL DESIGN NO. U305
34 STC SOUND
SOUND TEST: RAL-TL11-130
FIRE SAFE ALL OPENINGS, PENETRATIONS
FOR COMPLETE SEAL FIRE WALL



(1) LAYERS 5/8" GYPSUM BOARD (TYPE X)
2X4 (MIN.) WOOD STUDS @ 16" O.C.
3-1/2" GLASS FIBER BATT INSULATION IN CAVITY
(1) LAYERS 5/8" GYPSUM BOARD (TYPE X)
FACE LAYER JOINTS FINISHED



FLOOR PLAN NOTES

- PROVIDE CLASS I OR II VAPOR RETARDER ON INTERIOR SIDE OF ALL EXTERIOR WALL FRAMING.

CLASS I: SHEET POLYETHYLENE, NONPERFORATED ALUMINUM FOIL WITH A PERM RATING OF LESS THAN OR EQUAL TO 0.1.
CLASS II: KRAFT-FACED FIBERGLASS BATTS OR PAINT WITH A PERM RATING GREATER THAN 0.1 AND LESS THAN OR EQUAL TO 1.0.
- PROVIDE NEW 5'-0" X 5'-0" LANDING MAX SLOPE 1:48 AT ALL EXTERIOR DOORS.
- PROVIDE ALTERNATE BID FOR METAL STUDS AT ALL INTERIOR NON-STRUCTURAL WALLS.
- PROVIDE WINDOW COVERINGS ON ALL WINDOWS SEE SC-1 ON SHEET A1.5.

WALL TYPES

- NEW 2X6 WOOD STUDS W/ R-21 INSULATION W/ VAPOR BARRIER (SEE FLOOR PLAN NOTE #1) IN STUD CAVITY W/ 5/8" GYPSUM BOARD (TYPE 'X') INTERIOR SIDE, AND W/ SHEATHING (SEE STRUCTURAL), DUPONT™ TYVEK®, 1" FOAMULAR® 150 RIGID FOAM INSULATION OR EQUAL, W/ EXTERIOR FINISH (SEE ELEVATIONS ON A3.1)
- NEW 2X6 WOOD STUDS W/ R-21 INSULATION W/ VAPOR BARRIER (SEE FLOOR PLAN NOTE #1) IN STUD CAVITY W/ 5/8" GYPSUM BOARD (TYPE 'X') INTERIOR SIDE, AND W/ SHEATHING (SEE STRUCTURAL), DUPONT™ TYVEK®, 1" FOAMULAR® 150 RIGID FOAM INSULATION OR EQUAL, W/ EXTERIOR FINISH (SEE ELEVATIONS ON A3.1). SEE STRUCTURAL DRAWINGS FOR SHEARWALL PLAN/ SCHEDULE.
- NEW 2X6 WOOD STUD FRAMING (SEE STRUCTURAL) W R-21 BATT INSULATION, AND / 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE. PROVIDE/ COORD. MECHANICAL SOUND BOOTS.
- NEW 2X4 WOOD STUD FRAMING (SEE STRUCTURAL) W/ R-11 BATT INSULATION, AND 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE. PROVIDE/ COORD. MECHANICAL SOUND BOOTS.
- NEW 2X4 WOOD STUD FRAMING (SEE STRUCTURAL) W/ R-11 BATT INSULATION, AND 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE. PROVIDE/ COORD. MECHANICAL SOUND BOOTS. SEE STRUCTURAL DRAWINGS FOR SHEARWALL PLAN/ SCHEDULE.
- NEW 1-HOUR FIRE RATED WALL, SEE FIRE RATED WALL TYPE ON SHEET A1.1.

KEY NOTES

- PROVIDE BACKING FOR FOLDABLE EXAM TABLE AS REQUIRED.
- COORD. EXACT REQUIREMENTS OF WALL MOUNTED MONITOR W/ TENANT/ OWNER.
- PROPOSED LOCATION FOR VAC PAN TOE KICK. COORD. EXACT REQUIREMENTS W/ TENANT/ OWNER.
- DRAIN PIPE TO BE RUN BELOW CONCRETE SLAB TO CONNECT TRENCHES AT KENNELS W/ EPOXY FINISH AS SPECIFIED EP-1. SEE ALSO NOTE #2 ON SHEET P2.1
- PROPOSED LOCATION FOR CENTRAL VAC, COORD. EXACT REQUIREMENTS W/ TENANT/ OWNER.
- PROPOSED LOCATION EXTERIOR HOSE BIBB, COORD EXACT LOCATION W/ TENANT/ OWNER.
- PROVIDE BUILT IN SHELVING, COORD. EXACT REQUIREMENTS W/ TENANT/ OWNER.
- PROVIDE WALL MOUNTED POWER STRIP ABOVE COUNTER, COORD. EXACT REQUIREMENTS W/ EQUIPMENT.
- PROVIDE BACKING FOR WALL MOUNTED X-RAY AS REQUIRED.
- NEW 3-5/8" METAL STUDS W/ R-11 BATT INSULATION, PROVIDE/ COORD. MECHANICAL SOUND BOOTS, AND 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE, COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).

FLOOR PLAN SYMBOLS

- DOOR TAG. SEE DOOR SCHEDULE ON A4.1
- WINDOW TAG. SEE WINDOW TYPES ON A4.4

GENERAL CONTRACTOR SHALL CHALK-LINE ALL NEW WALLS FOR ARCHITECT'S APPROVAL, PRIOR TO ANY NEW CONSTRUCTION, TO INSURE THAT SPACE BUILD-OUT MEETS TENANT REQUIREMENTS

NOTE: ALL FURNITURE/EQUIPMENT SHOWN FOR REFERENCE ONLY. COORD. EXACT LOCATION AND REQUIREMENTS W/ TENANT/FURNITURE VENDOR.



EAGLE MOUNTAIN PET CARE

MAIN FLOOR

FLOOR PLAN

SCALE: 3/16" = 1'-0"
JUNE 6, 2023
2386001

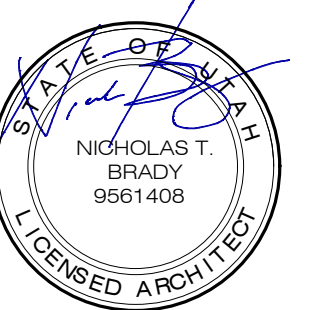
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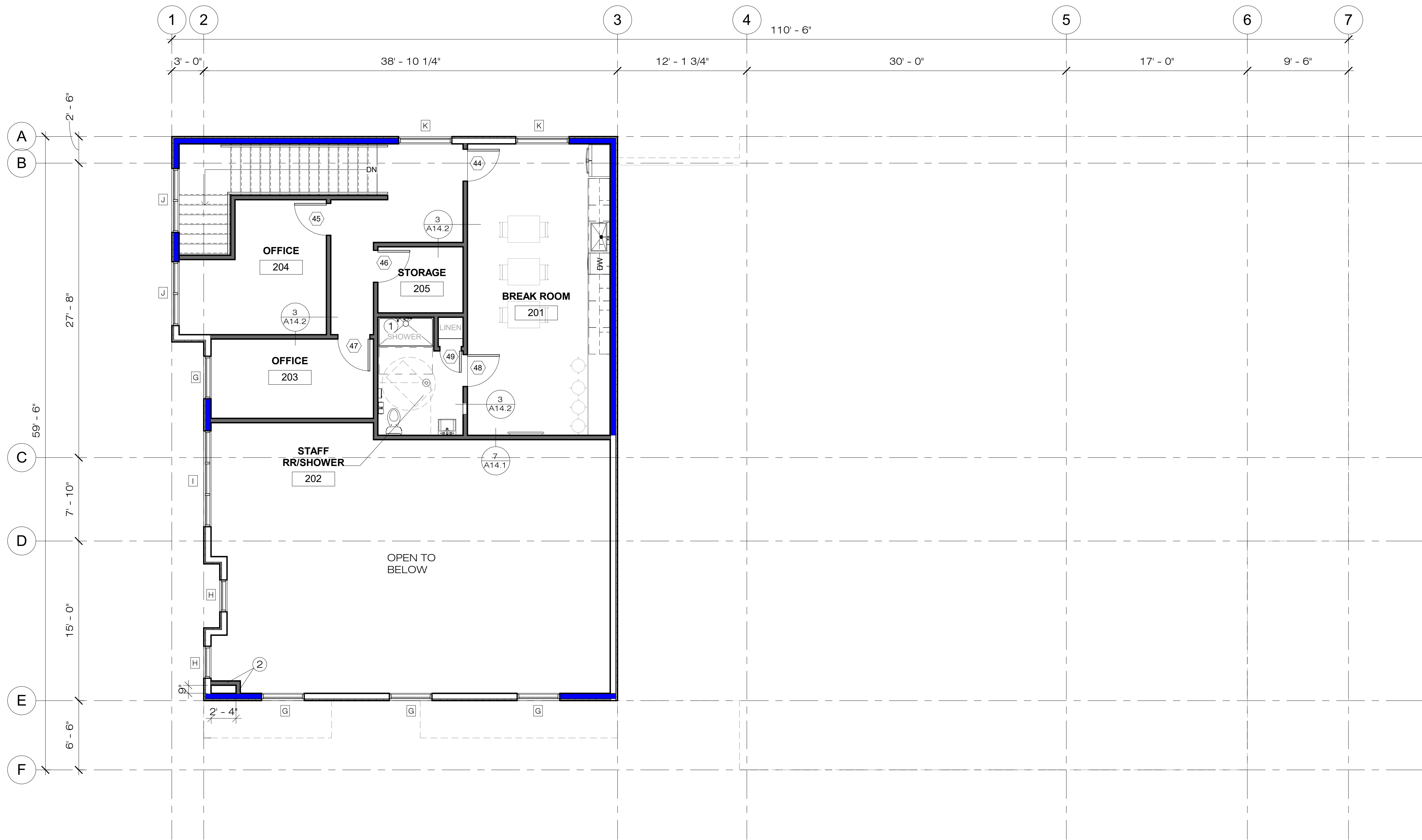
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6/6/23



FLOOR PLAN NOTES

1. PROVIDE CLASS I OR II VAPOR RETARDER ON INTERIOR SIDE OF ALL EXTERIOR WALL FRAMING.

CLASS I: SHEET POLYETHYLENE, NONPERFORATED ALUMINUM FOIL WITH A PERM RATING OF LESS THAN OR EQUAL TO 0.1.
CLASS II: KRAFT-FACED FIBERGLASS BATTS OR PAINT WITH A PERM RATING GREATER THAN 0.1 AND LESS THAN OR EQUAL TO 1.0.
2. PROVIDE ALTERNATE BID FOR METAL STUDS AT ALL INTERIOR NON-STRUCTURAL WALLS.
3. PROVIDE WINDOW COVERINGS ON ALL WINDOWS SEE SC-1 ON SHEET A1.5.

WALL TYPES

-  NEW 2X6 WOOD STUDS W/ R-21 INSULATION W/ VAPOR BARRIER (SEE FLOOR PLAN NOTE #1) IN STUD CAVITY W/ 5/8" GYPSUM BOARD (TYPE 'X') INTERIOR SIDE, AND W/ SHEATHING (SEE STRUCTURAL), DUPONT™ TYVEK®, 1" FOAMULAR® 150 RIGID FOAM INSULATION OR EQUAL, W/ EXTERIOR FINISH (SEE ELEVATIONS ON A3.1)
-  NEW 2X4 WOOD STUD FRAMING (SEE STRUCTURAL) W/ R-11 BATT INSULATION, AND 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE. PROVIDE/ COORD. MECHANICAL SOUND BOOTS.

KEY NOTES

- 1 RECESS FLOOR 2" FOR SHOWER COMPARTMENT. COORD. W/ STRUCTURAL
- 2 NEW 3-5/8" METAL STUDS W/ R-11 BATT INSULATION, PROVIDE/ COORD. MECHANICAL SOUND BOOTS, AND 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE, COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).

FLOOR PLAN SYMBOLS

-  DOOR TAG. SEE DOOR SCHEDULE ON A4.1
-  WINDOW TAG. SEE WINDOW TYPES ON A4.4

GENERAL CONTRACTOR SHALL CHALK-LINE ALL NEW WALLS FOR ARCHITECT'S APPROVAL, PRIOR TO ANY NEW CONSTRUCTION, TO INSURE THAT SPACE BUILD-OUT MEETS TENANT REQUIREMENTS

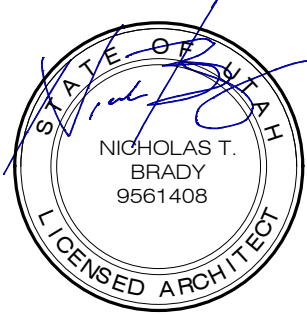
NOTE: ALL FURNITURE/EQUIPMENT SHOWN FOR REFERENCE ONLY. COORD. EXACT LOCATION AND REQUIREMENTS W/ TENANT/FURNITURE VENDOR.



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CARE**

SECOND FLOOR

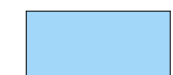
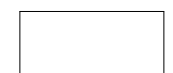
FLOOR PLAN

SCALE: 3/16" = 1'-0"
JUNE 6, 2023
2386001

A1.2



FINISH LEGEND

	T-1	DESCRIPTION: PORCELAIN TILE MANUF.: DAL TILE STYLE: SADDLE BROOK COLOR: GRAVEL ROAD SD16
	T-2	DESCRIPTION: PORCELAIN TILE MANUF.: DAL TILE STYLE: HAUT MONDE COLOR: GLITTERATI GRANITE
	RF-1	DESCRIPTION: RESILIENT FLOORING MANUF.: SHAW CONTRACT STYLE: INHABIT 4106V COLOR: PALLADIUM OAK 06515 V3
	C-1	DESCRIPTION: SEALED CONCRETE
	EP-1	DESCRIPTION: EPOXY FLOORING MANUF.: SHERWIN WILLIAMS STYLE: GP 3746 & GP 4638 HS HIGH GLOSS
	LVT-1	DESCRIPTION: LUXURY VINYL TILE MANUF.: SHAW CONTRACT STYLE: CORETEC REPOSE COLOR: BARE 89120
	OPT-1	DESCRIPTION: CARPET TILE MANUF.: SHAW CONTRACT STYLE: FLAT WEAVE TILE 5T321 COLOR: ARGAN EARTH 01101
	RC-1	DESCRIPTION: RECESSED MAT MANUF.: AMERICAN FLOOR MATS STYLE: BASE MAT MB-300 ALUMINUM HINGE RECESSED MATS COLOR: CHARCOAL

SHEET NOTES

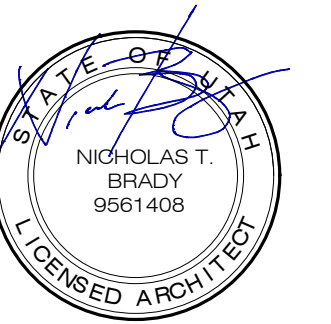
1. PROVIDE STAINLESS STEEL CORNER GUARDS UP TO 48" A.F.F. ANN ALL OUTSIDE CORERS.



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MOUNTAIN PET
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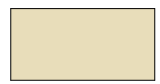
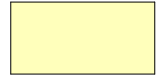
**MAIN FLOOR
FINISH PLAN**

SCALE: 3/16" = 1'-0"
JUNE 6, 2023
2386001

A1.3



FINISH LEGEND

	T-1	DESCRIPTION: PORCELAIN TILE MANUF.: DALTILE STYLE: SADDLE BROOK COLOR: GRAVEL ROAD SD16
	T-2	DESCRIPTION: PORCELAIN TILE MANUF.: DALTILE STYLE: HAUT MONDE COLOR: GLITTERATI GRANITE
	RF-1	DESCRIPTION: RESILIENT FLOORING MANUF.: SHAW CONTRACT STYLE: INHABIT 4106V COLOR: PALLADIUM OAK 06515 V3
	C-1	DESCRIPTION: SEALED CONCRETE
	EP-1	DESCRIPTION: EPOXY FLOORING MANUF.: SHERWIN WILLIAMS STYLE: GP 3746 & GP 4638 HS HIGH GLOSS
	LVT-1	DESCRIPTION: LUXURY VINYL TILE MANUF.: SHAW CONTRACT STYLE: CORETEC REPOSE COLOR: BARE 89120
	CPT-1	DESCRIPTION: CARPET TILE MANUF.: SHAW CONTRACT STYLE: FLAT WEAVE TILE 5T321 COLOR: ARGAN EARTH 01101
	RC-1	DESCRIPTION: RECESSED MAT MANUF.: AMERICAN FLOOR MATS STYLE: BASE MAT MB-300 ALUMINUM HINGE RECESSED MATS COLOR: CHARCOAL

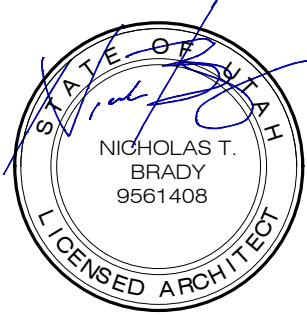
SHEET NOTES

1. PROVIDE STAINLESS STEEL CORNER GUARDS UP TO 48" A.F.F. ANN ALL OUTSIDE CORNERS.



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6/6/23

**1495 EAST RAVEN
WAY
EAGLE MOUNTAIN,
UTAH**

**EAGLE
MOUNTAIN PET
CARE**

**SECOND FLOOR
FINISH PLAN**

SCALE: 3/16" = 1'-0"
JUNE 6, 2023
2386001

A1.4

FINISH SCHEDULE							
ITEM #	DESCRIPTION	MANUFACTURER	STYLE/MODEL #	COLOR/FINISH	SIZE/TYPE	GROUT/ TRANSITION	COMMENTS
FLOORING							
CPT-1	CARPET TILE	SHAW CONTRACT	FLAT WEAVE TILE 5T321	ARGAN EARTH 01101	9" x 36"		
T-1	PORCELAIN TILE (WOOD TEXTURE)	DALTILE	SADDLE BROOK	OAK TRAIL SD13	6" X 36" PLANK	CUSTOM GROUT SOLUTIONS #335 WINTER GRAY	
T-2	PORCELAIN TILE	DALTILE	HAUT MONDE	GLITTERATI GRANITE HM03	12" X 24" (BRICK PATTERN)	CUSTOM GROUT SOLUTIONS #335 WINTER GRAY	BRICK PATTERN ON BATHROOM FLOORS, T-3 WALL TILE AT WET WALLS
C-1	SEALED CONCRETE						
RF-1	RESILIENT FLOORING	SHAW CONTRACT	INHABIT 4106V	PALLADIUM OAK 06515 V3			FLASH COVING TO 6" A.F.F.
EP-1	EPOXY FLOORING	SHERWIN WILLIAMS	GP 3746 & GP 4638 HS HIGH GLOSS				
LVT-1	LUXURY VINYL TILE	SHAW CONTRACT	CORETEC REPOSE	BARE 89120	7"x 48" PLANK		BREAK ROOM FLOOR, STAIR RISERS,TREADS, & NOSING.
RM-1	RECESSED MAT	AMERICAN FLOOR MATS	BASE MAT MB-300 ALUMINUM HINGE RECESSED MATS	CHARCOAL	6'-0" x 6'-0"		ALLUMINUM LEVEL BASE FRAME AND CARPET SHALL BE RECESSED TO BE FLUSH WITH THE ADJACENT TILE
TRANSITION							
TR-1	TRANSITION	ROPPE	RUBBER REDUCER STRIP	BURNT UMBER #194			
WALL							
T-3	PORCELAIN TILE	DALTILE	HAUT MONDE	EMPIRE BLACK HM06	12" X 24" (STACK PATTERN)	CUSTOM GROUT SOLUTIONS #335 WINTER GRAY	STACK PATTERN, ONLY ON WET WALLS UP TO 6'-0" A.F.F.
FRP-1	FRP			WHITE			
BASE							
B-1	BASE	ROPPE	#65 VERTICAL PINNACLE PLUS	BURNT UMBER 194	4-5/8", 8'-0" LENGTH		THROUGHOUT U.N.O.
PAINT							
P-1	PAINT	SHERWIN WILLIAMS	-	EIDER WHITE SW7014	-		FIELD PAINT
P-2	PAINT	SHERWIN WILLIAMS	-	OAKMOSS SW6180	-		ACCENT PAINT 1
P-3	PAINT	SHERWIN WILLIAMS	-	BLACK FOX SW7020	-		ACCENT PAINT 2 (ALL HOLLOW METAL FRAMES)
P-4	PAINT	SHERWIN WILLIAMS	-	CLARY SAGE SW6178	-		ACCENT PAINT 3
CEILING							
CT-1	CEILING TILE	ARMSTRONG	"DUNE" 1774 ANGLED TEGULAR ACOUSTICAL CEILING TILE	WHITE	2'-0" X 2'-0"	9/16" GRID SYSTEM (WHITE)	12 GA. WIRE HANGERS INSTALLED PER DETAIL 1,2/A4.1
CT-2	GYP. BOARD CEILING PAINTED	USG	TYPE X DRYWALL	PAINTED (FLAT FINISH)			
CT-3	CEILING TILE	ARMSTRONG	CLEAN ROOM VL: 870	WHITE	2'-0" X 2'-0"	15/16" GRID SYSTEM (WHITE)	12 GA. WIRE HANGERS INSTALLED PER DETAIL 1,2/A4.1
CABINETS							
QT	QUARTZ	CAESARSTONE	QUARTZ COUNTERTOP	EMPIRA WHITE 5151	-		COUNTERTOPS
PL-1	PLASTIC LAMINATE	HANEX SOLID SURFACE	RESIN SOLID SURFACE COUNTERTOP	CLARA ST-101	-		COUNTERTOPS
PL-2	PLASTIC LAMINATE	NEVAMAR	PLASTIC LAMINATE	OUTER LIMITS WU 0010	-		CABINETS
WINDOW COVERINGS							
SC-1	SHADE CLOTH	MECHOSHADE	EUROTWILL 6000 SERIES	GRAPHITE 6011	3% OPEN		COORD. SHADE OPERATION (MANUAL/ AUTOMATIC) W/ OWNER

FIXTURE LEGEND						
ITEM #	DESCRIPTION	MANUFACTURER	STYLE/MODEL #	COLOR/FINISH	SIZE/TYPE	COMMENTS
FC-1	FAUCET	MOEN	RINZA	BRUSHED NICKEL		
FC-2	FAUCET	MOEN	M-DURA	CHROME		
FC-3	FAUCET	MOEN	GENTA	STAINLESS		
L-1	LAVATORY	AMERICAN STANDARD	LUCERNE	WHITE		
L-2	LAVATORY	AMERICAN STANDARD	DECORUM	WHITE		
M-1	MIRROR	ELEGANT FURNITURE & LIGHTING	ELEGANT DECOR EVERMORE SOFT CORNER METAL RECTANGULAR MIRROR	BLACK	24" X 36"	
PTD-1	PAPER TOWEL DISPENSER	BOBRICK	#B-369 W/ 369-130 TOWEL MATE®	STAINLESS STEEL		VERIFY THAT UNIT IS TOUCHLESS
PTD-2	PAPER TOWEL DISPENSER	BOBRICK	#B-359 W/ 369-130 TOWEL MATE®	STAINLESS STEEL		VERIFY THAT UNIT IS TOUCHLESS
S-4	SINK	KOHLER	VAULT K-3821	STAINLESS STEEL	32" X 18-5/16"	
SR	SANITARY RECEPTACLES	BOBRICK	SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL #B-254	STAINLESS STEEL		
TPD	TOILET PAPER DISPENSER	GAMCO	SURFACE-MOUNTED DOUBLE TOILET TISSUE HOLDER #814	ALUMINUM	13 1/8" W X 1-3/4" H X 4-1/4" D	
TSC	TOILET SEAT COVERS	BOBRICK	CLASSIC SERIES SURFACE-MOUNTED SEAT-COVER DISPENSER #B-221	STAINLESS STEEL		

SHEET NOTES

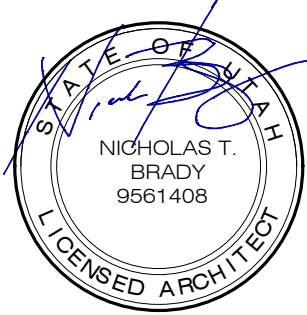
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6/6/23

1495 EAST RAVEN WAY EAGLE MOUNTAIN, UTAH

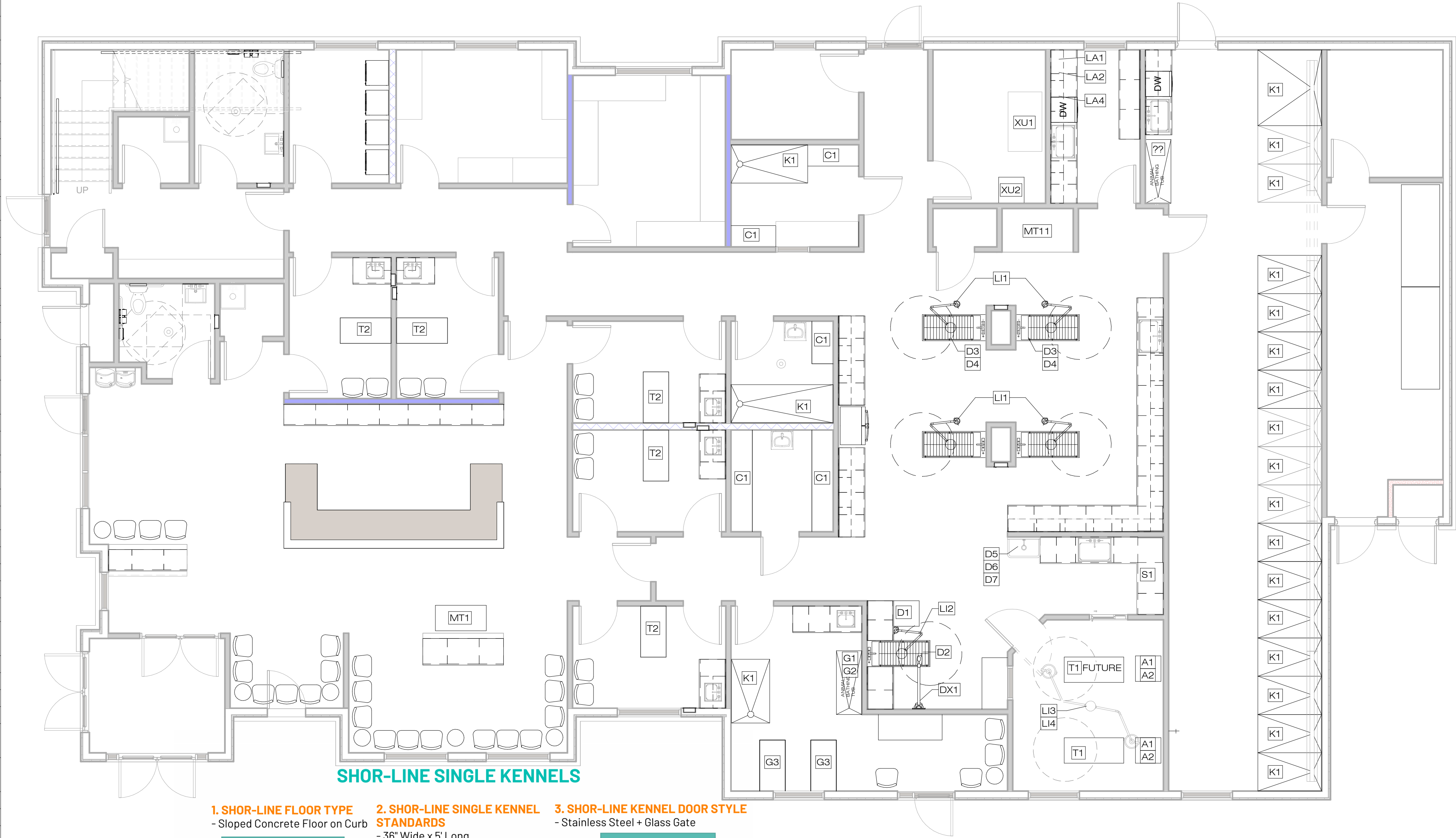
EAGLE MOUNTAIN PET CARE

FINISH SCHEDULE

SCALE: JUNE 6, 2023 2386001

A1.5

EQUIPMENT SCHEDULE	
MARK	ITEM NAME
ANESTHESIA	
A1	COVETRUS VETERINARY PLUS ANESTHESIA MACHINE
A2	ISOFLURANE VAPORIZER, WELL FILL
TABLES	
T1	V-TOP SURGERY TABLE, ADJUSTABLE TILT, Electric PEDESTAL, WITH HEAT, 60 IN
T2	Fold-up Wall Mount Exam Table
STERILIZATION	
S1	AUTOCLAVE M11 ULTRA 11X18IN MIM EA
DENTAL / Wet table area	
D1	Dental Unit
D2	Dental Table (Stand Alone)
D3	STAINLESS STEEL CUT-AWAY WET/PREP TABLE WITH 5" DEEP TUB, 3 DRAWERS, 1 DOOR, LEFT HANDED, 60"
D4	SINGLE LEVER FAUCET AND 84 IN SPRAYER HOSE
D5	SINGLE SURGEON'S SCRUB SINK
D6	GOOSENECK FAUCET, FOR SCRUB SINK, SURGICAL DESIGN
D7	SENSOR FAUCET VALVE
MONITORING / TREATMENT	
MT1	PLATFORM SCALE, WALK-ON, WITH REMOTE LCD DISPLAY, TRAY SIZE, 500 LB CAPACITY, 22 X 42 X 2 IN
MT11	Warming System TBD (Bair Hugger, BedJet, Chillbuster)
LAB	
LA1	CENTRIFUGE USA E8 COMBO DIG CRIT CARRIER
LA2	MICROSCOPE BI INFNTY LABSCOPE J0334Q (BEST Oil less 100 lens)
LA4	Fridge
LIGHTS	
LI1	LED 130 TREATMENT LIGHT, SINGLE WALL MOUNT
LI2	MI-750 LED SURGICAL LIGHT, Single WALL MOUNT MODEL
LI3	MI-1000 LED SURGICAL LIGHT, DUAL CEILING MOUNT MODEL
LI4	Ceiling Drop Tube (for 10' drop ceiling in Surgery and Dental Suites)
DENTAL XRAY	
DX1	VETPRO COMPLETE DIGITAL DENTAL X-RAY SYSTEM WALL MOUNT (82 ARM), OPTIMAX SENSOR, SIZE 2
XRAY & ULTRASOUND	
XU1	XRAY DIGITAL DX-V17 VB 320 (or Universal unit)
XU2	Ultrasound (actual model tbd)
GROOMING	
G1	GROOMING TUB WITH BACKSPLASH, TELESOPING RAMP ON RIGHT SIDE, TIE DOWN SYSTEM, 60 IN
G2	SPRAY UNIT WITH FAUCET AND 72 IN HOSE AND SPRAYER, DECK MOUNTED, ANGLED SPRAYER
G3	Grooming Tables
CAGES (Midmark)	
C1	TBD
KENNEL RUNS	
K1	SHOR-LINE



SHOR-LINE SINGLE KENNELS

1. SHOR-LINE FLOOR TYPE

- Sloped Concrete Floor on Curb


2. SHOR-LINE SINGLE KENNEL STANDARDS

- 36" Wide x 5' Long


3. SHOR-LINE KENNEL DOOR STYLE

- Stainless Steel + Glass Gate


4. SHOR-LINE SIDE PANEL STYLE

- 48" Isolation with Wire


5. BACK PANEL

- Back Panel Stainless Steel Iso Two Sides


6. DRAIN COVER

- No Drain Cover


7. SHOR-LINE FEEDING SYSTEMS

- No Feeding Systems


8. SHOR-LINE OTHER OPTIONS

- No Options



NOTE: ALL FURNITURE/EQUIPMENT SHOWN FOR REFERENCE ONLY. COORD. EXACT LOCATION AND REQUIREMENTS W/ TENANT/FURNITURE VENDOR.

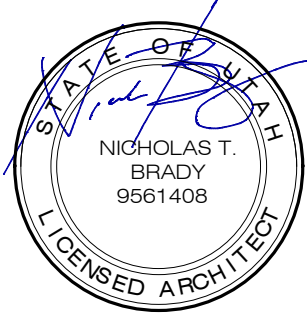




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MAIN FLOOR
EQUIPMENT PLAN

SCALE: 3/16" = 1'-0"
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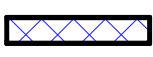


FLOOR PLAN NOTES

1. PROVIDE CLASS I OR II VAPOR RETARDER ON INTERIOR SIDE OF ALL EXTERIOR WALL FRAMING.

CLASS I: SHEET POLYETHYLENE, NONPERFORATED ALUMINUM FOIL WITH A PERM RATING OF LESS THAN OR EQUAL TO 0.1.
CLASS II: KRAFT-FACED FIBERGLASS BATTS OR PAINT WITH A PERM RATING GREATER THAN 0.1 AND LESS THAN OR EQUAL TO 1.0.
2. PROVIDE NEW 5'-0" X 5'-0" LANDING MAX SLOPE 1:48 AT ALL EXTERIOR DOORS.
3. PROVIDE ALTERNATE BID FOR METAL STUDS AT ALL INTERIOR NON-STRUCTURAL WALLS.
4. PROVIDE WINDOW COVERINGS ON ALL WINDOWS SEE SC-1 ON SHEET A1.5.

WALL TYPES

-  NEW 2X6 WOOD STUDS W/ R-21 INSULATION W/ VAPOR BARRIER (SEE FLOOR PLAN NOTE #1) IN STUD CAVITY W/ 5/8" GYPSUM BOARD (TYPE 'X') INTERIOR SIDE, AND W/ SHEATHING (SEE STRUCTURAL), DUPONT™ TYVEK®, 1" FOAMULAR® 150 RIGID FOAM INSULATION OR EQUAL, W/ EXTERIOR FINISH (SEE ELEVATIONS ON A3.1)
-  NEW 2X6 WOOD STUDS W/ R-21 INSULATION W/ VAPOR BARRIER (SEE FLOOR PLAN NOTE #1) IN STUD CAVITY W/ 5/8" GYPSUM BOARD (TYPE 'X') INTERIOR SIDE, AND W/ SHEATHING (SEE STRUCTURAL), DUPONT™ TYVEK®, 1" FOAMULAR® 150 RIGID FOAM INSULATION OR EQUAL, W/ EXTERIOR FINISH (SEE ELEVATIONS ON A3.1). SEE STRUCTURAL DRAWINGS FOR SHEARWALL PLAN/ SCHEDULE.
-  NEW 2X6 WOOD STUD FRAMING (SEE STRUCTURAL) W R-21 BATT INSULATION, AND / 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE. PROVIDE/ COORD. MECHANICAL SOUND BOOTS.
-  NEW 2X4 WOOD STUD FRAMING (SEE STRUCTURAL) W/ R-11 BATT INSULATION, AND 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE. PROVIDE/ COORD. MECHANICAL SOUND BOOTS.
-  NEW 2X4 WOOD STUD FRAMING (SEE STRUCTURAL) W/ R-11 BATT INSULATION, AND 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE. PROVIDE/ COORD. MECHANICAL SOUND BOOTS. SEE STRUCTURAL DRAWINGS FOR SHEARWALL PLAN/ SCHEDULE.
-  NEW 1-HOUR FIRE RATED WALL, SEE FIRE RATED WALL TYPE ON SHEET A1.1.

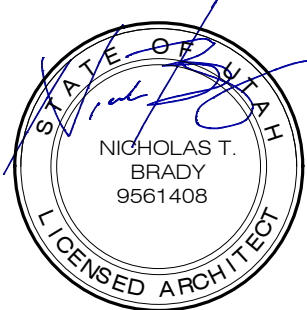
GENERAL CONTRACTOR SHALL CHALK-LINE ALL NEW WALLS FOR ARCHITECT'S APPROVAL, PRIOR TO ANY NEW CONSTRUCTION, TO INSURE THAT SPACE BUILD-OUT MEETS TENANT REQUIREMENTS

NOTE: ALL FURNITURE/EQUIPMENT SHOWN FOR REFERENCE ONLY. COORD. EXACT LOCATION AND REQUIREMENTS W/ TENANT/FURNITURE VENDOR.



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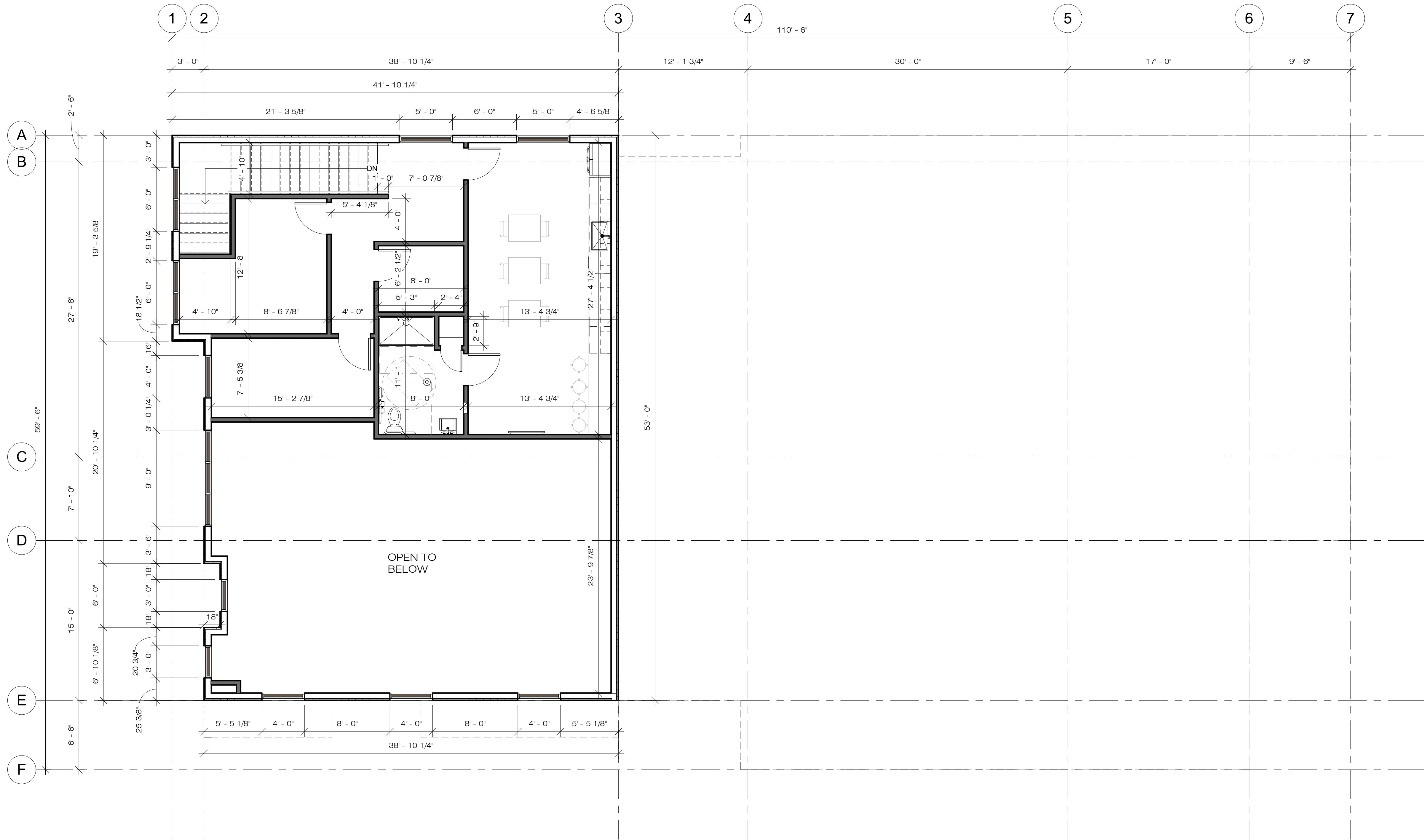
**1495 EAST RAVEN
WAY
EAGLE MOUNTAIN,
UTAH**

**EAGLE
MOUNTAIN PET
CARE**

MAIN FLOOR
DIMENSION PLAN

SCALE: 3/16" = 1'-0"
JUNE 6, 2023
2386001

A2.1



FLOOR PLAN NOTES

- PROVIDE CLASS I OR II VAPOR RETARDER ON INTERIOR SIDE OF ALL EXTERIOR WALL FRAMING.

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CLASS II: KRAFT-FACED FIBERGLASS BATTS OR PAINT WITH A PERM RATING GREATER THAN 0.1 AND LESS THAN OR EQUAL TO 1.0.
- PROVIDE NEW 5'-0" X 5'-0" LANDING MAX SLOPE 1:48 AT ALL EXTERIOR DOORS.
- PROVIDE ALTERNATE BID FOR METAL STUDS AT ALL INTERIOR NON-STRUCTURAL WALLS.
- PROVIDE WINDOW COVERINGS ON ALL WINDOWS SEE SC-1 ON SHEET A1.5.

WALL TYPES

- | | |
|--|--|
| | NEW 2X6 WOOD STUDS W/ R-21 INSULATION W/ VAPOR BARRIER (SEE FLOOR PLAN NOTE #1) IN STUD CAVITY W/ 5/8" GYPSUM BOARD (TYPE 'X') INTERIOR SIDE, AND W/ SHEATHING (SEE STRUCTURAL), DUPONT™ TYVEK®, 1" FOAMULAR® 150 RIGID FOAM INSULATION OR EQUAL, W/ EXTERIOR FINISH (SEE ELEVATIONS ON A3.1) |
| | NEW 2X6 WOOD STUDS W/ R-21 INSULATION W/ VAPOR BARRIER (SEE FLOOR PLAN NOTE #1) IN STUD CAVITY W/ 5/8" GYPSUM BOARD (TYPE 'X') INTERIOR SIDE, AND W/ SHEATHING (SEE STRUCTURAL), DUPONT™ TYVEK®, 1" FOAMULAR® 150 RIGID FOAM INSULATION OR EQUAL, W/ EXTERIOR FINISH (SEE ELEVATIONS ON A3.1). SEE STRUCTURAL DRAWINGS FOR SHEARWALL PLAN/ SCHEDULE. |
| | NEW 2X6 WOOD STUD FRAMING (SEE STRUCTURAL) W R-21 BATT INSULATION, AND / 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE. PROVIDE/ COORD. MECHANICAL SOUND BOOTS. |
| | NEW 2X4 WOOD STUD FRAMING (SEE STRUCTURAL) W/ R-11 BATT INSULATION, AND 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE. PROVIDE/ COORD. MECHANICAL SOUND BOOTS. |
| | NEW 2X4 WOOD STUD FRAMING (SEE STRUCTURAL) W/ R-11 BATT INSULATION, AND 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE. PROVIDE/ COORD. MECHANICAL SOUND BOOTS. SEE STRUCTURAL DRAWINGS FOR SHEARWALL PLAN/ SCHEDULE. |
| | NEW 1-HOUR FIRE RATED WALL, SEE FIRE RATED WALL TYPE ON SHEET A1.1. |

GENERAL CONTRACTOR SHALL CHALK-LINE ALL NEW WALLS FOR ARCHITECT'S APPROVAL, PRIOR TO ANY NEW CONSTRUCTION, TO INSURE THAT SPACE BUILD-OUT MEETS TENANT REQUIREMENTS

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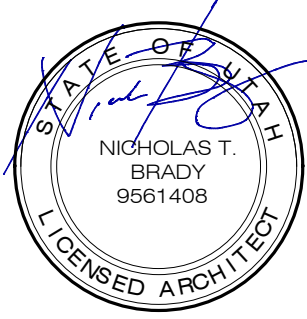
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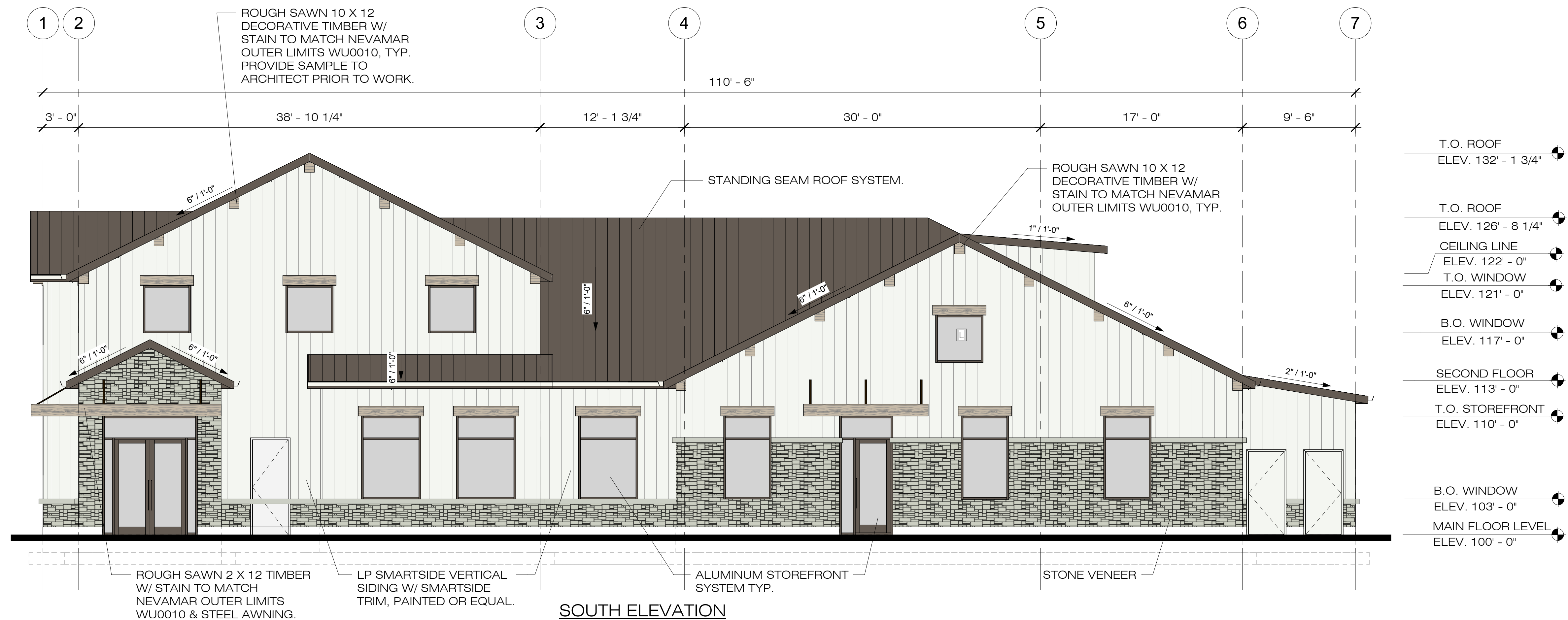
6/6/23

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EAGLE
MOUNTAIN PET
CARE

SECOND FLOOR
DIMENSION PLAN

A2.2

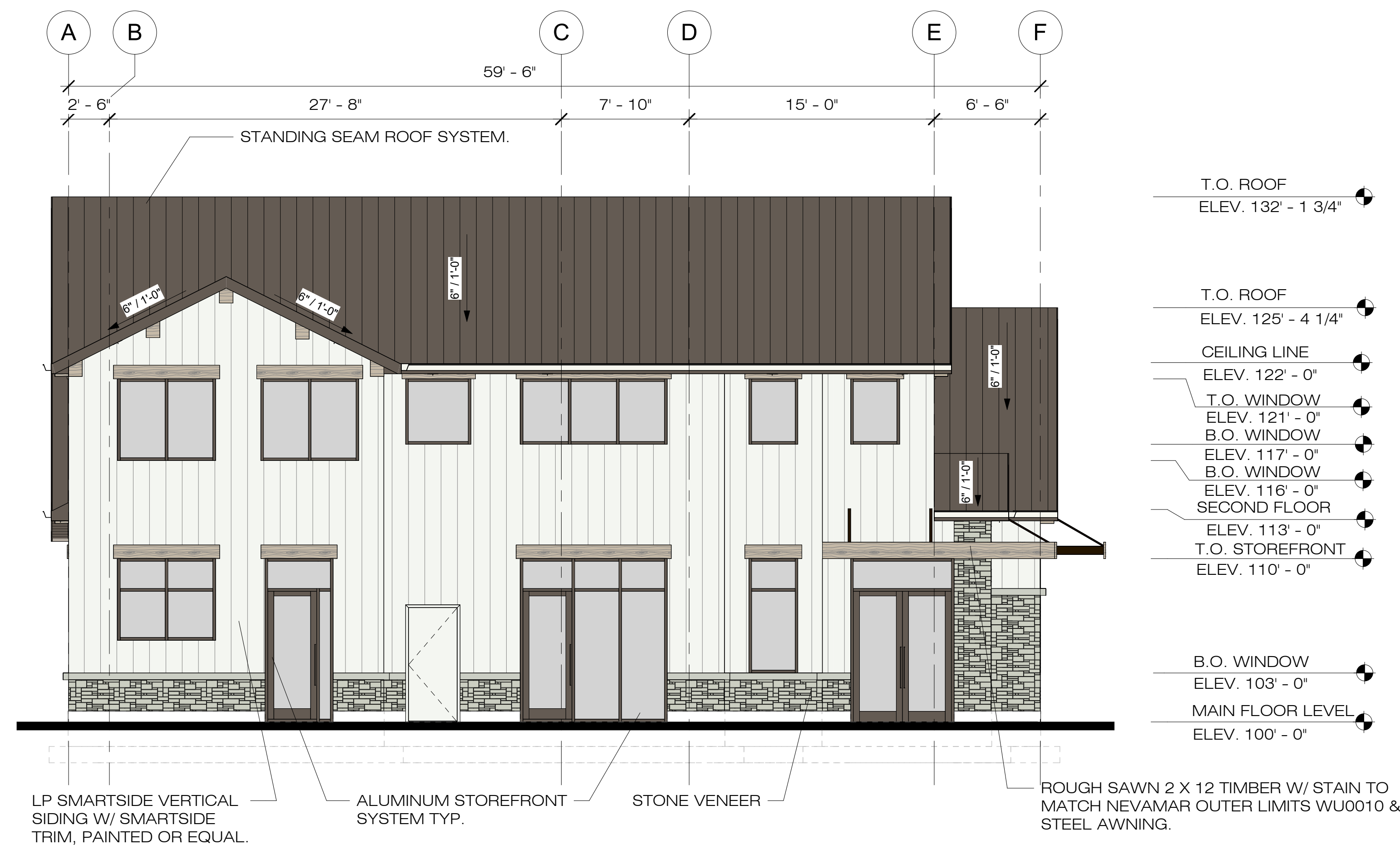


SOUTH ELEVATION

FINISH SCHEDULE

MATERIAL	MANUFACTURER	COLOR
VERTICAL SIDING (PAINTED)	BENJAMIN MOORE	CHANTILLY LACE OC-65
STONE VENEER	MERRILLSTONE	CHASMERE
STANDING SEAM ROOF SYSTEM	FIRSTONE OR SIMILAR	DARK BRONZE SR1
CANOPY SUPPORT STEEL (PAINTED)	SHERWIN WILLIAMS	COLOR MATCH KAWNEER DARK BRONZE
ALUMINUM STOREFRONT	KAWNEER	DARK BRONZE
EXTERIOR GLASS		GRAY W/ SOLARBAN 70

NOTE:
PROVIDE ADDRESS SIGNAGE TO MEETS 2018
IBC 501.2 REQ'S. OF MIN. 6" HIGH AND MIN. .5"
WIDE AND SHALL BE ARABIC NUMBERS OR
ALPHABETIC LETTERS AND SHALL BE
CONTRASTING COLOR OF THE BACKGROUND.



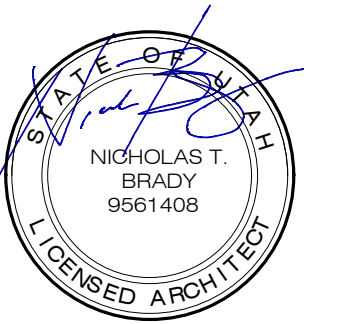
WEST ELEVATION

sba

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6/6/23

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EXTERIOR
ELEVATIONS

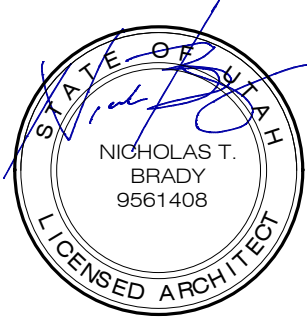
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A3.1

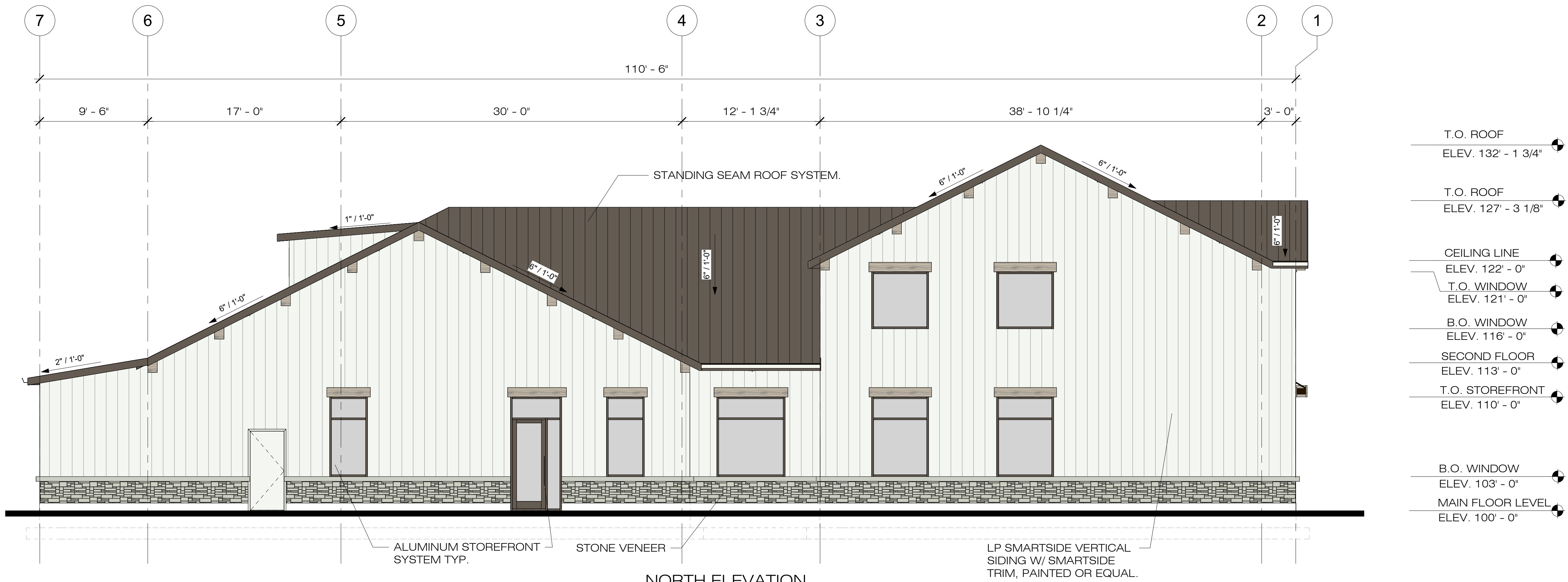


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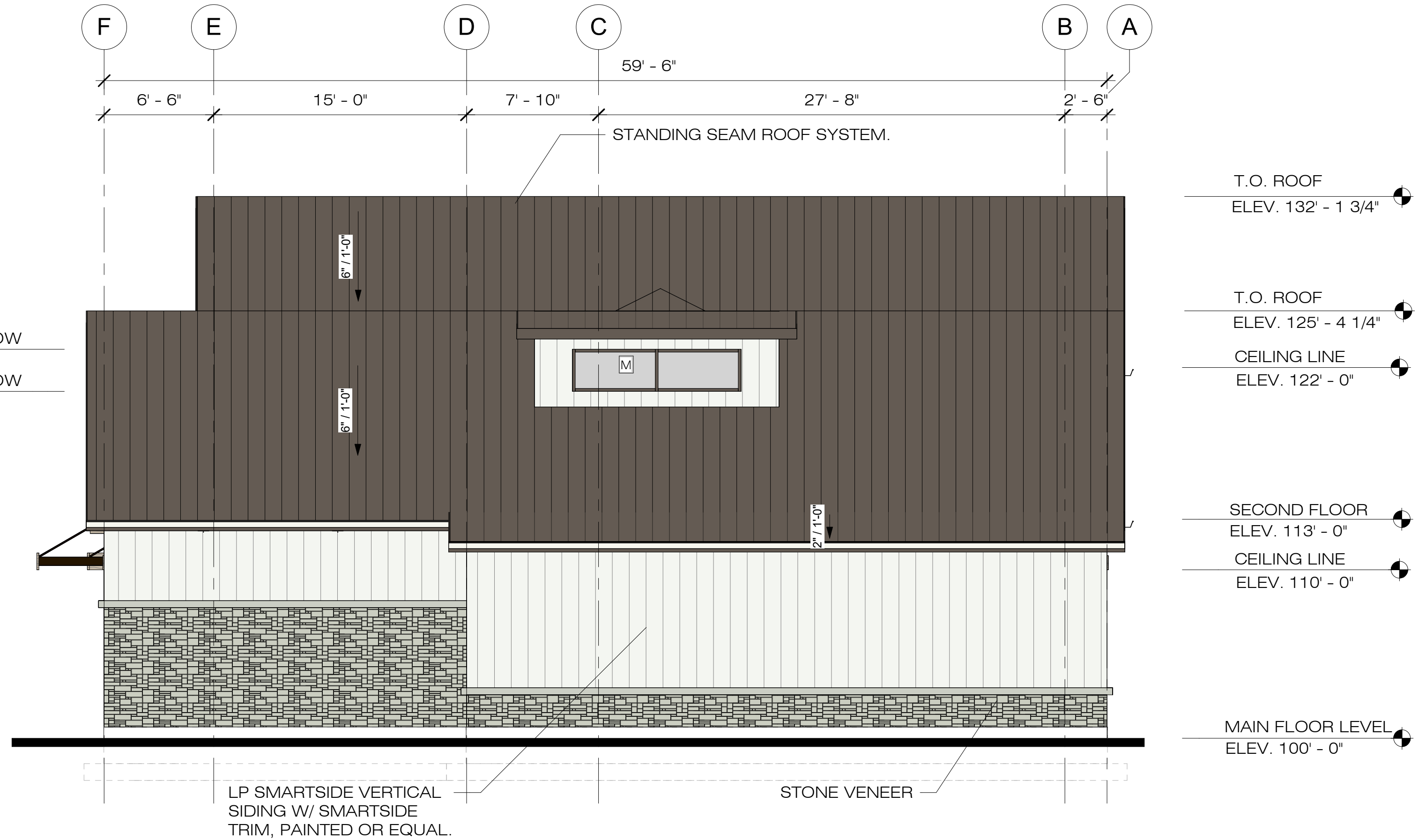
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6/6/23



NORTH ELEVATION



EAST ELEVATION

FINISH SCHEDULE

MATERIAL	MANUFACTURER	COLOR
VERTICAL SIDING (PAINTED)	BENJAMIN MOORE	CHANTILLY LACE OC-65
STONE VENEER	MERRILLSTONE	CHASMERE
STANDING SEAM ROOF SYSTEM	FIRSTONE OR SIMILAR	DARK BRONZE SR1
CANOPY SUPPORT STEEL (PAINTED)	SHERWIN WILLIAMS	COLOR MATCH KAWNEER DARK BRONZE
ALUMINUM STOREFRONT	KAWNEER	DARK BRONZE
EXTERIOR GLASS		GRAY W/ SOLARBAN 70

T.O. WINDOW
123' - 1"

B.O. WINDOW
120' - 7"

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**EXTERIOR
ELEVATIONS**

SCALE: 3/16" = 1'-0"
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NOTE:
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IBC 501.2 REQ'S. OF MIN. 6" HIGH AND MIN. .5"
WIDE AND SHALL BE ARABIC NUMBERS OR
ALPHABETIC LETTERS AND SHALL BE
CONTRASTING COLOR OF THE BACKGROUND.

A3.2

NUMBER	SIZE			TYPE	DOOR			FRAME				HARDWARE GROUP	FIRE RATING	REMARKS
	W	H	T		MATERIAL	THRESHOLD	FINISH	MATERIAL	FINISH	DETAIL				
1	2)3'-0"	8'-0"	1-3/4"	A	AL	T3	DARK BRONZE	AL	DARK BRONZE	JAMB 3/4.2	HEAD 2/4.2	1	N/A	
2	3'-0"	8'-0"	1-3/4"	B	AL	T3	DARK BRONZE	AL	DARK BRONZE	3/4.2	2/4.2	2	N/A	
3	3'-0"	8'-0"	1-3/4"	G	HLW MTL	T2	PAINT	HLW MTL	PAINT	6/4.2	6/4.2	3	N/A	
4	3'-0"	8'-0"	1-3/4"	G	HLW MTL	T2	PAINT	HLW MTL	PAINT	6/4.2	6/4.2	3	N/A	
5	3'-0"	8'-0"	1-3/4"	G	HLW MTL	T2	PAINT	HLW MTL	PAINT	6/4.2	6/4.2	3	N/A	
6	3'-0"	8'-0"	1-3/4"	B	AL	T3	DARK BRONZE	AL	DARK BRONZE	3/4.2	2/4.2	2	N/A	
7	3'-0"	8'-0"	1-3/4"	D	AL	T3	DARK BRONZE	AL	DARK BRONZE	3/4.2	2/4.2	2	N/A	
8	3'-0"	8'-0"	1-3/4"	G	HLW MTL	T2	PAINT	HLW MTL	PAINT	6/4.2	6/4.2	3	N/A	
9	3'-0"	8'-0"	1-3/4"	E	AL	T3	DARK BRONZE	AL	DARK BRONZE	3/4.2	2/4.2	2	N/A	
10	3'-0"	8'-0"	1-3/4"	C	AL	T3	DARK BRONZE	AL	DARK BRONZE	1/4.2	2/4.2	1	N/A	
11	3'-0"	8'-0"	1-3/4"	C	AL	T3	DARK BRONZE	AL	DARK BRONZE	3/4.3	4/4.3	4	N/A	
12	3'-0"	8'-0"	1-3/4"	I	SCWD	T5	STN. GR.	HLW MTL	PAINT	1/4.3	2/4.3	8	N/A	
13	3'-0"	8'-0"	1-3/4"	I	SCWD	T6	STN. GR.	HLW MTL	PAINT	1/4.3	2/4.3	8	N/A	
14	3'-0"	8'-0"	1-3/4"	I	SCWD	T5	STN. GR.	HLW MTL	PAINT	1/4.3	2/4.3	8	N/A	
15	3'-0"	8'-0"	1-3/4"	I	SCWD	T6	STN. GR.	HLW MTL	PAINT	1/4.3	2/4.3	8	N/A	
16	3'-0"	8'-0"	1-3/4"	I	SCWD	T6	STN. GR.	HLW MTL	PAINT	1/4.3	2/4.3	8	N/A	
17	3'-0"	8'-0"	1-3/4"	I	SCWD	T6	STN. GR.	HLW MTL	PAINT	1/4.3	2/4.3	8	N/A	
18	3'-0"	8'-0"	1-3/4"	H	SCWD	T8	STN. GR.	HLW MTL	PAINT	1/4.3	2/4.3	8	N/A	
19	3'-0"	8'-0"	1-3/4"	G	SCWD	T8	STN. GR.	HLW MTL	PAINT	1/4.3	2/4.3	5	N/A	
20	3'-0"	8'-0"	1-3/4"	G	SCWD	T8	STN. GR.	HLW MTL	PAINT	1/4.3	2/4.3	8	N/A	
21	3'-0"	8'-0"	1-3/4"	G	SCWD	T8	STN. GR.	HLW MTL	PAINT	1/4.3	2/4.3	8	N/A	
22	3'-0"	8'-0"	1-3/4"	G	SCWD	T10	STN. GR.	HLW MTL	PAINT	1/4.3	2/4.3	5	N/A	
23	3'-0"	8'-0"	1-3/4"	G	SCWD	T10	STN. GR.	HLW MTL	PAINT	1/4.3	2/4.3	5	N/A	
24	3'-0"	8'-0"	1-3/4"	G	SCWD	T8	STN. GR.	HLW MTL	PAINT	1/4.3	2/4.3	8	N/A	
25	3'-0"	8'-0"	1-3/4"	H	SCWD	T1	STN. GR.	HLW MTL	PAINT	8/4.3	7/4.3	8	N/A	
26	3'-0"	8'-0"	1-3/4"	G	SCWD	T8	STN. GR.	HLW MTL	PAINT	1/4.3	2/4.3	5	N/A	
27	3'-0"	8'-0"	1-3/4"	I	SCWD	T8	STN. GR.	HLW MTL	PAINT	1/4.3	2/4.3	8	N/A	
28	3'-0"	8'-0"	1-3/4"	I	SCWD	T6	STN. GR.	HLW MTL	PAINT	1/4.3	2/4.3	8	N/A	
29	3'-0"	8'-0"	1-3/4"	I	SCWD	T5	STN. GR.	HLW MTL	PAINT	1/4.3	2/4.3	8	N/A	
30	3'-0"	8'-0"	1-3/4"	I	SCWD	T6	STN. GR.	HLW MTL	PAINT	1/4.3	2/4.3	8	N/A	
31	3'-0"	8'-0"	1-3/4"	I	SCWD	T5	STN. GR.	HLW MTL	PAINT	1/4.3	2/4.3	8	N/A	
32	3'-0"	8'-0"	1-3/4"	I	SCWD	T6	STN. GR.	HLW MTL	PAINT	1/4.3	2/4.3	8	N/A	
33	3'-0"	8'-0"	1-3/4"	G	SCWD	T8	STN. GR.	HLW MTL	PAINT	1/4.3	2/4.3	7	N/A	
34	3'-0"	8'-0"	1-3/4"	G	SCWD	T8	STN. GR.	HLW MTL	PAINT	1/4.3	2/4.3	7	N/A	
35	3'-0"													

ALL FINISHES TO BE US26D UNLESS NOTED
OTHERWISE VERIFY WITH ARCHITECT.

HARDWARE GROUP # 2

1	SET PIVOTS W/ INTERMEDIATE
1	OVERHEAD STOP
1	CYLINDER
1	SWEEP
1	SET PULLS
1	SARGENT RIM EXIT DEVICE (PANIC BAR)
1	CLOSER
1	THRESHOLD

```
HARDWARE GROUP # 4
2  SET PIVOTS W/ INTERMEDIATE
2  OVERHEAD STOP
2  SWEEP
2  SET PULLS
2  CLOSER
2  THRESHOLD
```

HARDWARE GROUP # 9

1	SET PIVOT/ CLOSER DOUBLE ACTING
2	PUSH PLATES
2	2'-0" HIGH KICK PLATES

U-FACTOR FOR ALL WINDOWS/FENESTRATION TO BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NFRC 100, CERTIFIED BY AN INDEPENDENT LABORATORY, AND LABELED AS SUCH BY THE MANUFACTURER. THE STICKERS SHOULD BE LEFT ON THE WINDOWS UNTIL AFTER THEY HAVE BEEN INSPECTED, SITE BUILD FENESTRATION SHOULD BE PROVIDED WITH AN ONSITE CERTIFICATION THROUGH NFRC.

REFERENCE PRODUCT LISTING CPD ID: P-CRL-117352

U-FACTOR: .38

SHGC RATING: .24

(SOLAR HEAT GAIN COEFFICIENT RATING)

Diagram illustrating door swing and clearance requirements:

- Left Side (Inward Swing):** Shows a door swinging inward. A hexagonal symbol with an 'X' is labeled "DOOR NUMBER SEE DOOR SCHEDULE".
- Right Side (Outward Swing):** Shows a door swinging outward. Key dimensions and labels include:
 - 6" U.N.O.:** Dimension for the door's width.
 - 18" (PULL SIDE) MIN. CLR.:** Minimum clearance on the pull side.
 - OPENING:** Dimension for the door's height.
 - 12" (PUSH SIDE) MIN. CLR. IF DOOR HAS CLOSER & LATCH:** Minimum clearance on the push side, conditional on the door having a closer and latch.

8 KEYING MUST MATCH EXISTING BUILDING MASTER SYSTEM.
CONTRACTOR SHALL MEET WITH BUILDING OWNER REP. TO FINALIZE
KEYING REQUIREMENTS AND CYLINDER MANUFACTURER
PRIOR TO ORDERING LOOKS. ADJUST ALL CLOSERS TO MEET
ICC/ANSI A117.1-2009 404.2.7. FINISH OF CLOSER SHALL MATCH
HARDWARE. PROVIDE MANEUVERING CLEARANCES AT NEW DOORS
PER ICC/ANSI A117.1-2009 404.2.3 REQUIREMENTS.

6. EACH DOOR PROVIDING ACCESS TO AN EXTERIOR AREA FOR ASSISTED RESCUE SHALL BE IDENTIFIED BY A SIGN STATING: EXTERIOR AREA FOR ASSISTED RESCUE.



EAGLE MOUNTAIN PET CARE

SCALE:

JUNE 6, 2023
2386001

A4.1

The architectural drawings are organized into two rows. The top row shows four storefront details labeled 'A' through 'D'. The bottom row shows five door details labeled 'E' through 'I'. Each drawing includes dimensions, material callouts (DR. DIM., T, D), and a section cut symbol (4.5/A4.2).

'A' STOREFRONT: Overall width 8'-0" (divided into 8" DR. DIM., DR. DIM., and 8" DR. DIM.). Overall height 10'-0" (DR. DIM.). Includes glass (G), transoms (T), and double doors (D). Section cut 4.5/A4.2.

'B' STOREFRONT: Overall width 4'-6" (divided into 12" DR. DIM. and DR. DIM.). Overall height 10'-0" (DR. DIM.). Includes glass (G), transoms (T), and double doors (D). Section cut 4.5/A4.2.

'C' STOREFRONT: Overall width 6'-4" (divided into DR. DIM. and DR. DIM.). Overall height 10'-0" (DR. DIM.). Includes glass (G), transoms (T), and double doors (D). Section cut 4.5/A4.2.

'D' STOREFRONT: Overall width 4'-2" (divided into DR. DIM. and 8" DR. DIM.). Overall height 10'-0" (DR. DIM.). Includes glass (G), transoms (T), and double doors (D). Section cut 4.5/A4.2.

'E' STOREFRONT: Overall width 9'-0" (divided into DR. DIM., 2'-8" DR. DIM., and 2'-8" DR. DIM.). Overall height 10'-0" (DR. DIM.). Includes glass (G), transoms (T), and double doors (D). Section cut 4.5/A4.2.

'F' FLUSH: Overall width DR. DIM. Overall height DR. DIM. Includes transoms (T) and double doors (D). Section cut 4.5/A4.2.

'G' FLUSH: Overall width DR. DIM. Overall height DR. DIM. Includes transoms (T) and double doors (D). Section cut 4.5/A4.2.

'H' SINGLE LITE: Overall width DR. DIM. Overall height DR. DIM. Includes transoms (T) and double doors (D). Section cut 4.5/A4.2. Includes 1/4" SAFETY GLAZING.

'I' SINGLE LITE: Overall width DR. DIM. Overall height 51 1/2". Includes transoms (T) and double doors (D). Section cut 4.5/A4.2. Includes 6" X 24" RAIN G. VIEWPORT, PF. FRAME BY "ANI", LOPRO, LOW P. METAL VISION FINISH TO MAT. FRAME.

OR SCALE 6"=1'-0"

SCALE 6"=1'-

SCALE 6"=1'-0"

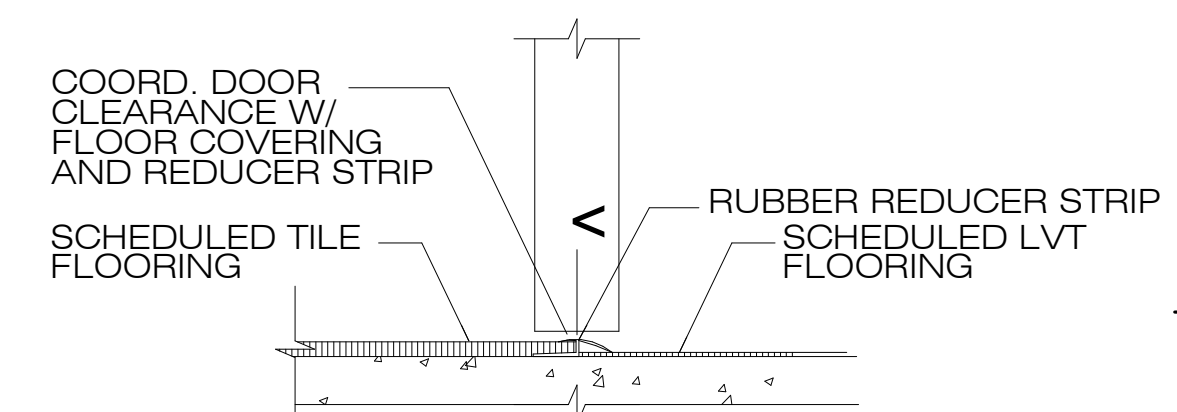
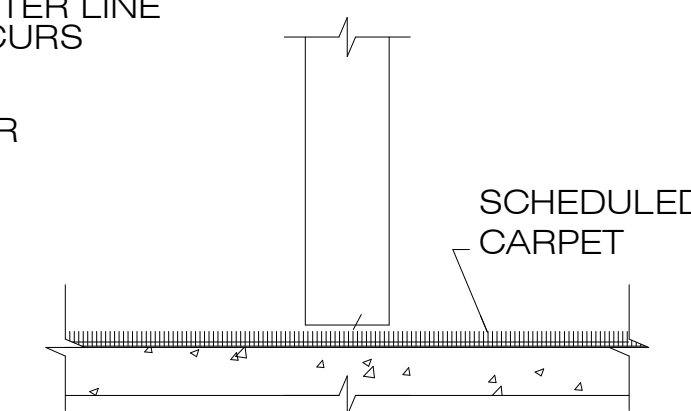
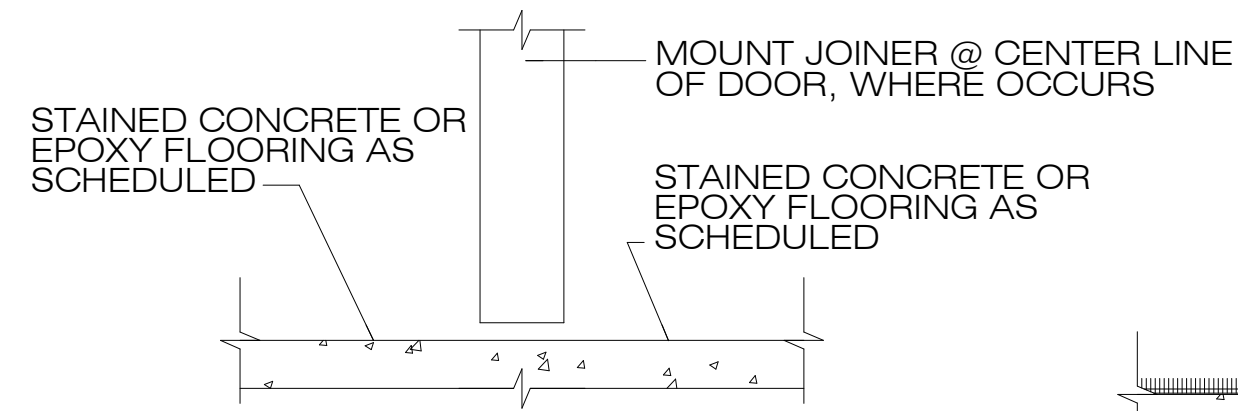
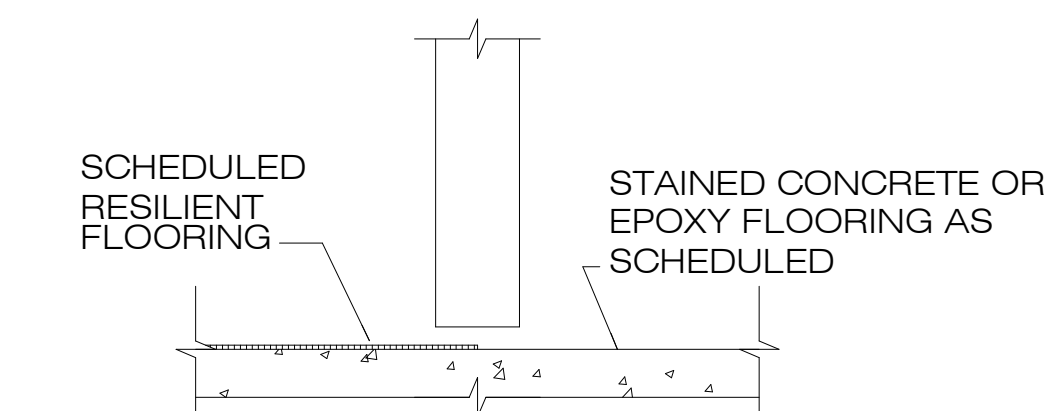
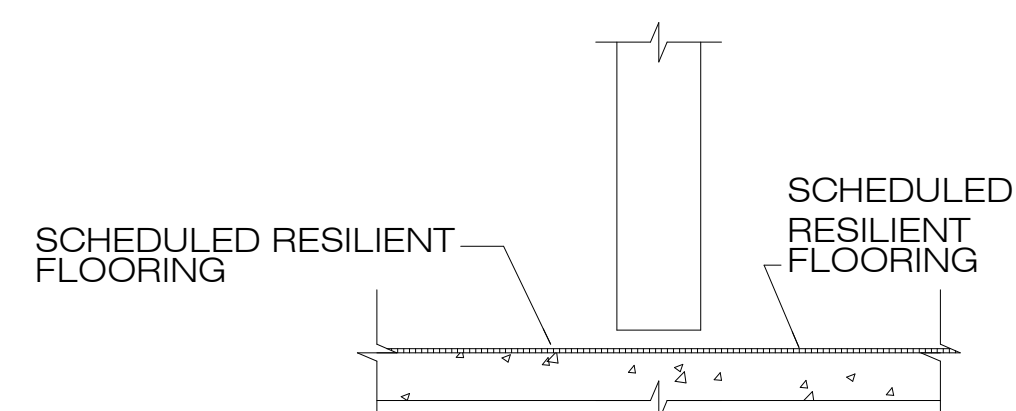
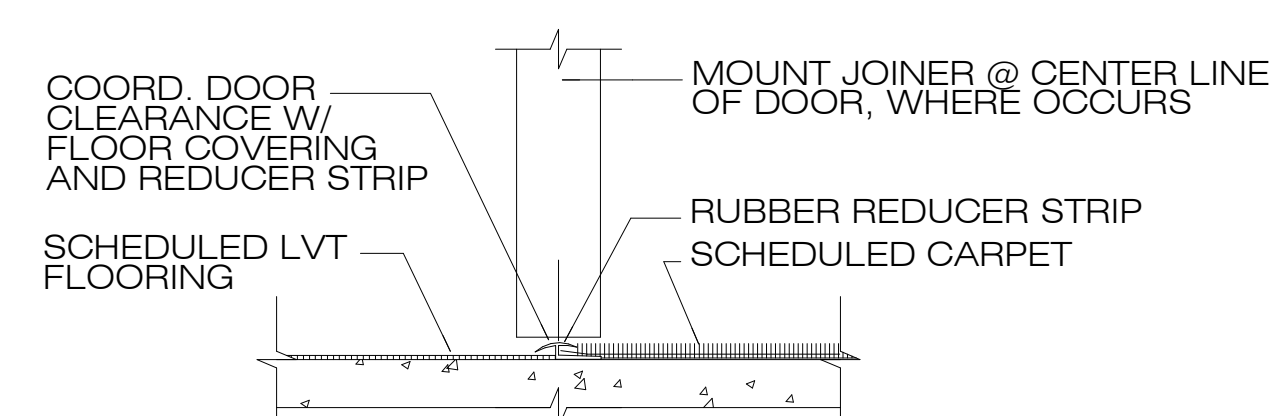
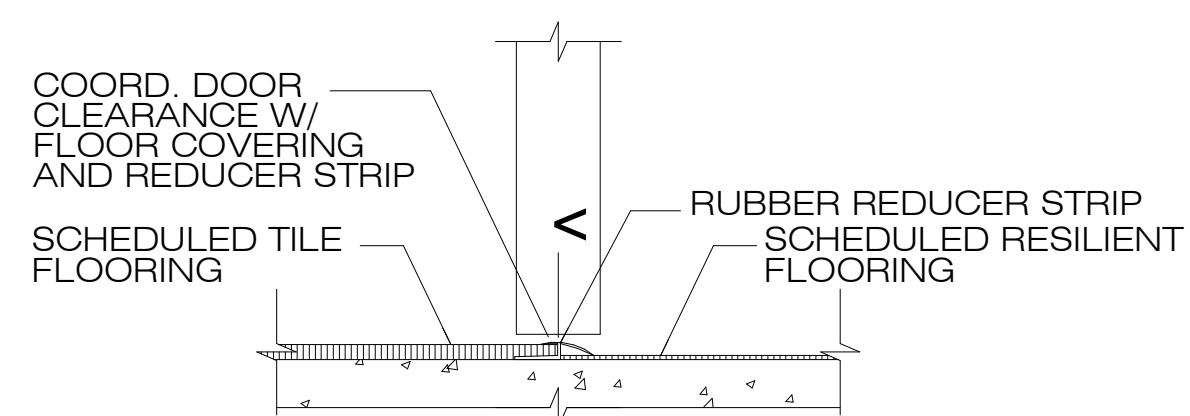
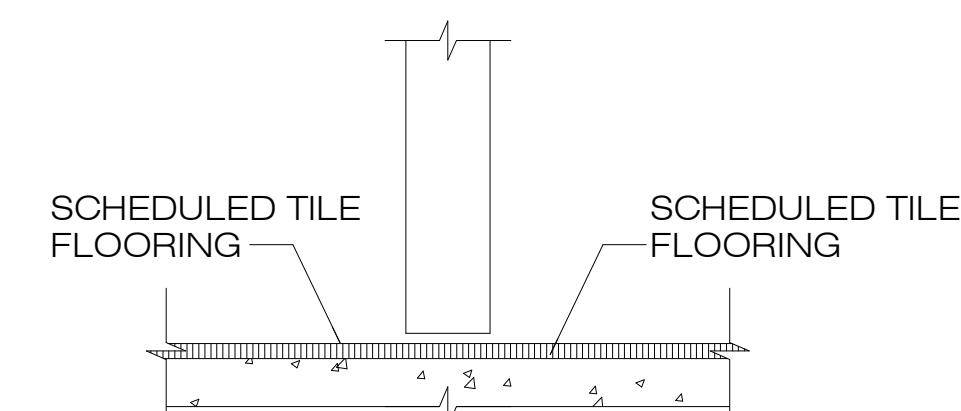
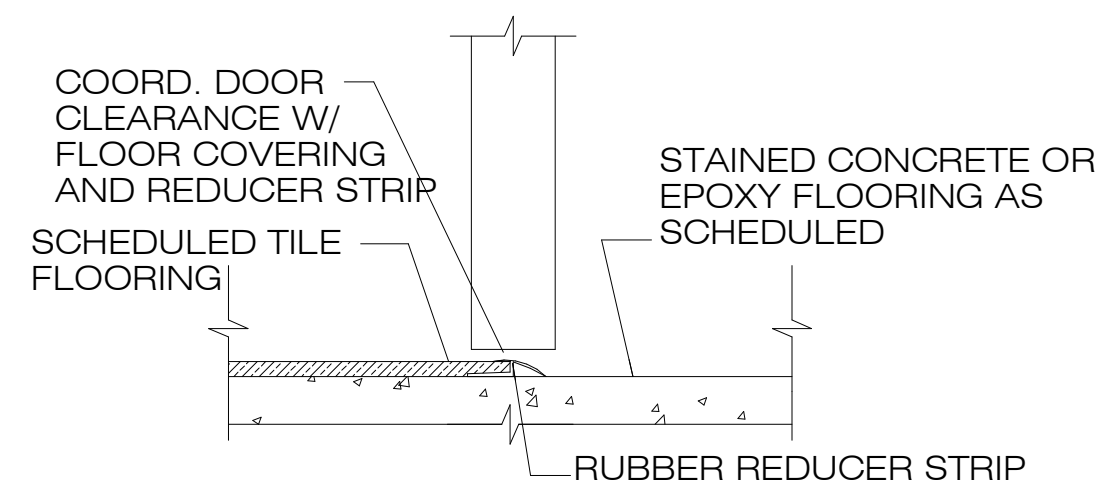
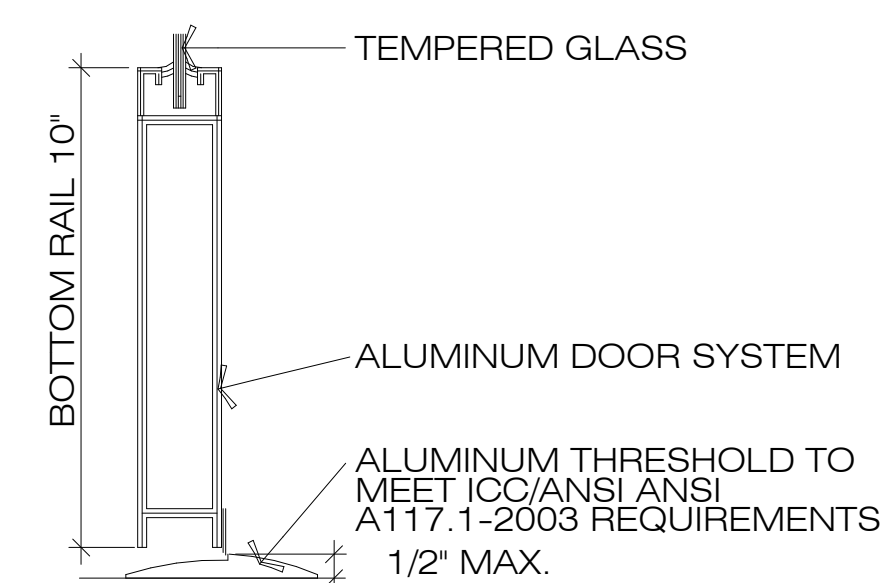
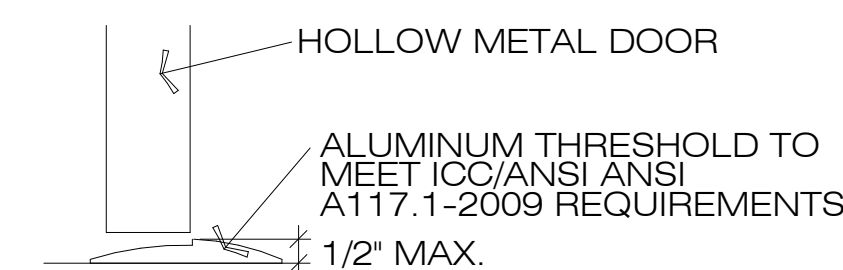
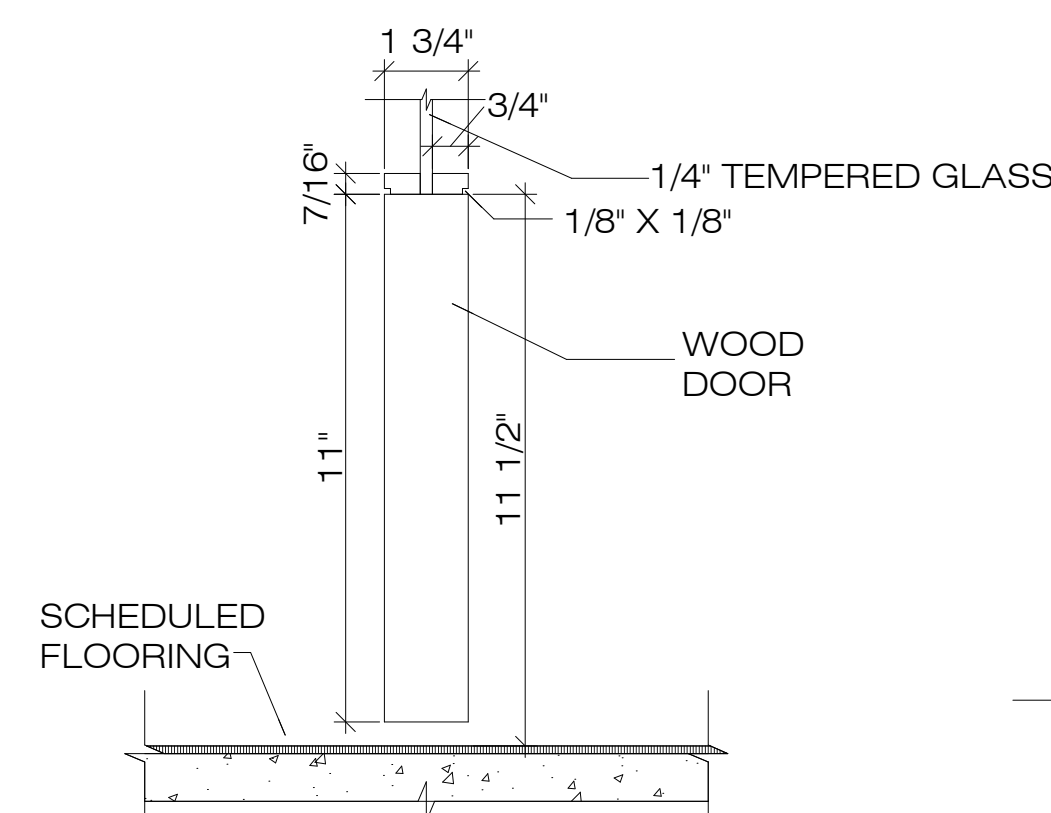
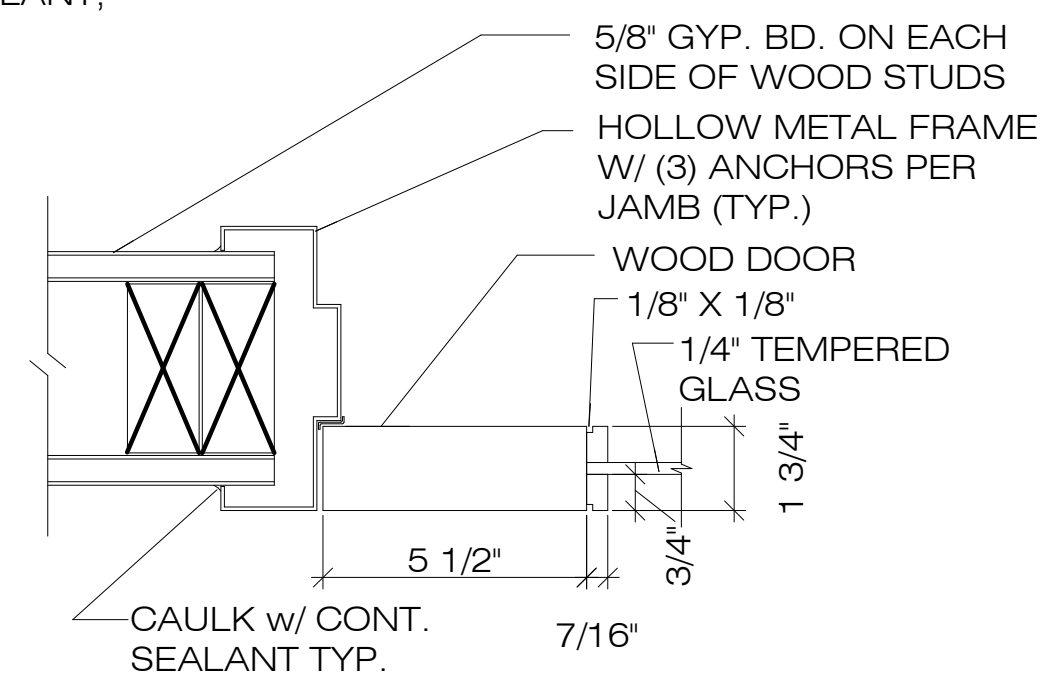
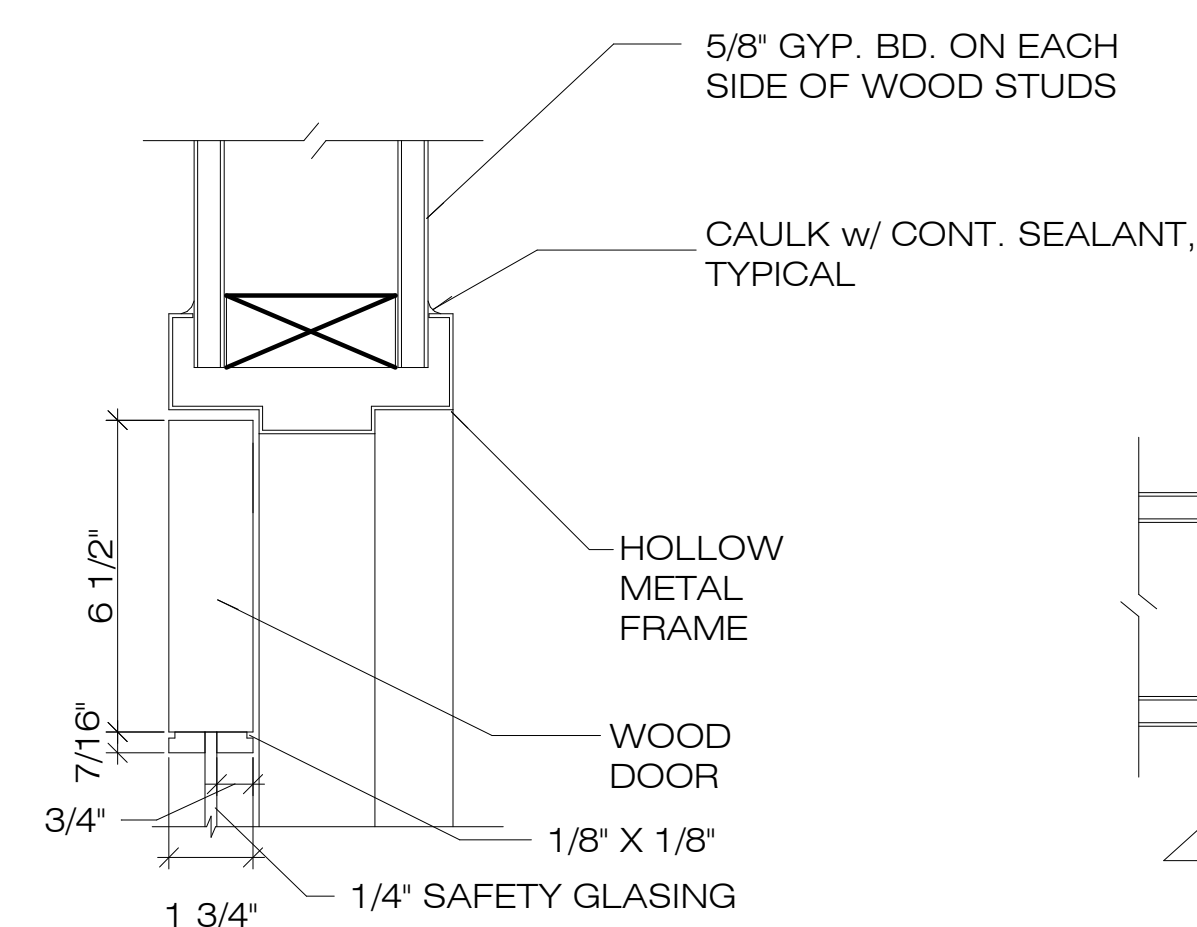
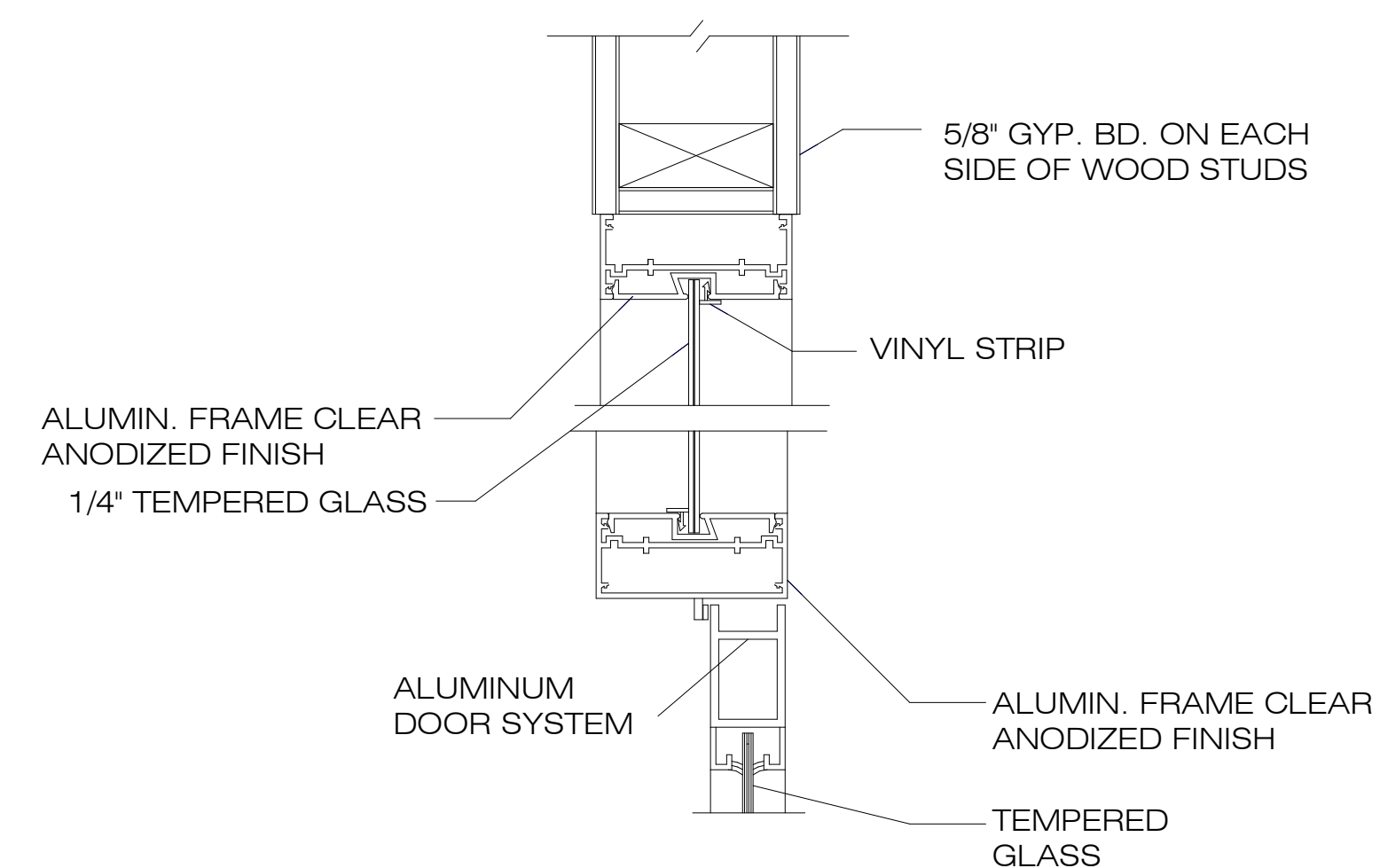
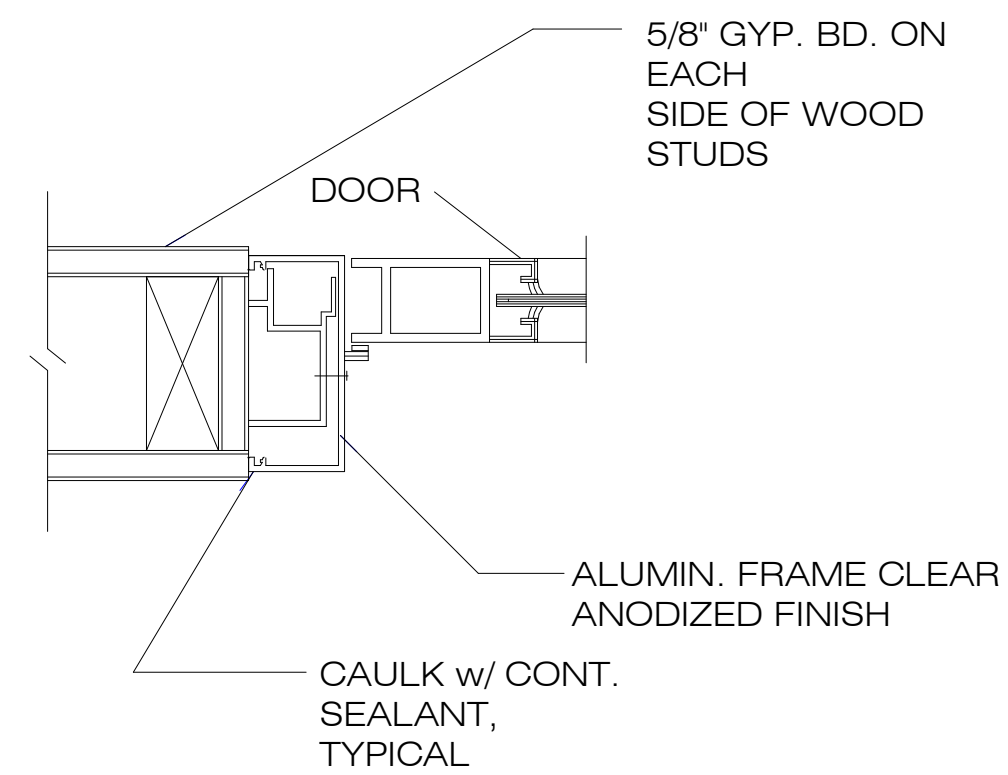
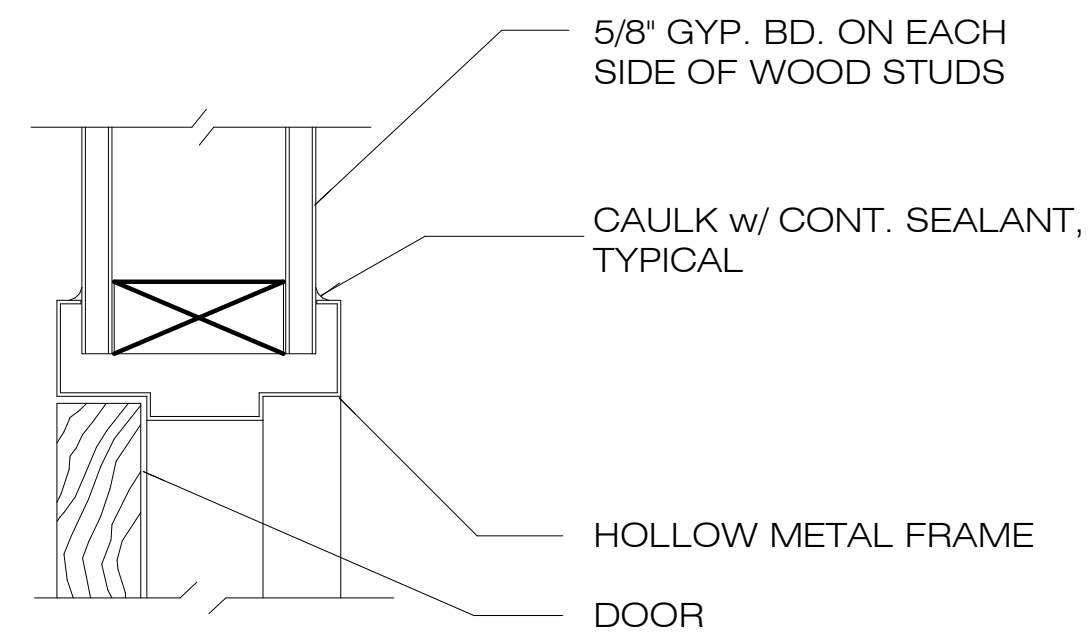
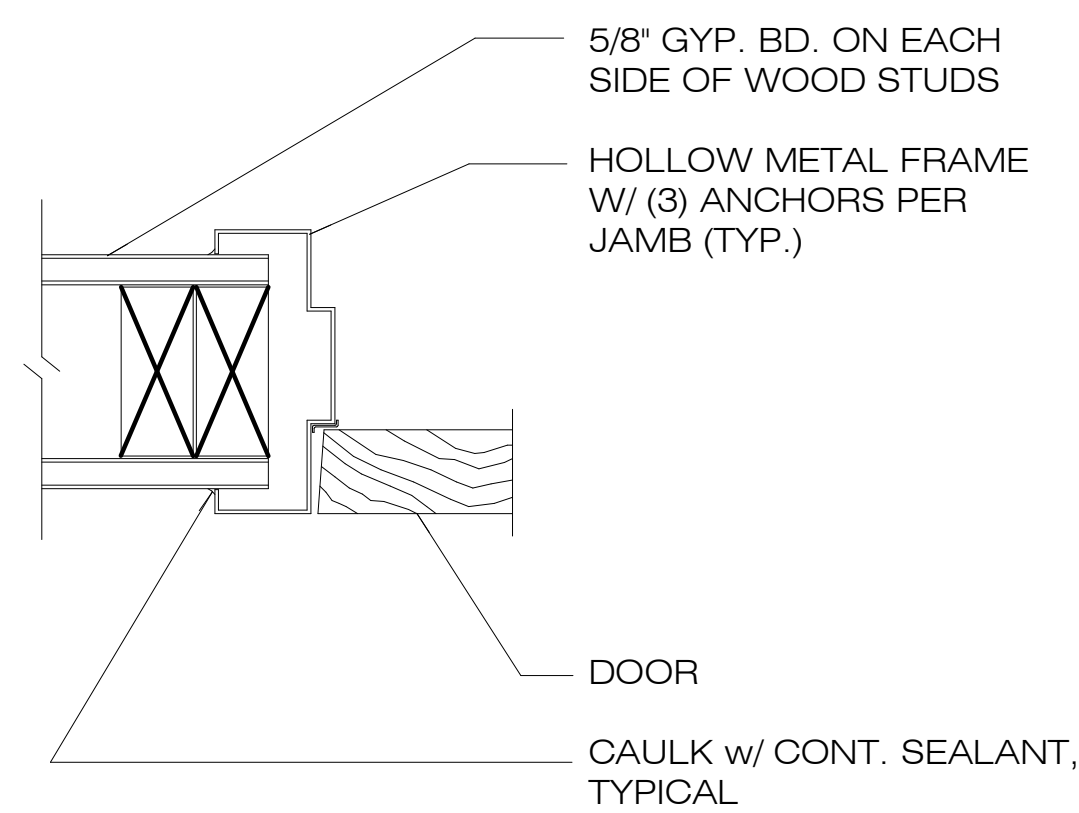
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DAVID
SCALE 6"=1'-0"

SCALE 6"=1'-0"

SCALE 1/2"=1'-0"

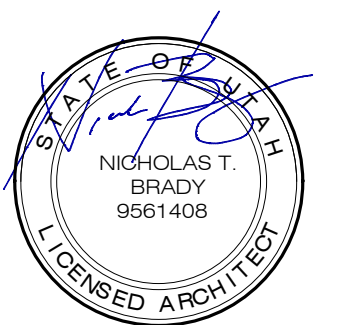
NOT TO SCALE



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6/6/23

**1495 EAST RAVEN
WAY
EAGLE MOUNTAIN,
UTAH**

EAGLE MOUNTAIN PET CARE

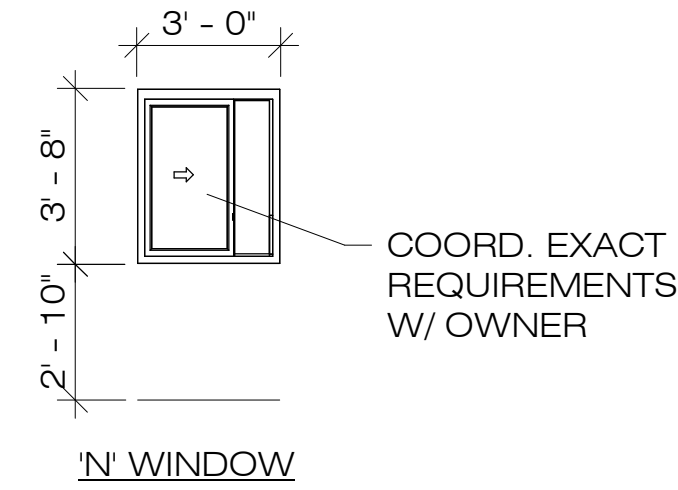
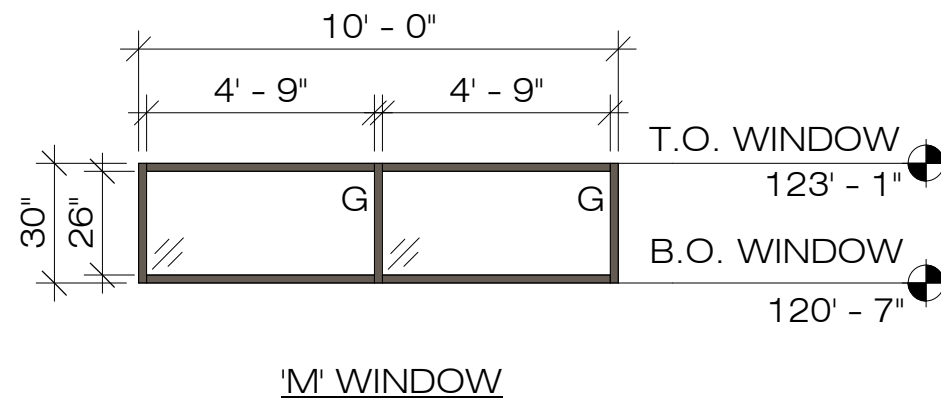
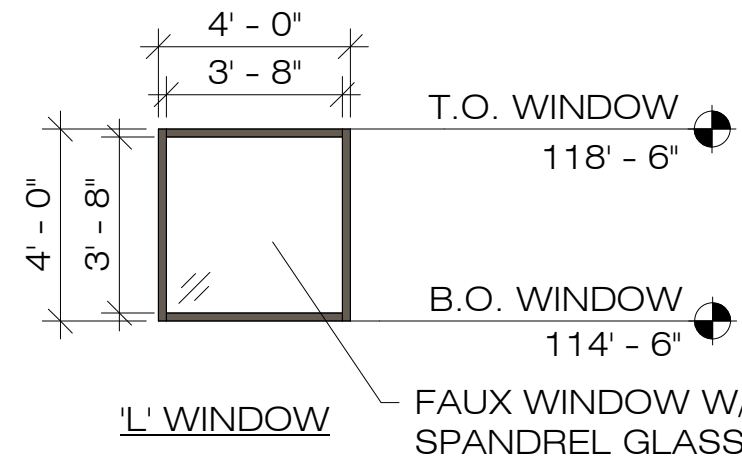
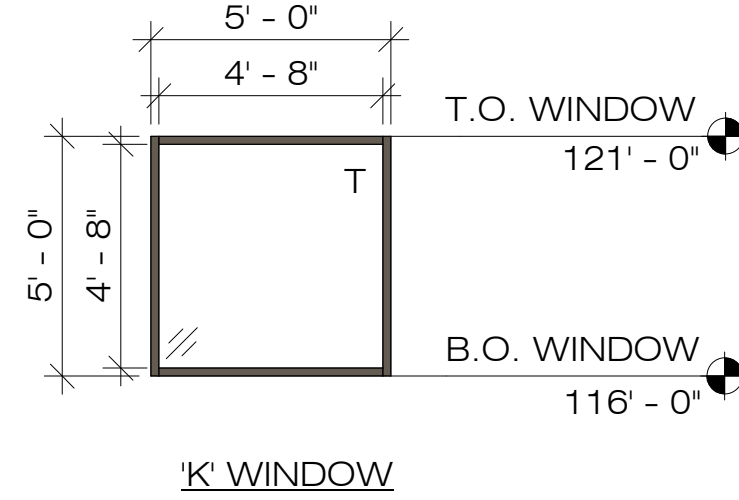
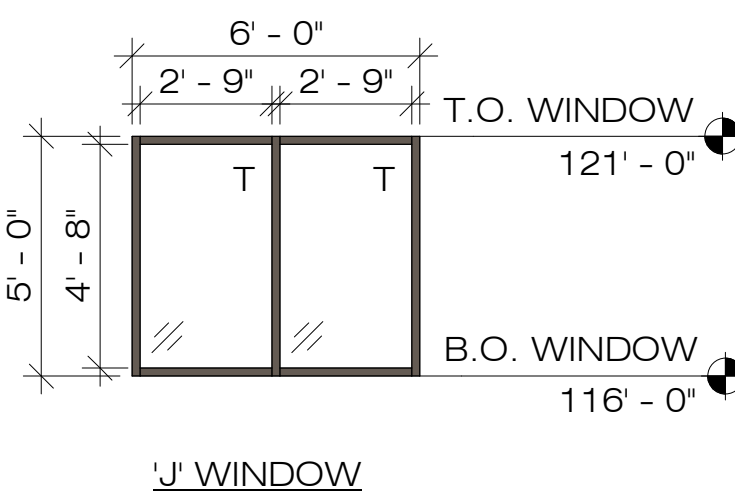
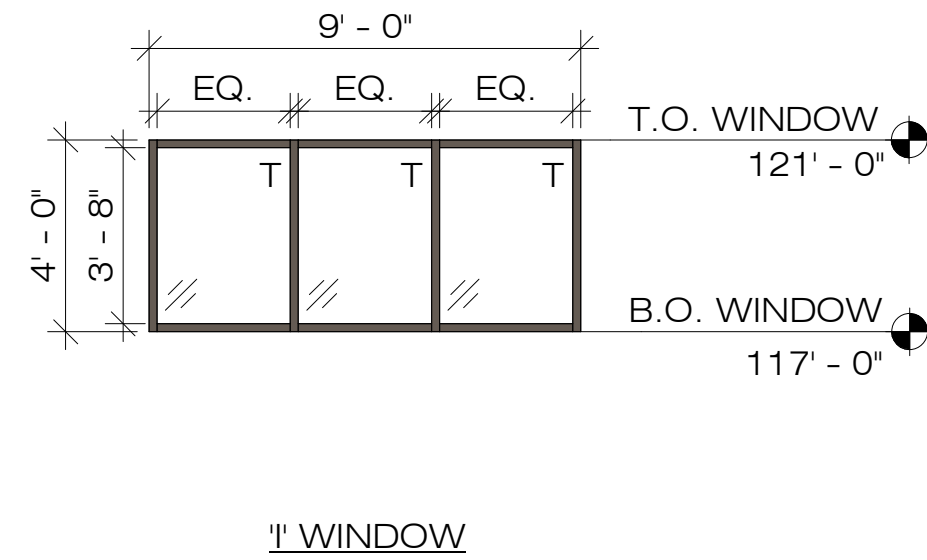
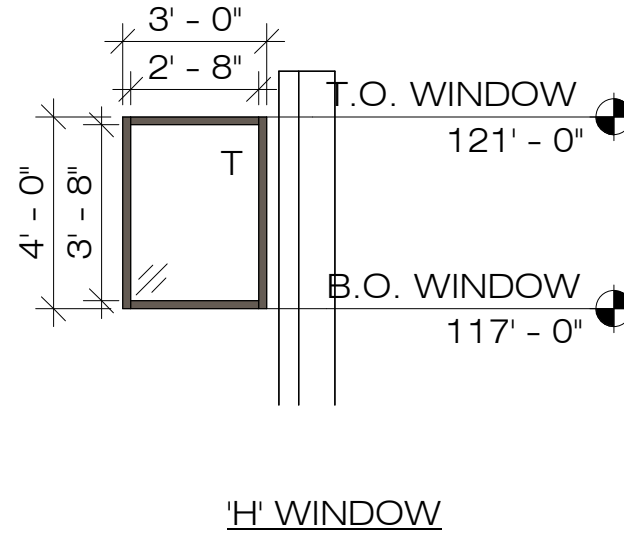
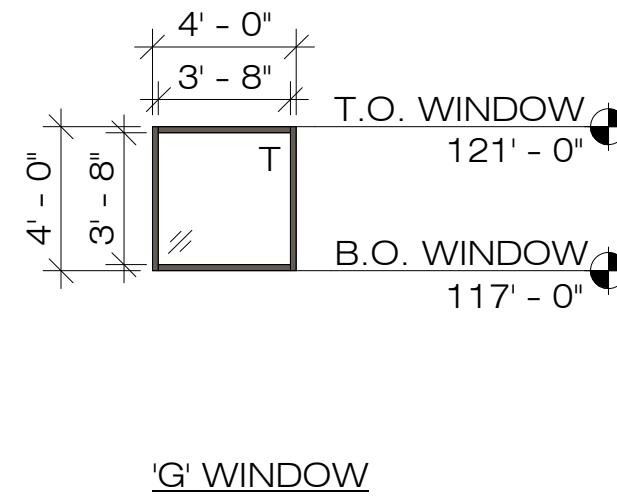
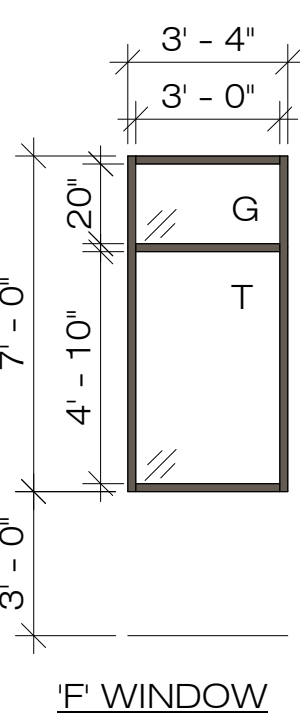
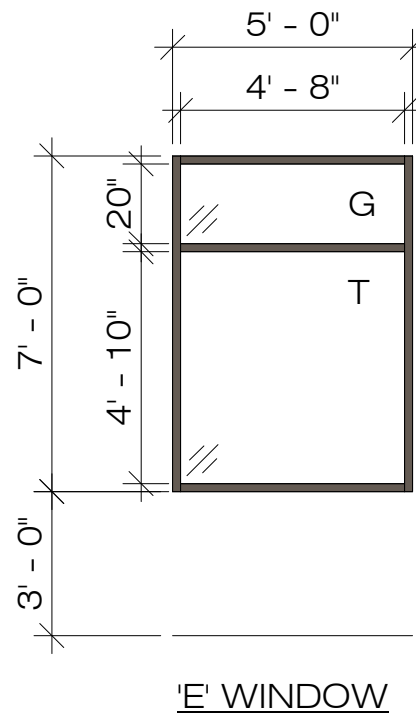
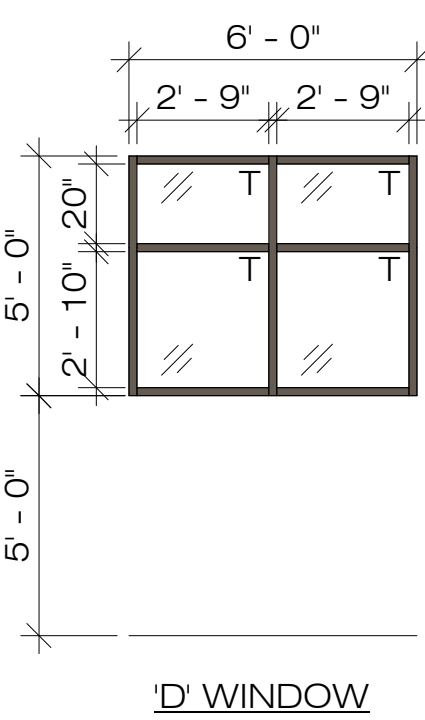
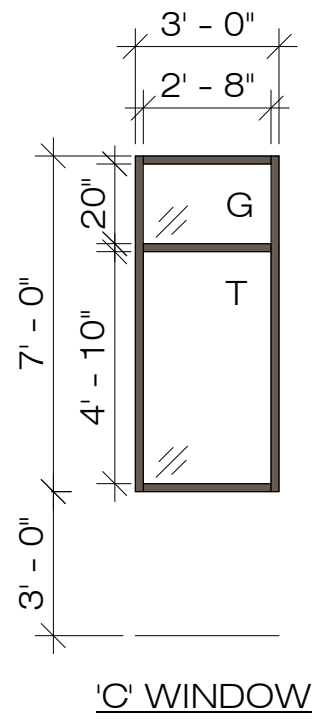
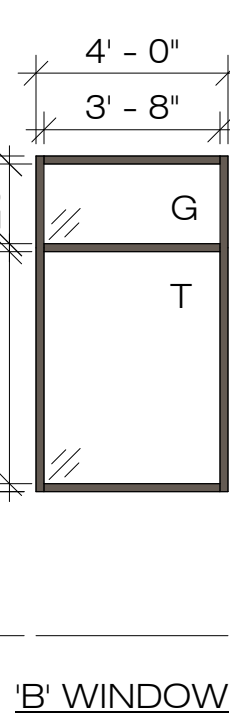
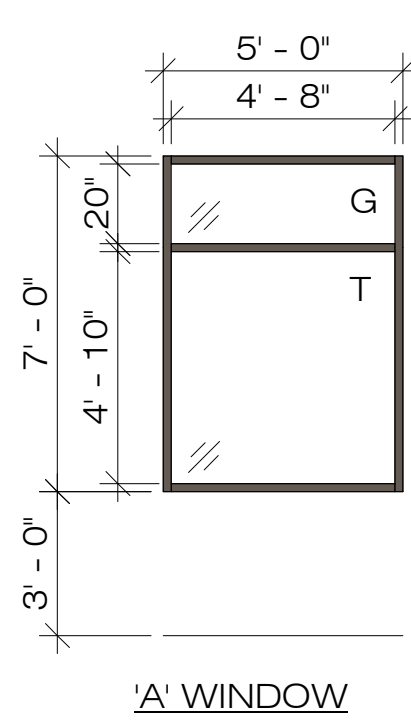
DOOR DETAILS

SCALE: AS SHOWN

JUNE 6, 2023
2386001

A4.3

WINDOW TYPES:



G=CLEAR 1" INSULATED .38 U FACTOR
TEMPERED GLASS .24 SHGC

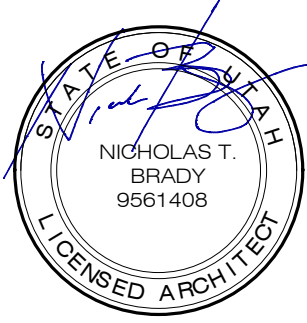
T=CLEAR 1" INSULATED .38 U FACTOR
TEMPERED GLASS .24 SHGC
(SIDELIGHTS TYP.)

D=CLEAR 1" INSULATED .38 U FACTOR
TEMPERED GLASS .24 SHGC
(DOORS TYP.)



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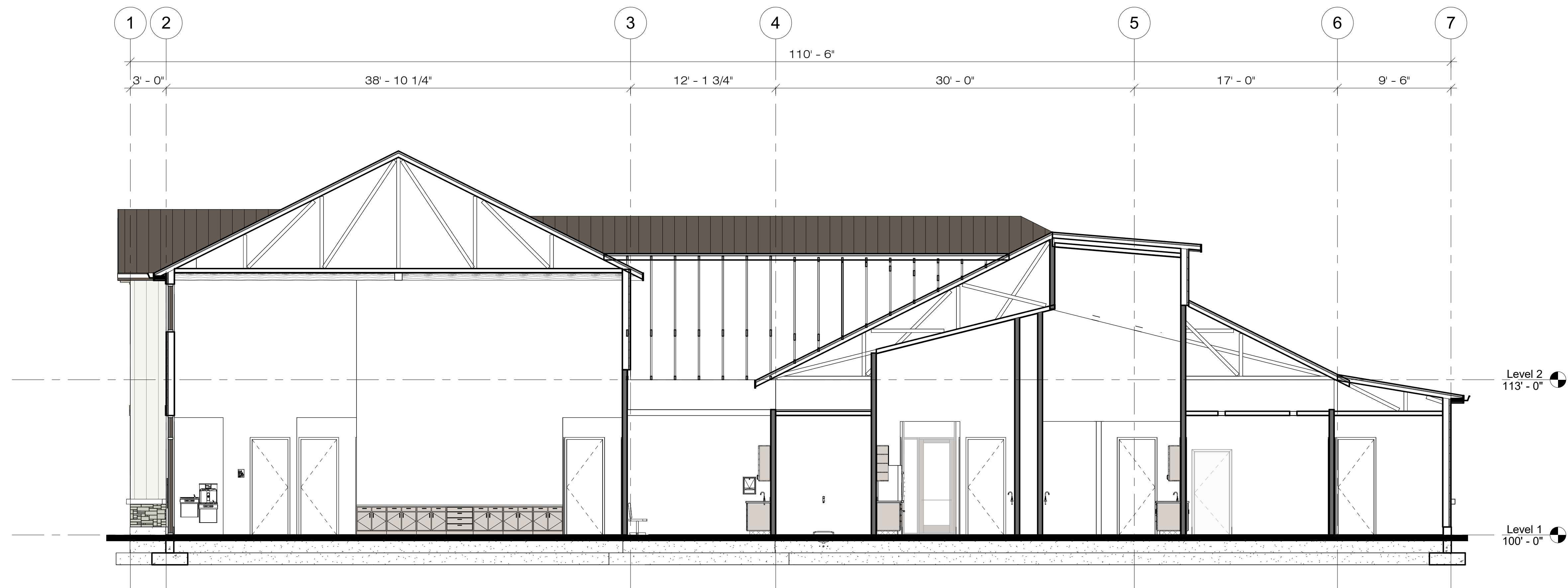
6/6/23

**1495 EAST RAVEN
WAY
EAGLE MOUNTAIN,
UTAH**

**EAGLE
MOUNTAIN PET
CARE**

WINDOW TYPES

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1 BUILDING SECTION
SCALE: 3/16" = 1'-0"



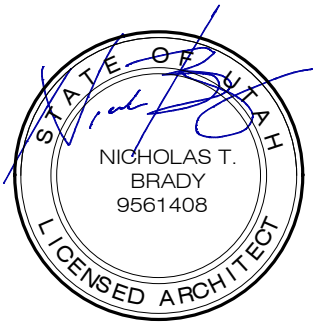
2 BUILDING SECTION
SCALE: 3/16" = 1'-0"



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BUILDING
SECTIONS

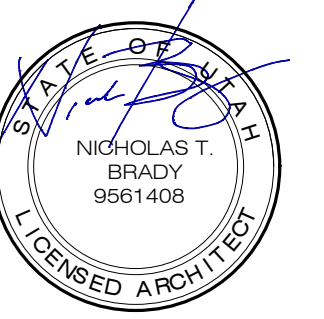
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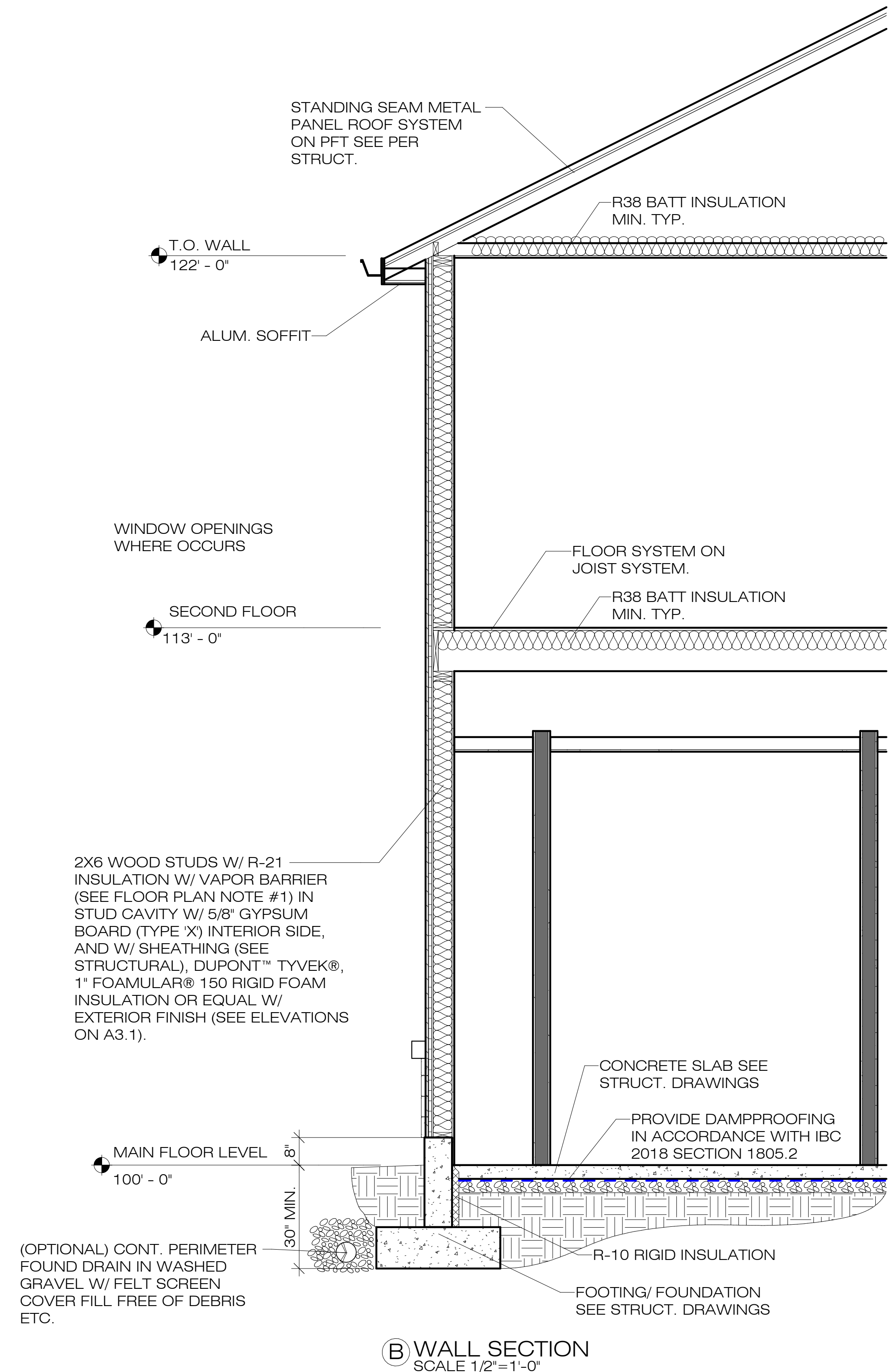
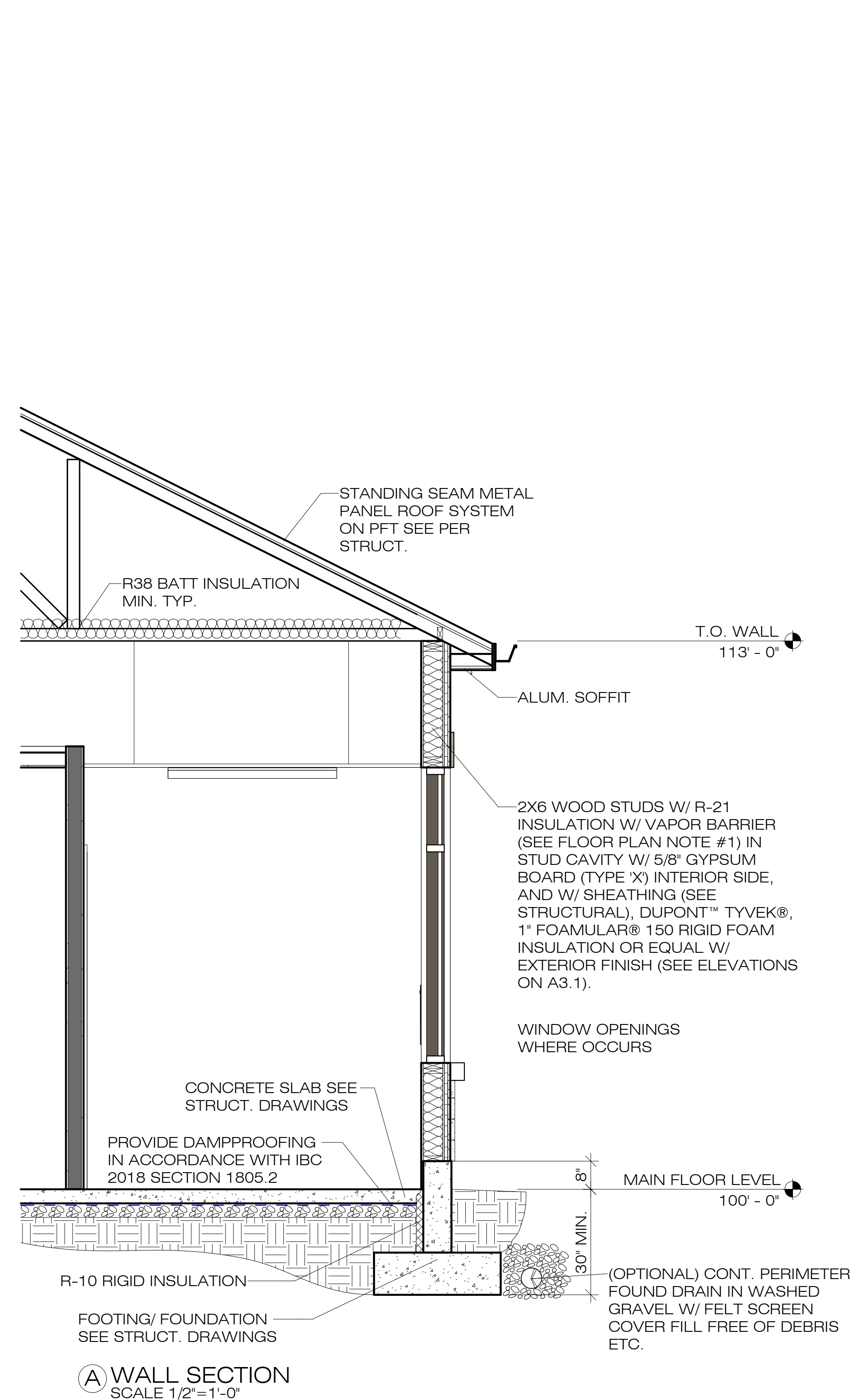
**EAGLE
MOUNTAIN PET
CARE**

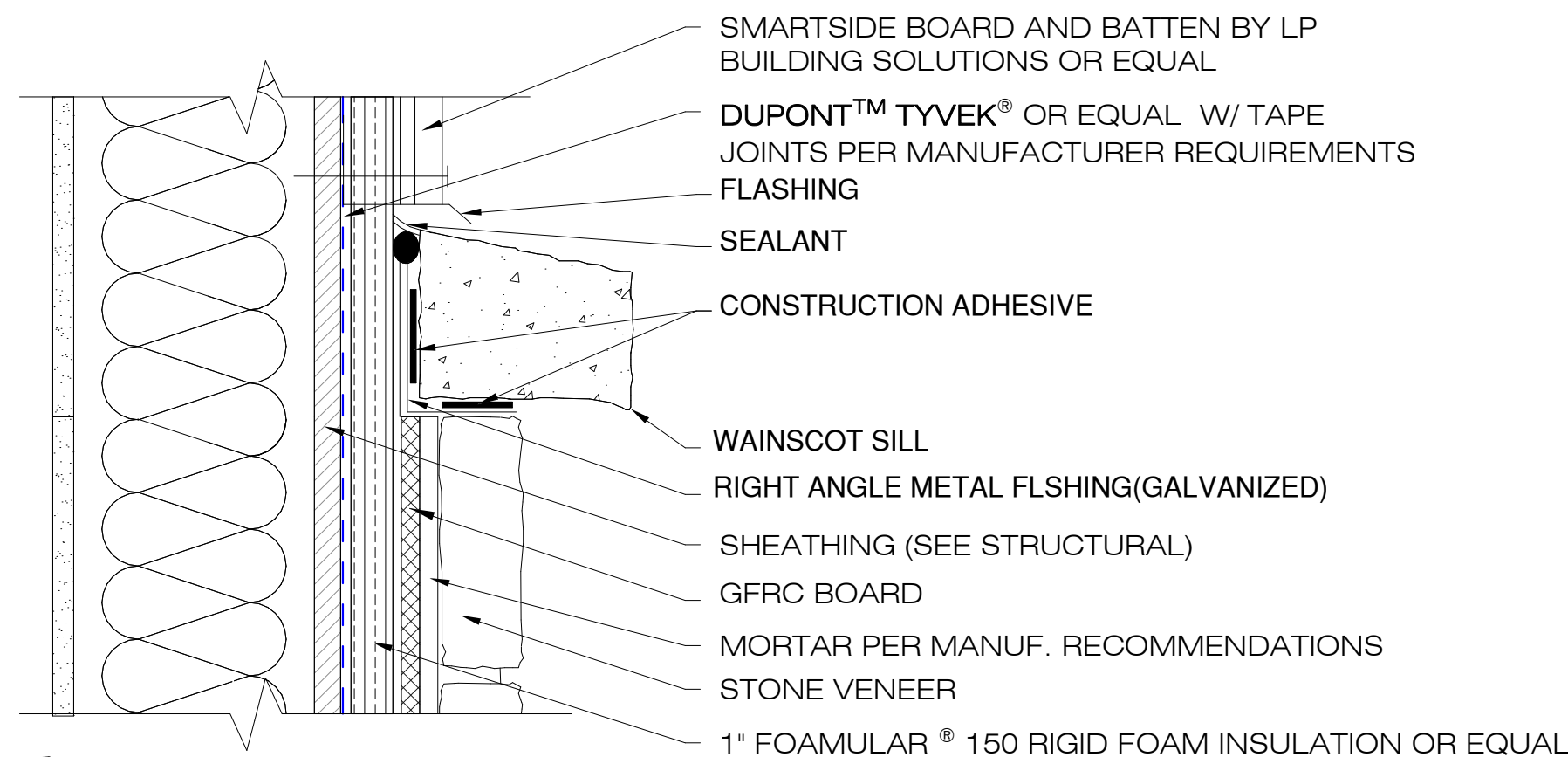
WALL SECTIONS

SCALE: AS SHOWN
JUNE 6, 2023
2386001

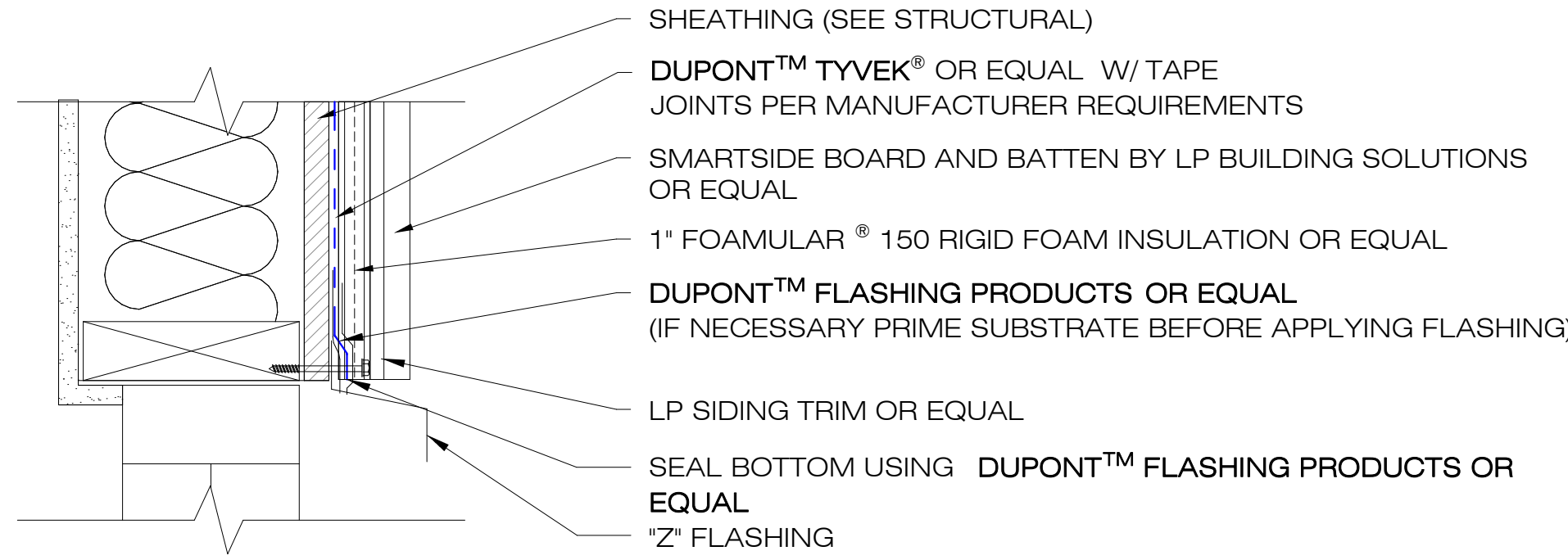
INSTALL FULL HEIGHT ROTATION BLOCKING BETWEEN ALL TRUSSES.
BEVEL-CUT THE TOP EDGE FOR BOUNDARY NAILING TO THE ROOF
PLYWOOD DRILL HOLES IN BLOCK FOR VENT PASSAGE. ANCHOR BLOCK
TO TOP PLATE WITH A35 CONNECTOR.

PROVIDE SPRAY FOAM INSULATION AT TOP PLATE OF WALL/SHOULDER AT
TRUSS AREA FOR FULLY INSULATED ENVELOPE.

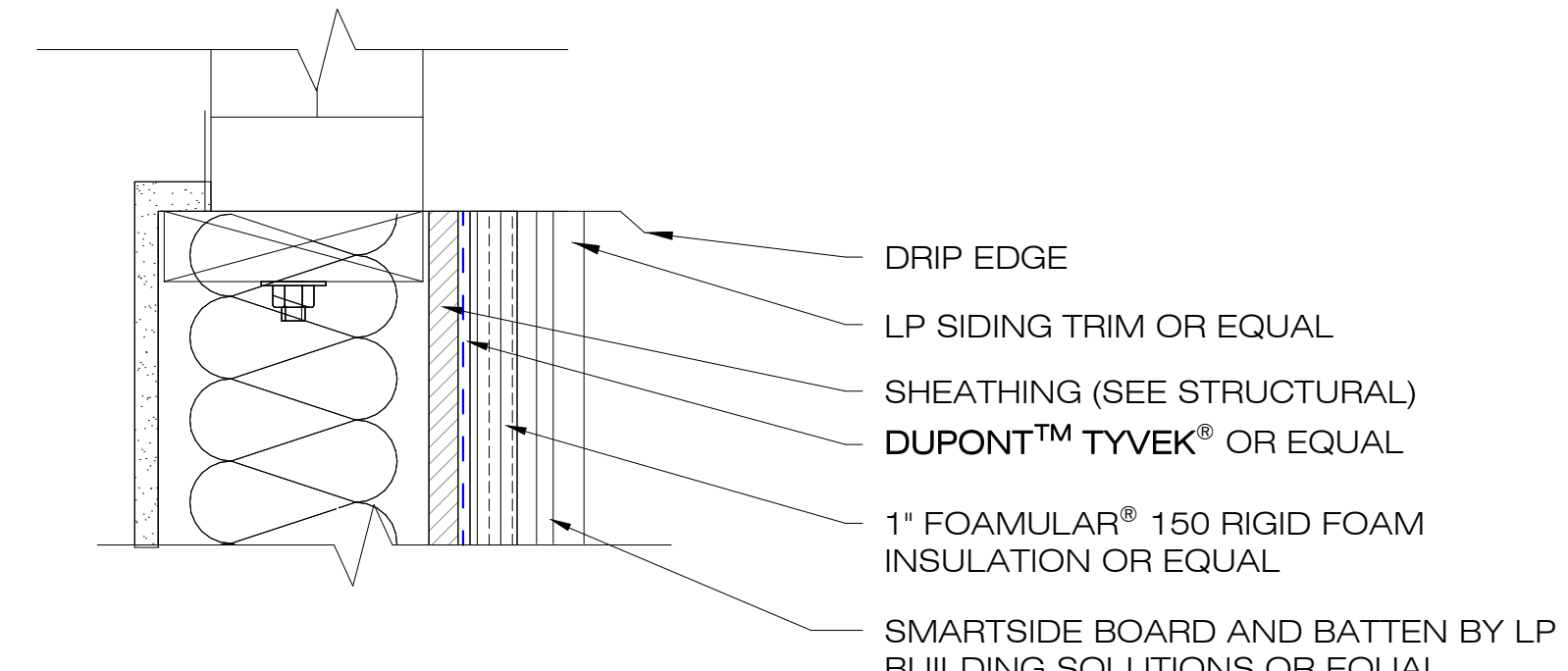




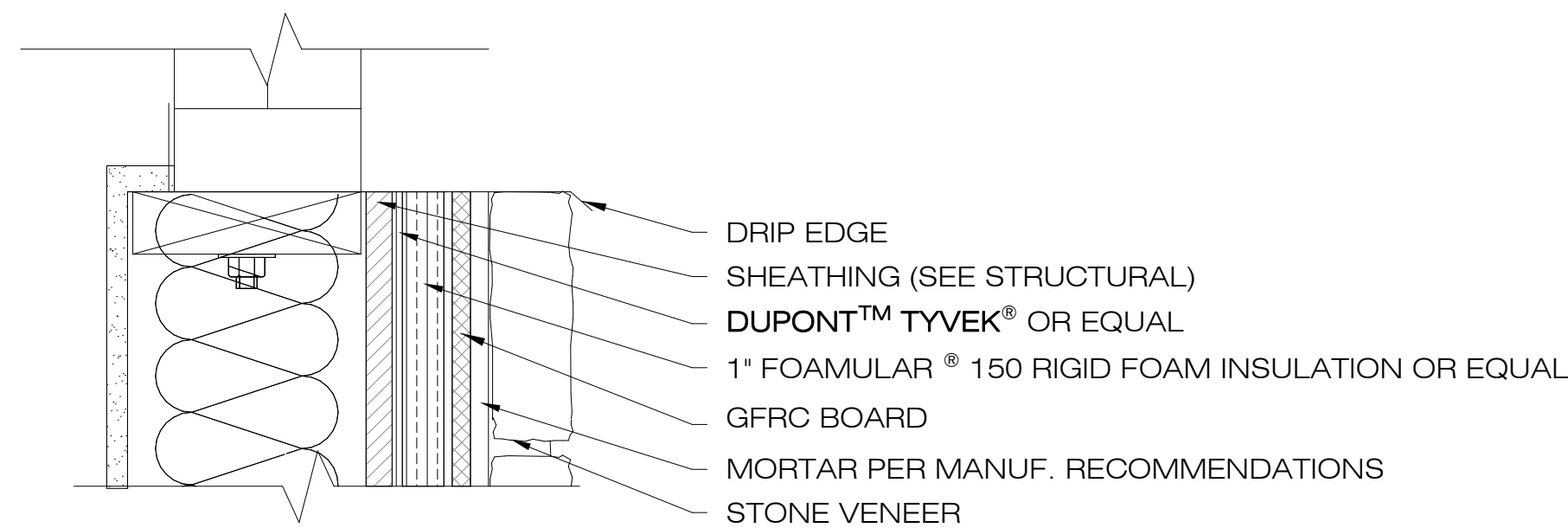
1 BOARD AND BATTEN TO STONE
NOT TO SCALE



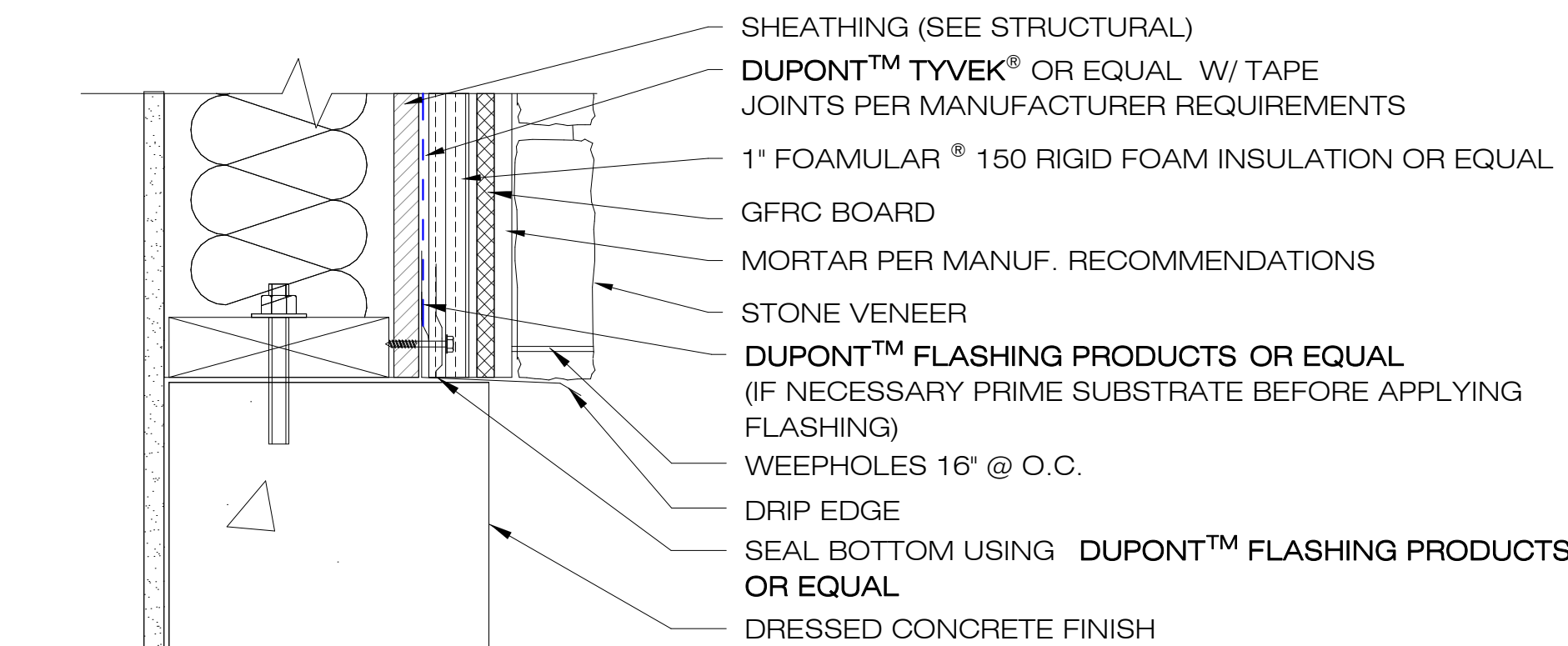
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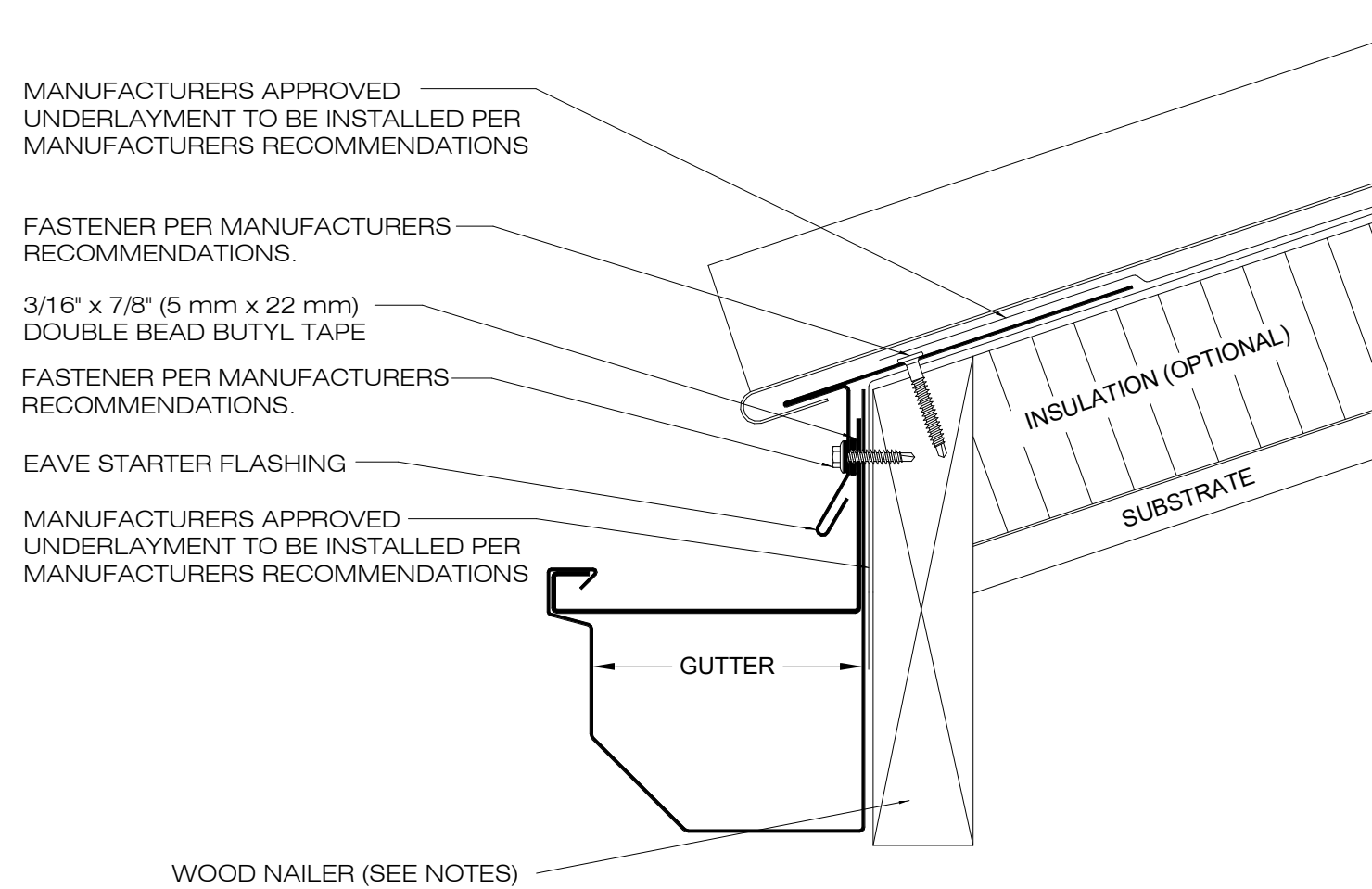
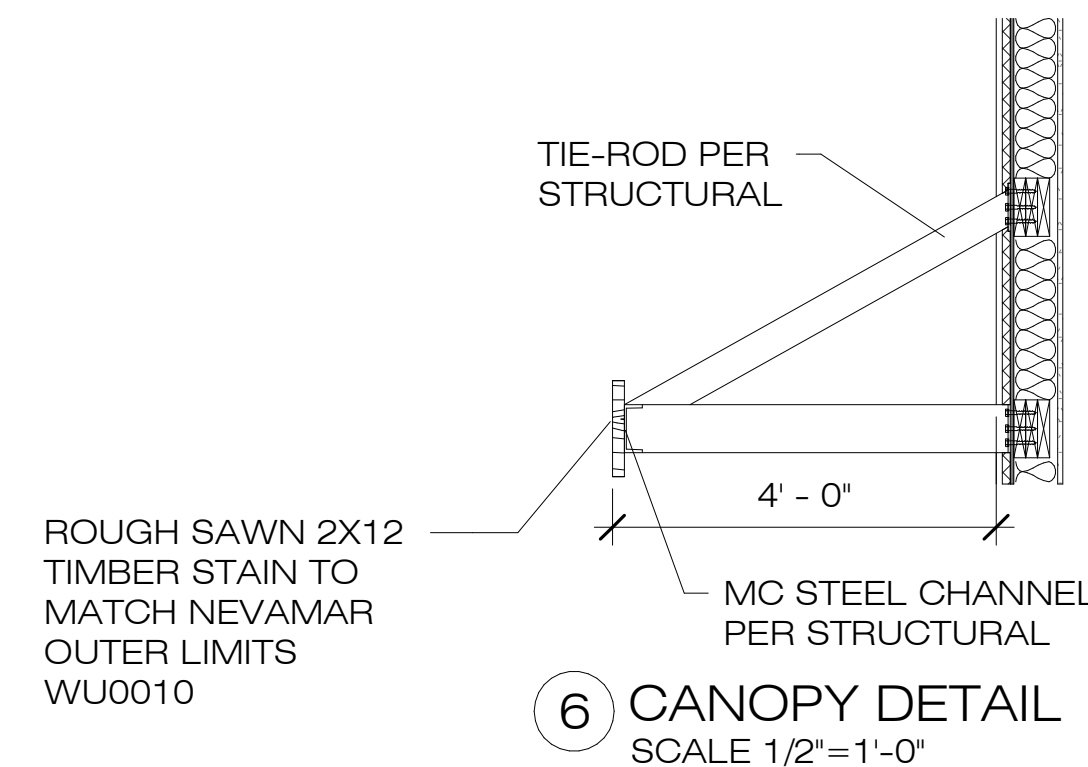
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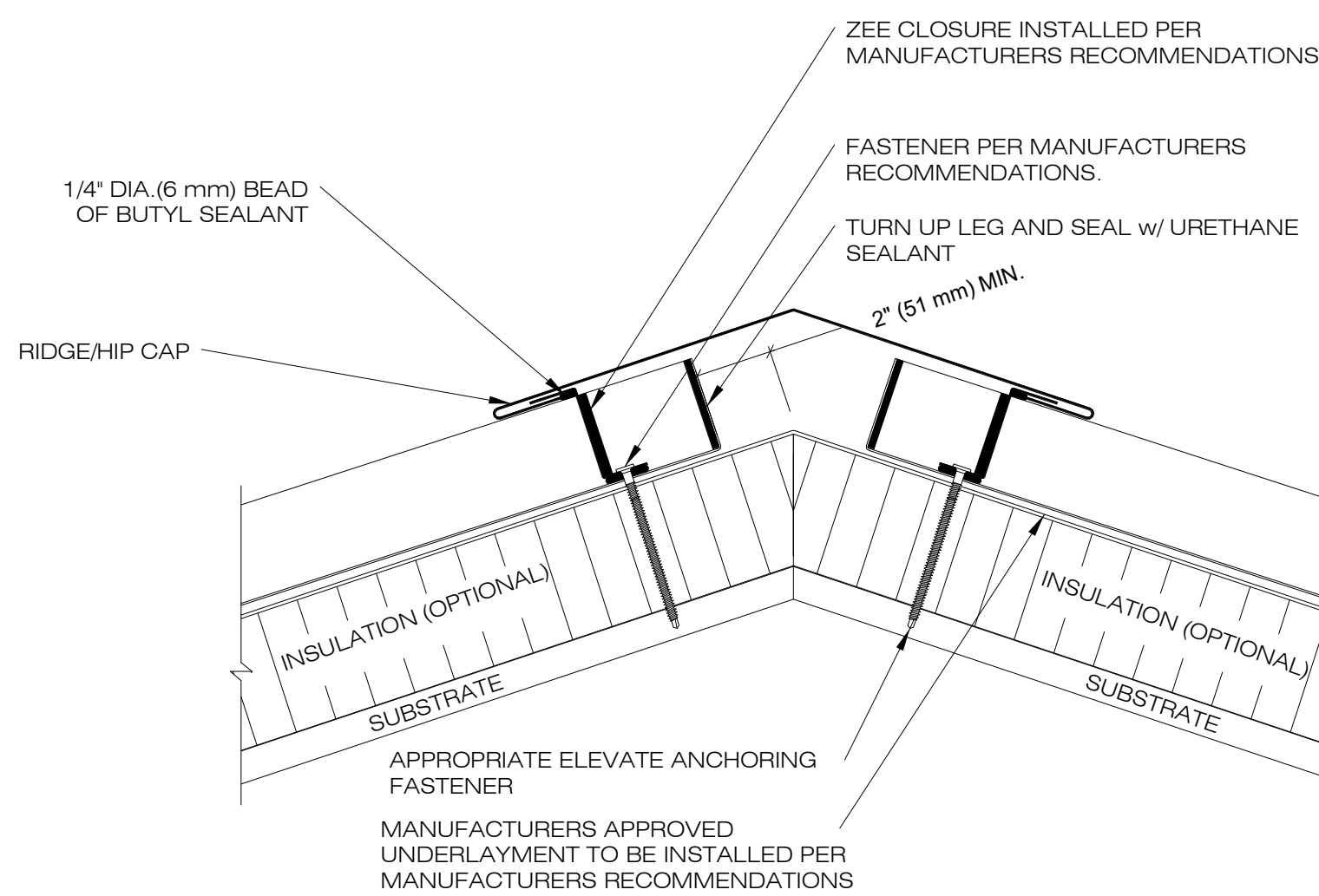
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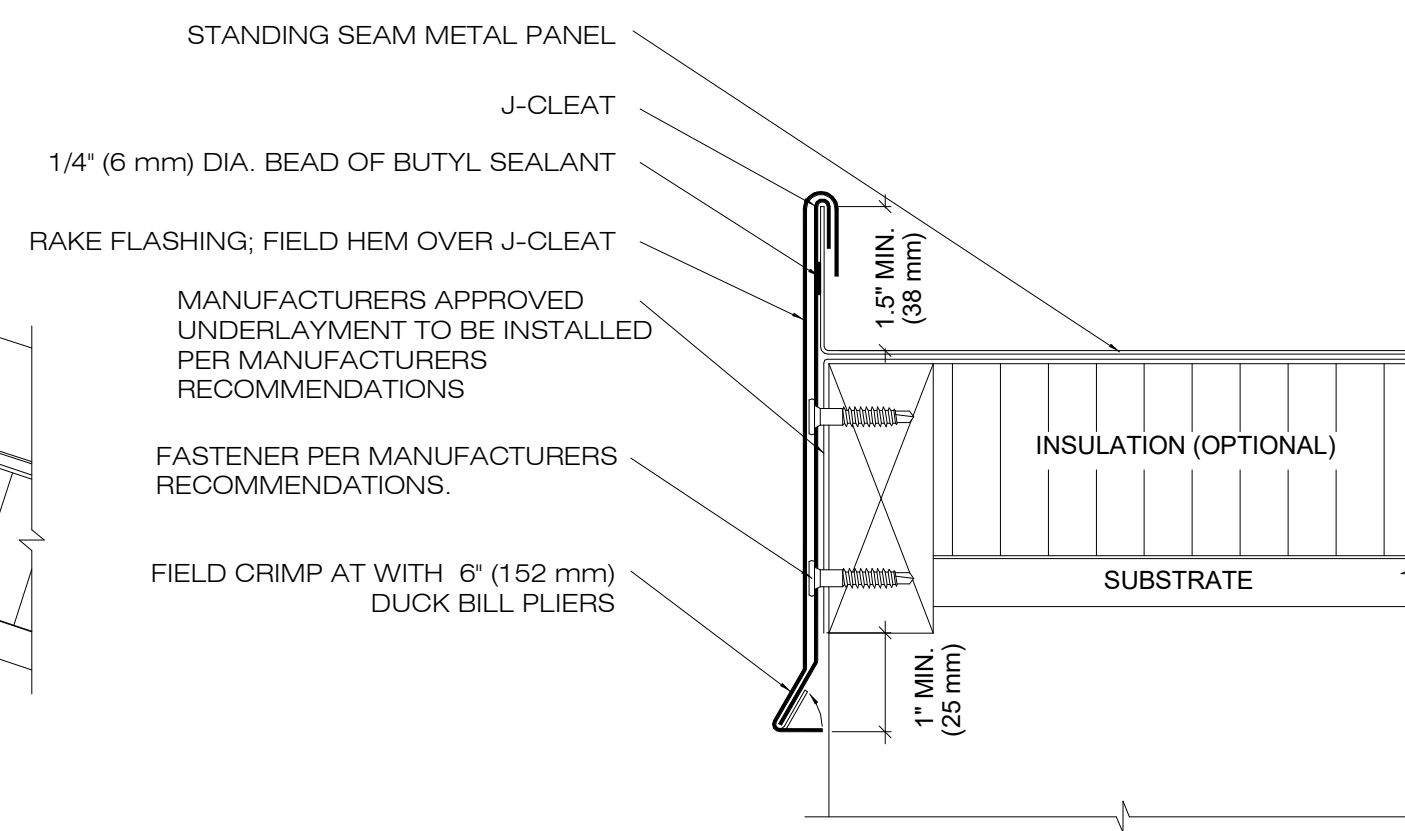
5 STONE VENEER SILL DETAIL
NOT TO SCALE



A SLIDING EAVE AT GUTTER
NOT TO SCALE



B SLIDING EAVE AT GUTTER
NOT TO SCALE



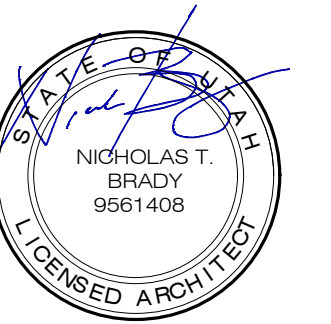
C RAKE EDGE WITH J-CLEAT
NOT TO SCALE



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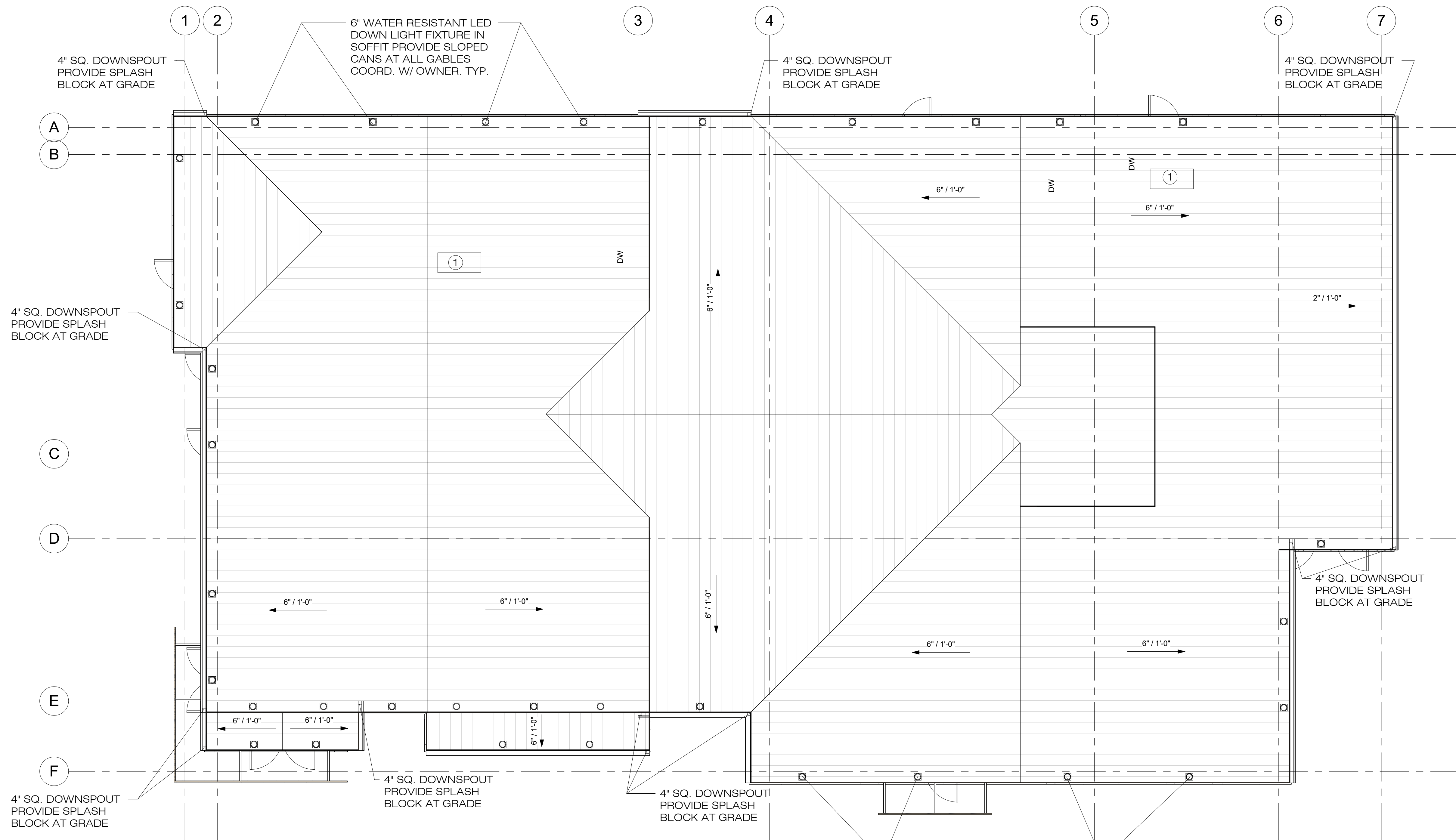
**1495 EAST RAVEN
WAY
EAGLE MOUNTAIN,
UTAH**

**EAGLE
MOUNTAIN PET
CARE**

WALL SECTIONS

SCALE: AS SHOWN
JUNE 6, 2023
2386001

A6.2



- KEY NOTES**
- ① PROVIDE 22" X 48" ATTIC ACCESS COORD. EXACT. LOCATION/ REQUIREMENTS W/ TENANT AND TRUSSES

INSTALL FULL HEIGHT ROTATION BLOCKING BETWEEN ALL TRUSSES. BEVEL-CUT THE TOP EDGE FOR BOUNDARY NAILING TO THE ROOF. PLYWOOD DRILL HOLES IN BLOCK FOR VENT PASSAGE. ANCHOR BLOCK TO TOP PLATE WITH A35 CONNECTOR.

PROVIDE SPRAY FOAM INSULATION AT TOP PLATE OF WALL/SHOULDER AT TRUSS AREA FOR FULLY INSULATED ENVELOPE.

NOTE: 7/16" OSB (3/8" MIN.) ONE SIDE FOR DRAFT STOP REQUIREMENTS. PER 2018 IBC.

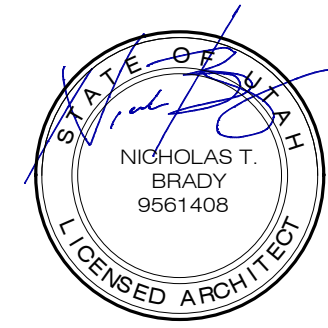
- ROOF PLAN NOTES**
1. SEE PLUMBING ENGR. DWGS. FOR EXACT LOCATION OF ALL ROOF DRAINS.
 2. COORD. ROOF DRAINAGE W/ SIDE DRAINAGE, SEE CIVIL ENGR. PLANS.
 3. SEE DWG. A7.2 FOR PRIMARY AND SECONDARY ROOF DRAIN DETAILS
 4. R-30 ROOF INSULATION W/ STANDING SEAM ROOF SYSTEM
 5. COORDINATE ALL ROOF SLOPES W/ STRUCTURAL ROOF FRAMING PRIOR TO WORK
 6. INSULATE ALL DRAIN LINES



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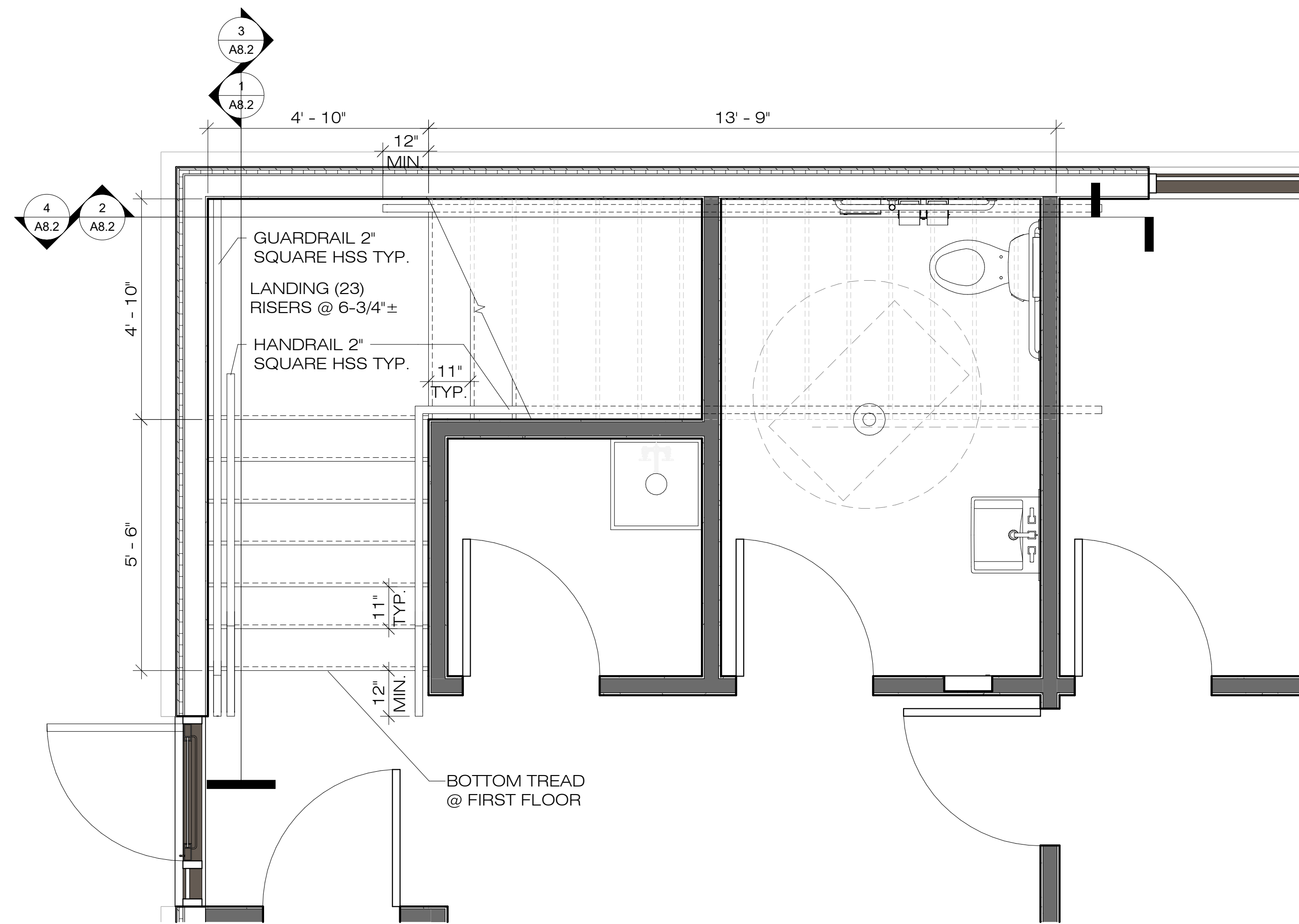
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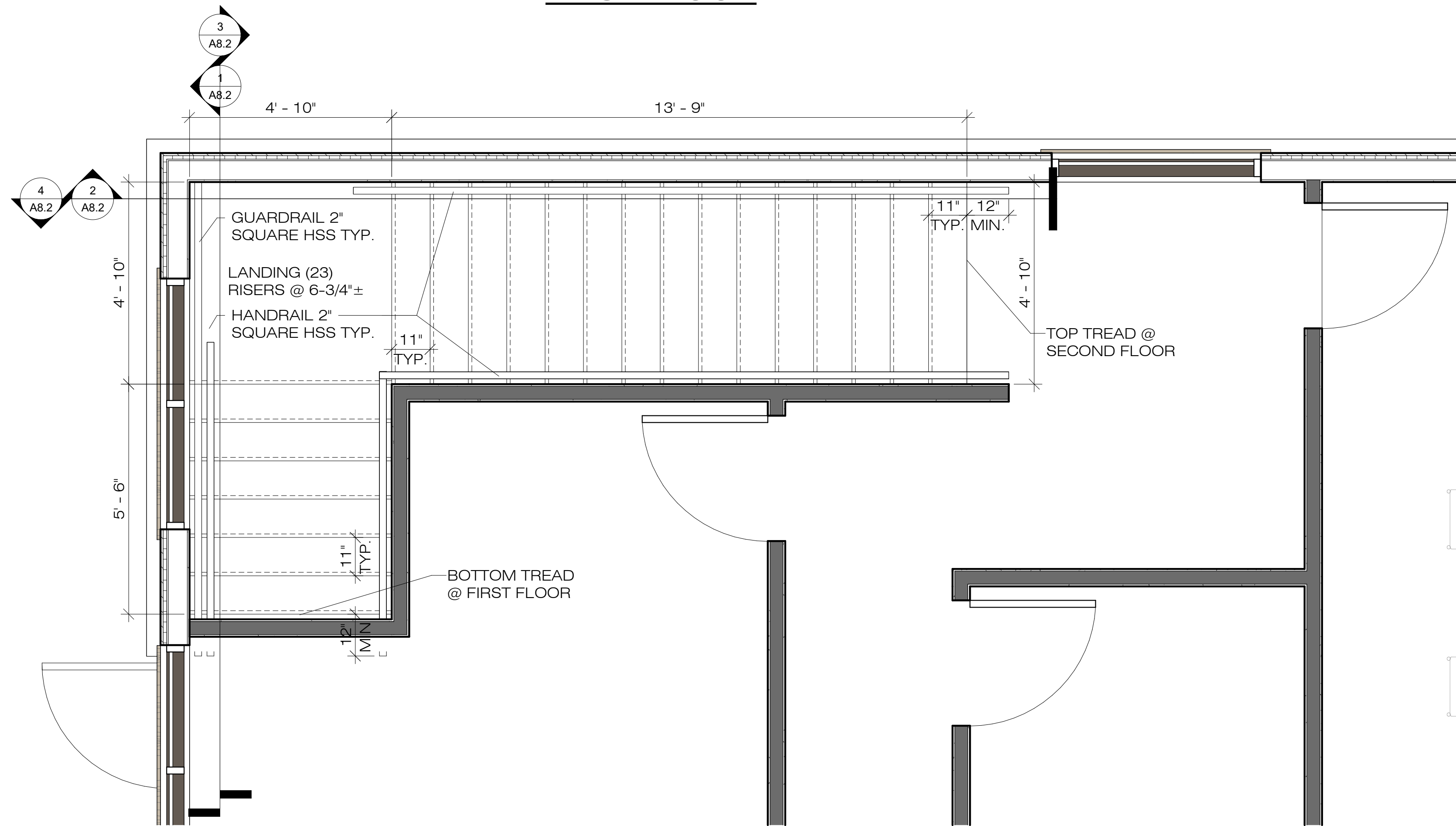
ROOF PLAN

SCALE: 3/16" = 1'-0"
JUNE 6, 2023
2386001

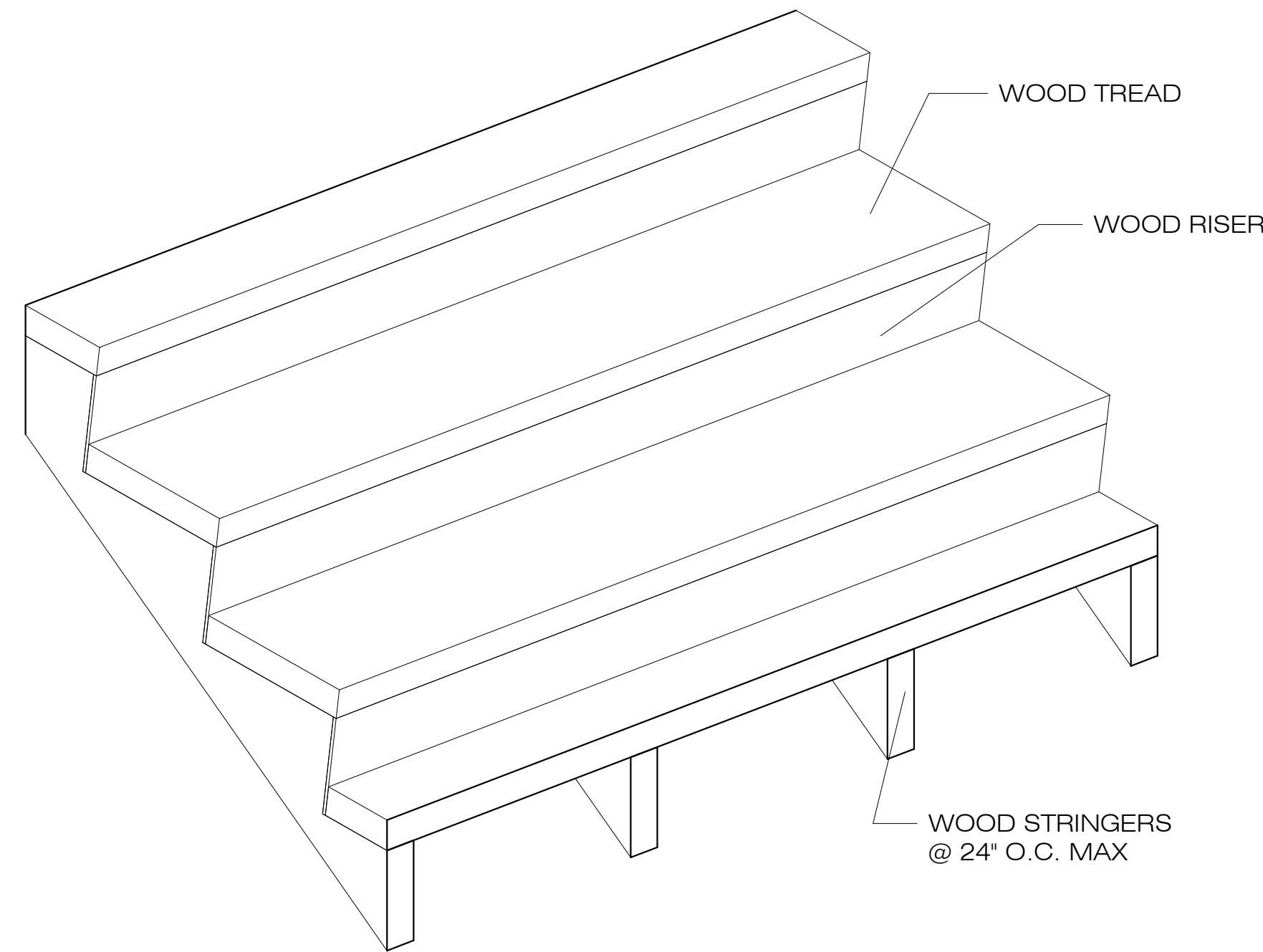
A7.0



FIRST FLOOR



SECOND FLOOR



1 STAIR SECTION
SCALE 1-1/2" = 1'-0"

SHEET NOTES

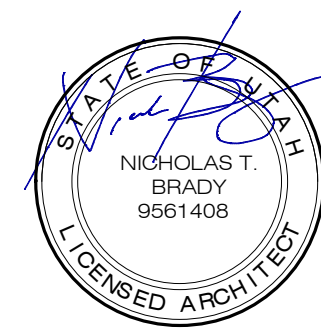
1. ALL STEEL FABRICATIONS INCLUDING STEEL STAIRS AND LADDERS, GUARDS AND HANDRAILS AND THEIR ATTACHMENT TO STRUCTURE MUST BE DESIGNED AND PROVIDED WITH A STAMP BY A UTAH LICENSED ENGINEER TO MEET ALL REQUIREMENTS OF 2018 IBC TABLE 1607.1.
2. THE TOP OF HANDRAILS AND HANDRAIL EXTENSIONS SHALL NOT BE PLACED LESS THAN 34 INCHES NOR MORE THAN 38 INCHES ABOVE LANDINGS AND THE NOSING OF TREADS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS AND BOTH HANDRAIL SHALL EXTEND IN THE DIRECTION OF THE STAIR RUN NOT LESS THAN 12 INCHES BEYOND THE TOP RISER NOR LESS THAN 12 INCHES BEYOND THE BOTTOM RISER. ENDS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS.
3. COORD. CONSTRUCTION OF STAIR W/ ARCHITECT/ ENGINEER PRIOR TO WORK.



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STAIR SECTIONS

SCALE: AS SHOWN
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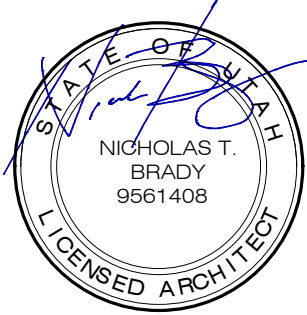
A8.1



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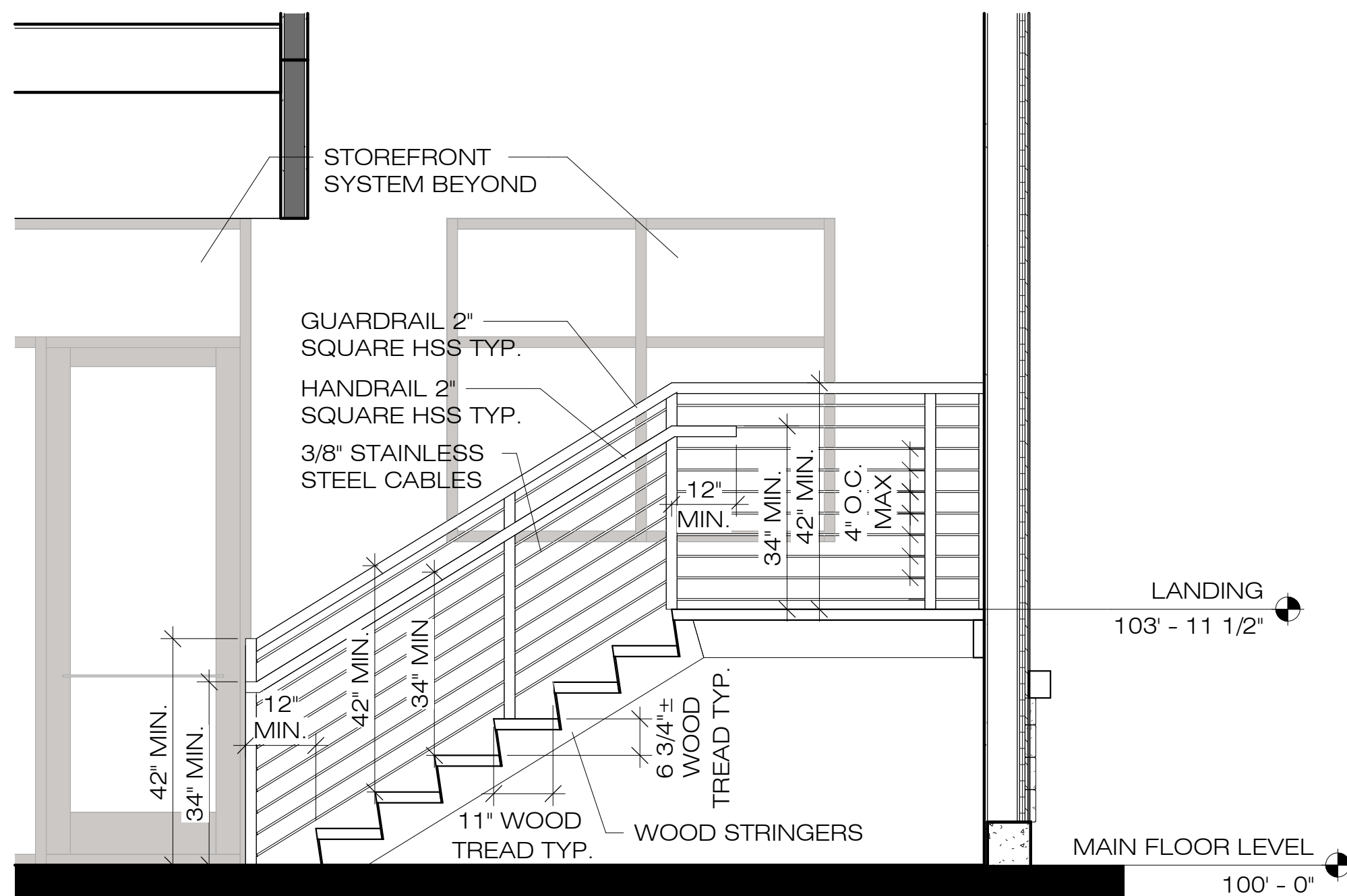
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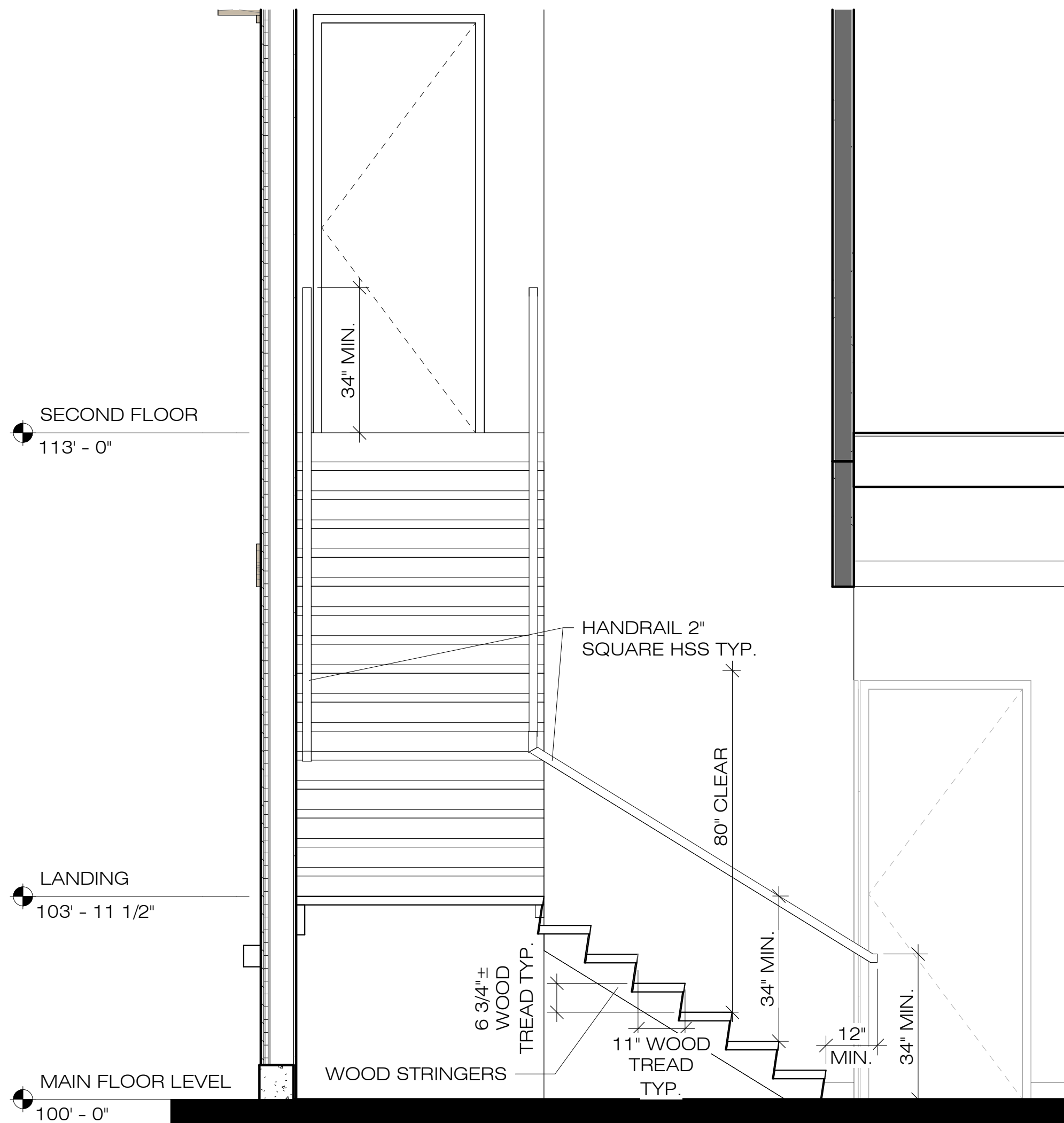
STAIR SECTIONS

SCALE: AS SHOWN
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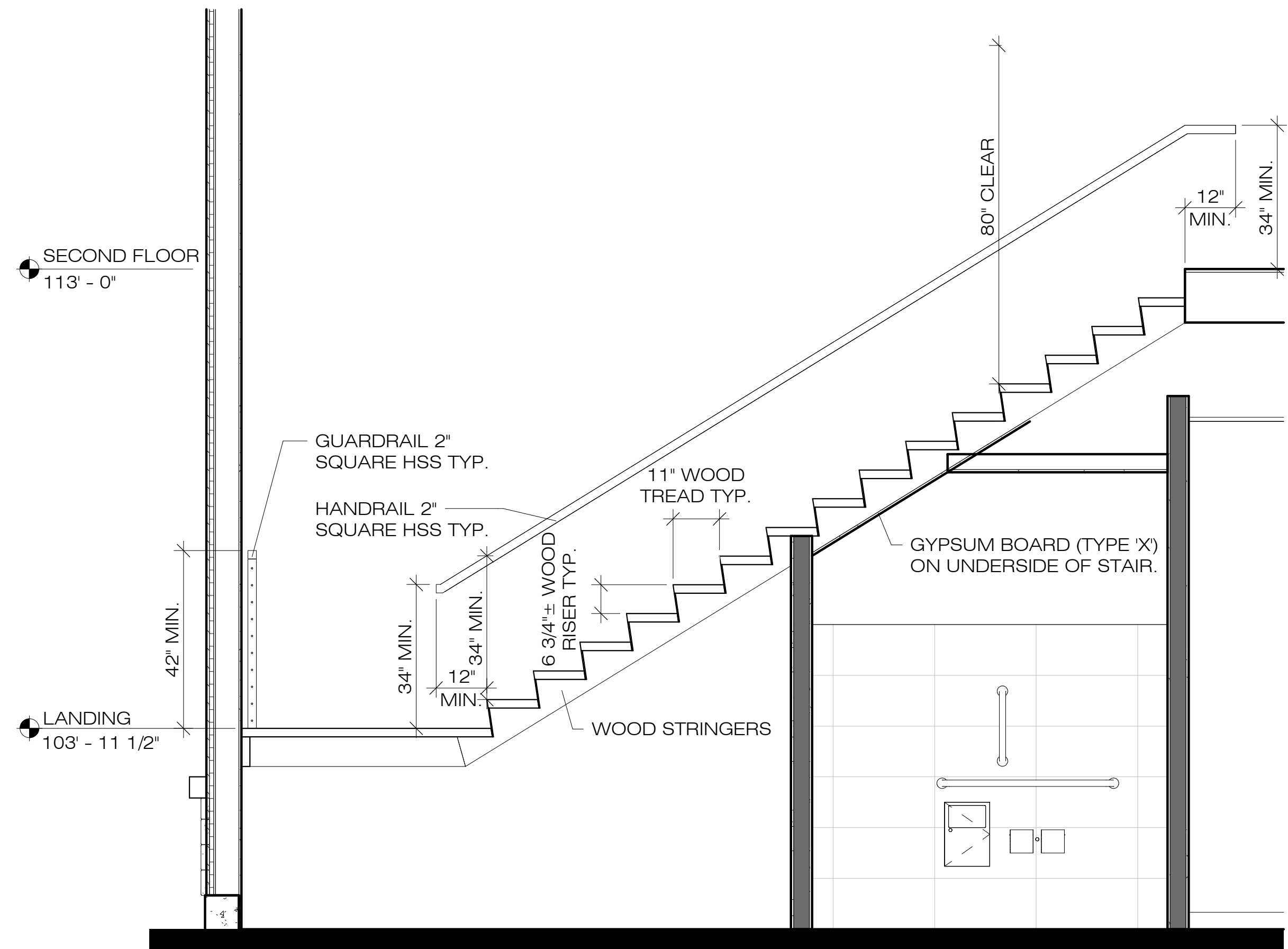
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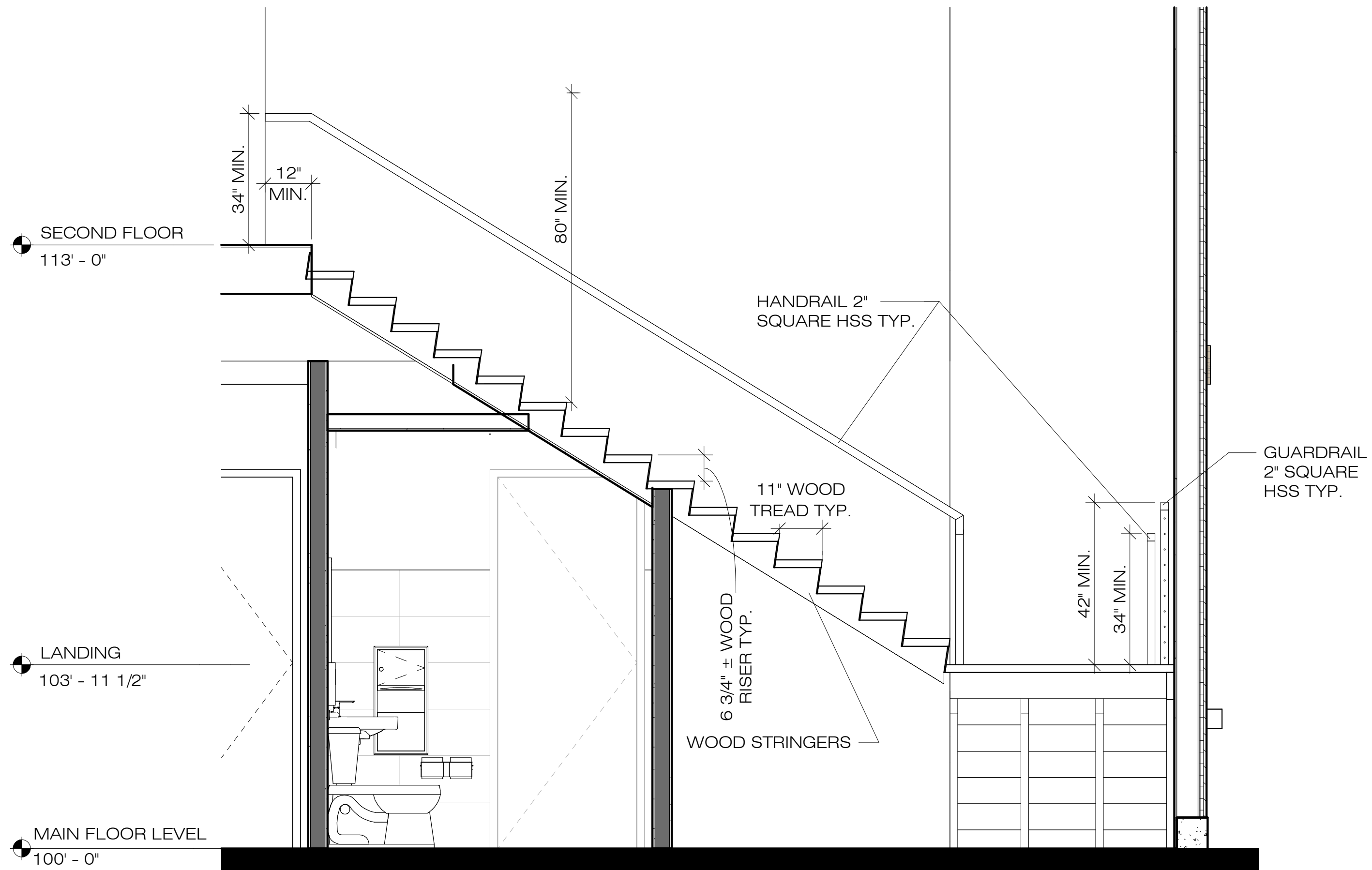
1 STAIR SECTION
SCALE 1/2" = 1'-0"



3 STAIR SECTION
SCALE 1/2" = 1'-0"



2 STAIR SECTION
SCALE 1/2" = 1'-0"



4 STAIR SECTION
SCALE 1/2" = 1'-0"

REFLECTED CEILING PLAN NOTES

1. CONTRACTOR TO VERIFY AVAILABILITY OF FIXTURES NOTED TO BE RELOCATED. IF A NEW FIXTURE IS REQUIRED, IT IS TO MATCH EXISTING, U.N.O.
2. FOR FINAL LIGHT SPECIFICATIONS REFER TO ENGINEERING DRAWINGS.
3. REFER TO ARCHITECTURAL ROP FOR EXACT QUANTITY AND LOCATION OF LIGHT FIXTURES. G.C. & SUBCONTRACTOR TO THOROUGHLY REVIEW ARCHITECTURAL AND ENGINEERING DOCUMENTS AND TO NOTIFY ARCHITECT IMMEDIATELY OF DISCREPANCIES FOR RESOLUTION PRIOR TO DELIVERY OF PRICING AND/OR PROCEEDING WITH WORK.
4. GENERAL CONTRACTOR TO COORDINATE WITH ELECTRICAL AND CEILING CONTRACTORS TO INSURE ADEQUATE SPACE FOR INSTALLATION OF ALL LIGHT FIXTURES IN CEILING SYSTEM.
5. ALL SPRINKLER HEADS, LIGHT FIXTURES, EXIT SIGNS, SPEAKER GRILLS, SMOKE DETECTORS AND SIMILAR DEVICES SHALL BE LOCATED AT THE CENTER OF CEILING TILE UNLESS NOTED OTHERWISE.
6. LIGHT SWITCHING & LIGHT SWITCH LOCATIONS INDICATED ON ARCHITECTURAL DRAWINGS ARE FOR REFERENCE ONLY, UNLESS NOTED OTHERWISE NOTED REFER TO THE ENGINEERING DRAWINGS FOR EXACT LOCATIONS.
7. GANG ALL ADJACENT SWITCHES UNDER ONE (1) COVERPLATE. IF NEW DIMMERS & SWITCHES ARE ADJACENT THEY ARE TO BE AT EQUAL HEIGHT WITH 1" BETWEEN COVERPLATES.
8. FOR NEW SWITCH HEIGHT REFER TO BUILDING STANDARD/EXISTING CONDITIONS.
9. COORD. EXACT CEILING HEIGHT W/ ALL MECHANICAL, STRUCTURAL COMPONENTS OF THE BUILDING, AND BUILDING STANDARD. NOTIFY ARCHITECT OF CEILING HEIGHT DISCREPANCIES PRIOR TO WORK.
10. FOR EXIT SIGN LOCATIONS & SPECIFICATIONS REFER TO ENGINEERING DRAWINGS. ALL EXIT SIGNS ARE TO BE LOCATED IN THE CENTER OF A CEILING TILE UNLESS NOTED OTHERWISE.
11. FOR EMERGENCY LIGHTING REFER TO ENGINEERING DRAWINGS.
12. ALL ACCESS PANELS IN GYP. BD. CEILINGS TO BE ACUDOR DW-5015 SERIES. SIZE TO ACCOMMODATE REQUIRED ACCESS BUT SHALL BE MINIMUM POSSIBLE DIMENSION. FUR PANEL FOR FLUSH DRYWALL INSTALLATION.
13. REFER TO MEP DRAWINGS FOR LOCATIONS AND TYPES OF EXIT SIGNS, STROBES, AND PULLS. ALL EXIT SIGNS TO BE CENTERED ON HALLWAYS AND/OR OPENINGS, U.N.O.
14. ALL MECHANICAL AND PLUMBING WORK ABOVE CEILING SHALL BE LOCATED TO MINIMIZE REQUIRED ACCESS PANEL IN INACCESSIBLE CEILING AREAS. GENERAL CONTRACTOR SHALL SUBMIT COORDINATED LAYOUT DRAWINGS FOR ALL REQUIRED ACCESS PANEL REQUIREMENTS NOT SHOWN ON CONSTRUCTION DOCUMENTS. ACCESS PANELS TO BE FRAMELESS U.N.O.
15. G.C. AND SUBCONTRACTOR TO THOROUGHLY VERIFY AND COORDINATE ALL CONDITIONS IN FIELD INCLUDING ELECTRICAL PANEL CAPACITY, LOCATIONS AND CLEARANCES AT MECH. DUCTS, ELECTRICAL ITEMS, SPRINKLERS AND ASSOCIATED PIPING AND SLAB HEIGHTS
16. CONTRACTOR TO FIELD DETERMINE ELECTRICAL PANEL CAPACITY PRIOR TO BID.
17. REMOVE ANY EXISTING ABANDONED CONDUITS, WIRING, J-BOXES, ETC. IN WALL AND CEILING SPACES. COORD. DEMOLITION W/ BUILDING REPRESENTATIVE.
18. ALL DEVICES SHALL BE 20 AMP. SPEC. GRADE MINIMUM.
19. EXISTING CEILING SYSTEM TO REMAIN U.N.O.



NOTE:
LIGHTING SYSTEM SHALL BE PROVIDED W/ CONTROLS AS SPECIFIED IN SECTIONS C405.2.1, C405.2.2, C405.2.3, C405.2.4, AND C405.2.5.
EXCEPTIONS: LIGHTING CONTROLS ARE NOT REQUIRED FOR THE FOLLOWING.

1. AREAS DESIGNATED AS SECURITY OR EMERGENCY AREAS THAT ARE REQUIRED TO BE CONTINUOUSLY LIGHTED.
2. INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, AND EXIT PASSAGEWAYS.
3. EMERGENCY EGRESS THAT IS NORMALLY OFF

OCCUPANT SENSOR CONTROLS SHALL BE INSTALLED TO CONTROL LIGHTS IN ALL SPACE TYPES UNLESS NOTED OTHERWISE.

OCCUPANT SENSOR CONTROLS IN SPACES OTHER THAN WAREHOUSE SPECIFIED IN SECTION C405.2.1 SHALL COMPLY WITH THE FOLLOWING.

1. AUTOMATICALLY TURN OFF LIGHTS WITHIN 30 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE BE MANUAL ON OR CONTROLLED TO AUTOMATICALLY TURN THE LIGHTING ON TO NOT MORE THAN 50 PERCENT POWER. EXCEPTION: FULL AUTOMATIC-ON CONTROLS SHALL BE PERMITTED TO CONTROL IN PUBLIC CORRIDORS, STAIRWAYS, RESTROOMS, PRIMARY BUILDING ENTRANCE AREAS AND LOBBIES, AND AREAS WHERE MANUAL-ON OPERATION WOULD ENDANGER THE SAFETY OR SECURITY OF THE ROOM OR BUILDING OCCUPANTS
2. SHALL INCORPORATE A MANUAL CONTROL TO ALLOW OCCUPANTS TO TURN LIGHTS OFF.

ELECTRICAL SYMBOLS

- HEAVY DUTY EXHAUST FAN
- NEW EXIT SIGN REFER TO PLAN FOR DIRECTIONAL ARROW.
- NEW 2x4 RECESSED LED LIGHT FIXTURE. MERCURY LR2T SERIES.
- NEW 2x4 RECESSED LED LIGHT FIXTURE. MERCURY LR2T SERIES W/ EMERGENCY BACKUP.
- 6" RECESSED DOWN LIGHT A "WP" NEXT TO FIXTURES DENOTES WET LOCATION.
- NEW 24" VANITY LIGHT FIXTURE.
- NEW PENDANT LIGHT FIXTURE.
- NEW VEGA LED CHANDELIER BY KUZCO LIGHTING.
- NEW EMERGENCY LIGHT FIXTURE ELMRE LP220L T BY LITHONIA LIGHTING OR EQUAL

ALL ELECTRICAL AND MECHANICAL WORK TO MEET LATEST CODE REQUIREMENTS

KEY NOTES

1. PROPOSED LOCATION FOR WALL MOUNTED LED 130 TREATMENT LIGHT FIXTURE.
2. PROPOSED LOCATION FOR CEILING MOUNTED MI-750 LIGHT FIXTURE.
3. PROPOSED LOCATION CEILING MOUNTED MI-1000 DUAL LIGHT FIXTURE.
4. PROVIDE 22" X 48" ATTIC ACCESS COORD. EXACT. LOCATION/ REQUIREMENTS W/ TENANT AND TRUSSES
5. VINYL COATED MYLAR FACED CEILING TILE.
6. 1-HOUR FIRE RATED CEILING, SEE DETAIL 4/14.2.

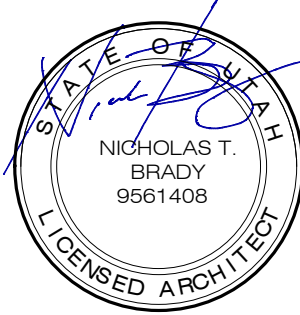


sba

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MAIN FLOOR

CEILING PLAN

SCALE: 3/16" = 1'-0"
JUNE 6, 2023
2386001

A12.1

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19. EXISTING CEILING SYSTEM TO REMAIN U.N.O.



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ALL ELECTRICAL AND MECHANICAL WORK TO MEET LATEST CODE REQUIREMENTS

KEY NOTES

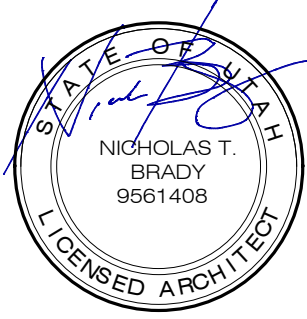
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SECOND FLOOR

CEILING PLAN

SCALE: 3/16" = 1'-0"
JUNE 6, 2023
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A12.2

GRID CEILING CONSTRUCTION GUIDANCE
SUSPENDED ACOUSTICAL GRID CEILINGS
2018 INTERNATIONAL BUILDING CODE SECTION 808 ACOUSTICAL CEILING SYSTEMS
808.1.1.1 SUSPENDED ACOUSTICAL CEILINGS. SUSPENDED ACOUSTICAL CEILING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF ASTM C 635 AND ASTM C 636.

SECTION 1613 EARTHQUAKE LOADS 1613.1 SCOPE
EVERY STRUCTURE, AND PORTION THEREOF, INCLUDING NONSTRUCTURAL COMPONENTS THAT ARE PERMANENTLY ATTACHED TO STRUCTURES AND THEIR SUPPORTS AND ATTACHMENTS, SHALL BE DESIGNED AND CONSTRUCTED TO RESIST THE EFFECTS OF EARTHQUAKE MOTIONS IN ACCORDANCE WITH ASCE 7, EXCLUDING CHAPTER 14 AND APPENDIX 11A. THE SEISMIC DESIGN CATEGORY FOR A STRUCTURE IS PERMITTED TO BE DETERMINED IN ACCORDANCE WITH SECTION 1613 OR ASCE 7.
EXCEPTIONS

- 1 DETACHED ONE & TWO FAMILY DWELLINGS, ASSIGNED TO SEISMIC DESIGN CATEGORY A, B OR C, OR LOCATED WHERE THE MAPPED SHORT-PERIOD SPECTRAL RESPONSE ACCELERATION, SS, IS LESS THAN 0.4 G
- 2 THE SEISMIC-FORCE-RESISTING SYSTEM OF WOOD-FRAME BUILDINGS THAT CONFORM TO THE PROVISIONS OF SECTION 2308 ARE NOT REQUIRED TO BE ANALYZED AS SPECIFIED IN THIS SECTION
- 3 AGRICULTURAL STORAGE STRUCTURES INTENDED ONLY FOR INCIDENTAL HUMAN OCCUPANCY
- 4 STRUCTURES THAT REQUIRE SPECIAL CONSIDERATION OF THEIR RESPONSE CHARACTERISTICS AND ENVIRONMENT THAT ARE NOT ADDRESSED BY THIS CODE OR ASCE 7 AND FOR WHICH OTHER REGULATIONS PROVIDE SEISMIC CRITERIA, SUCH AS VEHICULAR BRIDGES, ELECTRICAL TRANSMISSION TOWERS, HYDRAULIC STRUCTURES, BURIED UTILITY LINES AND THEIR APPURTENANCES AND NUCLEAR REACTORS.

ASCE STANDARD ASCE/SEI 7-10
AMERICAN SOCIETY OF CIVIL ENGINEERS
MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES

13.5.6.2.2 SEISMIC DESIGN CATEGORIES D THROUGH F
ACOUSTICAL TILE OR LAY-IN PANEL CEILINGS IN SEISMIC DESIGN CATEGORIES D, E, AND F SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ASTM C635, ASTM C636, AND ASTM E580, SECTION 5—SEISMIC DESIGN CATEGORIES D, E, AND F AS MODIFIED BY THIS SECTION.
ACOUSTICAL TILE OR LAY-IN PANEL CEILINGS SHALL ALSO COMPLY WITH THE FOLLOWING:
A - THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE OR CHANNEL SHALL BE NOT LESS THAN 2.0 IN. (50 MM), WHERE PERIMETER SUPPORTING CLIPS ARE USED, THEY SHALL BE QUALIFIED IN ACCORDANCE WITH APPROVED TEST CRITERIA. IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE OR CHANNEL. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A 0.75 IN. (19 MM) CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON A CLOSURE ANGLE OR CHANNEL.
B - FOR CEILING AREAS EXCEEDING 2,500 FT2 (232 M2), A SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITION THAT BREAKS THE CEILING UP INTO AREAS NOT EXCEEDING 2,500 FT2 (232 M2), EACH WITH A RATIO OF THE LONG TO SHORT DIMENSION LESS THAN OR EQUAL TO 4, SHALL BE PROVIDED UNLESS STRUCTURAL ANALYSES ARE PERFORMED OF THE CEILING BRACING SYSTEM FOR THE PRESCRIBED SEISMIC FORCES THAT DEMONSTRATE CEILING PENETRATIONS AND CLOSURE ANGLES OR CHANNELS PROVIDE SUFFICIENT CLEARANCE TO ACCOMMODATE THE ANTICIPATED LATERAL DISPLACEMENT. EACH AREA SHALL BE PROVIDED WITH CLOSURE ANGLES OR CHANNELS IN ACCORDANCE WITH SECTION 13.5.6.2.2.A AND HORIZONTAL RESTRAINTS OR BRACING.

ASTM INTERNATIONAL, DESIGNATION
E580/E580M-09A
SUMMARY OF STANDARD PRACTICE FOR SUSPENSION CEILING INSTALLATION
1 HANGERS FOR CARRYING CHANNELS OR MAIN RUNNERS 4 FT 0 IN. [1200 MM] ON CENTERS.
2 EACH SUSPENSION WIRE SHALL NOT HANG MORE THAN ONE IN SIX OUT OF PLUMB UNLESS A COUNTERSLOPING WIRE OR HORIZONTAL BRACING IS PROVIDED. SUSPENSION WIRES SHOULD NOT PRESS AGAINST DUCTS OR PIPES.
3 WIRE HANGERS SHALL BE A MINIMUM OF NO. 12-GAGE [2.70 MM] GALVANIZED, SOFT-ANNEALED, MILD STEEL WIRE.
4 LOCAL KINKS OR BENDS SHALL NOT BE MADE IN HANGER WIRES AS A MEANS OF LEVELING CARRYING CHANNELS.
5 IN INSTALLATIONS WHERE HANGER WIRES ARE WRAPPED AROUND CARRYING CHANNELS, THE WIRE LOOPS SHALL BE TIGHTLY FORMED TO PREVENT ANY VERTICAL MOVEMENT OR ROTATION OF THE MEMBER WITHIN THE LOOP.

MAIN RUNNERS
1 INSTALL MAIN RUNNERS SO THAT THEY ARE ALL LEVEL TO WITHIN 1/4 IN. IN 10 FT [6 MM IN 3000 MM] AFTER COMPLETION OF THE CEILING INSTALLATIONS BUT PRIOR TO BUILDING OCCUPANCY.
2 LOCAL KINKS OR BENDS SHALL NOT BE MADE IN HANGER WIRES AS A MEANS OF LEVELING MAIN RUNNERS.
3 IN INSTALLATIONS WHERE HANGER WIRES ARE WRAPPED THROUGH OR AROUND MAIN RUNNERS, THE WIRE LOOPS SHALL BE TIGHTLY WRAPPED AND SHARPLY BENT TO PREVENT ANY VERTICAL MOVEMENT OR ROTATION OF THE MEMBER WITHIN THE LOOPS. THE WIRE MUST BE WRAPPED AROUND ITSELF A MINIMUM OF THREE FULL TURNS (360° EACH) WITHIN A 3-IN. [75 MM] LENGTH. FOR SAFETY PURPOSES, THE BOTTOM OF THE HANGER WIRES SHALL EITHER BE CUT CLOSE TO THE VERTICAL PORTION OF THE WIRE OR SHALL BE BENT UPWARD PARALLEL TO THE VERTICAL PORTION OF THE HANGER WIRE.

CROSS RUNNERS
1 INSTALL CROSS RUNNERS SUPPORTED BY EITHER MAIN RUNNERS OR BY OTHER CROSS RUNNERS TO WITHIN 1/32 IN. [8 MM] OF THE REQUIRED CENTER DISTANCES. THIS TOLERANCE SHALL BE NONCUMULATIVE BEYOND 12 FT [3600 MM].
2 THE EXPOSED SURFACES OF THE TWO INTERSECTING RUNNERS SHALL LIE WITHIN A VERTICAL DISTANCE OF .015 IN. [4 MM] OF EACH OTHER WITH THE ABUTTING (CROSS) MEMBER ALWAYS ABOVE THE CONTINUOUS (MAIN) MEMBER.

ASSEMBLY DEVICES
1 JOIN ABUTTING SECTIONS OF THE MAIN RUNNER BY MEANS OF SUITABLE CONNECTION SUCH AS SPLICES, INTERLOCKING ENDS, TAB LOCKS, PIN LOCKS, AND SO FORTH. A JOINT CONNECTION SHALL BE JUDGED SUITABLE BOTH BEFORE AND AFTER CEILING LOADS ARE IMPOSED IF THE JOINT PROVIDES SUFFICIENT ALIGNMENT SO THAT THE EXPOSED SURFACES OF TWO ABUTTING MAIN RUNNERS LIE WITHIN A VERTICAL DISTANCE OF .015 IN. [40 MM] OF EACH OTHER.
2 THERE SHALL BE NO VISUALLY APPARENT ANGULAR DISPLACEMENT OF THE LONGITUDINAL AXIS OF ONE RUNNER WITH RESPECT TO THE OTHER.
3 ASSEMBLY DEVICES SHALL PROVIDE SUFFICIENT SPACING CONTROL SO THAT HORIZONTAL GAPS BETWEEN EXPOSED SURFACES OF EITHER ABUTTING OR INTERSECTING MEMBER SHALL NOT EXCEED .020 IN. [50 MM].
4 FIXTURES SHALL NOT BE SUPPORTED FROM MAIN RUNNERS OR CROSS RUNNERS IF THE WEIGHT OF THE FIXTURE CAUSES THE TOTAL DEAD LOAD TO EXCEED THE DEFLECTION CAPABILITY OF THE CEILING SUSPENSION SYSTEM. IN SUCH CASES, THE FIXTURE LOAD SHALL BE SUPPORT BY SUPPLEMENTAL HANGERS WITHIN 6 IN. [150 MM] OF EACH CORNER, OR THE FIXTURE SHALL BE SEPARATELY SUPPORTED.

INSPECTION
1 CEILING INSPECTION SHALL BE MADE WITH FINAL BUILDING OCCUPANCY LIGHTING CONDITIONS. IF TEMPORARY LIGHTING MUST BE USED, TEMPORARY CONDITIONS WILL APPROXIMATE THE FINAL LIGHTING CONDITION.

ASTM INTERNATIONAL, DESIGNATION
E580/E580M-09A

SUMMARY OF STANDARD PRACTICE FOR SUSPENSION CEILING INSTALLATION IN SEISMIC ACTIVITY ZONES, IN ADDITION TO ASTM 636
1 CEILING AREAS OF 1000 FT2 [92.9M2] OR LESS ARE EXEMPT FROM LATERAL FORCE BRACING REQUIREMENTS.

SUSPENSION SYSTEM COMPONENTS
1 THE MAIN RUNNERS AND CROSS RUNNERS OF THE CEILING SYSTEM AND THEIR SPLICES, INTERSECTION CONNECTORS, AND EXPANSION DEVICES SHALL BE DESIGNED AND CONSTRUCTED TO CARRY A MEAN ULTIMATE TEST LOAD OF NOT LESS THAN 1800 LB [80 KG] IN COMPRESSION AND IN TENSION. THE TENSILE TEST SHALL ALLOW FOR A 5° OFFSET OF THE CONNECTION IN ANY DIRECTION. INSTEAD OF A 5° MISALIGNMENT, THE LOAD CAN BE APPLIED WITH A 1-IN. [25 MM] ECCENTRICITY ON A SAMPLE NOT MORE THAN 24 IN. [600 MM] LONG ON EACH SIDE OF THE SPLICE OR INTERSECTION. THE CONNECTORS AT SPLICES AND INTERSECTION SHALL BE THE MECHANICAL INTERLOCKING TYPE.
2 THE PERIMETER SUPPORT ANGLE SHALL SUPPLY A SUPPORT LEDGE OF NOT LESS THAN 2 IN. [50 MM].
3 MAIN RUNNER AND/OR CROSS RUNNER ENDS SHALL BE ATTACHED TO THE PERIMETER ON TWO ADJACENT WALLS. A CLEARANCE OF 3/4 IN. [18 MM] SHALL BE MAINTAINED BETWEEN THE MAIN RUNNER AND CROSS RUNNER ENDS AND THE PERIMETER MEMBERS ON THE TWO OPPOSITE WALLS. ON THE WALLS WHERE THE TERMINAL END RUNNERS ARE NOT FIXED TO THE PERIMETER SUPPORTING CLOSURE, ALLOW FOR 3/4 IN. [18 MM] OF AXIAL MOVEMENT.

4 TERMINAL ENDS OF THE MAIN RUNNERS AND CROSS MEMBERS SHALL BE TIED TOGETHER OR HAVE SOME OTHER APPROVED MEANS TO PREVENT THEIR SPREADING. STABILIZER BARS, CROSS TEES OR OTHER MEANS TO PERCENT SPREADING SHALL OCCUR WITHIN 8 IN. [200 MM] OF EACH WALL.
5 DIRECT CONCEALED SUSPENDED CEILING SYSTEMS SHALL HAVE POSITIVELY CONNECTED STABILIZER BARS OR MECHANICALLY CONNECTED CROSS RUNNERS AT A MAXIMUM SPACING OF 60 IN. [1500 MM] PERPENDICULAR TO THE MAIN RUNNERS. STABILIZATION SHALL OCCUR WITHIN 24 IN. [600 MM] OF EACH WALL.
6 THE TERMINAL END OF EACH CROSS RUNNER AND MAIN RUNNER SHALL BE SUPPORTED INDEPENDENTLY, A MAXIMUM OF 8 IN. (200 MM) FROM EACH WALL OR CEILING DISCONTINUITY WITH NO. 12 GAUGE [2.70 MM] WIRE OR APPROVAL WALL SUPPORT.

SUSPENSION WIRE APPLICATOR
1 CONNECTION DEVICES TO THE SUPPORTING CONSTRUCTION SHALL BE CAPABLE OF CARRYING NOT LESS THAN A 100-LB [45 KG] ALLOWABLE LOAD.
2 WIRES SHALL NOT ATTACH TO OR BEND AROUND INTERFERING MATERIAL OR EQUIPMENT. A TRAPEZE OR EQUIVALENT DEVICE SHALL BE USED WHERE OBSTRUCTIONS PRECLUDE DIRECT SUSPENSION. TRAPEZE SUSPENSIONS SHALL BE SIZED TO RESIST THE DEAD LOAD AND LATERAL FORCES APPROPRIATE FOR THE SEISMIC DESIGN CATEGORY.

LATERAL FORCE BRACING
1 LATERAL FORCE BRACING IS REQUIRED FOR ALL CEILING AREAS GREATER THAN 1000 FT2 [92.9 M2].
2 HORIZONTAL RESTRAINTS SHALL BE EFFECTED BE FOUR NO. 12-GAUGE [2.70 MM] WIRES SECURED TO THE MAIN RUNNER WITHIN 2 IN. [50 MM] OF THE CROSS RUNNER INTERSECTION AND SPLAYED 90° FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45° FROM THE PLANE OF THE BRACING WIRES SHALL BE EXTENDED TO AND FASTENED TO THE STRUCTURAL MEMBERS SUPPORTING THE ROOF OR FLOOR ABOVE. THE STRUT SHALL BE ADEQUATE TO RESIST THE VERTICAL COMPONENT INDUCED BY THE BRACING WIRES. THESE HORIZONTAL RESTRAINT POINTS SHALL BE PLACED 12 FT [3600 MM] ON CENTER IN BOTH DIRECTIONS WITH THE FIRST POINT WITHIN 6 FT [1800 MM] FROM EACH WALL. ATTACHMENT OF THE RESTRAINT WIRES TO THE STRUCTURE ABOVE AND TO THE MAIN RUNNER SHALL BE ADEQUATE FOR THE LOAD IMPOSED.
3 LATERAL FORCE BRACING MEMBERS SHALL BE SPACED A MINIMUM OF 6 IN. [150 MM] FROM ALL HORIZONTAL PIPING OR DUCT WORK THAT IS NOT PROVIDED WITH BRACING RESTRAINTS FOR HORIZONTAL FORCES. BRACING WIRE SHALL BE ATTACHED TO THE GRID AND TO THE STRUCTURE IN SUCH A MANNER THAT THEY CAN SUPPORT A LOAD OF NOT LESS THAN 200 LB [90 KG] OR TWO TIMES THE ACTUAL DESIGN LOAD, WHICHEVER IS GREATER.
4 RIGID BRACES THAT HAVE BEEN DESIGNED TO LIMIT RELATIVE LATERAL DEFLECTIONS AT THE POINT OF ATTACHMENT OF THE CEILING GRID TO LESS THAN .25 IN. [6 MM] ARE PERMITTED TO BE USED IN THE PLACE OF DIAGONAL SPLAY WIRES.

SEISMIC SEPARATION JOINT
1 ALL CONTINUOUS CEILING AREAS EXCEEDING 2500 FT2 [232 M2], SHALL HAVE A SEISMIC SEPARATION JOINT, BULKHEAD BRACED TO THE STRUCTURE OR FULL HEIGHT PARTITION THAT BREAKS THE CEILING INTO AREAS OF NO MORE THAN 2500 FT2 [232 M2] AND HAVING A RATIO OF THE LONG TO SHORT DIMENSION LESS THAN OR EQUAL TO 4. EACH AREA SHALL BE CAPABLE OF ALLOWING ± 3/4 IN. [18 MM] AXIAL MOVEMENT. AREAS SURROUNDED BY BULKHEADS OR FULL HEIGHT PARTITIONS SHALL BE PROVIDED WITH CLOSURE ANGLES.
2 EACH AREA WITH A SEISMIC SEPARATION JOINT, BULKHEAD OR FULL HEIGHT PARTITION SHALL HAVE HORIZONTAL BRACING OR RESTRAINTS.
3 WHEN THE LOAD CARRYING CAPABILITY OF CROSS TEES SUPPORTING LIGHT FIXTURES IS LESS THAN 16 LBS/FT (241.7 N/M), SUPPLEMENTAL HANGER WIRES SHALL BE REQUIRED.
4 LIGHTING FIXTURES WEIGHING GREATER THAN 10 LB [5 KG] SHALL HAVE ONE, NO. 12 GAUGE [2.70 MM] SAFETY WIRE CONNECT FROM THE FIXTURE HOUSING TO THE STRUCTURE ABOVE. IT IS NOT NECESSARY FOR THESE SAFETY WIRES TO BE TAUT.
5 LIGHTING FIXTURES WEIGHING GREATER THAN 10 LB [5 KG] BUT LESS THAN 56 LB [25 KG] SHALL HAVE IN ADDITION TO THE REQUIREMENTS OUTLINED IN 5.3.4, TWO NO. 12 GAUGE [2.70 MM] HANGER WIRES CONNECTED FROM THE FIXTURE HOUSING (NOT THE DETACHABLE END PLATES) TO THE STRUCTURE ABOVE THAT ACT AS SAFETY WIRES. IT IS NOT NECESSARY FOR THESE SAFETY WIRES TO BE TAUT.
6 LIGHTING FIXTURES WEIGHING 56 LB [25 KG] OR MORE SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURE ABOVE BE APPROVED HANGERS.
7 PENDENT-HUNG LIGHTING FIXTURES SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURE ABOVE USING NO LESS THAN NO. 9-GAUGE [3.70 MM] WIRE OR AN APPROVED ALTERNATIVE SUPPORT. THE CEILING SUSPENSION SYSTEM SHALL NOT PROVIDE ANY DIRECT SUPPORT.
8 RIGID CONDUIT SHALL NOT BE USED FOR ATTACHMENT OF THE FIXTURES.

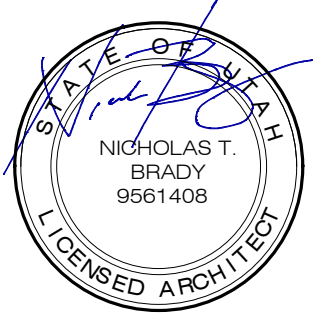
SERVICES WITHIN THE CEILING
1 FLEXIBLE SPRINKLER HOSE FITTINGS, CEILING- MOUNTED AIR TERMINALS OR OTHER SERVICES WEIGHING LESS THAN 20 LB [9 KG] SHALL BE POSITIVELY ATTACHED TO THE CEILING SUSPENSION MAIN RUNNERS OR TO CROSS RUNNERS THAT HAVE THE SAME CARRYING CAPACITY AS THE MAIN RUNNERS.
2 FLEXIBILITY SPRINKLER HOSE FITTINGS, AIR TERMINALS OR OTHER SERVICES WEIGHING LESS THAN 20 LB [9 KG] BUT LESS THAN 56 LB [25 KG] SHALL HAVE, IN ADDITION TO THE REQUIREMENTS IN 5.4.1, TWO NO 12-GAUGE [2.70 MM] HANGER WIRES CONNECTED FROM THE TERMINAL OR SERVICE TO THE CEILING SYSTEM HANGERS OR TO THE STRUCTURE ABOVE THAT ACT AS SAFETY WIRES. IT IS NOT NECESSARY FOR THESE WIRES TO BE TAUT.
3 FLEXIBLE SPRINKLER HOSE FITTINGS, CEILING- MOUNTED AIR TERMINALS OR OTHER SERVICES WEIGHING MORE THAT 56 LB [25 KG] SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURE ABOVE BY APPROVED HANGERS.



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6/6/23

**1495 EAST RAVEN
WAY
EAGLE MOUNTAIN,
UTAH**

**EAGLE
MOUNTAIN PET
CARE**

WALL DETAIL
NOTES

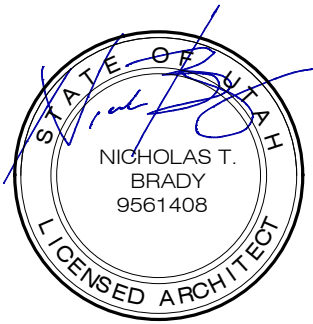
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A14.0



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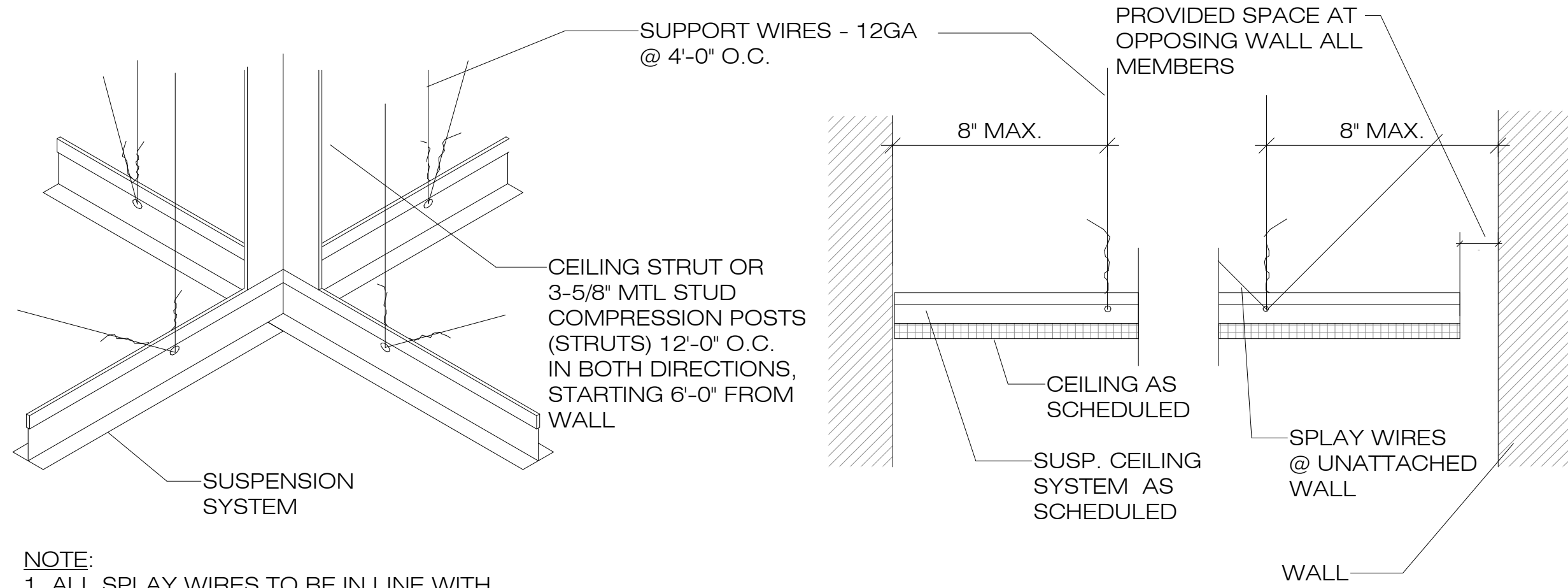
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CARE**

WALL DETAILS

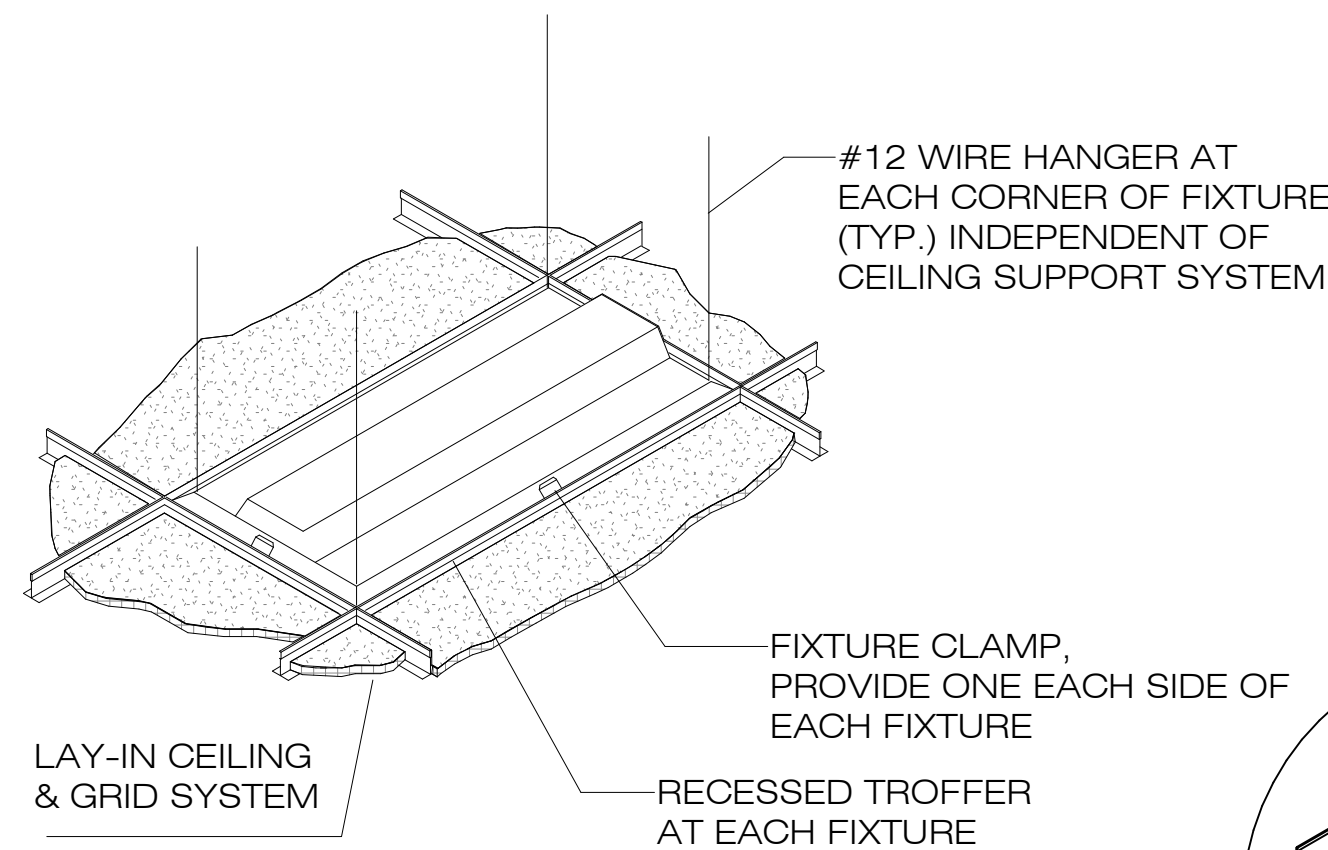
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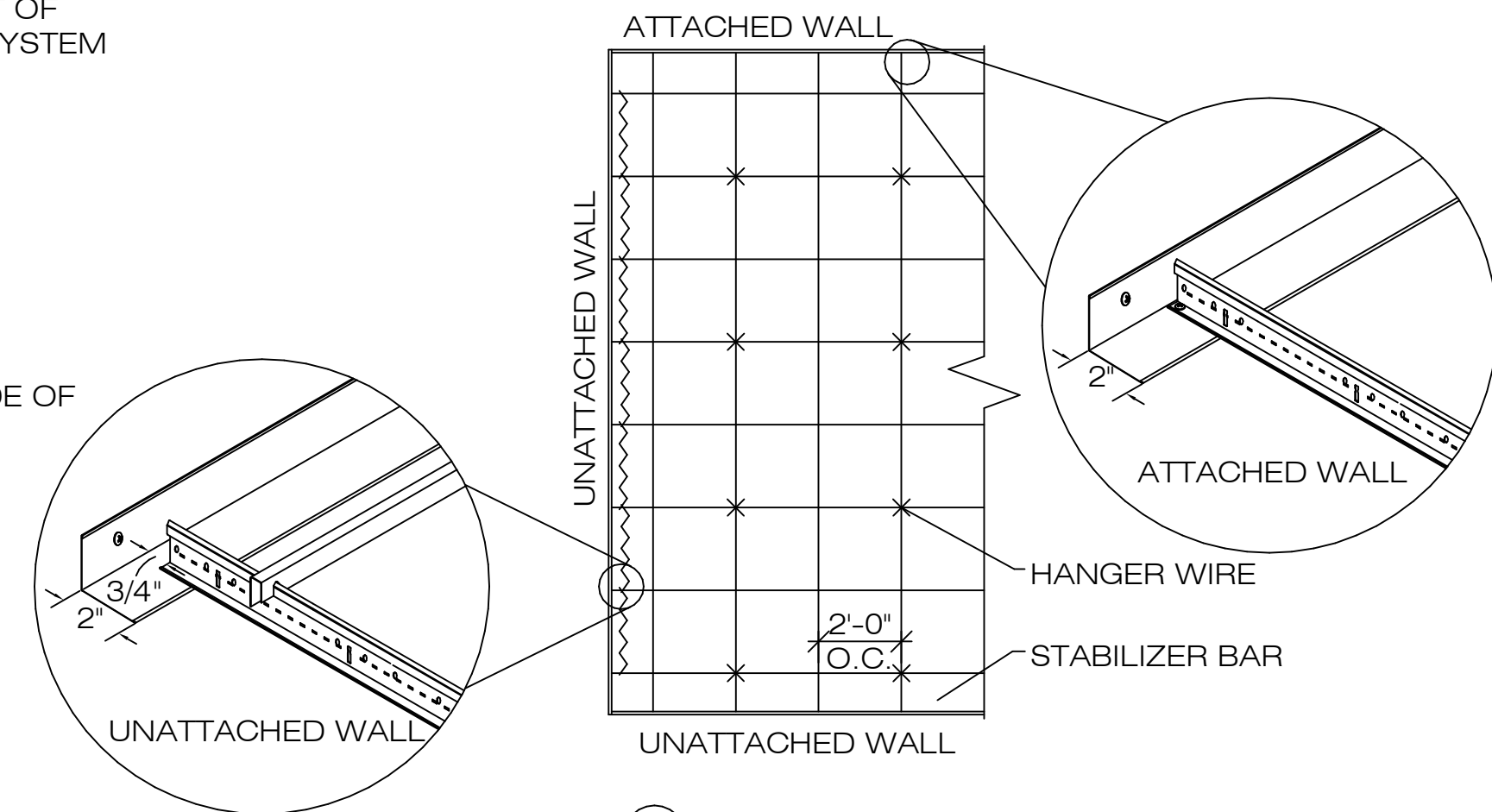


NOTE:
1. ALL SPLAY WIRES TO BE IN LINE WITH ATTACHED COMPONENT
2. ALL SPLAY WIRES TO BE TAUT & TIED BOTH END W/ MIN OF 3 TURNS IN 1" OF RUN

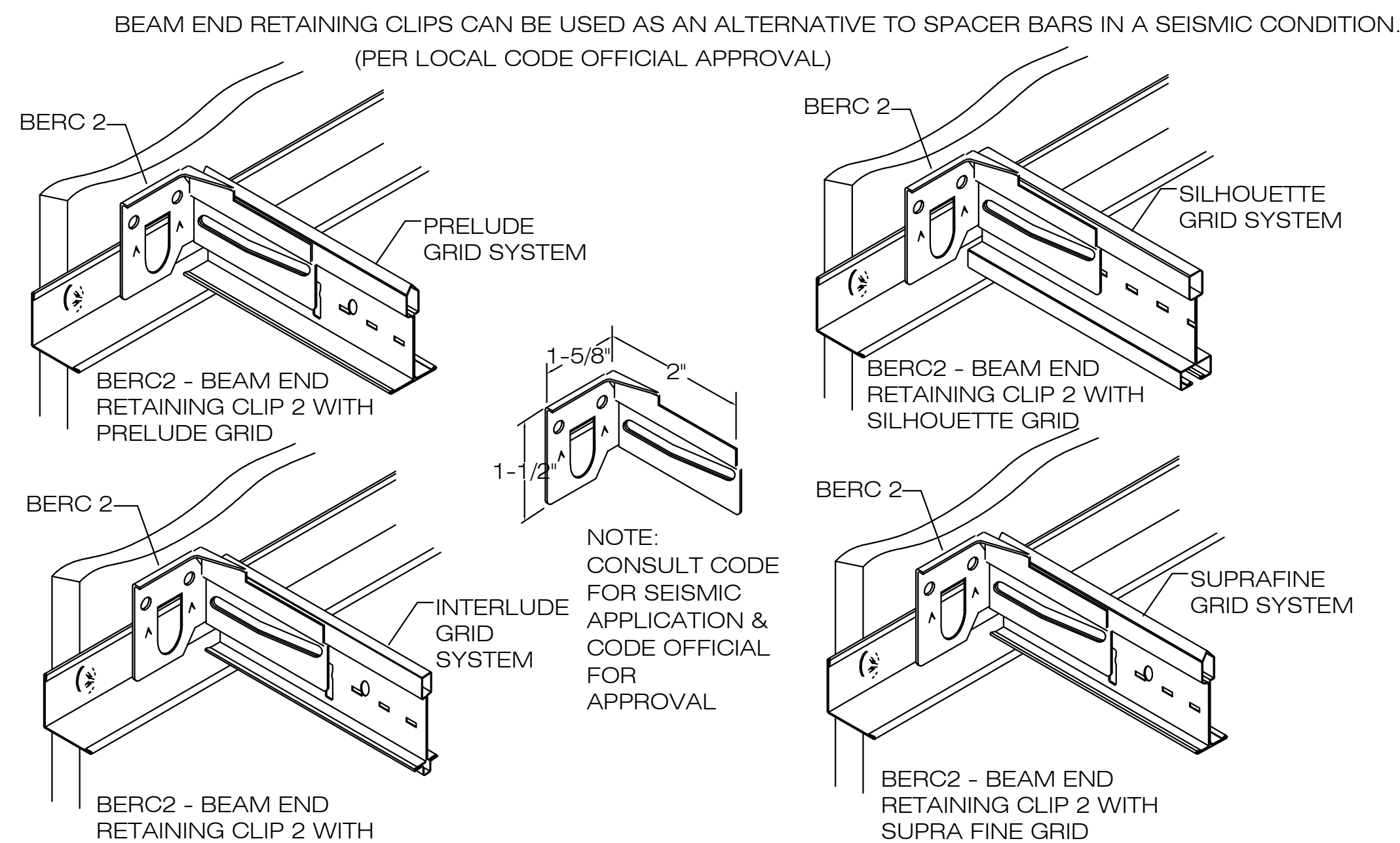
1 SEISMIC BRACING CEILING DETAIL
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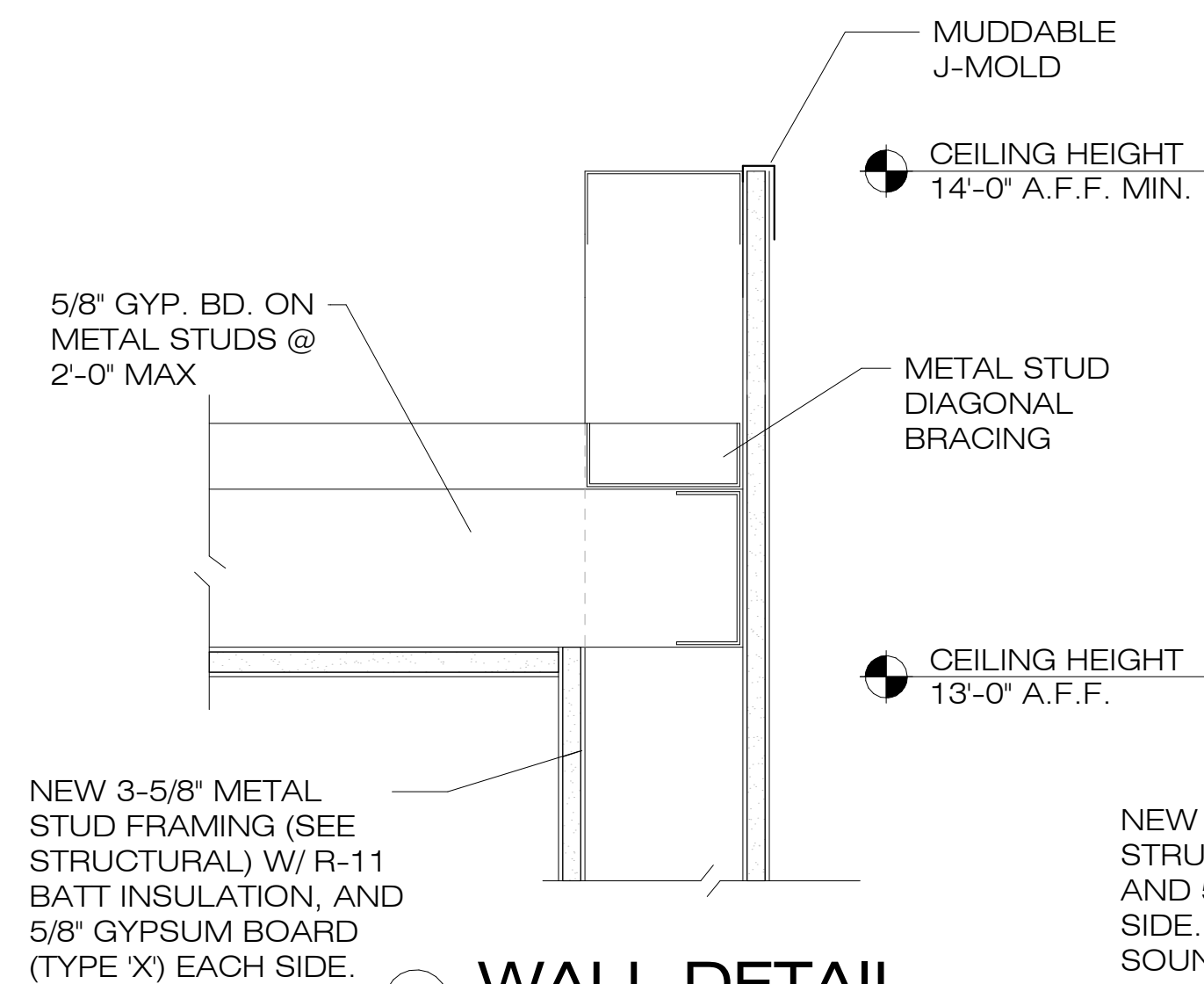
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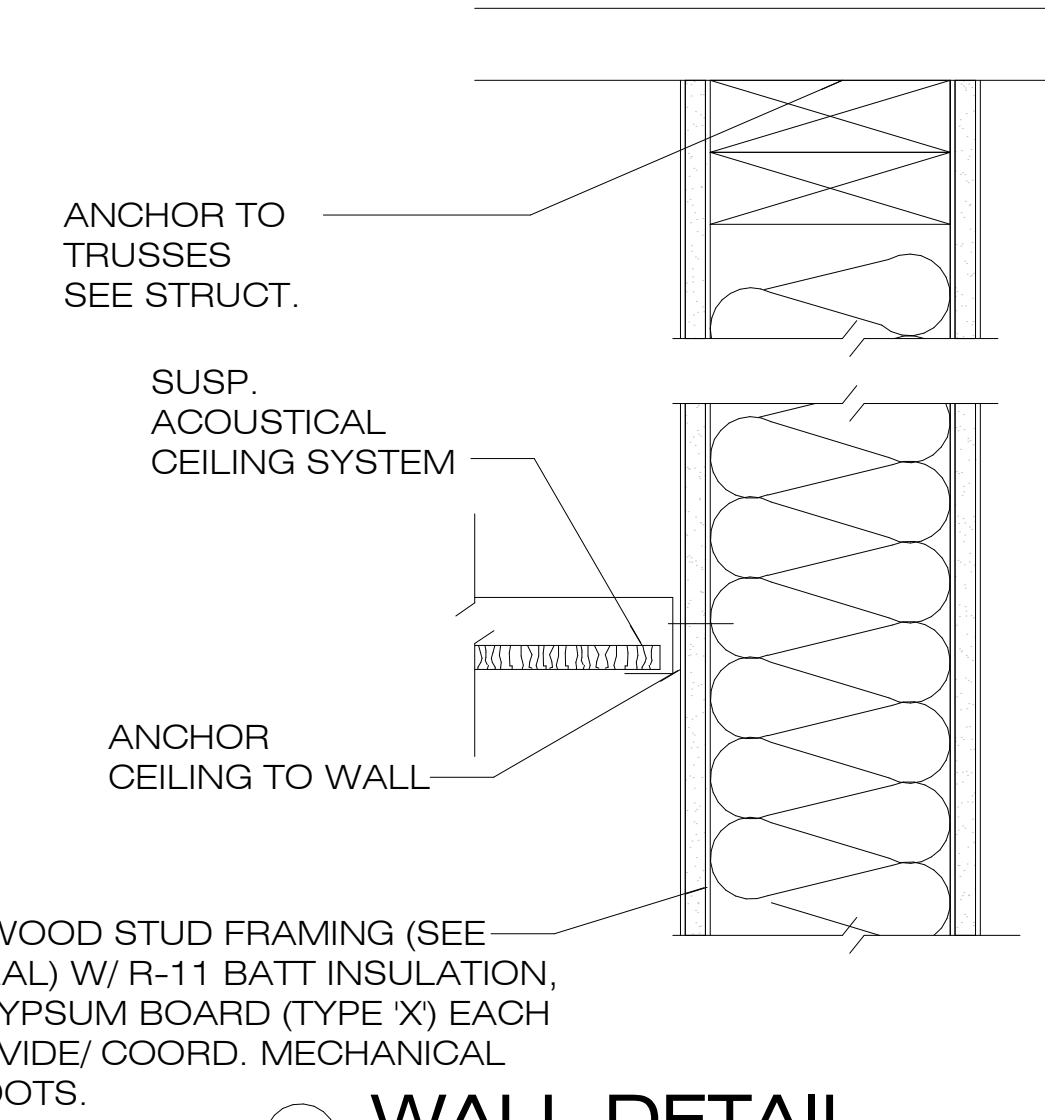
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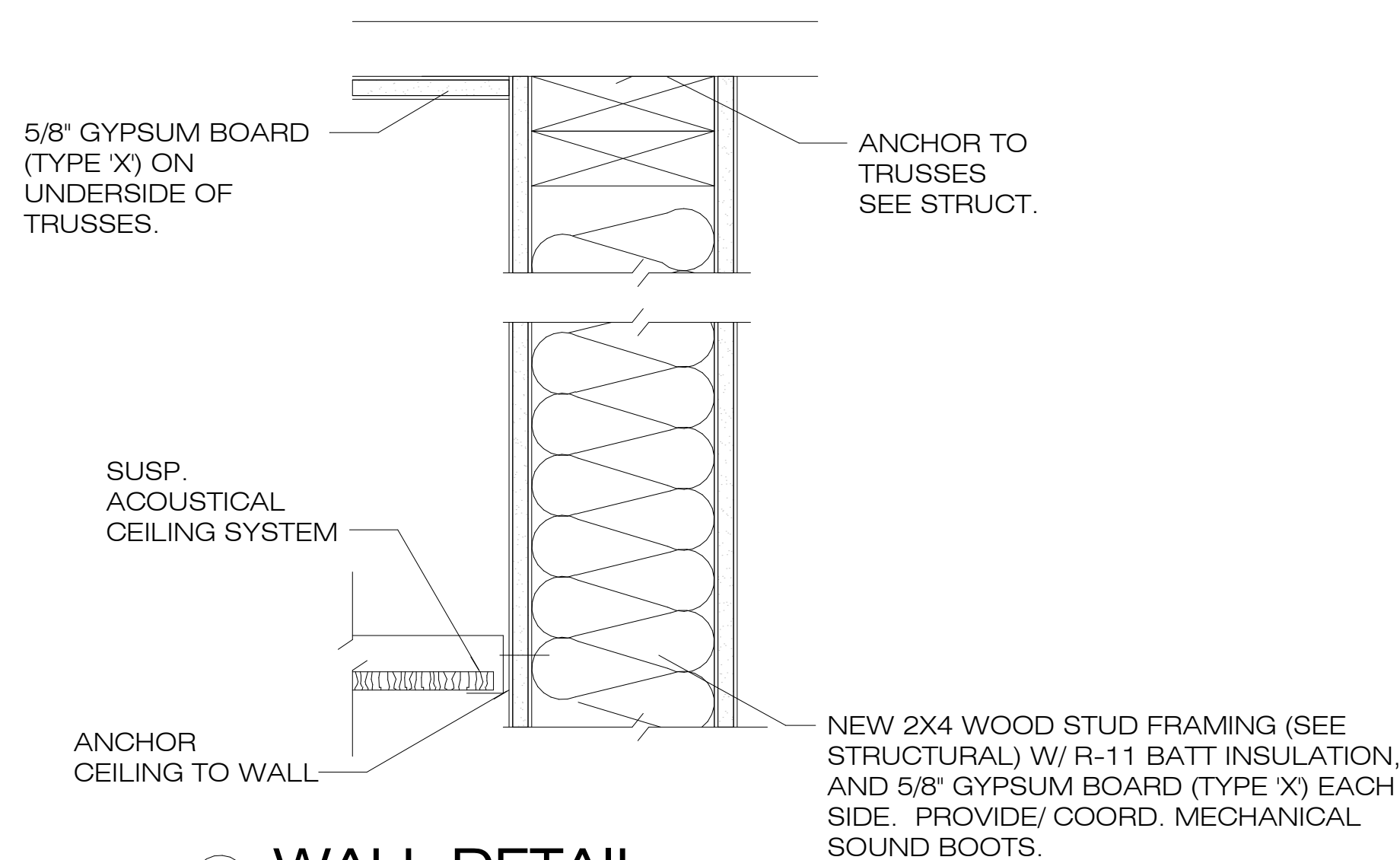
4 RETAINING CLIP DETAIL
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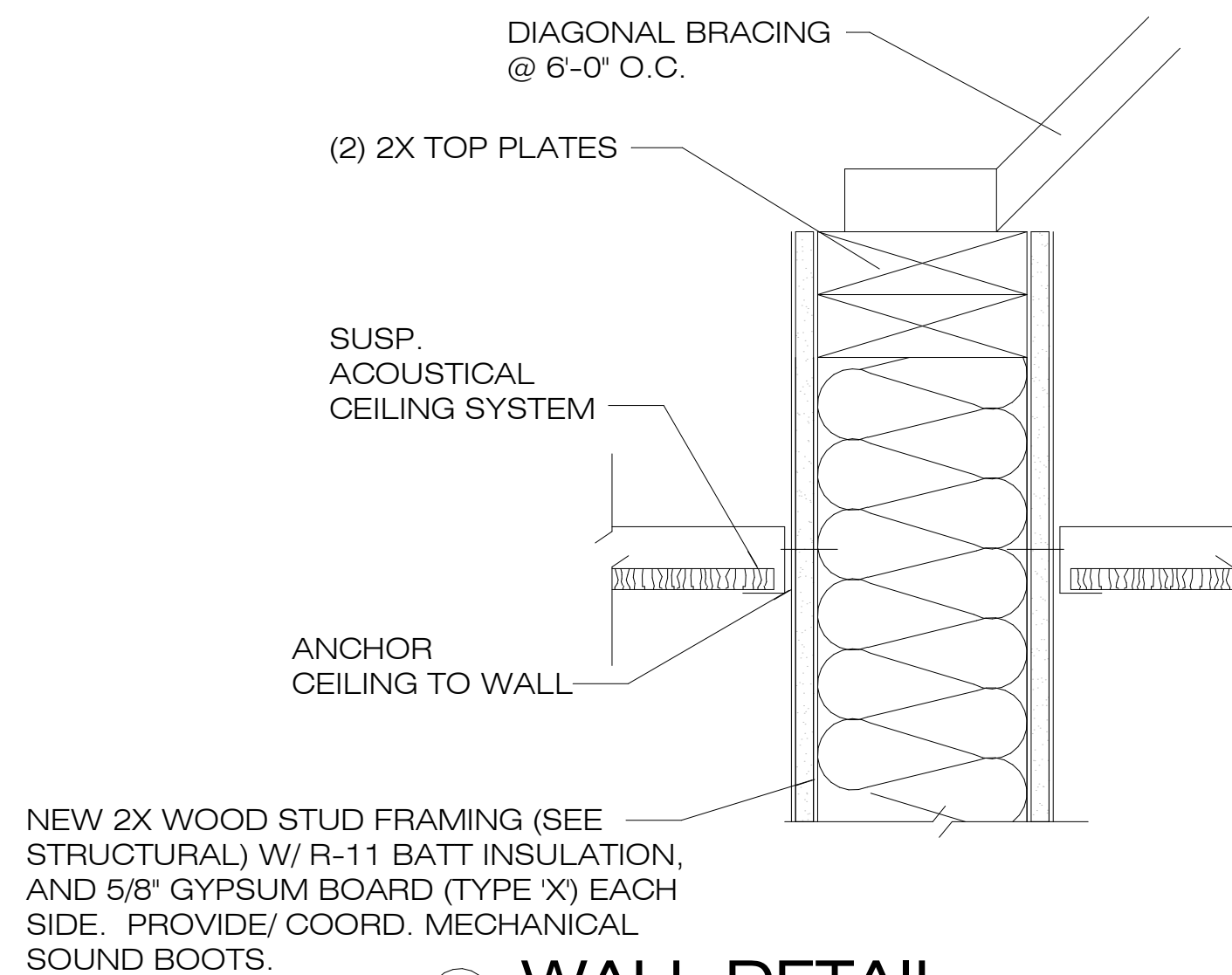
5 WALL DETAIL
SCALE: 3" = 1'-0"



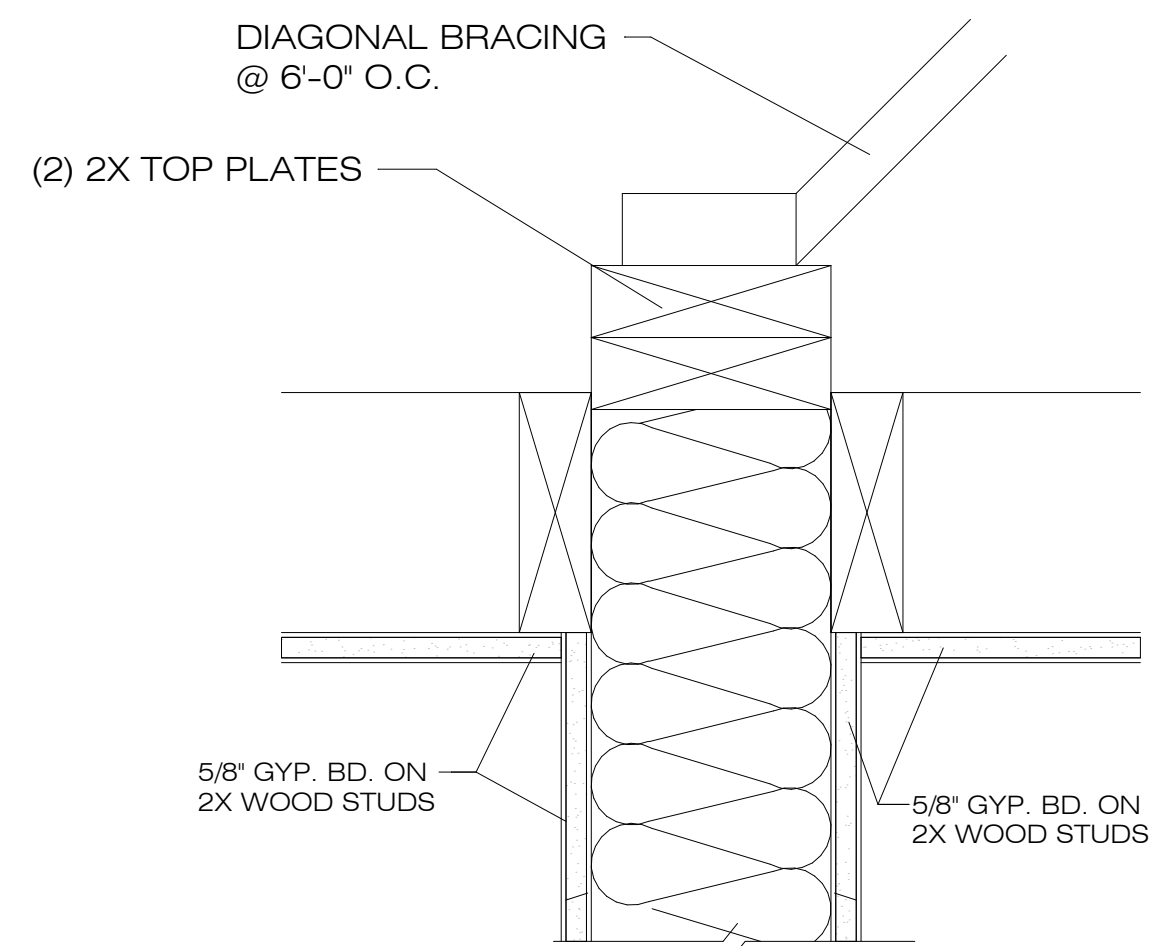
6 WALL DETAIL
SCALE: 3" = 1'-0"



7 WALL DETAIL
SCALE: 3" = 1'-0"



8 WALL DETAIL
SCALE: 3" = 1'-0"



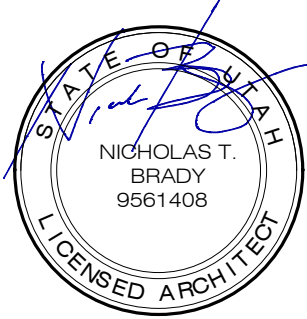
9 WALL DETAIL
SCALE: 3" = 1'-0"



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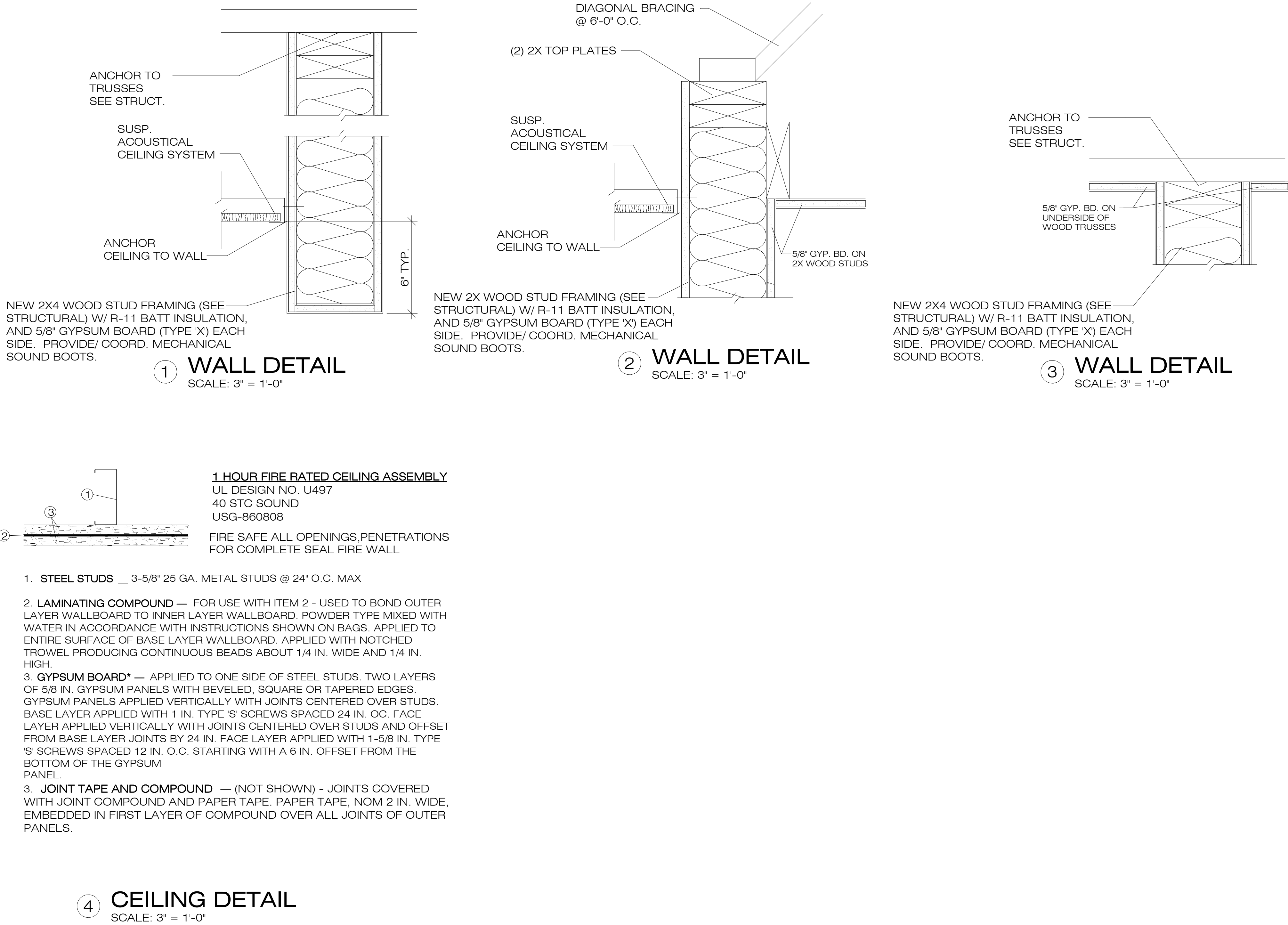
**1495 EAST RAVEN
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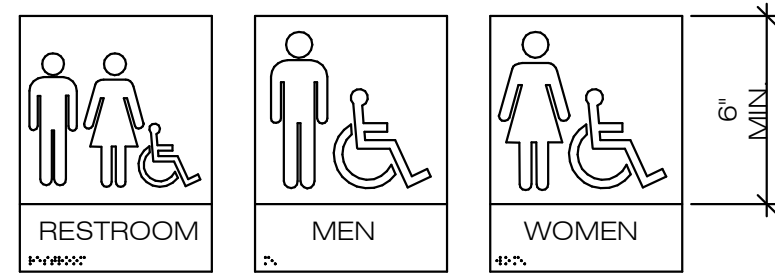
WALL DETAILS

SCALE: 3/16" = 1'-0"
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2386001

A14.2



NOTE:
EACH WALL/ BASE CABINET NOT TO EXCEED 30" CLEAR FOR LENGTH OF SHELF WHERE OCCURS (EXCEPT FOR SINK AND DRAWER CABINETS).



NOTE:
ALL SIGNAGE TO MEET 2009 ICC/ANSI 117.1 SECTION 703 REQUIREMENTS

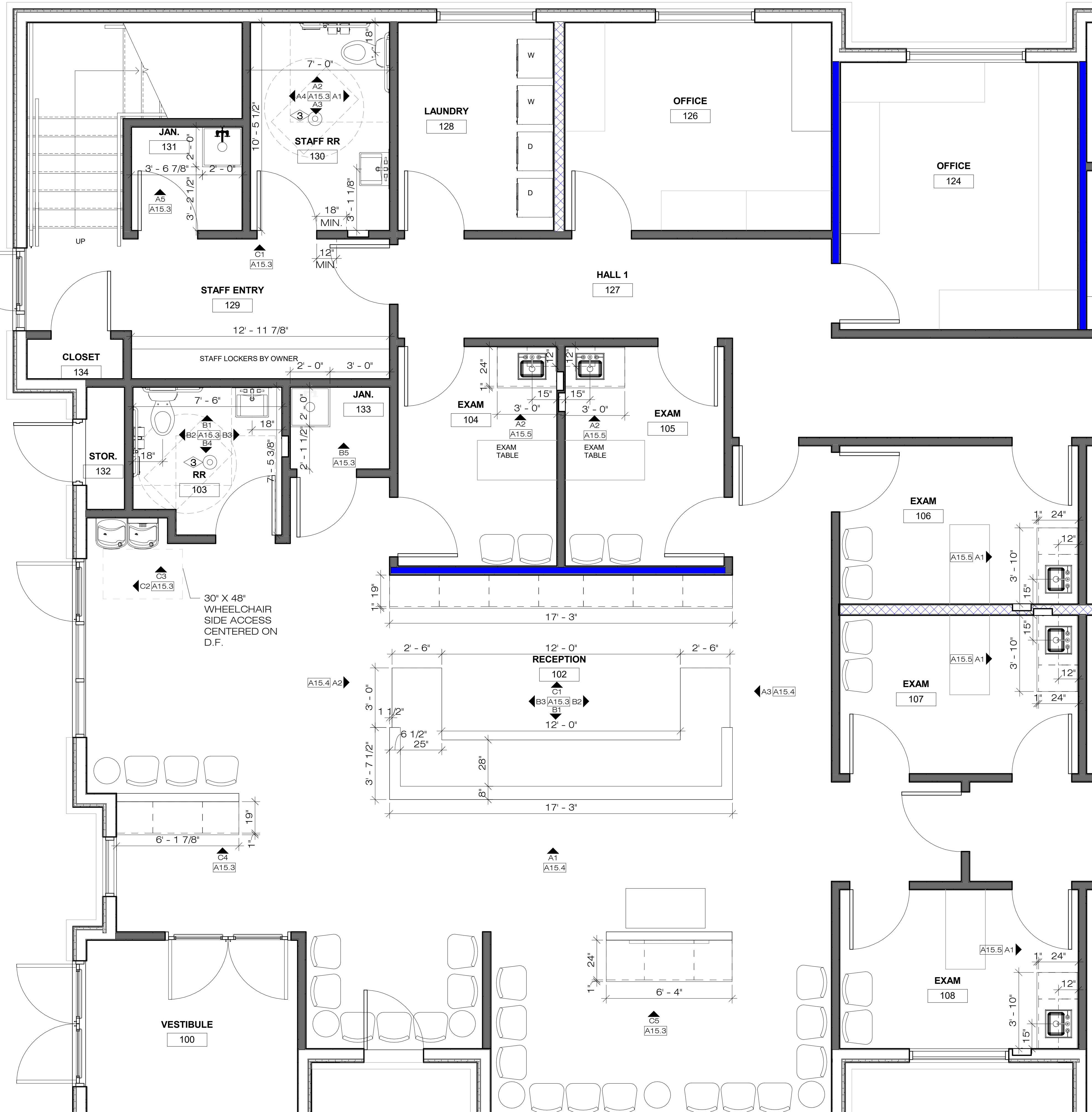
SHEET NOTES

1. PROVIDE CUT SHEETS FOR ALL PLUMBING FIXTURES AND ACCESSORIES FOR TENANT/OWNER SIGNATURE *AS APPROVED* PRIOR TO WORK.
2. CONTRACTOR/CABINET MAKER TO PROVIDE CABINET/MILLWORK SHOP DRAWINGS FOR TENANT/OWNER SIGNATURE *AS APPROVED* PRIOR TO WORK.
3. SEE TOILET COMPARTMENT TOE CLEARANCE ON SHEET A0.4
4. ALL DOORS TO ACCESSIBLE WATER CLOSETS SHALL BE SELF-CLOSING W/ DOOR PULL COMPLYING WITH SECTION ICC A117.1 404.2.6 SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH.

KEYED NOTES

SEE PLANS FOR ALL DIMENSIONS

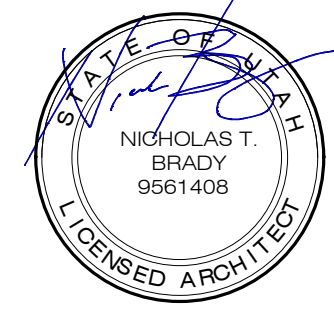
- 1 INSULATE HOT AND COLD WATER SUPPLY AND DRAIN LINES EXPOSED BELOW COUNTER TOP. TRUBRO FLEXIBLE VINYL INSULATION OR EQUAL.
- 2 PROVIDE S.S. GRAB BARS AS DIMENSIONED. COORDINATE HEIGHT OF GRAB BARS W/ HEIGHT OF TOILET FIXTURE.
- 3 PROVIDE A TRAP PRIMER AT FLOOR DRAIN.
- 4 4" FLOOR BASE REQ'D. ON ALL WALLS WHERE TILE DOES NOT OCCUR.
- 5 MOUNT MIRROR W/ BOTTOM EDGE OF REFLECTIVE SURFACE 40" MAX. HEIGHT ABOVE FLOOR.
- 6 PROVIDE BACKSPLASH. PLAS. LAM. ON ALL EXPOSED SURFACES.
- 7 PROVIDE NEW PLAS. LAM. COUNTER ON BASE CABINET. W/ (1) ADJ. SHELF "CORTRON" PER UNIT W/ S.S. PINS AND HOLES. PROVIDE CONCEALED HINGES, CABINET PULLS (BERENSON, CONTEMPORARY ADVANTAGE ONE 9011-4055-P MATTE BLACK SQUARE PULL), AND SILENCERS. PLAS. LAM. ON ALL EXPOSED SURFACES.
- 8 PROVIDE SINK PER PLUMBING ENGINEER DRAWINGS.
- 9 PROVIDE WALL CABINETS W/ (2) ADJ. SHELVES "CORTRON" PER UNIT, W/ S.S. PINS AND HOLES. PROVIDE CONCEALED HINGES, CABINET PULLS (BERENSON, CONTEMPORARY ADVANTAGE ONE 9011-4055-P MATTE BLACK SQUARE PULL), AND SILENCERS. PLAS. LAM. ON ALL EXPOSED SURFACES.



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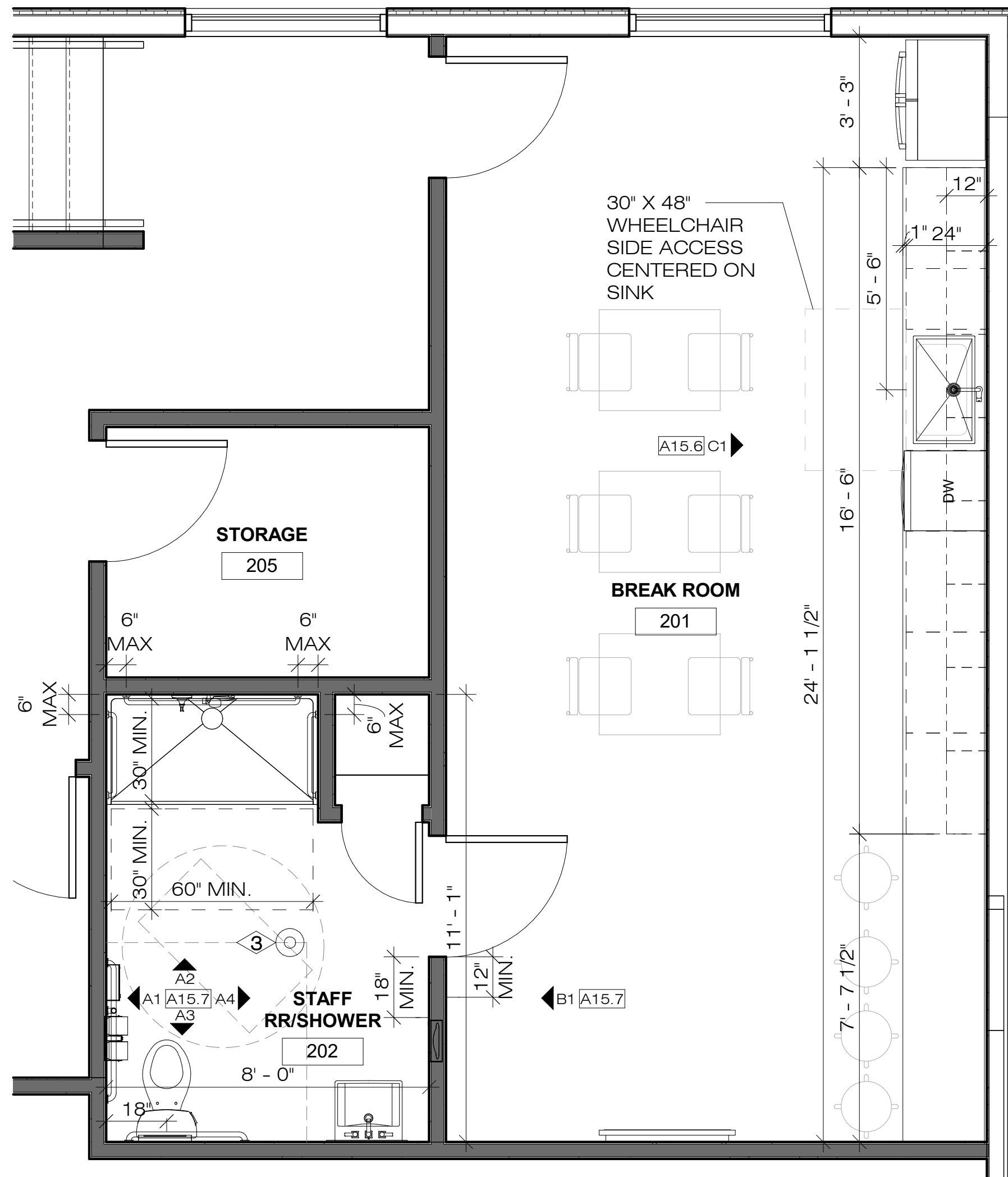
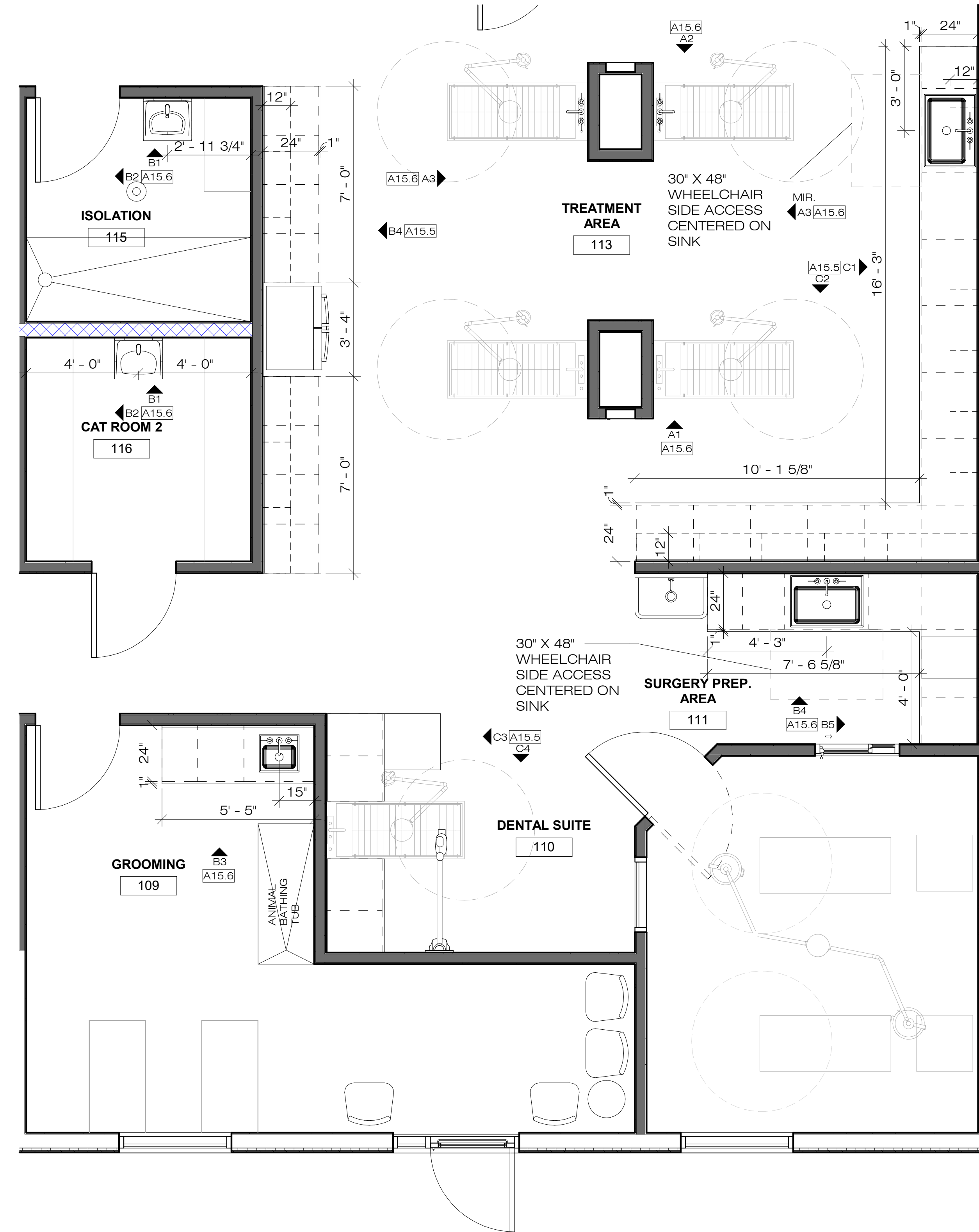
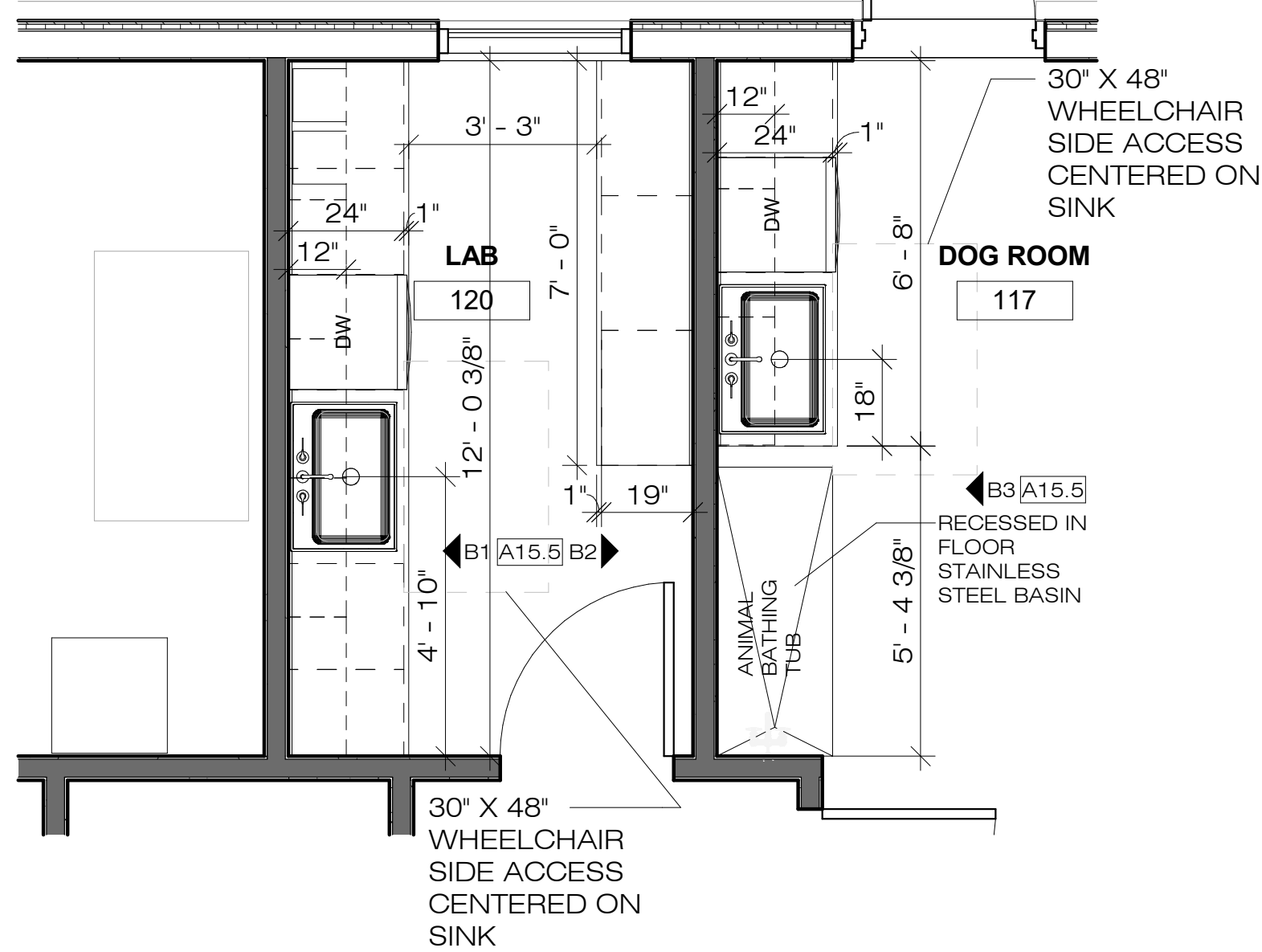
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UTAH**

**EAGLE
MOUNTAIN PET
CARE**

ENLARGED PLANS

SCALE: 3/16" = 1'-0"
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A15.1



SHEET NOTES:

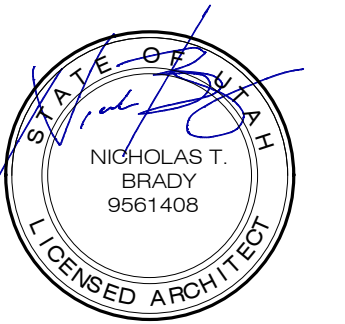
1. SEE CABINET DETAILS ON SHEET A15.7
2. SEE FINISH LEGEND ON SHEET A1.5
3. SEE FIXTURE LEGEND ON SHEET A1.5



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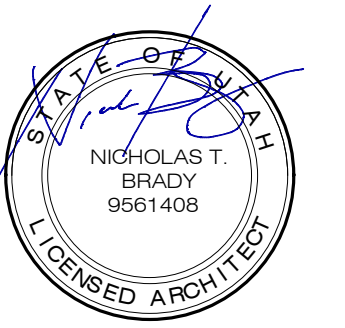
A15.2



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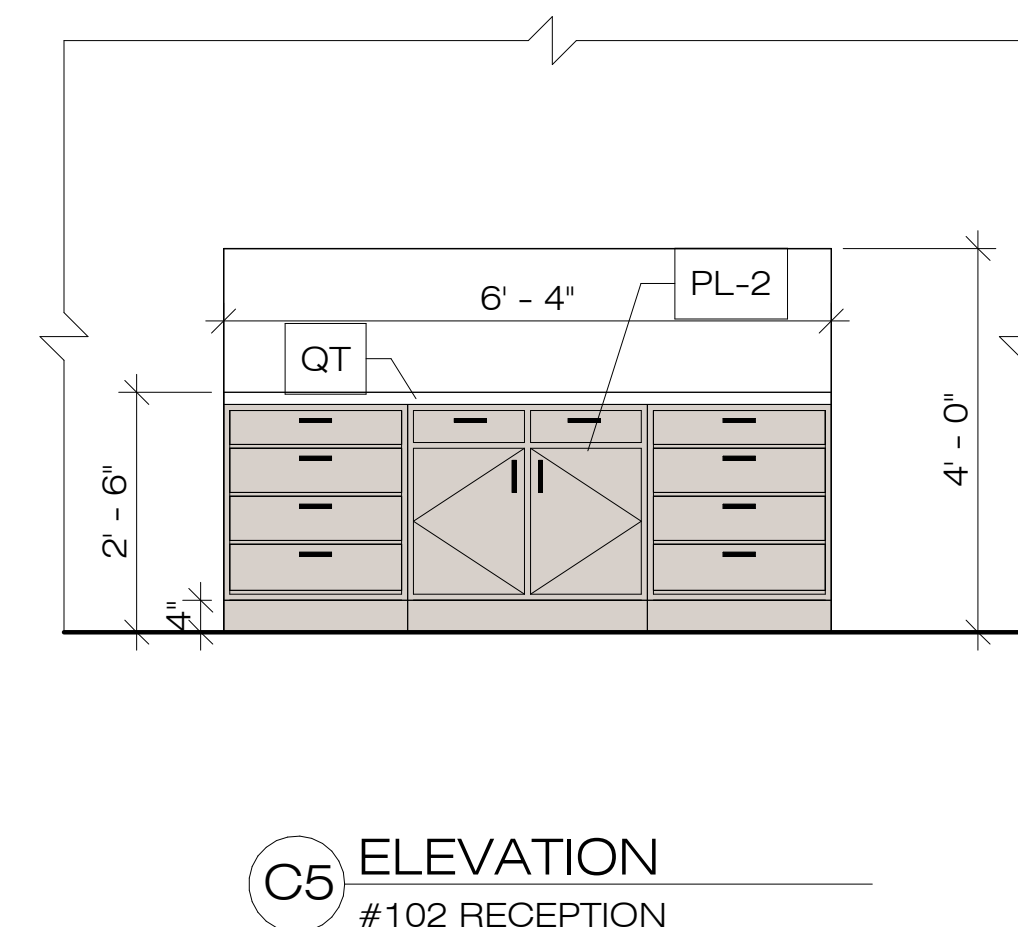
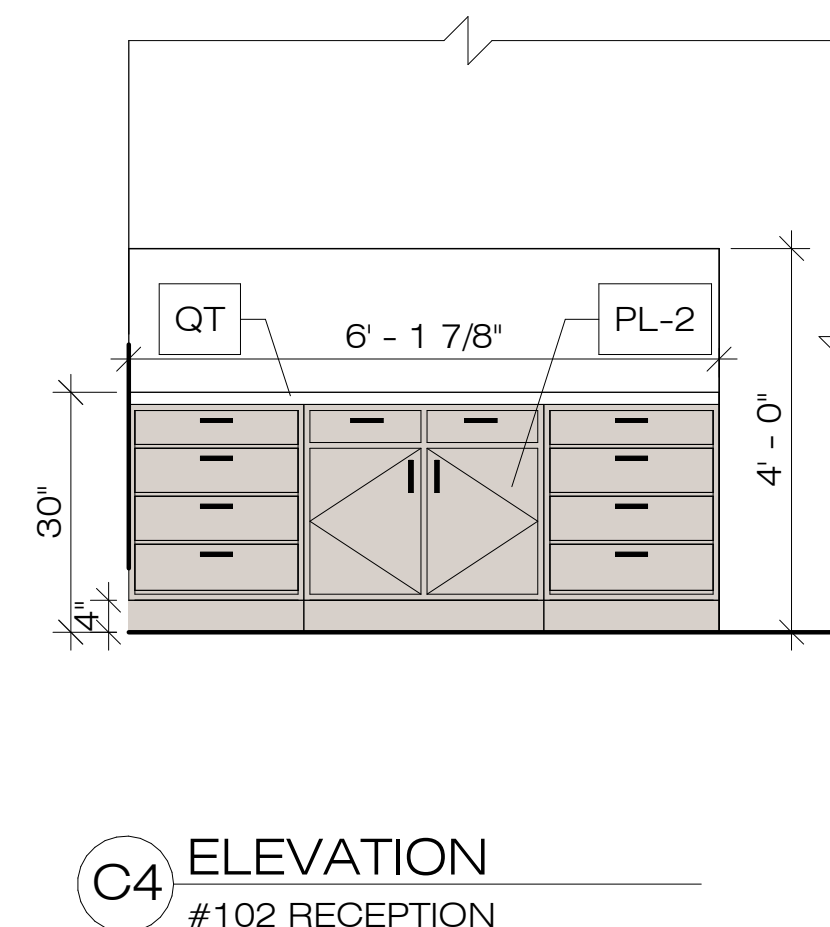
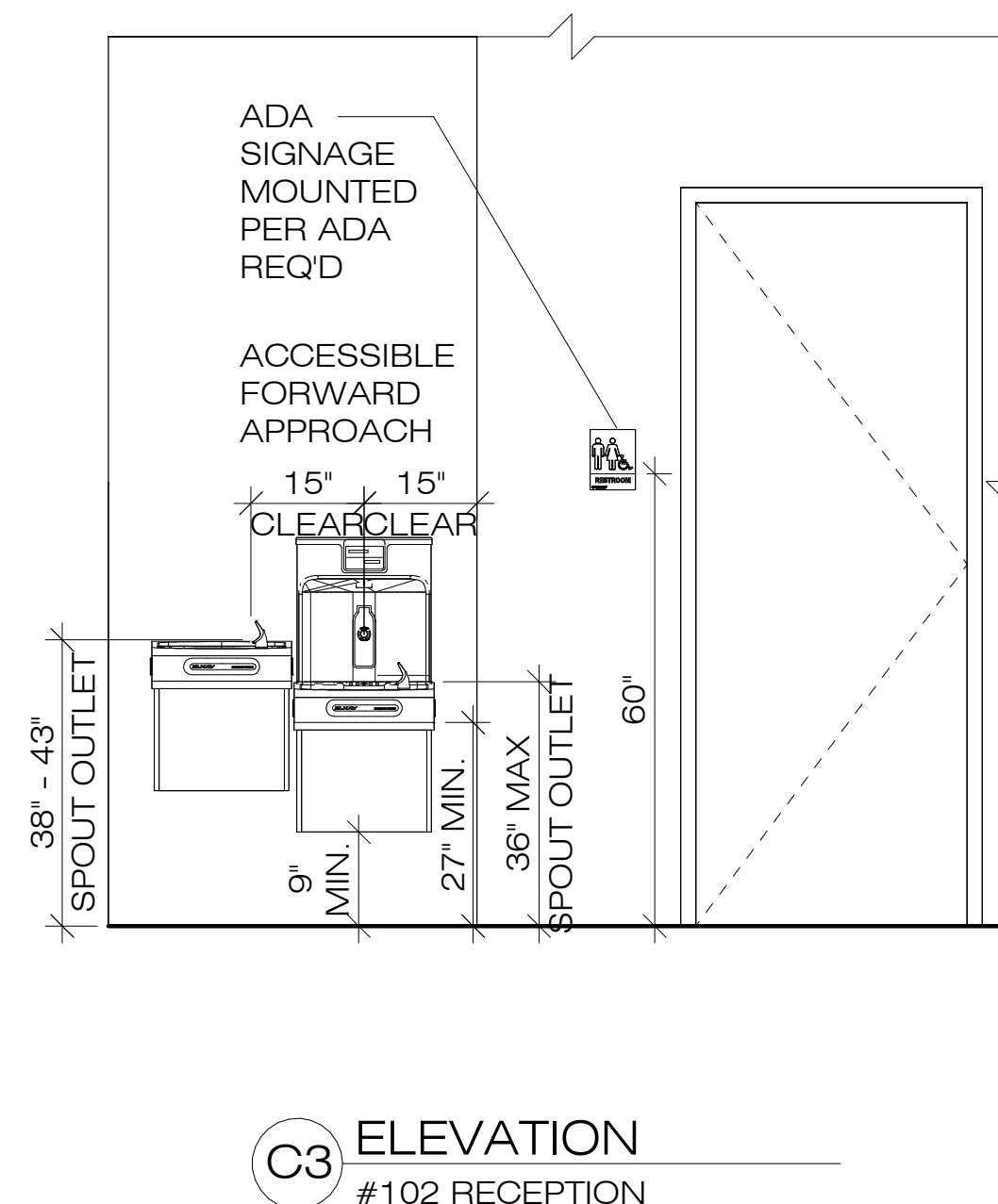
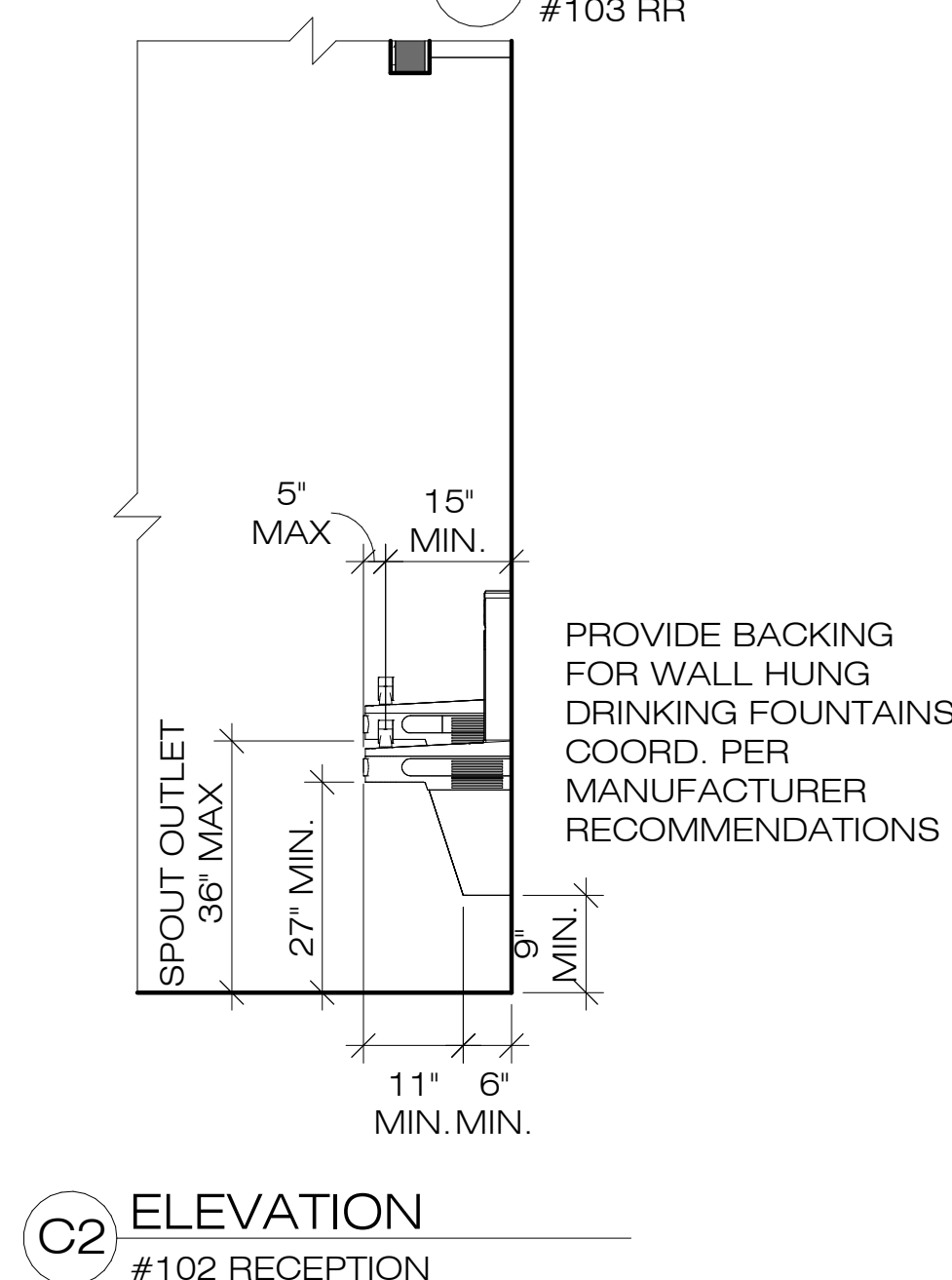
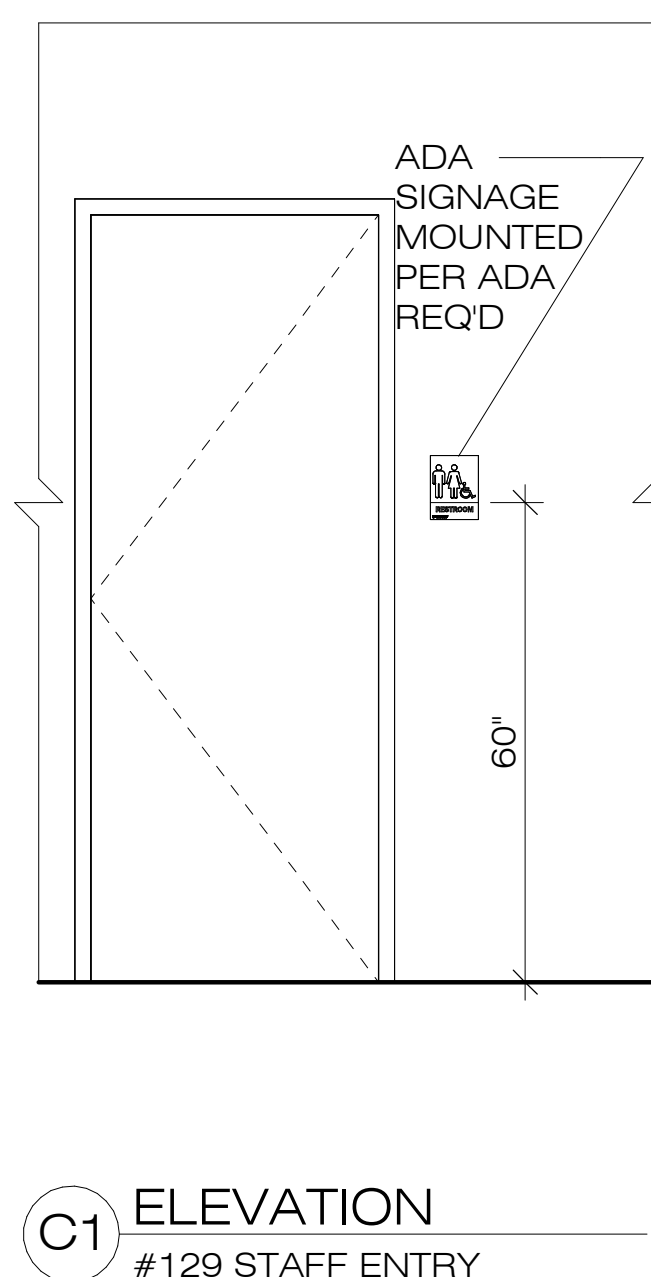
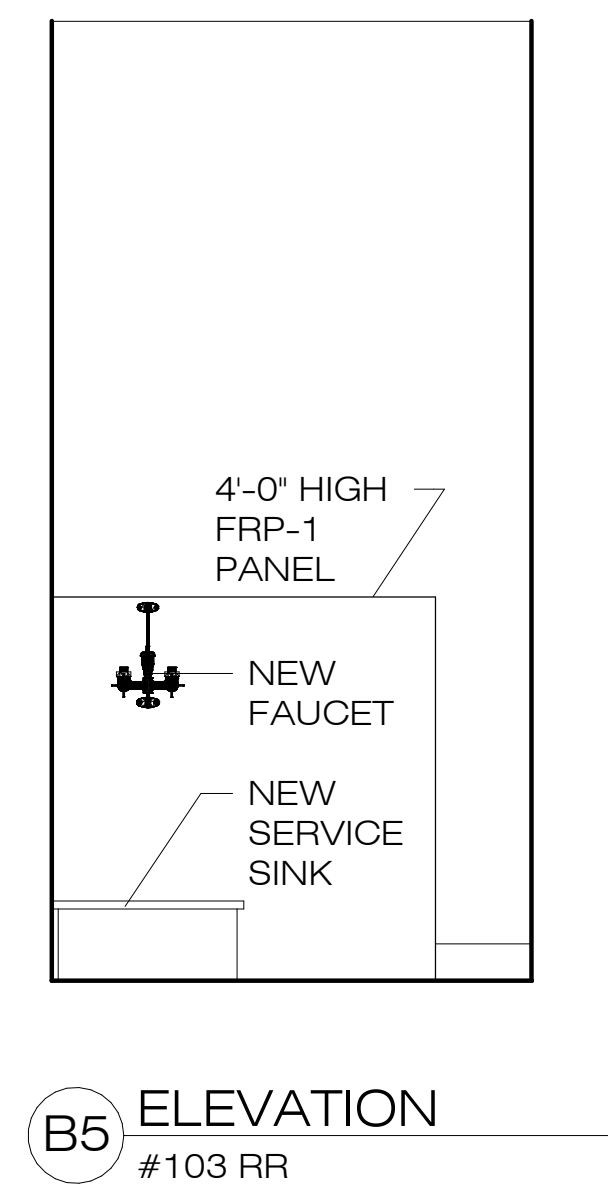
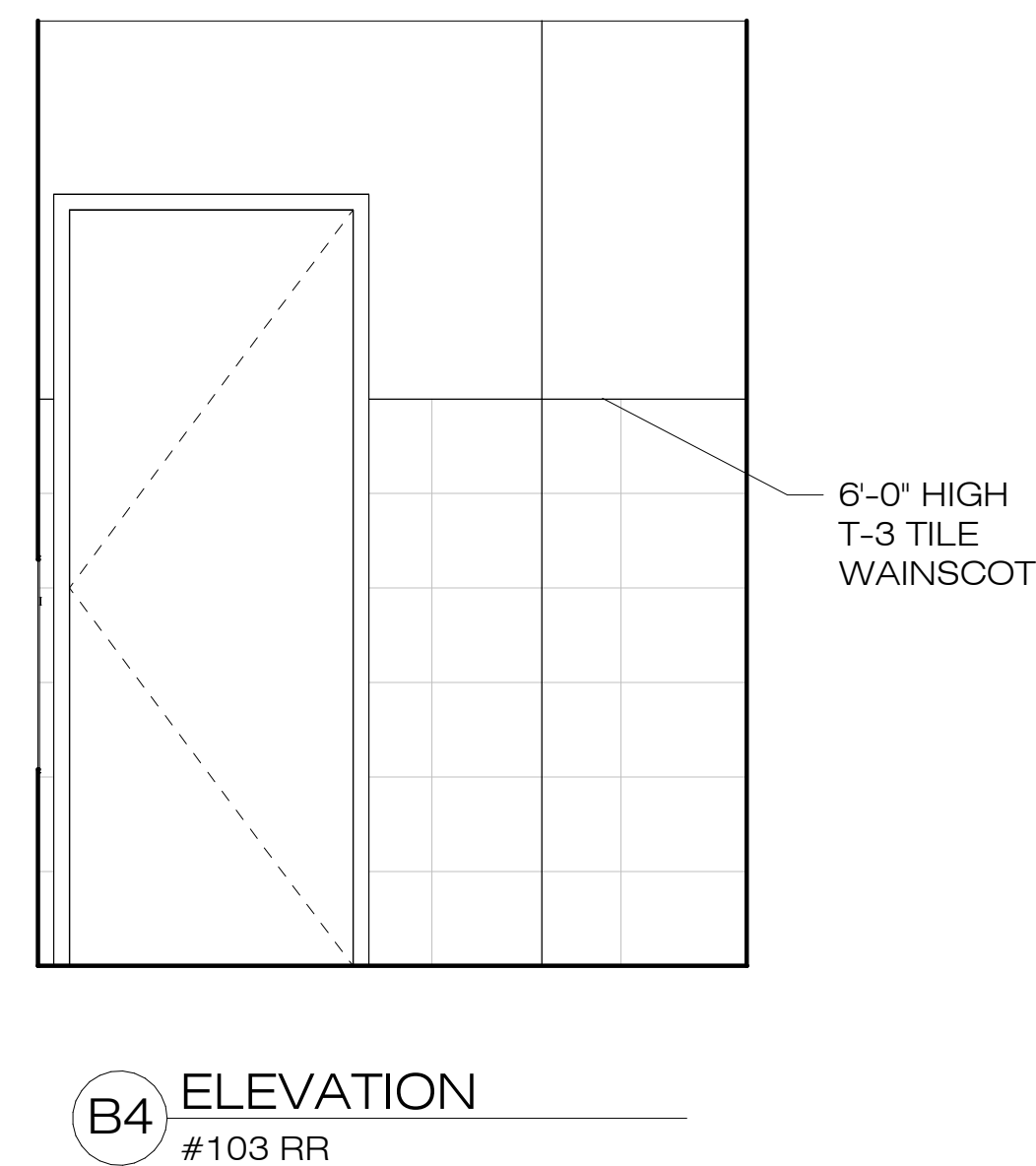
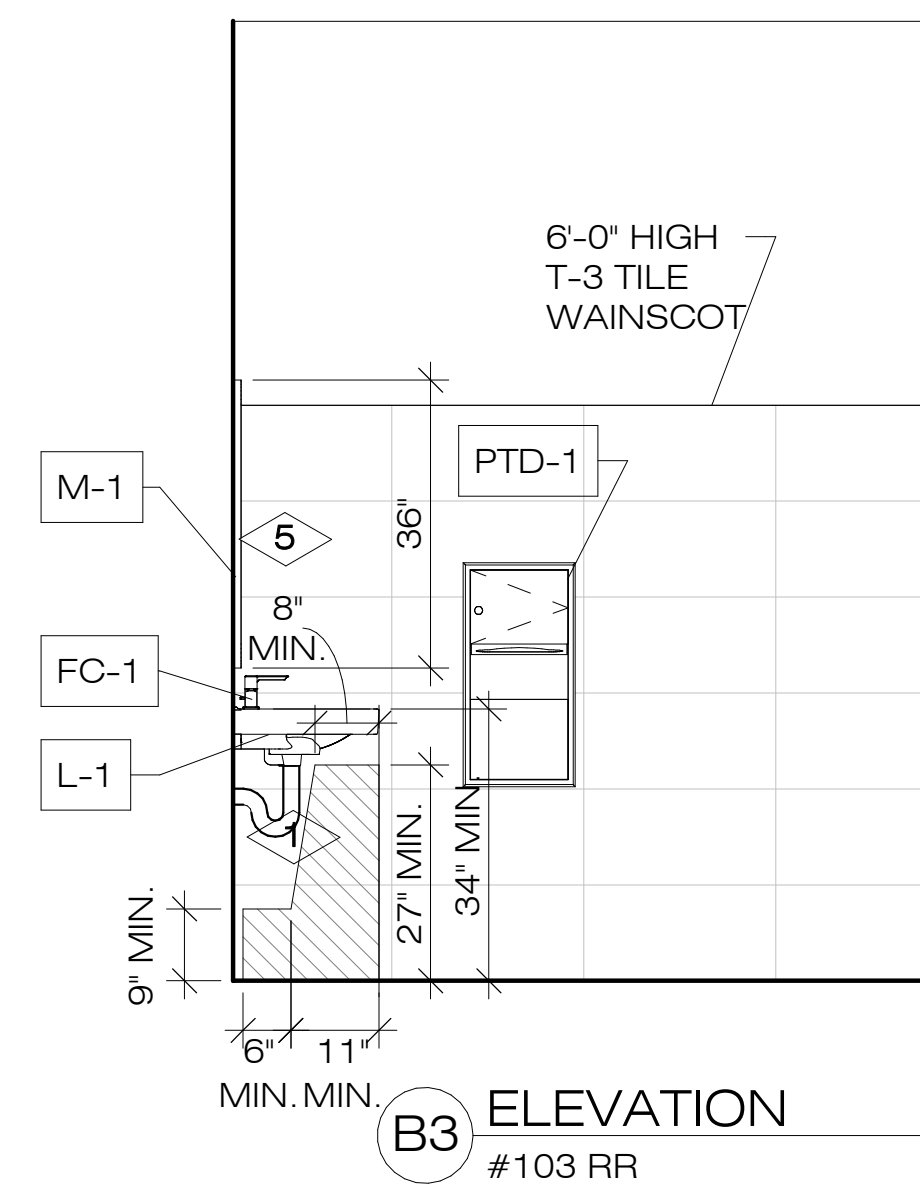
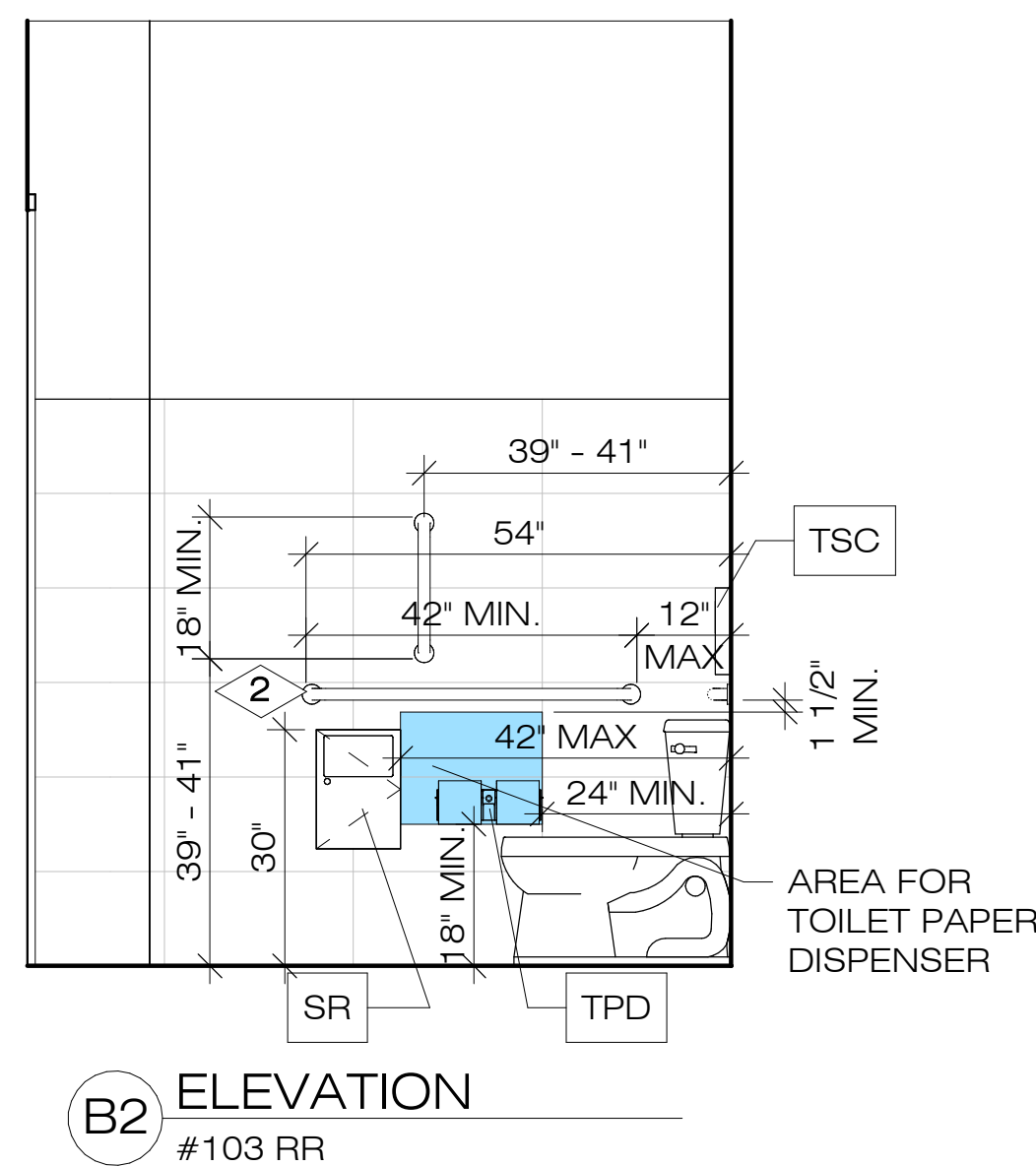
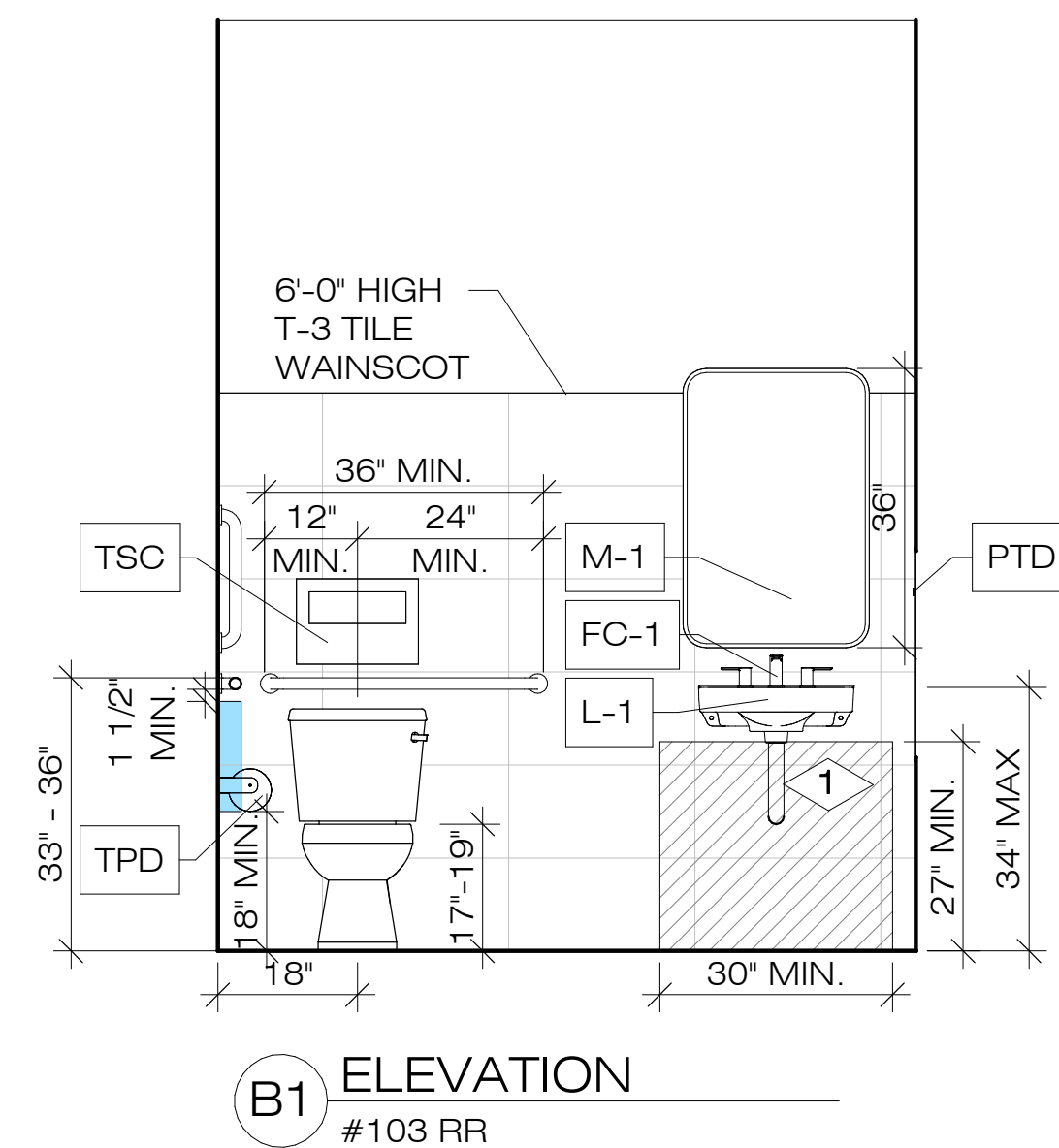
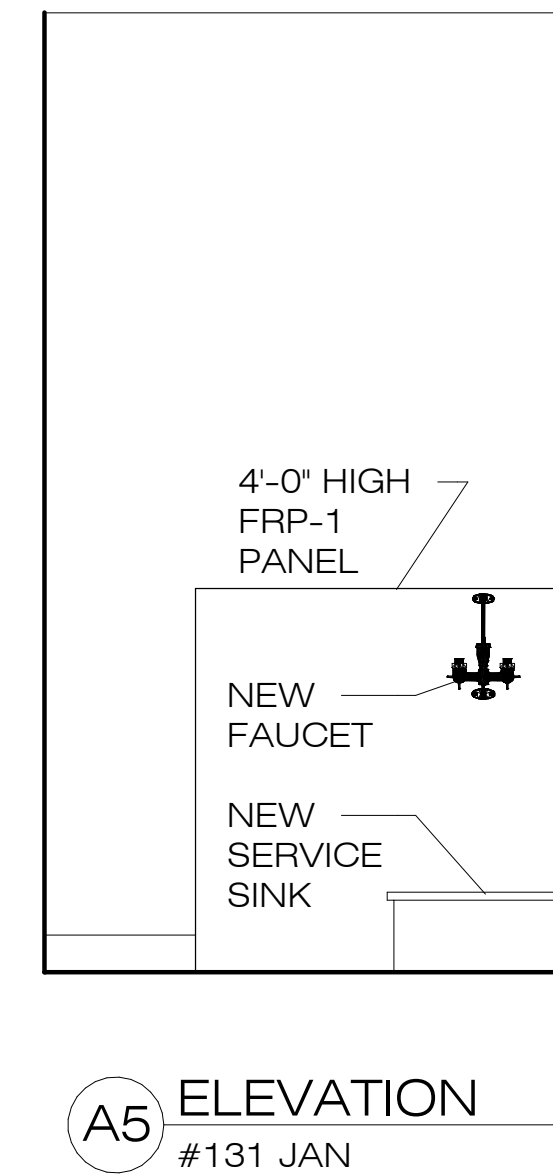
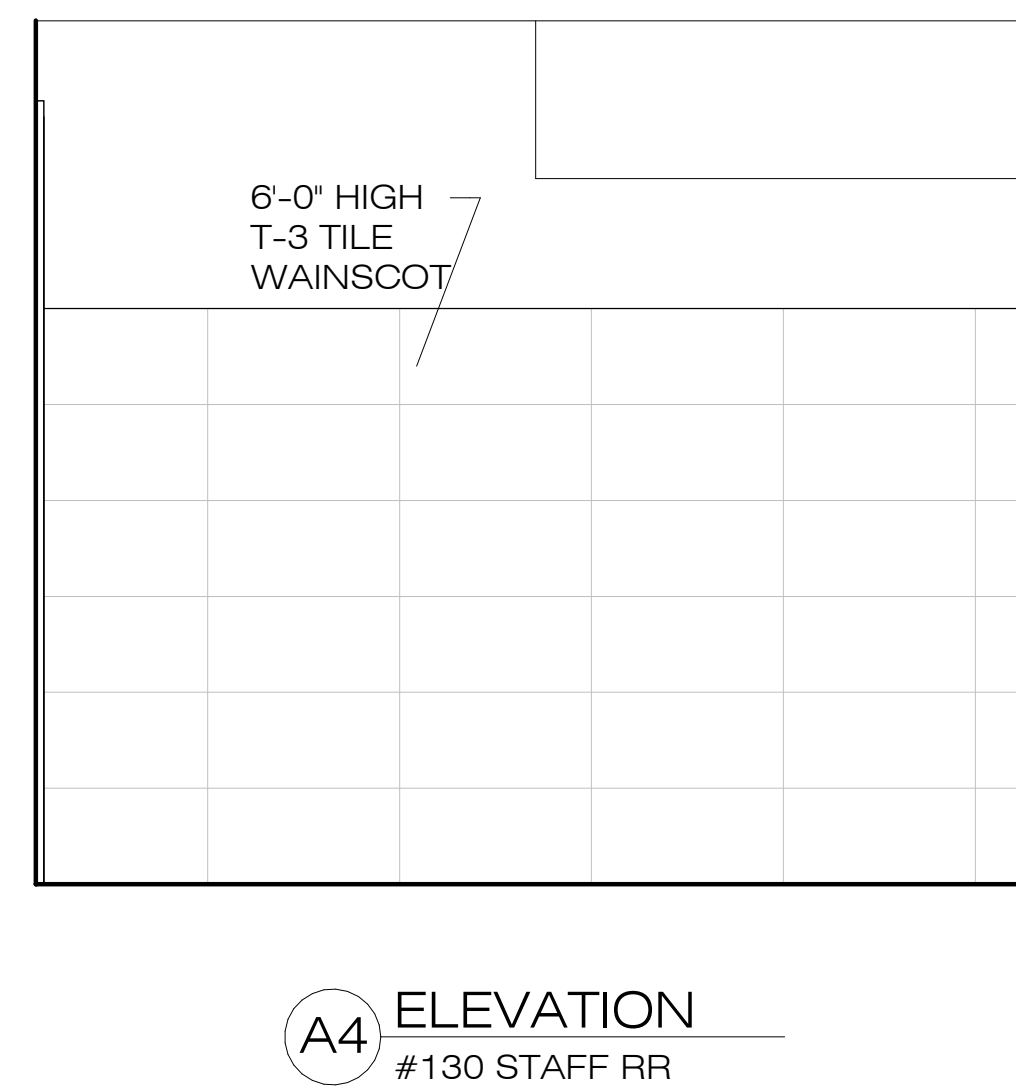
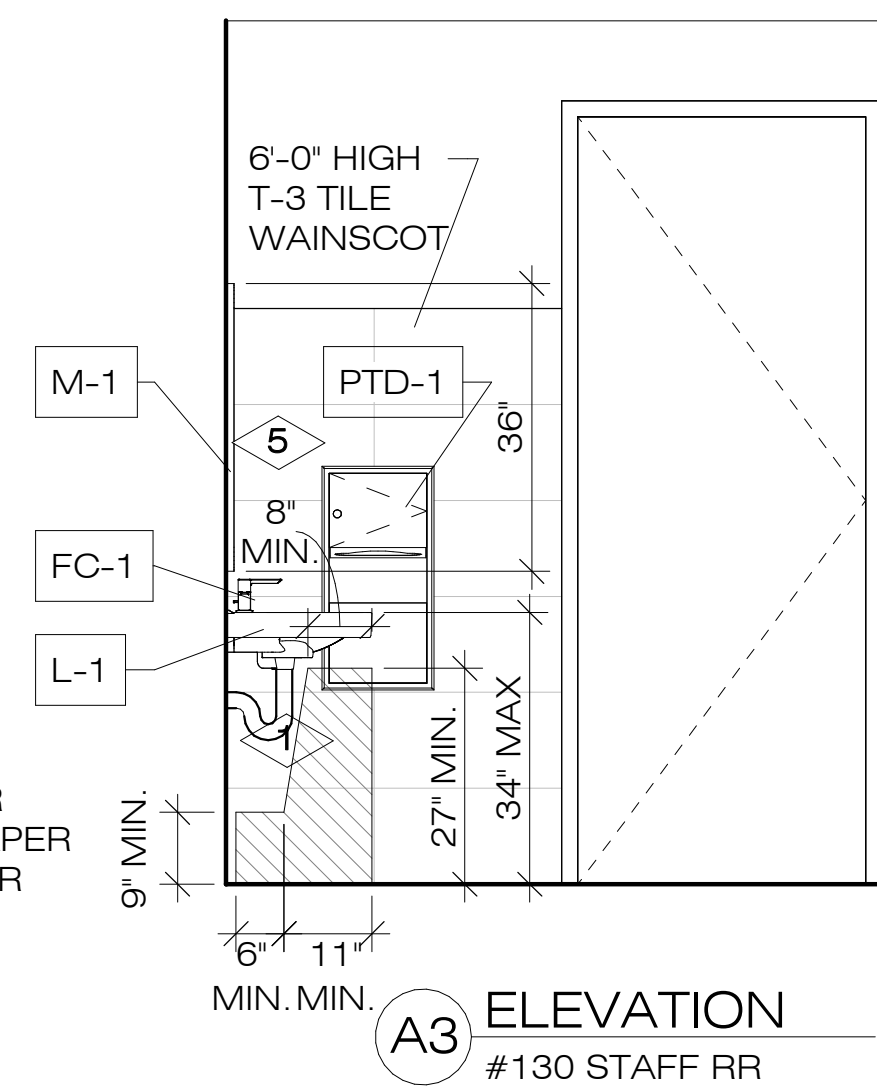
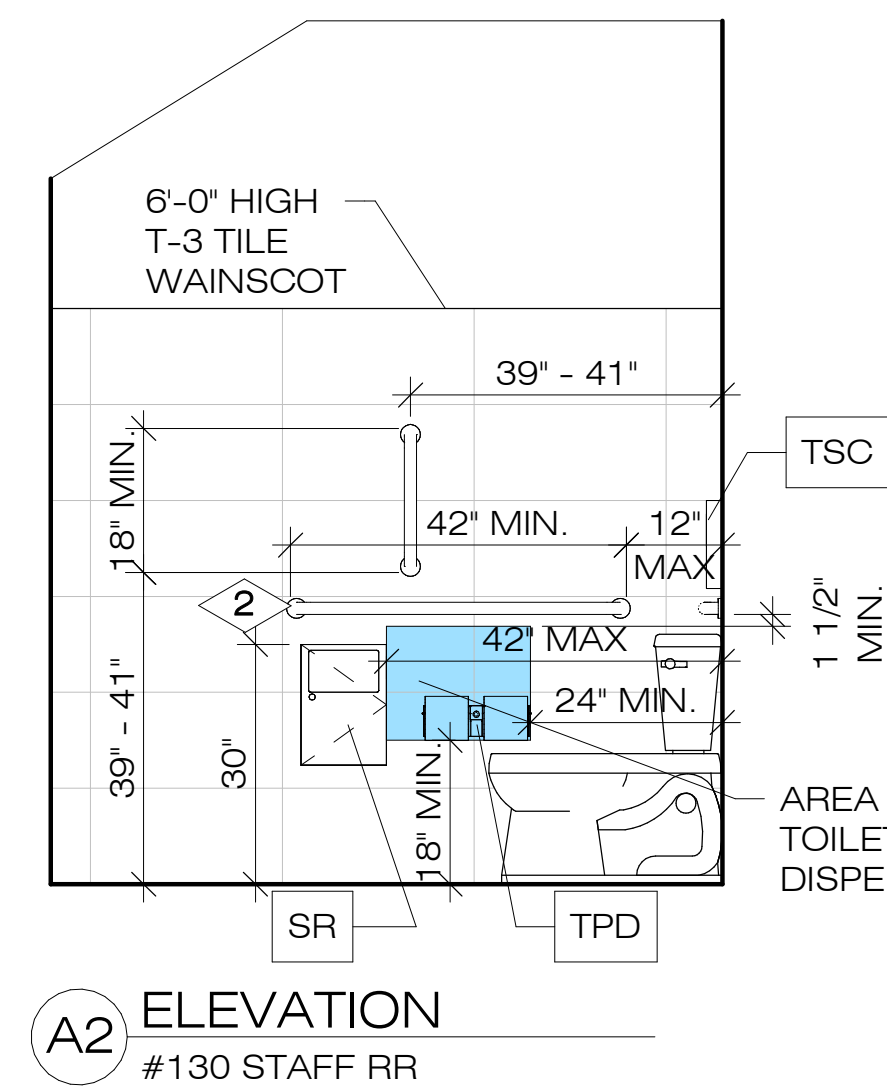
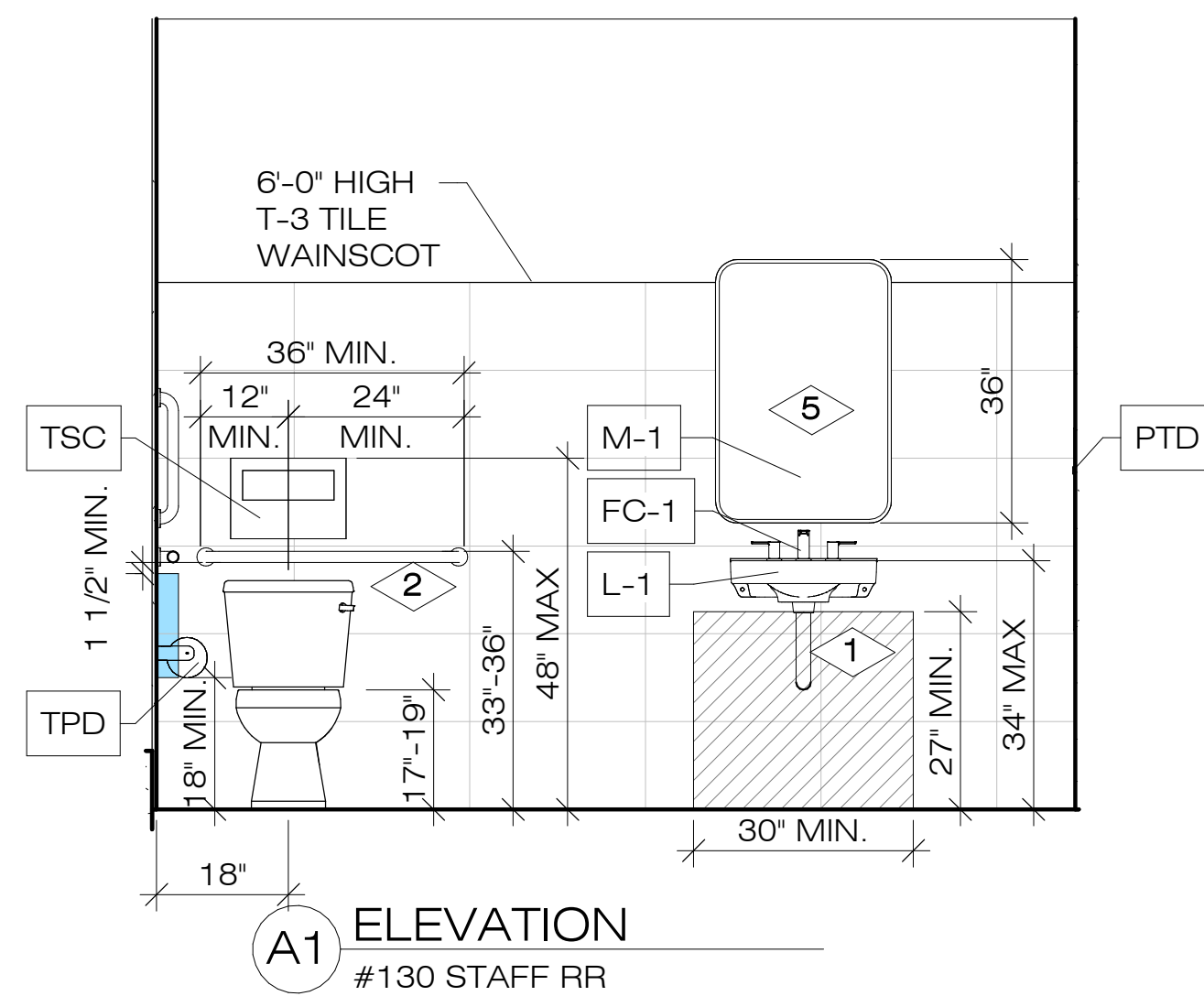
**1495 EAST RAVEN
WAY
EAGLE MOUNTAIN,
UTAH**

EAGLE MOUNTAIN PET CARE

ENLARGED PLANS/
INTERIOR
ELEVATIONS

SCALE: 1/2" = 1'-0"

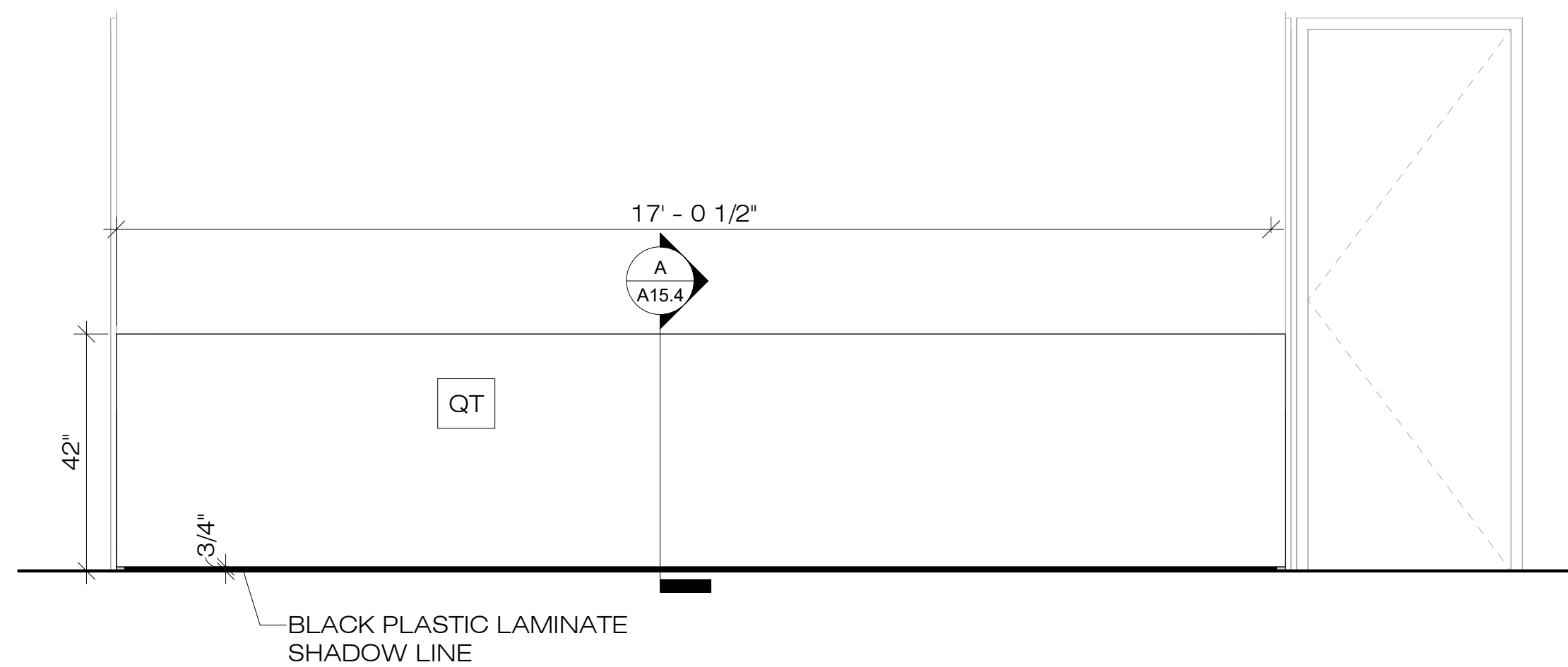
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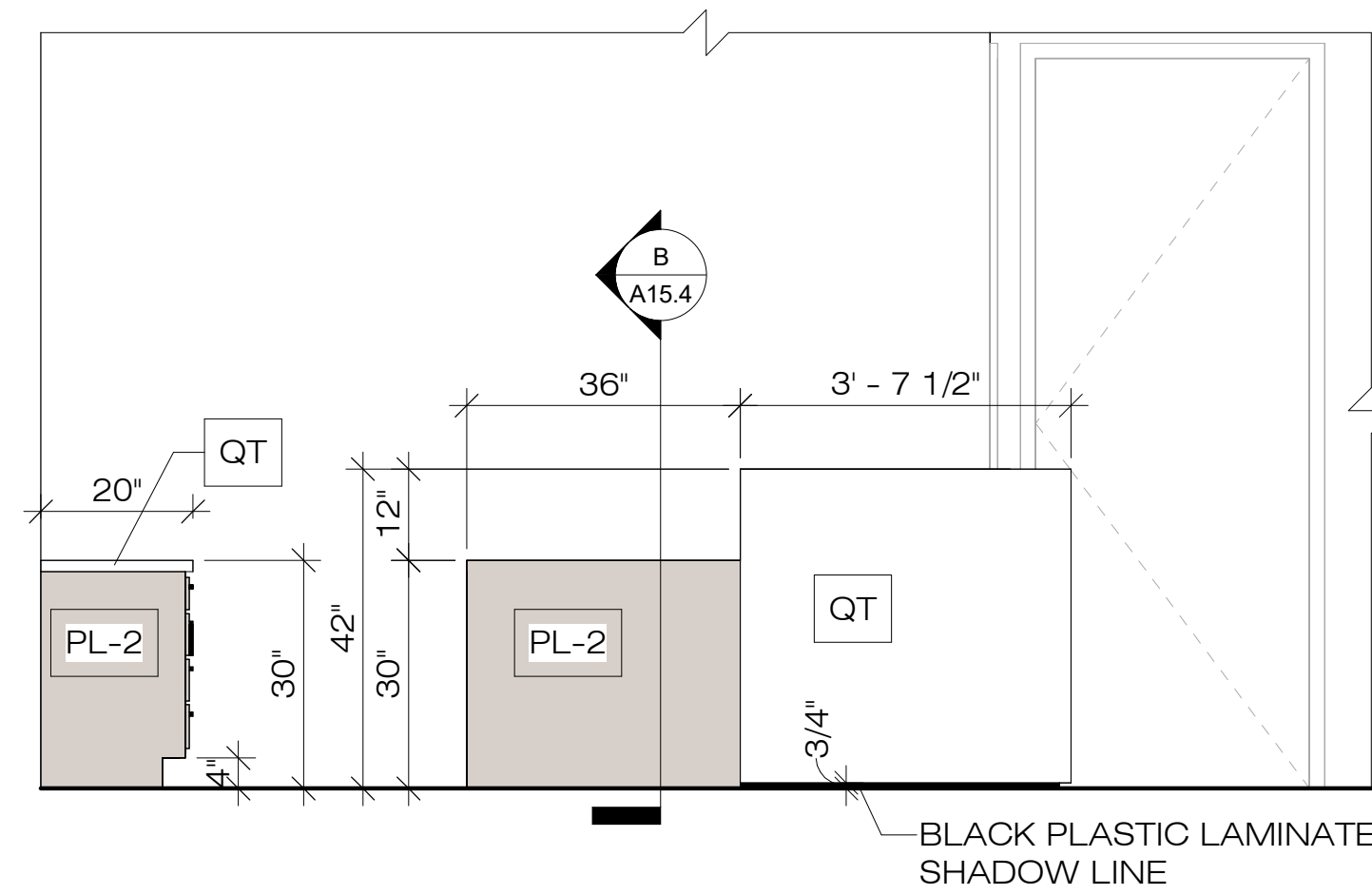
SHEET NOTES:

1. SEE CABINET DETAILS ON SHEET A15.7
2. SEE FINISH LEGEND ON SHEET A1.5
3. SEE FIXTURE LEGEND ON SHEET A1.5

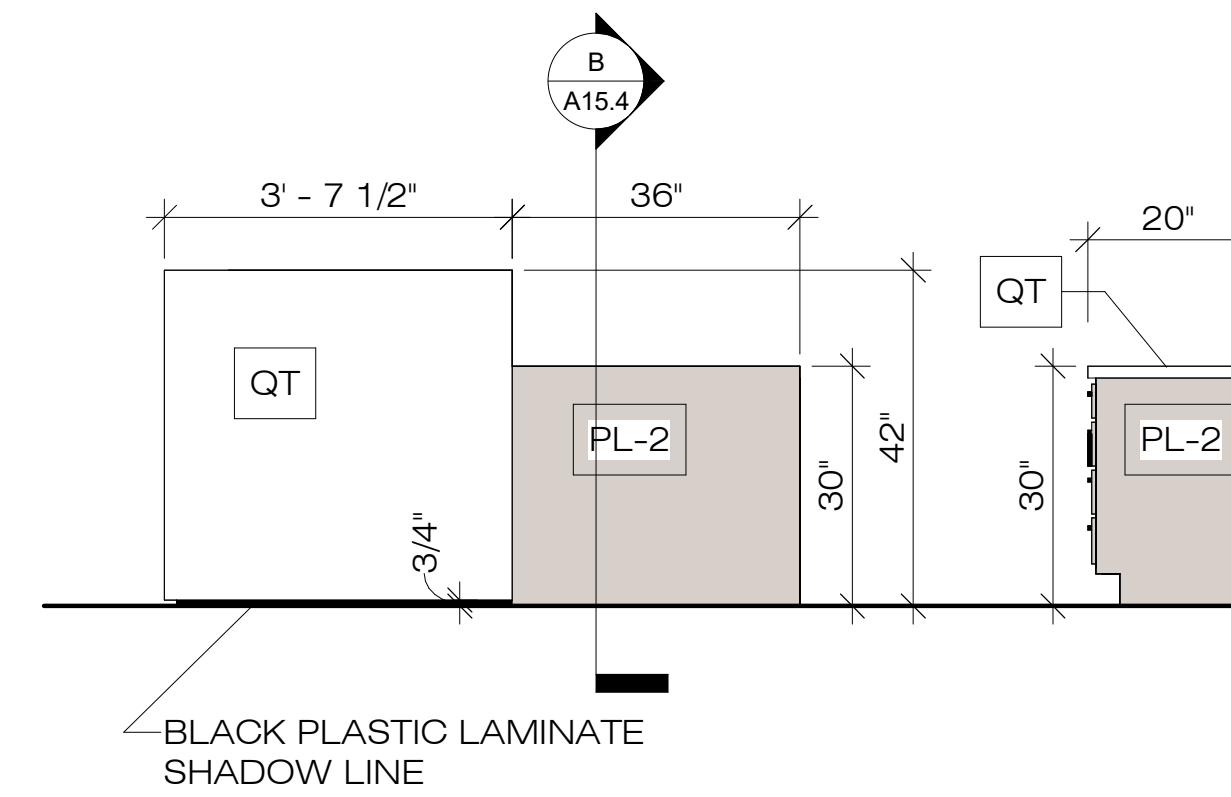
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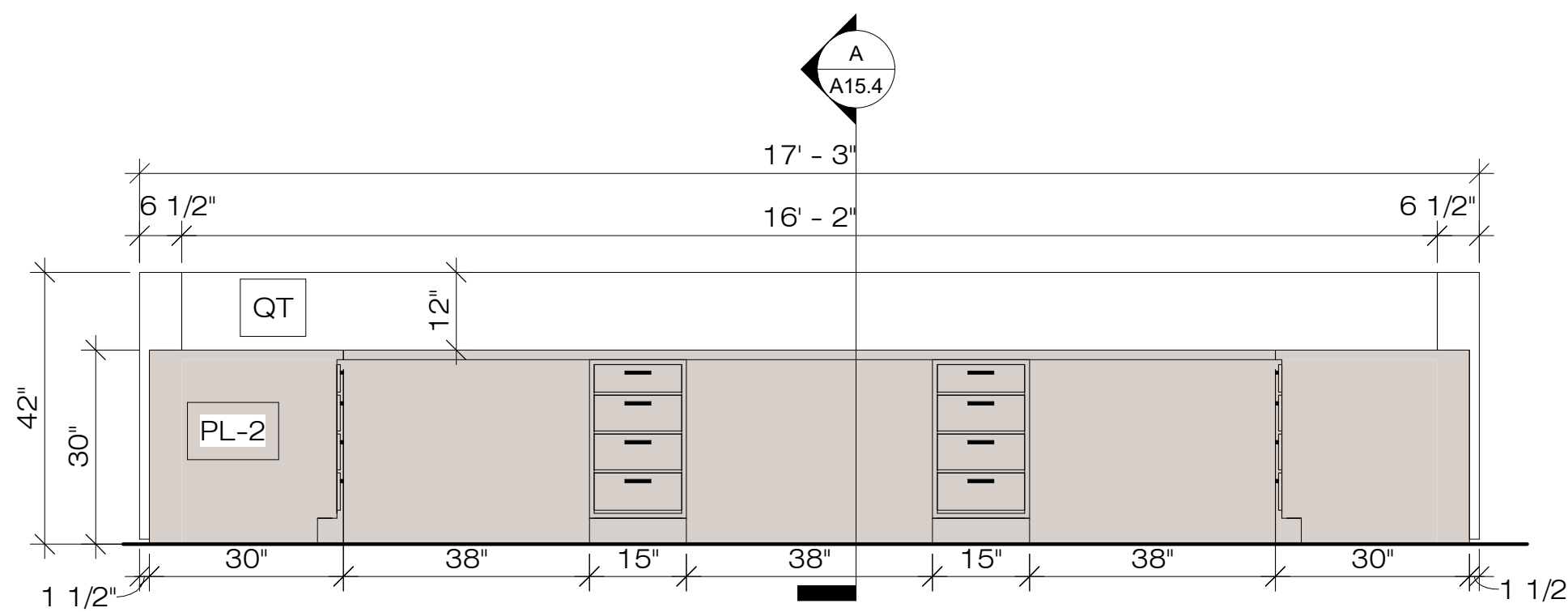
A1 ELEVATION
#102 RECEPTION



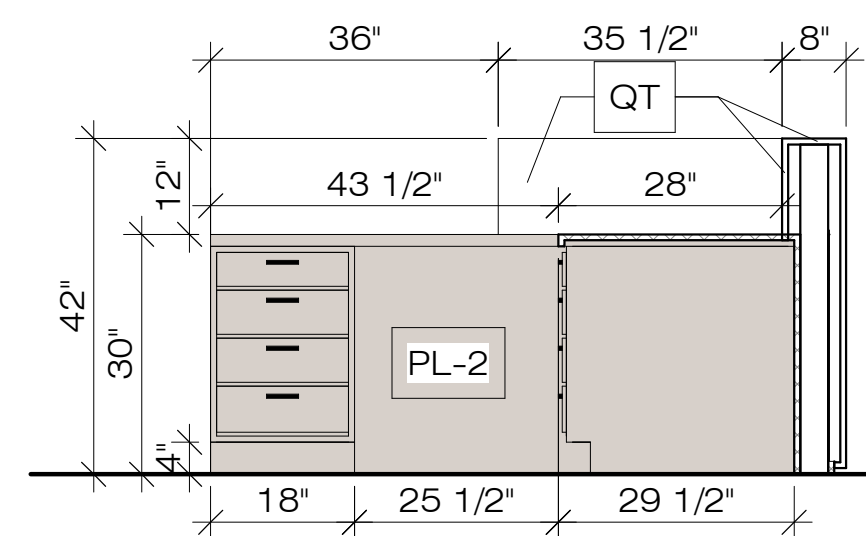
A2 ELEVATION
#102 RECEPTION



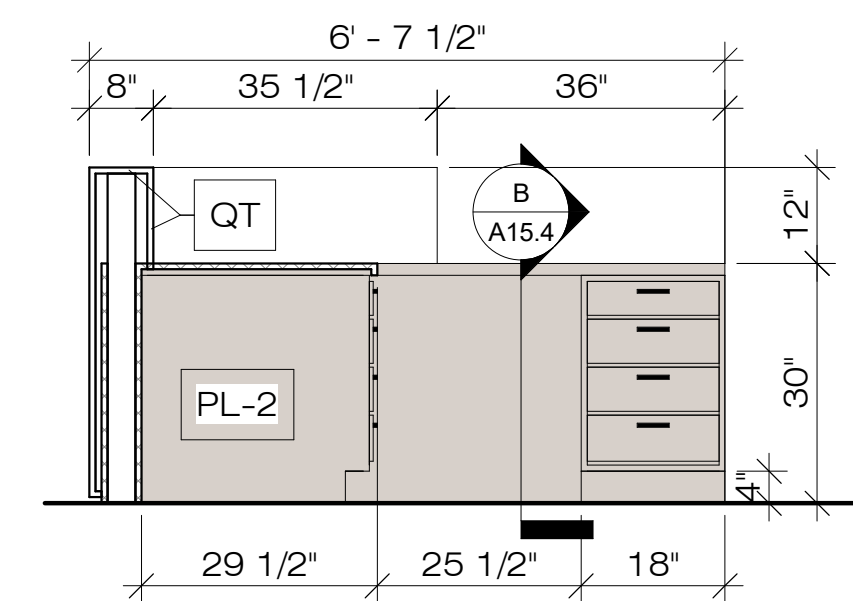
A3 ELEVATION
#102 RECEPTION



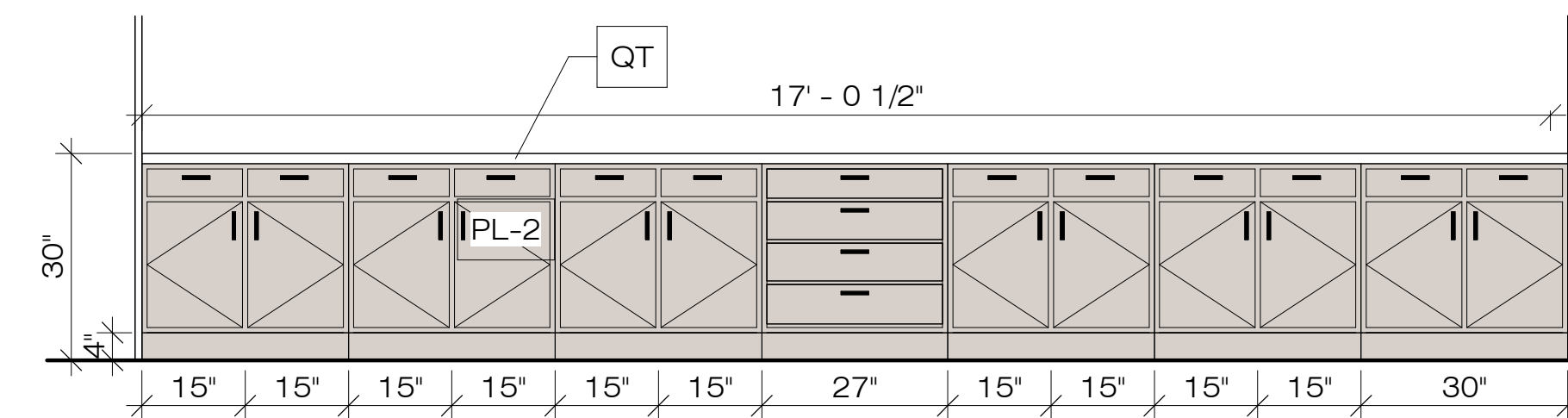
B1 ELEVATION
#102 RECEPTION



B2 ELEVATION
#102 RECEPTION



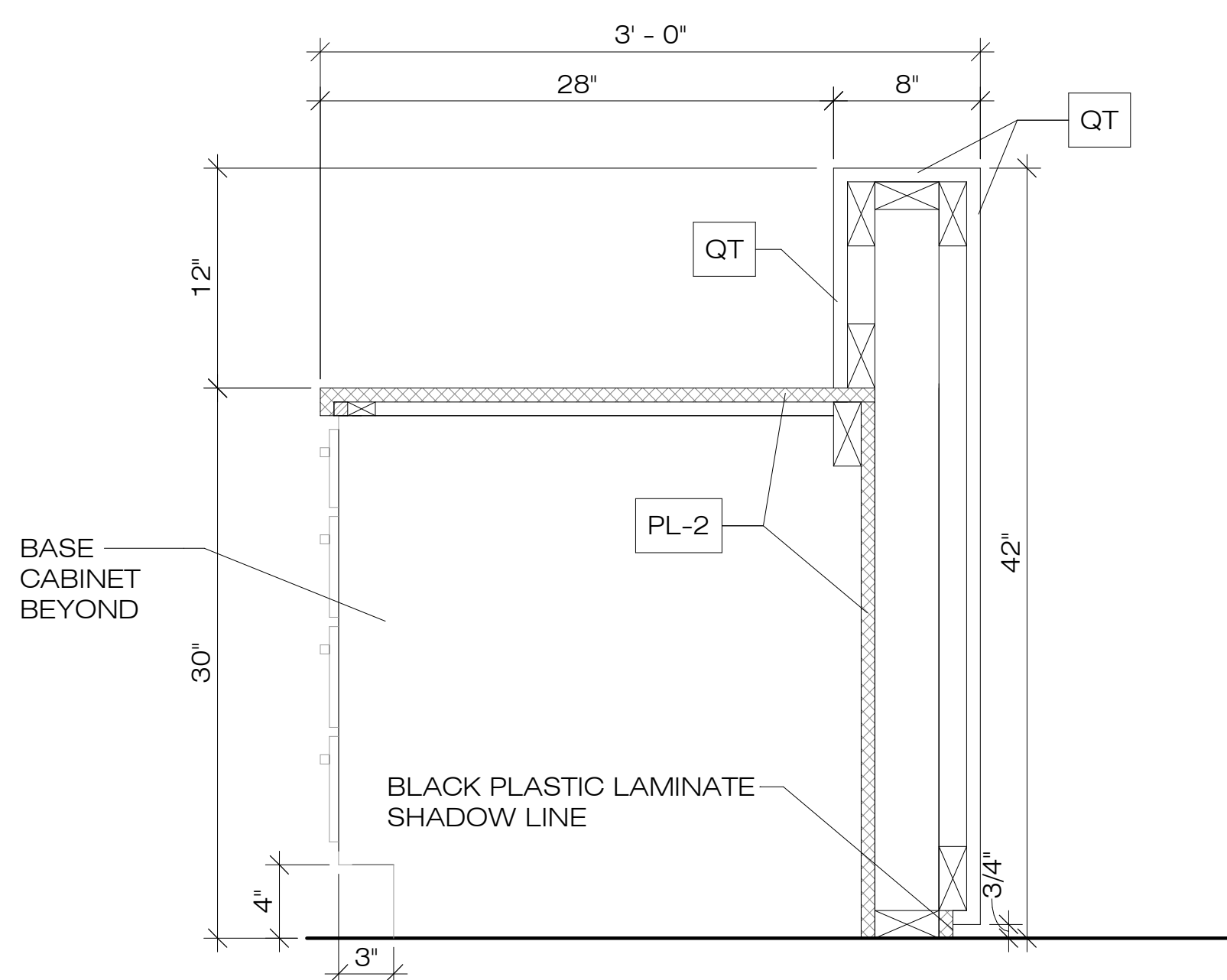
B3 ELEVATION
#102 RECEPTION



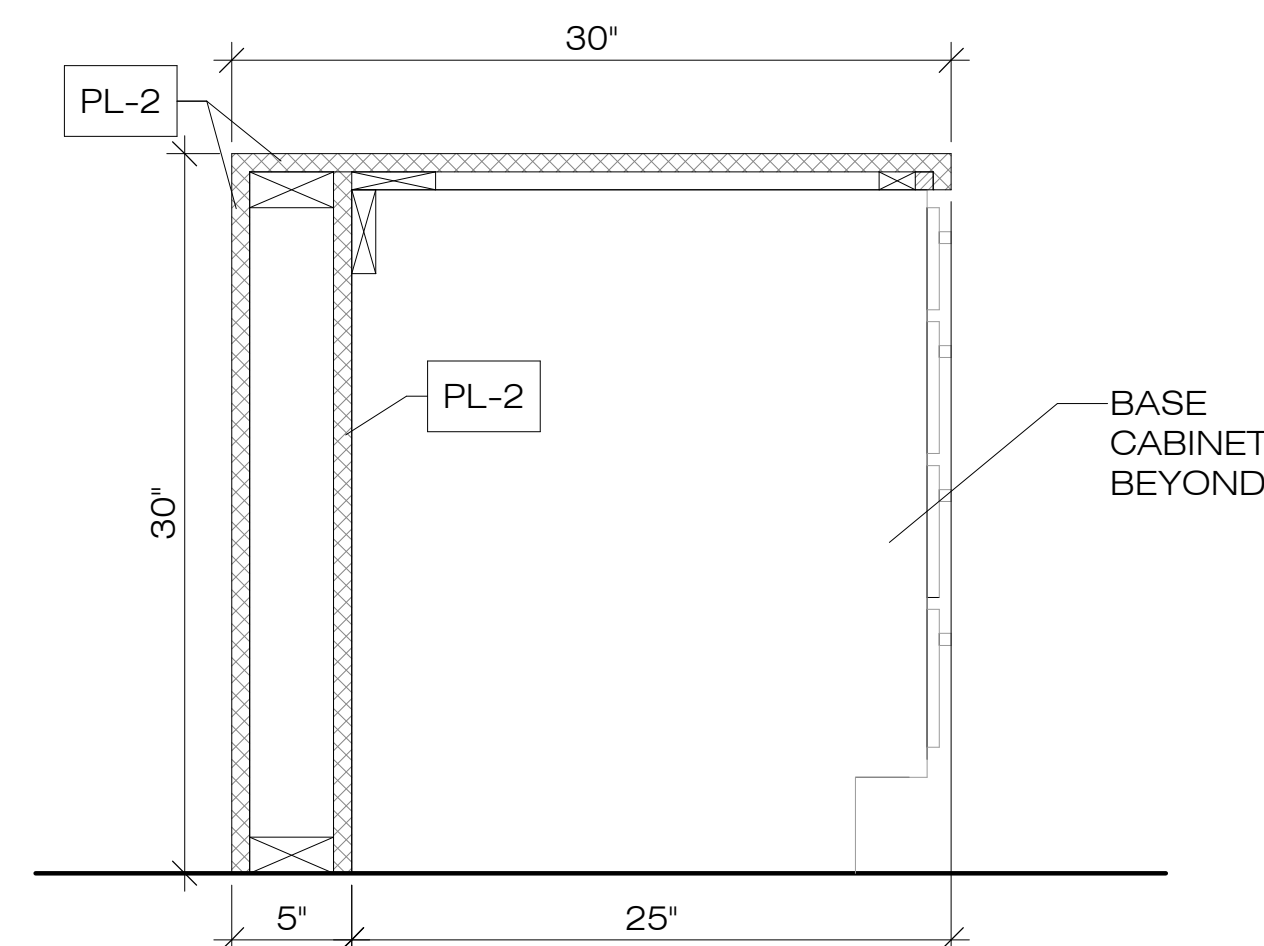
C1 ELEVATION
#102 RECEPTION

SHEET NOTES:

1. SEE CABINET DETAILS ON SHEET A15.7
2. SEE FINISH LEGEND ON SHEET A1.5
3. SEE FIXTURE LEGEND ON SHEET A1.5



A RECEPTION DESK
SCALE: 1-1/2" = 1'-0"



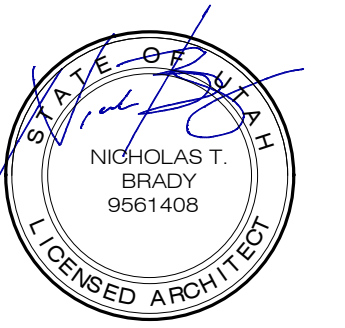
B RECEPTION DESK
SCALE: 1-1/2" = 1'-0"



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6/6/23

**1495 EAST RAVEN
WAY
EAGLE MOUNTAIN,
UTAH**

**EAGLE
MOUNTAIN PET
CARE**

INTERIOR
ELEVATIONS

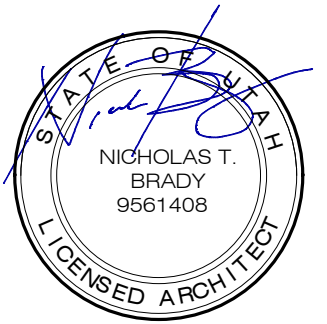
SCALE: 1/2" = 1'-0"
JUNE 6, 2023
2386001

A15.4



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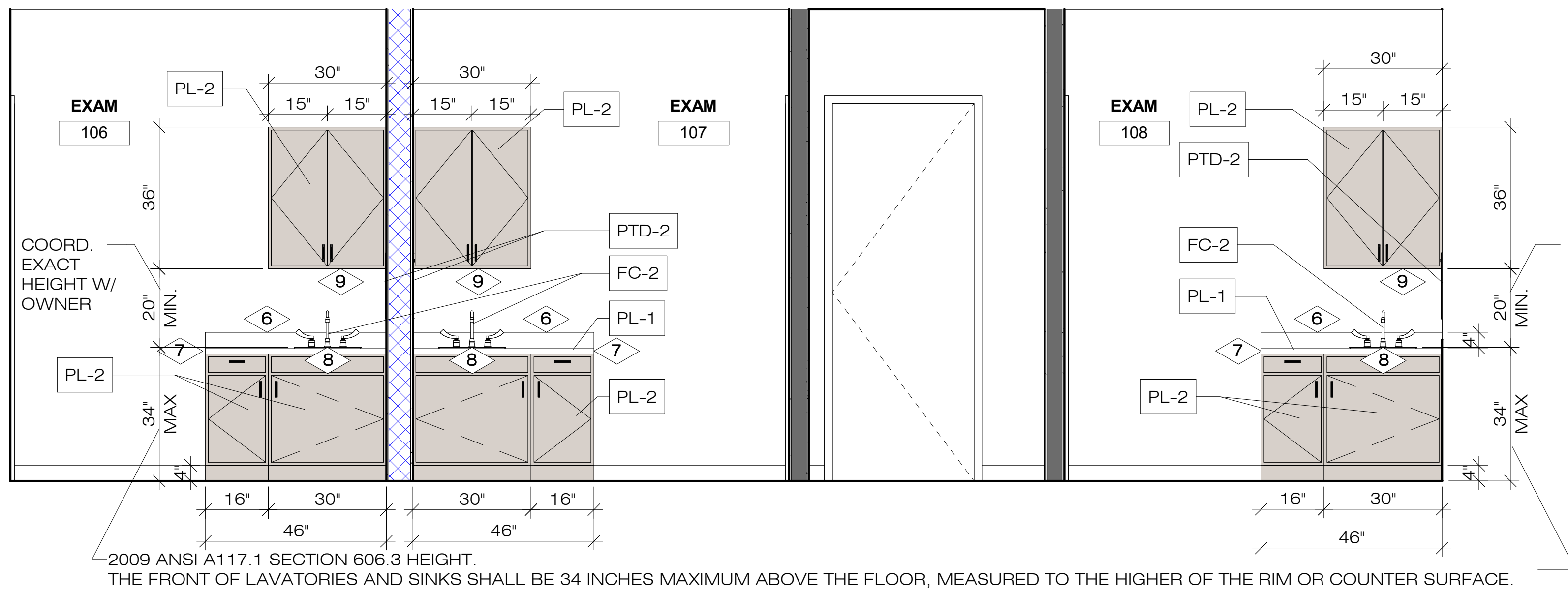
**1495 EAST RAVEN
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UTAH**

**EAGLE
MOUNTAIN PET
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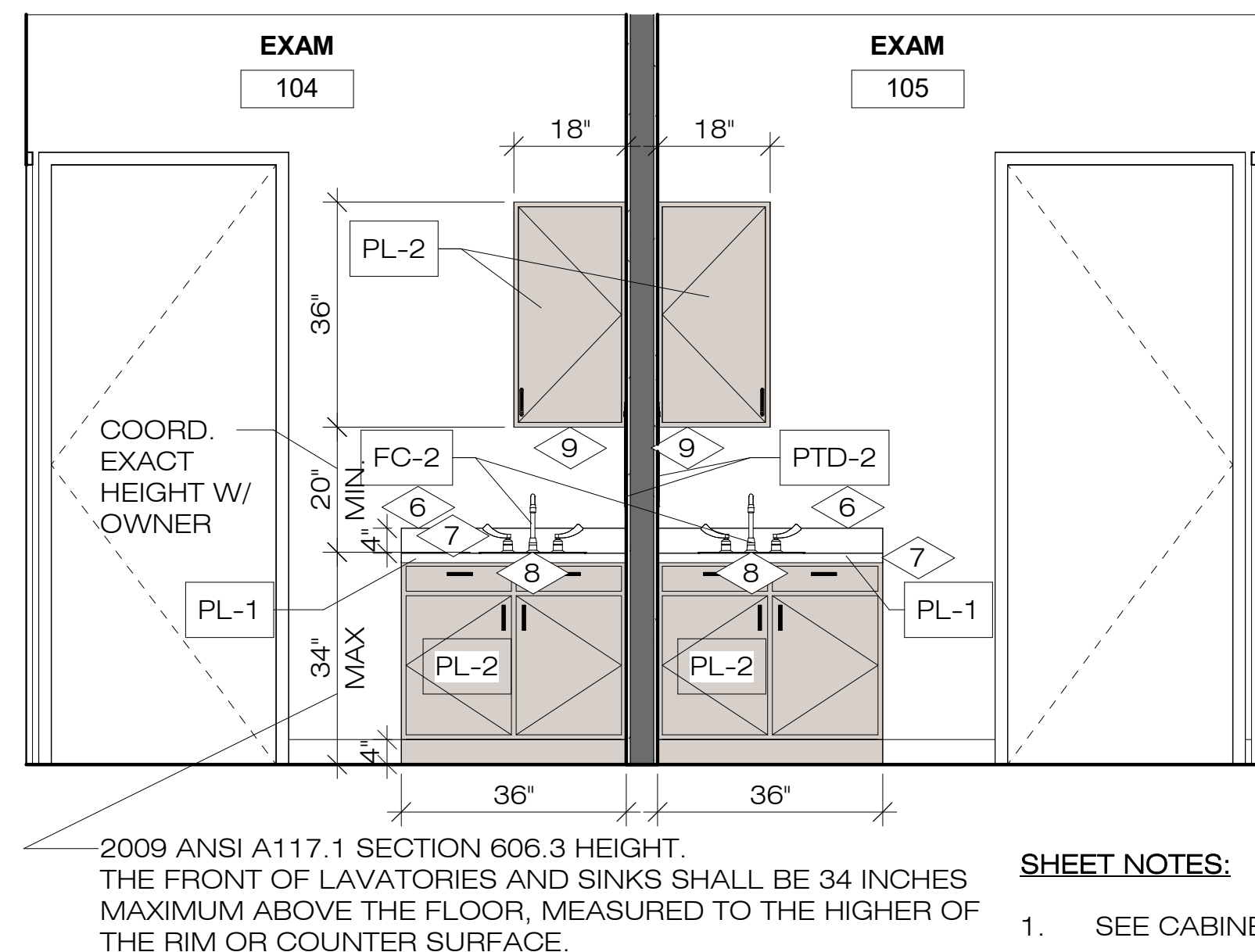
**INTERIOR
ELEVATIONS**

SCALE: 1/2" = 1'-0"
JUNE 6, 2023
2386001

A15.5



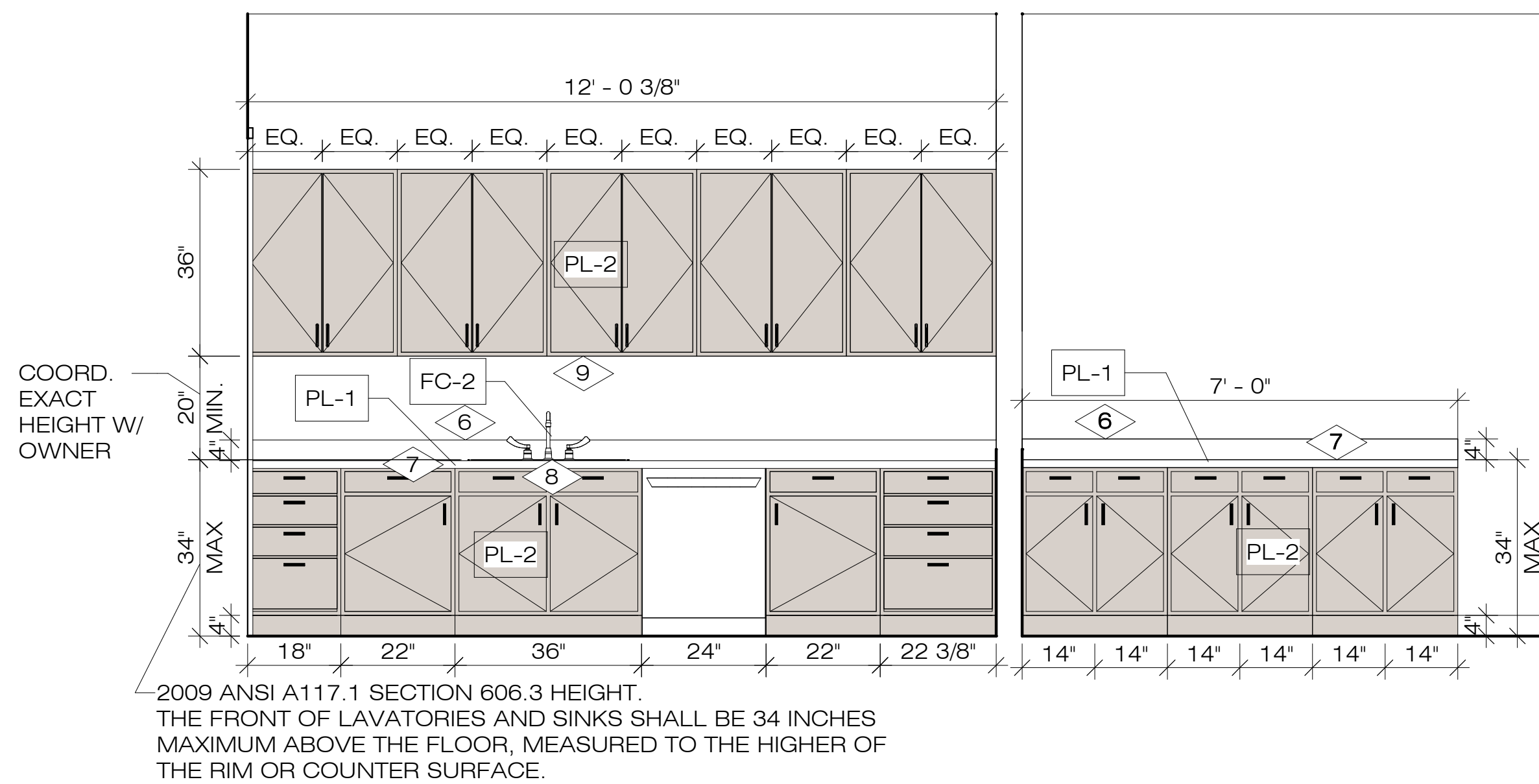
A1 ELEVATION



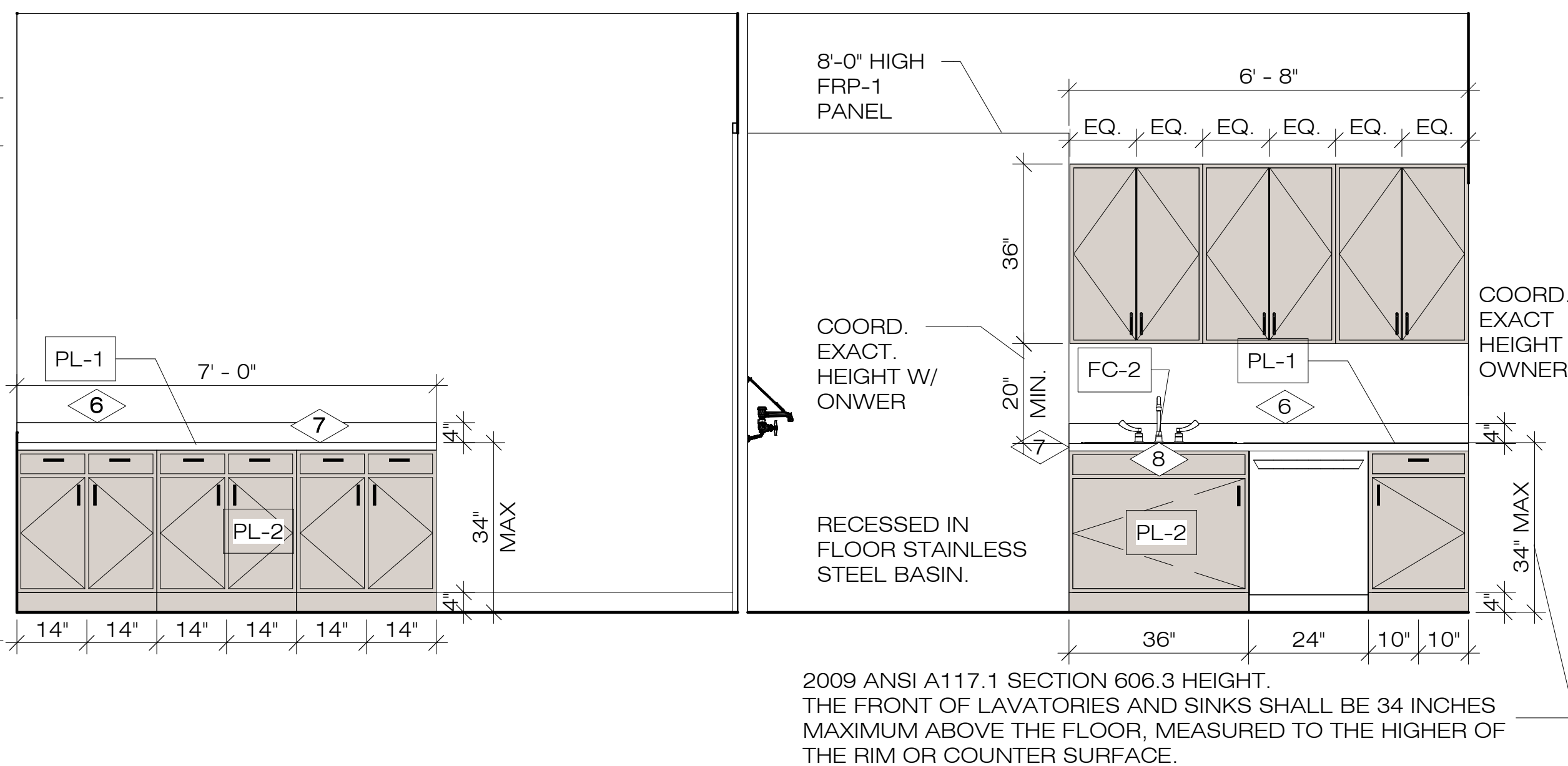
A2 ELEVATION

SHEET NOTES:

1. SEE CABINET DETAILS ON SHEET A15.7
2. SEE FINISH LEGEND ON SHEET A1.5
3. SEE FIXTURE LEGEND ON SHEET A1.5

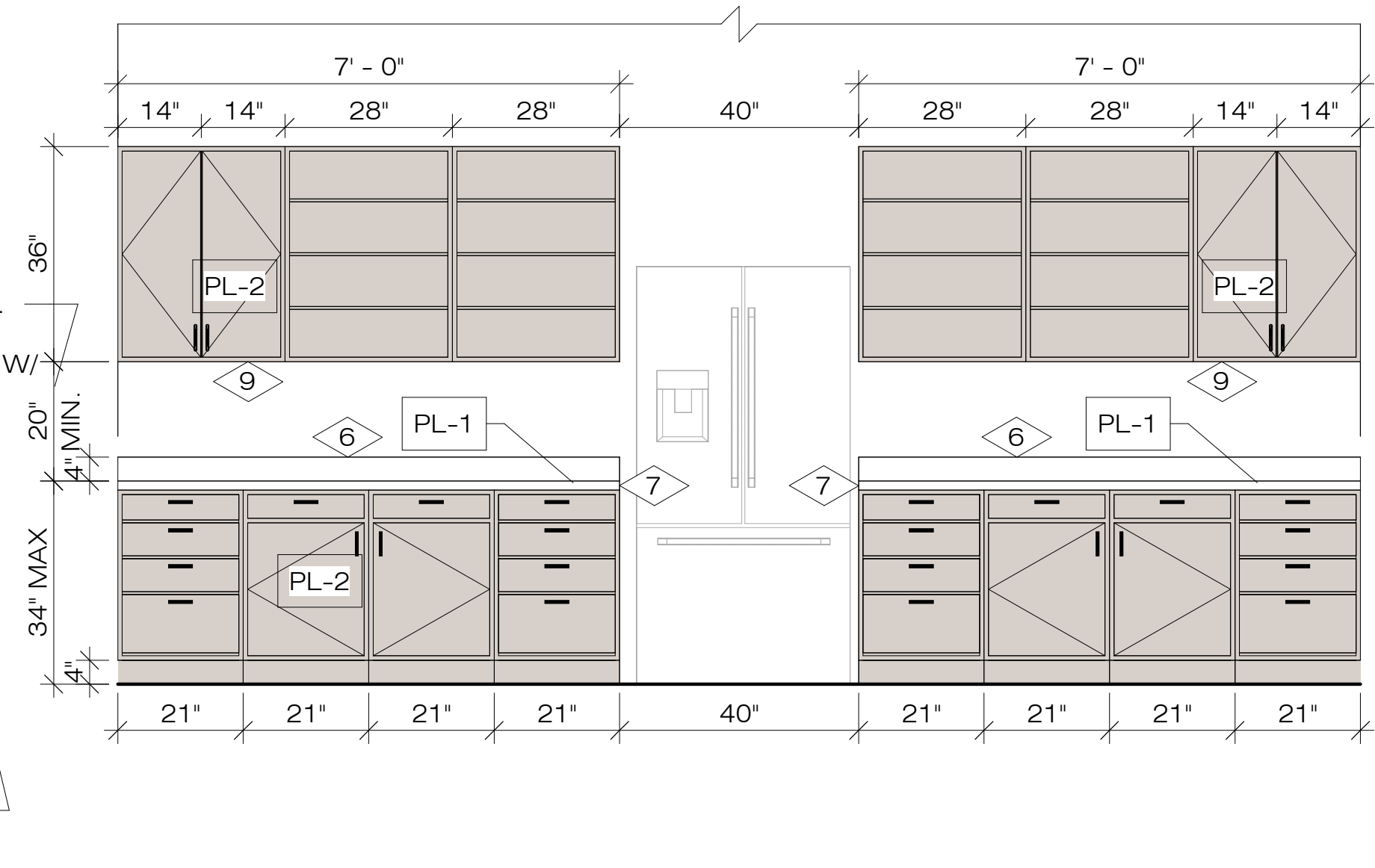


**B1 ELEVATION
#120 LAB**

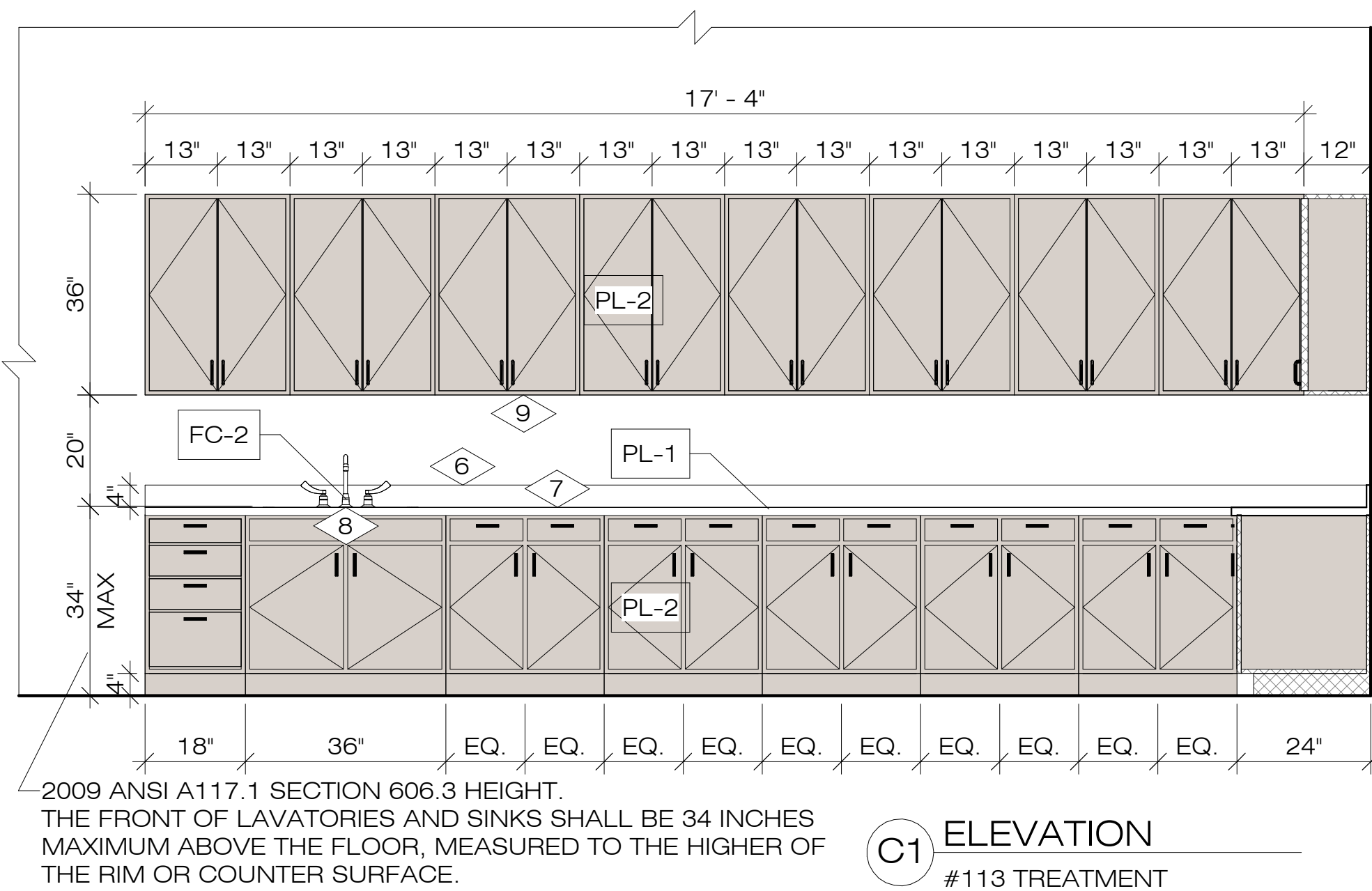


**B2 ELEVATION
#120 LAB**

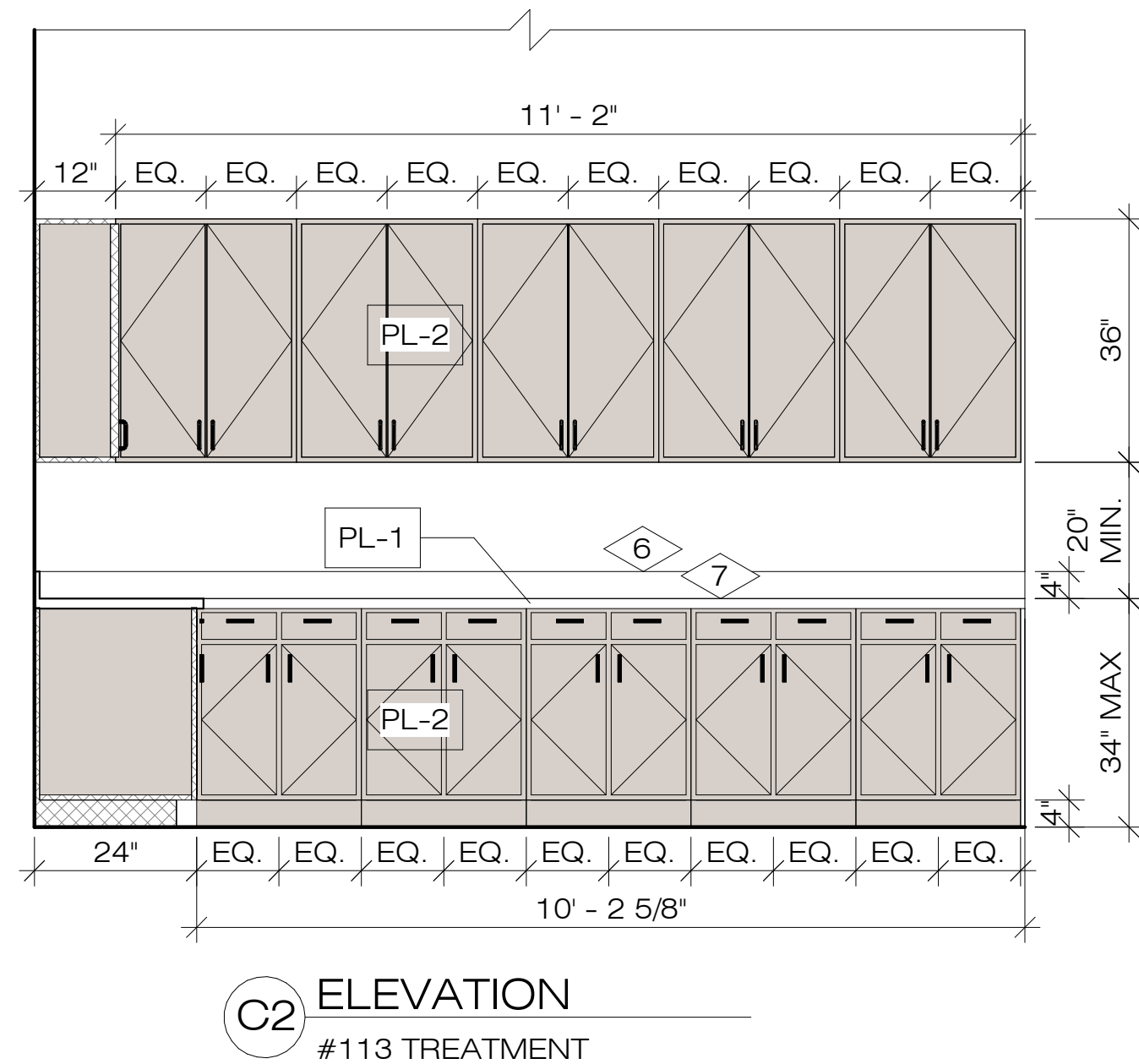
**B3 ELEVATION
#117 DOG ROOM**



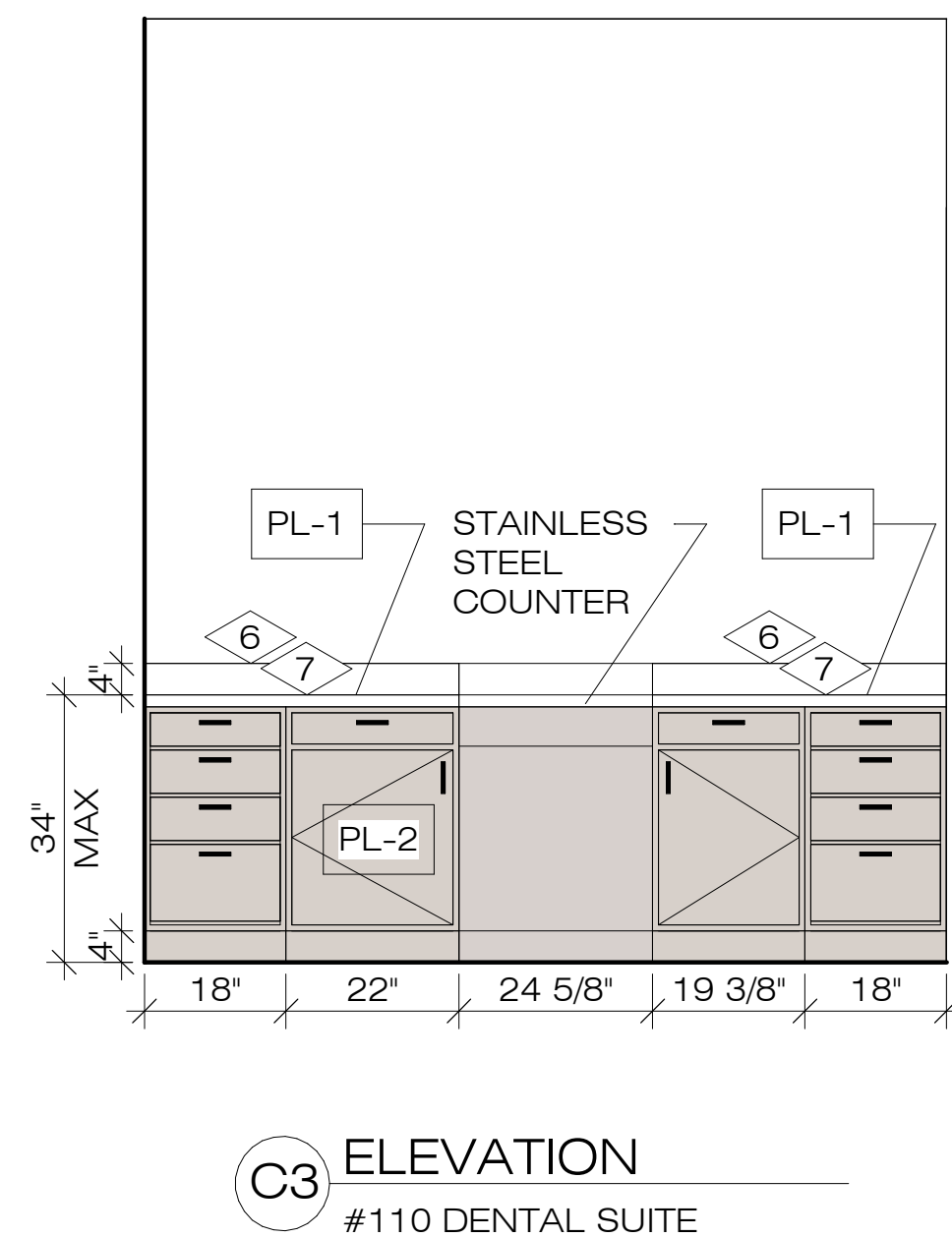
**B4 ELEVATION
#113 TREATMENT**



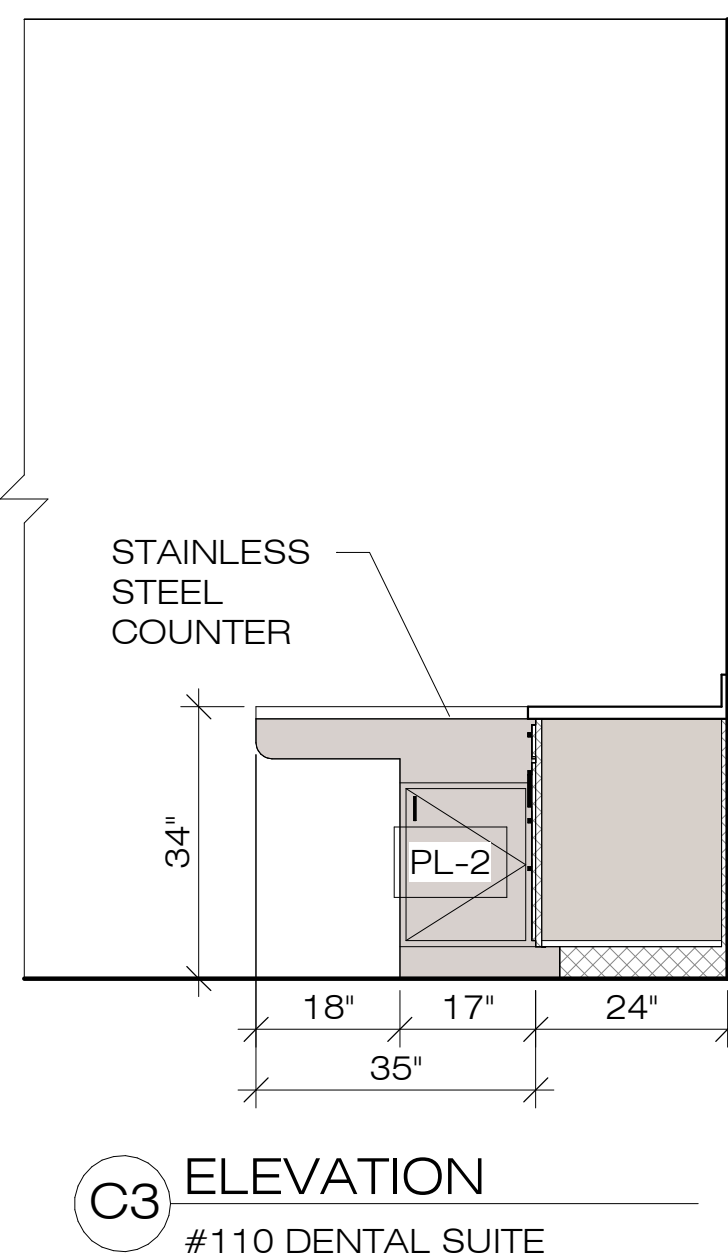
**C1 ELEVATION
#113 TREATMENT**



**C2 ELEVATION
#113 TREATMENT**



**C3 ELEVATION
#110 DENTAL SUITE**



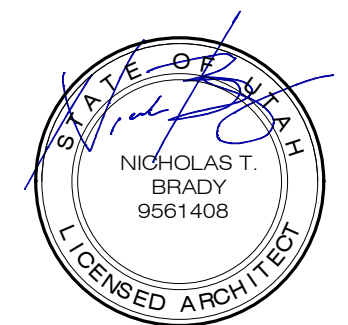
**C3 ELEVATION
#110 DENTAL SUITE**



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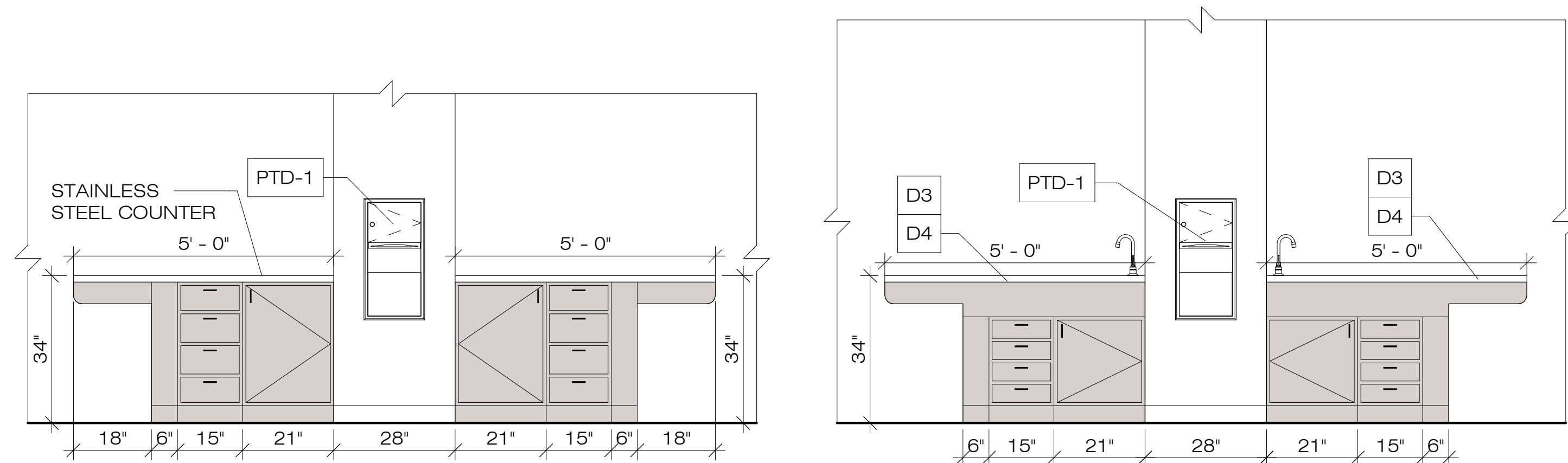
6/6/23

**1495 EAST RAVEN
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EAGLE MOUNTAIN,
UTAH**

**EAGLE
MOUNTAIN PET
CARE**

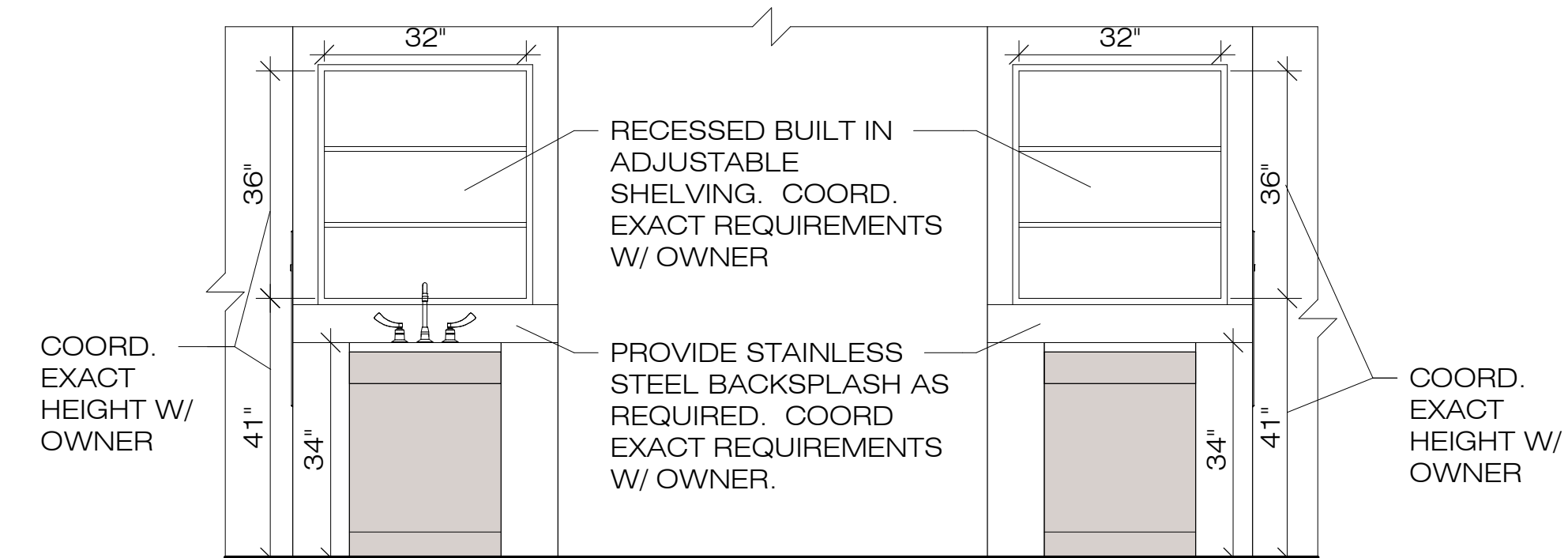
INTERIOR
ELEVATIONS

SCALE: 1/2" = 1'-0"
JUNE 6, 2023
2386001

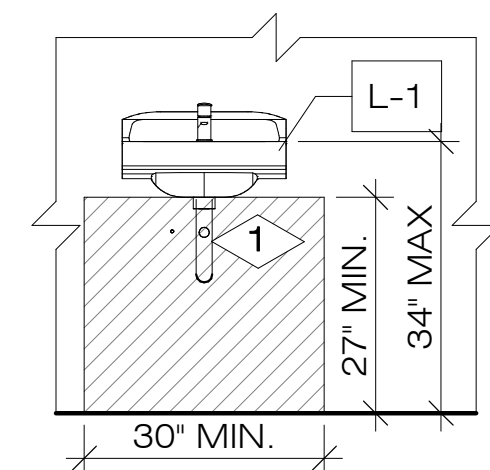


A1 ELEVATION
#113 TREATMENT

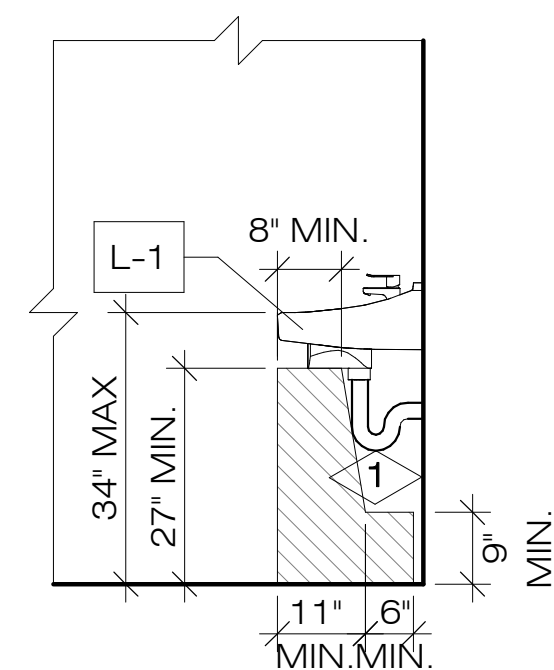
A2 ELEVATION
#113 TREATMENT



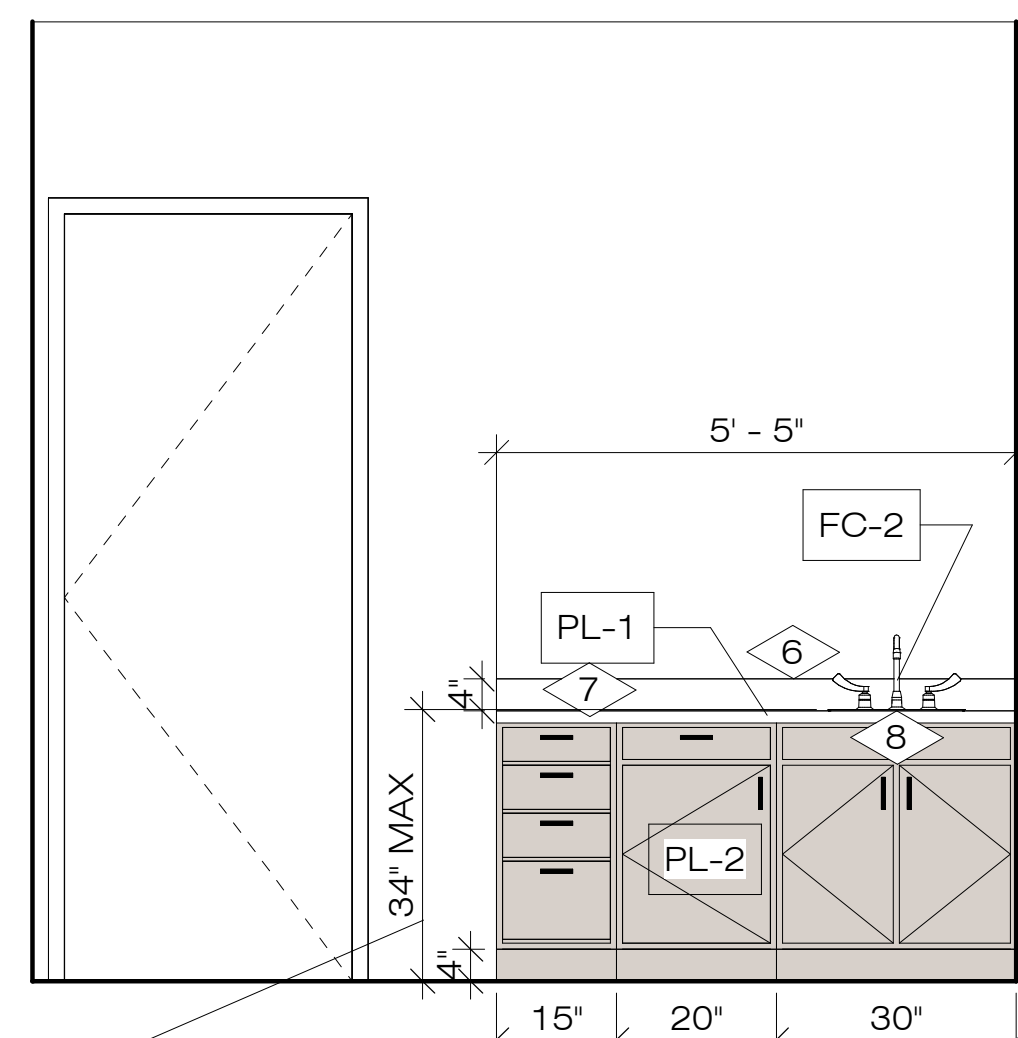
A3 ELEVATION
#113 TREATMENT



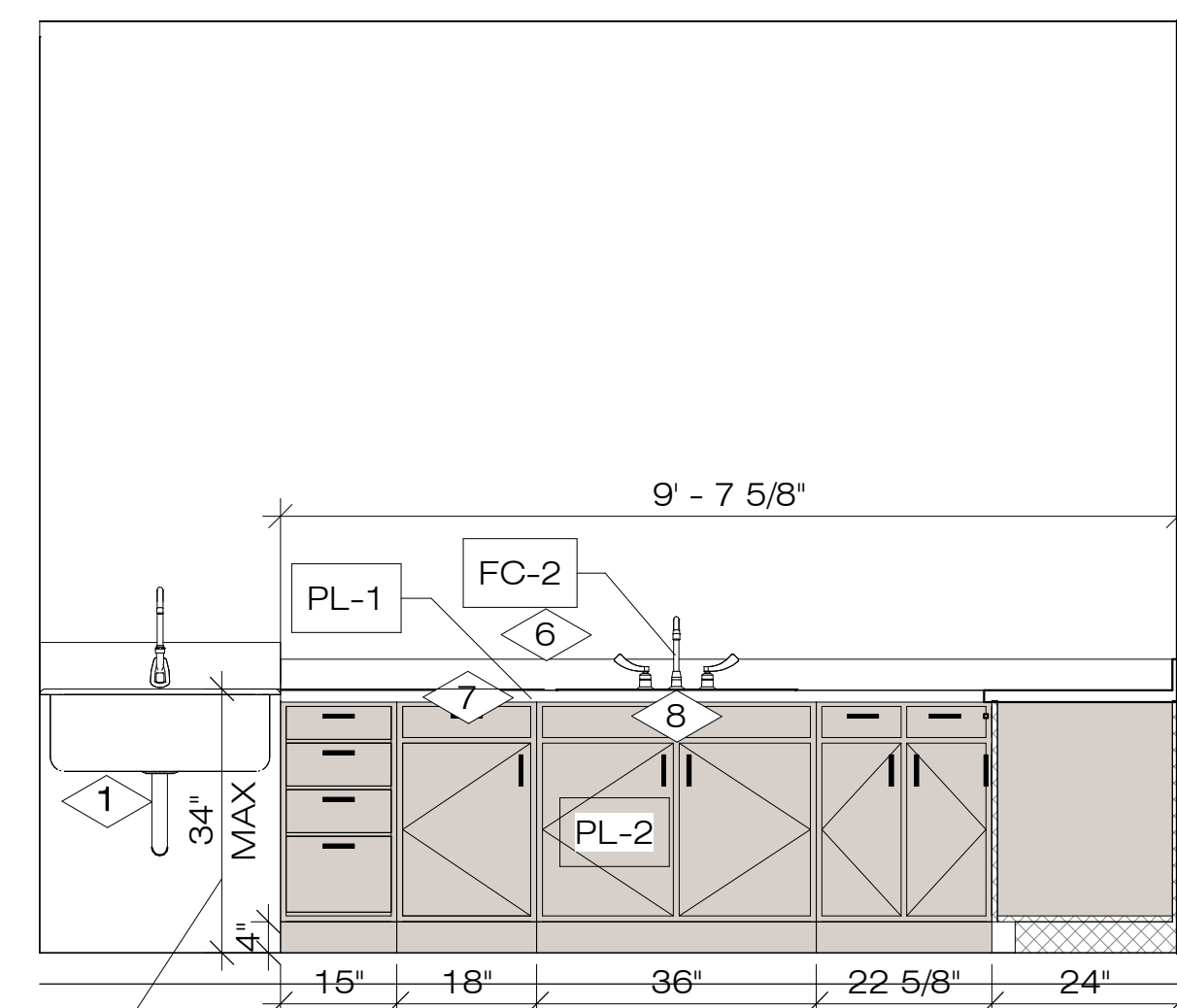
B1 ELEVATION
#120 LAB



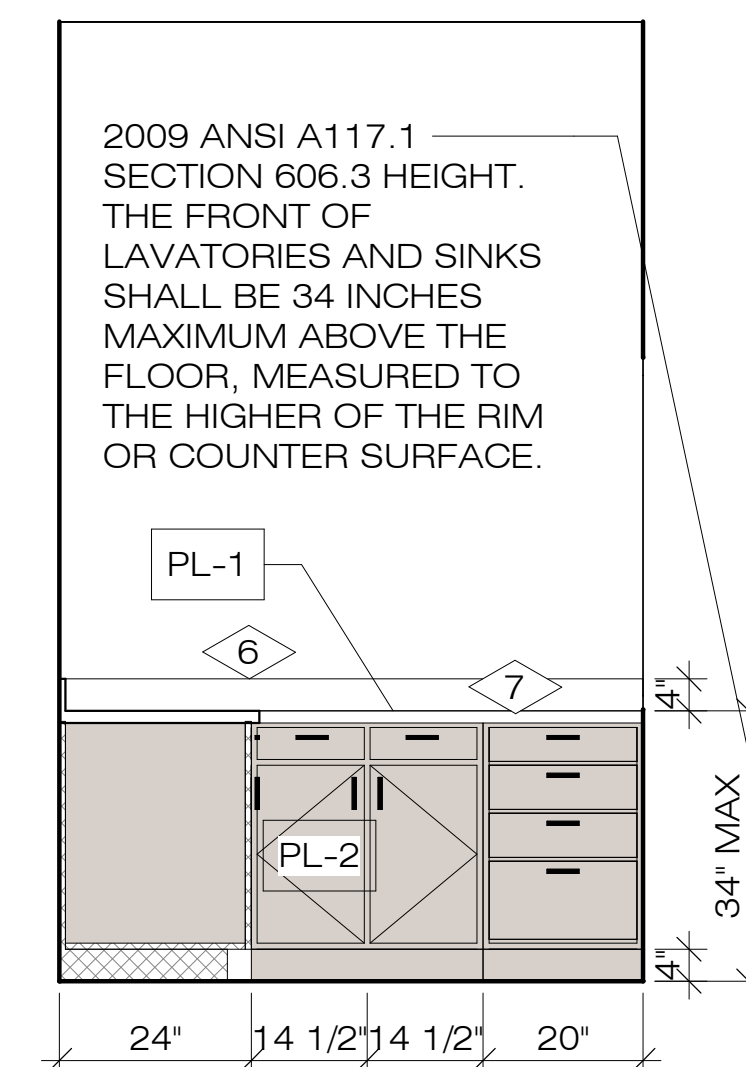
B2 ELEVATION
#120 LAB



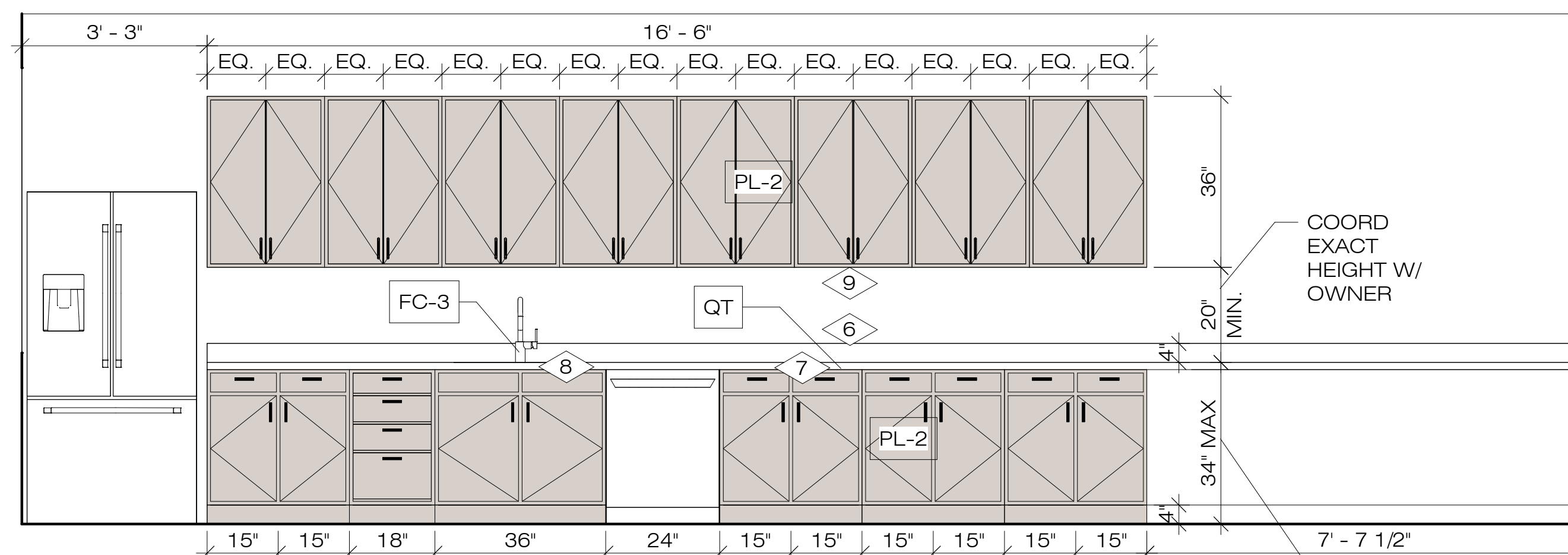
B3 ELEVATION
#109 GROOMING



B4 ELEVATION
#111 SURGERY PREP.



B5 ELEVATION
#111 SURGERY PREP.



C1 ELEVATION
#201 BREAK ROOM

SHEET NOTES:

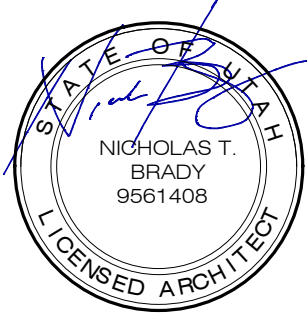
1. SEE CABINET DETAILS ON SHEET A15.7
2. SEE FINISH LEGEND ON SHEET A1.5
3. SEE FIXTURE LEGEND ON SHEET A1.5

A15.6



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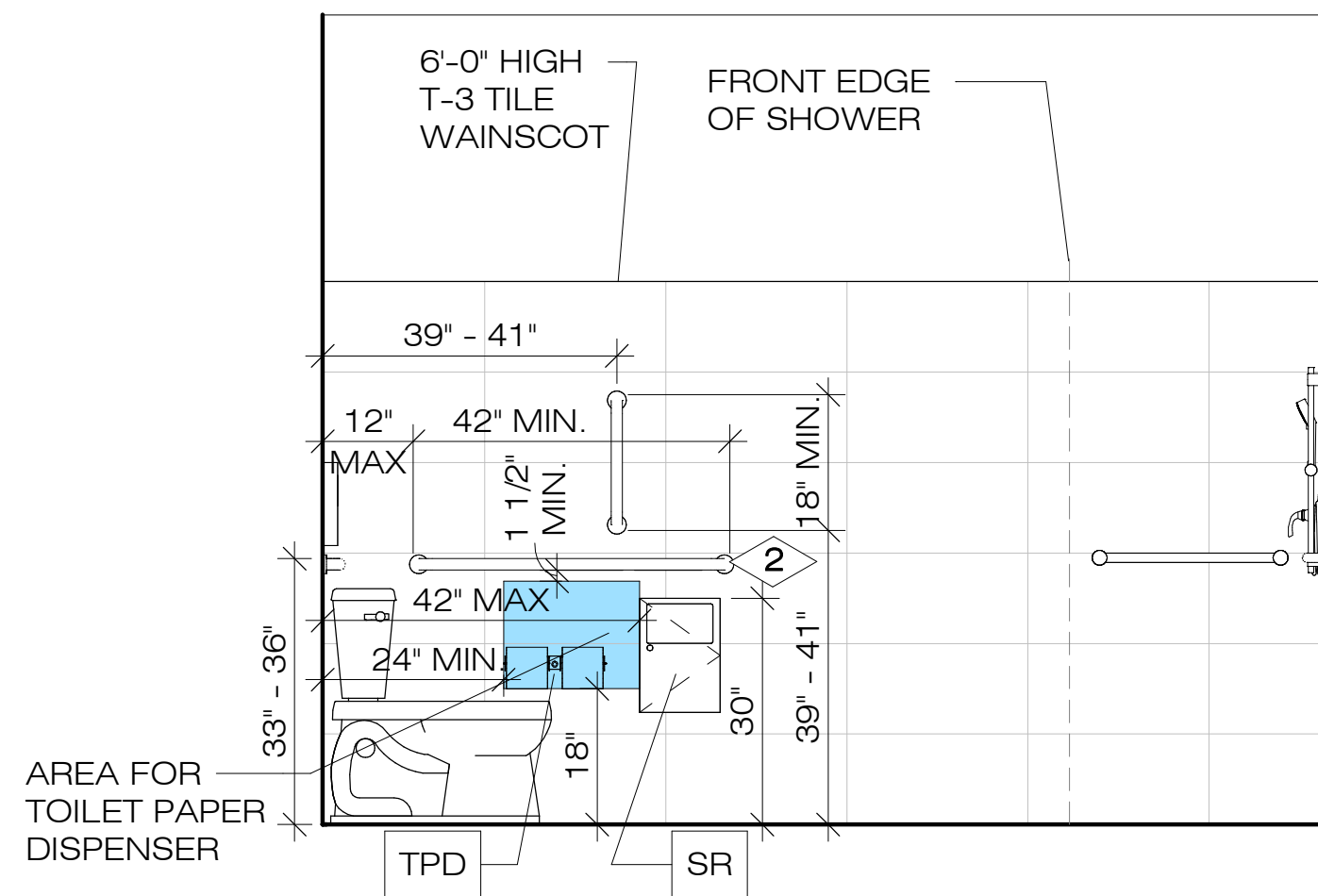
6/6/23

**1495 EAST RAVEN
WAY
EAGLE MOUNTAIN,
UTAH**

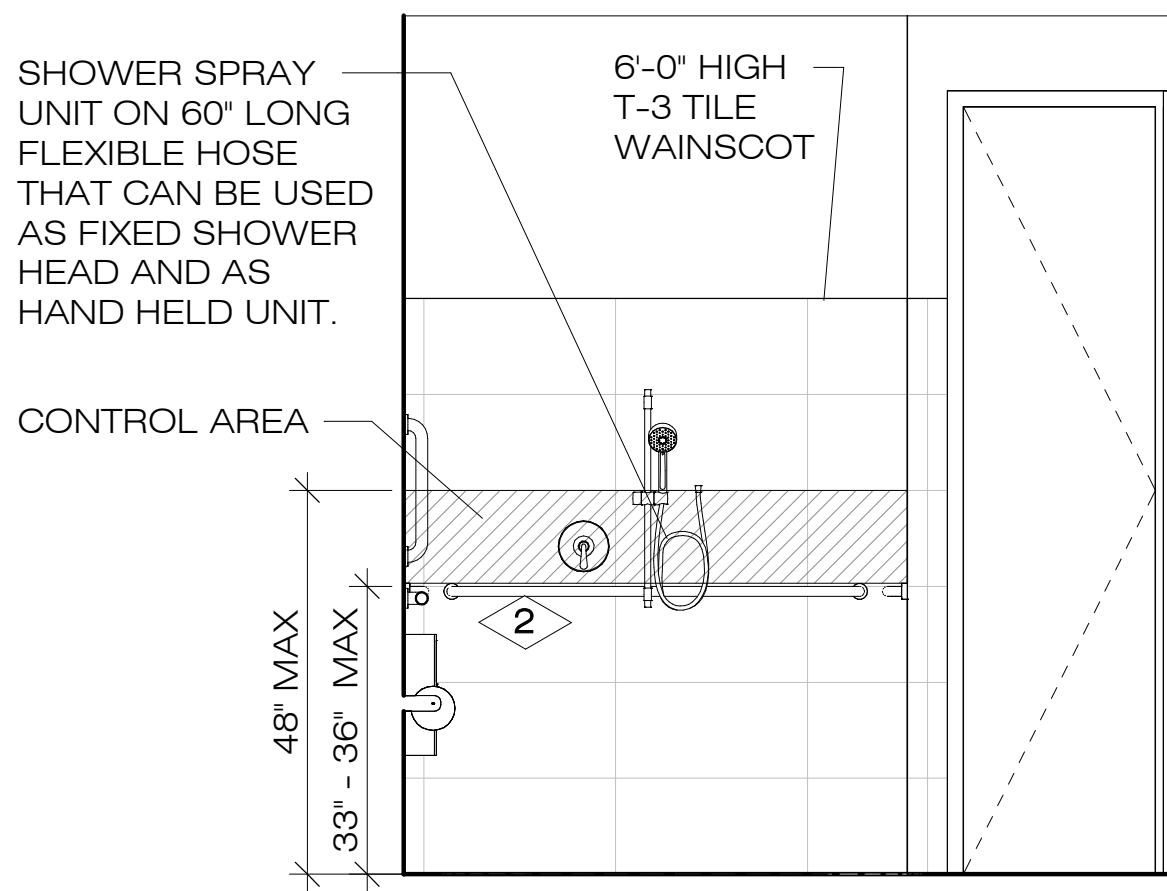
**EAGLE
MOUNTAIN PET
CARE**

**INTERIOR
ELEVATIONS**

SCALE: 1/2" = 1'-0"
JUNE 6, 2023
2386001

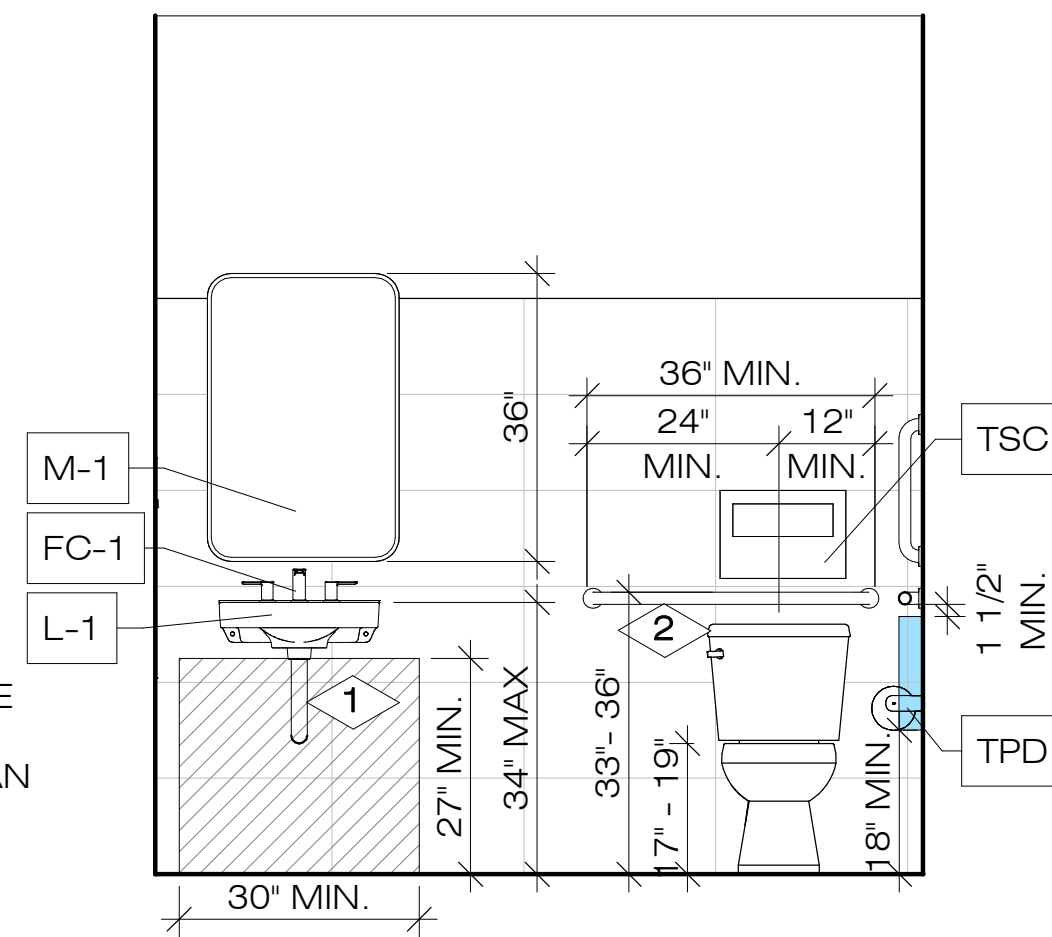


A1 ELEVATION
#202 STAFF RR

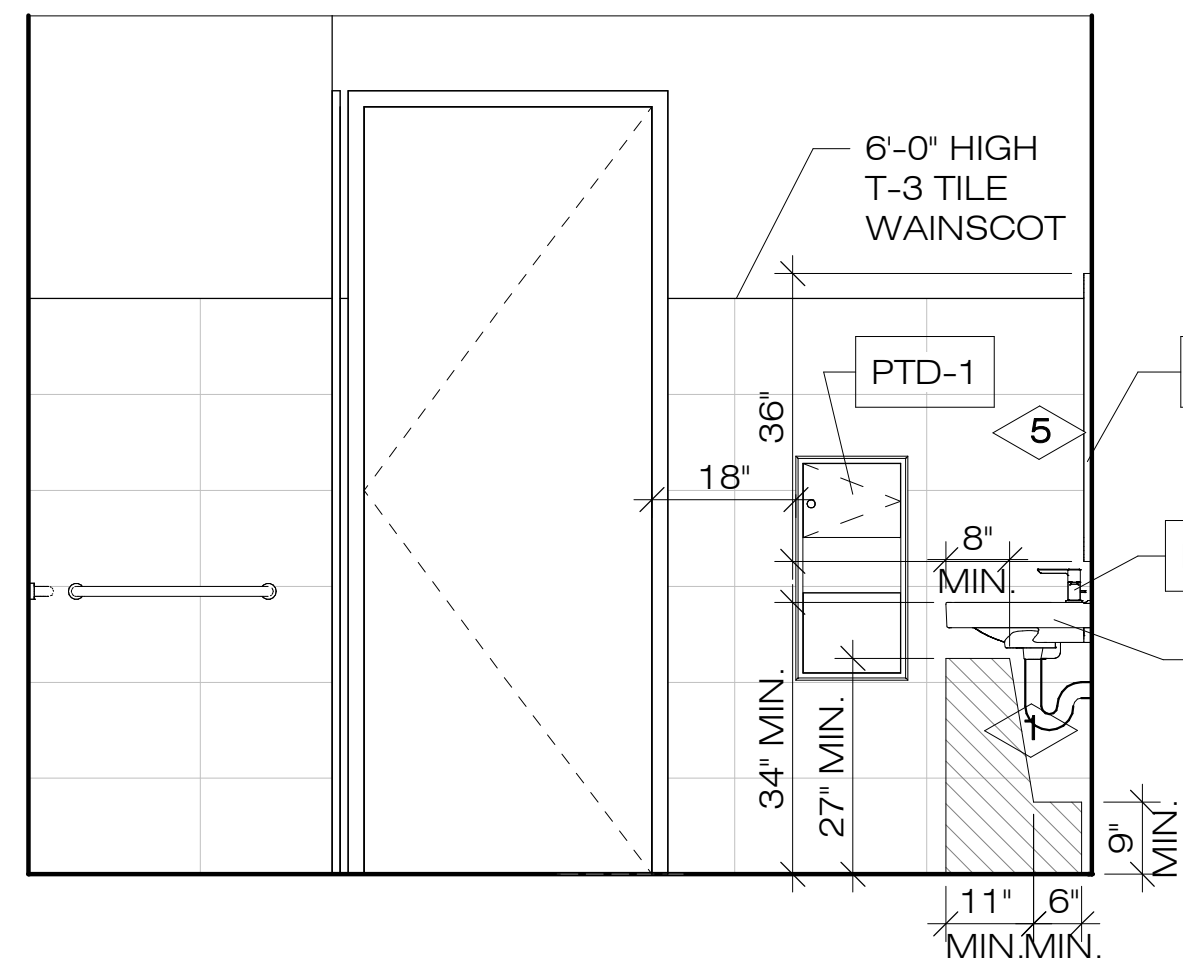


A2 ELEVATION
#202 STAFF RR

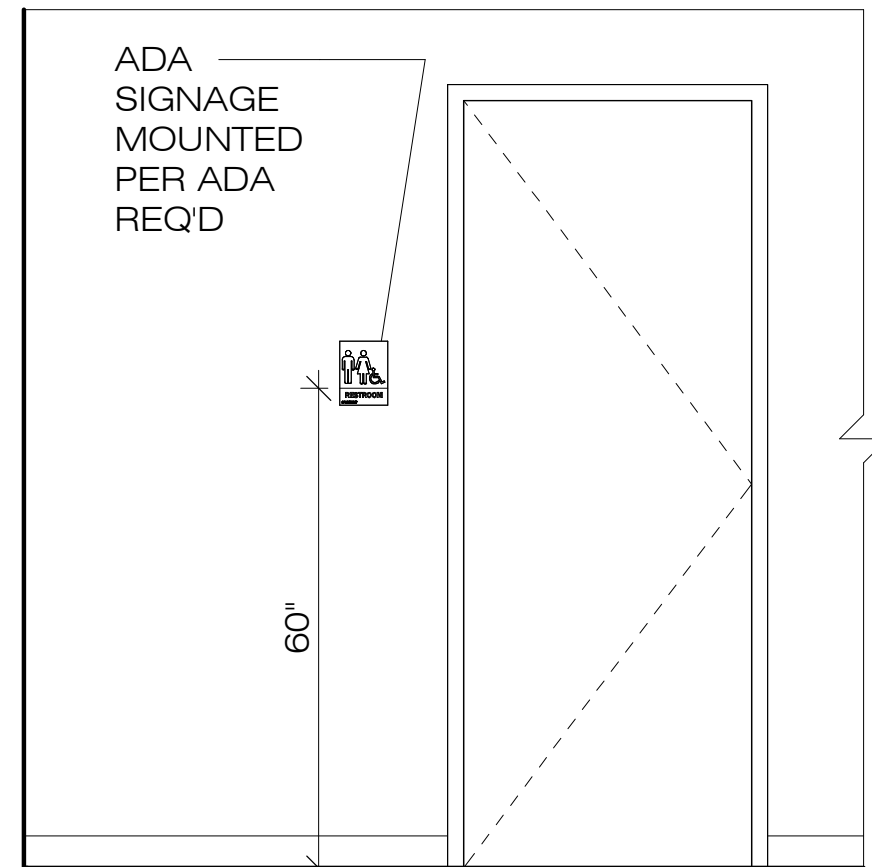
NOTE:
PROVIDE A LIMITER ON THE
VERTICAL ROD SO THAT THE
SHOWER HEAD BRACKET
CANNOT EXTEND MORE THAN
48" A.F.F.



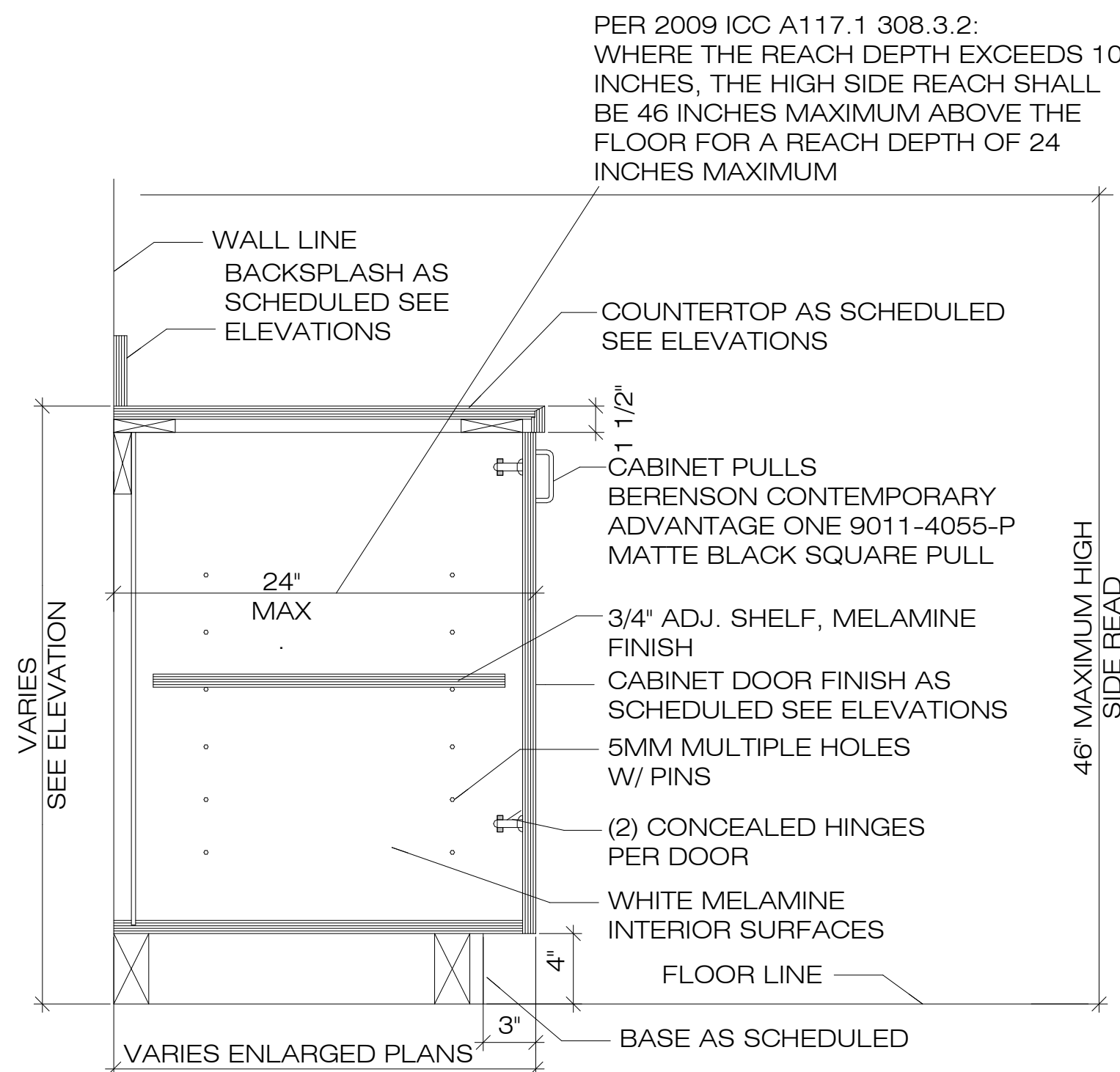
A3 ELEVATION
#202 STAFF RR



A4 ELEVATION
#202 STAFF RR

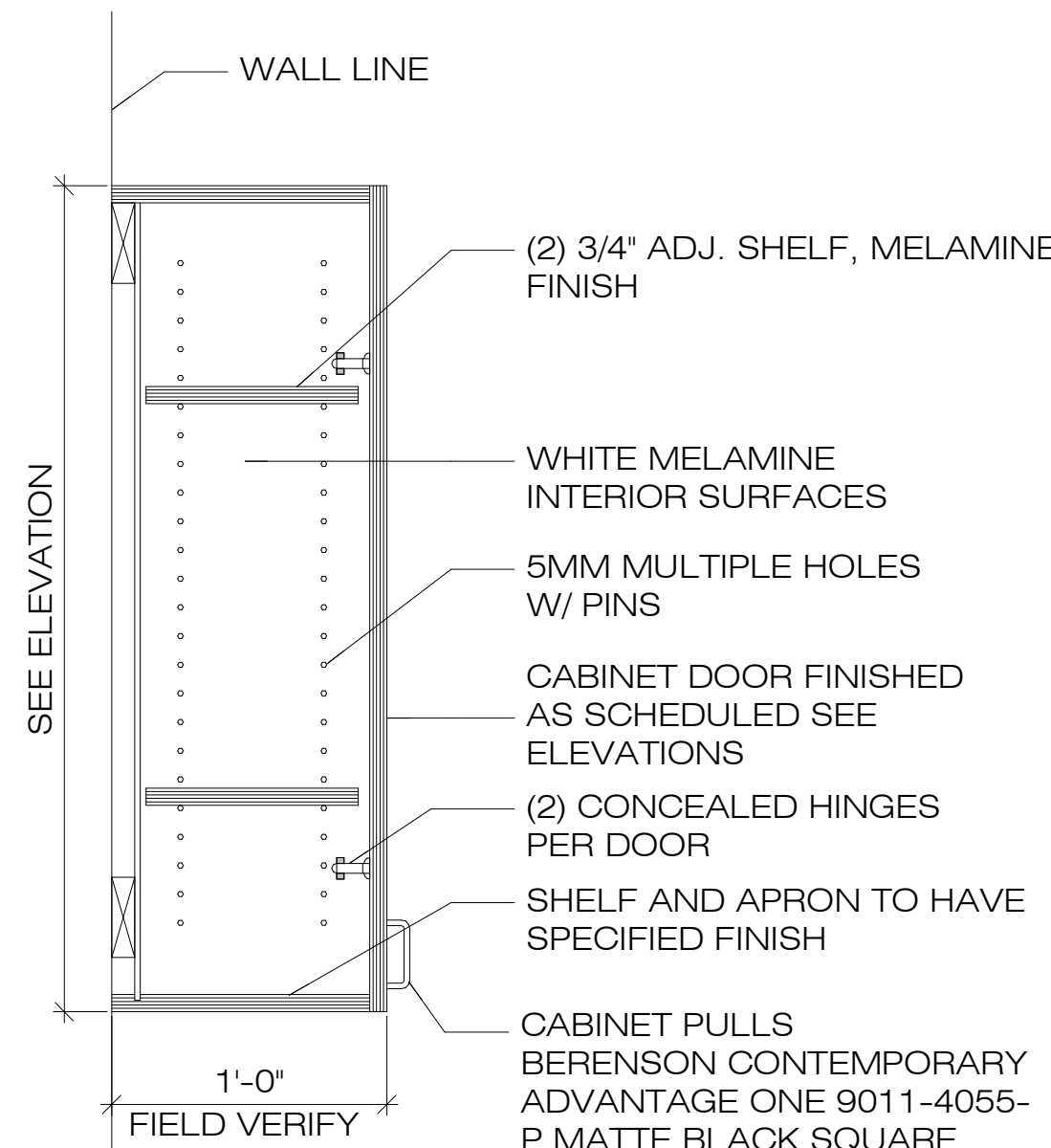


B1 ELEVATION
#201 BREAK ROOM



A BASE CABINET
SCALE 1-1/2" = 1'-0"

PER IBC 2015 1109.9:
WHERE FIXED OR BUILT-IN STORAGE ELEMENTS SUCH AS
CABINETS, COAT HOOKS, SHELVES, MEDICINE CABINETS,
LOCKERS, CLOSETS AND DRAWERS ARE PROVIDED IN
REQUIRED ACCESSIBLE SPACES, AT LEAST 5 PERCENT, BUT NOT
LESS THAN ONE OF EACH TYPE SHALL BE ACCESSIBLE.



B UPPER CABINET
SCALE 1-1/2" = 1'-0"

GENERAL:
UNLESS NOTED OTHERWISE, ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST BUILDING CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS AT THE JOB SITE, AND TO FULLY COORDINATE ALL DIMENSIONS AND CONDITIONS OF DETAILS WITH OTHER DISCIPLINES. ANY FIELD CONDITIONS REQUIRING CONSTRUCTION THAT IS DIFFERENT FROM THAT SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. ANY CONFLICTING DETAILS SHOWN IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE CONSTRUCTION OF SAID DETAIL. DO NOT SCALE DRAWINGS. ANY QUESTIONS REGARDING THE CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT IN THE FORM OF A WRITTEN REQUEST FOR INFORMATION (RFI).

ALL SUPPORT OF CONSTRUCTION LOADS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL SHORING AND BRACING REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION PROCESS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK SHALL BE DONE IN ACCORDANCE WITH OSHA REQUIREMENTS. POTENTIAL CONFLICTS BETWEEN THESE DOCUMENTS AND OSHA REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE WORK. ALL PROCEDURES OF SOIL EXCAVATION, BACK FILL, AND SUPPORT OF ADJACENT PROPERTY DURING EARTHWORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL DIMENSIONS INDICATED ON PLANS SHALL BE TO FACE OF STUDS, FACE OF CONCRETE BLOCK, FACE OF ROUGH CONCRETE, CENTERLINE OF COLUMNS, BOTTOM OF METAL DECK, AND TOP OF SLAB, UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT INDICATED ON STRUCTURAL DRAWINGS. THE FOLLOWING DESIGN CRITERIA SHALL BE ENFORCED.

GOVERNING BUILDING CODE: IBC 2018 & IRC 2015
RISK CATEGORY: II (IBC TABLE 1604.5)

LOADING:

ROOF LOAD

1. ROOF DEAD LOAD: 15 PSF
2. ROOF LIVE LOAD: 20 PSF (NON-CONCURRENT WITH ROOF SNOW LOAD)
3. ROOF SNOW LOAD:
 - A. GROUND SNOW LOAD $P_g = 35$ PSF
 - B. FLAT ROOF SNOW LOAD $P_f = 25$ PSF (SNOW DRIFT PER ASCE 7-16)
 - C. SNOW EXPOSURE FACTOR $C_e = 1.0$
 - D. SNOW LOAD IMPORTANCE FACTOR $I_s = 1.0$
 - E. THERMAL FACTOR $C_t = 1.0$

FLOOR LOAD

1. DEAD: 15 PSF
2. LIVE: 50 PSF (OFFICE), 80 PSF (HALLWAY)

WIND LOAD

1. BASIC WIND SPEED: 105 MPH (ULTIMATE)
2. WIND EXPOSURE TYPE: C
3. WIND IMPORTANCE FACTOR, $I_w = 1.0$

SEISMIC LOAD

1. RISK CATEGORY II
2. SITE COEFFICIENTS
 - A. $S_s = 0.79g$
 - B. $S_1 = 0.25g$
 - C. $S_{DS} = 0.641$
 - D. $C_i = 0.02$
 - E. SOIL SITE CLASS= D
 - F. SEISMIC DESIGN CATEGORY= D
3. BASIC LFERS = LIGHT FRAMED WALL WITH SHEAR WALLS
 - A. RESPONSE MODIFICATION COEFFICIENT $R = 6.5$
 - B. SYSTEM OVERSTRENGTH FACTOR $G = 3$
 - C. DEFLECTION AMPLIFICATION FACTOR $C_d = 4$
 - D. W. WEIGHT OF STRUCTURE:
 - E. DESIGN BASE SHEAR = $0.099W$ (ULTIMATE), $0.070W$ (SERVICE) DESIGN PROCEDURE: EQUIVALENT LATERAL FORCE

DEFLECTION LIMITS:

1. FLOOR LIVE LOAD: L/480; FLOOR TOTAL LOAD: L/360
2. ROOF TOTAL LOAD: L/240

ALTERNATES:

ALTERNATE PRODUCTS OF SIMILAR STRENGTH, NATURE AND FORM FOR SPECIFIED ITEMS MAY BE SUBMITTED WITH ADEQUATE TECHNICAL DOCUMENTATION TO THE ARCHITECT/ENGINEER FOR REVIEW. ALTERNATE MATERIALS THAT ARE SUBMITTED WITHOUT ADEQUATE TECHNICAL DOCUMENTATION OR THAT SIGNIFICANTLY DEVIATE FROM THE DESIGN INTENT OF MATERIALS SPECIFIED MAY BE RETURNED WITHOUT REVIEW. ALTERNATES THAT REQUIRE SUBSTANTIAL EFFORT TO REVIEW WILL NOT BE REVIEWED UNLESS AUTHORIZED BY THE OWNER.

DISCREPANCIES:

IN CASE OF DISCREPANCIES BETWEEN THE GENERAL NOTES, SPECIFICATIONS PLAN DETAILS OR REFERENCE STANDARDS, THE ARCHITECT/ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. SHOULD ANY DISCREPANCY BE FOUND IN THE CONTRACT DOCUMENTS, THE CONTRACTOR WILL BE DEEMED TO HAVE INCLUDED IN THE PRICE THE MOST EXPENSIVE WAY OF COMPLETING THE WORK, UNLESS PRIOR TO THE SUBMISSION OF THE PRICE, THE CONTRACTOR ASKS FOR A DECISION FROM THE ARCHITECT AS TO WHICH SHALL GOVERN. ACCORDINGLY, ANY CONFLICT IN OR BETWEEN THE CONTRACT DOCUMENTS SHALL NOT BE A BASIS FOR ADJUSTMENT IN THE CONTRACT PRICE.

SITE VERIFICATION:

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. CONFLICTS BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

MEANS, METHODS AND SAFETY REQUIREMENTS:

THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARDS SUCH AS OSHA AND DOSH (DEPARTMENT OF OCCUPATIONAL SAFETY AND HEALTH). CONTRACTOR IS RESPONSIBLE TO ADHERE TO OSHA REGULATIONS REGARDING STEEL ERECTION ITEMS SPECIFICALLY ADDRESSED ON THE LATEST OSHA REGULATIONS. BOLTING AND FIELD WELDING AT ALL MEMBER CONNECTIONS IS TO BE COMPLETED PRIOR TO THE RELEASE OF THE MEMBER FROM THE HOISTING MECHANISM UNLESS REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR'S TEMPORARY BRACING AND SHORING DESIGN ENGINEER.

BRACING/SHORING DESIGN ENGINEER:

THE CONTRACTOR SHALL AT HIS DISCRETION EMPLOY AN SSE, A REGISTERED PROFESSIONAL ENGINEER FOR THE DESIGN OF ANY TEMPORARY BRACING AND SHORING.

TEMPORARY SHORING, BRACING:

THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR EXECUTING IT PROPERLY.

CONSTRUCTION LOADS:

LOADS ON THE STRUCTURE DURING CONSTRUCTION SHALL NOT EXCEED THE DESIGN LOADS AS NOTED IN DESIGN CRITERIA & LOADS BELOW OR THE CAPACITY OF PARTIALLY COMPLETED CONSTRUCTION AS DETERMINED BY THE CONTRACTOR'S SSE FOR BRACING/SHORING.

CHANGES IN LOADING:

THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY THE SER OF ANY ARCHITECTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING LOAD IMPOSED ONTO THE STRUCTURE THAT DIFFERS FROM, OR THAT IS NOT DOCUMENTED ON THE ORIGINAL CONTRACT DOCUMENTS.

FOR ALL STRUCTURAL/ARCHITECTURAL/ELECTRICAL OR PLUMBING DRAWINGS), PROVIDE DOCUMENTATION OF LOCATION, LOAD, SIZE AND ANCHORAGE OF ALL UNDOCUMENTED LOADS IN EXCESS OF 400 POUNDS. PROVIDE MARKED-UP STRUCTURAL PLAN INDICATING LOCATIONS OF ANY NEW EQUIPMENT OR LOADS. SUBMIT PLANS TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO INSTALLATION.

PLAN INFORMATION:

DIMENSIONS ARE FOR REFERENCE. CONTRACTOR TO VERIFY ALL DIMENSIONS. DIMENSIONS ARE PROVIDED BY THE ARCHITECT'S ELECTRONIC FILE. ALWAYS VERIFY THESE PLANS AND DIMENSIONS WITH THE ARCHITECT PLANS UNDER NO CIRCUMSTANCES WILL MCNEIL ENGINEERING, ITS EMPLOYEES OR AGENTS BE LIABLE FOR ANY DIRECT, INDIRECT PUNITIVE OR CONSEQUENTIAL DAMAGES THAT MAY RESULT IN ANY WAY FROM YOUR USE, MISUSE, REFERENCE TO OR RELIANCE ON ANY OF THE INFORMATION PROVIDED OR THAT RESULT FROM MISTAKES, ERRORS, OMISSIONS, INTERPRETATIONS OR DEFECTS. MCNEIL ENGINEERING EXPRESSLY DISCLAIMS ALL WARRANTIES, INCLUDING ANY EXPRESS OR

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WHILE MCNEIL ENGINEERING MAKES EVERY EFFORT TO PRESENT ACCURATE AND RELIABLE INFORMATION, MCNEIL ENGINEERING DOES NOT ENDORSE, APPROVE OR CERTIFY THE INFORMATION PROVIDED BY OTHERS, NOR DOES MCNEIL ENGINEERING GUARANTEE ITS ACCURACY, COMPLETENESS OR TIMELINESS. USE OF THIS INFORMATION IS VOLUNTARY AND RELIANCE ON IT SHOULD ONLY BE UNDERTAKEN AFTER YOU HAVE INDEPENDENTLY VERIFIED ITS ACCURACY, COMPLETENESS AND TIMELINESS.

CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY DIMENSIONS AGAINST THE CORRESPONDING OFFICIAL CONSTRUCTION DRAWINGS. DIMENSIONS SHOWN ON THE CONSTRUCTION DOCUMENTS MUST BE VERIFIED WITH ARCHITECTURAL PLANS. IF ANY DISCREPANCIES ARE FOUND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. MCNEIL ENGINEERING DOES NOT GUARANTEE THAT THIS ELECTRONIC MEDIA HAS NOT BEEN DAMAGED, ALTERED OR MODIFIED DURING TRANSMISSION AND/OR STORAGE. MCNEIL ENGINEERING DOES NOT GUARANTEE CHANGES ON THE ARCHITECTURAL PLANS HAVE BEEN FULLY CONVEYED AND THE CONSTRUCTION DOCUMENT UPDATED. ANYONE RECEIVING ELECTRONIC MEDIA MUST VERIFY ALL INFORMATION WITH THE CORRESPONDING OFFICIAL CONSTRUCTION DRAWINGS. ANY USE OR REUSE OF THIS INFORMATION SHALL BE THE FULL RESPONSIBILITY OF THE USER.

FOUNDATIONS:

SOILS REPORT: GSH GEOTECHNICAL, INC., JOB NUMBER 0259-014-20 DATED JANUARY 5, 2021. SOIL TO BE OBSERVED PRIOR TO PLACEMENT OF FOOTINGS. ALL FOOTING DEPTHS INDICATED ON PLANS ARE MINIMUM DEPTHS. FOOTINGS MAY BE PLACED IN NEAT EXCAVATED TRENCHES. TRENCH SHALL BE APPROVED BY INSPECTOR PRIOR TO PLACEMENT OF CONCRETE. AT LOCATIONS WHERE STRUCTURAL FILL IS REQUIRED, FILL SHALL BE PLACED IN 6" LIFTS & COMPACTED AT OPTIMUM MOISTURE CONTENT. REFER TO SOILS INVESTIGATION FOR DEPTH AND EXTENT OF STRUCTURAL FILL.

1. MAXIMUM NET BEARING PRESSURE = 2,500 PSF (NET ALLOWABLE) PER IBC
2. FROST DEPTH= 30" (FOOTINGS EXPOSED TO FREEZING TEMPERATURES FROM GRADE TO BOTTOM OF FOOTING)
3. INTERIOR FOOTINGS = 15" (BOTTOM OF FOOTING FROM TOP OF SLAB)
4. LATERAL SOIL PRESSURE: ACTIVE = 40 PCF, AT REST = 55 PCF, PASSIVE = 300 PCF

CONCRETE:

ALL CONCRETE MATERIALS SHALL COMPLY WITH THE STANDARDS SPECIFIED IN THE LATEST EDITION OF THE ACI 318 BUILDING CODE.

LOCATION	SPECIAL INSPECTION	EXPOSURE CLASS	SLUMP (MAX)	AGGREGATE (MAX SIZE)	AIR CONTENT	COMPRESSIVE STRENGTH (PSI)
FOOTINGS (INTERIOR)	NO (2500 PSI USED IN DESIGN)	F0, S0, P0, C0	5"	1" DIA.	1.5%	3,500 PSI
FOOTINGS (EXTERIOR)	NO (2500 PSI USED IN DESIGN)	F0, S0, P0, C0	5"	1" DIA.	1.5%	3,500 PSI
CONCRETE WALLS	NO (2500 PSI USED IN DESIGN)	F1, S0, P0, C1	4"	3/4" DIA.	5%	3,500 PSI
INTERIOR SLAB ON GRADE	NO (2500 PSI USED IN DESIGN)	F0, S0, P0, C0	5"	3/4" DIA.	1.5%	3,000 PSI
SLAB ON DECK	NO (2500 PSI USED IN DESIGN)	F2, S0, P0, C0	4"	3/4" DIA.	6%	3,500 PSI

AIR CONTENT = 1.5% MEASURED AT POINT OF FINAL PLACEMENT. AIR-ENTRAINING ADMIXTURES SHALL COMPLY WITH ASTM C269 (WHEN USED). CALCIUM CHLORIDE SHALL NOT BE ADDED TO THE CONCRETE MIX. UNREINFORCED CONCRETE SLABS ON GRADE MAY HAVE CALCIUM CHLORIDE NOT EXCEEDING ONE PERCENT. AIR ENTRAINMENT SHALL BE ADJUSTED FOR THE USE OF ADMIXTURES AND FLY ASH.

ANY CONCRETE THAT FAILS TO MEET SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, DESIGN, PLACEMENT AND REMOVAL OF ALL FORMWORK. ALL SHORING DURING PLACEMENT OF CONCRETE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CAST-IN-PLACE CONCRETE COVER:

CONFORM TO THE FOLLOWING COVER AND CORROSION PROTECTION REQUIREMENTS UNLESS NOTED OTHERWISE IN THE DRAWINGS:

	MIN. COVER
FOOTING BOTTOM REINFORCEMENT	3"
FOOTING TOP REINFORCEMENT	2"
SLAB ON GRADE REINFORCEMENT	2" FROM TOP
WALLS IN CONTACT WITH EARTH	2"
WALLS NOT IN CONTACT WITH EARTH	3/4"

POST-INSTALLED ANCHORS TO CONCRETE:

ANCHOR LOCATION, TYPE, DIAMETER AND EMBEDMENT SHALL BE AS INDICATED ON DRAWINGS. REFERENCE THE "POST INSTALLED ANCHORS" SECTION FOR APPLICABLE POST-INSTALLED ANCHOR ADHESIVES. ANCHORS SHALL BE INSTALLED AND INSPECTED IN STRICT ACCORDANCE WITH THE APPLICABLE ICC.

CONCRETE REINFORCING:

ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615 GRADE 60, $F_y = 60,000$ PSI MIN. UNLESS NOTED OTHERWISE. BARS SHALL BE TIED SECURE PRIOR TO PLACEMENT OF CONCRETE TO MAINTAIN PROPER PLACEMENT AFTER CONCRETE IS IN PLACE. LAP ALL BARS 40 DIAMETERS UNLESS NOTED OTHERWISE. SPLICE BARS ONLY WHERE SHOWN ON PLANS.

SHOP DRAWINGS OF ALL BARS AND LOCATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. NORMAL WEIGHT CONCRETE SHALL HAVE A UNIT WEIGHT OF POUNDS PER CUBIC FOOT. USE OF CALCIUM CHLORIDE IS NOT PERMITTED IN ANY CONCRETE MIXES. ALL OTHER ADDITIVES AND ADMIXTURES MUST HAVE THE WRITTEN APPROVAL OF THE ENGINEER. THE ENGINEER SHALL HAVE 10 BUSINESS DAYS TO REVIEW SHOP DRAWINGS.

STRUCTURAL STEEL:

ALL STRUCTURAL STEEL COMPONENTS SHALL BE FABRICATED AND ERECTED ACCORDING TO THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATIONS FOR DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS," WITH "COMMENTARY," AND THE AISC "CODE OF STANDARD PRACTICE" FOR STEEL BUILDINGS AND BRIDGES" AS WELL AS THE FOLLOWING STANDARDS:

AISC "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A-325 OR A-490 BOLTS" APPROVED BY THE RESEARCH COUNCIL ON RIVETED AND BOLTED STRUCTURAL JOINTS OF THE ENGINEERING FOUNDATION.

AWS D1.1 "STRUCTURAL WELDING CODE"

ASTM A-4 "GENERAL REQUIREMENTS FOR DELIVERY OF ROLLED STEEL PLATES, SHAPES, SHEET PILING AND BARS FOR STRUCTURAL USE".

ALL STEEL SECTIONS SHALL CONFORM TO THE FOLLOWING:

WIDE FLANGE SHAPES: ASTM A572 GRADE 50 OR ASTM A992 GRADE 50.
HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B

FY MIN = 46 KSI
ANGLES, CHANNELS, PLATES & BARS: ASTM A36.

ALL WELDING SHALL BE DONE BY CERTIFIED AWS WELDERS, AND COMPLY WITH THE LATEST EDITION OF THE AWS D1.1 CODE FOR WELDING IN BUILDING CONSTRUCTION. ALL FILLET WELDS TO BE 3/16" UNLESS NOTED OTHERWISE. ALL STEEL TO STEEL BOLTED CONNECTIONS SHALL BE WITH ASTM A307, UNLESS NOTED OTHERWISE. PROVIDE EDGE DISTANCE IN ACCORDANCE TO AISC TABLE J3.7 UNLESS NOTED OTHERWISE. ALL FIELD WELDS SHALL BE SPECIALLY INSPECTED PER IBC TABLE. ALL TESTING AND INSPECTION REPORTS SHALL BE SENT TO THE ENGINEER FOR REVIEW.

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. THE ENGINEER SHALL HAVE 10 BUSINESS DAYS TO REVIEW SHOP DRAWINGS.

LAMINATED VENEER LUMBER:

ALL LAMINATED VENEER LUMBER SHALL CONFORM TO THE SPECIFICATIONS OF WEYERHAEUSER CORPORATION FOR VENEER LUMBER, OR ENGINEER APPROVED EQUIVALENT. DESIGN VALUES SHALL MEET OR EXCEED THOSE PUBLISHED VALUES IN THE WEYERHAEUSER PRODUCT GUIDE, LATEST EDITION. A COMPLETE SET OF STRUCTURAL SHOP DRAWINGS, INDICATING MEMBERS AND PLACEMENT SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO THE FABRICATION OF THE MEMBERS. THE ENGINEER SHALL HAVE 10 BUSINESS DAYS TO REVIEW SHOP DRAWINGS.

PLYWOOD WEB JOIST:

ALL WOOD JOIST SHALL CONFORM TO THE SPECIFICATIONS OF WEYERHAEUSER CORPORATION FOR TJI JOISTS, OR ENGINEER APPROVED EQUAL. DESIGN VALUES SHALL MEET OR EXCEED THOSE PUBLISHED VALUES IN THE I-LEVEL TJI JOIST PRODUCT GUIDE, LATEST EDITION. A COMPLETE SET OF STRUCTURAL SHOP DRAWINGS, INDICATING MEMBERS AND PLACEMENT SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO THE FABRICATION OF THE JOISTS. THE ENGINEER SHALL HAVE 10 BUSINESS DAYS TO REVIEW SHOP DRAWINGS. MAXIMUM DEFLECTION OF

JOISTS DESIGN DEFLECTION:

SPANS UNDER 20FT
LIVE = L/480
LIVE + DEAD = L/360 (MAXIMUM OF 0.5")

SHEATHING:

SHEATHING SHALL BE A.P.A. RATED, SEE PLAN FOR SPAN RATING AND THICKNESS. SHEATHING INSTALLATION:

ROOF AND FLOOR SHEATHING SHALL BE LAID WITH THE FACE GRAIN PERPENDICULAR TO THE FRAMING MEMBERS U.N.O. AND END JOINTS SHALL BE STAGGERED. WALL SHEATHING MAY BE APPLIED HORIZONTALLY OR VERTICALLY.

ALL NAILS SHALL BE COMMON WIRE NAILS U.N.O. EQUIVALENT PNEUMATIC DRIVEN NAILS MAY BE USED IF FASTENER MANUFACTURER HAS CURRENT I.C.C. APPROVAL. FASTENERS TO BE USED SHALL BE EQUIVALENT IN LATERAL AND WITHDRAWAL STRENGTH TO THE SIZE COMMON NAIL SPECIFIED.

ROOF SHEATHING:

EDGE BLOCKING OF UNSUPPORTED EDGES OF SHEATHING AS NOTED ON PLANS. PLY CLIPS OR APPROVED EQUAL CONNECTOR SHALL BE INSTALLED AT MID SPAN BETWEEN EACH SUPPORT WHEN RAFTER SPACING EXCEEDS 16" AND EDGE BLOCKING IS NOT SPECIFIED.

TYPICAL NAILING SHALL BE 8d @ 6" O.C. AT SUPPORTED EDGES AND OVER SHEAR WALLS AND 8d AT 12" O.C. AT INTERMEDIATE SUPPORTS, U.N.O.

FLOOR SHEATHING:

EDGE BLOCKING OF UNSUPPORTED EDGES OF SHEATHING AS NOTED ON PLANS.

TYPICAL NAILING SHALL BE 10d @ 6" O.C. ALL SUPPORTED EDGES AND OVER SHEAR WALLS, AND 10d @ 12" O.C. ALL INTERMEDIATE SUPPORTS U.N.O. USE RING SHANK NAILS.

ALL FLOOR SHEATHING SHALL BE GLUED TO JOISTS. THE FIELD-GLUED FLOOR SYSTEM SHALL BE INSTALLED ACCORDING TO THE RECOMMENDATION OF THE AMERICAN PLYWOOD ASSOCIATION. GLUE SHALL BE APPLIED TO THE JOISTS AND TO THE GROOVE IN THE EDGE OF THE T & G PANELS. GLUE SHALL MEET THE REQUIREMENTS OF THE AMERICAN PLYWOOD ASSOCIATION ADHESIVE SPEC. AFG-D1 AND SHALL BE APPLIED AS DIRECTED BY THE GLUE MANUFACTURER. GLUE MAY BE APPLIED MANUALLY OR WITH PNEUMATIC OR ELECTRIC EQUIPMENT.

ROUGH CARPENTRY:

FRAMING LUMBER SHALL BE KILN DRIED AND SHALL MEET THE FOLLOWING MINIMUM STANDARD U.N.O.

USE SPECIES GRADE
SILL PLATES 2 x 4 D.F. STANDARD OR BETTER.
2 x 6, 2 x 8 D.F. NO. 2 OR BETTER.
ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY, SHALL BE PRESSURE TREATED OR CALIFORNIA REDWOOD.

HORIZONTAL FRAMING LUMBER: (U.N.O.)

4x4 AND SMALLER D.F. NO. 2
2x ROOF JOISTS & RAFTERS D.F. NO. 2
2x FLOOR JOISTS D.F. NO. 2
3x LEDGERS D.F. NO. 1
4x HEADERS & BEAMS D.F. NO. 1
6x6 & LARGER BEAMS D.F. NO. 1

VERTICAL FRAMING LUMBER: (U.N.O.)

ALL STUDS D.F. NO. 2
ALL POSTS D.F. NO. 1
ALL OTHER LUMBER U.N.O. D.F. STANDARD OR BETTER.

FINGER-JOINTED LUMBER MAY BE USED EXCEPT AT SHEARWALL HOLDDOVNS LOCATIONS.

AT EXTERIOR LOCATIONS, DECKS EXPOSED CORRIDORS, USE APA RATED SHEATHING EXTERIOR, WHERE CONSTRUCTION DELAYS ARE EXPECTED PRIOR TO PROVIDING PROTECTION USE APA RATED SHEATHING EXPOSURE 1 COMMONLY KNOWN AS "CDX".

PROVIDE THE FOLLOWING AT ALL BEARING LOCATIONS U.N.O.:

OPENING UP TO 3'-0": ONE TRIMMER ONE KING STUD
OPENING FROM 3'-1" TO 6'-0": ONE TRIMMER TWO KING STUD
OPENING FROM 6'-1" TO 8'-0": TWO TRIMMERS AND TWO KING STUDS

PROVIDE A MINIMUM OF (2) STUDS AND ONE KING POST UNDER ALL BEAM BEARING LOCATIONS UNO. PROVIDE A MINIMUM OF (3) STUDS UNDER ALL GIRDER TRUSS BEARING LOCATIONS UNO. WHERE POSTS OR MULTIPLE STUDS UNDER BEAMS OR HEADERS ARE IDENTIFIED ON DRAWINGS, THOSE POSTS OR MULTIPLE STUDS SHALL BE CARRIED TO THE FOUNDATION. BLOCK JOISTS AT ALL SUPPORTS. DOUBLE JOISTS UNDER PARALLEL PARTITIONS. BLOCK UNDER PERPENDICULAR PARTITIONS AT 32" O.C.

PREFABRICATED ROOF WOOD TRUSSES:

TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE FOLLOWING STANDARDS: NATIONAL DESIGN SPECS. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION RULE NO. 16. DESIGN SPECS FOR LT. MTL. PLATE CONNECTED WOOD TRUSSES BY THE TRUSS PLATE INSTITUTE. CAMBER TRUSSES FOR 1 1/2 TIMES THE DEAD LOAD DEFLECTION.

TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MIN. SUPERIMPOSED LOADING: ROOF TRUSSES:

TOP CHORD DL = 15 PSF SL = SEE LOADING CRITERIA
C_d = 1.0
BTM. CHORD DL = 5 psf LL = 10 psf (NOT TO BE APPLIED AT THE SAME TIME AS TOP CHORD LL)

MAXIMUM DEFLECTION OF TRUSSES SHALL BE (DEAD + LIVE).
ROOF - L/240

WEB MEMBERS MAY NOT BE SHOWN ON DRAWINGS. MANUFACTURER TO DETERMINE WEB MEMBER CONFIGURATION AND TRUSS CONNECTION. NO TRUSS MAY BE ALTERED OR MODIFIED IN THE FIELD WITHOUT THE WRITTEN APPROVAL FROM THE ENGINEER. A COMPLETE SET OF SHOP DRAWINGS, ICC REPORTS AND CALCULATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO THE FABRICATION OF ANY MEMBERS. SUCH CALCULATIONS SHALL BE PREPARED UNDER THE DIRECTION OF A LICENSED ENGINEER IN THE STATE IN WHICH THE BUILDING IS TO BE BUILT.

PREFABRICATED FLOOR WOOD TRUSSES:

FLOOR TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE FOLLOWING STANDARDS: NATIONAL DESIGN SPECS. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION RULE NO. 16. DESIGN SPECS FOR LT. METAL PLATE CONNECTED WOOD TRUSSES BY THE TRUSS PLATE INSTITUTE. CAMBER TRUSSES FOR 1 1/2 TIMES THE DEAD LOAD DEFLECTION.

TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MIN. SUPERIMPOSED LOADING:
44. TOP CHORD:

- A. DL=15 PSF
- B. LL=PER LUE LOADING INFORMATION
- C. C_d=1.0

45. BOTTOM CHORD:

- A. DL=5 PSF
- B. LL=10 PSF (NOT TO BE APPLIED AT THE SAME TIME AS TOP CHORD LL)

46. MAXIMUM DEFLECTION OF TRUSSES SHALL BE (DEAD + LIVE).

- A. SPANS 20 FT AND LESS = L/360, SPANS OVER 20' = L/480 (THIS MAY BE REDUCE AT THE WRITTEN DIRECTION OF THE OWNER).

WEB MEMBERS MAY NOT BE SHOWN ON DRAWINGS. MANUFACTURER TO DETERMINE WEB MEMBER CONFIGURATION AND TRUSS CONNECTION. NO TRUSS MAY BE ALTERED OR MODIFIED IN THE FIELD WITHOUT THE WRITTEN APPROVAL FROM THE ENGINEER. A COMPLETE SET OF SHOP DRAWINGS, ICC REPORTS AND CALCULATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO THE FABRICATION OF ANY MEMBERS. SUCH CALCULATIONS SHALL BE PREPARED UNDER THE DIRECTION OF A LICENSED ENGINEER IN THE STATE IN WHICH THE BUILDING IS TO BE BUILT.

POST INSTALLED ANCHORS:

FOLLOW ALL ICC REPORT AND MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS FOR POST INSTALLED ANCHORS INSTALLATION. WHERE CONFLICT MAY EXIST, THE MOST STRINGENT REQUIREMENTS APPLIES.

FOLLOW MANUFACTURER AND ICC EVALUATION REPORT REQUIREMENTS FOR INSTALLATION TEMPERATURE OF ADHESIVE ANCHORS. ADHESIVE ANCHORS SHALL NOT BE INSTALLED OR CURED OUTSIDE OF APPROVED TEMPERATURE RANGES.

ADHESIVE ANCHORS IN CONCRETE SHALL BE: HILTI HIT RE-500 SD (ESR-2322); SIMPSON SET-XP (ESR-2508); OR POWERS FASTENERS PE1000+ (ESR-2583).

ADHESIVE ANCHORS IN GROUTED MASONRY SHALL BE: HILTI HIT HY-150 (ESR-1967); SIMPSON SET (ESR-1772).

SPECIAL INSPECTION AND TESTING SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THE ICC EVALUATION REPORT, PER SECTION 1704.13 OF THE IBC. PERIODIC INSPECTION IS ALLOWED FOR MECHANICAL ANCHORS PER SECTION 6.6 OF ICC-ES AC109.

SPECIAL INSPECTION AND TESTING AS REQUIRED BY THE IBC SHALL BE PROVIDED BY AN INDEPENDENT AGENCY EMPLOYED BY THE OWNER UNLESS WAIVED BY THE BUILDING OFFICIAL. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH REQUIRED INSPECTIONS/TESTS AS INDICATED BELOW, REFERRING TO THE IBC SECTION INDICATED AS APPROPRIATE. REF IBC SECTION 1704.

SHOP DRAWING DEVIATIONS:

WHEN SHOP DRAWINGS (COMPONENT DESIGN DRAWINGS) DIFFER FROM OR ADD TO THE REQUIREMENTS OF THE STRUCTURAL DRAWINGS THEY SHALL BE DESIGNED AND STAMPED BY THE RESPONSIBLE SSE.

GENERAL CONTRACTOR'S PRIOR REVIEW:

ONCE THE CONTRACTOR HAS COMPLETED HIS REVIEW OF THE SSE COMPONENT DRAWINGS, THE SER WILL REVIEW THE SUBMITTAL ACCORDINGLY. REVIEW OF THE SPECIALTY STRUCTURAL ENGINEER'S (SSE) SHOP DRAWINGS (COMPONENT DESIGN DRAWINGS) IS FOR COMPLIANCE WITH DESIGN CRITERIA AND COMPATIBILITY WITH THE DESIGN OF THE PRIMARY STRUCTURE AND DOES NOT RELIEVE THE SSE OF RESPONSIBILITY FOR THAT DESIGN. ALL NECESSARY BRACING, TIES, ANCHORAGE, PROPRIETARY PRODUCTS SHALL BE FURNISHED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS OR THE SSE'S DESIGN DRAWINGS AND CALCULATIONS. THESE ELEMENTS INCLUDE BUT ARE NOT LIMITED TO THE ITEMS LISTED BELOW.

DEFERRED SUBMITTAL ITEMS:

ITEMS REQUIRING DEFERRED SUBMITTALS THAT ARE LISTED BELOW ARE TO BE DESIGNED AND FABRICATED BY THE MANUFACTURER ACCORDING TO SPECIFICATIONS GIVEN IN THE CONSTRUCTION DOCUMENTS.

THESE DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO THE PROJECT ARCHITECT AND/OR ENGINEER FOR PREVIEW AND COORDINATION. UPON COMPLETION OF THE ARCHITECT/ENGINEER REVIEW, THE ARCHITECT/ENGINEER WILL SUBMIT THE DEFERRED SUBMITTALS TO THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL. THE SUBMITTAL TO THE BUILDING OFFICIAL SHALL INCLUDE A LETTER STATING THAT THE ARCHITECT/ENGINEER REVIEW HAS BEEN PERFORMED AND THAT THE PLANS AND CALCULATIONS FOR THE DEFERRED SUBMITTAL ITEMS ARE FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN DRAWINGS WITH NO EXCEPTIONS.

THE FINAL SUBMITTAL SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE IN WHICH CONSTRUCTION WILL OCCUR AND SHALL BE AVAILABLE AT THE JOBSITE THROUGHOUT CONSTRUCTION.

CONSTRUCTION RELATED TO DEFERRED SUBMITTALS SHALL NOT COMMENCE UNTIL THE BUILDING OFFICIAL HAS APPROVED THE SUBMITTAL.

ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS OR, AS REQUIRED, FOR AN ANGULAR FIT AGAINST ABUTTING MEMBERS.

ALL FRAMING COMPONENTS SHALL BE PLUMBED, ALIGNED AND LEVELED.

ITEMS LISTED FOR DEFERRED SUBMITTAL SHALL BE DESIGNED BY SPECIALTY STRUCTURAL ENGINEERS LICENSED IN THE STATE OF UTAH. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW (SEE NOTES THIS SHEET). THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE ARCHITECT, ENGINEER OF RECORD AND THE BUILDING OFFICIAL.

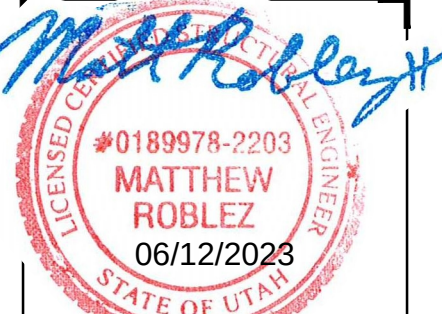
DEFERRED SUBMITTAL ITEMS:

1. ITEMS TYPICAL TO CONSTRUCTION TO INCLUDE BUT NOT LIMITED TO
2. GUARDRAILS AND BALCONY RAIL ANCHORAGES
3. GLASS & CANOPIES
4. INTERIOR METAL OR GLASS STAIRS AND/OR RAILINGS
5. CONCRETE DESIGN MIX
6. PRE-FABRICATED TRUSSES

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TRAVI GODDERIDGE

GODDERIDGE VETERINARY CLINIC
1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 2

STRUCTURAL STEEL (IBC 1705.2.1, 1705.11.1 & 1705.12.2)

Item		Detailed Instructions and Frequencies	
PRIOR TO WELDING (TABLE N5.4-1, AISC 360-10):			
Verify welding procedures (WPS) and consumable certificates	☒ Continuous	☐ Periodic	
Material identification	☐ Continuous	☒ Periodic	Verify type and grade of material.
Welder identification	☐ Continuous	☒ Periodic	A system shall be maintained by which a welder who has welded a joint or member can be identified.
Fit-up groove welds	☐ Continuous	☒ Periodic	Verify joint preparation, dimensions, cleanliness, tacking, and backing.
Access holes	☐ Continuous	☒ Periodic	Verify configuration and finish.
Fit-up fillet welds	☐ Continuous	☒ Periodic	Verify alignment, gaps at root, cleanliness of steel surfaces, and tack weld quality and location.
DURING WELDING (TABLE N5.4-2, AISC 360-10):			
Use of qualified welders	☐ Continuous	☒ Periodic	Verify that welders are appropriately qualified.
Control and handling of welding consumables	☐ Continuous	☒ Periodic	Verify packaging and exposure control.
Cracked tack welds	☐ Continuous	☒ Periodic	Verify that welding does not occur over cracked tack welds.
Environmental conditions	☐ Continuous	☒ Periodic	Verify win speed is within limits as well as precipitation and temperature.
WPS followed	☐ Continuous	☒ Periodic	Verify items such as settings on welding equipment, travel speed, welding materials, shielding gas type/flow rate, preheat applied, interpass temperature maintained, and proper position.
Welding techniques	☐ Continuous	☒ Periodic	Verify interpass and final cleaning, each pass is within profile limitations, and quality of each pass.
AFTER WELDING (TABLE N5.4-3, AISC 360-10):			
Welds cleaned	☐ Continuous	☒ Periodic	Verify that welds have been properly cleaned.
Size, length, and location of welds	☒ Continuous	☐ Periodic	
Welds meet visual acceptance criteria	☒ Continuous	☐ Periodic	
Arc strikes	☒ Continuous	☐ Periodic	
k-area	☒ Continuous	☐ Periodic	
Backing & weld tabs removed	☒ Continuous	☐ Periodic	
Repair activities	☒ Continuous	☐ Periodic	
Document acceptance or rejection of welded joint/member	☒ Continuous	☐ Periodic	
NONDESTRUCTIVE TESTING (TABLE N5.5, AISC 360-10):			
CJP welds (Risk Cat. II)	☐ Continuous	☒ Periodic	Ultrasonic testing shall be performed on 10% of CJP groove welds in butt, T- and corner joints subject to transversely applied tension loading in materials 5/16-inch thick or greater. Testing rate must be increased if >5% of welds tested have unacceptable defects. A reduction in the rate of ultrasonic testing is allowed per Section N5.5c.
Size, length, and location of welds	☒ Continuous	☐ Periodic	
Welds meet visual acceptance criteria	☒ Continuous	☐ Periodic	
Arc strikes	☒ Continuous	☐ Periodic	
PRIOR TO BOLTING (TABLE N5.6-1, AISC 360-10):			
> Not required if only snug-tight joints are specified [per Section N5.6(1) of AISC 360-10]			
Certifications of fasteners	☒ Continuous	☐ Periodic	
Fasteners marked	☐ Continuous	☒ Periodic	Verify that fasteners have been marked in accordance with ASTM requirements.
Proper fasteners for joint	☐ Continuous	☒ Periodic	Verify grade, type, and bolt length if threads are excluded from the shear plane.
Proper bolting procedure	☐ Continuous	☒ Periodic	Verify proper procedure is used for the joint detail.
Connecting elements	☐ Continuous	☒ Periodic	Verify appropriate faying surface condition and hole preparation, if specified, meet requirements.
Pre-installation verification testing	☐ Continuous	☒ Periodic	Observe and document verification testing by installation personnel for fastener assemblies and methods used.
Proper storage	☐ Continuous	☒ Periodic	Verify proper storage of bolts, nuts, washers, and other fastener components.
DURING BOLTING (TABLE N5.6-2, AISC 360-10):			
> Not required if only snug-tight joints are specified [per Section N5.6(1) of AISC 360-10]			
> Not required for pretensioned joints using turn-of-nut method with match-marking, direct-tension-indicators, or twist-off type tension control method [per Section N5.6(2) of AISC 360-10]			
Fastener assemblies	☐ Continuous	☒ Periodic	Verify that fastener assemblies are of suitable condition, paced in all holes, and washers are positioned as required.
Snug-tight prior to pretensioning	☐ Continuous	☒ Periodic	Verify that joints are brought to snug-tight condition prior to pretensioning operation.
Fastener component	☐ Continuous	☒ Periodic	Verify that fastener component is not turned by wrench prevented from rotating.
Pretensioned fasteners	☐ Continuous	☒ Periodic	Verify that fasteners are Pretensioned in accordance with RCSC Specification, progressing systematically from the most rigid point toward the free edges.
AFTER BOLTING (TABLE N5.6-3, AISC 360-10):			
Document acceptance or rejection of bolted connections	☒ Continuous	☐ Periodic	
OTHER STEEL INSPECTIONS (SECTION N5.7, AISC 360-10; TABLES J8-1 & J10-1, AISC 341-10):			
Structural steel details	☐ Continuous	☒ Periodic	All fabricated steel or steel frames shall be inspected to verify compliance with the details shown in the construction documents, such as braces, stiffeners, member locations, and proper application of joint details at each connection.
Anchor rods and other embedments supporting structural steel	☐ Continuous	☒ Periodic	Shall be on the premises during the placement of anchor rods and other embedments supporting structural steel for compliance with construction documents. Verify the diameter, grade, type, and length of the anchor rod or embedded item, and the extent or depth of embedment prior to placement of concrete.
Reduced beam sections (RBS)	☐ Continuous	☒ Periodic	Verify contour and finish as well as dimensional tolerances (see Table J8-1 of AISC 341-10)
Protected zones	☐ Continuous	☒ Periodic	Verify that no holes or unapproved attachments are made within the protected zone (see Table J8-1 or AISC 341-10)
H-piles	☐ Continuous	☒ Periodic	Verify that no holes or unapproved attachments occur within the protected zones of piling (see Table J10-1 of AISC 341-10)
STEEL ELEMENTS OF COMPOSITE CONSTRUCTION (TABLES N6.1, AISC 360-10; TABLES J9-1 THRU J9-3, AISC 341-11)			
Placement and installation of steel deck	☒ Continuous	☐ Periodic	
Placement and installation of steel headed stud anchors	☒ Continuous	☐ Periodic	
Document acceptance or rejection of steel elements	☒ Continuous	☐ Periodic	
Reinforcing steel	☐ Continuous	☒ Periodic	Verify appropriate reinforcement size, spacing, and orientation; that it has not been re-bent in field; that it is correctly tied and supported; and that required steel clearances have been provided.
Composite member size	☐ Continuous	☒ Periodic	Verify that composite member is the required size.

STEEL CONSTRUCTION OTHER THAN STRUCTURAL STEEL (IBC 1705.2.2)

Item		Detailed Instructions and Frequencies	
STEEL ROOF AND FLOOR DECKS (IBC TABLE 1705.2.2):			
Material verification of cold-formed steel deck	☐ Continuous	☒ Periodic	Confirm that identification markings are provided to conform to ASTM standards specified on construction documents.
Floor and roof deck welds	☐ Continuous	☒ Periodic	Visual inspection is required to confirm that weld meets acceptance criteria of AWS D1.3. Welder qualifications should also be verified.
WELDING AND REINFORCING STEEL (IBC TABLE 1705.2.2):			
Verification of weldability	☐ Continuous	☒ Periodic	Verify weldability of reinforcing steel based upon carbon equivalent and in accordance with AWS D1.4.
Reinforcing steel in intermediate or special moment frames, and boundary elements of special structural walls	☒ Continuous	☐ Periodic	
Shear reinforcement	☒ Continuous	☐ Periodic	
Other reinforcing steel	☐ Continuous	☒ Periodic	Visually inspect all welds in accordance with AWS D1.4.
COLD-FORMED STEEL CONSTRUCTION (IBC 1705.2.2.1.1, 1705.10.3, AND 1705.11.3):			
Trusses spanning > 60-feet	☐ Continuous	☒ Periodic	Verify that temporary and permanent truss bracing is installed in accordance with approved truss package. Performed by code inspection firm.
Reinforcing steel in intermediate or special moment frames, and boundary elements of special structural walls	☐ Continuous	☒ Periodic	Periodic inspections of welding operations. If fastener spacing is <4" o.c.: Verify that proper screw attachment, bolting, anchoring and other fastening of shear walls, diaphragms, drag struts, braces, shear panels and holdowns has occurred. Performed by code inspection firm.

CONCRETE CONSTRUCTION (IBC 1705.3 & 1705.12.1)

Item		Detailed Instructions and Frequencies	
Reinforcing steel, including prestressing tendons	☐ Continuous	☒ Periodic	Verify prior to placing concrete that reinforcing is of specified type, grade and size; that it is free of oil, dirt and rust; that it is located and spaced properly; that hooks, bends, ties, stirrups and supplemental reinforcement are placed correctly; that lap lengths, stagger and offsets are provided; and that all mechanical connections are installed per the manufacturer's instructions and/or evaluation report.
Cast-in bolts & embeds	☐ Continuous	☒ Periodic	Inspection of anchors or embeds cast in concrete is required when allowable loads have been increased or where strength design is used.
Post-installed anchors or dowels	☐ Continuous	☒ Periodic	All post-installed anchors/dowels shall be specially inspected as required by the approved ICC-ES report.
Use of required mix design	☐ Continuous	☒ Periodic	Verify that all mixes used comply with the approved construction documents, ACI 318: Ch. 4, 5.2-5.4; and IBC 1904.3, 1913.2,1913.3.
Concrete sampling for strength tests, slump, air content, and temperature	☒ Continuous	☐ Periodic	
Concrete & shotcrete placement	☒ Continuous	☐ Periodic	
Curing temperature and techniques	☐ Continuous	☒ Periodic	Verify that the ambient temperature for concrete is kept at >50°F for at least 7 days after placement. High-early-strength concrete shall be kept at >50°F for at least 3 days. Accelerated curing methods may be used (see ACI 318.5.11.3). The ambient temperature for shotcrete shall be >40°F for the same period of time as noted for concrete. Shotcrete shall be kept continuously moist for at least 24 hours after shotcreting. All concrete materials, reinforcement, forms, fillers, and ground shall be free from frost. In hot weather conditions ensure that appropriate measures are taken to avoid plastic shrinkage cracking and that the specified water/cement ratio is not exceeded.
Pre-stressed concrete	☒ Continuous	☐ Periodic	
Erection of precast concrete	☐ Continuous	☒ Periodic	Verify that all precast elements are lifted, assembled and braced in accordance with the approved construction documents.
Strength verification	☐ Continuous	☒ Periodic	Verify that adequate strength has been achieved prior to the removal of shores and forms or the stressing of post-tensioned tendons.
Formwork	☐ Continuous	☒ Periodic	Verify that the forms are placed plumb and conform to the shapes, lines, and dimensions of the members as required by the approved construction documents.
Reinforcement complying with ASTM A 615 in special moment frames, special structural walls and coupling beams	☐ Continuous	☒ Periodic	Verify that ASTM A 615 reinforcing steel used in these areas complies with ACI 318: 21.1.5.2 by means of certified mill test reports. If this reinforcing steel is to be welded chemical tests shall be performed in accordance with ACI 318: 3.5.2.

SOILS CONSTRUCTION (IBC 1705.6)

Item		Detailed Instructions and Frequencies	
Verify subgrade is adequate to achieve design bearing capacity	☐ Continuous	☒ Periodic	Prior to placement of concrete.
Verify excavations extend to proper depth and material	☐ Continuous	☒ Periodic	Prior to placement of compacted fill or concrete.
Verify that subgrade has been appropriately prepared prior to placing compacted fill	☐ Continuous	☒ Periodic	Prior to placement of compacted fill.
Perform classification and testing of compacted fill materials	☐ Continuous	☒ Periodic	All materials shall be checked at each lift for proper classifications and gradations not less than once for each 10,000 ft² of surface area.
Verify proper materials, densities and lift thicknesses during placement and compaction.	☒ Continuous	☐ Periodic	

MASONRY CONSTRUCTION (IBC 1705.4)

Item		Detailed Instructions and Frequencies	
PRIOR TO CONSTRUCTION (ARTICLE 1.15, TMS-602/ACI 530.1-11):			
Review material certificates, mix designs, test results and construction procedures	☐ Continuous	☒ Periodic	Verify that materials conform to the requirements of the approved construction documents. Mix design, test results, material certificates, and construction procedures should be submitted for review. Mortar mix designs shall conform to ASTM C 270 while grout shall conform to ASTM C 476. Material certificates shall be provided for the following: reinforcement; anchors, ties, fasteners, and metal accessories; masonry units, mortar and grout materials. Construction procedures for cold-weather or hot-weather construction shall be reviewed.
AS CONSTRUCTION BEGINS (TABLE 1.19.2, TMS-402/ACI 530-11):			
Proportions of site-prepared mortar	☐ Continuous	☒ Periodic	Verify that mortar is of the type and color specified on the construction documents, that it conforms to ASTM C 270, and that it is mixed in accordance with Article 2.6 A of TMS-602/ACI 530.1-11.
Construction of mortar joints	☐ Continuous	☒ Periodic	Verify that mortar joints comply with Article 3.3 B of TMS-602/ACI 530.1-11.
Grade and size of prestressing tendons and anchorages	☐ Continuous	☒ Periodic	Verify that prestressing tendons comply with Article 2.4 B of TMS-602/ACI 530.1-11 and that anchorages, couplers, and end blocks comply with Article 2.4 H.
Location of reinforcement connectors, and prestressing tendons and anchorages	☐ Continuous	☒ Periodic	Verify that reinforcement is placed in accordance with Article 3.4 of TMS-602/ACI 530.1-11. Prestressing tendons shall be placed per Article 3.6 A.
Prestressing technique	☐ Continuous	☒ Periodic	Verify that prestressing technique complies with Article 3.6 B of TMS-602/ACI 530.1-11.
Properties of thin-bed mortar for AAC masonry	☐ Continuous	☒ Periodic	Verify that mortar complies with Article 2.1 C of TMS-602/ACI 530.1-11.
PRIOR TO GROUTING (TABLE 1.19.2, TMS-402/ACI 530-11):			
Grout space	☐ Continuous	☒ Periodic	Verify that grout space is free of mortar droppings, debris, loose aggregate, and other deleterious materials and that cleanouts are provided per Article 3.2 D and 3.2 F of TMS-602/ACI 530.1-11. <i>Continuous inspection is required for Risk Category IV buildings.</i>
Grade, type, and size of reinforcement and anchor bolts, and prestressing tendons and anchorages	☐ Continuous	☒ Periodic	Verify that reinforcement, joint reinforcement, wall ties, anchor bolts and veneer anchors comply with the approved construction documents and Section 1.6 of TMS 402/ACI 530-11.
Placement of reinforcement, connectors, and prestressing tendons and anchorages	☐ Continuous	☒ Periodic	Verify that reinforcement, joint reinforcement, wall ties, anchor bolts and veneer anchors are installed in accordance with the approved construction documents and Articles 3.2 E, 3.4, and 3.6 A of TMS 602/ACI 530.1-11. <i>Continuous inspection is required for Risk Category IV buildings.</i>
Proportions of site-prepared grout and prestressing grout for bonded tendons	☐ Continuous	☒ Periodic	Verify tat grout is proportioned per ASTM C 476 and has a slump between 8-11 inches. Self-consolidated grout shall be proportioned onsite. (see Articles 2.6 B and 2.4 G.1b of TMS 602/ACI 530.1-11. <i>Continuous inspection is required for Risk Category IV buildings.</i>
Construction of mortar joints	☐ Continuous	☒ Periodic	Verify that mortar joints are placed in accordance with Article 3.3 B of TMS 602/ACI 530.1-11.
PRIOR TO GROUTING (TABLE 1.19.2, TMS-402/ACI 530-11):			
Size and location of structural elements	☐ Continuous	☒ Periodic	Verify the locations of structural elements with respect to the approved plans and confirm that tolerances meet the requirements of Article 3.3 F of TMS 602/ACI 530.1-11.
Type, size, and location of anchors, including other details of anchorage of masonry to structural members, frames, or other construction.	☐ Continuous	☒ Periodic	Verify that correct anchorages and connections are provided per the approved plans and Sections 1.16.4.3 and 1.17.1 of TMS 402/ACI 530-11. <i>Continuous inspection is required for Risk Category IV buildings.</i>
Welding of reinforcement	☒ Continuous	☐ Periodic	
Preparation, construction, and protection of masonry during cold weather (<40°F) or hot weather (>90°F).	☐ Continuous	☒ Periodic	Verify that cold-weather construction is performed in accordance with Article 1.8 C of TMS 602/ACI 530.1-11 and hot weather construction per Article 1.8 D of TMS 602/ACI 530.1-11.
Application and measurement of prestressing force	☒ Continuous	☐ Periodic	
Placement of grout and prestressing grout for bonded tendons in compliance	☒ Continuous	☐ Periodic	
Placement of AAC masonry units and construction of tin-bed mortar joints	☐ Continuous	☒ Periodic	Verify that mortar is placed in accordance with Article 3.3 B.8 of TMS-602/ACI 530.1-11.
Observation of grout specimens, mortar specimens, and/or prisms	☐ Continuous	☒ Periodic	Confirm that specimens/prisms are performed as required by Article 1.4 of TMS-602/ACI 530.1-11. <i>Continuous inspection is required for Risk Category IV buildings.</i>
MINIMUM TESTING			
Verification of Slump Flow and Visual Stability Index (VSI) for self-consolidating grout	☐ Continuous	☒ Periodic	Compressive strength tests should be performed in accordance with ASTM C 1019 for slump flow and ASTM C 1611 for VSI.
Verification of f _m and f _{AAC}	☐ Continuous	☒ Periodic	Determine the compressive strength for each wythe by the "unit strength method" or by the "prism test method" as specified in Article 1.4 B of TMS 602/ACI 530.1-11 prior to construction. <i>For Risk Category IV buildings this should be verified at every 5,000ft² of construction.</i>
Verification of proportions of materials in premixed or pre-blended mortar and grout	☐ Continuous	☒ Periodic	Verify that proportions for mortar meet ASTM C 270 and proportions for grout meet ASTM C 476. This applies to <i>Risk Category IV buildings only.</i>

WOOD CONSTRUCTION (IBC 1705.5, 1705.10.1 & 1705.11.2)

Item		Detailed Instructions and Frequencies	
High-load diaphragms	☐ Continuous	☒ Periodic	Verify thickness and grade of sheathing, size of framing members at panel edges, nail/staple diameters and length, and the number of fastener lines and fastener spacing per approved plans. Performed by code inspection firm.
Wood trusses spanning > 60-feet	☐ Continuous	☒ Periodic	Verify that temporary and permanent truss bracing is installed in accordance with approved truss package. Performed by code inspection firm.
Structural wood	☐ Continuous	☒ Periodic	If fastener spacing is <4" o.c.: Verify that proper nailing, bolting, anchoring and other fastening of shear walls, diaphragms, drag struts, braces, and holdowns. Performed by code inspection firm.

Special Inspections Shall:

- Be approved by the Building Official prior to performing any duties;
- Provide proof of licensure as a special inspector by the State of Utah for each type of inspection;
- Inspection reports are to meet the requirements of IBC 1704.2.4 and DFCM standards;
- Inspection reports are to be submitted to the code consultant, architect, DFCM project manager, and the State of Utah Building Official within 48 hours of performing inspections;
- A final inspection report shall be submitted following completion of the project documenting the types of special inspections performed and a statement indicating that the structure is in compliance with the approved construction documents and applicable codes (see IBC 1704.2.4).

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MATTHEW ROBLEZ

06/12/2023

STATE OF UTAH

TRAVI GODDERIDGE

GODDERIDGE VETERINARY CLINIC
1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT

REVISIONS

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PROJECT NO:	23049
DRAWN BY:	RSJ
CHECKED BY:	
DATE:	05/22/23
SHEET:	2 OF 11

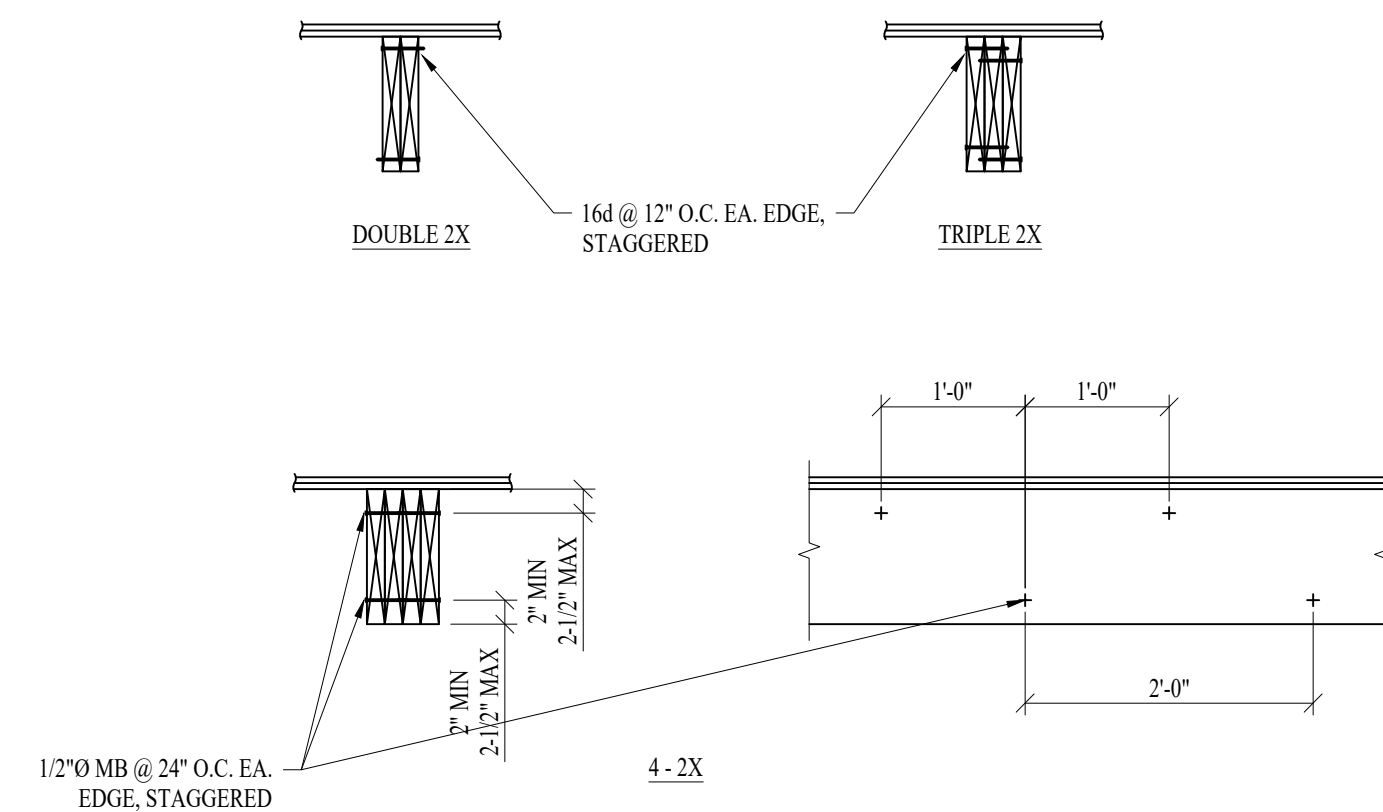
SPECIAL INSPECTIONS SCHEDULE

S0.01

Diagram illustrating the elevation view of a window frame assembly, showing various components and fasteners:

- E.N. TO UPPER TOP PLATE
- BLOCK ALL JOINTS
- $\frac{1}{8}"$ GAP @ END JOINTS.
- TYP. PLY SHEETS MAY BE INSTALLED VERT.
- JOINT STUD
- EDGE NAIL
- $\frac{1}{8}"$ GAP @ SIDE JOINTS
- EDGE NAIL
- FIELD NAIL
- TIEDOWN WHERE APPLIES
- EDGE NAIL
- EDGE OF PLY SHTS CENTERED ON STUDS & BLKS
- SILL

NOTE:
REF MANUFACTURER'S REQUIREMENTS FOR DETAILS OF BUILT-UP I-JOIST AND ENGINEERED LUMBER.
FASTEN BUILT UP COLUMNS WITH 16D AT 24" O.C.



BAR SIZE	D						180°			90°			D						90°			135°		
	A O R G			J			A O R G			A O R G			A O R G			A O R G			H					
	U.S.	SI	SI	U.S.	SI	SI	U.S.	SI	SI	U.S.	SI	SI	U.S.	SI	SI	U.S.	SI	SI	U.S.	SI	SI			
#3	#10	2 1/2"	60	5	125	3	80	6	150	2 1/2"	60	4"	105	4	105	2 1/2"	65							
#4	#13	3	80	6	160	4	105	8	200	2"	50	4 1/2"	115	4 1/2"	115	3"	80							
#5	#16	3 3/4"	96	7	175	5	130	10	250	2 3/4"	65	6"	155	5 3/4"	140	3 1/2"	95							
#6	#19	4 1/4"	115	8	200	6	155	10"	300	3 1/2"	115	1-0"	305	8"	205	4 1/2"	115							
#7	#22	5 1/4"	135	10	250	7	180	12-2"	375	5 1/2"	135	1-2"	355	9"	230	5 1/2"	135							
#8	#25	6"	155	11"	275	8	206	14-4"	425	6"	155	1-4"	410	10 1/2"	270	6	155							
#9	#29	9"	240	1-3"	375	11 1/2"	300	1-7"	475															
#10	#32	10 3/4"	275	1-7 1/2"	425	1-1 1/4"	335	1-10"	550															
#11	#36	11 1/4"	305	1-9 1/2"	475	1-2 3/4"	375	2-0"	600															
#14	#43	16 15/16"	465	2-3"	675	1-9 1/2"	550	2-7"	775															
#18	#57	22 1/4"	610	3-0"	925	2-4 1/2"	725	3-5"	1050															

U.S. CUSTOMARY UNITS: in. or ft.-in.
SI UNITS: MM

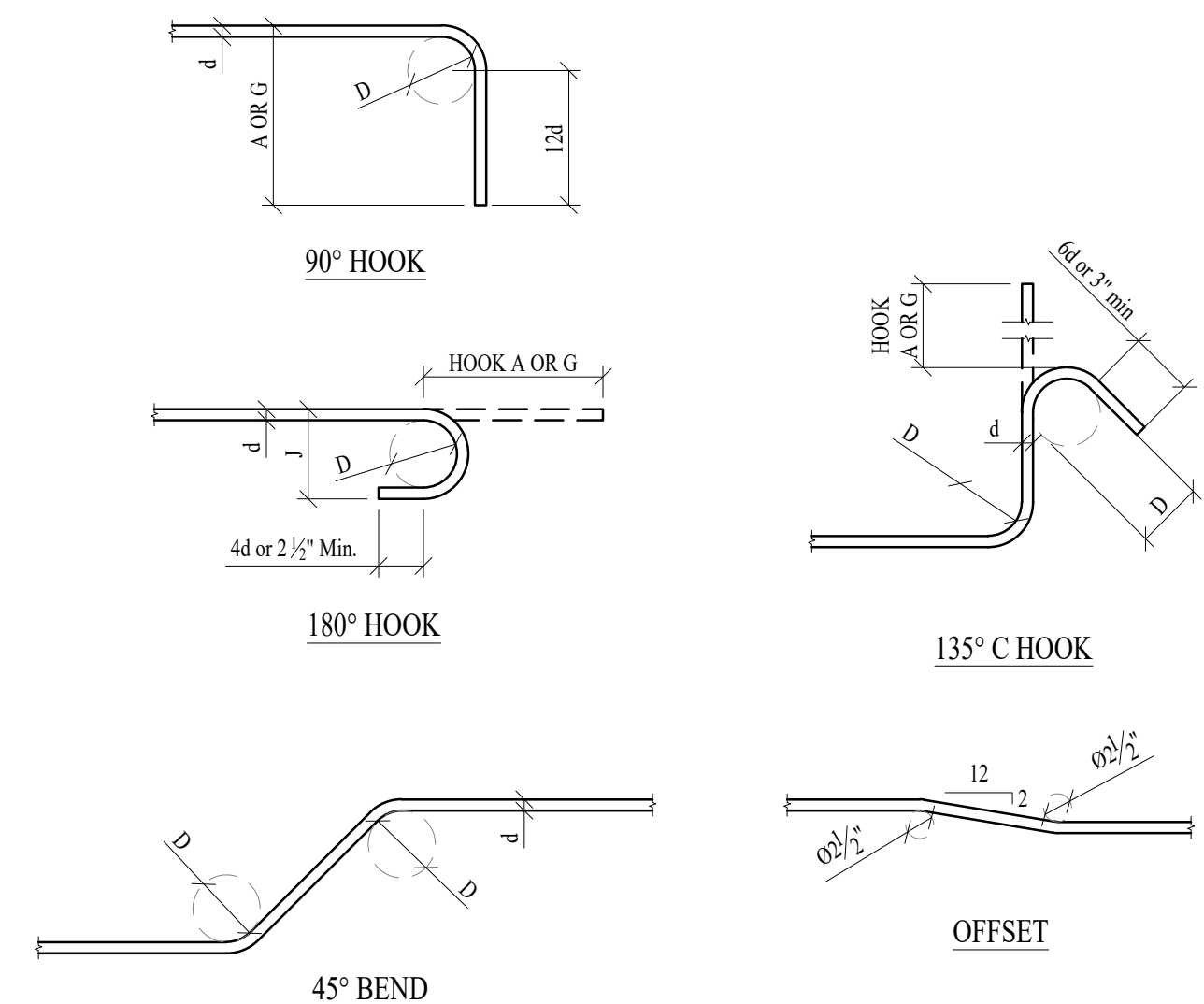


Diagram illustrating the components and nailing patterns for a rectangular formwork panel:

- EDGE OF PLY SHEETS CENTERED ON SUPPORTING MEMBER**: Points to the vertical alignment of the sheet edges.
- $\frac{1}{8}$ " GAP @ END JOINTS**: Points to the gap between sheets at the end of the panel.
- FIELD NAILING (F.N.)**: Points to the nailing pattern in the central area of the panel.
- BOUNDARY NAILING (B.N.)**: Points to the nailing pattern along the edges of the panel.
- $\frac{1}{16}$ " GAP @ SIDE JOINTS**: Points to the gap between sheets at the side joints.
- CONT. EDGE**: Points to the continuous edge of the panel.
- STAGGER JOINTS**: Points to the staggered joint between sheets.
- EDGE NAILING**: Points to the nailing pattern along the edge of the panel.

4'-0"

(2) 16d @ 4" O.C. (MIN. EA. SIDE OF EA. SPLICE)

SPLICE

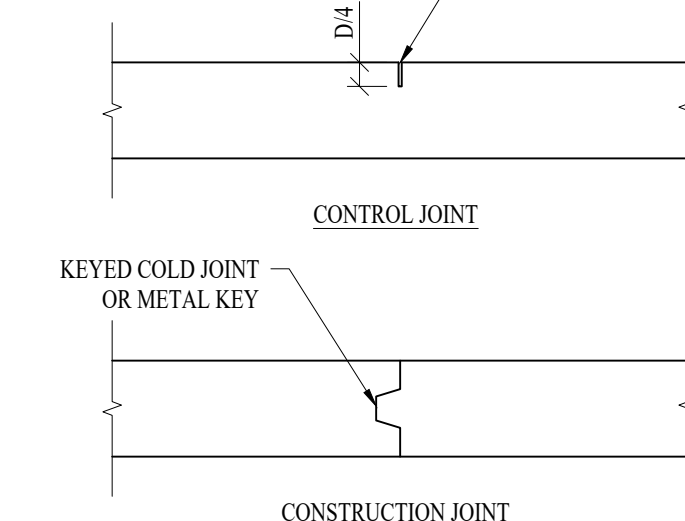
SPLICE BOTTOM PLATE OVER STUD

TYP. STUDS SIZE AND SPACING VARIES

Diagram illustrating the layout and dimensions for a trench and footing:

- BACKFILLED TRENCH:** The area between the trench wall and the footing is labeled as backfilled trench.
- 2'-0" MIN.:** The minimum distance from the right side of the trench to the start of the footing is 2 feet 0 inches.
- CONT. OR SPREAD FTG.:** The footing is labeled as continuous or spread footing.
- 1/2:** The slope of the bottom of the trench is indicated as 1 horizontal to 2 vertical.
- BOTTOM OF TRENCH TO BE ABOVE THIS LINE:** A line indicating the required depth of the trench bottom relative to the footing.

PREFORMED "T" QUICK JOINT OR SAWCUT
WITHIN 4-12 HOURS OF PLACEMENT (VERIFY
TIME SET FOR IN ACI 360R, ACI 305R, ACI 306R).
USE TOOLED JOINTS @ EXTERIOR SLABS



PLACE CONTROL JOINTS AT LOCATIONS WHERE SLAB THICKNESS CHANGES.

PIPE BELOW FOOTING

1/2" CLR

6" MIN

1'-0" MIN

1'-0" MIN

PROVIDE TYP. FTG. STEP IF THIS DIM. EXCEEDS 1'-0"

PIPE THROUGH FOOTING

1/2" CLR

6" MIN

1'-0" MIN

1'-0" MIN

2'-0" DIA.

2" CLR

PROVIDE SLEEVES FOR ALL PIPES PASSING THROUGH WALLS & FTGS.

PROVIDE ADDL. REINF. AS SHOWN TO MATCH TYP. WHERE BAR IS CUT

A cross-sectional diagram of a window sill assembly. The assembly consists of a horizontal sill track mounted on a concrete slab. The sill track is secured with 2x studs and PFT/DF 2x sole plates. The sill track is filled with Ramset 2300 powder pins and washers, which are spaced at a maximum of 12 inches from each end of each piece. The sill track is also filled with a material labeled 'SILL TRACK WITH RAMSET 2300 POWDER PINS AND WASHERS @ 32" O.C. (MIN. 2 EACH PIECE) MAX. 12" FROM EACH END OF EA. PIECE'. The sill track is mounted on a concrete slab, which is labeled 'SLAB ON GRADE'. The assembly is shown in a cross-section view, with a break line indicating that the assembly continues beyond the shown limits.

SILL TRACK WITH
RAMSET 2300 POWDER
PINS AND WASHERS @ 32"
O.C. (MIN. 2 EACH PIECE)
MAX. 12" FROM EACH END
OF EA. PIECE

2X STUDS

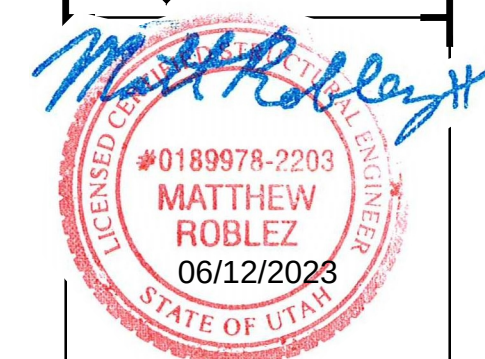
PFT/DF 2x SOLE PLATE

SLAB ON GRADE

SINGLE SHEATHED

DOUBLE SHEATHED

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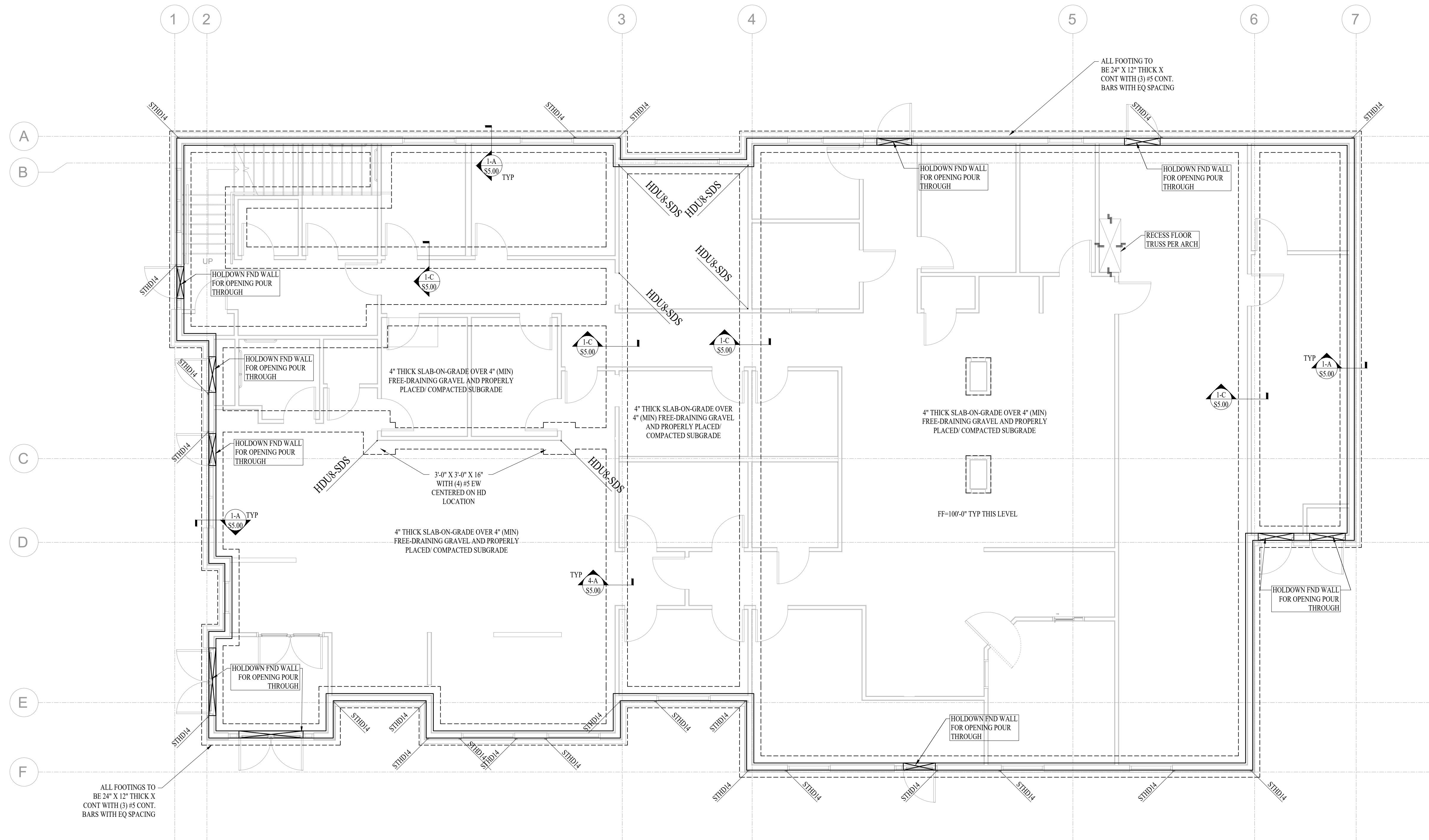
GODDERIDGE VETERINARY CLINIC
1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT

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SHEET: 3 OF 11

TYPICAL STRUCTURAL DETAILS

S0.02



FOOTING/FND NOTES:	
- ALL FOOTINGS ADJACENT TO AREAS EXPOSED TO FREEZING TEMPT SHALL BE AT OR BELOW FROST DEPTH- VERIFY WITH LOCAL BUILDING DEPARTMENT	
- SEE SHEET ARCHITECTURAL F1.0 FOR FOUNDATION WALL HEIGHTS/ SLAB ELEVATIONS, AND APPROX. FOOTING STEP LOCATIONS	
- DIMENSIONS(IF ANY) ARE FOR REFERENCE ONLY. DO NOT SCALE PLANS. VERIFY ALL DIMENSIONS WITH ARCH PLANS.	
- PROVIDE 1/4\"/>	
- ALL BOLT HOLES SHALL BE DRILLED 1/2\"/>	
- SEE ELECTRICAL PLANS FOR LOCATION OF CONCRETE-ENCASED GROUNDING ELECTRODE (UFER)	
- COORDINATE HOLD-DOWNS WITH S1.03	

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1495 EAST RAVEN WAY

EAGLE MOUNTAIN, UT

REVISIONS	
REV	DESCRIPTION

PROJECT NO:

23049

DRAWN BY:

RSJ

CHECKED BY:

DATE:

05/22/23

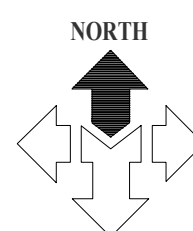
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4 OF 11

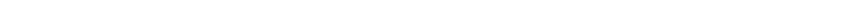
FOOTING AND FOUNDATION PLAN

S1.00

FRAMING NOTES	
	- SEE S0.0 FOR LOADING INFORMATION
	- INDICATES BEAM, ALL BEAMS NOT SPECIFIED SHALL BE PER BEAM 1 IN BEAM SCHEDULE, BEAM 1.
	-ALIGN TRUSS OR FRAMING MEMBER PARALLEL BELOW AND ABOVE SHEAR WALLS
	- PROVIDE FULL BEARING FOR ALL BEAMS ENDS, WIDTH OF COLUMN TO EQUAL WIDTH OF BEAM, U.N.O.. PROVIDE SQUASH BLOCKING AT FLOOR LEVEL
	- SOLID BLOCK JOISTS @ SUPPORTS & LAP SPLICES
	- ALL BEARING WALLS TO BE 2X6 DF-2 @ 16" O.C. (MIN), U.N.O. SEE PLAN FOR LVL STUD LOCATION
	-BALLOON FRAME ALL BEARING WALLS
	-HALL-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.



SCALE: $\frac{3}{16}''=1'-0''$



0' 5' 10' 15' 30'

NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY
VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS

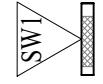
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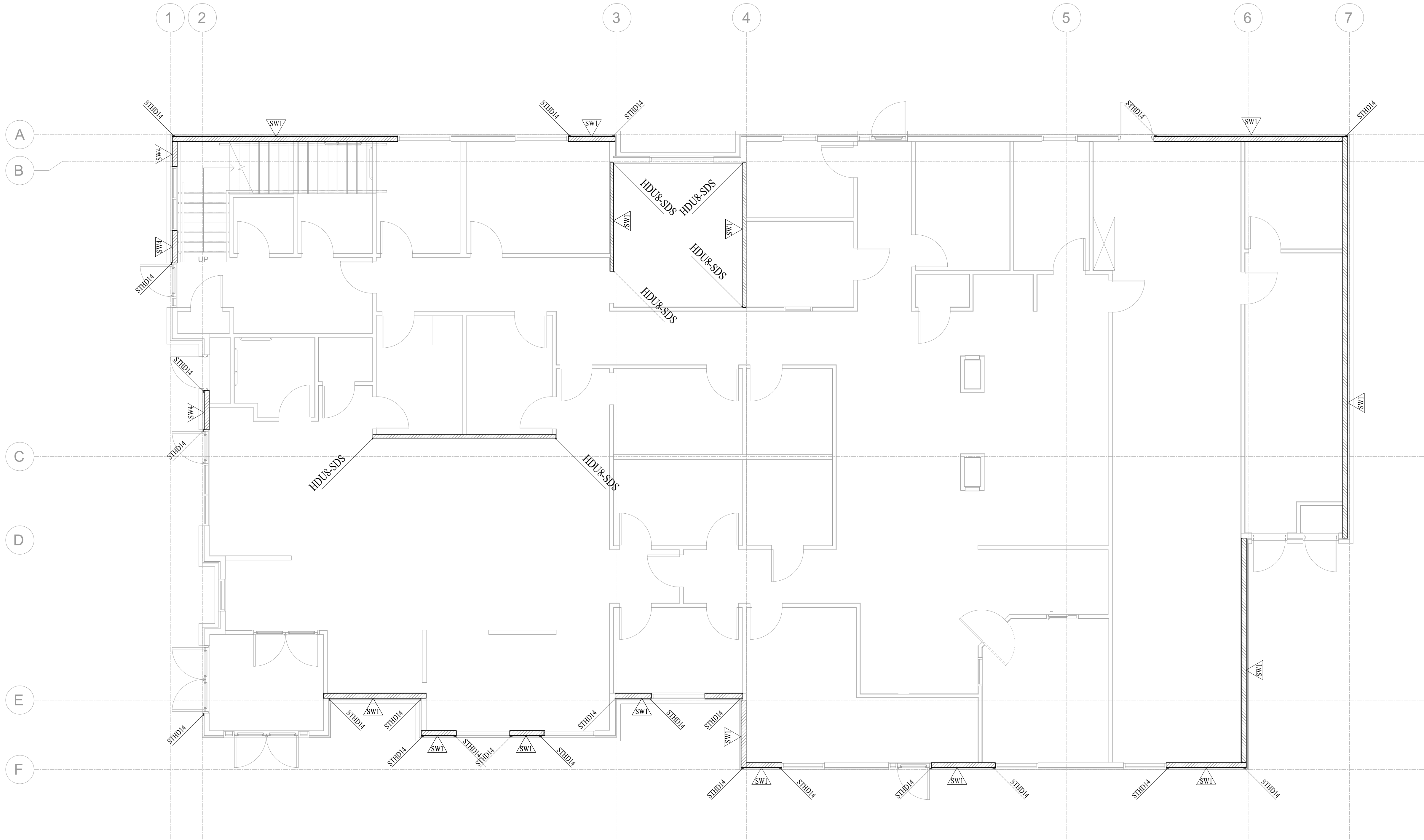
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EAGLE MOUNTAIN, UT

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DRAWN BY:	RSJ
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SHEET:	5 OF 11

S1.01

SHEARWALL SHEATHING SCHEDULE						
MARK	OSB OR PLYWOOD	COMMON NAILS			16 GA. STAPLE ALT	LAYERS OF SHEATHING
		SIZE	PERIMETER	FIELD	EDGE SPACING	
SW1	7/16"	8d	6"	12"	3"	1
SW2	7/16"	8d	4"	12"	2"	1
SW3	7/16"	8d	3"	12"	NOT ALLOWED	1
SW4	7/16"	8d	4"	12"	2"	1
SW5	7/16"	8d	3"	12"	NOT ALLOWED	1
SW6	7/16"	8d	2"	12"	NOT ALLOWED	1
NOTES FOR SHEAR WALLS 3-6:						
1. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR SHALL BE (2) 2" NOMINAL MEMBERS. STITCH NAIL THE (2) 2X MEMBER WITH A DOUBLE ROW OF 10d COMMON NAILS AT 4" O.C. AT 3" NOMINAL MEMBER IS NOT REQUIRED FOR SILL PLATE U.N.O.						
2. ALL SHEATHED WALLS TO BE TYPE "1" U.N.O.						
3. 8" FIELD SPACING FOR STAPLE ALT.						

SHEARWALL FRAMING NOTES	
	- UNLESS NOTED OTHERWISE, FASTEN SHEATHING AS SW-1
	- ALIGN TRUSS OR FRAMING MEMBER PARALLEL BELOW AND ABOVE SHEARWALLS
	- INDICATES WOOD STRUCTURAL PANEL SHEAR WALL. SEE SHEARWALL NAILING SCHEDULE.
	- PROVIDE FULL BEARING FOR ALL STUDS AT ENDS OF SHEARWALLS. PROVIDE SQUASH BLOCKING AT FLOOR LEVEL.
	- BALLOON FRAME ALL BEARING WALLS
	- HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS, AND HOLD-DOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
	- ALL WASHERS TO BE APPROVED PLATE WASHERS



MAIN FLOOR SHEARWALL PLAN

SCALE: 3/16"=1'-0"
0' 5' 10' 15' 30'
NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY.
VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS

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REV	DATE	

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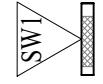
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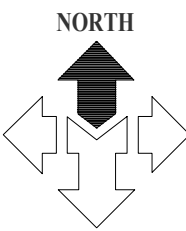
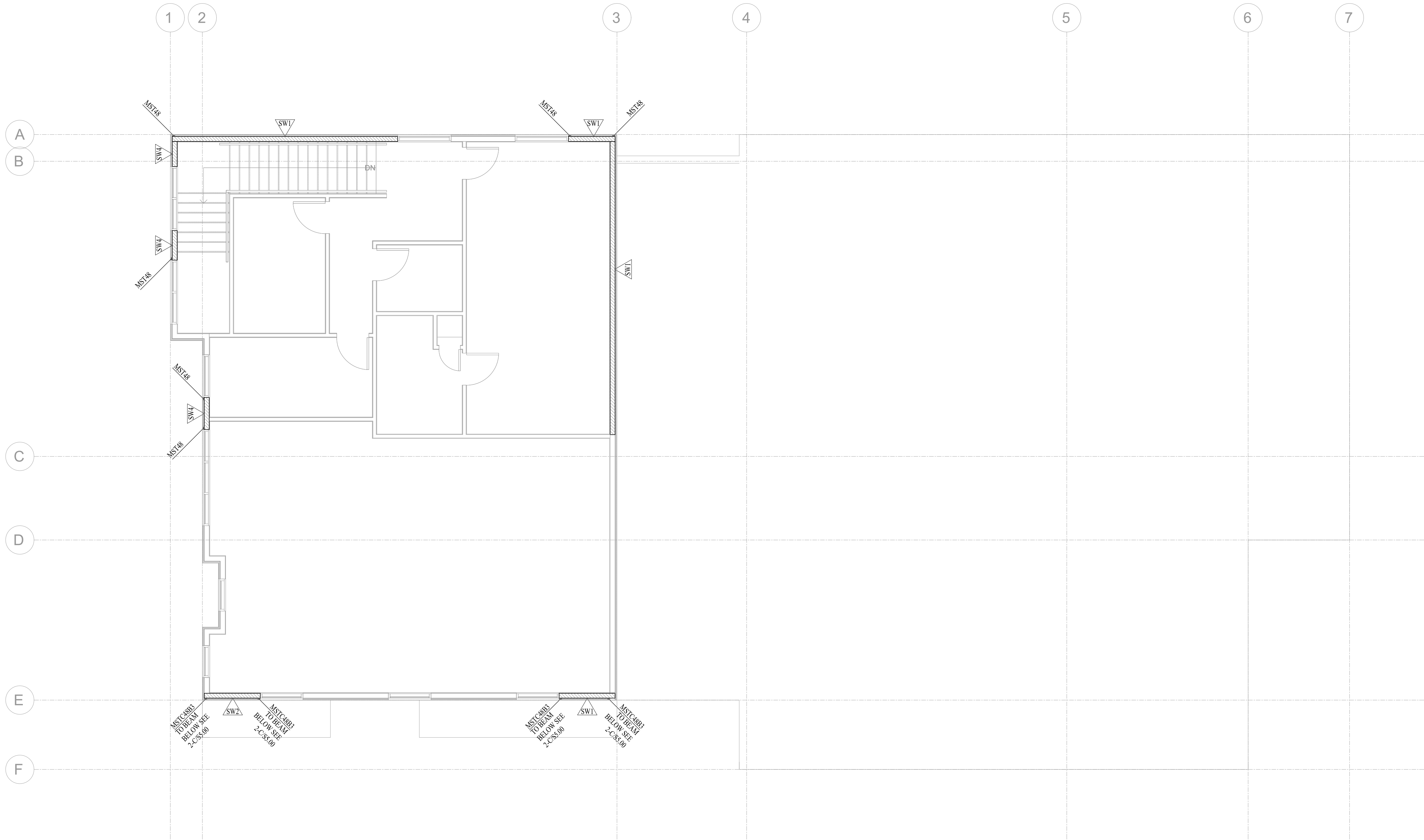
SHEET: 7 OF 11

MAIN FLOOR SHEARWALL PLAN

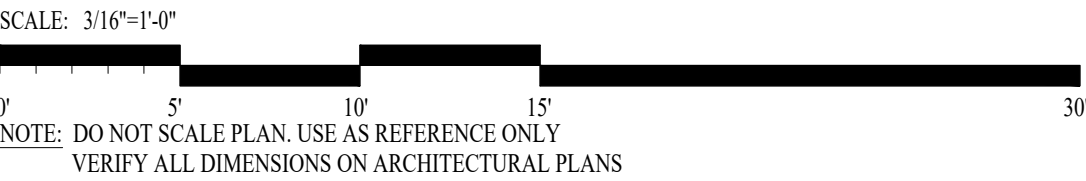
S1.03

SHEARWALL SHEATHING SCHEDULE						
MARK	OSB OR PLYWOOD	COMMON NAILS		16 GA. STAPLE ALT		LAYERS OF SHEATHING
		SIZE	PERIMETER	FIELD	EDGE SPACING	
 SW1	7/16"	8d	6"	12"	3"	1
 SW2	7/16"	8d	4"	12"	2"	1
 SW3	7/16"	8d	3"	12"	NOT ALLOWED	1
 SW4	7/16"	8d	4"	12"	2"	1
 SW5	7/16"	8d	3"	12"	NOT ALLOWED	1
 SW6	7/16"	8d	2"	12"	NOT ALLOWED	1
NOTES FOR SHEAR WALLS 3-6:						
1. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR SHALL BE (2) 2" NOMINAL MEMBERS. STITCH NAIL THE (2) 2X MEMBER WITH A DOUBLE ROW OF 10d COMMON NAILS AT 4" O.C. AT 3" NOMINAL MEMBER IS NOT REQUIRED FOR SILL PLATE U.N.O.						
2. ALL SHEATHED WALLS TO BE TYPE "1" U.N.O.						
3. 8" FIELD SPACING FOR STAPLE ALT.						

SHEARWALL FRAMING NOTES	
	- UNLESS NOTED OTHERWISE, FASTEN SHEATHING AS SW-1
	- ALIGN TRUSS OR FRAMING MEMBER PARALLEL BELOW AND ABOVE SHEARWALLS
	- INDICATES WOOD STRUCTURAL PANEL SHEAR WALL. SEE SHEARWALL NAILING SCHEDULE.
	- PROVIDE FULL BEARING FOR ALL STUDS AT ENDS OF SHEARWALLS. PROVIDE SQUASH BLOCKING AT FLOOR LEVEL.
	- BALLOON FRAME ALL BEARING WALLS
	- HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS, AND HOLD-DOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
	- ALL WASHERS TO BE APPROVED PLATE WASHERS



SECOND FLOOR SHEARWALL PLAN



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MATTHEW ROBLOZ

06/12/2023

STATE OF UTAH

TRAVI GODDERIDGE

GODDERIDGE VETERINARY CLINIC

1495 EAST RAVEN WAY

EAGLE MOUNTAIN, UT

REVISIONS		DESCRIPTION
REV	DATE	

PROJECT NO: 23049

DRAWN BY: RSJ

CHECKED BY:

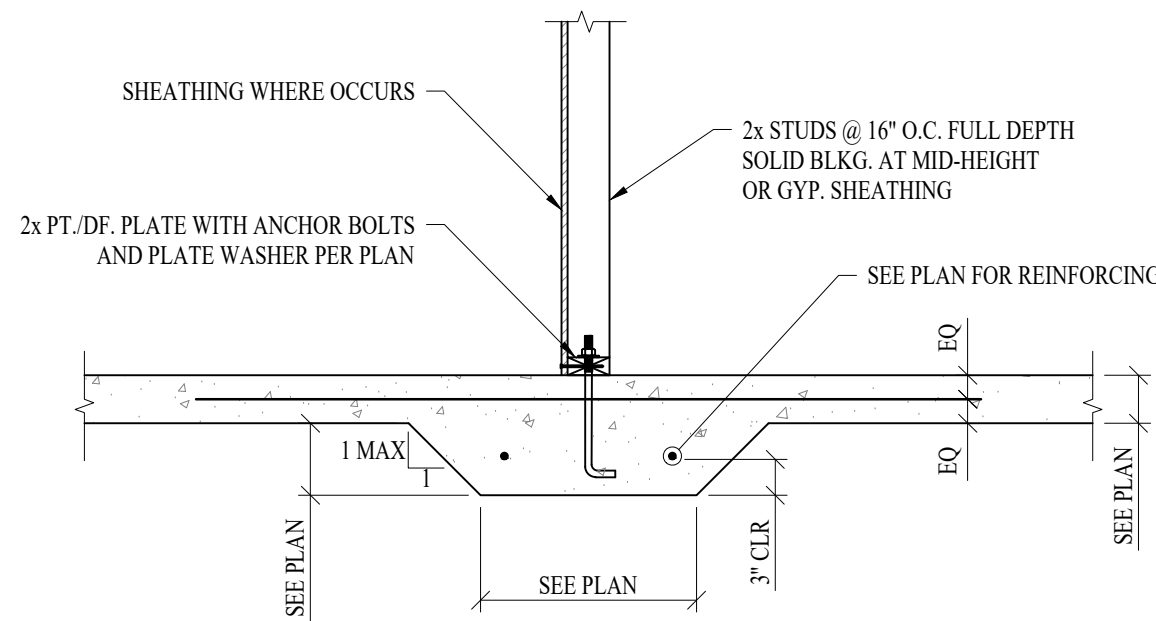
DATE: 05/22/23

SHEET: 8 OF 11

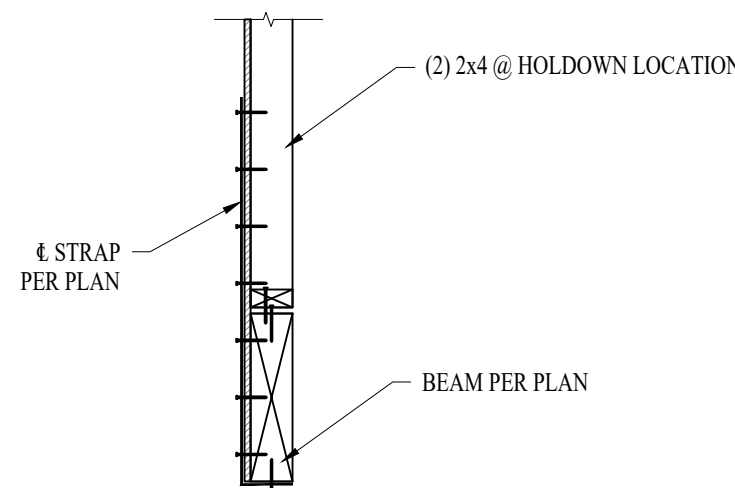
SECOND FLOOR SHEARWALL PLAN

S1.04

1-D NOT USED
\$5.00 3/4"=1'-0"



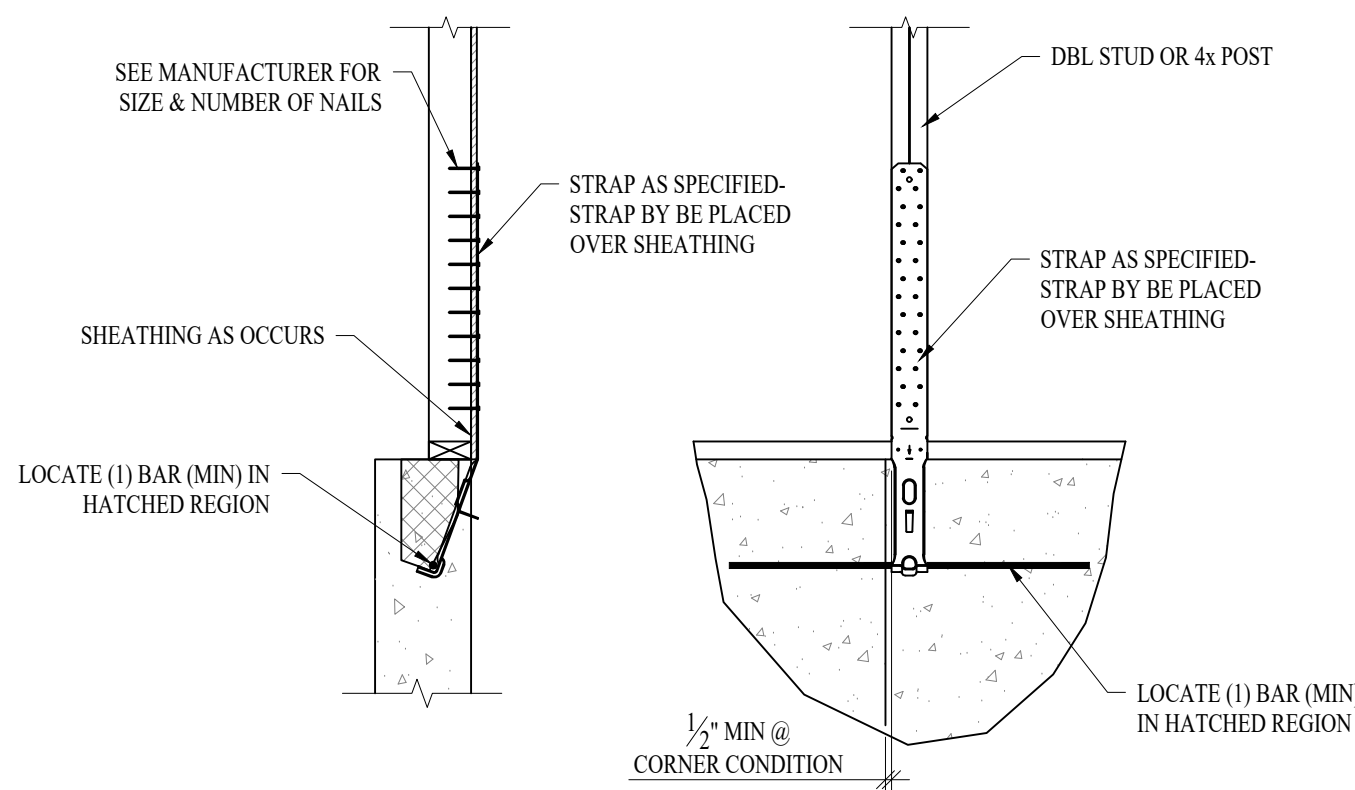
2-D NOT USED
\$5.00 3/4"=1'-0"



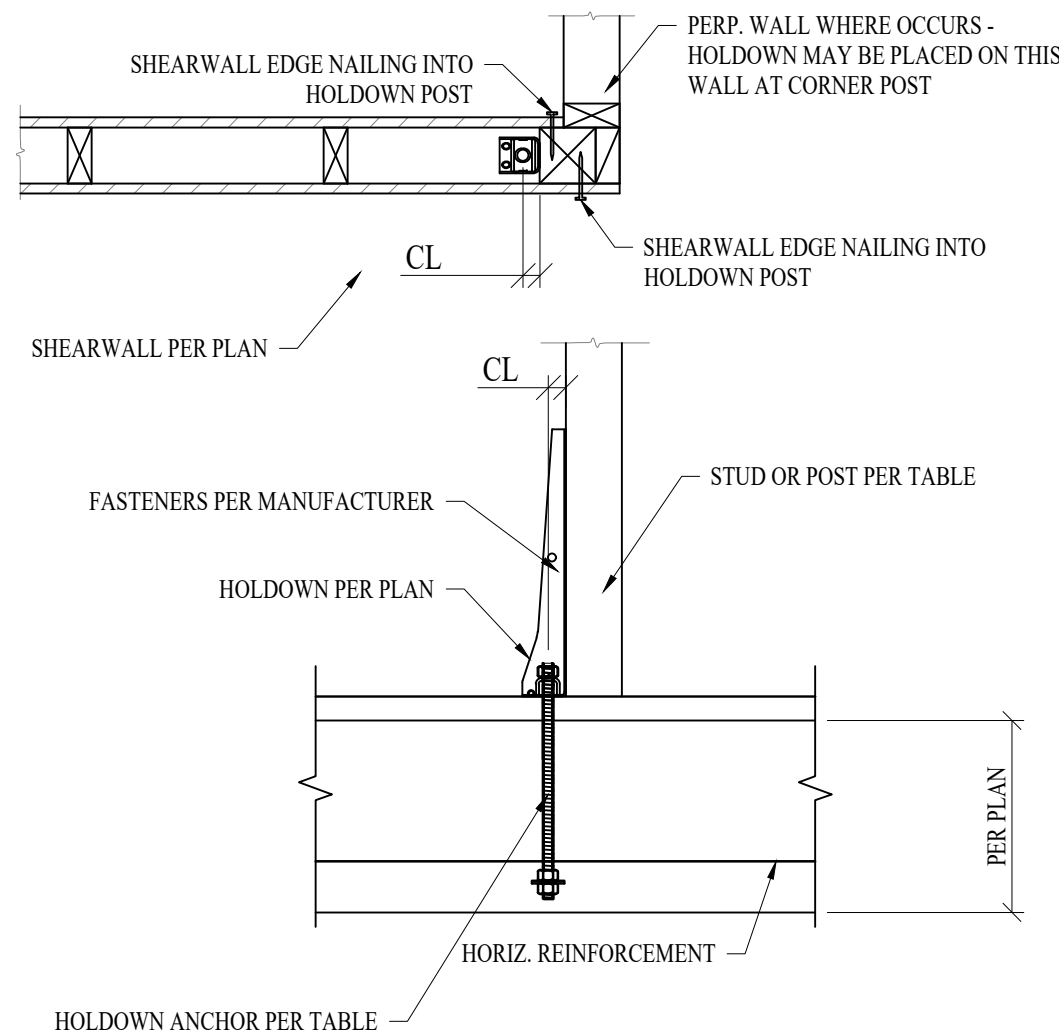
3-D NOT USED
\$5.00 3/4"=1'-0"

4-D NOT USED
\$5.00 3/4"=1'-0"

1-C INTERIOR FOOTING
\$5.00 3/4"=1'-0"



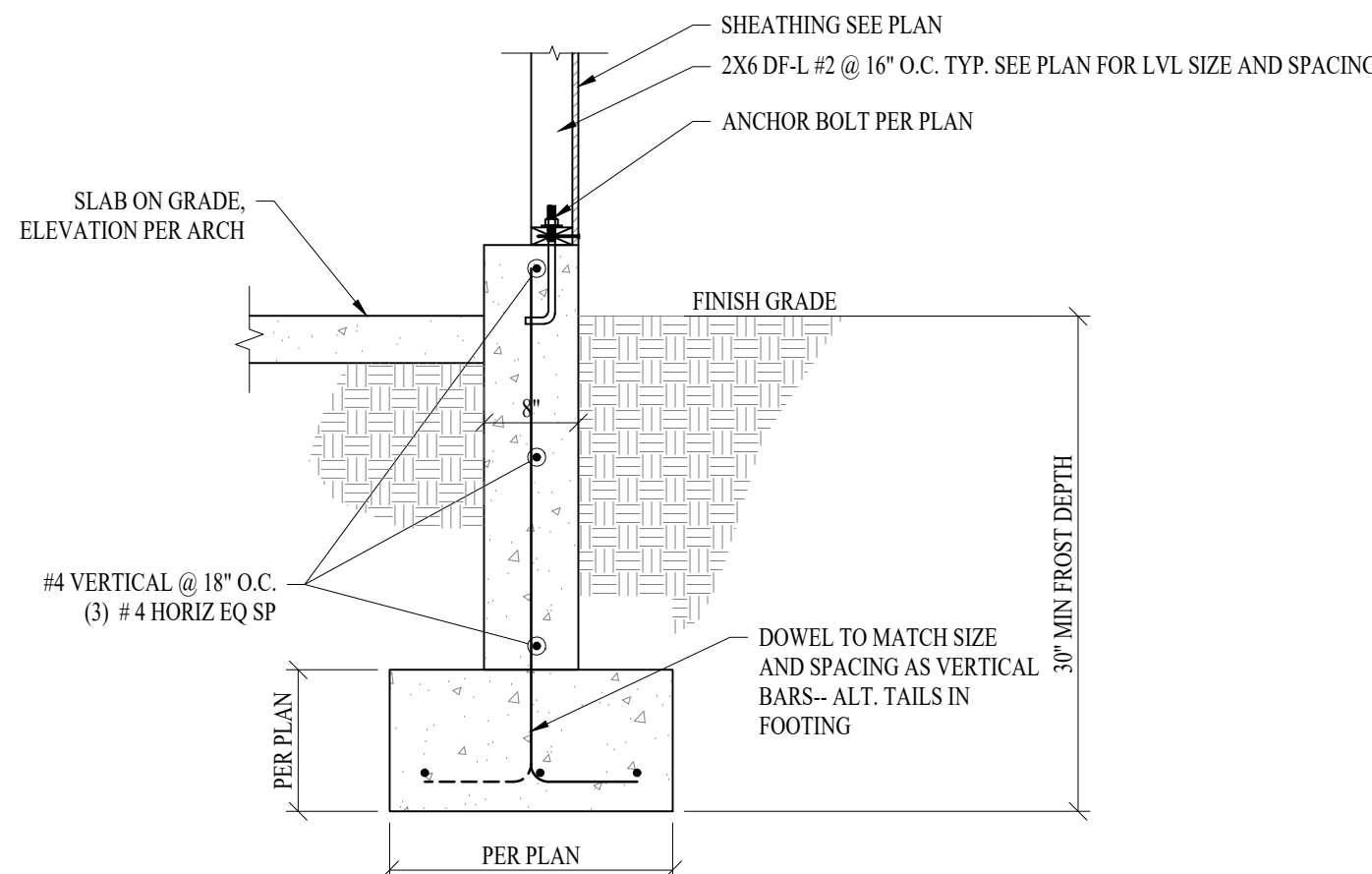
2-C HOLDOWN AT BEAM LOCATION
\$5.00 3/4"=1'-0"



3-C NOT USED
\$5.00 3/4"=1'-0"

4-C NOT USED
\$5.00 3/4"=1'-0"

1-B STRAP TIE HOLDOWN STEM
\$5.00 3/4"=1'-0"



SIMPSON MODEL	MINIMUM POST OR STUD SIZE	HOLDOWN ANCHOR DIA.	HOLD DOWN BOLT IN CONCRETE
HDU8-SDS	(3) 2X6	7/8"	7/8" X 12" MIN EMBED W/ 1/4" X 3" X 3" WASHER

SEE MANUFACTURER'S SPECIFICATIONS FOR 'CL' DIMENSION AND ADD'L INFORMATION

NOTE: WASHERS REQUIRED FOR ALL BOLTS, USE MINIMUM ASTM F1554 GRADE 36 BOLTS. ALL BOLTS ARE TO BE TIED IN PLACE, WET SET BOLTS ARE NOT ALLOWED.

3-B NOT USED
\$5.00 3/4"=1'-0"

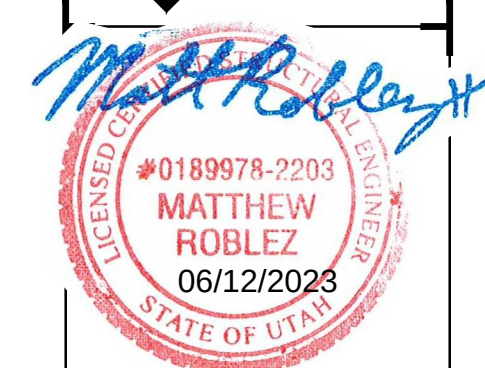
4-B NOT USED
\$5.00 3/4"=1'-0"

1-A FND 2 SLAB-ON- GRADE
\$5.00 3/4"=1'-0"

2-A HDU HOLDOWN FOOTING
\$5.00 3/4"=1'-0"

3-A NOT USED
\$5.00 3/4"=1'-0"

4-A NOT USED
\$5.00 3/4"=1'-0"



TRAVI GODDERIDGE
GODDERIDGE VETERINARY CLINIC
1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT

REVISIONS		DESCRIPTION
REV	DATE	
PROJECT NO: 23049		
DRAWN BY: RSJ		
CHECKED BY:		
DATE: 05/22/23		
SHEET: 9 OF 11		
STRUCTURAL DETAILS		
\$5.00		



1-D
S5.02
NOT USED
3/4"=1'-0"

2-D
S5.02
NOT USED
3/4"=1'-0"

3-D
S5.02
NOT USED
3/4"=1'-0"

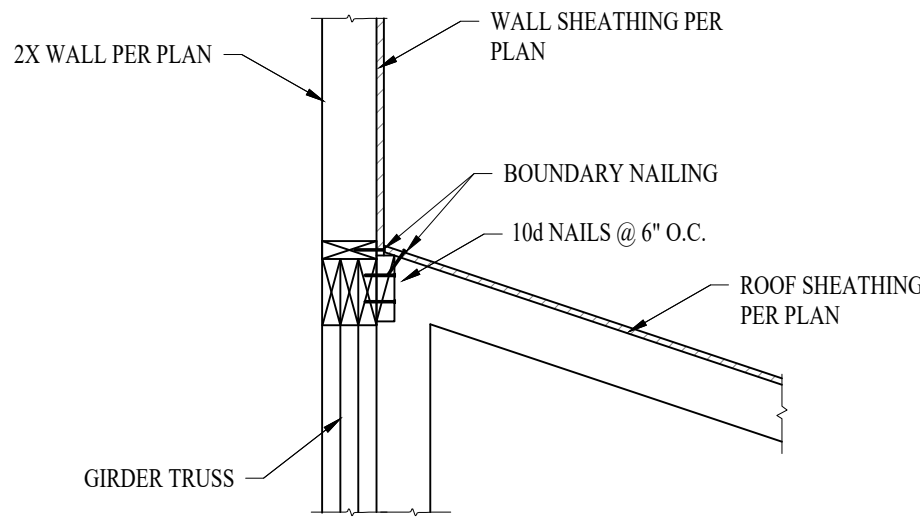
4-D
S5.02
NOT USED
3/4"=1'-0"

1-C
S5.02
NOT USED
3/4"=1'-0"

2-C
S5.02
NOT USED
3/4"=1'-0"

3-C
S5.02
NOT USED
3/4"=1'-0"

4-C
S5.02
NOT USED
3/4"=1'-0"



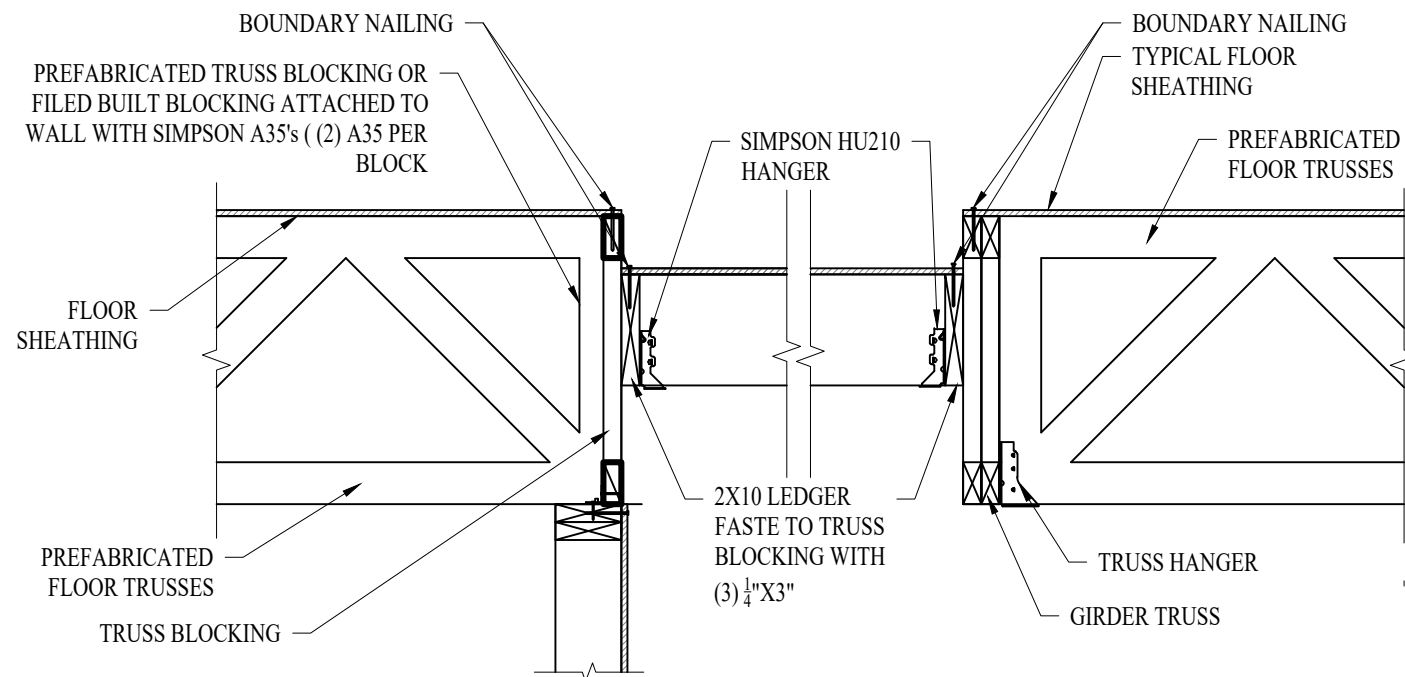
CONNECTION AT DORMER
AND GIRDER TRUSS

1-B
S5.02
3/4"=1'-0"

2-B
S5.02
NOT USED
3/4"=1'-0"

3-B
S5.02
NOT USED
3/4"=1'-0"

4-B
S5.02
NOT USED
3/4"=1'-0"



FLOOR DETAIL
AT RECESSED LOCATION

1-A
S5.02
3/4"=1'-0"

2-A
S5.02
NOT USED
3/4"=1'-0"

3-A
S5.02
NOT USED
3/4"=1'-0"

4-A
S5.02
NOT USED
3/4"=1'-0"

TRAVI GODDERIDGE
GODDERIDGE VETERINARY CLINIC
1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT

REVISIONS

REV	DATE	DESCRIPTION
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PROJECT NO: 23049
DRAWN BY: RSJ
CHECKED BY:
DATE: 05/22/23
SHEET: 11 OF 11

**STRUCTURAL
DETAILS**

S5.02

GENERAL NOTES (APPLIES TO ALL SHEETS):

- ALL WORK SHALL BE PROVIDED IN ACCORDANCE WITH 2018 INTERNATIONAL BUILDING CODES AND ALL APPLICABLE NATIONAL AND STATE CODES, AND SAFETY STANDARDS, INCLUDING ANY LOCAL AMENDMENTS ADOPTED BY THE STATE OF UTAH.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS PRIOR TO EXECUTION OF ANY WORK ON THE PROJECT.
 - ALL MECHANICAL EQUIPMENT SCHEDULED/SHOWN ON PLANS HAS BEEN SIZED IN ACCORDANCE WITH ASHRAE STANDARD 183, "PEAK COOLING AND HEATING LOAD CALCULATIONS IN BUILDINGS EXCEPT LOW-RISE RESIDENTIAL BUILDINGS," USING INDUSTRY STANDARD SOFTWARE. I.E. ELITE SOFTWARE CHVAC, TRANE TRACE, ETC.
 - PROJECT/BUILDING(S) MINIMUM VENTILATION RATES HAVE BEEN CALCULATED IN ACCORDANCE WITH INTERNATIONAL MECHANICAL CODE (IMC) TABLE 403.3.1.1.
 - WORK INCLUDED: FURNISH MATERIAL, LABOR AND SERVICES NECESSARY FOR AND INCIDENTAL TO THE INSTALLATION OF THE FOLLOWING SYSTEMS WHERE SHOWN ON THE PLANS AND AS HEREINAFTER SPECIFIED. INCLUDE ALL NECESSARY WORK, MATERIALS, AND EQUIPMENT TO PERFORM WORK COMPLETELY.
 - AIR HANDLING EQUIPMENT INCLUDING, BUT NOT LIMITED TO, HEAT PUMPS, FAN COILS, AND ENERGY RECOVERY VENTILATORS.
 - SHEET METAL DUCTS, SHEET METAL PLENUMS, DUCT LININGS, FLEXIBLE DUCTWORK, DAMPERS AND ACCESSORIES.
 - AIR DEVICES INCLUDING ADJUSTING THE PATTERN CONTROLLERS.
 - LOUVERS, LOUVERED PENTHOUSES, INTAKE/RELIEF HOODS.
 - INSTALLING ACCESSORIES SPECIFIED IN REFERENCED SECTIONS ABOVE.
 - SMOKE STOPPING OF ALL PENETRATIONS OF DUCTWORK, AND FIRESTOPPING OF THE SAME THROUGH FIRE RATED PARTITIONS AS SHOWN ON THE ARCHITECTURAL DRAWINGS INCLUDING, BUT NOT LIMITED TO STAIRWAYS, SHAFTS, CORRIDORS, FLOORS, ROOFS, AND REQUIRED EXITS.
 - HEATING SYSTEM INCLUDING, BUT NOT LIMITED TO, BOILER(S), AND UNIT HEATERS.
 - INSTALLATION OF ALL REFRIGERANT SYSTEMS INCLUDING, BUT NOT LIMITED TO, PIPING AND PIPING SPECIALTIES.
 - CHARGING AND LEAK TESTING OF ALL FIELD PIPED REFRIGERANT SYSTEMS.]
 - CLEANING AND PRESSURE TESTING OF ALL EQUIPMENT, PIPING, AND ACCESSORIES IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AS WELL AS INDUSTRY STANDARDS/PRACTICES.
 - MECHANICAL CONTRACTOR (M.C.) SHALL COORDINATE WITH THE PLUMBING CONTRACTOR (P.C.) REGARDING EQUIPMENT SUPPLIED BY M.C. TO BE INSTALLED BY THE P.C.
 - CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES, AND WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.
 - MECHANICAL CONTRACTOR (M.C.) SHALL BE RESPONSIBLE FOR PERFORMING A FIELD REVIEW OF ALL WORK IDENTIFIED WITHIN THE CONTRACT DOCUMENTS IN COORDINATION WITH ALL OTHER DISCIPLINES ON THE PROJECT PRIOR TO THE COMMENCEMENT OF ANY WORK. M.C. SHALL ALSO BE RESPONSIBLE FOR FINAL ROUTING OF ALL EQUIPMENT IN COORDINATION WITH ALL OTHER SYSTEMS PRESENT WITHIN SCOPE OF WORK.
 - ALL PENETRATIONS THROUGH FIRE/SMOKE RATED ASSEMBLIES SHALL BE SEALED AND PROTECTED IN ACCORDANCE WITH ALL NATIONAL, STATE, AND MUNICIPAL ADOPTED CODES INCLUDING AMENDMENTS. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR ASSEMBLY LOCATIONS AND RATINGS. FIRE/SMOKE RATED ASSEMBLIES INCLUDE, BUT NOT LIMITED TO STAIRWAYS, SHAFTS, CORRIDORS, FLOORS, ROOFS, AND REQUIRED EXITS. CONTRACTOR SHALL INSTALL PER MANUFACTURERS' S U LISTED INSTALLATION INSTRUCTIONS.
 - A FULL TEST AND BALANCE OF THE COMPLETE MECHANICAL SYSTEMS (AIRSIDE, REFRIGERANT, ETC.) SHALL BE REQUIRED FOLLOWING THE COMPLETION OF ALL WORK OUTLINED WITHIN THE CONTRACT DOCUMENTS. THE TEST AND BALANCE CONTRACTOR SHALL BE A THIRD PARTY AND SHALL BE NEBB AND/OR TAB CERTIFIED. A COMPLETE TEST AND BALANCE REPORT SHALL BE SUBMITTED TO OWNER AND ENGINEER FOR REVIEW AND APPROVAL. ENGINEER SHALL PROVIDE FINAL APPROVAL OF THE TEST AND BALANCE WORK.
 - M.C. SHALL REFER TO THE SCHEDULES ON THE M5 SERIES SHEETS FOR ALL SPECIFIED HVAC PIPING, EQUIPMENT, AND ASSOCIATED COMPONENTS/MATERIALS.
 - M.C. SHALL PROVIDE SEISMIC RESTRAINT FOR ALL EQUIPMENT AS REQUIRED BY CODE. M.C. SHALL DESIGN ALL SUPPORTS TO WITHSTAND SEISMIC LOADS AS SPECIFIED IN THE IBC. PROVIDE REQUIRED SHOP DRAWINGS TO BUILDING AUTHORITY PRIOR TO INSTALLATION.
 - TEMPERATURE CONTROLS (T.C.) WORK REQUIRED SHALL FALL UNDER THE PURVIEW OF THE MECHANICAL CONTRACTOR. THE FOLLOWING SHALL BE PROVIDED BY THE M.C. IN COORDINATION WITH THE CONTROLS CONTRACTOR (C.C.):
 - PROVIDE WALL MOUNTED THERMOSTATS WITH DIGITAL DISPLAY. THERMOSTATS SHALL BE 10,000-OHM THERMISTOR WITH AN ACCURACY OF ±0.36°F. ROOM TEMPERATURE SENSOR COVERS SHALL ALL MATCH ON THE PROJECT. THERMOSTATS SHALL BE PROVIDED WITH THE FOLLOWING: LOCAL TEMPERATURE ADJUSTMENT ONLY (TEMPERATURE BAND TO BE DEFINED BY OWNER IN COORDINATION WITH CONTROLS CONTRACTOR) WITH LOCAL DIGITAL TEMPERATURE DISPLAY CONFIGURED TO DISPLAY WHOLE NUMBERS ONLY -- NO DECIMAL POINTS OF PRECISION.
 - THERMOSTAT INSTALLATION HEIGHT SHALL BE IN ACCORDANCE WITH ADA GUIDELINES.
 - PROVIDE 120V TO 24V TRANSFORMERS IN COORDINATION WITH ELECTRICAL CONTRACTOR.
- VRF NOTES (APPLIES TO ALL SHEETS):
- IT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR (M.C.) TO OBTAIN A MANUFACTURER PRODUCED, ENGINEER APPROVED VRF PIPING SCHEMATIC WHICH SHALL INCLUDING ALL PIPING SIZES, LENGTHS, ETC., PRIOR TO MATERIAL ACQUISITION AND INSTALLATION. THE MECHANICAL CONTRACTOR SHALL BE HELD FULLY LABLE FOR ANY COST, MATERIALS AND LABOR, ASSOCIATED TO VRF SYSTEM ISSUES / PROBLEMS RESULTING FROM THE MECHANICAL CONTRACTORS FAILURE TO OBTAIN AN APPROVED PIPING SCHEMATIC.
 - M.C. SHALL PROVIDE A DRAWING WITH THE LOCATION OF ALL VRF EQUIPMENT, INCLUDING DIMENSIONS, TO THE MANUFACTURERS REPRESENTATIVE TO COMPLETE AN ACCURATE PIPING SCHEMATIC PRIOR TO MATERIAL ACQUISITION AND INSTALLATION.
 - M.C. SHALL INSTALL ALL VRF REFRIGERANT PIPING IN ACCORDANCE WITH THE MANUFACTURERS GUIDELINES/REQUIREMENTS/ SPECIFICATIONS. PIPING SHALL BE INSTALLED PLUMB AND LEVEL, AND BRACED IN ACCORDANCE WITH MANUFACTURER GUIDELINES/REQUIREMENTS/SPECIFICATIONS.
 - M.C. SHALL VALVE ALL HEAT RECOVERY UNIT (HR) PORTS AND CAP ALL UNUSED PORTS.
 - M.C. SHALL PROVIDE SERVICE VALVES AT REFRIGERANT CONNECTIONS TO FAN COILS.
 - EXPOSED EXTERIOR REFRIGERANT PIPING SHALL BE COVERED IN A UV RESISTANT WRAP. WRAP SHALL BE 3M VENTURECLAD, OR APPROVED EQUAL.
 - AT M.C. OPTION, PRIOR ENGINEER APPROVED PRESS FITTINGS MAY BE USED IN LIEU OF BRAISING COPPER REFRIGERANT PIPING. PRESS FITTINGS SHALL BE ZOOMLOCK OR APPROVED EQUAL.
 - M.C. SHALL PROVIDE SERVICE VALVES ON REFRIGERANT PIPING (R2 OR R3) AT EACH PIECE OF EQUIPMENT TO PROVIDE EASE OF SERVICE. EQUIPMENT INCLUDES, BUT NOT LIMITED TO FAN COILS, CASSETTES, HEAT PUMPS, HYDRO UNITS, ETC.
 - ALL HEAT PUMPS INSTALLED SHALL EITHER BE MOUNTED ON EQUIPMENT STANDS, ATOP A CONCRETE SLAB IF MOUNTED ON GRADE, OR AFFIXED TO THE WALL VIA BRACKETS CONSTRUCTED IN SUPPORT AT MINIMUM 1.15 X THE WEIGHT OF THE HEAT PUMP. HEAT PUMP INSTALLATION, INCLUDING CLEARANCES SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS.

DUCTWORK AND AIR DISTRIBUTION (APPLIES TO ALL SHEETS):

- WORK FOR THIS SECTION HAS BEEN DESIGNED, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
 - ASHRAE, "HANDBOOK 2017 FUNDAMENTALS", CHAPTER 21 - DUCT DESIGN.
 - ALL DUCTWORK SIZES SHOWN ON THE PLANS HAS BEEN PERFORMED IN ACCORDANCE WITH ASHRAE'S "EQUAL FRICTION METHOD."
 - UNLESS OTHERWISE NOTED ON THE PLANS, ALL DUCTWORK IS DESIGNED IN ACCORDANCE WITH LOW STATIC PRESSURE REQUIREMENTS. STANDARD DUCTWORK DESIGN PRESSURE DROP CRITERIA IS AS FOLLOWS:
 - SUPPLY AIR DUCTWORK: 0.08 "W.C. PER 100'
 - RETURN AIR DUCTWORK: 0.06 "W.C. PER 100'
 - EXHAUST AIR DUCTWORK: 0.06 "W.C. PER 100'
 - ASHRAE, "HANDBOOK 2020 HVAC SYSTEMS AND EQUIPMENT", CHAPTER 19 - DUCT CONSTRUCTION.
 - ASHRAE, "HANDBOOK 2020 HVAC SYSTEMS AND EQUIPMENT", CHAPTER 20 - ROOM AIR DISTRIBUTION EQUIPMENT.
 - SMACNA "HVAC DUCT CONSTRUCTION STANDARD - METAL AND FLEXIBLE" - LATEST EDITION
 - UL 33, "HEAT RESPONSIVE LINKS FOR FIRE PROTECTION SERVICE."
 - UL 555, "FIRE DAMPERS AND CEILING DAMPERS."
 - UL 181, "FACTORY MADE AIR DUCTS AND CONNECTORS."
- MATERIALS:
 - ALL DUCTS UNLESS SPECIFIED OTHERWISE SHALL BE CONSTRUCTED FROM G-90 OR BETTER-GALVANIZED STEEL, L.F.Q. ETC. FIBERGLASS DUCTBOARD IS PROHIBITED.
 - ALL ROUND AND/OR FLAT OVAL DUCTS SHALL HAVE SPIRAL SEAMS OR CONTINUOUSLY WELDED LONGITUDINAL SEAMS.
 - EXHAUST DUCTS FOR SHOWERS AND ALL EXTERIOR DUCTS, ETC. SHALL BE CONSTRUCTED FROM 3003-H14 SERIES ALUMINUM. SHOWER EXHAUST WHERE TIED TO GENERAL EXHAUST SHALL BE ALUMINUM FROM THE AIR DEVICE TO THE POINT INDICATED ON THE DRAWINGS.
 - ALL SUPPLY DUCTWORK, UNLESS SPECIFIED OTHERWISE, SHALL BE CONSTRUCTED OF GAUGES AND REINFORCEMENT TO 2" W.C. STATIC PRESSURE IN SMACNA DUCT CONSTRUCTION STANDARD - LATEST EDITION.
 - ALL RETURN, EXHAUST, OUTDOOR AIR, RELIEF, AND SUPPLY DUCTWORK DOWNSTREAM OF TERMINAL UNITS SHALL BE CONSTRUCTED OF GAUGES AND REINFORCEMENT TO 2" W.C. STATIC PRESSURE IN SMACNA DUCT CONSTRUCTION STANDARD - LATEST EDITION. PANELS IN ALL DUCTS 12" AND LARGER SHALL BE CROSS-BROKEN OR BEADED ON 12" CENTERS.
 - WHERE LOCAL CODE REQUIRE GAUGES HEAVIER THAN REQUIRED BY SMACNA THEN THE LOCAL CODE SHALL GOVERN.
- DUCT CONSTRUCTION AND INSTALLATION:
 - ALL DUCTWORK SHALL BE NEATLY CONSTRUCTED, STIFFENED, ON THE OUTSIDE SURFACES WHERE NECESSARY TO PREVENT PERCEPTIBLE VIBRATION OR BUCKLING. ALL DUCTS, HOUSINGS, ETC., SHALL BE FABRICATED AS DETAILED ON THE DRAWINGS AND IN THE SMACNA DUCT CONSTRUCTION MANUAL - LATEST EDITION.
 - DUCTS SHALL BE SECURELY SUPPORTED IN ACCORDANCE WITH SMACNA DUCT CONSTRUCTION MANUAL - LATEST EDITION AND IN NO CASE LESS THAN DOUBLE THICKNESS 1" X #24 GAUGE GALVANIZED METAL. CABLE HANGERS ARE NOT ALLOWED.
 - DUCTS THAT ARE TO BE EXTERNALLY INSULATED SHALL NOT BE SUPPORTED ON UNISTRUT CHANNEL UNLESS IT REQUIRED BASED UPON LOADING. HANGER RODS FOR TRAPEZE BARS SHALL BE SPACED TO ALLOW FOR INSULATION INSTALLATION.
 - SIZE OF DUCTWORK IDENTIFIED ON THE DRAWINGS SHALL BE THE FREE AREA DIMENSION OF THE DUCTWORK.
 - M.C. SHALL PROVIDE TURNING VANES AT ALL SQUARE/RECTANGULAR SUPPLY AND RETURN AIR DUCTWORK ELBOWS.
 - M.C. SHALL PROVIDE HIGH EFFICIENCY TAKEOFFS WITH INTEGRAL LOCKABLE QUADRANT VOLUME DAMPERS AT EVERY SUPPLY, RETURN, AND EXHAUST AIR DUCT BRANCH/TAP UNLESS NOTED OTHERWISE ON THE PLANS.
 - UNLESS OTHERWISE NOTED (U O N.) WITHIN THE DRAWINGS, ALL MANUAL VOLUME DAMPERS SHALL BE LOCKABLE QUADRANT TYPE.
 - SUPPORT FLEX-DUCT ON 4'-0" CENTERS MAXIMUM.
 - FLEX-DUCT SHALL BE FLEXMASTER TYPE 6M, THERMAFLEX M-KE, OR EQUIVALENT.
 - ALL SUPPLY DUCTWORK UNLESS SPECIFIED OTHERWISE SHALL BE SMACNA'S SEAL CLASS A
- DUCT INSULATION:
 - ALL DUCTWORK LOCATED ABOVE CEILINGS WITHIN AN UNCONDITIONED SPACE SHALL BE PROVIDED WITH A MINIMUM R-8 INSULATION.
 - EXCEPTION: ALL DUCTWORK LOCATED IN ATTICS (ABOVE BUILDING INSULATION) WITHIN AN UNCONDITIONED SPACE SHALL BE PROVIDED A MINIMUM R-8 INSULATION.
 - EXCEPTION: ALL DUCTWORK SERVING FRESH OUTSIDE AIR SHALL BE PROVIDED A MINIMUM R-8 INSULATION WITH VAPOR BARRIER.
 - ALL SQUARE/RECTANGULAR DUCTWORK ABOVE CEILINGS SHALL BE PROVIDED WITH EITHER 1-1/2" THICK R-6 INTERNAL LINING OR MINIMUM 2" THICK R-6 EXTERNAL GLASS FIBER, FOIL BACKED INSULATION WITH A VAPOR BARRIER.
 - ALL DUCT LINERS USED SHALL BE TESTED IN ACCORDANCE WITH TEST METHOD ASTM C423.
 - ALL ROUND DUCTWORK ABOVE CEILINGS SHALL BE WRAPPED WITH A MINIMUM 2" THICK R-6 GLASS FIBER, FOIL BACKED INSULATION WITH A VAPOR BARRIER.
- AIR DEVICES:
 - DEVICES DESCRIBED WITHIN THE DRAWINGS AND ASSOCIATED SCHEDULES ARE BASED ON TITUS. SIMILAR DESIGN CHARACTERISTICS AS MANUFACTURED BY PRICE, KRUEGER, CARNES, METAL AIRE, NAILOR, OR TUTTLE & BAILEY WILL ALSO BE ACCEPTABLE. SUCH SUBSTITUTE EQUIPMENT SHALL BE SIZED ON THE BASIS OF ADPI PERFORMANCE, AND SHALL BE SELECTED FOR A MAXIMUM OF 0.05 INCHES W.C. STATIC PRESSURE DROP AND A MAXIMUM NOISE CRITERION CURVE OF NOT GREATER THAN NC30. RETURN OR EXHAUST DEVICES SHALL NOT BE SMALLER THAN SIZES SHOWN.
 - UNLESS NOTED OTHERWISE (U.N.O.) WITH FLOW ARROWS ON THE DRAWINGS, ALL DIFFUSERS SHOWN ON THE DRAWINGS ARE 4-WAY THROW PATTERNS. M.C. SHALL REFER TO DRAWINGS AND AIR DEVICE SCHEDULE TO DETERMINE WHICH DIFFUSERS REQUIRE A DIFFERENT THROW PATTERN. ALL DIFFUSERS NOT 4-WAY PATTERN ARE IDENTIFIED ON THE DRAWINGS WITH FLOW ARROWS ILLUSTRATING THE THROW NUMBER, AND DIRECTION OF FLOW.
 - UNLESS NOTED OTHERWISE (U.N.O.) ON THE DRAWING, HET FITTING AND FLEX-DUCT SHALL BE THE SAME SIZE AS DIFFUSER CONNECTION.

MECHANICAL CALLOUTS

NOTE: ALL SYMBOLS AND ABBREVIATIONS MAY NOT BE USED.

SYMBOL	ABBREVIATION
	EQUIPMENT DESIGNATION TYPE NUMBER
	AIR DEVICE DESIGNATION TYPE CFM
	SECTION DESIGNATION SECTION REFERENCE SHEET NUMBER
	ENLARGED PLAN CALL OUT
	KEYED NOTE DESIGNATION
	REVISION DELTA
	ROUND DUCT WORK
	DUCT ELEVATION TAG
	THERMOSTAT EQUIPMENT-NUMBER

MECHANICAL PIPE FITTING SYMBOLS

NOTE: ALL SYMBOLS AND ABBREVIATIONS MAY NOT BE USED.

SYMBOL	ABBREVIATION	EXPLANATION
	UP	PIPE, TURNED UP
	DN	PIPE, TURNED DOWN
	TDN	PIPE, TEE DOWN
	SV	SERVICE VALVE
	BV	BALANCE VALVE
	CV	2 WAY CONTROL VALVE
	3CV	3 WAY CONTROL VALVE
	CHV	CHECK VALVE
	DV	DRAIN VALVE
	F	FLANGE CONNECTION
	GA	GAUGE
	GC	GAUGE COCK
	P	PETE'S PLUG
	PFC	PIPE FLEXIBLE CONNECTOR
	PR	PRESSURE REGULATOR
	PRV	PRESSURE REDUCING VALVE
	RV	RELIEF VALVE
	STR	STRAINER
	TH	THERMOMETER
	TW	THERMOMETER WELL
	U	UNION
	METER	METER
	CAP	CONCENTRIC REDUCER ECCENTRIC REDUCER (BOTTOM & TOP LEVEL)
	PA	PIPE ANCHOR
	PG	PIPE GUIDE
	MAV	MANUAL AIR VENT
	AAV	AUTOMATIC AIR VENT

MECHANICAL PIPE SYMBOLS

NOTE: ALL SYMBOLS AND ABBREVIATIONS MAY NOT BE USED.

SYMBOL	EXPLANATION
	REFRIGERANT 2-PIPE
	REFRIGERANT 3-PIPE
	DEMO
	EXISTING

MECHANICAL ABBREVIATIONS INDEX

NOTE: ALL ABBREVIATIONS MAY NOT BE USED ON THIS PROJECT.

AD	ACCESS DOOR
A.F.F.	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AP	ACCESS PANEL
APRX	APPROXIMATE
AV	AIR VENT
AWG	AMERICAN WIRE GAUGE
BAP	BUILDING ACCESS PANEL
BOS	BOTTOM OF STEEL
BOT	BOTTOM
BV	BALANCE VALVE
CD	CONDENSATE DRAIN
CDB	CONDENSATE DRAIN BOX
CFM	CUBIC FEET PER MINUTE
CHV	CHECK VAV/LE
CL	CENTER LINE
COM	COMMON
CWS	CONDENSER WATER SUPPLY
CWR	CONDENSER WATER RETURN
CWV	COMBINATION WASTE & VENT
CHS	CHILLED WATER SUPPLY
CHR	CHILLED WATER RETURN
CWL	CHILLED WATER LOOP
CT	COOLING TOWER
CU	CONDENSING UNIT
CV	CONTROL VALVE
D	DAMPER
DCU	DUST COLLECTION UNIT
DISCH	DISCHARGE
DN	DOWN
DP	DIFFERENTIAL PRESSURE
DR	DRAIN LINE
DV	DRAIN VALVE
EA	EXHAUST AIR
EF	EXHAUST FAN
EMT	ELECTRICAL METALLIC TUBING
ET	EXPANSION TANK
EQ	EQUAL / EQUALS
EQ APRX	EQUAL APPROXIMATE
EX	EXISTING
EXH	EXHAUST
F	FLANGE CONNECTION
FC	FLEXIBLE CONNECTION
FCU	FAN COIL UNIT
FOS	FUEL OIL SUPPLY
FOR	FUEL OIL RETURN
FPT	FAN POWERED TERMINAL UNIT
FRD	FIRE RATED DAMPER
G	FIN TUBE RADIATION
GA	GAS
GC	GAUGE
GYS	GAUGE COCK
GVR	GLYCOL SUPPLY WATER
HVAC	GLYCOL RETURN WATER
H	HEATING, VENTILATION, AND AIR CONDITIONING
HWS	HUMIDIFIER
HWR	HEATING WATER SUPPLY
HX	HEATING WATER RETURN
LBS	HEAT EXCHANGER
MA	POUNDS
MC	MAKE-UP AIR
MDU	MECHANICAL COUPLING
MXA	MOTOR DRIVE UNIT
NC	MIXED AIR
NO	NORMALLY CLOSED
NP	NORMALLY OPEN
NTS	NON-POTABLE COLD WATER
OA	NOT TO SCALE
P	OUTSIDE AIR
PC	PETE'S PLUG
PD	PUMPED CONDENSATE
PR	PUMPED DISCHARGE
PRV	PRESSURE REGULATOR
PSI	PRESSURE REDUCING VALVE
PWS	POUNDS PER SQUARE INCH
PWR	POOL WATER SUPPLY
RA	POOL WATER RETURN
RF	RETURN AIR
RLA	RETURN FAN
RLF	RELIEF AIR
RTU	RELIEF FAN
RV	ROOF TOP UNIT
SA	RELIEF VALVE
SD	SUPPLY AIR
SF	SMOKE DAMPER
STR	SUPPLY FAN
SUC	STRAINER
SUD	SUCTION
SV	SUCTION DIFFUSER
TH	SERVICE VALVE
TRA	THERMOMETER
TW	TRANSFER AIR
TYP	THERMOMETER WELL
U	TYPICAL
UH	UNION
CUH	UNIT HEATER
U.N.O.	CABINET UNIT HEATER
U.O.N.	UNLESS NOTED OTHERWISE
UV	UNLESS OTHERWISE NOTED
VAC	UNIT VENTILATOR
	VACUUM

DESIGN CONTACTS

MECHANICAL DESIGNER: ISAAC CROSSMAN
MECHANICAL ENGINEER: JOEL WILLIAMS

MECHANICAL SHEET LIST

- # SHEET NAME
- M0.1 MECHANICAL NOTES, SYMBOLS & ABBREVIATIONS
- M2.1 MAIN LEVEL - MECHANICAL PLAN
- M2.2 UPPER LEVEL - MECHANICAL PLAN
- M5.1 MECHANICAL SCHEDULES
- M5.2 MECHANICAL SCHEDULES & DETAILS
- M5.3 MECHANICAL DETAILS

MECHANICAL DUCT SYMBOLS

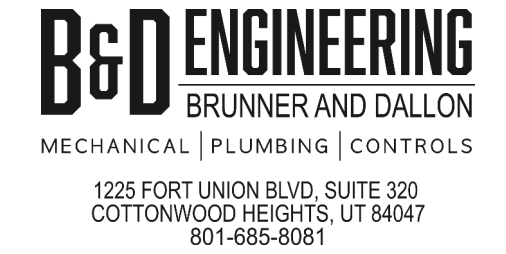
NOTE: ALL SYMBOLS AND ABBREVIATIONS MAY NOT BE USED.

SYMBOL	EXPLANATION
	ACCESS DOOR/PANEL
	BACK DRAFT DAMPER
	MANUAL BALANCE DAMPER
	MOTORIZED DAMPER
	FIRE RATED DAMPER
	FIRE SMOKE DAMPER
	DIRECTION OF FLOW
	DROP IN DIRECTION OF ARROW
	DUCT 45° TAKE-OFF CONNECTION WITH DAMPER
	INTERNALLY INSULATED DUCT WORK. (EXTERIOR DIMENSION.)
	RECTANGULAR SHEET METAL DUCT. (EXTERIOR DIMENSION.)
	K-27 DOUBLE WALL ROUND DUCT WORK. (EXTERIOR DIMENSION.)
	FLEXIBLE DUCT WORK
	TURNING VANES (RECTANGULAR)
	TURNING VANES (RECTANGULAR), SMOOTH RADIUS
	SUPPLY AIR DUCT, DOWN
	SUPPLY AIR DUCT, UP
	SUPPLY AIR DUCT ROUND, DOWN
	SUPPLY AIR DUCT ROUND, UP
	RETURN AIR DUCT, DOWN
	RETURN AIR DUCT, UP
	RETURN AIR DUCT ROUND, DOWN
	RETURN AIR DUCT ROUND, UP
	EXHAUST AIR DUCT, DOWN
	EXHAUST AIR DUCT, UP
	EXHAUST AIR DUCT ROUND, DOWN
	EXHAUST AIR DUCT ROUND, UP
	DEMO DUCTWORK
	EXISTING DUCTWORK
	SQUARE SUPPLY DIFFUSER ROUND CONNECTION
	SQUARE RETURN GRILLE ROUND CONNECTION
	SQUARE EXHAUST GRILLE ROUND CONNECTION
	PLENUM CABINET WITH SOUND BOOT
	PLENUM RETURN
	SQUARE SUPPLY DIFFUSER SQUARE CONNECTION
	SQUARE RETURN GRILLE SQUARE CONNECTION
	SQUARE EXHAUST GRILL SQUARE CONNECTION
	LINEAR SLOT DIFFUSER
	LOUVER GRILLE



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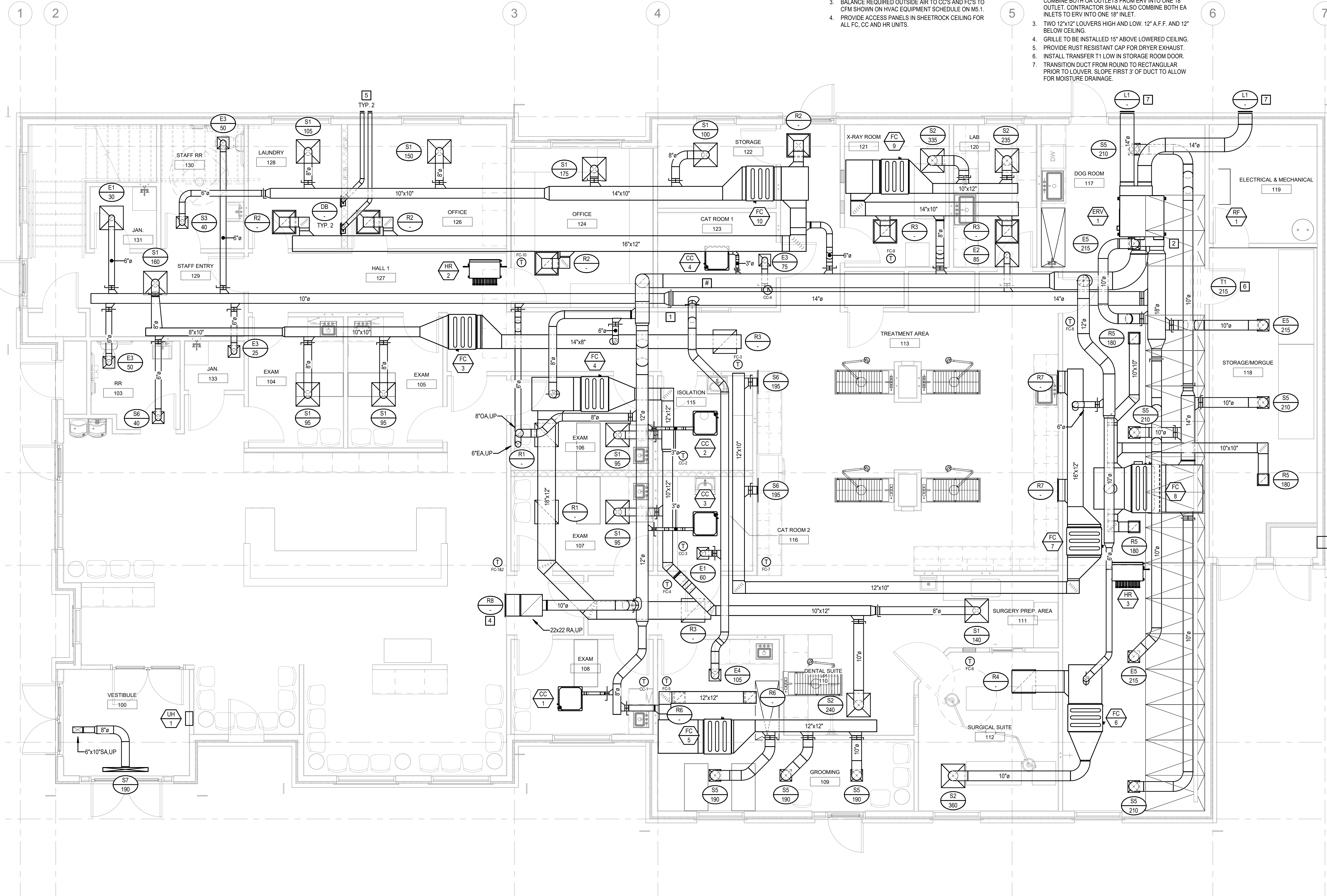


1495 EAST RAVEN WAY EAGLE MOUNTAIN, UTAH

VETERINARY CLINIC

MECHANICAL NOTES, SYMBOLS & ABBREVIATIONS

06/13/2023
23.017.00



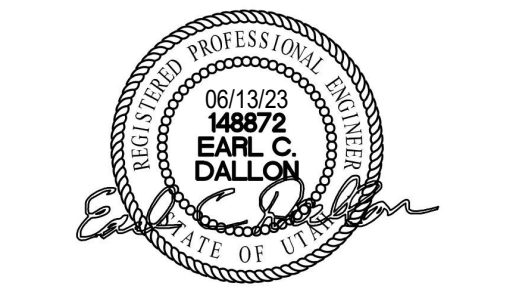
- GENERAL NOTES**
1. REFER TO ALL NOTES ON SHEET M0.1 AND ALL SCHEDULES & DETAILS WITHIN M5 SERIES SHEETS.
 2. CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR FINAL LOCATION OF ALL THERMOSTATS.
 3. BALANCE REQUIRED OUTSIDE AIR TO CC'S AND FC'S TO CFM SHOWN ON HVAC EQUIPMENT SCHEDULE ON M5.1.
 4. PROVIDE ACCESS PANELS IN SHEETROCK CEILING FOR ALL FC, CC AND HR UNITS.

- KEYED NOTES**
1. DAMPER N.O. DURING BUSINESS HOURS, CLOSED OVERNIGHT, INTERLOCK TO ERV-1 FAN SPEED. REFER TO HVAC EQUIPMENT SCHEDULE ON SHEET M5.1.
 2. CONTRACTOR SHALL CONSTRUCT A PLENUM AND COMBINE BOTH OA OUTLETS FROM ERV INTO ONE 18" OUTLET. CONTRACTOR SHALL ALSO COMBINE BOTH EA INLETS TO ERV INTO ONE 18" INLET.
 3. TWO 12"x12" LOUVERS HIGH AND LOW. 12" A.F.F. AND 12" BELOW CEILING.
 4. GRILLE TO BE INSTALLED 15" ABOVE LOWERED CEILING.
 5. PROVIDE RUST RESISTANT CAP FOR DRYER EXHAUST.
 6. INSTALL TRANSFER T1 LOW IN STORAGE ROOM DOOR.
 7. TRANSITION DUCT FROM ROUND TO RECTANGULAR PRIOR TO LOUVER. SLOPE FIRST 3' OF DUCT TO ALLOW FOR MOISTURE DRAINAGE.



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VETERINARY CLINIC

MAIN LEVEL - MECHANICAL PLAN

SCALE: 1/4" = 1'-0"
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23.017.00



M2.1



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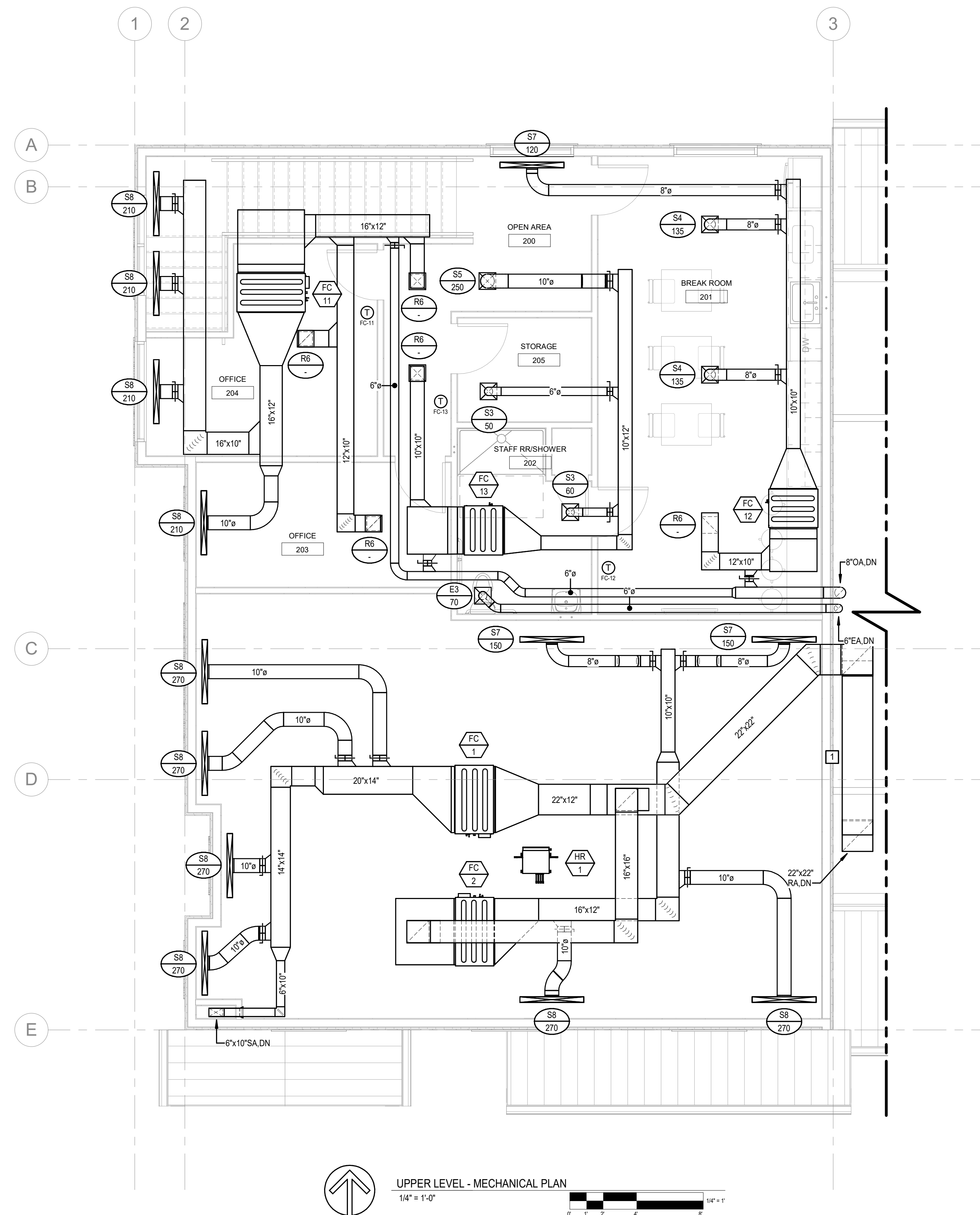
VETERINARY CLINIC

SCALE: 1/4" = 1'-0"

M2.2

1. REFER TO ALL NOTES ON SHEET M0.1 AND ALL SCHEDULES & DETAILS WITHIN M5 SERIES SHEETS.
2. CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR FINAL LOCATION OF ALL THERMOSTATS.
3. BALANCE REQUIRED OUTSIDE AIR TO CC'S AND FC'S TO CFM SHOWN ON HVAC EQUIPMENT SCHEDULE ON M5.1.
4. PROVIDE ACCESS PANELS IN SHEETROCK CEILING FOR ALL FC, CC AND HR UNITS.

1. SLOPE RETURN DUCT DOWN TO MAIN LEVEL CEILING SPACE FOLLOWING ROOF LINE.



AIR DEVICE SCHEDULE								
UNIT DESIG.	SERVICE	MANUFACTURER & MODEL NO.	TYPE	NO. OF SLOTS	CONNECTION SIZE (IN.)	FACE SIZE (IN.)	FINISH	NOTES
DB	DRYER BOX	DRYERBOX DB-425	FRAME MOUNT	-	4"Ø	13"x21"	ALUMINIZED STEEL	
E1	EXHAUST	TITUS OMNI	LAY-IN	-	6"Ø	24"x24"	VERIFY W/ARCHITECT	1,3,4
E2	EXHAUST	TITUS OMNI	LAY-IN	-	8"Ø	24"x24"	VERIFY W/ARCHITECT	1,3,4
E3	EXHAUST	TITUS OMNI	SURFACE	-	6"Ø	12"x12"	VERIFY W/ARCHITECT	1,2,4
E4	EXHAUST	TITUS OMNI	SURFACE	-	8"Ø	12"x12"	VERIFY W/ARCHITECT	1,2,4
E5	EXHAUST	TITUS OMNI	SURFACE	-	10"Ø	12"x12"	VERIFY W/ARCHITECT	1,2,4
L1	LOUVER	RUSKIN ELF520DD	EXTERIOR FRAMED			28"x28"x5"	VERIFY W/ARCHITECT	5,7
L2	LOUVER	RUSKIN ELF6350DMP	EXTERIOR FRAMED			18"x18"x6"	VERIFY W/ARCHITECT	6,7
R1	RETURN	TITUS OMNI	LAY-IN	-	6"Ø	24"x24"	VERIFY W/ARCHITECT	1,3,4
R2	RETURN	TITUS OMNI	LAY-IN	-	8"Ø	24"x24"	VERIFY W/ARCHITECT	1,3,4
R3	RETURN	TITUS OMNI	LAY-IN	-	10"Ø	24"x24"	VERIFY W/ARCHITECT	1,3,4
R4	RETURN	TITUS OMNI	LAY-IN	-	12"Ø	24"x24"	VERIFY W/ARCHITECT	1,3,4
R5	RETURN	TITUS OMNI	SURFACE	-	8"Ø	12"x12"	VERIFY W/ARCHITECT	1,2,4
R6	RETURN	TITUS OMNI	SURFACE	-	10"Ø	12"x12"	VERIFY W/ARCHITECT	1,2,4
R7	RETURN	TITUS 350RL	WALL MOUNT	-	22"x10"	24"x12"	VERIFY W/ARCHITECT	1,2,4
R8	RETURN	TITUS 350RL	WALL MOUNT	-	22"x22"	24"x24"	VERIFY W/ARCHITECT	1,2,4
S1	SUPPLY	TITUS OMNI	LAY-IN	-	8"Ø	24"x24"	VERIFY W/ARCHITECT	1,3,4
S2	SUPPLY	TITUS OMNI	LAY-IN	-	10"Ø	24"x24"	VERIFY W/ARCHITECT	1,3,4
S3	SUPPLY	TITUS OMNI	SURFACE	-	6"Ø	12"x12"	VERIFY W/ARCHITECT	1,2,4
S4	SUPPLY	TITUS OMNI	SURFACE	-	8"Ø	12"x12"	VERIFY W/ARCHITECT	1,2,4
S5	SUPPLY	TITUS OMNI	SURFACE	-	10"Ø	12"x12"	VERIFY W/ARCHITECT	1,2,4
S6	SUPPLY	TITUS 1700	WALL MOUNT	-	8"Ø	24"x12"	VERIFY W/ARCHITECT	1,2,4
S7	SUPPLY	TITUS FL-10	LINEAR SLOT	2	8"	6"x48"	VERIFY W/ARCHITECT	2,4
S8	SUPPLY	TITUS FL-10	LINEAR SLOT	2	10"	6"x48"	VERIFY W/ARCHITECT	2,4
T1	TRANSFER	TITUS T-700L	DOOR GRILLE	-	22"x6"	24"x8"	VERIFY W/ARCHITECT	1,4
OLD NOTES: 1. DIFFUSER SHALL BE ALUMINUM 2. PROVIDE BORDER FOR DRYWALL INSTALLATION 3. PROVIDE BORDER FOR LAY-IN INSTALLATION 4. APPROVED MANUFACTURERS: TITUS, CARNES, NAILOR, PRICE, KRUEGER, METALAIRE, HART & COOLEY. (SUBJECT TO PROJECT DOCUMENT CONFORMANCE) 5. LOUVER SELECTION BASED UPON RUSKIN, PRIOR APPROVED EQUAL TO BE VERIFIED BY ENGINEER. LOUVER SELECTION CRITERIA SHALL MATCH THE FOLLOWING: FREE AREA = 2.46 SF MIN.; VELOCITY = 756 FPM OR LESS; PRESS. DROP = 0.06 IN.W.C. OR LESS. 6. LOUVER SELECTION BASED UPON RUSKIN, PRIOR APPROVED EQUAL TO BE VERIFIED BY ENGINEER. LOUVER SELECTION CRITERIA SHALL MATCH THE FOLLOWING: FREE AREA = 1.00 SF MIN. WITH MINIMAL PRESSURE DROP. 7. LOUVER SHALL BE PROVIDED WITH OPTIONAL BIRD SCREEN.								

HVAC EQUIPMENT SCHEDULE																
UNIT DESIG	LOCATION	SERVICE	ITEM	MANUFACTURER & MODEL NO	CAPACITY	ELECTRICAL DATA				UNIT WEIGHT (LBS)	REFRIG TYPE	OUTSIDE AIRFLOW (CFM)	TOTAL AIRFLOW (CFM)	FAN STATIC (INWC)	ACCESSORIES/COMMENTS	NOTES
						HP	AMP	MCA/MOCP	VOLTS/PH							
CC-1	EXAM 108	EXAM 108	4-WAY 2'X2' CEILING CASSETTE	LG - ARNU073TRD4	7,500 CLG / 8,500 HTG	-	0.2	0.25 / 15	208/1	29	R410A	25	212	-		1,2,3,4
CC-2	ISOLATION 115	ISOLATION 115	4-WAY 2'X2' CEILING CASSETTE	LG - ARNU053TRD4	5,500 CLG / 6,100 HTG	-	0.2	0.25 / 15	208/1	29	R410A	10	212	-		1,2,3,4
CC-3	CAT ROOM 116	CAT ROOM 116	4-WAY 2'X2' CEILING CASSETTE	LG - ARNU053TRD4	5,500 CLG / 6,100 HTG	-	0.2	0.25 / 15	208/1	29	R410A	20	212	-		1,2,3,4
CC-4	CAT ROOM 123	CAT ROOM 123	4-WAY 2'X2' CEILING CASSETTE	LG - ARNU053TRD4	5,500 CLG / 6,100 HTG	-	0.2	0.25 / 15	208/1	29	R410A	25	212	-		1,2,3,4
ERV-1	DOG ROOM 117	OUTSIDE AIR / EXHAUST AIR	ENERGY RECOVERY VENTILATOR	LG - ARVU123ZFA2	-	-	6.82	-	208/1	331	-	1177	1177	0.64	TWO FILTERS: 41-9/16" x 8-3/8" x 13/32"	8
FC-1	WAITING 101	WAITING	DUCTED FAN COIL - MID STATIC	LG - ARNU423M2A4	42,000 CLG / 47,000 HTG	-	2.3	2.9 / 15	208/1	86	R410A	180	1260	0.24	INTERLOCK WITH FC-2	1,2,3,5
FC-2	RECEPTION 102	RECEPTION	DUCTED FAN COIL - MID STATIC	LG - ARNU283M2A4	28,000 CLG / 31,500 HTG	-	2.3	2.9 / 15	208/1	86	R410A	50	845	0.24	INTERLOCK WITH FC-1	1,2,3,5
FC-3	EXAM 105	NORTH INTERIOR	DUCTED FAN COIL - MID STATIC	LG - ARNU123M1A4	12,300 CLG / 13,600 HTG	-	1.6	2.0 / 15	208/1	56	R410A	65	392	0.24		1,2,3,5
FC-4	EXAM 107	SOUTH INTERIOR	DUCTED FAN COIL - MID STATIC	LG - ARNU153M1A4	15,400 CLG / 17,100 HTG	-	1.6	2.0 / 15	208/1	56	R410A	85	570	0.24		1,2,3,5
FC-5	GROOMING 109	GROOMING 109	DUCTED FAN COIL - MID STATIC	LG - ARNU153M1A4	15,400 CLG / 17,100 HTG	-	1.6	2.0 / 15	208/1	56	R410A	60	570	0.24		1,2,3,6
FC-6	SURGICAL SUITE 112	SURGICAL SUITE 112	DUCTED FAN COIL - MID STATIC	LG - ARNU073M1A4	7,500 CLG / 8,500 HTG	-	1.6	2.0 / 15	208/1	56	R410A	15	361	0.24		1,2,3,5
FC-7	DENTAL SUITE 110	TREATMENT 113	DUCTED FAN COIL - MID STATIC	LG - ARNU123M1A4	12,300 CLG / 13,600 HTG	-	1.6	2.0 / 15	208/1	56	R410A	60	392	0.24		1,2,3,5
FC-8	DOG ROOM 117	EAST EXTERIOR	DUCTED FAN COIL - MID STATIC	LG - ARNU283M2A4	28,000 CLG / 31,500 HTG	-	2.3	2.9 / 15	208/1	86	R410A	300	845	0.24		1,2,3,5
FC-9	X-RAY ROOM 121	SCIENCES	DUCTED FAN COIL - MID STATIC	LG - ARNU153M1A4	15,400 CLG / 17,100 HTG	-	1.6	2.0 / 15	208/1	56	R410A	85	570	0.24		1,2,3,5
FC-10	OFFICE 126	NORTH EXTERIOR	DUCTED FAN COIL - MID STATIC	LG - ARNU153M1A4	15,400 CLG / 17,100 HTG	-	1.6	2.0 / 15	208/1	56	R410A	65	570	0.24		1,2,3,5
FC-11	OFFICE 203	L2 WEST EXTERIOR	DUCTED FAN COIL - MID STATIC	LG - ARNU283M2A4	28,000 CLG / 31,500 HTG	-	2.3	2.9 / 15	208/1	86	R410A	40	845	0.24		1,2,3,6
FC-12	BREAK ROOM 201	L2 NORTH EXTERIOR	DUCTED FAN COIL - MID STATIC	LG - ARNU123M1A4	12,300 CLG / 13,600 HTG	-	1.6	2.0 / 15	208/1	56	R410A	75	392	0.24		1,2,3,5
FC-13	STORAGE 205	L2 INTERIOR	DUCTED FAN COIL - MID STATIC	LG - ARNU073M1A4	7,500 CLG / 8,500 HTG	-	1.6	2.0 / 15	208/1	56	R410A	15	361	0.24		1,2,3,5
HP-1	EXTERIOR	BUILDING	HEAT PUMP & HEAT RECOVERY	LG - ARUM241BTE5	233,100 CLG / 243,000 HTG	-	56.8	63.2 / 80	208/3	666	R410A	-	-	-	UP TO 35 INDOOR UNITS	9
HR-1	WAITING 101	FC-1, FC-2	HEAT RECOVERY UNIT - 2 PORT	LG - PRHR023A	60 MBH / PORT 120 MBH / SUM OF PORTS	-	0.06	0.17 / 15	208/1	33	R410A	-	-	-	8 INDOOR UNITS / PORT 16 INDOOR UNITS / SUM OF PORTS	
HR-2	HALL 127	BUILDING WEST: CC-1, FC-3,4, FC-10-13	HEAT RECOVERY UNIT - 8 PORT	LG - PRHR083A	60 MBH / PORT 230 MBH / SUM OF PORTS	-	0.09	0.27 / 15	208/1	68	R410A	-	-	-	8 INDOOR UNITS / PORT 64 INDOOR UNITS / SUM OF PORTS	
HR-3	DOG ROOM 117	BUILDING EAST: CC-2,4, FC-5,9	HEAT RECOVERY UNIT - 8 PORT	LG - PRHR083A	60 MBH / PORT 230 MBH / SUM OF PORTS	-	0.09	0.27 / 15	208/1	68	R410A	-	-	-	8 INDOOR UNITS / PORT 64 INDOOR UNITS / SUM OF PORTS	
RF-1	ELEC. & MECH. 119	DOG ROOM 117	RADIANT FLOOR SYSTEM	-	-	-	-	-	-	-	-	-	-	-	-	10
UH-1	VESTIBULE	VESTIBULE	CABINET UNIT HEATER	MARKEL - F3327TD-RP	16,560 BTUH / 4.8 KW	-	23	-	208/1	27	-	-	175	-	SEMI-RECESSED MOUNTING EXTENDER (MFR NO: 3320EX16)	9,11
NOTES: 1. PROVIDE WITH REMOTE WALL MOUNTED CONTROLLER/THERMOSTAT. 2. UNIT SHALL BE PROVIDED WITH FACTORY INSTALLED CONDENSATE PUMP. PUMP SHALL BE POWERED BY THE UNIT. 3. APPROVED MANUFACTURERS: LG, LENNOX, MITSUBISHI, SAMSUNG (SUBJECT TO PROJECT DOCUMENT CONFORMANCE). 4. FAN SPEED LOW. 5. HIGH STATIC MODE, FAN SPEED HIGH. 6. HIGH STATIC MODE, FAN SPEED MED. 7. HIGH STATIC MODE, FAN SPEED LOW. 8. SET FAN SPEED TO "SH" (1,177 CFM) DURING BUSINESS HOURS. FAN SPEED SHALL DECREASE TO "L" (942 CFM) OVERNIGHT. PROVIDE N.O. MOTORIZED DAMPER, WHERE DAMPER CLOSES FOR OVERNIGHT OPERATION. SEE PLANS FOR DETAILS. 9. PROVIDE UNIT MOUNTED FACTORY DISCONNECT SWITCH. 10. REFER TO RADIANT FLOOR SYSTEM CONTRACTOR, SCOPE DOCUMENT AND RADIANT FLOOR ZONE MAP ON M5.1. 11. APPROVED MANUFACTURERS: MARKEL, QMARK, REZNOR, MODINE (SUBJECT TO PROJECT DOCUMENT CONFORMANCE).																

MECHANICAL PIPING SCHEDULE						
SERVICE DESIG.	SERVICE	MATERIAL	LOCATION	INSULATION	FITTINGS	NOTES
R2	REFRIGERANT PIPING 2 PIPE	COPPER TYPE "K" - SOFT - LINE SET	INTERIOR - ABOVE CEILING	REFRIGERANT PIPING PRE-INSULATED BY MANUFACTURER	BRAISED	1,2,3,6,7
R3	REFRIGERANT PIPING 3 PIPE	COPPER TYPE "K" - HARD - LINE SET	EXTERIOR - ABOVE GRADE INTERIOR - ABOVE CEILING	REFRIGERANT PIPING PRE-INSULATED BY MANUFACTURER	BRAISED	1,2,4,5,6,7
NOTES: 1. PRIOR ENGINEER APPROVED PRESS FITTINGS CAN BE USED AT CONTRACTOR OPTION - I.E. ZOOMLOCK. 2. PROVIDE 1" INSULATION WITH VAPOR BARRIER. 3. VRF PIPING SIZES 5/8" AND LESS SHALL BE COPPER TYPE "K" - SOFT. 4. VRF PIPING SIZES 3/4" AND GREATER SHALL BE COPPER TYPE "K" - HARD (ACR). 5. EXPOSED EXTERIOR REFRIGERANT PIPING SHALL BE COVERED IN A UV RESISTANT WRAP. WRAP SHALL BE 3M VENTURECLAD, OR APPROVED EQUAL. 6. REFRIGERANT PIPING SHALL BE INSTALLED, AND SIZED AS PER MANUFACTURER REQUIREMENTS. PIPING SHALL BE INSTALLED PLUMB AND LEVEL, AND BRACED IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS/SPECIFICATIONS. 7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A MANUFACTURER APPROVED PIPING SCHEMATIC/DIAGRAM, WITH PIPE SIZES, FROM THEIR CERTIFIED SOFTWARE PRIOR TO INSTALLATION.						



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**1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UTAH**

VETERINARY CLINIC

MECHANICAL SCHEDULES

06/13/2023
23.017.00

M5.1

FILE NAME: M.03.01	FILE NAME: M.03.02	FILE NAME: M.03.03	FILE NAME: M.03.05
SCALE: NONE	SCALE: NONE	SCALE: NONE	SCALE: NONE
SLOT DIFFUSER	EXPOSED GRILLE	DIFFUSER/GRILLE LAY-IN CEILING INSTALLATION	DIFFUSER/GRILLE FLANGED DRYWALL CEILING INSTALLATION



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**1495 EAST RAVEN WAY
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VETERINARY CLINIC

PLUMBING NOTES, SYMBOLS & ABBREVIATIONS

06/13/2023
23.017.00

P0.1

GENERAL NOTES (APPLIES TO ALL SHEETS):

- ALL WORK SHALL BE PROVIDED IN ACCORDANCE WITH 2018 INTERNATIONAL BUILDING CODES AND ALL APPLICABLE NATIONAL AND STATE CODES, AND SAFETY STANDARDS, INCLUDING ANY LOCAL AMENDMENTS ADOPTED BY THE STATE OF UTAH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS PRIOR TO EXECUTION OF ANY WORK ON THE PROJECT.
- ALL PLUMBING SYSTEMS WITHIN THESE CONTRACT DOCUMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE. ANY FIELD ADJUSTMENT MADE BY THE PLUMBING CONTRACTOR (PC) IN THE FIELD SHALL COMPLY WITH THE 2018 INTERNATIONAL PLUMBING CODE REQUIREMENTS.
- WORK INCLUDED: FURNISH MATERIAL, LABOR AND SERVICES NECESSARY FOR AND INCIDENTAL TO PROVIDING THE FOLLOWING PLUMBING WORK WHERE SHOWN ON THE PLANS AND AS HEREINAFTER SPECIFIED. INCLUDE ALL NECESSARY WORK, MATERIALS, AND EQUIPMENT TO PERFORM WORK COMPLETELY.
 - SANITARY WASTE SYSTEM, INCLUDING BUT NOT LIMITED TO, SANITARY PIPING, VENT PIPING, PLUMBING FIXTURES, FLOOR DRAINS, AND CLEANOUTS.
 - POTABLE DOMESTIC WATER SYSTEM, INCLUDING BUT NOT LIMITED TO, BACKFLOW PREVENTERS, PRESSURE REGULATORS, WATER METER, COLD WATER PIPING, HOT WATER PIPING, HOT WATER RETURN PIPING, AND CONNECTION TO ALL PLUMBING FIXTURES, EQUIPMENT OR SPECIALTIES.
 - DOMESTIC HOT WATER SYSTEM, INCLUDING BUT NOT LIMITED TO, GAS FRIED/ELECTRIC HOT WATER HEATER, STORAGE TANK, CIRCULATOR PUMP, THERMOSTATIC MIXING VALVES, AND EXPANSION TANK.
 - TEPID WATER SYSTEM, INCLUDING BUT NOT LIMITED TO, EMERGENCY EYEWASH/SHOWER, EMERGENCY EYEWASH, SERVICE VALVES, THERMOSTATIC MIXING VALVES, ETC.
 - NATURAL GAS PIPING, SERVICE VALVES, GAS PRESSURE REGULATORS/REDUCERS, AND ALL OTHER REQUIRED SPECIALTIES.
 - ALL INTERNAL PRESSURE REDUCING VALVES (PRV) SHALL BE EQUIPPED WITH A VENT LIMITING DEVICE. OTHERWISE PRVS SHALL BE VENTED IN ACCORDANCE WITH CODE.
 - CONDENSATE DRAIN PIPING FROM HVAC EQUIPMENT.
 - CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES, AND WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.
 - PLUMBING CONTRACTOR (PC) SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR (MC) REGARDING EQUIPMENT SUPPLIED BY MC TO BE INSTALLED BY THE PC.
 - PROVIDE SUFFICIENT LABOR AND RESOURCES REQUIRED FOR THE TESTING AND BALANCING OF THE DOMESTIC WATER, EMERGENCY SHOWER AND EYEWASH STATIONS, ETC.
 - CLEANING AND PRESSURE TESTING EQUIPMENT, PIPING, AND ACCESSORIES INSTALLED IN ACCORDANCE WITH CODE AND INDUSTRY BEST PRACTICES.
 - ALL SEISMIC RESTRAINTS FOR THE ABOVE WORK.
 - INSTALLING ACCESSORIES SPECIFIED UNDER OTHER SECTIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS.
- PC RESPONSIBILITY FOR PLUMBING PIPING INSTALLATION, SANITARY, STORM, DOMESTIC, ETC., SHALL END AT 5'-0" OUTSIDE THE BUILDING. PC SHALL BE RESPONSIBLE FOR CAPPING AND TESTING PIPING AT 5'-0" OUTSIDE THE BUILDING IN ACCORDANCE WITH CODE.
 - IT SHALL BE THE RESPONSIBILITY OF THE CIVIL CONTRACTOR TO MAKE THE FINAL CONNECTION OF ALL PLUMBING PIPING FROM 5'-0" OUTSIDE THE BUILDING TO SITE UTILITIES. THIS INCLUDES ALL REQUIRED FITTINGS AND ACCESSORIES.
 - IT SHALL BE THE RESPONSIBILITY OF BOTH THE PC AND THE CIVIL CONTRACTOR TO COORDINATE THE REQUIRED INVERT ELEVATIONS (I.E.) OF THE PLUMBING PIPING PRIOR TO INSTALLATION.
- ALL PENETRATIONS THROUGH FIRE/SMOKE RATED ASSEMBLIES SHALL BE SEALED AND PROTECTED IN ACCORDANCE WITH ALL NATIONAL, STATE, AND MUNICIPALLY ADOPTED CODES INCLUDING AMENDMENTS. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR ASSEMBLY LOCATIONS AND RATINGS. FIRE/SMOKE RATED ASSEMBLIES INCLUDE, BUT NOT LIMITED TO, STAIRWAYS, SHAFTS, CORRIDORS, FLOORS, ROOFS, AND REQUIRED EXITS. CONTRACTOR SHALL INSTALL PER MANUFACTURER'S UL LISTED INSTALLATION INSTRUCTIONS.
- P.C SHALL COORDINATE WITH THE ELECTRICAL CONTRACTOR TO ENSURE ALL PLUMBING EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS IS PROVIDED SERVICE, P.C. AND E.C. SHALL REFER TO THE PLUMBING FIXTURE SCHEDULE FOR ALL EQUIPMENT REQUIRING ELECTRICAL SERVICE.
- EACH PLUMBING FIXTURE, ACCESSORY, EQUIPMENT ITEM AND SPECIALTY SHALL BE INSTALLED IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S RECOMMENDATIONS.
- PLUMBING FIXTURES, EQUIPMENT AND SPECIALTIES SHALL BE PROTECTED AGAINST DAMAGE IN THE PERIOD BETWEEN INSTALLATION AND ACCEPTANCE. ANY ITEM DAMAGED SHALL BE REMOVED, REPAIRED AND/OR REPLACED AT NO ADDITIONAL COMPENSATION.
- ALL OPERABLE DEVICES AND FEATURES OF PLUMBING FIXTURES, ACCESSORIES, EQUIPMENT AND SPECIALTIES PROVIDED FOR IN THE SCOPE OF WORK OUTLINED IN THE FOLLOWING DOCUMENTS SHALL BE OPERATED AND PROVED TO FUNCTION SATISFACTORILY FOR A PERIOD OF EIGHT (8) HOURS. ADJUST, BALANCE, LUBRICATE AS REQUIRED. CONTRACTOR SHALL INSTRUCT THE OWNER IN THE PROPER OPERATION AND MAINTENANCE OF EACH DEVICE.
- THE PLUMBING SYSTEM SHALL COMPLY WITH THE 2011 REDUCTION OF LEAD IN DRINKING WATER ACT. COMPONENTS SHALL BE 'LEAD FREE' EQUIVALENT OF MODEL NUMBER SPECIFIED REGARDLESS IF MANUFACTURER'S PREFIX AND SUFFIX HAVE BEEN INCLUDED.

MEDICAL GAS GENERAL NOTES (APPLIES TO ALL SHEETS):

GENERAL:

- CONTRACTOR SHALL PROVIDE A BID FOR A COMPLETE O2 AND SCAVENGING MEDICAL GAS SYSTEM. MEDICAL GAS SYSTEMS DESIGN SHOWN ON PLANS ARE SCHEMATIC AND ARE INTENDED TO PROVIDE THE SCOPE WORK REQUIRED FOR BIDDING PURPOSES ONLY. THE FINAL SYSTEM DESIGN SHALL BE THE PROVIDED BY THE INSTALLING CONTRACTOR IN COORDINATION WITH THE OWNER AND THE MEDICAL GAS EQUIPMENT PROVIDER SCOTT CARR OF MEDICAL TECHNOLOGY ASSOCIATES (480.245.3958), OR OTHERWISE AUTHORIZED MEDICAL GAS EQUIPMENT REP. THE FOLLOWING INFORMATION SHALL ALSO APPLY TO THE MEDICAL GAS SYSTEM:
 - THE SELECTION OF THE REQUIRED SCAVENGING PUMP SHALL BE PROVIDED BY THE MEDICAL GAS EQUIPMENT SUPPLIER. EQUIPMENT SHALL BE INCLUDED IN BID.
 - THE SCAVENGING AND O2 OUTLET TYPES AND REQUIRED LOCATIONS SHALL BE COORDINATED WITH THE OWNER AND THE MEDICAL GAS EQUIPMENT PROVIDER PRIOR TO ACQUISITION OR INSTALLATION. OUTLETS SHALL MATCH THE CURRENT OUTLET TYPES INSTALLED AT THE EXISTING 'VET' CLINIC IN TRAVERSE MOUNTAIN.
 - INSTALLING CONTRACTOR SHALL BE ASSE 6010 CERTIFIED.
 - SYSTEMS SHALL BE VERIFIED BY AN ASSE 6030 CERTIFIED CONTRACTOR. VERIFYING CONTRACTOR SHALL BE SEPARATE FROM INSTALLING CONTRACTOR.
- COORDINATE WITH MEDICAL GAS VENDOR FOR EXACT LOCATION, HEIGHT AND TYPE OF CONNECTION REQUIRED FOR FINAL CONNECTIONS TO VENDOR SUPPLIED EQUIPMENT.

OXYGEN:

- TYPE "L" PRE-CLEANED, DEGREASED, CAPPED, RIGID COPPER PIPE.
- PIPING TO BE INSTALLED IN ACCORDANCE WITH LOCAL PLUMBING, FIRE AND NFPA 99 CODES BY MEDICAL GAS CERTIFIED PLUMBER.
- ALL JOINTS BRAZED WITH NITROGEN PURGE, USING NON-CORROSIVE FLUX.
- MARK PIPING EVERY 20'.
- OXYGEN PIPING TO BE 1/2", MARKED GREEN.
- NITROGEN PRESSURE TEST TO BE 150 PSI FOR 24 HOURS WITH +/- 5 PSI MAX DEVIATION.
- PROVIDE TEES FOR PRESSURE SENSORS AND INSTALL SENSORS PROVIDED BY VENDORS WHERE DIRECTED BY VENDORS. WIRING BY VENDORS.
- FINAL CONNECTION TO MANIFOLDS & LAB EQUIPMENT BY VENDOR.

SCAVENGING PIPING:

- ALL SCAVENGING PIPING TO BE TYPE "L" RIGID COPPER.
- MAINS & RUNS WITH MULTIPLE INLETS TO BE 1-1/2" MINIMUM.
- SCAVENGING PIPING TO BE 3/4", MARKED WHITE.
- NO 90 DEGREE FITTINGS PERMITTED. USE 45 DEGREE FITTINGS.
- PROVIDE CLEANOUTS AT ENDS OF MAINS AND AT EACH DOUBLE 45 DEGREE TURN OF MAINS.
- AT INLET LOCATIONS STUB 6" AFF OR OUT OF WALL AND CAP. FINAL CONNECTION TO SCAVENGING PUMP BY VENDOR.

PLUMBING PIPING SYSTEMS (APPLIES TO ALL SHEETS):

- FURNISH AND INSTALL THE PIPING SYSTEMS SHOWN ON THE PLANS AND AS HEREINAFTER SPECIFIED IN THE RESPECTIVE SCHEDULES. INCLUDE ALL NECESSARY CONSIDERATIONS FOR THE RELATED SYSTEMS TO PROVIDE FOR COMPLETE SYSTEMS.
- REFER TO P5 SERIES SHEETS FOR ALL SCHEDULES AND DETAILS.
- ALL DRAINAGE PIPES SHALL BE FLUSHED CLEAN AT THE COMPLETION OF THE WORK. ROD OUT ANY OBSTRUCTIONS ENCOUNTERED.
- ALL DOMESTIC WATER PIPES SHALL BE FLUSHED CLEAN AT THE COMPLETION OF THE WORK. REFER TO 'CLEANING OF PIPING SYSTEMS' NOTES ON SAME SHEET.
- PRESSURE TEST EACH RESPECTIVE PIPING SYSTEM FOR TIGHTNESS TO THE TEST PRESSURE INDICATED WITHOUT LOSS. REPAIR ANY LEAKS AND RETEST, AS REQUIRED. IF TEST PRESSURE IS NOT INDICATED, HYDROSTATICALLY TEST TO 1.5 TIMES THE SYSTEM OPERATING PRESSURE. REFER TO 'PRESSURE TESTING' NOTES ON SAME SHEET.
- THE PLANS INDICATE THE APPROXIMATE LOCATION AND ARRANGEMENT OF ROUGHING-IN FOR WASTE, VENT AND DOMESTIC WATER PIPING TO SERVE THE RESPECTIVE PLUMBING FIXTURE, EQUIPMENT AND SPECIALTIES. FINAL LOCATIONS AND ARRANGEMENTS SHALL BE DETERMINED FROM APPROVED SHOP DRAWINGS OF THE RESPECTIVE ITEM.
- PROVIDE APPROVED BACKFLOW PREVENTERS IN ALL BRANCH PIPES IN THE DOMESTIC WATER SYSTEM FOR CONNECTIONS TO NON-DOMESTIC APPLICATIONS.
- MAIN WASTE VENT THRU ROOF (VTR) PIPES SHALL EXTEND 12" MINIMUM ABOVE THE ROOF, AND MINIMUM VTR SHALL BE 2' SIZE.
- INSTALL ALL PIPING WITH PITCH TO VENT OR DRAIN. PROVIDE DRAIN VALVES AT LOW POINTS AND AIR VENTS AT HIGH POINTS. DRAIN VALVES AND AIR VENTS SHALL BE 3/4" BRONZE, 2 PIECE BODY BALL VALVES WITH 3/4" HOSE END ADAPTER, CAP, AND CHAIN. IN 1/2" THROUGH 2" PIPE, CONTRACTOR MAY USE WEBSTONE MODEL T-DRAIN.
- THE PLUMBING SYSTEM SHALL COMPLY WITH THE 2011 REDUCTION OF LEAD IN DRINKING WATER ACT.
- WATER HAMMER ARRESTORS SHALL BE PROVIDED ON ALL DOMESTIC WATER QUICK OPENING/CLOSING DEVICES. FOR MULTI-FIXTURE APPLICATIONS, WATER HAMMER ARRESTORS SHALL BE EQUAL TO JAY R. SMITH 5005-5050. FOR SINGLE FIXTURE APPLICATIONS, WATER HAMMER ARRESTORS SHALL BE EQUAL TO JAY R. SMITH 5201-5250.
- DRAINAGE PIPING REQUIREMENTS ARE AS FOLLOWS (2018 IPC):
 - CONDENSATE DRAIN:
 - 1/8" PER 1'-0" (1% SLOPE)
 - PROVIDE AN AIR GAP ON THE PRIMARY CONDENSATE PIPING AT THE APPROVED TERMINATION DRAIN. THE AIR GAP SHALL HAVE A MINIMUM SEPARATION DISTANCE FROM THE DRAIN OF 2 TIMES THE PIPE DIAMETER.
 - THE END OF THE PIPE AT THE TERMINATION POINT SHALL BE CUT AT A 30-45 DEGREE ANGLE TO ALLOW FOR FREE DISCHARGE OF THE LIQUID.
 - SANITARY DRAIN:
 - 2-1/2" OR LESS = 1/4" PER 1'-0" (2% SLOPE)
 - 3" TO 6" = 1/8" PER 1'-0" (1% SLOPE)
 - 8" OR LARGER = 1/16" PER 1'-0" (0.5% SLOPE)
 - NOTE 1: FOR INVERT ELEVATION (I.E.) CALCULATION PURPOSES, THE FINISHED FLOOR (F.F.) ELEVATION SHALL BE ASSUMED AS 100.00' - SEE PLANS FOR F.F. LOCATION. ACTUAL ELEVATIONS ARE CONTAINED WITH THE ARCHITECTURAL AND CIVIL PLANS IF REQUIRED.
 - STORM DRAIN: SEE TABLE 1108.2 WITHIN 2018 IPC.
 - EXTERIOR GUTTER SYSTEM TO BE PROVIDED BY GENERAL CONTRACTOR IN COORDINATION WITH ARCHITECT.

CLEANING AND PRESSURE TESTING

OF PIPING SYSTEMS (APPLIES TO ALL SHEETS):

- CLEANING OF PIPING SYSTEMS
 - THE CONTRACTOR SHALL CLEAN THE RESPECTIVE PIPING SYSTEM(S) THAT ARE INCLUDED IN THEIR SCOPE OF WORK. ALL SYSTEMS SHALL BE FLUSHED WITH WATER OR AIR (DEPENDING ON ULTIMATE USE) TO RELIEVE ANY CONGESTION AND INTERNALLY CLEANSE THE RESPECTIVE PIPING SYSTEM. THE CONTRACTOR SHALL PROVIDE ALL FLUSHING MEDIA IN SUFFICIENT QUANTITY, INLET CONNECTIONS, DISCHARGE OR DRAINAGE OUTLETS AND ANY TEMPORARY PROVISIONS TO PROTECT COMPONENTS, OR REMOVE IT, TO FACILITATE THE FLUSHING. CLEAN AND REPLACE ALL STRAINER SCREENS AND FILTERS. FLUSH CLEAN AND DRAIN ALL LOW POINTS IN THE PIPING.
 - AN INDEPENDENT WITNESS AND/OR REPRESENTATIVE OF THE OWNER SHALL BE PRESENT ALL FOR FLUSHING, CLEANING, AND RINSING. WATER TREATMENT REPRESENTATIVE MUST CHECK WATER AFTER RINSING TO INSURE ALL CHEMICAL CLEANER HAS BEEN REMOVED AND THE ALKALINITY OF THE RINSE WATER IS EQUAL TO THAT OF THE MAKE-UP WATER.
 - NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE PURGED OF DELETERIOUS MATTER AND DISINFECTED PRIOR TO UTILIZATION. THE METHOD FOLLOWED SHALL BE THAT PRESCRIBED BY THE HEALTH AUTHORITY HAVING JURISDICTION OR, IN THE ABSENCE OF A PRESCRIBED METHOD, THE PROCEDURE DESCRIBED IN EITHER AWWA C651 OR AWWA C652, OR AS DESCRIBED IN THIS SECTION. THIS REQUIREMENT SHALL APPLY TO 'ON-SITE' OR 'IN-PLANT' FABRICATION OF A SYSTEM OR TO A MODULAR PORTION OF A SYSTEM.
 - THE PIPE SYSTEM SHALL BE FLUSHED WITH CLEAN, POTABLE WATER UNTIL DIRTY WATER DOES NOT APPEAR AT THE POINTS OF OUTLET.
 - THE SYSTEM OR PART THEREOF SHALL BE FILLED WITH A WATER/CHLORINE SOLUTION CONTAINING AT LEAST 50 PARTS PER MILLION (50 MG/L) OF CHLORINE, AND THE SYSTEM OR PART THEREOF SHALL BE VALVED OFF AND ALLOWED TO STAND FOR 24 HOURS; OR THE SYSTEM OR PART THEREOF SHALL BE FILLED WITH A WATER/CHLORINE SOLUTION CONTAINING AT LEAST 200 PARTS PER MILLION (200 MG/L) OF CHLORINE AND ALLOWED TO STAND FOR 3 HOURS.
 - FOLLOWING THE REQUIRED STANDING TIME, THE SYSTEM SHALL BE FLUSHED WITH CLEAN POTABLE WATER UNTIL THE CHLORINE IS PURGED FROM THE SYSTEM.
 - THE PROCEDURE SHALL BE REPEATED WHERE SHOWN BY A BACTERIOLOGICAL EXAMINATION THAT CONTAMINATION REMAINS PRESENT IN THE SYSTEM.
- PRESSURE TESTING
 - THE CONTRACTOR SHALL SUBMIT A SCHEDULE AT THE BEGINNING OF THE WORK OF THE PIPING SYSTEMS THAT ARE TO BE PRESSURE TESTED, AND INDICATE WHETHER TESTS WILL BE FOR AN ENTIRE OR PARTIAL SYSTEM. ENTIRE PIPING SYSTEMS SHALL BE PRESSURE TESTED AT ONE TIME UNLESS IT IS NOT POSSIBLE OR PRACTICAL.
 - ALL PIPING TO BE INSULATED OR CONCEALED SHALL BE PRESSURE TESTED PRIOR TO THE APPLICATION OF THE INSULATION OR CONCEALMENT.
 - AN INDEPENDENT WITNESS AND/OR REPRESENTATIVE OF THE OWNER SHALL WITNESS ALL PRESSURE TESTING. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AT LEAST THREE (3) DAYS PRIOR TO THE TEST DATE.
 - EACH PIPING SYSTEM SHALL BE TESTED PER THE METHOD, TEST PRESSURE, AND TEST DURATION AS SPECIFIED IN THE PIPING MATERIAL SCHEDULES.
 - THE CONTRACTOR SHALL PROVIDE ALL TEST MEDIA, MEASURING DEVICES, INLET CONNECTIONS, TEST MEASUREMENT CONNECTIONS, AND DISPOSAL OF TEST MEDIA. THE CONTRACTOR SHALL PROTECT, ISOLATE AND/OR REMOVE PIPING SYSTEM COMPONENTS THAT CAN NOT BE SUBJECTED TO TEST PRESSURES.
 - HAMMER EACH JOINT IN WELDED OR SOLDERED PIPING WHILE UNDER TEST. LEAKS SHALL BE REPAIRED AND THE TEST(S) REPEATED UNTIL THE RESPECTIVE PIPING SYSTEM IS TIGHT.

PLUMBING LEGEND

PLUMBING CALLOUTS

SYMBOL	ABBREVIATION
XX-#	FIXTURE DESIGNATION
	SECTION DESIGNATION
	SHEET NUMBER
#	KEYED NOTE DESIGNATION
	REVISION DELTA
	ENLARGED PLAN CALL OUT
	PLUMBING RISER DESIGNATION

PLUMBING ABBREVIATIONS INDEX

AD	AREA DRAIN
AP	ACCESS PANEL
AW	ACID WASTE
AV	ACID VENT
BV	BALANCE VALVE
CB	CATCH BASIN
CFS	CUBIC FEET PER SECOND
CO	CLEAN
CVW	COMBINATION WASTE & VENT
CGRVV	COMBINATION GREASE WASTE & VENT
CUSP	CUSPIDOR
CHV	CHECK VALVE
CW	COLD WATER
DD	DECK DRAIN
ODD	OVERFLOW DECK DRAIN
DF	DRINKING FOUNTAIN
DN	DOWN
DS	DOWNSPOUT
DV	DRAIN VALVE
DWH	DOMESTIC WATER HEATER
ET	EXPANSION TANK
EW	ELECTRIC WATER COOLER
EX	EXISTING PIPING OR EQUIPMENT
F	FLANGE CONNECTION
FO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FS	FLOOR SINK
GA	GAUGE
GC	GAUGE COCK
GW	GREASE WASTE
HB	HOSE BIB
HW	HOT WATER
HWR	HOT WATER RECIRCULATION
ICW	ICE COLD WATER
IDW	INDIRECT WASTE
I.E.	INVERT ELEVATION
LA	LAVATORY
LV	LOOP VENT
MH	MANHOLE
MS	MOP SINK
N.I.C.	NOT IN CONTRACT
NPC	NON-POTABLE COLD WATER
NPH	NON-POTABLE HOT WATER
OD	OVER FLOW DRAIN
PR	PRESSURE REGULATOR
RD	ROOF DRAIN
RI	ROUGH-IN (ONLY)
RI&C	ROUGH-IN AND CONNECT
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER

S	SANITARY WASTE
SBD	SHOWER BASINS AND DRAIN
SCW	SOFT COLD WATER
SH	SHOWER HEAD
SHW	SOFT HOT WATER
SS	SERVICE SINK
SSD	SUBSOIL DRAIN
SD	STORM DRAIN
SDO	STORM DRAIN OVERFLOW
STW	SOFT TEMPERED WATER
SV	SERVICE VALVE
TD	TRENCH DRAIN
TH	THERMOMETER
TT	TEST TEE
TWC	TEMPERED WATER CIRCULATING
U	UNION
UR	URINAL
V	VENT
VTR	VENT THROUGH ROOF
WC	WATER CLOSET
WCO	WALL CLEANOUT
WF	WASH FOUNTAIN
WH	WALL HYDRANT
WM	WATER MAIN
YCO	YARD CLEANOUT
YD	YARD DRAIN

PLUMBING PIPE FITTING SYMBOLS

SYMBOL	ABBREVIATION	EXPLANATION
	UP	PIPE LINE, TURNED UP
	DN	PIPE LINE, TURNED DOWN
	TDN	PIPE LINE, TEE DOWN
	SV	SERVICE VALVE
	BV	BALANCE VALVE
	CV	2 WAY CONTROL VALVE
	3CV	3 WAY CONTROL VALVE
	CHV	CHECK VALVE
	DV	DRAIN VALVE
	AAV	AUTOMATIC AIR VALVE
	MAV	MANUAL AIR VALVE
	FCO	FLOOR CLEANOUT
	WCO	WALL CLEANOUT
	RD/OD	ROOF DRAIN
	OFN	OVERFLOW NOZZLE
	FS	FLOOR SINK
	FD	SQUARE FLOOR DRAIN
	FD	ROUND FLOOR DRAIN
	F	FLANGE CONNECTION
	GA	GAUGE
	GC	GAUGE COCK
	MC	MECHANICAL COUPLING
	P	PETE'S PLUG
	RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
	PR	PRESSURE REGULATOR
	PRV	PRESSURE REDUCING VALVE
	RV	RELIEF VALVE
	STR	STRAINER
	TH	THERMOMETER
	TW	THERMOMETER WELL
	U	UNION
		METER
		CAP
		CONCENTRIC REDUCER
		ECCENTRIC REDUCER (BOTTOM & TOP LEVEL)
	PA	PIPE ANCHOR
	PG	PIPE GUIDE
	ARR	WATER HAMMER ARRESTOR

PLUMBING PIPE SYMBOLS

<u>SYMBOL</u>	<u>EXPLANATION</u>
	COLD WATER
	HOT WATER
	HOT WATER RECIRCULATION
	CONDENSATE DRAIN
	SANITARY WASTE (ABOVE GRADE)
	SANITARY WASTE (BELOW GRADE)
	VENT
	NATURAL GAS 4 OUNCE
	DEMO
	EXISTING

MEDICAL GAS PIPE SYMBOLS

NOTE: ALL ABBREVIATIONS MAY NOT BE USED ON THIS PROJECT.

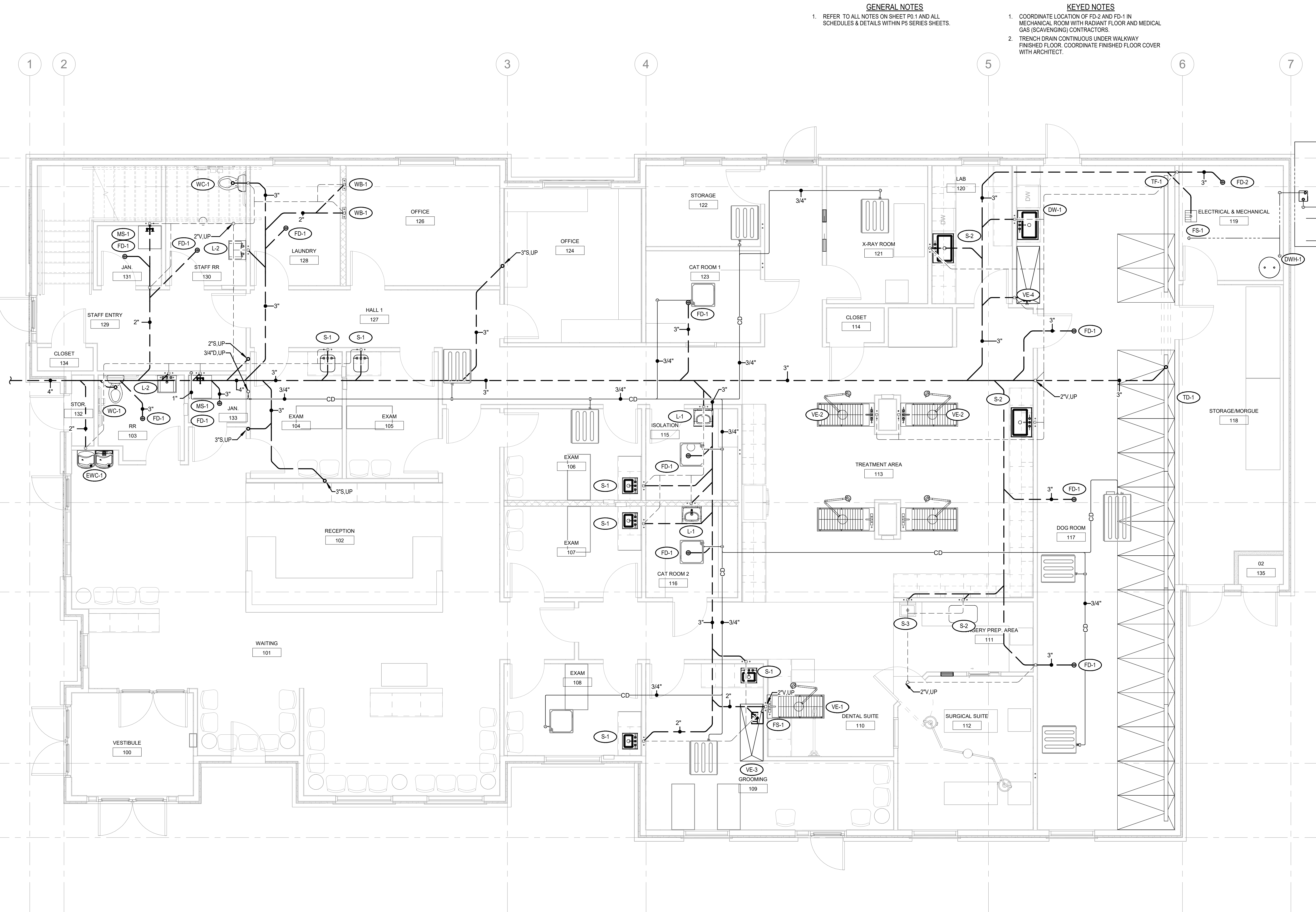
<u>SYMBOL</u>	<u>EXPLANATION</u>
<u>O2</u>	OXYGEN
<u>SVAC</u>	SCAVENGING/VACUUM

DESIGN CONTACTS

PLUMBING DESIGNER: ISAAC CROSSMAN
PLUMBING ENGINEER: JOEL WILLIAMS

PLUMBING SHEET LIST

- | | |
|------|---|
| # | SHEET NAME |
| P0.1 | PLUMBING NOTES, SYMBOLS & ABBREVIATIONS |
| P2.1 | MAIN LEVEL - WASTE & VENT PLAN |
| P2.2 | UPPER LEVEL - WASTE & VENT PLAN |
| P2.3 | MAIN LEVEL - SUPPLY PLUMBING PLAN |
| P2.4 | UPPER LEVEL - SUPPLY PLUMBING PLAN |
| P2.5 | MAIN LEVEL - MEDICAL GAS PIPING PLAN |
| P5.1 | PLUMBING SCHEDULES |
| P5.2 | PLUMBING SCHEDULES & DETAILS |
| P5.3 | PLUMBING DETAILS |



- GENERAL NOTES**

1. REFER TO ALL NOTES ON SHEET P0.1 AND ALL SCHEDULES & DETAILS WITHIN P5 SERIES SHEETS.
- KEYED NOTES**

1. COORDINATE LOCATION OF FD-2 AND FD-1 IN MECHANICAL ROOM WITH RADIANT FLOOR AND MEDICAL GAS (SCAVENGING) CONTRACTORS.

2. TRENCH DRAIN CONTINUOUS UNDER WALKWAY FINISHED FLOOR. COORDINATE FINISHED FLOOR COVER WITH ARCHITECT.



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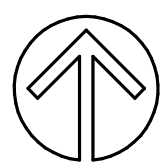
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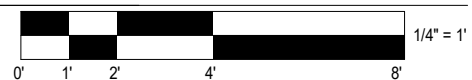
**VETERINARY
CLINIC**

**MAIN LEVEL -
WASTE & VENT
PLAN**

SCALE: 1/4" = 1'-0"
06/13/2023
23.017.00

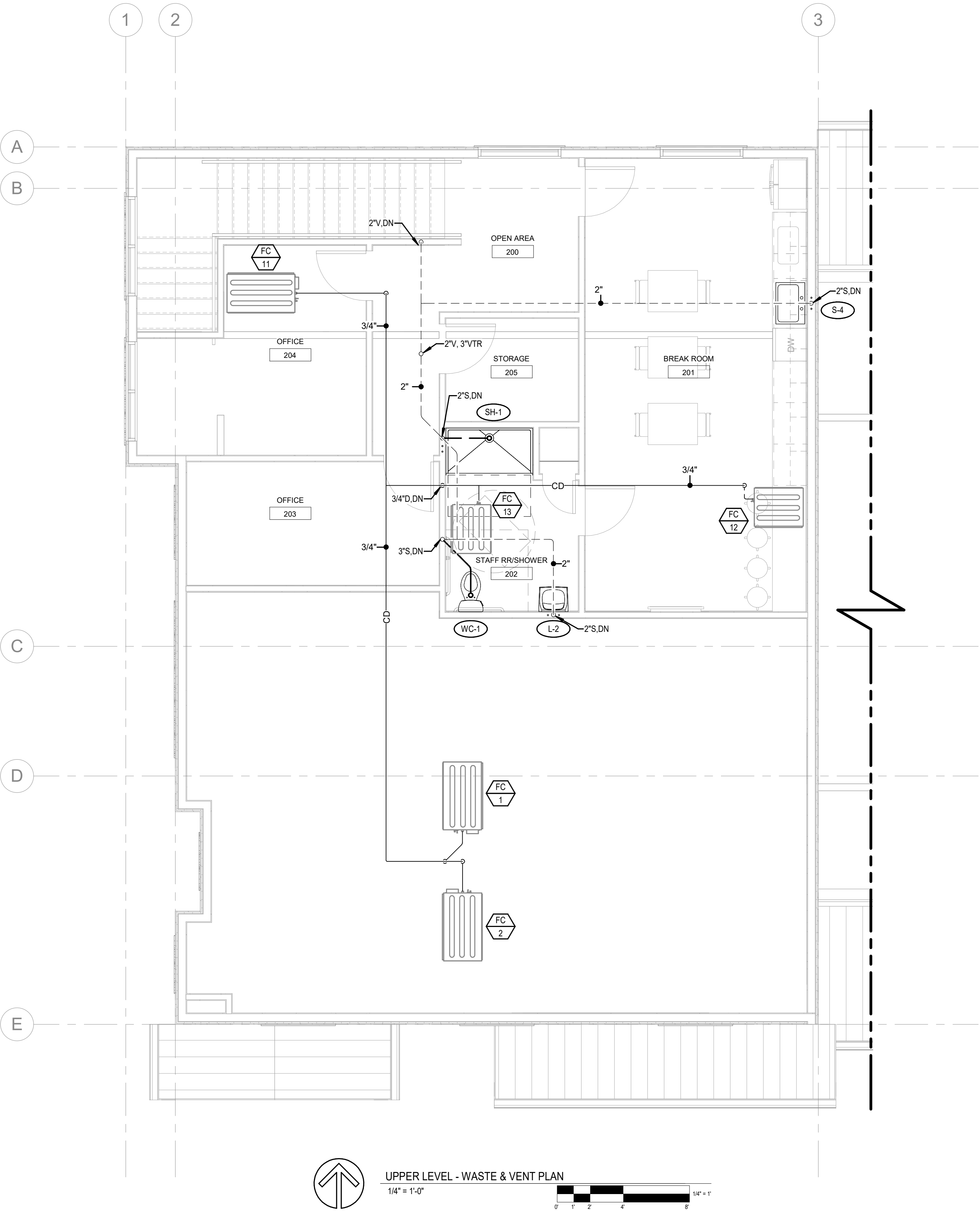


MAIN LEVEL - WASTE & VENT PLAN
1/4" = 1'-0"



P2.1

GENERAL NOTES
1. REFER TO ALL NOTES ON SHEET P0.1 AND ALL SCHEDULES & DETAILS WITHIN P5 SERIES SHEETS.



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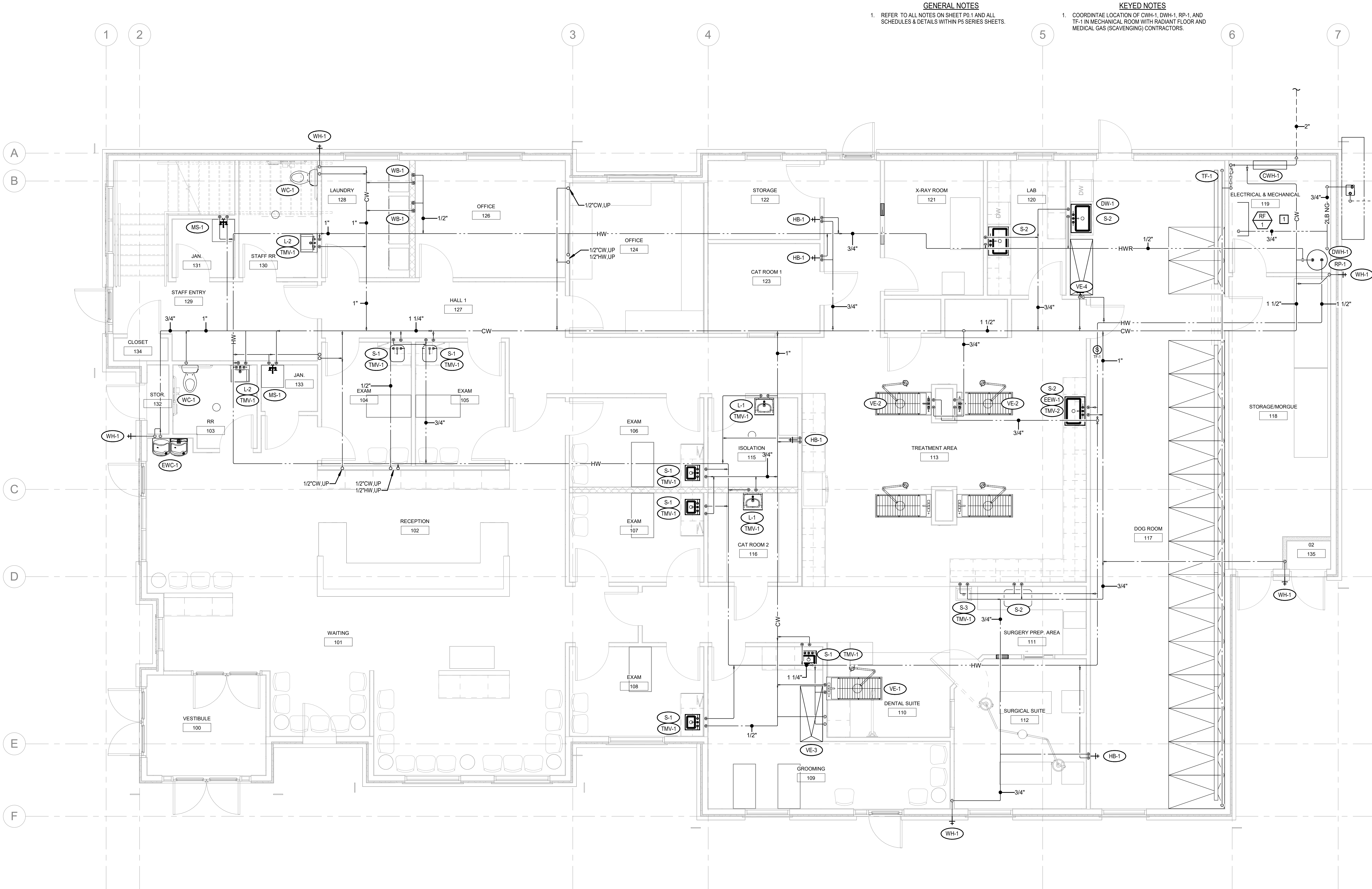
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**VETERINARY
CLINIC**

**UPPER LEVEL -
WASTE & VENT
PLAN**

SCALE: 1/4" = 1'-0"
06/13/2023
23.017.00

P2.2



- GENERAL NOTES**

1. REFER TO ALL NOTES ON SHEET P0.1 AND ALL SCHEDULES & DETAILS WITHIN P5 SERIES SHEETS.
- KEYED NOTES**

1. COORDINATE LOCATION OF CWH-1, DWH-1, RP-1, AND TF-1 IN MECHANICAL ROOM WITH RADIANT FLOOR AND MEDICAL GAS (SCAVENGING) CONTRACTORS.



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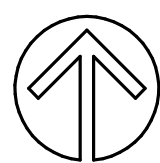
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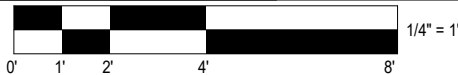
**VETERINARY
CLINIC**

**MAIN LEVEL -
SUPPLY PLUMBING
PLAN**

SCALE: 1/4" = 1'-0"
06/13/2023
23.017.00



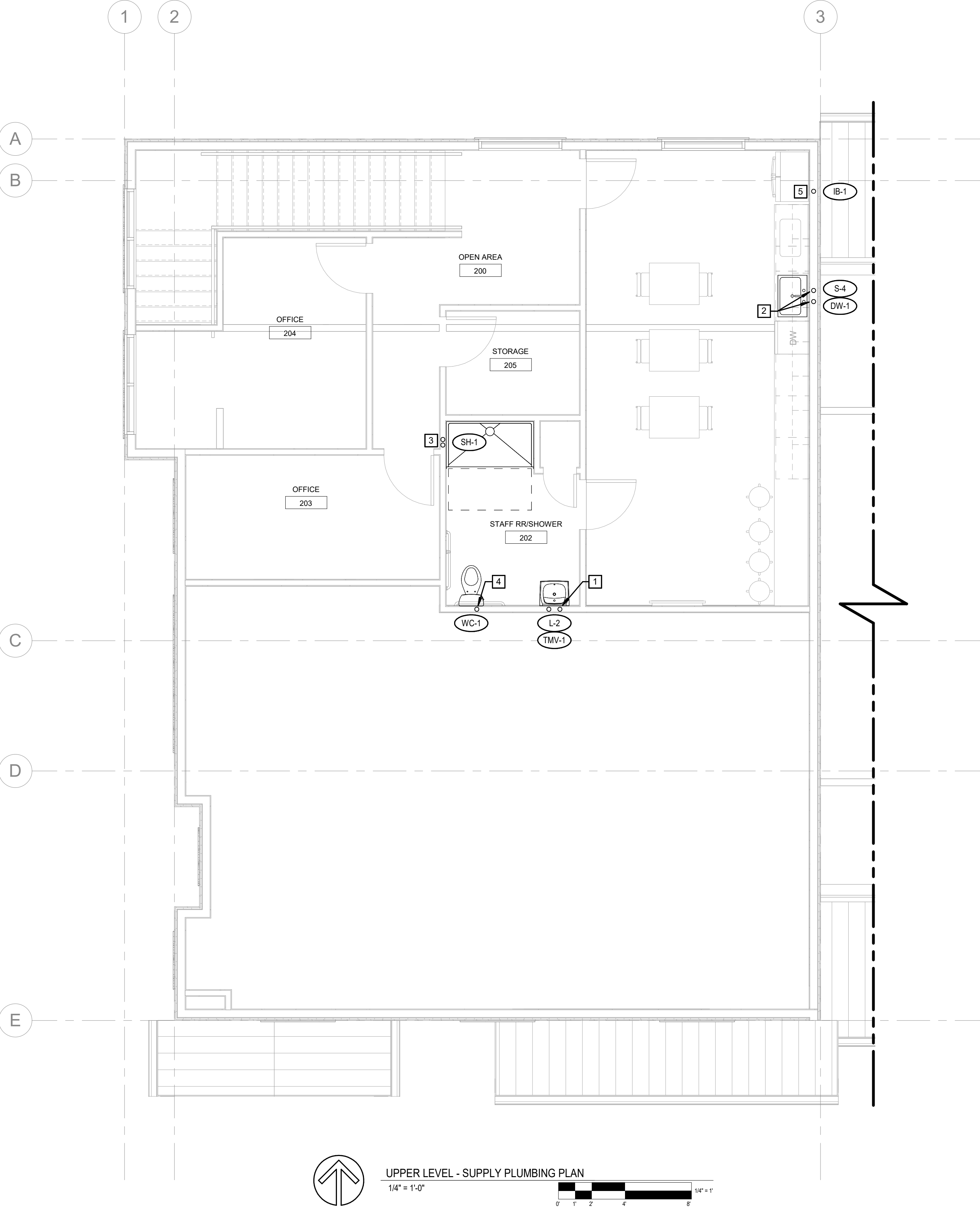
MAIN LEVEL - SUPPLY PLUMBING PLAN
1/4" = 1'-0"



P2.3

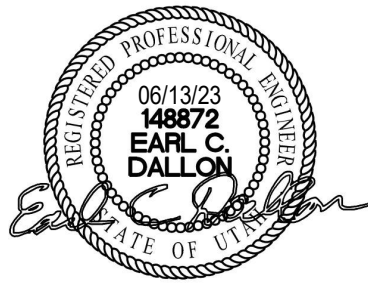
GENERAL NOTES
1. REFER TO ALL NOTES ON SHEET P0.1 AND ALL SCHEDULES & DETAILS WITHIN P5 SERIES SHEETS.

KEYED NOTES
1. 1/2" HOT & COLD WATER UP FROM BELOW TO L-2.
2. 1/2" HOT & COLD WATER UP FROM BELOW TO S-4.
3. 1/2" HOT & COLD WATER UP FROM BELOW TO SH-1.
4. 1/2" COLD WATER UP FROM BELOW TO WC-1.
5. 1/2" COLD WATER UP FROM BELOW TO IB-1.



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**VETERINARY
CLINIC**

UPPER LEVEL -
SUPPLY PLUMBING
PLAN

SCALE: 1/4" = 1'-0"
06/13/2023
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CLINIC**

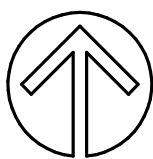
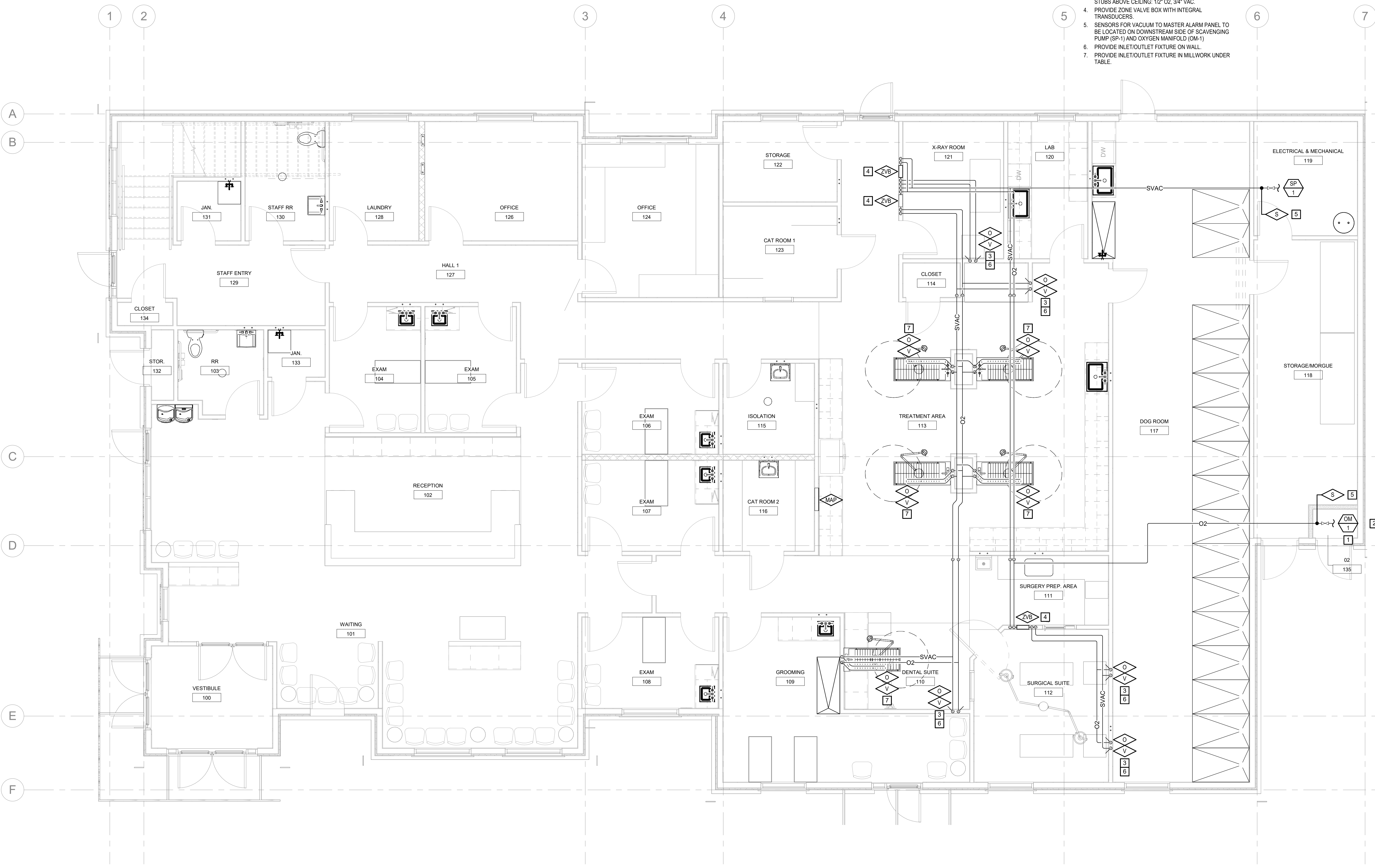
**MAIN LEVEL -
MEDICAL GAS
PIPING PLAN**

SCALE: 1/4" = 1'-0"
06/13/2023
23.017.00

P2.5

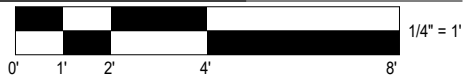
- GENERAL NOTES**
1. REFER TO ALL NOTES ON SHEET P0.1 AND ALL SCHEDULES & DETAILS WITHIN P5 SERIES SHEETS.

- KEYED NOTES**
1. MEDICAL GAS INSTALLER (MGI) SHALL CONNECT TO MANIFOLD PROVIDED BY VENDOR.
 2. TWO 12 x 12 LOUVERS HIGH AND LOW. REFER TO M2.1.
 3. MGI SHALL CONNECT TO PRE-FABRICATED MED GAS STUBS ABOVE CEILING: 1/2" O2, 3/4" VAC.
 4. PROVIDE ZONE VALVE BOX WITH INTEGRAL TRANSDUCERS.
 5. SENSORS FOR VACUUM TO MASTER ALARM PANEL TO BE LOCATED ON DOWNSTREAM SIDE OF SCAVENGING PUMP (SP-1) AND OXYGEN MANIFOLD (OM-1)
 6. PROVIDE INLET/OUTLET FIXTURE ON WALL.
 7. PROVIDE INLET/OUTLET FIXTURE IN MILLWORK UNDER TABLE.



MAIN LEVEL - MEDICAL GAS PIPING PLAN

1/4" = 1'-0"



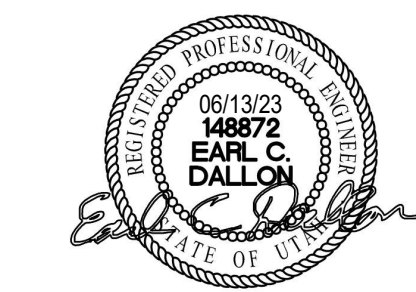
PLUMBING FIXTURE SCHEDULE																	
SYMBOL	FIXTURE	SUPPLY PIPE SIZE						FIXTURE UNITS		ELECTRICAL CONNECTION	FIXTURE SPECS / REMARKS	FIXTURE SELECTION	TRIM				NOTES
		TRAP	WASTE	VENT	COLD	HOT	GAS	DFU	SFU				VALVE	DRAIN	STOP	MISCELLANEAOUS	
CWH-1	COLD WATER HEADER	-	-	-	2"	-	-	-	-	NO	COLD WATER HEADER SHALL BE INSTALLED IN THE FOLLOWING ARRANGEMENT: STRAINER, BACKFLOW PREVENTER, PRV. SET PRV 60 PSI. CWH IS DESIGNED BASED ON AN EXISTING 2" WATER METER W/ 2" DISTRIBUTION PIPE TO THE BUILDING.	2" WATTS 009M2QT-LF, 2" WATTS U5B-Z3-GG, 2" WATTS LF777S.	INCL.	-	BALL VALVE	PROVIDE BACKFLOW PREVENTER SHALL BE PROVIDED WITH AIR GAP. CONTRACTOR SHALL REFER TO PLANS FOR CLARIFICATION.	
DB-1	DOWNSPOUT BOOT	-	-	-	-	-	-	-	-	NO	COORDINATE DOWNSPOUT BOOT LOCATIONS WITH ARCHITECT AND CIVIL.	J.R. SMITH 1785,1786,1787 OR APPROVED EQUAL.	-	-	-	PROVIDE 2" CLEANOUT ACCESS PLUG.	
DW-1	DISHWASHER CONNECTION	-	-	-	-	1/2"	-	-	-	NO	PROVIDE ONE OF THE FOLLOWING: A SEPARATE TAP WITH SERVICE VALVE OFF OF HOT WATER (HW) PIPE AT SINK, OR A THREE WAY VALVE WITH SERVICE VALVE ON HW PIPE AT SINK. HW PIPE TO DISHWASHER (DW) SHALL MATCH DW MANUFACTURER'S REQUIREMENTS.	CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING REQUIRED INSTALLATION METHOD IN THE FIELD - REFER TO REMARKS.	-	INCL.	BALL VALVE		
DWH-1	DOMESTIC WATER HEATER NATURAL GAS TANK POWER DIRECT VENT	-	-	-	1"	1"	1/2"	-	-	YES	100,000 BTUH INPUT, POWER DIRECT VENT WITH THRU ROOF/WALL KIT. PROVIDE COMBUSTION AIR AND FLUE PIPING IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS.	A.O. SMITH POWER VENT GDHE-75 & AMTROL ST-12 EXPANSION TANK OR APPROVED EQUAL.	GAS COCK 2PSI REG	-	BALL VALVE	INSTALL ST-12 ON COLD WATER INLET. PROVIDE RUST RESISTANT DRAIN PAN WITH DRAIN OUTLET BELOW WATER HEATER. PIPE DRAIN TO NEAREST SANITARY DRAIN OR MOP SINK.	1,2
EW-1	ELECTRIC WATER COOLER B-LEVEL WALL HUNG	1-1/4"	1-1/2"	1-1/2"	1/2"	-	-	0.5	0.25	YES	WALL HUNG, STAINLESS STEEL, REFRIGERATED, FILTERED, 8 GPH, WITH BOTTLE FILLER STATION.	ELKAY MODEL NO. LZSTL8WSLK OR APPROVED EQUAL.	INCL.	INCL.	YES	PROVIDE CANE APRON ELKAY MODEL NO. LKAPREZL OR APPROVED EQUAL ON TALLER UNIT. PROVIDE BLOCKING IN WALL. COLOR OR WATER COOLER TO BE SELECTED BY OWNER.	
EEW-1	EMERGENCY EYEWASH	1-1/2"	1-1/2"	1-1/2"	1/2" TEPID	1/2" TEPID	-	-	-	NO	SWING-ACTIVATED FLOW, 3.7 GPM, INLINE MESH STRAINER, COUNTERTOP MOUNT.	ACORN S0960-RH OR APPROVED EQUAL.	INCL.	INCL.	YES CW & HW	PROVIDE TEMPERING VALVE ACORN ET711-1-BVS-OTG. INSTALL PER MANUFACTURERS REQUIREMENTS. COORDINATE WITH OWNER FOR FINAL LOCATION.	
FD-1	FLOOR DRAIN FINISHED FLOOR	3"	3"	2"	-	-	-	-	-	NO	CAST IRON BODY WITH FLASHING FLANGE, INTERNAL REVERSIBLE CLAMPING COLLAR, SEEPAGE OPENINGS, 6"x6" SQUARE ADJUSTABLE SATIN NICKEL BRONZE STRAINER WITH VANDAL RESISTANT FASTENERS	J.R. SMITH 2005Y-B-U-NB, OR EQUAL BY WADE, ZURN, MIFAB	-	-	-	PROVIDE SURE SEAL TRAP GUARD.	
FD-2	FLOOR DRAIN UNFINISHED FLOOR	3"	3"	2"	-	-	-	-	-	NO	CAST IRON BODY WITH FLASHING FLANGE, INTERNAL REVERSIBLE CLAMPING COLLAR, SEEPAGE OPENINGS, 6" ROUND ADJUSTABLE SATIN NICKEL BRONZE STRAINER WITH VANDAL RESISTANT FASTENERS	J.R. SMITH 2005Y-A-U-NB, OR EQUAL BY WADE, ZURN, MIFAB	-	-	-	PROVIDE SURE SEAL TRAP GUARD.	
FS-1	FLOOR SINK	2"	2"	2"	-	-	-	2	-	NO	CAST IRON 12" SQ. FLOOR SINK WITH 8" SUMP A.R.E. INTERIOR, STAINLESS STEEL LINED SEDIMENT BUCKET, AND NICKEL BRONZE HINGED TOPK, 3/4 GRATE.	J.R. SMITH 3151-BS OR APPROVED EQUAL FROM ZURN, WADE, OR MIFAB.	-	-	-	INSTALL FLUSH WITH FINISHED FLOOR.	
HB-1	HOSE BIBB-INTERIOR HOT & COLD	-	-	-	3/4"	3/4"	-	2	3	NO	AUTOMATIC DRAINING, HIGH FLOW DOUBLE CHECK BFP, 3/4" INLET(S) & OUTLET (CONTRACTOR TO SPECIFY INLET). CHROME PLATED.	WOODFORD HC67 OR APPROVED EQUAL.	INCL.	-	BALL VALVE	INSTALL MINIMUM 18" A.F.F., AND VACUUM BREAKER.	
IB-1	ICE MAKER BOX	-	-	-	1/2"	-	-	-	0.25	NO	1/4 TURN VALVES (SWEAT), 20 GAUGE POWDER COATED STEEL.	GUY GRAY MIB4 OR APPROVED EQUAL.	INCL.	-	INCL.	INSTALL PER MANUFACTURERS REQUIREMENTS. FINAL MOUNTING HEIGHT A.F.F. SHALL BE COORDINATED IN FIELD WITH OWNER/ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING PIPE CONNECTION METHOD.	
L-1	LAVATORY WALL HUNG	1-1/4"	1-1/2"	1-1/2"	1/2"	1/2"	-	1	2	NO	FRONT OVERFLOW WITH FAUCET LEDGE, CONCEALED CARRIER ARMS, SELF-DRAINING DECK W/CONTOURED BACK AND SPLASH SHIELDS.	AMERICAN STANDARD "LUCERNE" MODEL 0356.421, 0.5 GPM, 4" CENTERS, WITH WALL HANGER.	CHICAGO 420 T45E2805 OR APPROVED EQUAL	GRID	YES	PROVIDE CARRIER. WATTS TC-411 OR APPROVED EQUAL. PROVIDE INSULATION KIT, TRUEBRO LAV GUARD 2 103 E-Z.	
L-2	LAVATORY-ADA WALL HUNG	1-1/4"	1-1/2"	1-1/2"	1/2"	1/2"	-	1	2	NO	REAR OVERFLOW, CONCEALED CARRIER ARMS, RECESSED SELF-DRAINING DECK W/ MINIMAL BACKSPLASH. MOUNT FIXTURE AT ADA HEIGHT.	AMERICAN STANDARD "DECORUM" MODEL 9024.004EC, 0.5 GPM, 4" CENTERS, WITH WALL HANGER.	CHICAGO 420 T45E2805 OR APPROVED EQUAL	GRID	YES	PROVIDE CARRIER. WATTS TC-411 OR APPROVED EQUAL. PROVIDE INSULATION KIT, TRUEBRO LAV GUARD 2 103 E-Z.	
MS-1	MOP SINK BASIN	3"	3"	2"	1/2"	1/2"	-	2	3	NO	24"x24"x12" PRECAST TERRAZZO ONE PICE BASIN, GROUND SMOOTH, GROUTED AND SEALED. TOP EDGE CAPPED W/20 GA 302SS CAST INTEGRALLY ON 4 SIDES.	WILLIAMS "SERVICEPTOR" MODEL SB-900, FIAT MODEL TSB-100 OR APPROVED EQUAL.	SEE MISCELLANEOUS	INCL.	INCL.	FAUCET: OVERHEAD SUPPLY. CHICAGO FAUCET NO 835 THRU-THE-WALL. CHICAGO NO. 897 OR ZURN Z841M1.	
RP-1	DOMESTIC HOT WATER RECIRCULATION PUMP	-	-	-	-	1/2"	-	-	-	YES	PUMP BODY SHALL BE LEAD FREE BRONZE. CERAMIC SHAFT & BEARINGS, CERTIFIED NSF-61 AND NSF-372 STANDARDS. ELECTRICAL REQUIREMENTS: 85 W MAX, 115V/60HZ.	GRUNDFOS UP 15-18 B5 OR APPROVED EQUAL BY BELL AND GOSSETT, TACO, ARMSTRONG.	-	-	BALL VALVE	PUMP SHALL DELIVER 2 GPM @ 7.5 FT.HD. PUMP SHALL BE PROVIDED WITH 2 BALL VALVES, CHECK VALVE, STRAINER AND STRAP ON THERMOSTAT (SEE PLANS).	
S-1	SINK - EXAM ROOM SINGLE COMPARTMENT COUNTER SIZE 1	1-1/2"	2"	1-1/2"	1/2"	1/2"	-	2	3	NO	18 GAUGE, 304 STAINLESS STEEL, SELF-RIM SINGLE BOWL. OVERALL DIMS: 16" x 17", BOWL DIM: 10" X 14" X 7-1/2". FAUCET DECK WITH 2 HOLES ON 4" CENTERS.	JUST MODEL NO. SL-1617-A-GR, 2.2 GPM, 4" CENTERS.	CHICAGO 895-GN2AE3ABCP OR APPROVED EQUAL	GRID	YES		
S-2	SINK - OPERATION ROOMS SINGLE COMPARTMENT COUNTER SIZE 2	1-1/2"	2"	1-1/2"	1/2"	1/2"	-	2	3	NO	18 GAUGE, 304 STAINLESS STEEL, SELF-RIM SINGLE BOWL. OVERALL DIMS: 22" x 31", BOWL DIM: 16" x 28" x 8". FAUCET DECK WITH 3 HOLES ON 4" CENTERS.	JUST MODEL NO. SL-2231-A-GR, 2.2 GPM, 4" CENTERS.	CHICAGO 786-E3-369XKABCP OR APPROVED EQUAL	GRID	YES		
S-3	SINK - SURGERY SINGLE COMARTMENT WALL HUNG	1-1/2"	2"	1-1/2"	-	3/8"	-	2	3	NO	14 GAUGE, 304 STAINLESS STEEL, ROLLED RIM ON FRONT AND SIDES, WALL HUNG SURGEON'S WASH-UP SINK. OVERALL DIMS: 23" x 31", BOWL DIM: 20" x 28".	JUST MODEL NO. A-18664-T, W/ OPTIONAL 1.5 GPM INSERT (INCL.), 4" CENTERS.	CHICAGO 116.204.AB.1 OR APPROVED EQUAL	JUST J35-SSF (INCL.)	YES		
S-4	SINK - BREAK ROOM SINGLE COMPARTMENT UNDER-MOUNT	1-1/2"	2"	1-1/2"	1/2"	1/2"	-	2	3	YES	18 GAUGE, 304 STAINLESS STEEL, UNDERMOUNT SINGLE BOWL. BOWL DIM: 30-1/4" x 16-9/16" x 9".	KOHLER K-3821, OR APPROVED EQUAL. FINAL SELECTION OF SINK AND FAUCET BY ARCHITECT.	MOEN 7565 (FINISH SELECTED BY ARCHITECT)	-	YES	PROVIDE WITH INSINKERATOR EVOLUTION PRO 750 3/4 HP WASTE DISPOSER.	
SH-1	SHOWER-ADA	2"	2"	2"	1/2"	1/2"	-	2	4	NO	SHOWER ASSEMBLY AND DRAIN PAN PROVIDED BY GENERAL CONTRACTOR.	SHOWER FAUCET, HEADS, AND ADA ASSEMBLY: SYMMONS ELM 550S-552HSB-X	INCL.	FD-1	INCL.	INSTALL PER MANUFACTURER AND ADA REQUIREMENTS.	
TD-1	TRENCH DRAIN	4"	4"	2"	-	-	-	4	-	NO	POLYPROPYLENE W/ U.V. INHIBITORS, INTERLOCKING DESIGN WITH BUILT IN SLOPE OF 0.6%.	J.R. SMITH 9930 TRENCH, 9854 STRAINER, 9935 CATCH BASIN AND 9870-494-PADAG GRATE, OR APPROVED EQUAL.	-	-	-	FURNISH OWNER WITH TWO 9853 SHOVEL HEADS. PROVIDE END CAPS. SURE SEAL TRAP GUARD, AND SLOPED AND NON-SLOPED SECTIONS AS REQUIRED TO MEET INTENT OF DESIGN.	
TF-1	TRENCH DRAIN FLUSHING SYSTEM	-	-	-	3/4"	-	-	-	5	YES	SERVICE VALVE, BACKFLOW PREVENTER, AND SOLENOID VALVE. SOLENOID VALVE ACTIVATED BY COUNTDOWN TIMER SWITCH. TIMER SWITCH WITH 2-5-10-15 MINUTE PRESETS.	LEVITON DECORA TIMER SWITCH, MODEL NO. LTB15-1LZ. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING REQUIRED INSTALLATION METHOD IN THE FIELD.					
TMV-1	THERMOSTATIC MIXING VALVE-INDIVIDUAL FIXTURE	-	-	-	1/2"	1/2"	-	-	-	NO	INTEGRAL CHECK VALVES, REMOVABLE CARTRIDGE STRAINERS, STAINLESS STEEL PISTONS. THERMAL BELLOWS, ROUGH BRONZE FINISH.	WATTS LFMMV-M1 OR APPROVED EQUAL.	INCL.	-	BALL VALVE ALL 3 SIDES	INSTALL PER MANUFACTURERS REQUIREMENTS.	3
TMV-2	THERMOSTATIC MIXING VALVE-EMERGENCY SHOWER EYEWASH STATION	-	-	-	1/2"	1/2"	-	-	-	NO	INTEGRAL CHECK VALVES, REMOVABLE CARTRIDGE STRAINERS, STAINLESS STEEL PISTONS. THERMAL BELLOWS, ROUGH BRONZE FINISH.	BRADLEY S19-2250 OR APPROVED EQUAL.	INCL.	-	BALL VALVE ALL 3 SIDES	INSTALL PER MANUFACTURERS REQUIREMENTS.	4
VE-1	VETERINARY EQUIPMENT DENTAL TABLE	2"	2"	2"	1/2"	1/2"	-	2	3	NO	COORDINATE PIPE CONNECTION SIZES WITH OWNER/ARCHITECT, VETERINARY EQUIPMENT SCHEDULE AND VETERINARY EQUIPMENT CONSULTANT/SUPPLIER.	SELECTION BY OWNER/ARCHITECT. REFER TO VETERINARY EQUIPMENT SCHEDULE.					
VE-2	VETERINARY EQUIPMENT PREP TABLE	2"	2"	2"	1/2"	1/2"	-	2	3	NO	COORDINATE PIPE CONNECTION SIZES WITH OWNER/ARCHITECT, VETERINARY EQUIPMENT SCHEDULE AND VETERINARY EQUIPMENT CONSULTANT/SUPPLIER.	SELECTION BY OWNER/ARCHITECT. REFER TO VETERINARY EQUIPMENT SCHEDULE.					
VE-3	VETERINARY EQUIPMENT ELEVATED GROOMING TUB	2"	2"	2"	1/2"	1/2"	-	2	4	NO	16 GAUGE, 304 STAINLESS STEEL, WALK-IN TUB (15" DEPTH). PLUMBING ON RIGHT SIDE. OVERALL DIMS: 24-1/2" x 60" x 57". PROVIDE ACCESSORIES AS REQUESTED BY OWNER. INDIRECT DRAIN INTO FLOOR SINK.	PETLIFT "AQUAQUEST" MODEL NO. BT-AQ58 OR AS SELECTED BY OWNER/ARCHITECT. PROVIDE WITH PLUMBING PACKAGE INCLUDING FAUCET ON 8" CENTERS, SPRAYER, HAIR INTERCEPTOR.	INCL.	INCL.	YES		
VE-4	VETERINARY EQUIPMENT GROOMING TUB	2"	2"	2"	1/2"	1/2"	-	2	4	NO	16 GAUGE, 304 STAINLESS STEEL, LOW-PROFILE WALK ON FLOOR BATH (4" DEPTH). PLUMBING ON LEFT SIDE. OVERALL DIMS: 24-1/2" x 58" x 52-1/2". PROVIDE ACCESSORIES AS REQUESTED BY OWNER. DIRECT DRAIN INTO SANITARY SYSTEM.	PETLIFT "MONSTER BATH" MODEL NO. BT-MB58 OR AS SELECTED BY OWNER/ARCHITECT. PROVIDE WITH PLUMBING PACKAGE INCLUDING FAUCET ON 8" CENTERS, SPRAYER, AND LOW-WIDE HAIR INTERCEPTOR W/ INTEGRATED P-TRAP.	INCL.	INCL.	YES		
WB-1	WASHING MACHINE BOX	2"	2"	2"	1/2"	1/2"	-	2	3	NO	QUARTER-TURN SWEAT VALVES, 20 GAUGE POWDER COATED STEEL, 2" PVC DRAIN KIT.	GUY GRAY MWB19 (BOTTOM MOUNT), MWB26 (TOP MOUNT), OR APPROVED EQUAL.	INCL.	-	BALL VAVLE	INSTALL PER MANUFACTURERS REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING PIPE CONNECTION METHOD PRIOR TO ORDERING.	
WC-1	WATER CLOSET-ADA FLUSH TANK-FLOOR MOUNT	INT	3"	2"	1/2"	-	-	4	5	NO	FLUSH TANK HANDLE ON ACCESS SIDE	AMERICAN STANDARD "CADET PRO" RIGHT HEIGHT, ELONGATED, 1.6 GPF, MODEL 215AB.004, OR APPROVED EQUAL.	INCL.	-	YES	PROVIDE SEATS FOR EA. WATER CLOSET FURNISHED. BEMIS #1655C OR CHURCH #9500C.	
WH-1	WALL HYDRANT-EXTERIOR COLD ONLY	-	-	-	3/4"	-	-	-	-	NO	AUTOMATIC DRAINING, HIGH FLOW DOUBLE CHECK BFP, 3/4" INLET & OUTLET (CONTRACTOR TO SPECIFY INLET), TAMPER RESISTANT BOX. CHROME PLATED.	WOODFORD B67 OR APPROVED EQUAL.	INCL.	-	BALL VALVE	INSTALL 18" ABOVE GRADE, BOXED W/LOOSE KEY AND VACUUM BREAKER.	
NOTES: 1. PLUMBING CONTRACTOR SHALL INSTALL COMBUSTION AIR AND FLUE VENTS PER MANUFACTURERS' INSTRUCTIONS. VENT SIZES AND TOTAL ALLOWABLE LENGTH SHALL MEET MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CORRECT TERMINATION KIT. 2. CONTRACTOR SHALL PROVIDE A MINIMUM OF TWO (2) SEISMIC RESTRAINTS/STRAPS AT THE TOP AND BOTTOM 1/3 POINTS OF DOMESTIC WATER HEATER. 3. MIXING VALVE SHALL COMPLY WITH ASSE 1062 AND 1070. SET MIXING VALVE TO MAX. OF 105°F. TMV-1 NOT REQUIRED IF SCHEDULED ASSE 1070 LISTED FAUCET IS PROVIDED. 4. MIXING VALVE SHALL COMPLY WITH ASSE 1062 AND 1071. SET MIXING VALVE TO MAX. OF 85°F. TMV-2 NOT REQUIRED IF SCHEDULED EMERGENCY EYEWASH STATION IS PROVIDED WITH LISTED MISCELLANEOUS TRIM.																	



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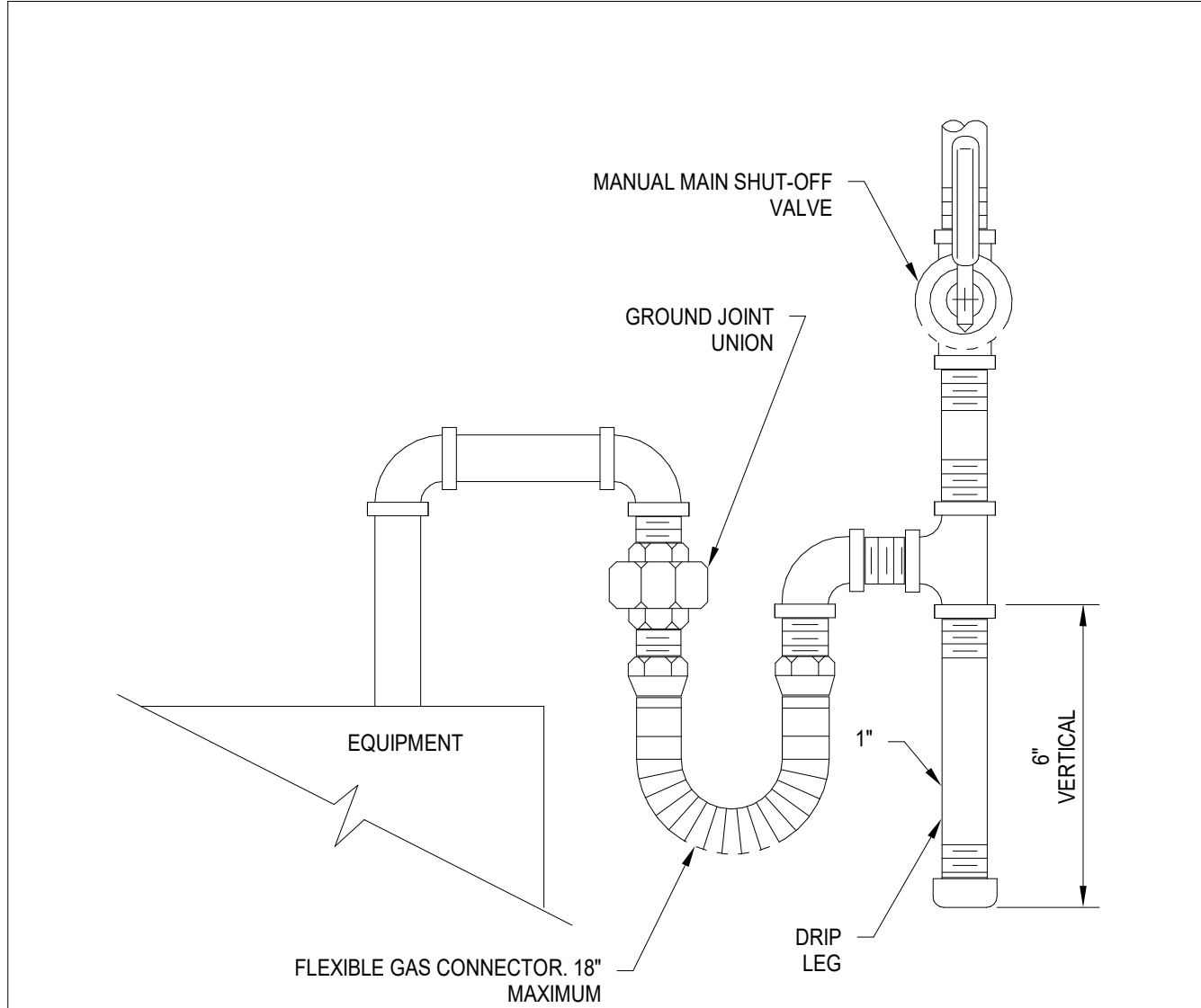
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EAGLE MOUNTAIN, UTAH

VETERINARY CLINIC

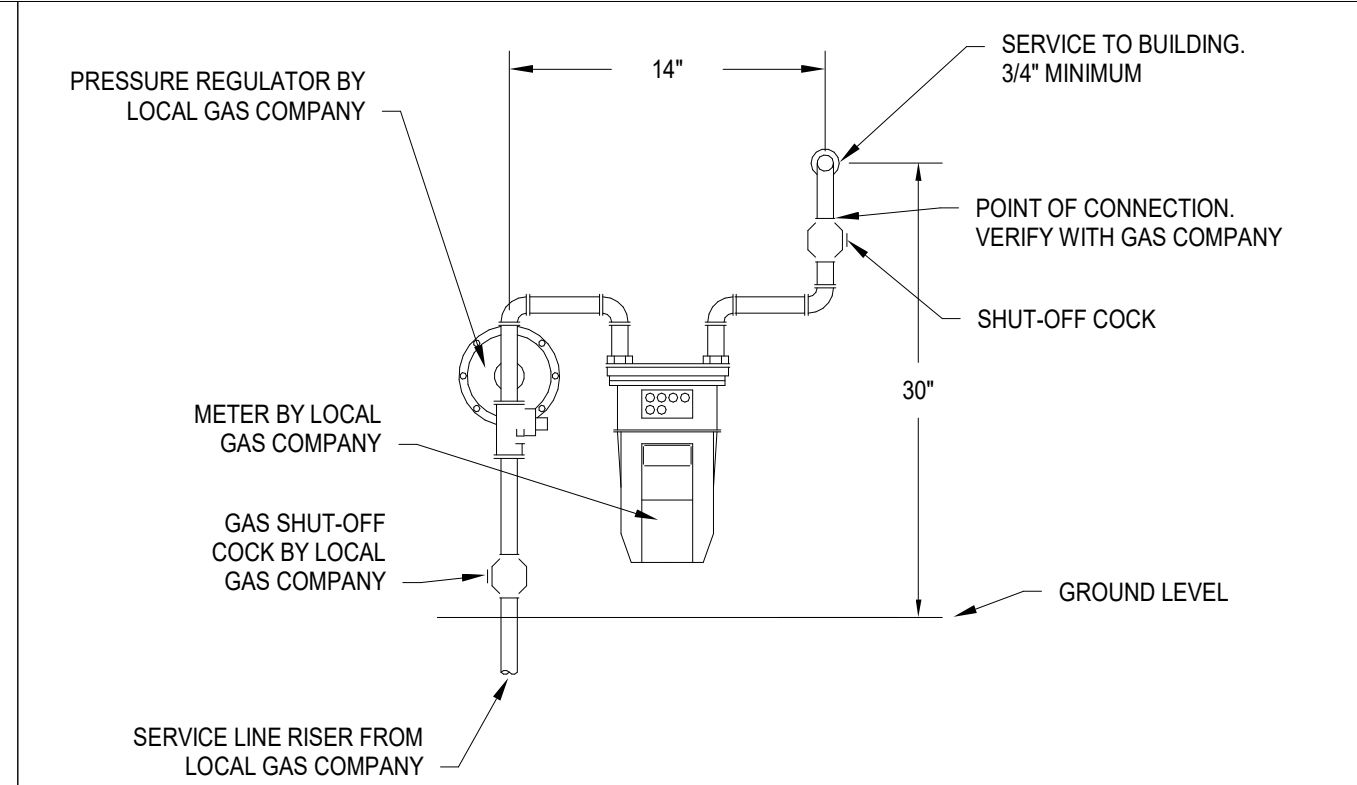
PLUMBING SCHEDULES

06/13/2023
23.017.00

P5.1

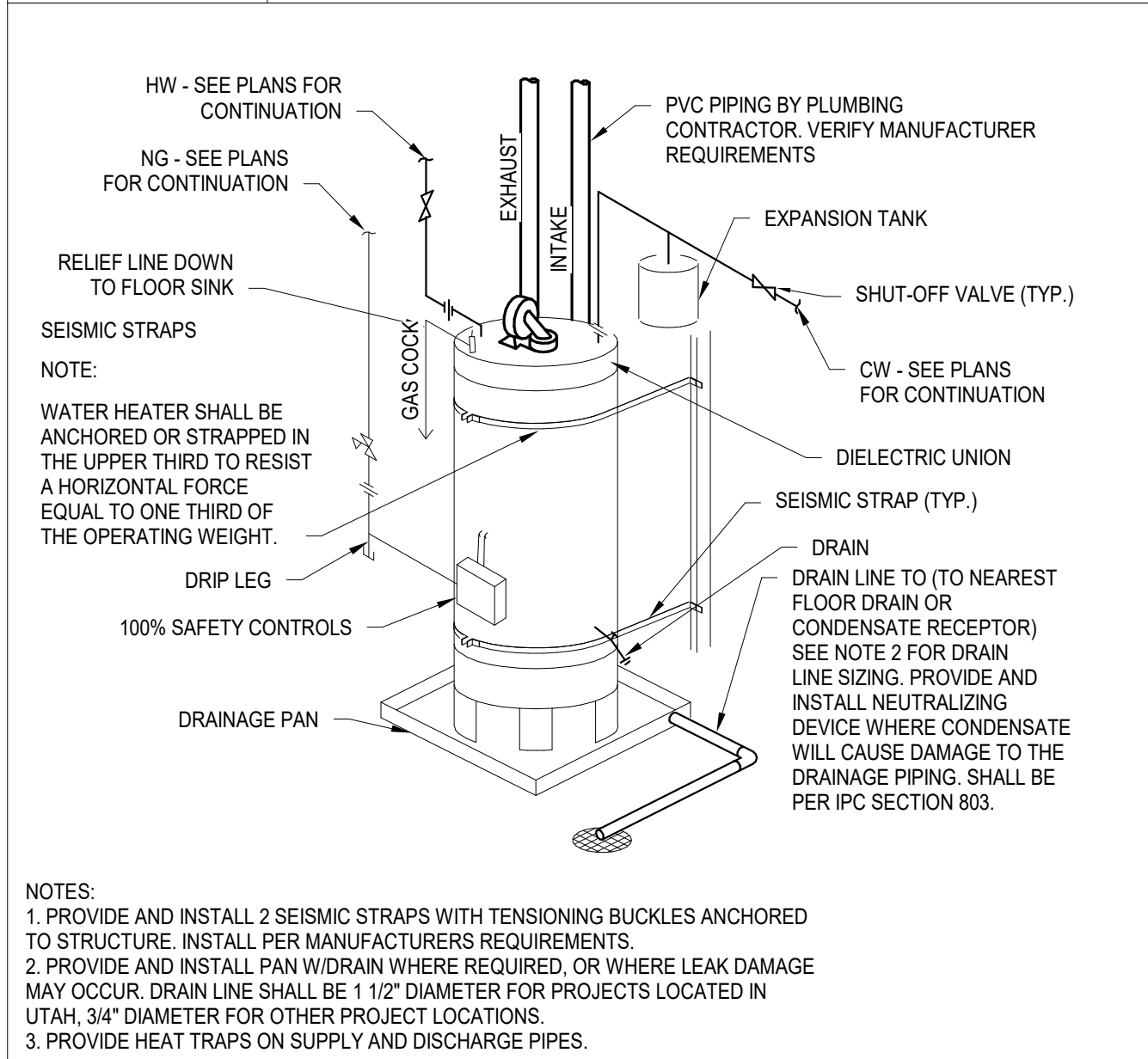


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SCALE: NONE
TYPICAL 4oz. GAS CONNECTION

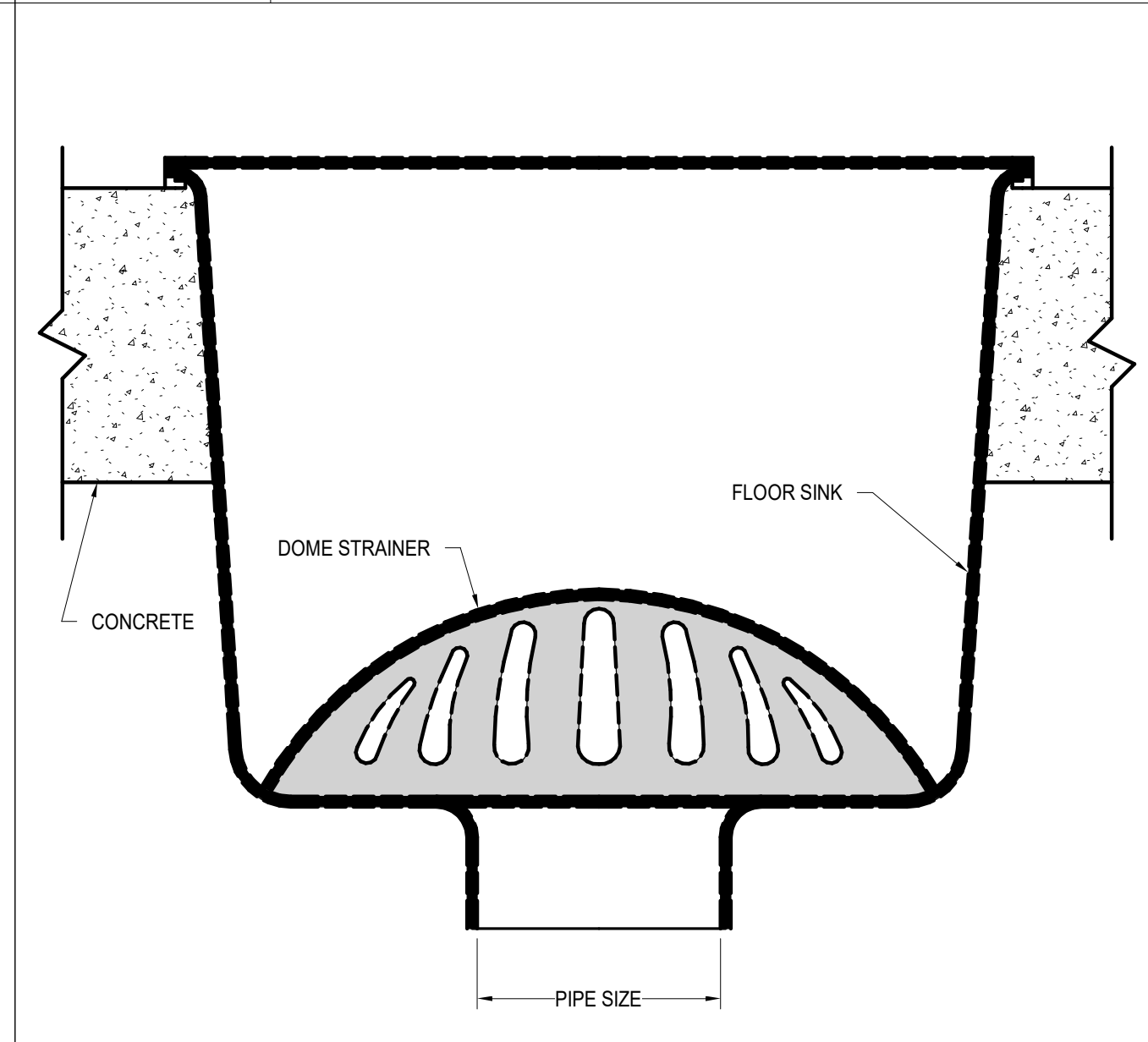


- NOTES:
1. PAINT ALL EXTERIOR GAS PIPING WITH WEATHER RESISTANT PAINT.
 2. FOR MULTIPLE METER INSTALLATIONS WHERE TWO OR MORE HOUSE LINES TERMINATE AT A MULTIPLE METER SET, THEY SHOULD BE SPACED NOT LESS THAN 10' NOR MORE THAN 12' APART.
 3. METERS STACKED TWO ROWS HIGH (MAXIMUM).
 4. GAS PIPING AT MULTIPLE METER INSTALLATIONS SHALL BE PLAINLY MARKED BY A METAL TAG OR OTHER PERMANENT MEANS ATTACHED TO THE PIPE BY THE INSTALLING AGENCY, DESIGNATING THE BUILDING OR THE PART OF THE BUILDING BEING SUPPLIED.
 5. SEAL ALL PENETRATIONS INTO BUILDING WEATHER TIGHT.

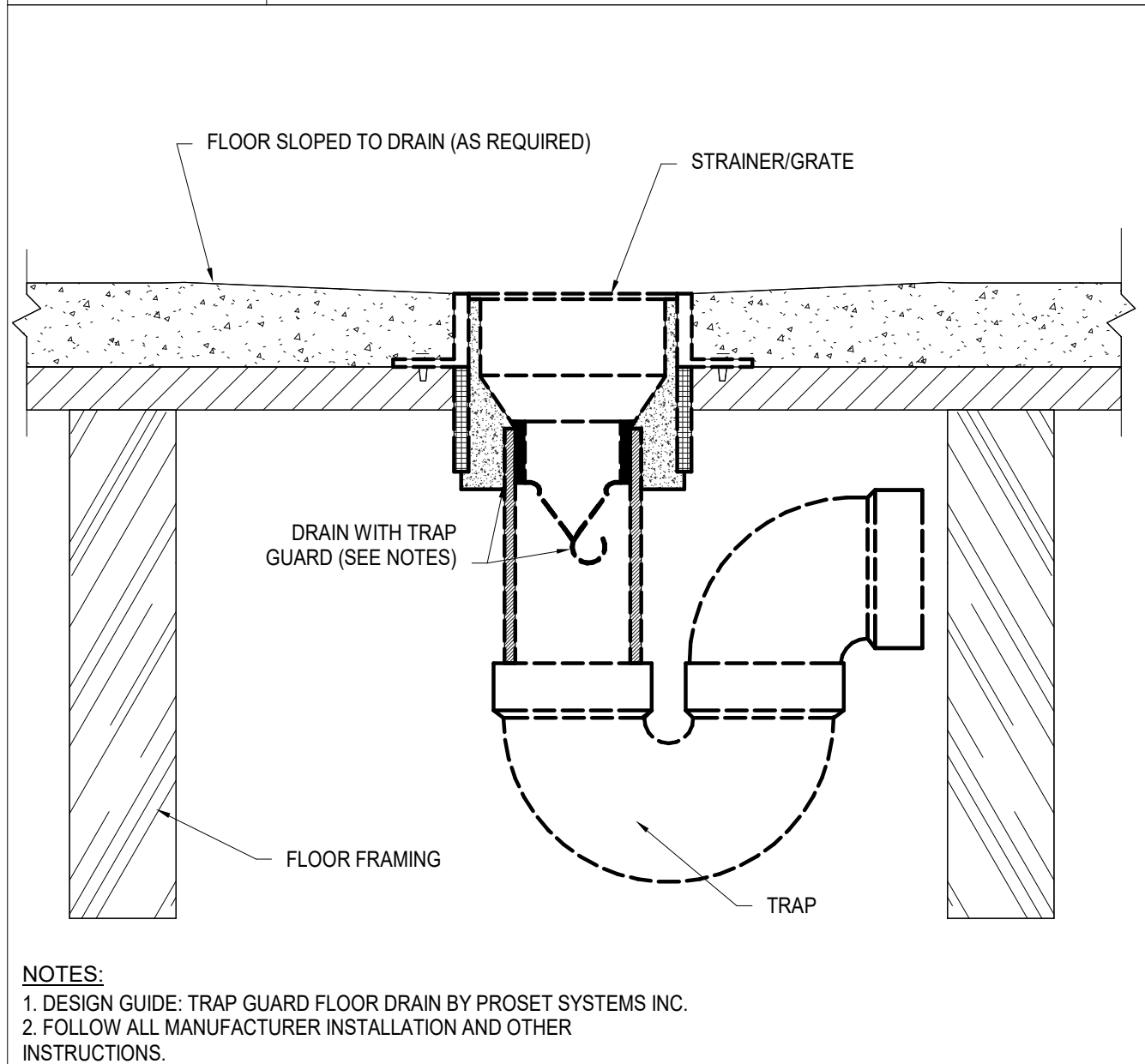
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TYPICAL GAS PIPING BUILDING ENTRANCE



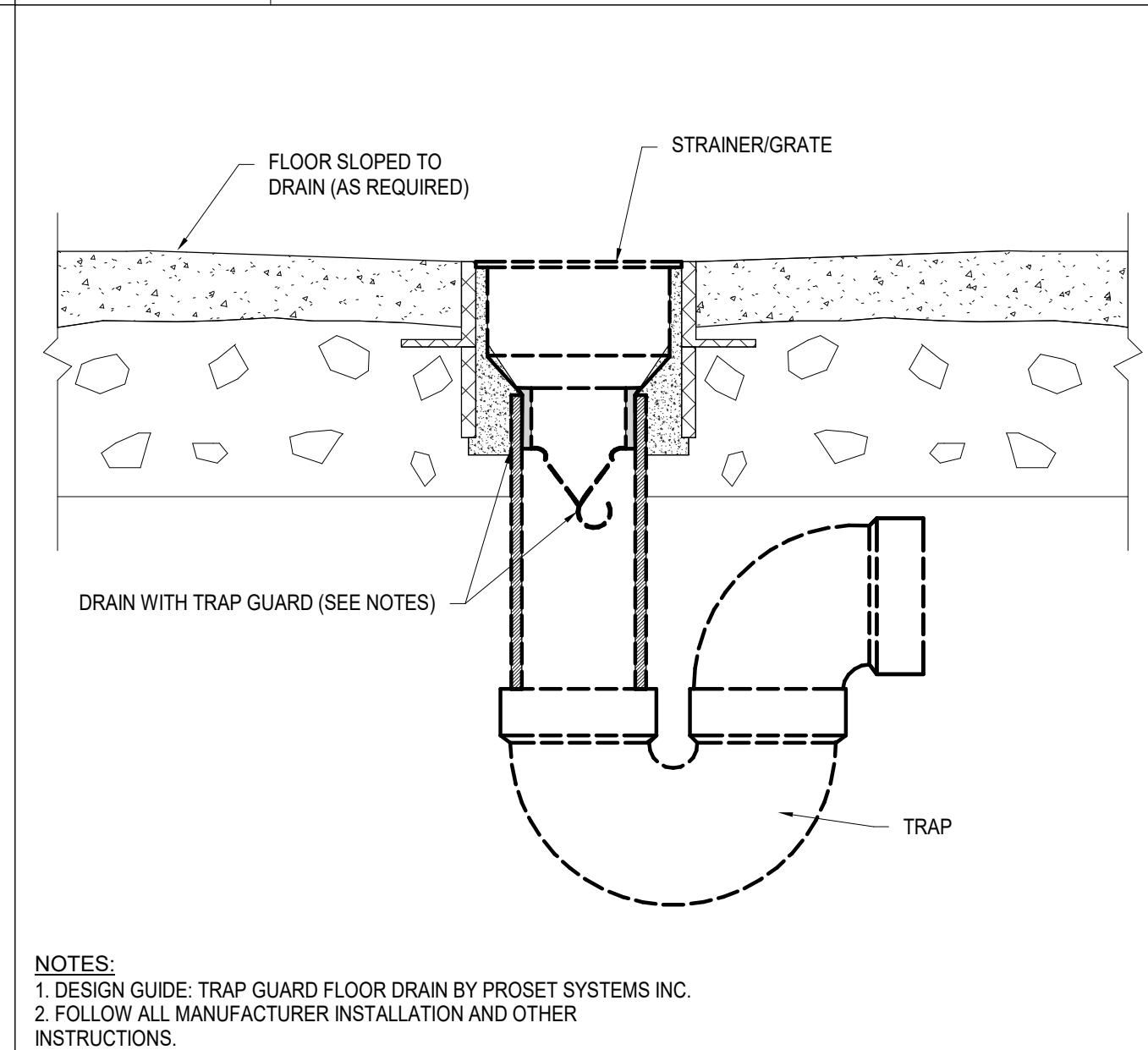
FILE NAME: P.01.05
SCALE: NONE
TYPICAL DIRECT POWER VENT GAS WATER HEATER



FILE NAME: P.04.02
SCALE: NONE
TYPICAL FLOOR SINK



FILE NAME: P.04.03
SCALE: NONE
FLOOR DRAIN WITH TRAP GUARD IN SUSPENDED FLOOR



FILE NAME: P.04.04
SCALE: NONE
FLOOR DRAIN WITH TRAP GUARD IN CONCRETE FLOOR

MEDICAL GAS PIPING SCHEDULE						
SERVICE DESIG.	SERVICE	MATERIAL	LOCATION	INSULATION	FITTINGS	NOTES
O2	GAS - OXYGEN	COPPER TYPE "L" - HARD	INTERIOR - ABOVE & BELOW CEILING	NONE	WROUGHT COPPER - BRAZED & PURGED - CLEANED & BAGGED	1,2,4
SVAC	GAS - VACUUM	COPPER TYPE "L" - HARD	INTERIOR - ABOVE & BELOW CEILING	NONE	WROUGHT COPPER - BRAZED & PURGED - CLEANED & BAGGED	1,2,3,5
NOTES: 1. REFER TO COMPLETE LIST OF MEDICAL GAS PIPING NOTES PROVIDED WITHIN THE MEDICAL GAS SHEETS OF THE DRAWING PACKAGE. 2. ALL MEDICAL GAS PIPING SHALL BE INSTALLED BY 6010 MEDICAL GAS CERTIFIED INSTALLERS. 3. CLEAN AND CAPPED. 4. CLEAN AND BAGGED WROUGHT COPPER FITTINGS.						

PLUMBING PIPING SCHEDULE						
SERVICE DESIG.	SERVICE	MATERIAL	LOCATION	INSULATION	FITTINGS	NOTES
CD	CONDENSATE DRAIN	COPPER TYPE "L" - HARD	INTERIOR - ABOVE GRADE	NONE	WROUGHT COPPER - SOLDER ENDS	1,2,3
CW	DOMESTIC COLD WATER	COPPER TYPE "L" - HARD	INTERIOR - ABOVE GRADE	SEE NOTES	WROUGHT COPPER - SOLDER ENDS	1,4,5,6
HW	DOMESTIC HOT WATER	COPPER TYPE "L" - HARD	INTERIOR - ABOVE GRADE	SEE NOTES	WROUGHT COPPER - SOLDER ENDS	1,4,5,7
HWR	DOMESTIC HOT WATER RECIRC	COPPER TYPE "L" - HARD	INTERIOR - ABOVE GRADE	SEE NOTES	WROUGHT COPPER - SOLDER ENDS	1,4,5,8
NG	GAS - NATURAL	BLACK CARBON STEEL SCH 40	INTERIOR / EXTERIOR - ABOVE GRADE	NONE	THREADED	9
S	SANITARY WASTE	SCH 40 PVC - DWV	INTERIOR / EXTERIOR - BELOW GRADE	NONE	SCH 40 PVC - DWV	10,11
V	PLUMBING VENT	SCH 40 PVC - DWV	INTERIOR - ABOVE CEILING	NONE	SCH 40 PVC - DWV	11
NOTES: 1. PRIOR ENGINEER APPROVED COPPER PRESS FITTINGS CAN BE USED AT CONTRACTORS OPTION. 2. CONDENSATE PIPE SHALL SLOPE PIPE 1/8" PER 1' (1%) TOWARDS DRAIN. 3. MINIMUM CONDENSATE PIPE SIZE SHALL BE 3/4". 4. ALL VALVES SHALL BE LEAD FREE. 5. PEX A CAN BE USED AT CONTRACTOR OPTION WITH OWNER/ENGINEER APPROVAL. INTERNAL DIA. (I.D.) OF PEX SHALL MATCH I.D. OF COPPER (BASIS OF DESIGN). 6. INSULATION SIZING PER 2018 IECC TABLE C403.11.3 (40°F - 60°F) -- PIPE < 1" = 0.5" INSUL., PIPE 1" TO < 1.5" = 1" INSUL., PIPE 1.5" TO < 4" = 1.5" INSUL. 7. INSULATION SIZING PER 2018 IECC TABLE C403.11.3 (141°F - 200°F) -- PIPE < 1" = 1.5" INSUL., PIPE 1" TO < 1.5" = 1.5" INSUL., PIPE 1.5" TO < 4" = 2" INSUL. 8. INSULATION SIZING PER 2018 IECC TABLE C403.11.3 (105°F - 140°F) -- PIPE < 1" = 1" INSUL., PIPE 1" TO < 1.5" = 1" INSUL., PIPE 1.5" TO < 4" = 1.5" INSUL. 9. NATURAL GAS PIPING SHALL BE INSTALLED PER THE CURRENT ADPOTED IFGC. 10. SANITARY DRAIN SLOPE: 2" AND SMALLER = 1/4" PER 1'-0" (2%), 3" TO 6" = 1/8" PER 1'-0" (1%), 8" AND LARGER = 1/16" PER 1'-0" (0.5%). 11. SOLVENT WELD ON ALL INTERIOR PVC PIPING.						

PLUMBING: DRAINAGE AND SUPPLY INFORMATION									
FIXTURE	PER FIXTURE DRAINAGE, SUPPLY FIXTURE UNITS (DFUs, WSFUs)				QUANTITY	SYSTEM DRAINAGE, SUPPLY FIXTURE UNITS (DFUs, WSFUs)			
	DFUs	COLD WSFUs	HOT WSFUs	TOTAL WSFUs		DFUs	COLD WSFUs	HOT WSFUs	TOTAL WSFUs
	0.5	0.25	-	0.25		1	0.5	0	0.5
DRINKING FOUNTAIN, ICE MAKER BOX	0.5	0.25	-	0.25	2	1	0.5	0	0.5
EMERGENCY FLOOR DRAIN	0	-	-	-	14	0	0	0	0
FLOOR SINK*	-	-	-	-	1	0	0	0	0
LAVATORY (PUBLIC)	1	1.5	1.5	2	5	5	7.5	7.5	10
INTERIOR HOSE BIBB, SINK (ALL TYPES)	2	2.25	2.25	3	21	42	47.25	47.25	63
SHOWER (PUBLIC), GROOMING TUB	2	3	3	4	3	6	9	9	12
WASHING MACHINE (COMMERCIAL)	3	3	3	4	2	6	6	6	8
WATER CLOSET (PUBLIC, TANK), FLUSHING TRENCH DRAIN	4	5	-	5	4	16	20	0	20
PRIMARY SUPPLY TYPE: FLUSH TANK TOTAL: 52 DFU COLD WSFU HOT WSFU TOTAL WSFU									
DEMAND (GPM): 38 76 90.25 69.75 113.50									
MAIN PIPE SIZE (IN): 4.0 EXIST. 2" METER, NEW 2" DIST.									
SLOPE: 1/8 INCH									
NOTE: VALUES BASED ON 2018 IPC *DFUs FOR FLOOR SINKS COUNTED ELSEWHERE.									

MEDICAL GAS DEVICE SCHEDULE			
SYMBOL	MANUFACTURER & MODEL NO.	GAS SERVICE	NOTES
MAP	PROVIDED BY VENDOR	MASTER/AREA ALARM PANEL	1,2
O	PROVIDED BY VENDOR, TRI-TECH COMPAT.	OXYGEN	1,2
S	PROVIDED BY VENDOR	SENSOR	1,2
V	PROVIDED BY VENDOR, TRI-TECH COMPAT.	SCAVENGING/ VACUUM	1,2
ZVB	PROVIDED BY VENDOR	ZONE VALVE BOX	1,2
NOTES: 1. CONNECT TO VENDOR PROVIDED EQUIPMENT. COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. 2. PROVIDED BY VENDOR. INSTALLED BY MED GAS INSTALLER.			

GAS PIPING CALCULATIONS			
CITY:		EAGLE MOUNTAIN	
DELIVERY PRESSURE:		4 OZ.	
BTU/CUBIC FT.		887	
APPROXIMATELY 25' TOTAL DEVELOPED LENGTH FROM MOST DISTANT REGULATOR TO METER. FIELD VERIFY AND COORDINATE WITH UTILITY TO PROVIDE REQUIRED GAS SERVICE.			
TOTAL CONNECTED GAS LOAD			
SYMBOL	APPLIANCE	BTU INPUT	CFH
DWH-1	DOM. WATER HEATER	100,000	112.7
RF-1	RADIANT FLR. SYSTEM	85,000	95.8
TOTAL		185,000	208.6
GAS PIPE SIZING FOR 4 OZ. @ 30' TDL AS PER 2018 IFGC.			
SCH 40 PIPE SIZE			CAPACITY
3/4"			199
1"			374



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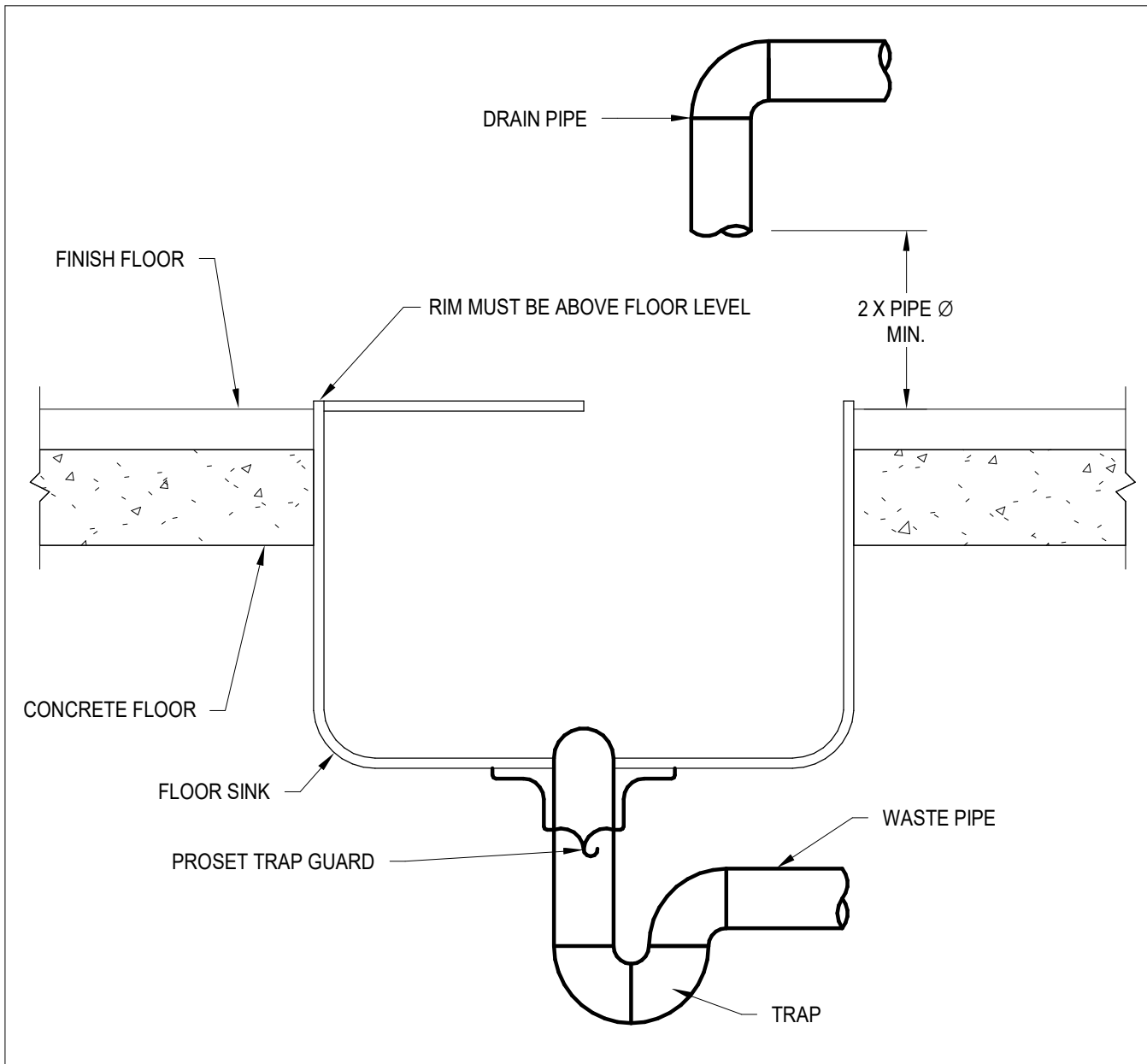


1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UTAH

VETERINARY CLINIC

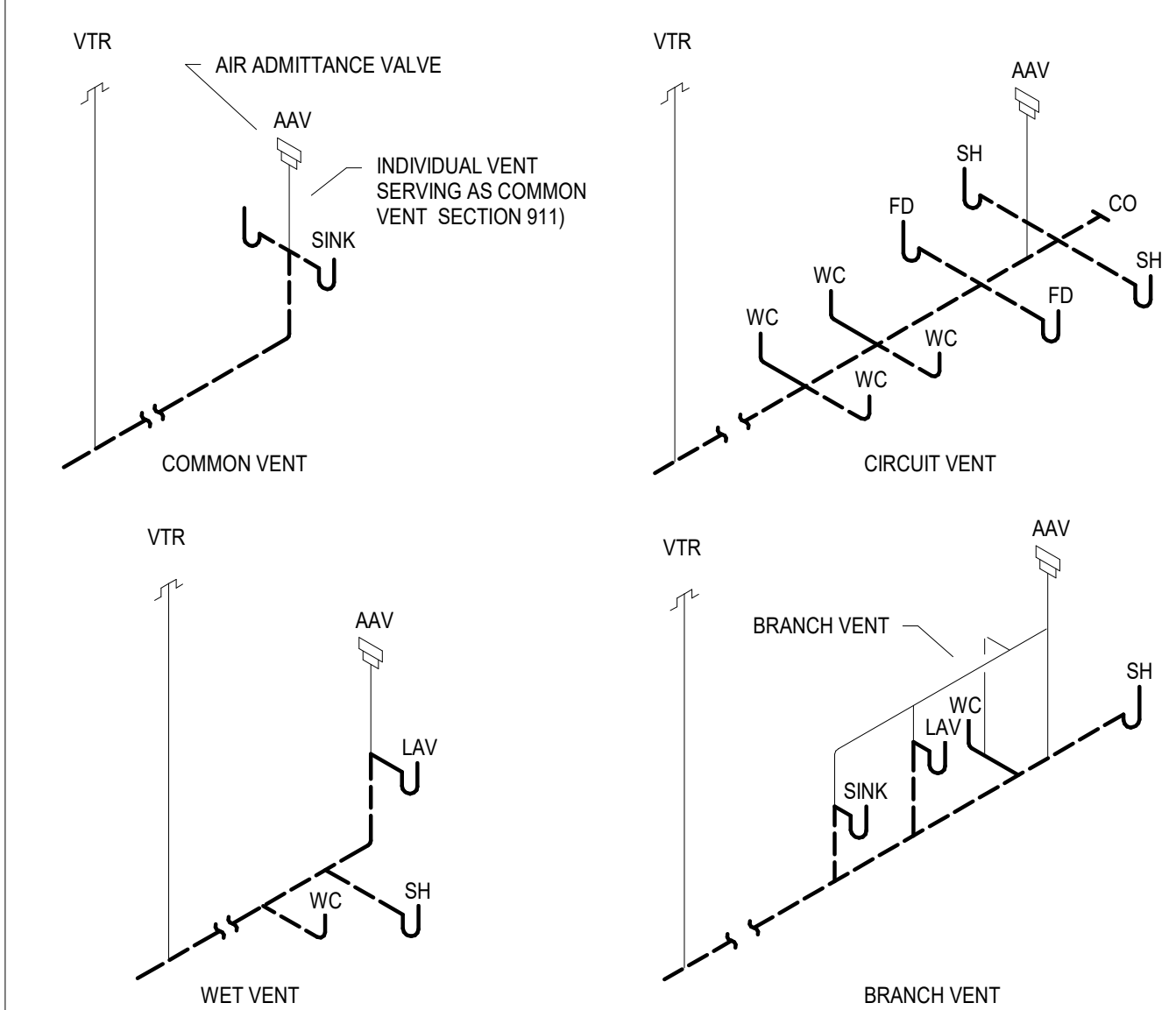
PLUMBING SCHEDULES & DETAILS

06/13/2023
23.017.00



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SCALE: NONE

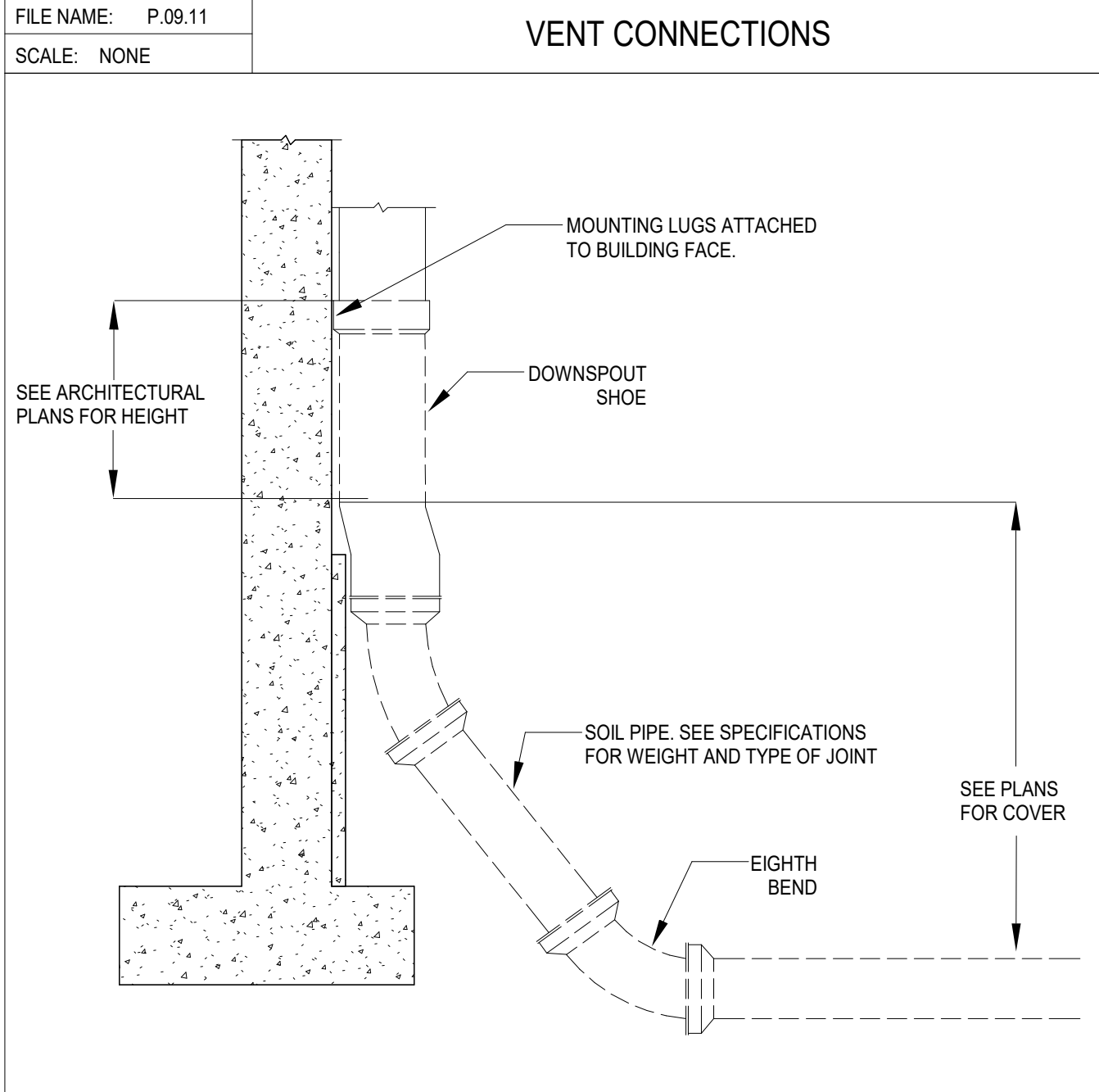
INDIRECT WASTE FLOOR SINK



FIGURES 918.3.1(2), 918.3.1(3), 918.3.1(4), 918.3.1(5) IPC

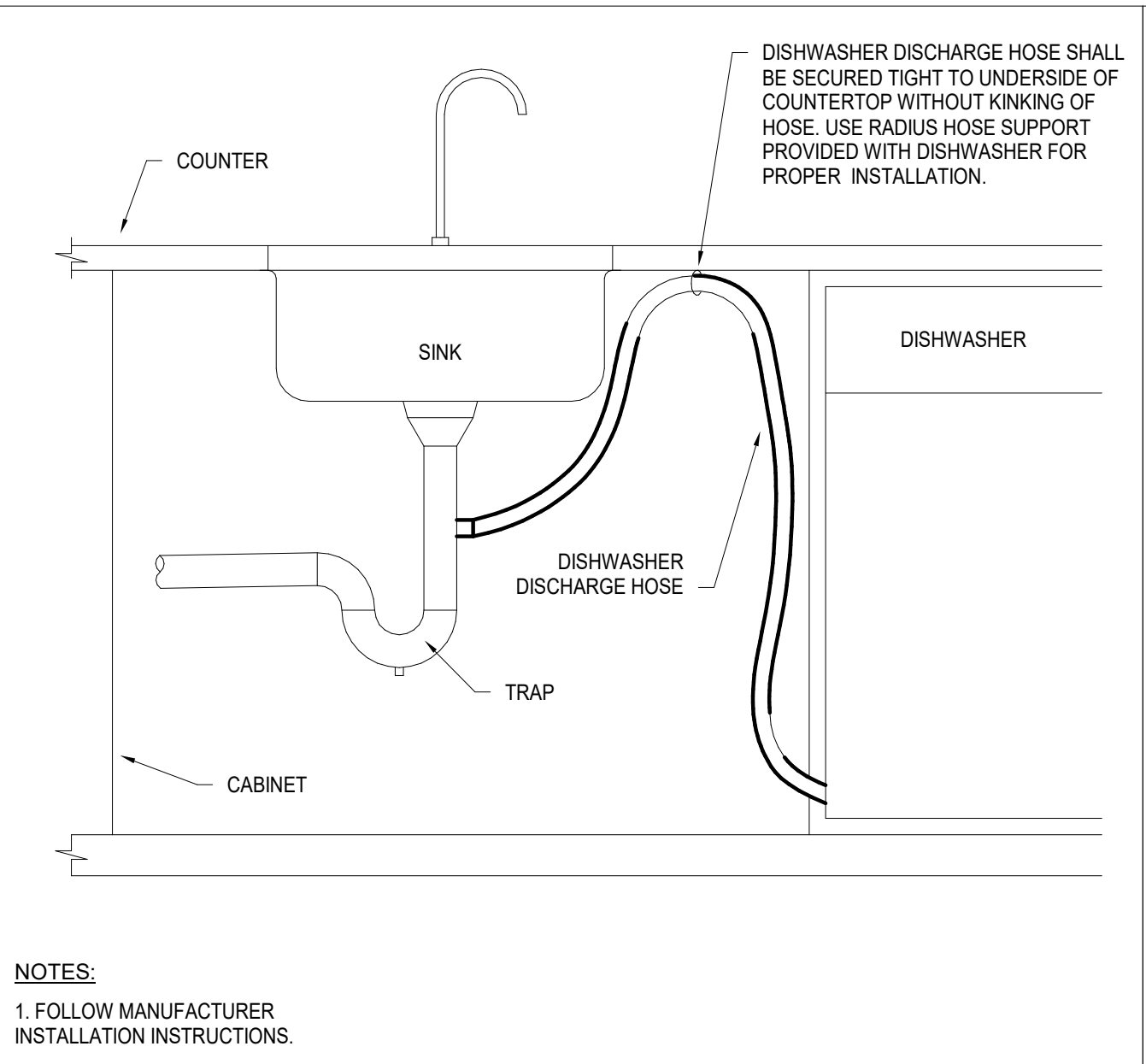
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VENT CONNECTIONS



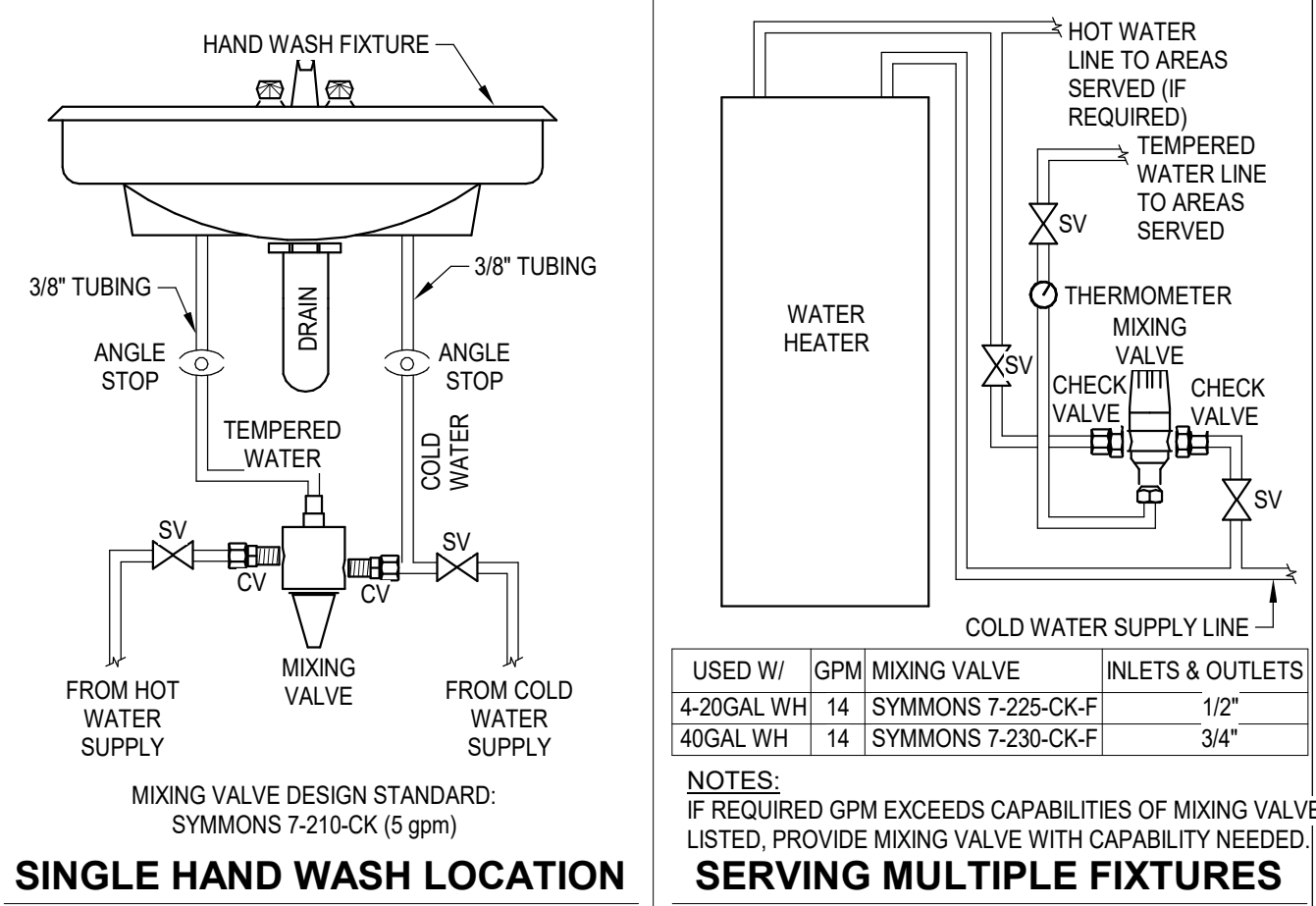
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DOWNSPOUT SHOE DETAIL



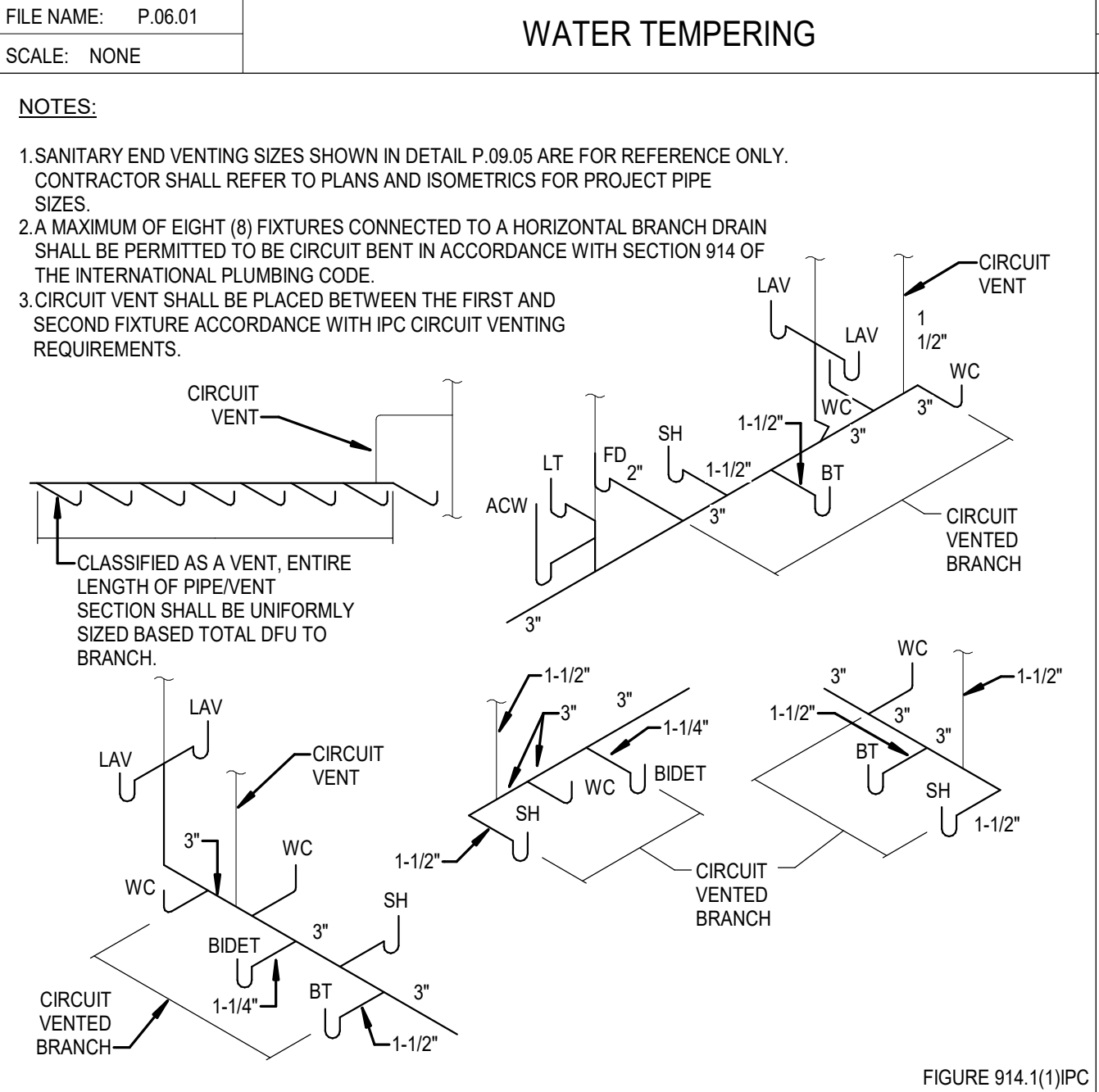
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DISHWASHER DRAIN CONNECTION DETAIL



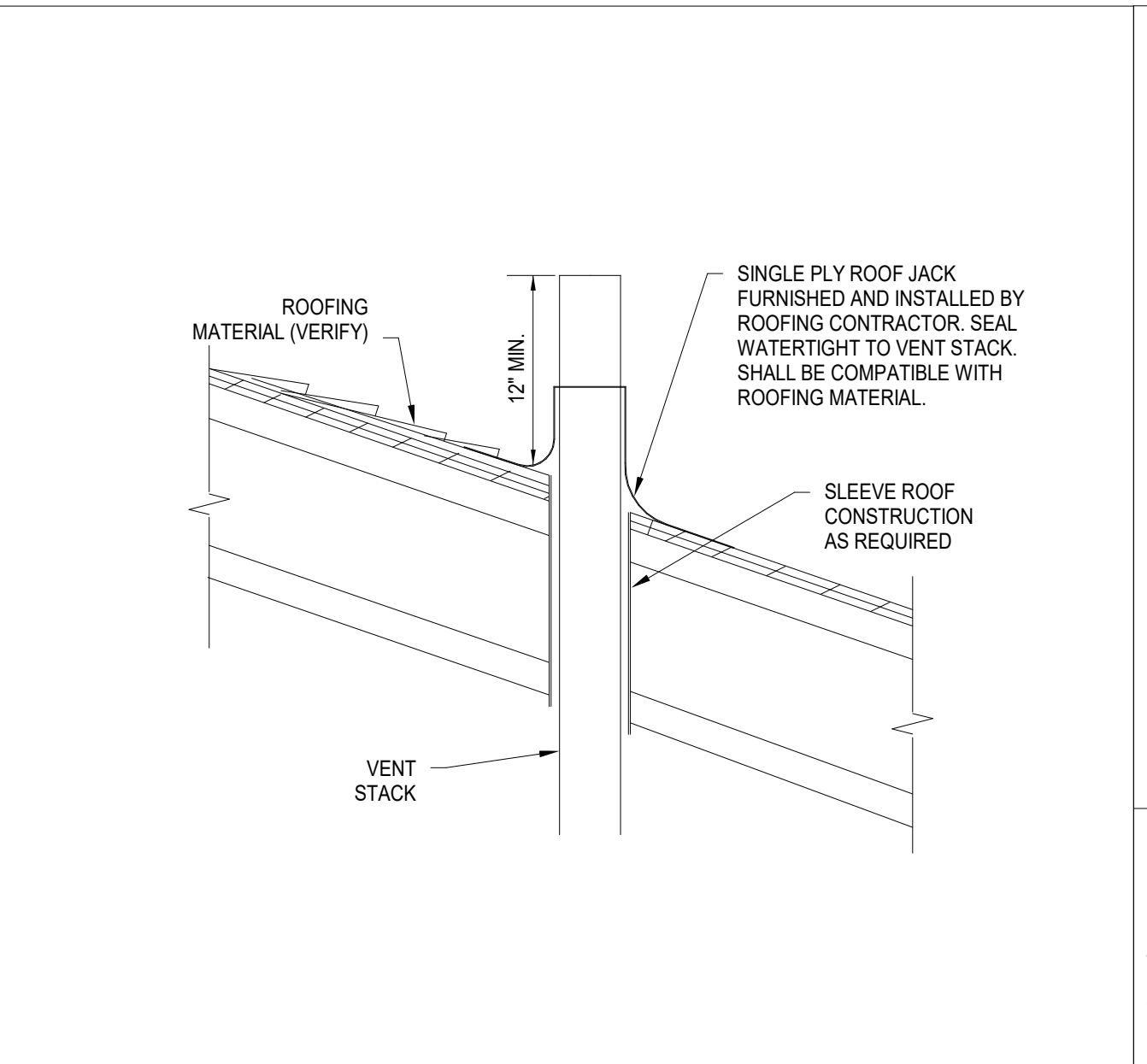
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WATER TEMPERING



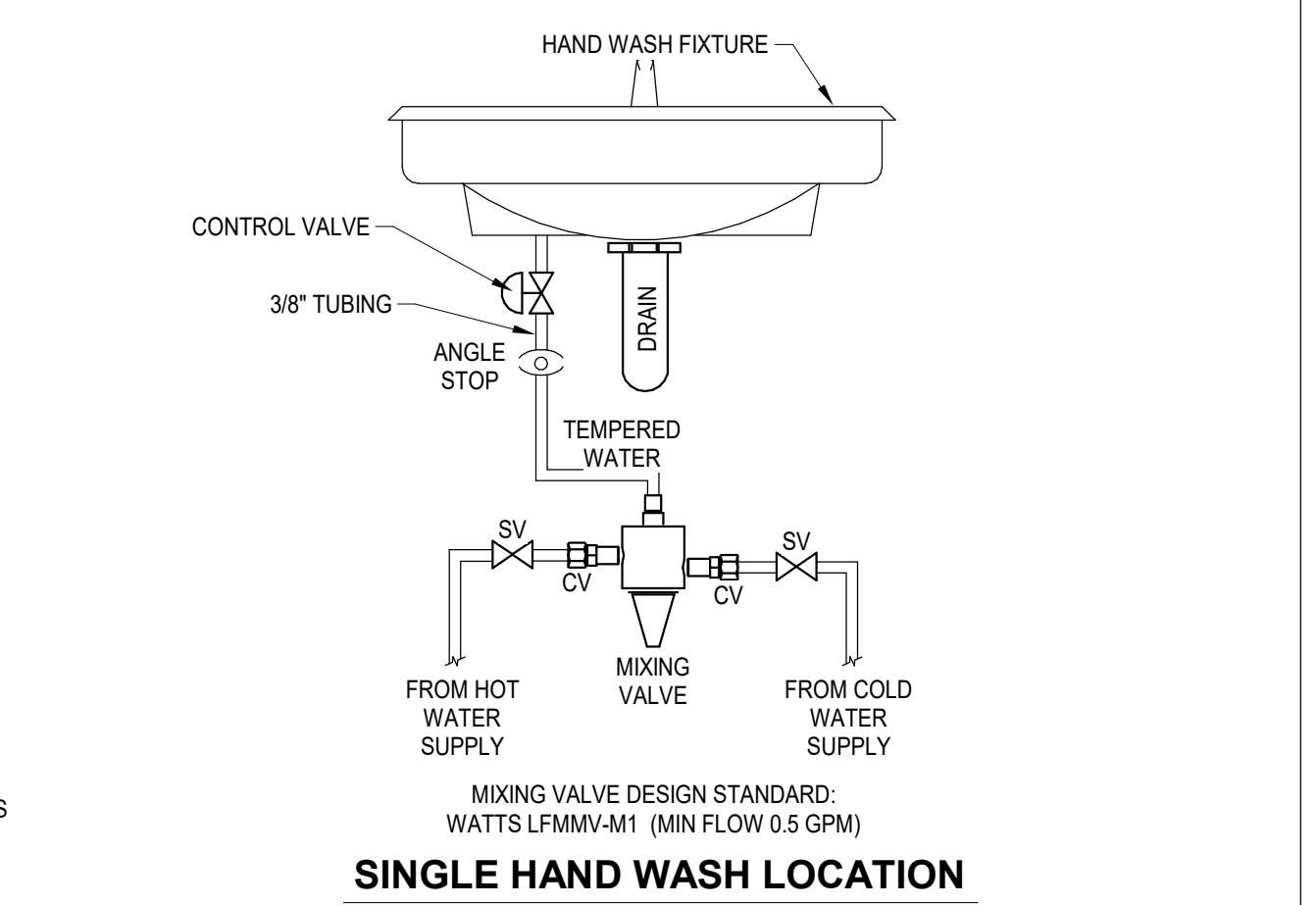
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SCALE: NONE

CIRCUIT VENTING BRANCH DRAIN ILLUSTRATIONS



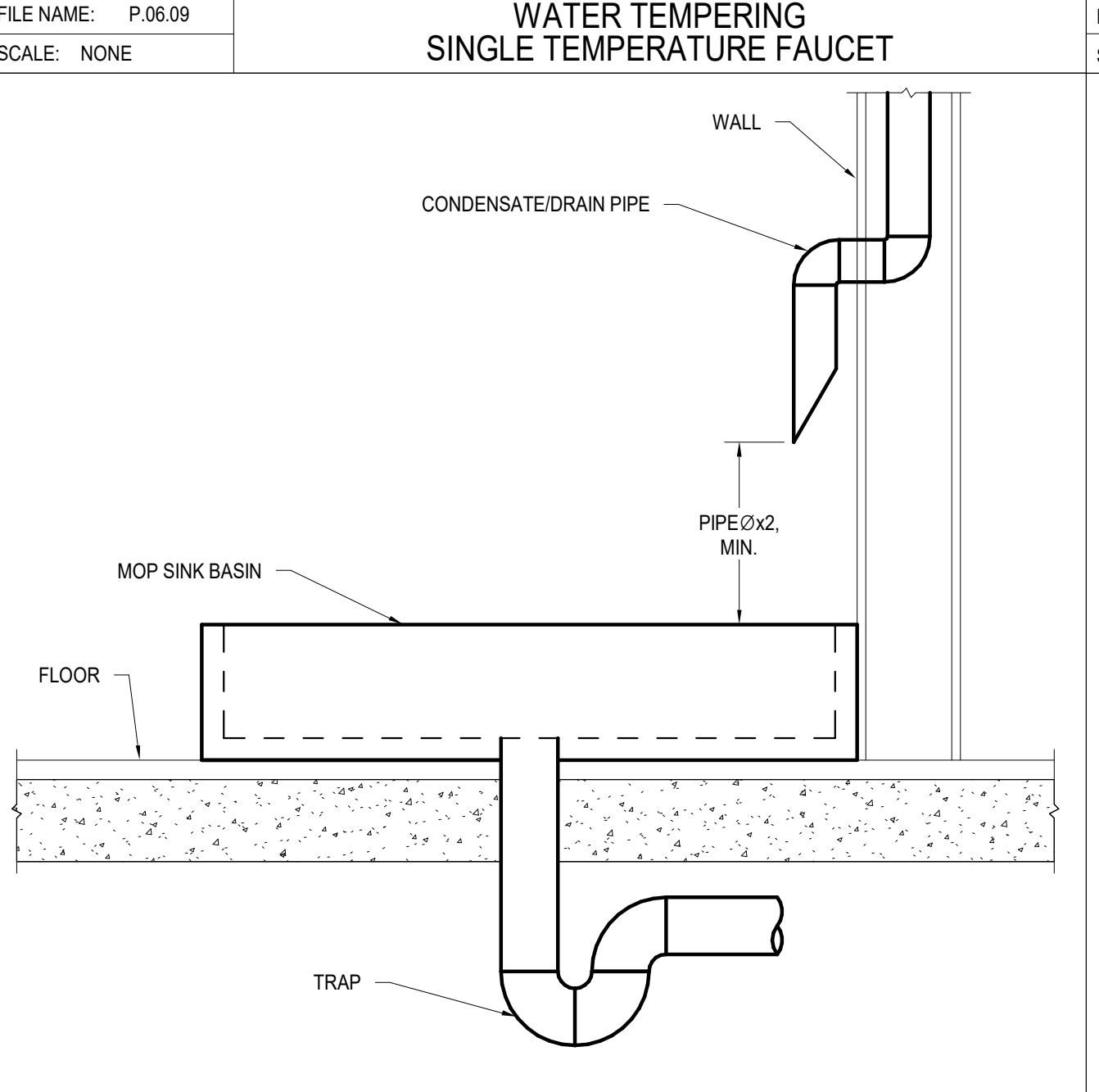
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SCALE: NONE

TYPICAL VENT THROUGH ROOF



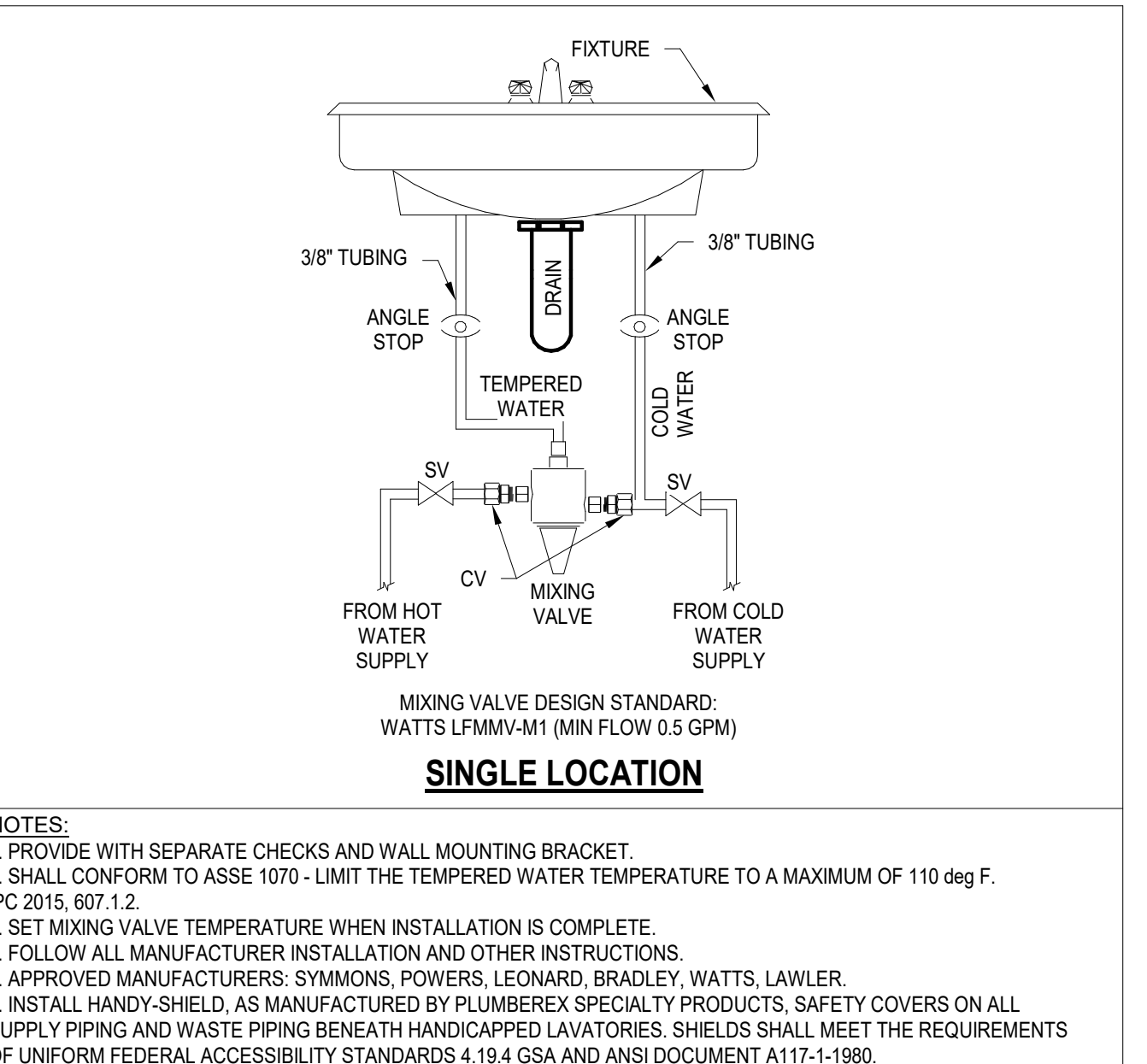
FILE NAME: P.06.09
SCALE: NONE

WATER TEMPERING SINGLE TEMPERATURE FAUCET



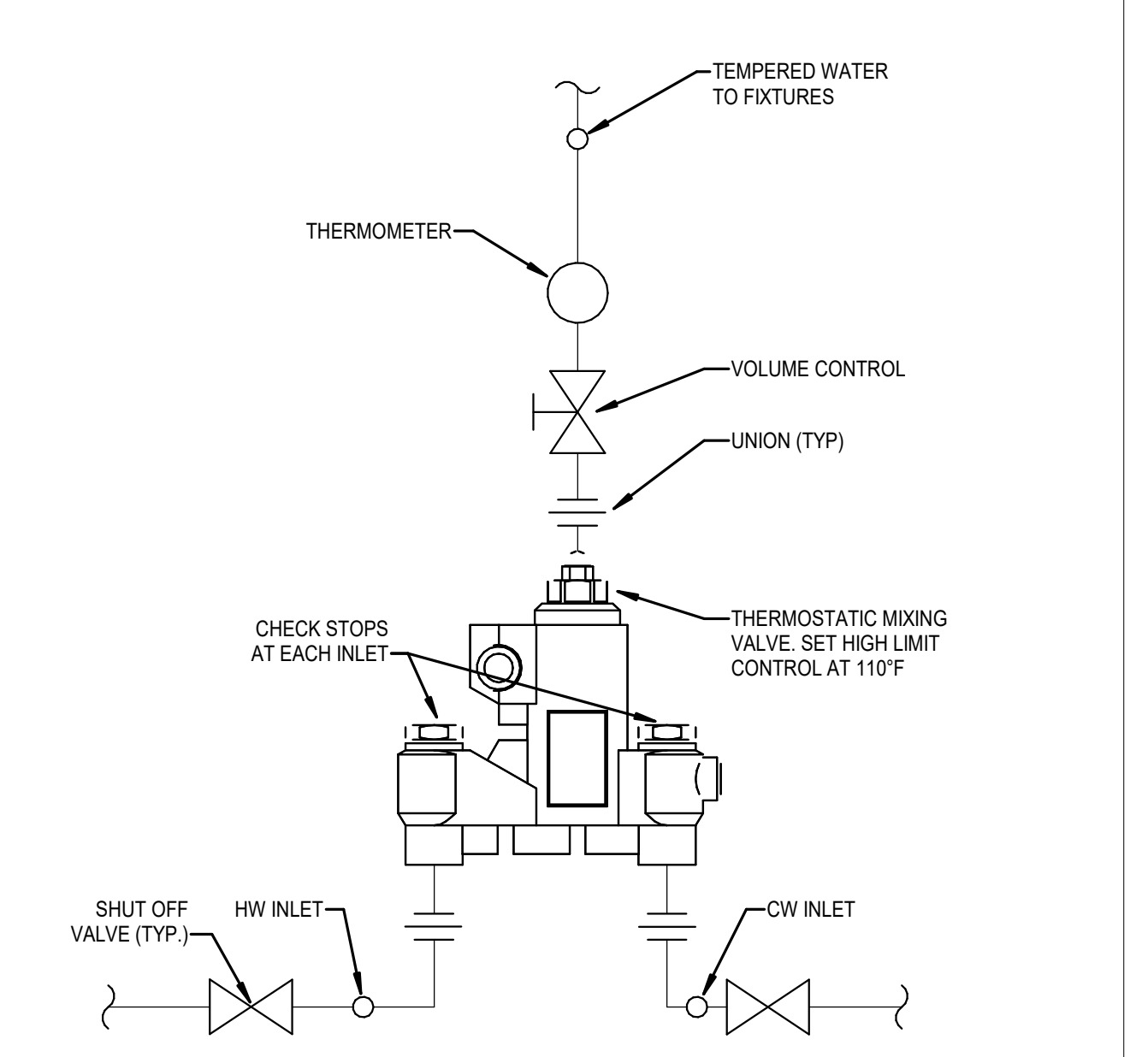
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SCALE: NONE

INDIRECT CONDENSATE / DRAIN DISCHARGE TO MOP SINK



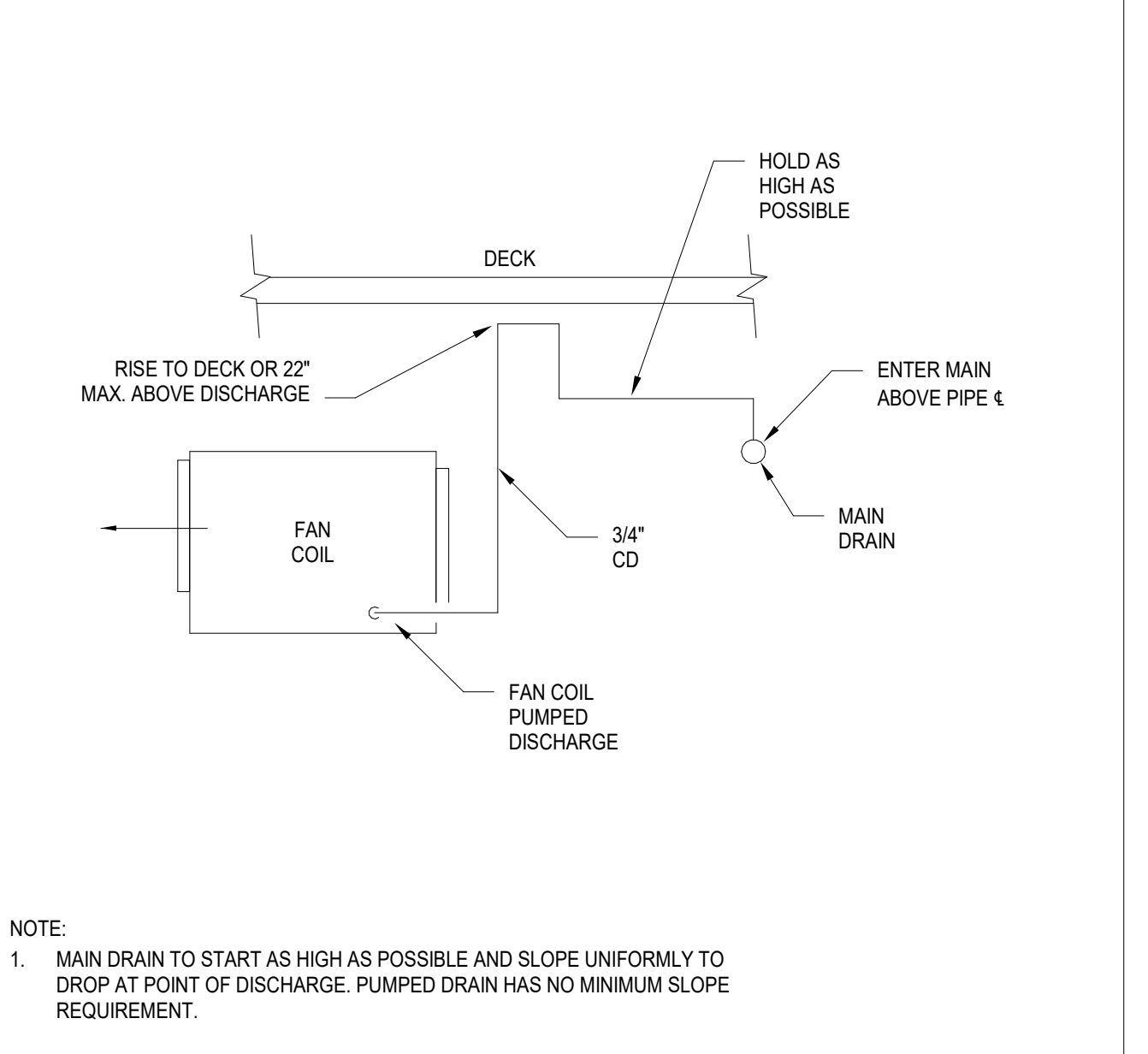
FILE NAME: P.06.07
SCALE: NONE

WATER TEMPERING MANUAL FAUCET



FILE NAME: P.06.12
SCALE: NONE

TYPICAL THERMOSTATIC MIXING VALVE DETAIL



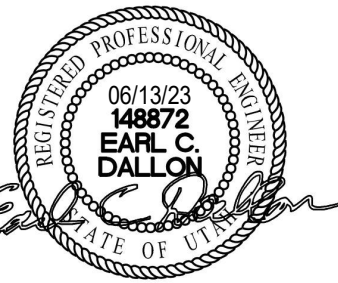
FILE NAME: MP.02.05
SCALE: NONE

TYPICAL FAN COIL PUMPED CONDENSATE



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PLUMBING DETAILS

06/13/2023
23.017.00

P5.3

D

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B

A

ELECTRICAL GENERAL NOTES	
GENERAL NOTES:	CONCEAL WIRING METHODS.
1. THE ELECTRICAL SYSTEMS DEFINED BY THESE PLANS AND THE SPECIFICATIONS ARE TO BE CONSTRUCTED AS COMPLETE AND OPERABLE SYSTEMS AND SHALL BE BID WITH THIS INTENT. THE CONTRACTOR SHALL VISIT THE SITE, READ ALL THE RELEVANT DOCUMENTS, AND BECOME FAMILIAR WITH THE TYPE OF CONSTRUCTION AND WORK TO BE ACCOMPLISHED. SHOULD ANY ERROR, OMISSION, OR CONFLICT EXIST IN EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING BEFORE SUBMITTING THEIR BID PRICE SO A CHANGE CAN BE ISSUED IN A PRE-BID ADDENDUM. OTHERWISE, THE CONTRACTOR AND/OR EQUIPMENT SUPPLIERS SHALL SUPPLY THE PROPER MATERIALS AND LABOR TO INSTALL COMPLETE AND OPERABLE SYSTEMS INCLUSIVE OF THE ORIGINAL BID. WHEN EACH ELECTRICAL SYSTEM IS COMPLETE, THE CONTRACTOR SHALL TEST AND CONFIRM ITS PROPER OPERATION. ANY INCOMPLETE SYSTEM SHALL BE MADE COMPLETE AND OPERABLE PRIOR TO PROJECT CLOSEOUT.	23. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE SEALED WITH FIRE STOPPING, IE. 3M BRAND CAULK, PUTTY, STRIP AND SHEET FORMS, DOW CORNING 3-6548 SILICONE RTV FOAM.
2. THE ARCHITECTURAL AND MECHANICAL PLANS ARE CONSIDERED A PART OF THE ELECTRICAL DOCUMENTS SO FAR AS ANY ELECTRICAL ITEMS THEY MAY CONTAIN. THE ELECTRICAL CONTRACTOR SHALL REFER TO AND COORDINATE WITH THEM. NO EXTRA COST SHALL BE ALLOWED FOR FAILURE TO COORDINATE THE CONTRACT DOCUMENTS WITH OTHER TRADES AND/OR IF EQUIPMENT DIMENSIONS ARE GREATER THAN SPECIFIED AND/OR DIMENSIONED ON THE PLANS.	24. COORDINATE LOCATION OF WALL MOUNTED DEVICES WITH CABINETRY AND OTHER WALL OBSTRUCTIONS. COORDINATE CEILING MOUNTED DEVICES WITH CEILING OBSTRUCTIONS. ANY DEVICES THAT NEED TO BE RELOCATED MUST BE BROUGHT TO THE ATTENTION OF THE ELECTRICAL ENGINEER PRIOR TO ROUGH-IN FOR NEW LOCATION.
3. THE ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT, MATERIALS, AND LABOR FOR THE CONNECTIONS OF ALL EQUIPMENT SHOWN ON THE PLANS - ARCHITECTURAL, MECHANICAL, ETC.	25. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE PLACEMENT OF ALL DEVICES INSTALLED WITHIN THE CEILING SUCH AS LIGHTING, SPEAKERS, FIRE SPRINKLERS, SMOKE/HEAT DETECTORS, ETC. ANY EXISTING DEVICES THAT NEED TO BE RELOCATED IN ORDER TO ACCOMMODATE NEW CONSTRUCTION/REMODEL MUST BE BROUGHT TO THE ATTENTION OF THE ELECTRICAL ENGINEER PRIOR TO ROUGH-IN FOR RESOLUTION AND FURTHER DIRECTION.
4. THIS PROJECT IS TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MOST RECENT LOCAL, STATE, AND NATIONAL CODES. IF AT ANY TIME DURING OR AFTER CONSTRUCTION SOMETHING IS FOUND TO BE INSTALLED IN VIOLATION OF THESE CODES LISTED ABOVE, IT SHALL BE CORRECTED BY THE CONTRACTOR.	SITE NOTES:
5. WHERE A RACEWAY ENTERS A BUILDING OR STRUCTURE FROM THE OUTSIDE, IT SHALL BE SEALED AS PER NEC 225.27.	26. ELECTRICAL CONTRACTOR SHALL COORDINATE AND CONFIRM THE EXACT LOCATION OF THE POWER COMPANY SERVICE TRANSFORMER BEFORE INSTALLING THE PAD, PRIMARY CONDUIT, AND SECONDARY SERVICE LATERAL. PROVIDE LABOR AND CONDUIT, CONDUCTORS, WIRE WAYS, TRANSFORMER LUGS, METER BASES, METER CONDUIT, CONDUCTORS, CONCRETE PAD/VAULT, ETC. AS NEEDED FOR A COMPLETE ELECTRIC SERVICE TO THIS FACILITY.
6. ALL ELECTRICAL EQUIPMENT THAT IS LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING OR MAINTENANCE WHILE ENERGIZED SHALL BE FIELD OR FACTORY LABELED TO WARN QUALIFIED PERSONS OF POTENTIAL ELECTRIC ARC FLASH HAZARDS PER NEC 110.16. THE LABEL SHALL ALSO CONTAIN THE MAXIMUM AVAILABLE FAULT CURRENT AND THE DATE THE FAULT CURRENT CALCULATIONS WERE PERFORMED AS PER NEC 110.24.	27. THE EC SHALL COORDINATE LOCATION OF TELEPHONE PEDESTAL, ROUTING/SIZE OF TELEPHONE SERVICE CONDUIT, AND THE MAIN TELEPHONE SERVICE BOARD REQUIREMENTS WITH THE TELEPHONE COMPANY PRIOR TO ROUGH-IN. INSTALL A 3/4" CONDUIT WITH (1) #6 BARE COPPER CONDUCTOR FROM TELEPHONE TERMINAL BOARD (TTB) TO THE MAIN BUILDING GROUNDING SYSTEM.
7. EACH DISCONNECTING MEANS SHALL BE LEGIBLY MARKED TO INDICATE ITS PURPOSE AND TO IDENTIFY THE CIRCUIT SOURCE THAT SUPPLIES THE DISCONNECTING MEANS PER NEC 110.22.	28. UNDERGROUND CONDUIT FOR SITE LIGHTING SHALL BE BURIED 24" B.F.G. AND SHALL HAVE ONE (1) #10 THHN GREEN GROUND CONDUCTOR TO GROUND ALL LUMINAIRES.
8. ALL PANELBOARDS AND SWITCHBOARDS SHALL BE PERMANENTLY MARKED TO INDICATE EACH DEVICE OR EQUIPMENT WHERE THEIR POWER ORIGINATES AS PER NEC 408.4B.	29. PRIOR TO TRENCHING IN ANY AREA, THE CONTRACTOR SHALL COORDINATE WITH COMMUNICATIONS/DATA, CABLE TV, GAS, AND WATER UTILITY PROVIDERS (BLUE STAKES), AND HAVE ALL UTILITIES IN THE AREA IDENTIFIED. IN ADDITION, THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A SUBCONTRACTOR SPECIALIZING IN THE LOCATION OF UNDERGROUND STRUCTURES TO IDENTIFY ANY OBSTACLES IN THE PATH OF TRENCHING PRIOR TO COMMENCING WORK. DAMAGE TO ANY UNDERGROUND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR.
9. ALL EQUIPMENT PROVIDED BY THE EC SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION, AND BE PROPERLY INSTALLED FOR THE CONDITIONS AND SPACE THAT EQUIPMENT IS BEING INSTALLED WITHIN.	LIGHTING NOTES:
10. THE EC SHALL INSTALL A SEPARATE EQUIPMENT GROUNDING CONDUCTOR IN EACH CONDUIT RUN. CONDUIT SHALL NOT BE USED AS AN EQUIPMENT GROUNDING CONDUCTOR. THE EC SHALL GROUND THE ELECTRICAL SYSTEM IN ACCORDANCE WITH LOCAL AND NATIONAL CODES.	30. ALL BATTERY POWERED OR CONTINUOUS BURN LUMINAIRES SHOWN ON THE PLANS, SUCH AS EXIT LIGHTS, NIGHT LIGHTS, OR EMERGENCY LIGHTS, SHALL BE CONNECTED TO THE UN-SWITCHED LEG OF THE LIGHTING CIRCUIT FEEDING THAT AREA.
11. CONDUIT LAYOUTS SHOWN ON THE PLANS ARE DIAGRAMMATIC, NOT INDICATING THE ROUTING REQUIRED. THE EC SHALL ROUTE THE CONDUITS AS REQUIRED BY THE CONDITIONS OF THE INSTALLATION AND SHALL COORDINATE WITH DUCTWORK, PIPING, EQUIPMENT, BUILDING STRUCTURE, AND OTHER POTENTIAL OBSTRUCTIONS.	31. LUMINAIRES INSTALLED IN THE MECHANICAL ROOM SHALL BE PLACED SO THAT ALL EQUIPMENT IS ADEQUATELY ILLUMINATED AFTER THE MECHANICAL EQUIPMENT IS IN PLACE.
12. THE CONTRACTOR SHALL ALLOW THE MOVEMENT, BEFORE ROUGH-IN, OF ANY ELECTRICAL PANEL, DEVICE, LUMINAIRE, ETC. A DISTANCE OF 10 FEET WITHOUT REQUIRING ADDITIONAL COST TO THE PROJECT.	32. ALL LUMINAIRES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE AND NOT THE CEILING GRID OR OTHER NONSTRUCTURAL MEMBERS.
13. THE EC SHALL SECURE ALL CONDUIT TO THE STRUCTURE AS IT IS SET IN PLACE USING INDUSTRY STANDARD METHODS AND PRACTICES. TO ASSURE ALL DEVICES ARE RIGIDLY SET, THE ELECTRICAL CONTRACTOR SHALL SECURE ALL DEVICE BOXES WITH BRACKETS, HANGERS, ETC. DESIGNED FOR THE APPLICATION.	33. TO MAINTAIN CONSISTENT LIGHT QUALITY, FOR ANY ONE LAMP TYPE SUPPLIED, LAMPS SHALL BE OF THE SAME MANUFACTURER, SURFACE TEMPERATURE, COLOR RENDERING INDEX, LAMP EFFICACY, LUMEN OUTPUT, AND STARTING CHARACTERISTICS FOR ALL INSTALLED.
14. MINIMUM SIZE CONDUIT SHALL BE 3/4" UNO. CONDUIT INSTALLED WITHIN THE BUILDING IN DRY LOCATIONS WITHIN WALL, CEILINGS, OR EXPOSED NOT SUBJECT TO PHYSICAL DAMAGE SHALL BE EMT WITH STEEL SET SCREW FITTINGS. IN EXTERIOR LOCATIONS (EXCEPT FOR THE SERVICE ENTRANCE) THE CONDUIT SHALL BE EMT WITH COMPRESSION GLAND TYPE FITTINGS. UNDERGROUND CONDUIT SHALL BE PVC (SCH. 40) WITH GRC ELBOWS AND RISERS WRAPPED IN CORROSION RESISTANT MATERIALS WHERE IN DIRECT CONTACT WITH THE SOIL.	34. LIGHT FIXTURES INSTALLED IN DAMP OR WET LOCATIONS SHALL BE UL LISTED FOR INSTALLATION IN THE PROPER ENVIRONMENT. CARE SHOULD BE TAKEN TO ENSURE THAT DIFFUSERS AND LENSES ARE APPROPRIATE FOR THEIR INSTALLED USE AND PREMATURE DISCOLORATION WILL NOT RESULT DUE TO EXPOSURE TO UV LIGHT, CHEMICALS, OR OTHER CONDITIONS.
15. FLEXIBLE CONDUIT SHALL BE LIMITED TO CONNECTIONS TO LIGHT FIXTURES AND FINAL CONNECTIONS TO MOTORS OR OTHER EQUIPMENT SUBJECT TO VIBRATION. LENGTHS OF FLEXIBLE OR SEAL-TITE CONDUIT SHALL NOT BE GREATER THAN 72 INCHES.	35. ELECTRICAL CONTRACTOR SHALL PROVIDE LIGHTING CONTROL SHOP DRAWINGS WITH ELECTRICAL SUBMITTAL FOR REVIEW.
16. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL EMPTY CONDUITS WITH 200LB RATED NYLON PULL CORD.	POWER NOTES:
17. BEFORE ANY ELECTRICAL CONDUIT, BOXES, ETC. ARE COVERED (FLOOR, CEILINGS, WALLS, ETC.), THEY SHALL BE APPROVED BY THE INSPECTING OFFICER (INSPECTOR).	36. ELECTRICAL CONTRACTOR SHALL CONFIRM MINIMUM CODE (NEC) WORKING CLEARANCE BEFORE INSTALLING ANY ELECTRICAL PANELS OR CABINETS AND SHALL MOVE THE PANELS IF REJECTED BY AN INSPECTOR. IF CLEARANCE IS NOT POSSIBLE, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IN WRITING.
18. WHERE WIRE SIZE IS NOT SHOWN ON THE DRAWINGS FOR 20A, 120VAC BRANCH CIRCUITS, THE CIRCUIT SHALL CONSIST OF 2#12 (CU,THHN) + 1#12 (CU,THHN) GND IN 3/4" EMT CONDUIT. THIS WIRE SIZE SHALL BE INCREASED TO #10 (CU,THHN) FOR BRANCH CIRCUITS WITH OVERALL LENGTHS EXCEEDING 125' TO ACCOMMODATE FOR VOLTAGE DROP. REFER TO EQUIPMENT SCHEDULES, FEEDER SCHEDULES, AND NOTES ON DRAWINGS FOR ALL OTHER BRANCH CIRCUIT AND FEEDER WIRE/CONDUIT SIZING.	37. WIRING DEVICES SHALL HAVE A NYLON COVER PLATE. COLOR SHALL BE COORDINATED WITH ARCHITECT. EXTERIOR OUTLETS SHALL HAVE CAST COVERS WITH FLIP TYPE LIDS UNO.
19. CONDUCTORS SHALL BE COPPER, 600VAC RATED, TYPE THHN/THWN-2 UNO. CONDUCTORS UP TO #10AWG SHALL BE SOLID AND CONDUCTORS #8AWG OR LARGER SHALL BE STRANDED.	38. EC SHALL COORDINATE WITH EQUIPMENT SUPPLIERS ON THE EXACT LOCATIONS OF ALL EQUIPMENT AND ELECTRICAL CONNECTIONS PRIOR TO ROUGH-IN. THE EC SHALL MAKE THE FINAL CONNECTION TO ALL EQUIPMENT UNLESS OTHERWISE DIRECTED BY THE EQUIPMENT SUPPLIER. OBTAIN FROM SUPPLIERS ALL WIRING DIAGRAMS FOR EQUIPMENT PRIOR TO ANY ROUGH-IN. TO ASSURE THAT PROPER CHARACTERISTICS ARE PROVIDED, ANY INCORRECT WIRING OR DEVICES INSTALLED BY THE EC WITHOUT THE WIRING DIAGRAM SHALL BE CORRECTED AT THE EC'S EXPENSE. PROVIDE COPIES OF WIRING DIAGRAMS WITHIN EACH PIECE OF EQUIPMENT AND ADDITIONAL COPIES WITH THE OPERATION AND MAINTENANCE MANUALS.
20. METAL CLAD CABLING MAY BE USED BETWEEN DEVICES SUCH AS LIGHTING, RECEPTACLES, SWITCHES, ETC. UNLESS OTHERWISE REQUIRED BY THE NEC. HOME RUNS SHALL BE INSTALLED IN CONDUIT. MC CABLE SHALL NOT BE INSTALLED EXPOSED.	39. EC SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR TO PROVIDE CONDUIT AND DEVICE MOUNTING BOXES FOR THERMOSTATS AND OTHER MECHANICAL CONTROLS. REFER TO MECHANICAL DRAWINGS FOR THE LOCATION OF THERMOSTATS.
21. EC SHALL CLEAN THE ENTIRE ELECTRICAL SYSTEM AFTER COMPLETION OF THE INSTALLATION. REMOVE ALL FINGER PRINTS, FOREIGN MATTER, PAINT, DIRT, GREASE, AND UN-NEEDED LABELS OR STICKERS FROM FIXTURES AND EQUIPMENT. REMOVE ALL RUBBISH AND DEBRIS ACCUMULATED DURING INSTALLATION FROM THE PREMISES.	DATA/TELECOM NOTES:
22. IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS FOR ALL DEVICES TO BE FLUSH MOUNTED AND CONDUIT/CABLING INSTALLED CONCEALED WITHIN WALLS/CEILINGS. IN AREAS WHERE CONDUIT MUST BE INSTALLED EXPOSED IT SHALL BE COORDINATED WITH THE ARCHITECT AND/OR ENGINEER. ALL EFFORTS SHALL BE MADE TO	40. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ROUGH-IN ONLY FOR THE TELECOM/CAT6 SYSTEMS. THIS SHALL CONSIST OF A FOUR SQUARE DEVICE MOUNTING BOX WITH CONDUIT TO ABOVE ACCESSIBLE CEILING SPACE OR TO THE CEILING SPACE ABOVE IF OPEN. CABLING, JACKS, FACEPLATES, TESTING AND TERMINATIONS SHALL BE PROVIDED AND INSTALLED BY OTHERS.

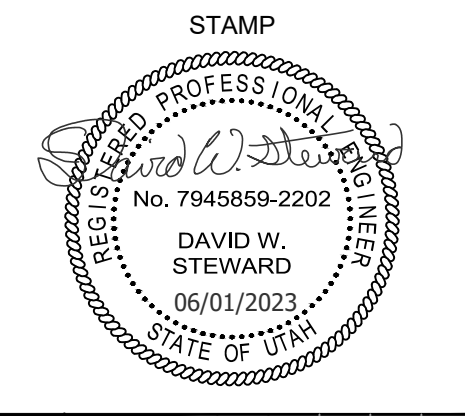
ELECTRICAL SYMBOL SCHEDULE			
SYMBOL	DESCRIPTION	MOUNTING	NOTES
	LIGHT FIXTURE - SURFACE OR RECESSED	SEE DRAWINGS	1
	EMERGENCY LIGHT FIXTURE - SURFACE OR RECESSED	SEE DRAWINGS	1, 2
	LIGHT FIXTURE - OPEN STRIP	SEE DRAWINGS	1
	EMERGENCY LIGHT FIXTURE - OPEN STRIP	SEE DRAWINGS	1, 2
	LIGHT FIXTURE - WALL MOUNTED	WALL	1
	EMERGENCY LIGHT FIXTURE - WALL MOUNTED	WALL	1, 2
	LIGHT FIXTURE - DOWNLIGHT	CEILING	1
	EMERGENCY LIGHT FIXTURE - DOWNLIGHT	CEILING	1, 2
	LIGHT FIXTURE - WALL WASH DOWNLIGHT	CEILING	1
	LIGHT FIXTURE - CEILING MOUNTED	CEILING	1
	LIGHT FIXTURE - PENDANT/CHANDELIER	CEILING	1
	LIGHT FIXTURE - WALL BRACKET	WALL	1
	EMERGENCY LIGHT FIXTURE - WALL BRACKET	WALL	1, 2
	LIGHT TRACK WITH FIXTURES	SURFACE	1
	EXIT FIXTURE - WALL MOUNT	WALL	1, 2, 3
	EXIT FIXTURE - CEILING MOUNT	CEILING	1, 2, 3
	EXIT FIXTURE W/ EMERGENCY HEADS - WALL MOUNT	WALL	1, 2, 3
	EXIT FIXTURE W/ EMERGENCY HEADS - CEILING MOUNT	CEILING	1, 2, 3
	DUAL HEAD EMERGENCY LIGHT FIXTURE	WALL	1, 2
	AREA LIGHT FIXTURE - POLE MOUNTED	POLE	1
	OCCUPANCY SENSOR - CEILING MOUNT	CEILING	1
	PHOTO-ELECTRIC CELL WITH RELAY	SURFACE	1
	LIGHTING RELAY/POWER PACK	SURFACE	1
	TIME CLOCK - 7 DAY	5' - 0"	
	WALL OCCUPANCY SENSOR SWITCH	4' - 0" TO TOP	
	SINGLE POLE SWITCH	4' - 0" TO TOP	
	DOUBLE POLE SWITCH	4' - 0" TO TOP	
	THREE WAY SWITCH	4' - 0" TO TOP	
	FOUR WAY SWITCH	4' - 0" TO TOP	
	DIMMER SWITCH	4' - 0" TO TOP	
	LOW VOLTAGE SWITCH	4' - 0" TO TOP	
	THERMAL OVERLOAD SWITCH	4' - 0" UNO	
	PILOT LIGHT SWITCH	4' - 0" TO TOP	
	DUPLEX OUTLET, 20A, 120VAC	1' - 6" UNO	
	DUPLEX OUTLET, 20A, 120VAC - GFCI	1' - 6" UNO	
	DUPLEX OUTLET - SPLIT WIRED	1' - 6" UNO	
	DUPLEX OUTLET - ISOLATED GROUND	1' - 6" UNO	
	DUPLEX OUTLET WITH USB PORTS	1' - 6" UNO	
	DUPLEX OUTLET - OCCUPANCY SENSOR CONTROLLED	1' - 6" UNO	
	DUPLEX OUTLET, 20A, 120VAC - CEILING	CEILING	
	DUPLEX OUTLET, 20A, 120VAC - FLOOR	FLOOR	
	FOURPLEX OUTLET, 20A, 120VAC	1' - 6" UNO	
	FOURPLEX OUTLET, 20A, 120VAC - GFCI	1' - 6" UNO	
	FOURPLEX OUTLET - ISOLATED GROUND	1' - 6" UNO	
	FOURPLEX OUTLET, 20A, 120VAC - CEILING	CEILING	
	FOURPLEX OUTLET, 20A, 120VAC - FLOOR	FLOOR	
	APPLIANCE OUTLET - 208/240V SINGLE PHASE	18" OR 48"	
	APPLIANCE OUTLET - 208/480V 3-PHASE	18" OR 48"	
	DATA OUTLET	1' - 6" UNO	
	TELEPHONE OUTLET	1' - 6" UNO	
	DUAL TELEPHONE/DATA OUTLET	1' - 6" UNO	
	DATA OUTLET - FLOOR	FLOOR	
	DUAL TELEPHONE/DATA OUTLET - FLOOR	FLOOR	
	CEILING DATA OUTLET/ WIRELESS ACCESS POINT	CEILING	
	CABLE TELEVISION OUTLET	1' - 6" UNO	
	JUNCTION BOX	SURFACE	
	WALL JUNCTION BOX	1' - 6" UNO	
	FLOOR JUNCTION BOX	FLOOR	
	DISCONNECT SWITCH - NON-FUSED	5' - 0" UNO	4
	DISCONNECT SWITCH - FUSED	5' - 0" UNO	4
	DISCONNECT SWITCH - SHUNT TRIP	5' - 0" UNO	4
	COMBINATION MAGNETIC STARTER/DISCONNECT	5' - 0" UNO	
	MOTOR STARTER	5' - 0" UNO	
	CONTACTOR	5' - 0" UNO	
	MOTOR	SURFACE	
	METER - PLAN VIEW	WALL	
	PUSH BUTTON SWITCH	4' - 0" TO TOP	
	EMERGENCY POWER SHUTOFF SWITCH	4' - 0" TO TOP	
	PANELBOARD - SURFACE MOUNTED	6' - 6" TO TOP	
	PANELBOARD - RECESSED	6' - 6" TO TOP	
	TRANSFORMER - PLAN VIEW	PAD/FLOOR	
	TELEPHONE TERMINAL BOARD	WALL	

	FIRE ALARM HORN	7' - 6"	
	FIRE ALARM STROBE	7' - 6"	
	FIRE ALARM HORN STROBE	7' - 6"	
	WATERFLOW GONG	7' - 6"	
	FIRE ALARM DUAL ACTION MANUAL PULL STATION	4' - 0"	
	FIRE ALARM ADDRESSABLE CONTROL RELAY		
	FIRE ALARM MONITOR MODULE		
	FIRE ALARM CONTROL PANEL	6' - 6" TO TOP	
	FIRE ALARM ANNUNCIATOR PANEL	4' - 0"	
	PHOTOELECTRIC SMOKE DETECTOR	SURFACE	
	RATE OF RISE/HEAT DETECTOR	SURFACE	
	CARBON MONOXIDE DETECTOR	SURFACE	
	DUCT SMOKE DETECTOR	DUCT	6
	FIRE SMOKE DAMPER		
	FIRE RISER TAMPER SWITCH		
	FIRE RISER FLOW SWITCH		
	ELECTROMAGNETIC DOOR HOLDER	2' - 0"	
	SECURITY CARD READER	4' - 0"	
	SECURITY KEYPAD	4' - 0"	
	ELECTRIC STRIKE		
	SECURITY CCTV CAMERA		
	SPEAKER - CEILING		
	SPEAKER - WALL		
	MICROPHONE CONNECTION		
	VOLUME CONTROL SWITCH	4' - 0"	
	CIRCUIT BREAKER	METER - ONE-LINE	
	MLO PANEL - ONE-LINE	TRANSFORMER - ONE-LINE	
	MCB PANEL - ONE-LINE	PAD MOUNT XFMR - ONE-LINE	
	AUTOMATIC TRANSFER SWITCH	GROUND SLEEVE - ONE-LINE	
	CT ENCLOSURE - ONE-LINE	FUSED DISCONNECT - ONE-LINE	
	CURRENT TRANSFORMER	FUSED SWITCH GROUND	
	OH RISER	CABLE/WIRE SIZE TAG	
	KEYED NOTE TAG	DETAIL/VIEW NUMBER	
	MECH/ELEC. EQUIPMENT TAG	DETAIL/VIEW REFERENCE TAG	
	OTHER EQUIPMENT TAG	SHEET NUMBER	
	WIRING / CONDUIT	UNDERGROUND/FLOOR WIRING	
	CONDUIT TURNED UP	CONDUIT TURNED DOWN	
	CIRCUIT HOME RUN TO PANEL: # OF ARROWHEADS INDICATE # OF CIRCUITS (SEPARATE NEUTRAL PER CIRCUIT). BOTH EX. INCLUDE AN EQUIP. GROUND.		
NOTES			
1. SEE LIGHT FIXTURE SCHEDULE FOR TYPE, MOUNTING, AND OTHER SPECIFICS.			
2. CONNECT EMERGENCY AND/OR EXIT LIGHTS TO THE UNSWITCHED SIDE OF THE AREA LIGHTING BRANCH CIRCUIT.			
3. ARROW DENOTES EXIT DIRECTION.			
4. USE HEAVY DUTY FOR 480 VOLT.			
5. MOUNT SWITCH AT DOOR JAM PER MANUFACTURER'S INSTRUCTIONS.			
6. PROVIDE UL LISTED DEVICE TO BE USED WITH THE FIRE ALARM PANEL/SYSTEM OR PROVIDE A MONITOR MODULE TO CONNECT INTO FIRE ALARM SYSTEM.			
7. PROVIDE RACEWAY WITH OUTLETS 12" ON CENTER UNO.			
ABBREVIATIONS			
AFCI - ARC FAULT CKT INTERRUPTER	MCC - MOTOR CONTROL CENTER		
AFB - ABOVE FINISHED FLOOR	MDP - MAIN DISTRIBUTION PANEL		
AFG - ABOVE FINISHED GRADE	MLO - MAIN LUGS ONLY		
AIC - AMPS INTERRUPTING CAPACITY	MOC - MAX. OVERCURRENT PROTECTION		
AL - ALUMINUM	(N) - NEW		
ATS - AUTOMATIC TRANSFER SWITCH	NIC - NOT IN CONTRACT		
BC - BARE COPPER	NEC - NATIONAL ELECTRICAL CODE		
BFC - BELOW FINISHED CEILING	NFPA - NATIONAL FIRE PROT. ASSN.		
BFG - BELOW FINISHED GRADE	NL - NIGHT LIGHT		
CKT - CIRCUIT	NR - NOT REQUIRED		
CND. OR C. - CONDUIT	NTS - NOT TO SCALE		
CLG - INSTALLED IN CEILING	PC - PLUMBING CONTRACTOR		
C.R. - CORD REEL	PH - PHASE		
CT - CURRENT TRANSducer	PNL - PANEL		
CU - COPPER	POC - POINT OF CONNECTION		
(E) - EXISTING TO REMAIN	POS - POINT OF SALE		
EC - ELECTRICAL CONTRACTOR	(R) - RELOCATED		
EM - EMERGENCY	REC - RECEPTACLES		
(F) - FUTURE	RMC - RIGID METAL CONDUIT		
FACP - FIRE ALARM CONTROL PANEL	SCA - SHORT CIRCUIT AMPERES		
FLA - FULL LOAD AMPS	SES - SERVICE ENTRANCE SWITCHGEAR		
FVNR - FULL VOLTAGE NON REVERSING	SPD - SURGE PROTECTIVE DEVICE		
GC - GENERAL CONTRACTOR	TL - TWIST LOCK		
GFCI - GROUND FAULT CKT INTERRUPTER	TTB - TELEPHONE TERMINAL BOARD		
GND - GROUND	TR - TAMPER RESISTANT		
HP - HORSEPOWER	TYP - TYPICAL		
IG - ISOLATED GROUND	UNO - UNLESS NOTED OTHERWISE		
KW - KILOWATTS	VA - VOLT/AMPS		
LCP - LIGHTING CONTROL PANEL	VIF - VERIFY IN FIELD		
LTG - LIGHTING	VR - VANDAL RESISTANT		
LV - LOW VOLTAGE	WP - WEATHERPROOF/NEMA 3R		
MC - MECHANICAL CONTRACTOR	WU - FURNISHED WITH UNIT		
MCA - MINIMUM CIRCUIT AMPS	XFMR - TRANSFORMER		
MCB - MAIN CIRCUIT BREAKER			

ELECTRICAL SHEET INDEX		E203	LEVEL TWO POWER PLAN
E000	ELECTRICAL GENERAL SHEET	E501	ELECTRICAL DETAILS
E001	ELECTRICAL SITE PLAN	E601	ELECTRICAL SCHEDULES
E101	LEVEL ONE LIGHTING PLAN	E5001	PHOTOMETRIC SITE PLAN
E102	LEVEL TWO LIGHTING PLAN	E5002	PHOTOMETRIC DETAILS
E201	LEVEL ONE POWER PLAN		
E202	LEVEL ONE MECHANICAL POWER PLAN		

EAGLE MOUNTAIN PET CARE

1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT



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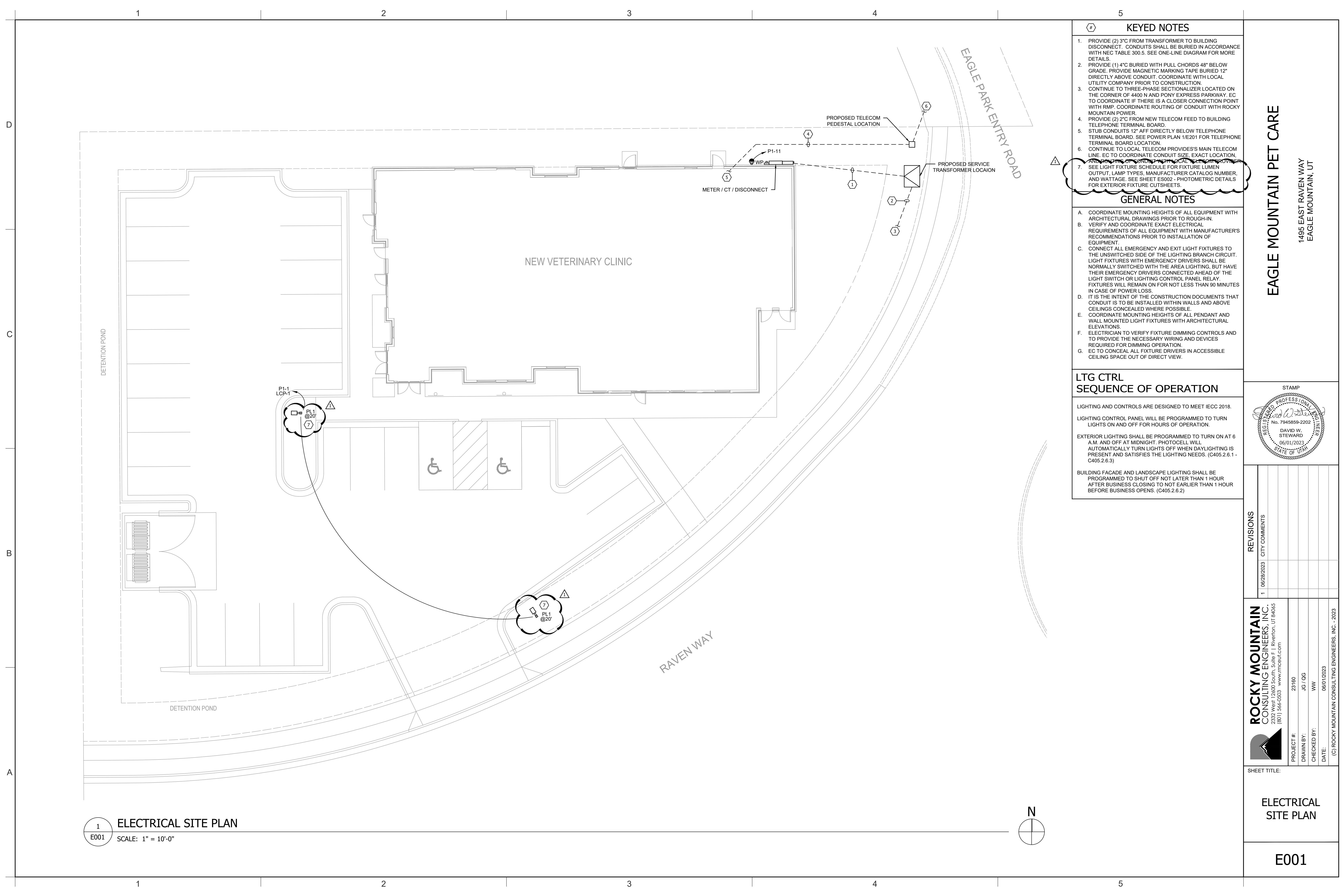
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SHEET TITLE:

ELECTRICAL
GENERAL SHEET

E000



KEYED NOTES

1. PROVIDE (2) 3" C FROM TRANSFORMER TO BUILDING DISCONNECT. CONDUITS SHALL BE BURIED IN ACCORDANCE WITH NEC TABLE 300.5. SEE ONE-LINE DIAGRAM FOR MORE DETAILS.

2. PROVIDE (1) 4" C BURIED WITH PULL CHORDS 48" BELOW GRADE. PROVIDE MAGNETIC MARKING TAPE BURIED 12" DIRECTLY ABOVE CONDUIT. COORDINATE WITH LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION.

3. CONTINUE TO THREE-PHASE SECTIONALIZER LOCATED ON THE CORNER OF 4400 N AND PONY EXPRESS PARKWAY. EC TO COORDINATE IF THERE IS A CLOSER CONNECTION POINT WITH RMP. COORDINATE ROUTING OF CONDUIT WITH ROCKY MOUNTAIN POWER.

4. PROVIDE (2) 2" C FROM NEW TELECOM FEED TO BUILDING TELEPHONE TERMINAL BOARD.

5. STUB CONDUITS 12" AFF DIRECTLY BELOW TELEPHONE TERMINAL BOARD. SEE POWER PLAN 1/E201 FOR TELEPHONE TERMINAL BOARD LOCATION.

6. CONTINUE TO LOCAL TELECOM PROVIDES'S MAIN TELECOM LINE. EC TO COORDINATE CONDUIT SIZE, EXACT LOCATION, AND ROUTING OF CONDUIT WITH LOCAL TELECOM PROVIDER.

7. SEE LIGHT FIXTURE SCHEDULE FOR FIXTURE LUMEN OUTPUT, LAMP TYPES, MANUFACTURER CATALOG NUMBER, AND WATTAGE. SEE SHEET ES002 - PHOTOMETRIC DETAILS FOR EXTERIOR FIXTURE CUTSHEETS.

GENERAL NOTES

A. COORDINATE MOUNTING HEIGHTS OF ALL EQUIPMENT WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN.

B. VERIFY AND COORDINATE EXACT ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF EQUIPMENT.

C. CONNECT ALL EMERGENCY AND EXIT LIGHT FIXTURES TO THE UNSWITCHED SIDE OF THE LIGHTING BRANCH CIRCUIT. LIGHT FIXTURES WITH EMERGENCY DRIVERS SHALL BE NORMALLY SWITCHED WITH THE AREA LIGHTING, BUT HAVE THEIR EMERGENCY DRIVERS CONNECTED AHEAD OF THE LIGHT SWITCH OR LIGHTING CONTROL PANEL RELAY. FIXTURES WILL REMAIN ON FOR NOT LESS THAN 90 MINUTES IN CASE OF POWER LOSS.

D. IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS THAT CONDUIT IS TO BE INSTALLED WITHIN WALLS AND ABOVE CEILINGS CONCEALED WHERE POSSIBLE.

E. COORDINATE MOUNTING HEIGHTS OF ALL PENDANT AND WALL MOUNTED LIGHT FIXTURES WITH ARCHITECTURAL ELEVATIONS.

F. ELECTRICIAN TO VERIFY FIXTURE DIMMING CONTROLS AND TO PROVIDE THE NECESSARY WIRING AND DEVICES REQUIRED FOR DIMMING OPERATION.

G. EC TO CONCEAL ALL FIXTURE DRIVERS IN ACCESSIBLE CEILING SPACE OUT OF DIRECT VIEW.

LTG CTRL
SEQUENCE OF OPERATION

LIGHTING AND CONTROLS ARE DESIGNED TO MEET IECC 2018.

LIGHTING CONTROL PANEL WILL BE PROGRAMMED TO TURN LIGHTS ON AND OFF FOR HOURS OF OPERATION.

EXTERIOR LIGHTING SHALL BE PROGRAMMED TO TURN ON AT 6 A.M. AND OFF AT MIDNIGHT. PHOTOCCELL WILL AUTOMATICALLY TURN LIGHTS OFF WHEN DAYLIGHTING IS PRESENT AND SATISFIES THE LIGHTING NEEDS. (C405.2.6.1 - C405.2.6.3)

BUILDING FACADE AND LANDSCAPE LIGHTING SHALL BE PROGRAMMED TO SHUT OFF NOT LATER THAN 1 HOUR AFTER BUSINESS CLOSING TO NOT EARLIER THAN 1 HOUR BEFORE BUSINESS OPENS. (C405.2.6.2)

EAGLE MOUNTAIN PET CARE

1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT

STAMP

DAVID W. STEWARD

06/01/2023

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DRAWN BY:

JG / QG

CHECKED BY:

WW

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SHEET TITLE:

ELECTRICAL
SITE PLAN

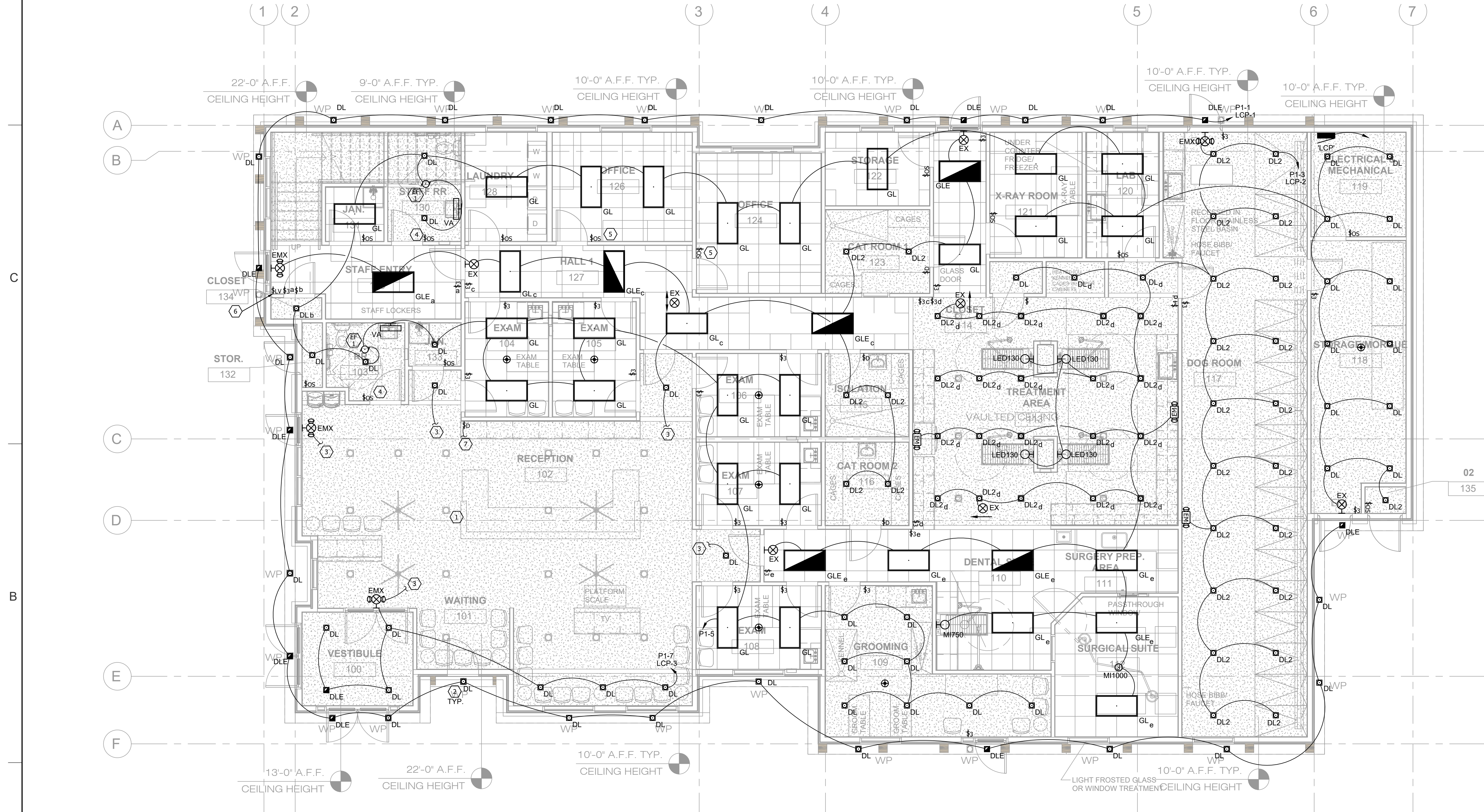
E001

D

C

B

A



1
E101 LEVEL ONE LIGHTING PLAN
SCALE: 3/16" = 1'-0"

KEYED NOTES

- SEE SHEET E102 FOR RECEPTION AREA LIGHTING.
- DOWN LIGHTS LOCATED IN BUILDING EAVE. COORDINATE EXACT LOCATIONS WITH ARCHITECTURAL DRAWINGS.
- CIRCUIT WITH RECEPTION AREA LIGHTING.
- PROVIDE A WALL MOUNT DUAL TECH TWO POLE OCC. SENSOR FOR RESTROOM LIGHT AND FAN CONTROL. (SENSOR SWITCH 8WSX PDT 2P OR EQUIVALENT).
- WALL MOUNT OCC. SENSOR SHALL BE DUAL TECH DIMMABLE (SENSOR SWITCH WSX PDT D) OR EQUIVALENT.
- LOW VOLTAGE OVERRIDE SWITCH FOR LIGHTING CONTROL PANEL. 2 BUTTON (ON/OFF).
- SWITCH TO CONTROL RECEPTION AREA LIGHTING.

GENERAL NOTES

- CONNECT ALL EMERGENCY AND EXIT LIGHT FIXTURES TO THE UNSWITCHED SIDE OF THE LIGHTING BRANCH CIRCUIT. LIGHT FIXTURES WITH EMERGENCY DRIVERS SHALL BE NORMALLY SWITCHED WITH THE AREA LIGHTING, BUT HAVE THEIR EMERGENCY DRIVERS CONNECTED AHEAD OF THE LIGHT SWITCH OR LIGHTING CONTROL PANEL RELAY. FIXTURES WILL REMAIN ON FOR NOT LESS THAN 90 MINUTES IN CASE OF POWER LOSS.
- IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS THAT CONDUIT IS TO BE INSTALLED WITHIN WALLS AND ABOVE CEILINGS CONCEALED WHERE POSSIBLE.
- COORDINATE MOUNTING HEIGHTS OF ALL PENDANT AND WALL MOUNTED LIGHT FIXTURES WITH ARCHITECTURAL ELEVATIONS.
- ELECTRICIAN TO VERIFY FIXTURE DIMMING CONTROLS AND TO PROVIDE THE NECESSARY WIRING AND DEVICES REQUIRED FOR DIMMING OPERATION.
- EC TO CONCEAL ALL FIXTURE DRIVERS IN ACCESSIBLE CEILING SPACE OUT OF DIRECT VIEW.
- SEE LIGHT FIXTURE SCHEDULE FOR ALL FIXTURE LUMEN OUTPUTS, LAMP TYPES, MANUFACTURERS CATALOG NUMBERS, AND WATTAGES. SEE SHEET ES002 - PHOTOMETRIC DETAILS FOR EXTERIOR FIXTURE CUTSHEETS.

**LTG CTRL
SEQUENCE OF OPERATION**

LIGHTING AND CONTROLS ARE DESIGNED TO MEET IECC 2018.

LIGHTING CONTROL PANEL WILL BE PROGRAMMED TO TURN LIGHTS ON AND OFF FOR HOURS OF OPERATION.

LOW VOLTAGE SWITCHES WILL ACT AS OVERRIDES TO TIME SCHEDULING.

OCCUPANCY SENSORS WILL CONTROL LIGHTING IN RESTROOMS, UTILITY, AND BREAK ROOMS.

WALL MOUNTED DIMMABLE OCC. SENSORS WILL BE PROVIDED IN PRIVATE OFFICES AND CONFERENCE ROOMS. OCCUPANCY SENSORS SHALL BE MANUAL ON OR CONTROLLED TO AUTOMATICALLY TURN ON TO NOT MORE THAN 50-PERCENT. (C405.2.1.1)

DAYLIGHT ZONES EXEMPT FROM AUTOMATIC CONTROL REQUIREMENTS PER IECC 2018 405.2.3 (1) (LESS THAN 150 W)

BUILDING FACADE AND LANDSCAPE LIGHTING SHALL BE PROGRAMMED TO SHUT OFF NOT LATER THAN 1 HOUR AFTER BUSINESS CLOSING TO NOT EARLIER THAN 1 HOUR BEFORE BUSINESS OPENS. (C405.2.6.2)

EAGLE MOUNTAIN PET CARE

1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT

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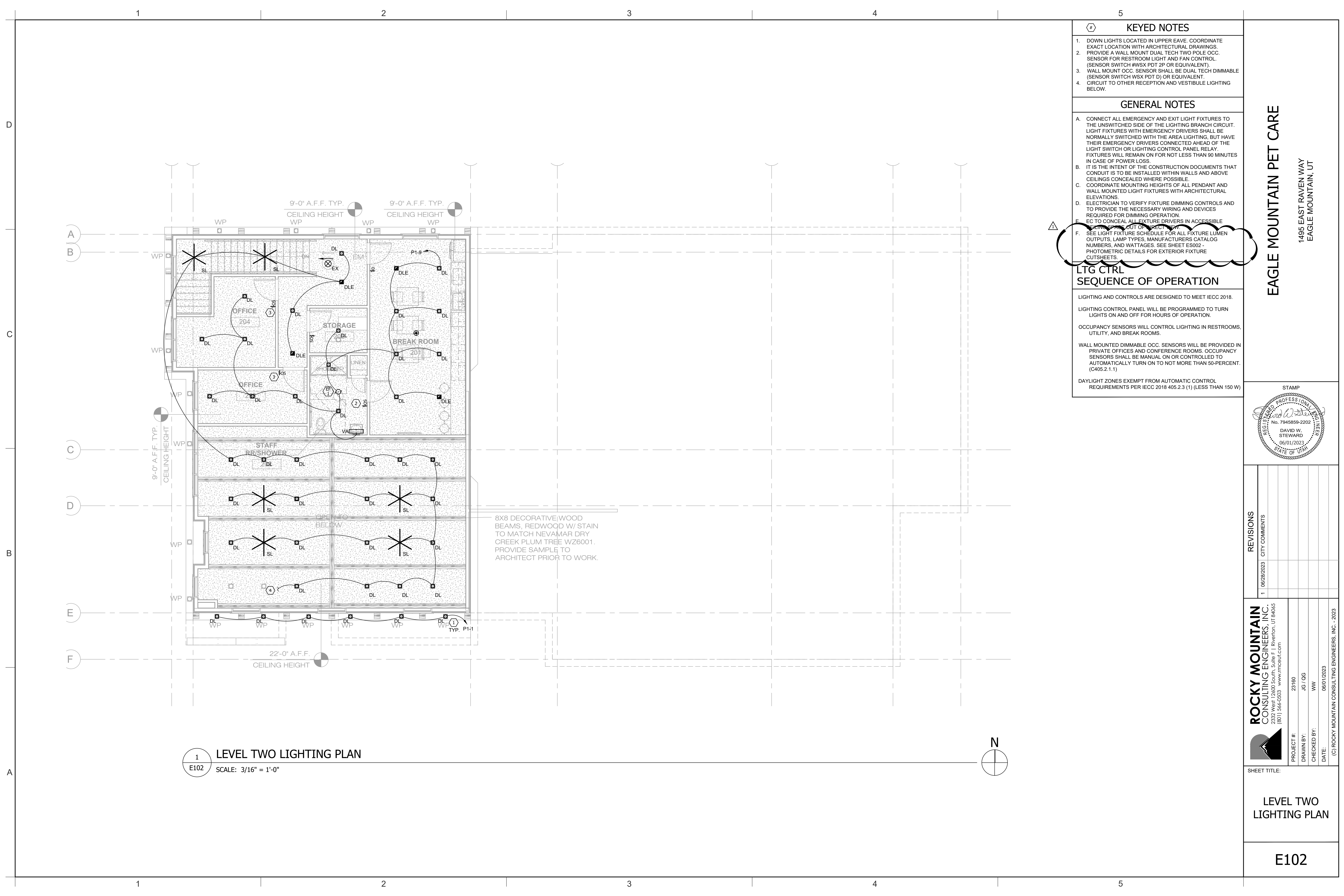
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SHEET TITLE:

**LEVEL ONE
LIGHTING PLAN**

E101



KEYED NOTES

- DOWN LIGHTS LOCATED IN UPPER EAVE. COORDINATE EXACT LOCATION WITH ARCHITECTURAL DRAWINGS.
- PROVIDE A WALL MOUNT DUAL TECH TWO POLE OCC. SENSOR FOR RESTROOM LIGHT AND FAN CONTROL. (SENSOR SWITCH #WSX PDT 2P OR EQUIVALENT).
- WALL MOUNT OCC. SENSOR SHALL BE DUAL TECH DIMMABLE (SENSOR SWITCH WSK PDT D) OR EQUIVALENT.
- CIRCUIT TO OTHER RECEPTION AND VESTIBULE LIGHTING BELOW.

GENERAL NOTES

A. CONNECT ALL EMERGENCY AND EXIT LIGHT FIXTURES TO THE UNSWITCHED SIDE OF THE LIGHTING BRANCH CIRCUIT. LIGHT FIXTURES WITH EMERGENCY DRIVERS SHALL BE NORMALLY SWITCHED WITH THE AREA LIGHTING, BUT HAVE THEIR EMERGENCY DRIVERS CONNECTED AHEAD OF THE LIGHT SWITCH OR LIGHTING CONTROL PANEL RELAY. FIXTURES WILL REMAIN ON FOR NOT LESS THAN 90 MINUTES IN CASE OF POWER LOSS.

B. IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS THAT CONDUIT IS TO BE INSTALLED WITHIN WALLS AND ABOVE CEILINGS CONCEALED WHERE POSSIBLE.

C. COORDINATE MOUNTING HEIGHTS OF ALL PENDANT AND WALL MOUNTED LIGHT FIXTURES WITH ARCHITECTURAL ELEVATIONS.

D. ELECTRICIAN TO VERIFY FIXTURE DIMMING CONTROLS AND TO PROVIDE THE NECESSARY WIRING AND DEVICES REQUIRED FOR DIMMING OPERATION.

E. EC TO CONCEAL ALL FIXTURE DRIVERS IN ACCESSIBLE LOCATIONS OUT OF RECEPTION AREA.

F. SEE LIGHT FIXTURE SCHEDULE FOR ALL FIXTURE LUMEN OUTPUTS, LAMP TYPES, MANUFACTURERS CATALOG NUMBERS, AND WATTAGES. SEE SHEET ES002 - PHOTOMETRIC DETAILS FOR EXTERIOR FIXTURE CUTSHEETS.

LTG CTRL SEQUENCE OF OPERATION

LIGHTING AND CONTROLS ARE DESIGNED TO MEET IECC 2018.

LIGHTING CONTROL PANEL WILL BE PROGRAMMED TO TURN LIGHTS ON AND OFF FOR HOURS OF OPERATION.

OCCUPANCY SENSORS WILL CONTROL LIGHTING IN RESTROOMS, UTILITY, AND BREAK ROOMS.

WALL MOUNTED DIMMABLE OCC. SENSORS WILL BE PROVIDED IN PRIVATE OFFICES AND CONFERENCE ROOMS. OCCUPANCY SENSORS SHALL BE MANUAL ON OR CONTROLLED TO AUTOMATICALLY TURN ON TO NOT MORE THAN 50-PERCENT. (C405.2.1.1)

DAYLIGHT ZONES EXEMPT FROM AUTOMATIC CONTROL REQUIREMENTS PER IECC 2018 405.2.3 (1) (LESS THAN 150 W)

EAGLE MOUNTAIN PET CARE

1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT

STAMP

DAVID W. STEWARD
No. 7945859-2202
06/01/2023
STATE OF UTAH

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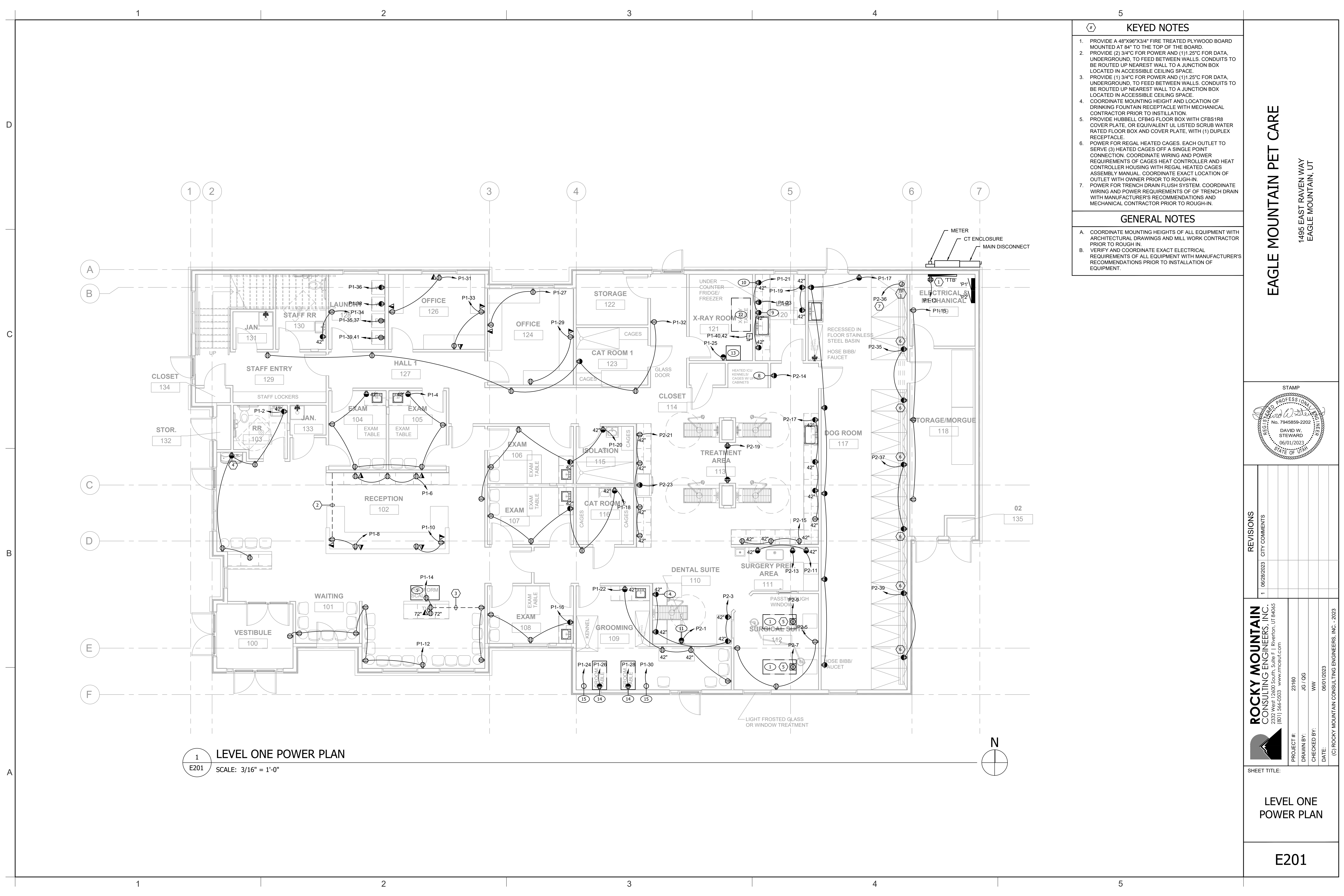
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SHEET TITLE:

LEVEL TWO LIGHTING PLAN

E102



1
E201 LEVEL ONE POWER PLAN
SCALE: 3/16" = 1'-0"

- KEYED NOTES
1.

PROVIDE A 48"X96"X3/4" FIRE TREATED PLYWOOD BOARD MOUNTED AT 84" TO THE TOP OF THE BOARD.
2.

PROVIDE (2) 3/4" C FOR POWER AND (1) 1/2" C FOR DATA, UNDERGROUND, TO FEED BETWEEN WALLS. CONDUITS TO BE ROUTED UP NEAREST WALL TO A JUNCTION BOX LOCATED IN ACCESSIBLE CEILING SPACE.
3.

PROVIDE (1) 3/4" C FOR POWER AND (1) 1/2" C FOR DATA, UNDERGROUND, TO FEED BETWEEN WALLS. CONDUITS TO BE ROUTED UP NEAREST WALL TO A JUNCTION BOX LOCATED IN ACCESSIBLE CEILING SPACE.
4.

COORDINATE MOUNTING HEIGHT AND LOCATION OF DRINKING FOUNTAIN RECEPTACLE WITH MECHANICAL CONTRACTOR PRIOR TO INSTALLATION.
5.

PROVIDE HUBBELL CFBAG FLOOR BOX WITH CFB51R8 COVER PLATE, OR EQUIVALENT UL LISTED SCRUB WATER RATED FLOOR BOX AND COVER PLATE, WITH (1) DUPLEX RECEPTACLE.
6.

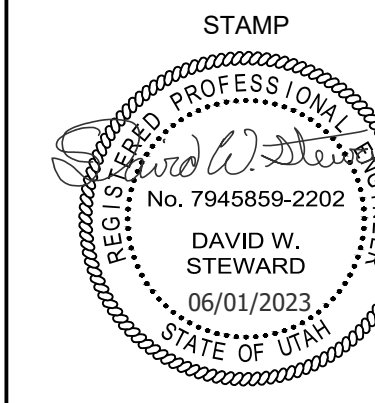
POWER FOR REGAL HEATED CAGES, EACH OUTLET TO SERVE (3) HEATED CAGES OFF A SINGLE POINT CONNECTION. COORDINATE WIRING AND POWER REQUIREMENTS OF CAGES HEAT CONTROLLER AND HEAT CONTROLLER HOUSING WITH REGAL HEATED CAGES ASSEMBLY MANUAL. COORDINATE EXACT LOCATION OF OUTLET WITH OWNER PRIOR TO ROUGH-IN.
7.

POWER FOR TRENCH DRAIN FLUSH SYSTEM. COORDINATE WIRING AND POWER REQUIREMENTS OF TRENCH DRAIN WITH MANUFACTURER'S RECOMMENDATIONS AND MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
- GENERAL NOTES
- A.

COORDINATE MOUNTING HEIGHTS OF ALL EQUIPMENT WITH ARCHITECTURAL DRAWINGS AND MILL WORK CONTRACTOR PRIOR TO ROUGH IN.
- B.

VERIFY AND COORDINATE EXACT ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF EQUIPMENT.

EAGLE MOUNTAIN PET CARE
1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT



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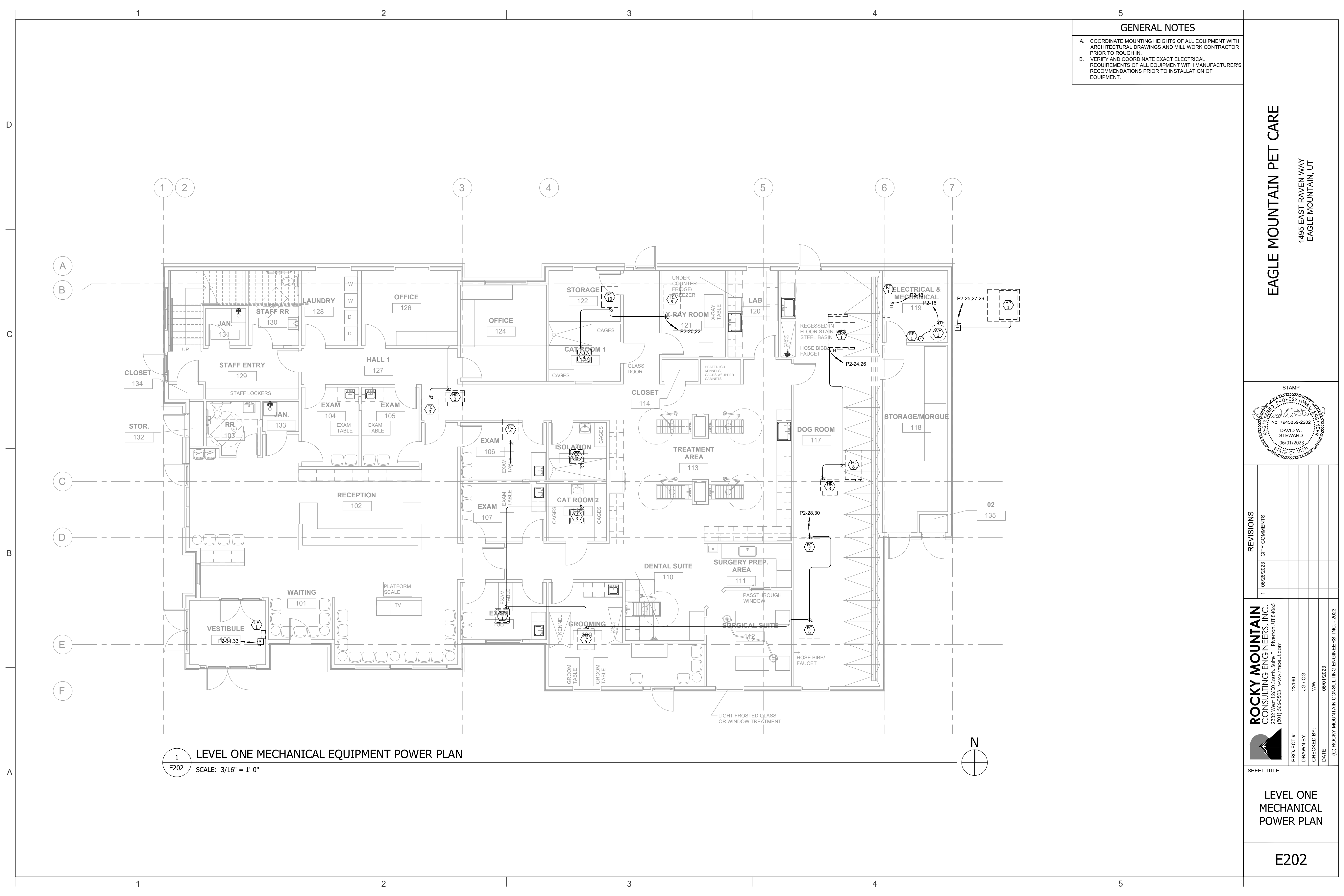
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SHEET TITLE:

LEVEL ONE
POWER PLAN

E201



1
E202 LEVEL ONE MECHANICAL EQUIPMENT POWER PLAN
SCALE: 3/16" = 1'-0"

- GENERAL NOTES
- A. COORDINATE MOUNTING HEIGHTS OF ALL EQUIPMENT WITH ARCHITECTURAL DRAWINGS AND MILL WORK CONTRACTOR PRIOR TO ROUGH IN.
 - B. VERIFY AND COORDINATE EXACT ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF EQUIPMENT.

EAGLE MOUNTAIN PET CARE

1495 EAST RAVEN WAY
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STAMP

DAVID W. STEWARD
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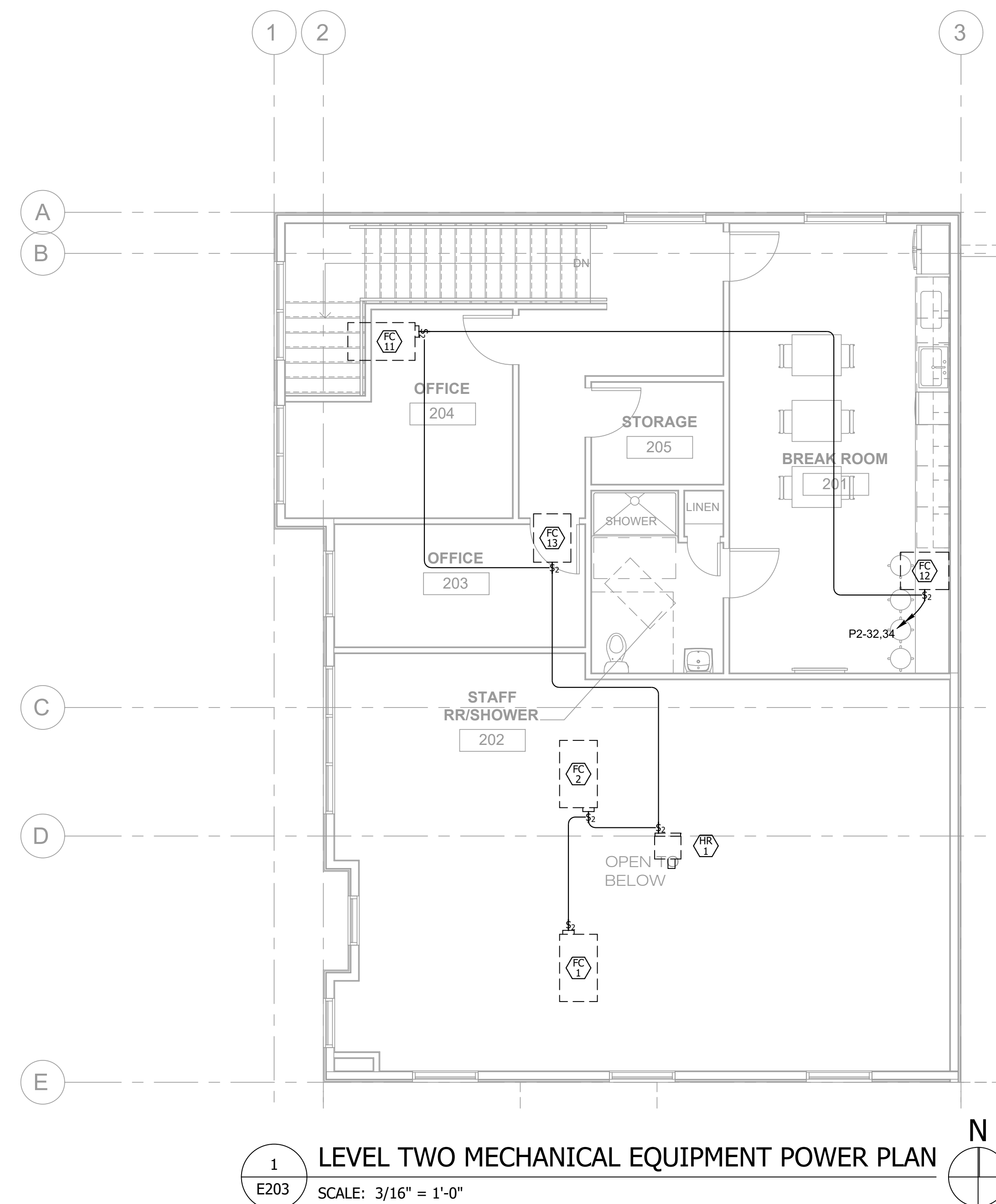
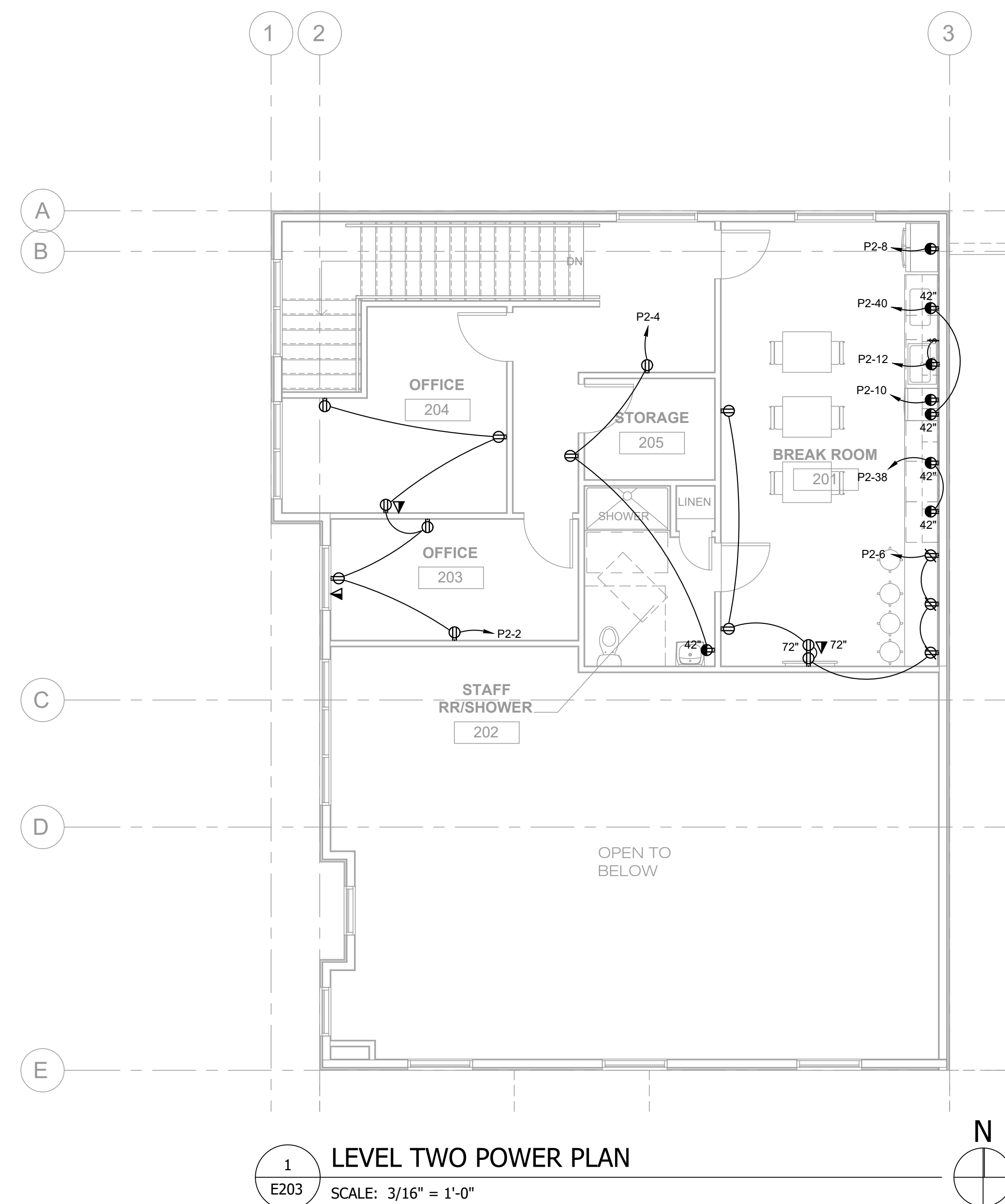
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SHEET TITLE:

LEVEL ONE MECHANICAL POWER PLAN

E202



- ## GENERAL NOTES
- A. COORDINATE MOUNTING HEIGHTS OF ALL EQUIPMENT WITH ARCHITECTURAL DRAWINGS AND MILL WORK CONTRACTOR PRIOR TO ROUGH IN.
 - B. VERIFY AND COORDINATE EXACT ELECTRICAL REQUIREMENTS ALL EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF EQUIPMENT.
 - C. EC SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR TO PROVIDE CONDUIT AND RACE MOUNTING BOXES FOR THERMOSTATS AND OTHER MECHANICAL CONTROLS. REFER TO MECHANICAL DRAWINGS FOR THE LOCATION OF THERMOSTATS.

1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT

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REGISTERED PROFESSIONAL ENGINEER
David W. Steward
No. 7945859-2202
DAVID W. STEWARD
06/01/2023
STATE OF UTAH

[illegible]

ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.
 2332 Sully 12600 South, Suite F | Riverton, UT 84045
 (801) 564-0303 | www.rmceui.com

PROJECT #:	23160
DRAWN BY:	JG / OG
CHECKED BY:	WW
DATE:	06/01/2023

(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2023

SHEET TITLE:

LEVEL TWO
POWER PLAN

E203

D

C

B

A

1

2

3

4

5

KEYED NOTES

1.

PROVIDE A NAME PLATE ON EACH ELECTRICAL PANEL AND SERVICE DISCONNECT WITH AVAILABLE FAULT CURRENT AND THE DATE WHICH THE CALCULATIONS WERE PERFORMED (05/25/2023) PER NEC 110.24. ON THE NAME PLATE STATE WHERE THE POWER ORIGINATES FROM IN ACCORDANCE WITH NEC 408.4(B).

2.

PANEL 'P1' TO INCLUDE A 200 AMP, 2P SUBFEED BREAKER FOR XRAY POWER FEED.

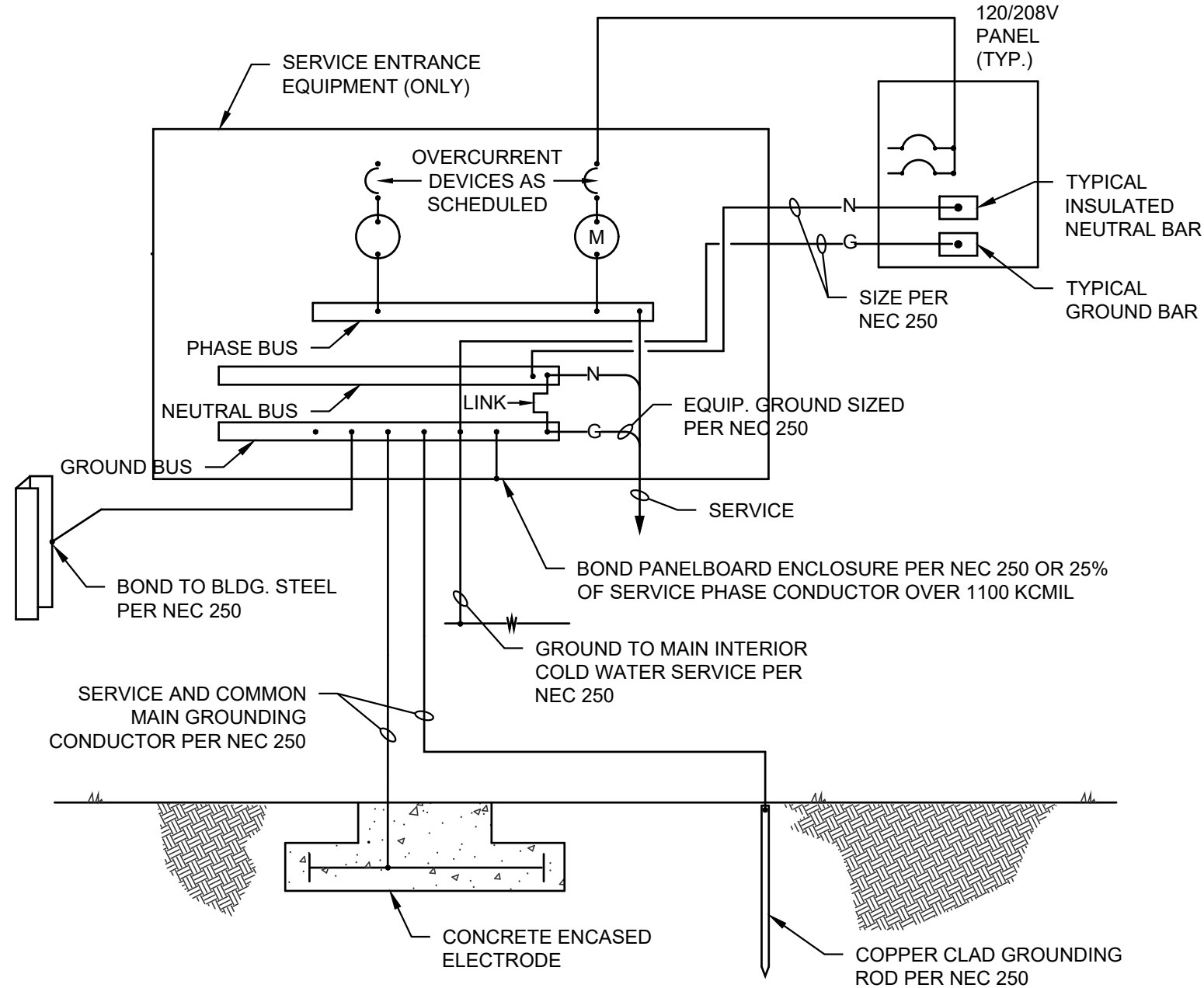
GENERAL NOTES

A.

COORDINATE MOUNTING HEIGHTS OF ALL EQUIPMENT WITH ARCHITECTURAL DRAWINGS AND MILL WORK CONTRACTOR PRIOR TO ROUGH IN.

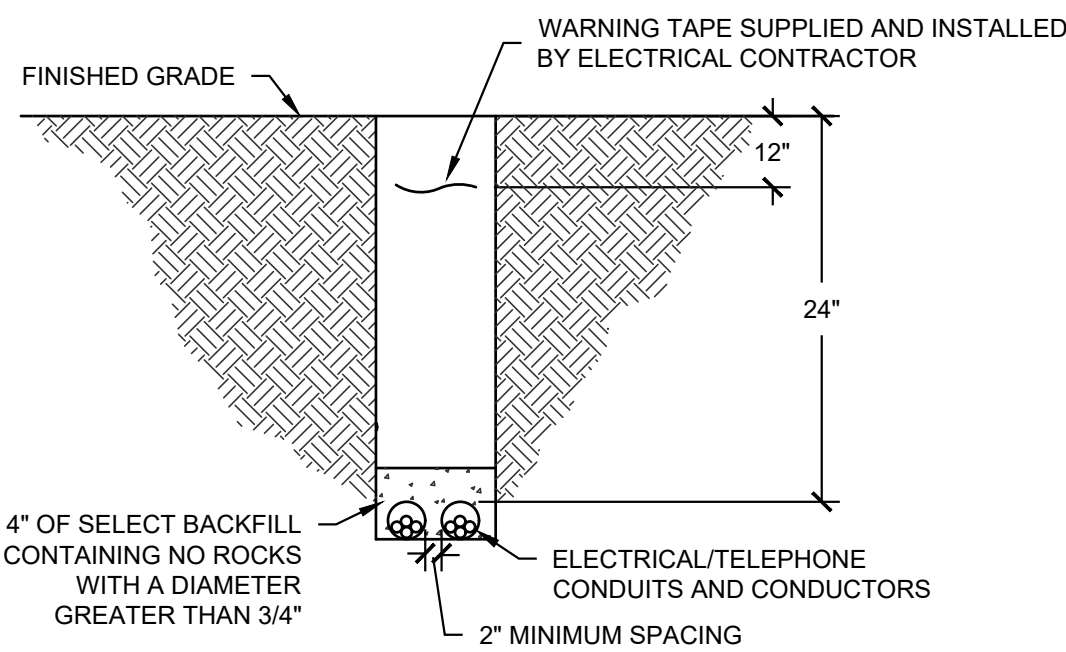
B.

VERIFY AND COORDINATE EXACT ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF EQUIPMENT.



NOTE:
CONTRACTOR TO BOND ALL METAL PIPING SYSTEMS WITHIN THE BUILDING. CONTRACTOR TO PROVIDE GROUND BUSHINGS ON ALL CONDUITS CONNECTED TO PANELBOARDS, TRANSFORMERS, ETC.

5
E501
TYPICAL GROUNDING/BONDING DETAIL
NO SCALE



NOTES:

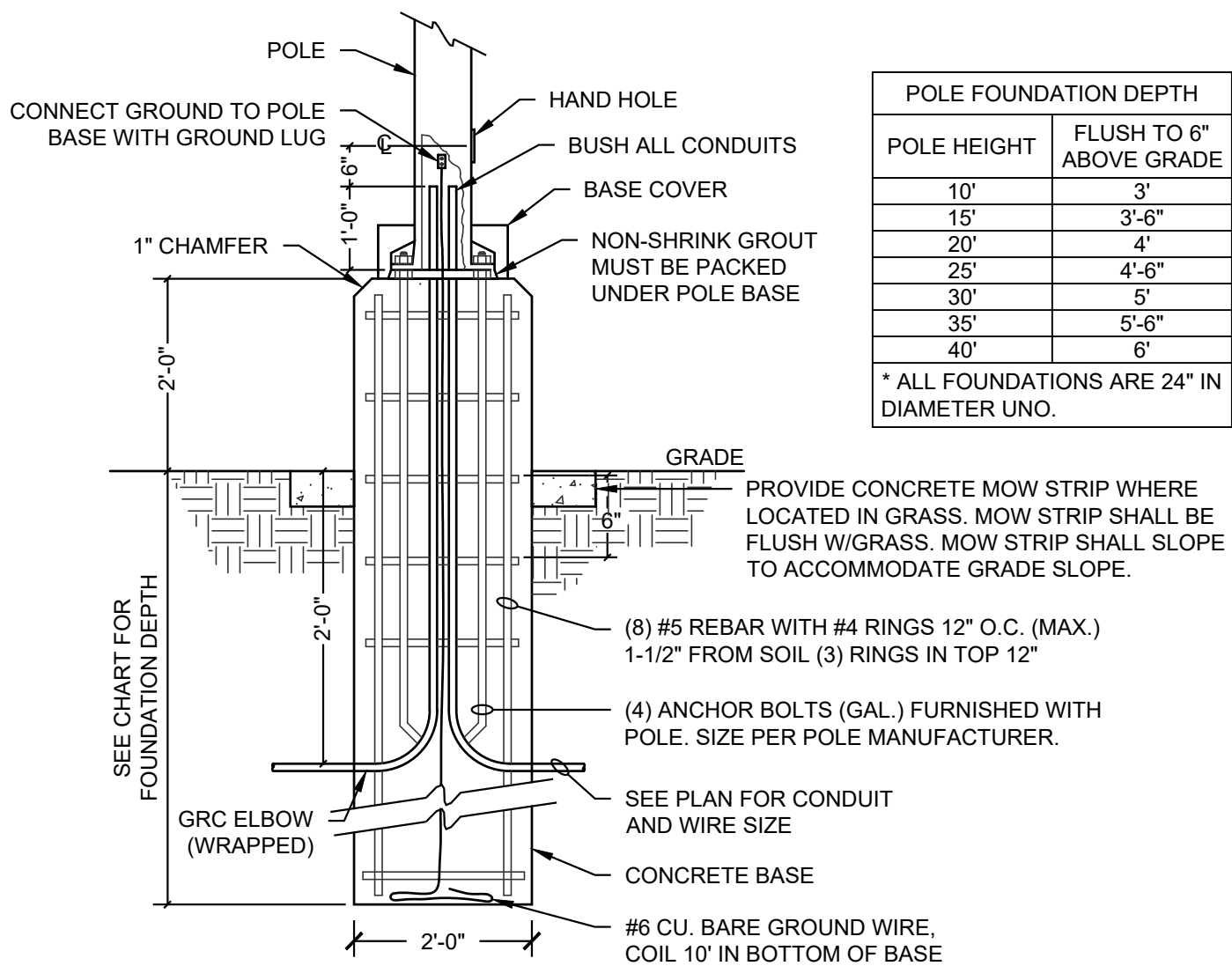
1. ELECTRICAL SERVICE CONDUIT AND CONDUCTORS ARE TO BE PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. BURIAL DEPTH SHALL BE PER NEC TABLE 300.5
2. TELEPHONE SERVICE CONDUIT SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. TELEPHONE SERVICE CABLING SHALL BE PROVIDED BY THE LOCAL TELEPHONE COMPANY. COORDINATE WITH LOCAL TELEPHONE COMPANY FOR ANY SPECIFIC REQUIREMENTS.
3. THE QUANTITY/SIZE OF CONDUITS AND/OR CONDUCTORS SHALL BE AS CALLED OUT ON THE ELECTRICAL DRAWINGS. COORDINATE WITH THE ELECTRICAL ENGINEER.

4
E501
UNDERGROUND CONDUIT DETAIL
NO SCALE

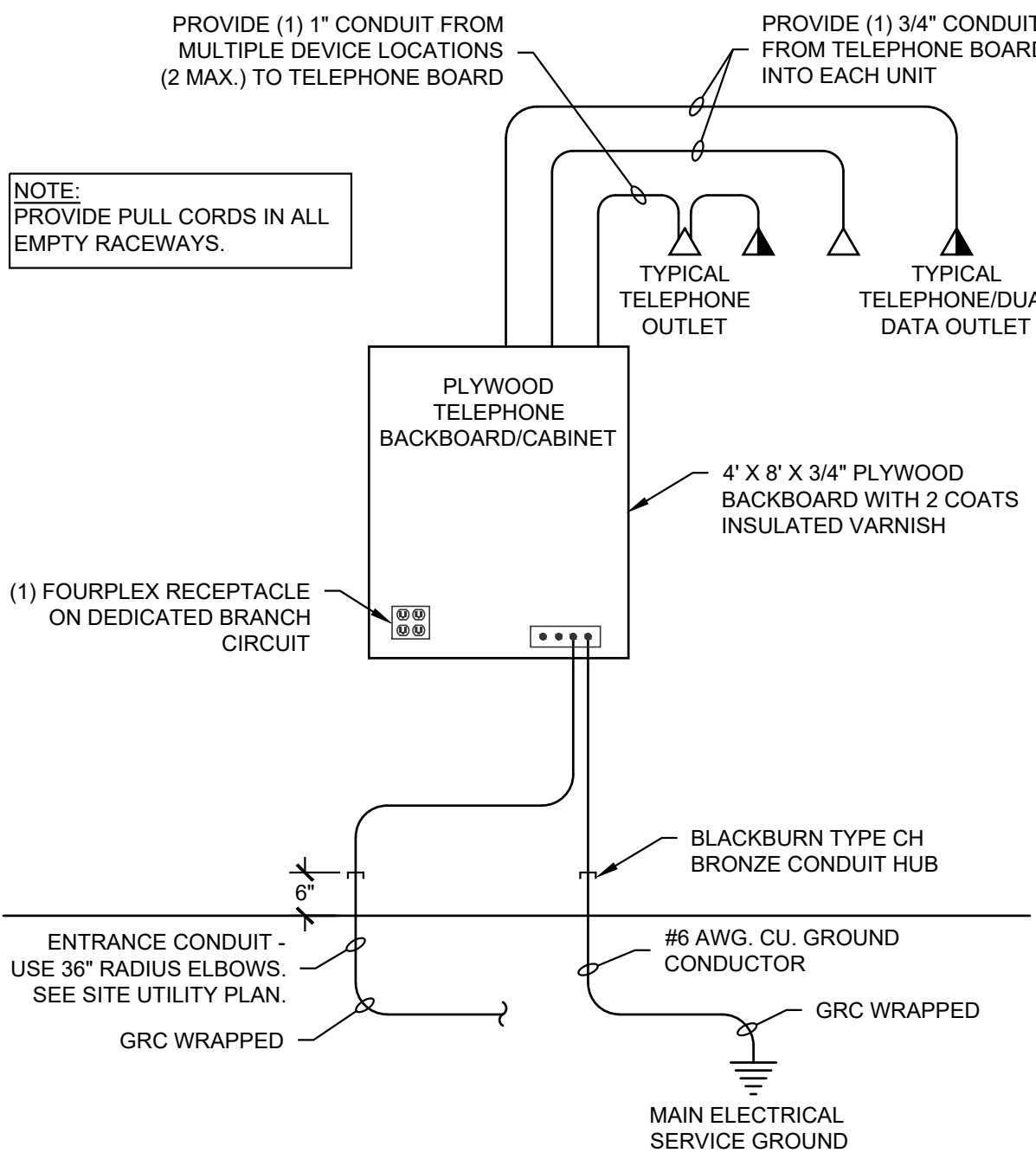
CONDUIT/CONDUCTOR SCHEDULE							
MARK	AMPS	CONDUIT	CU/AL	CONDUCTORS (TOTAL)			NOTES
				PHASE	NEUTRAL	GROUND	
303	200	2.5"	CU	(2) 3/0	(1) 3/0	6	1
2403	400	(2) 2.5"	CU	(6) 3/0	(2) 3/0	(2) 3	1
2G	-	-	CU	-	-	2	2
23-	-	(2) 3"	-	-	-	-	3

NOTES:
1. CONDUCTOR INSULATIONS TO BE RATED THWN-2/THHN 90°C.
2. GROUNDING ELECTRODE CONDUCTOR TO BE BONDED TO ALL AVAILABLE GROUNDING ELECTRODES.
3. CONTRACTOR TO PROVIDE SERVICE LATERAL CONDUIT FROM THE TRANSFORMER TO THE METER. CONDUCTORS ARE TO BE PROVIDED, INSTALLED, AND TERMINATED BY RMP.

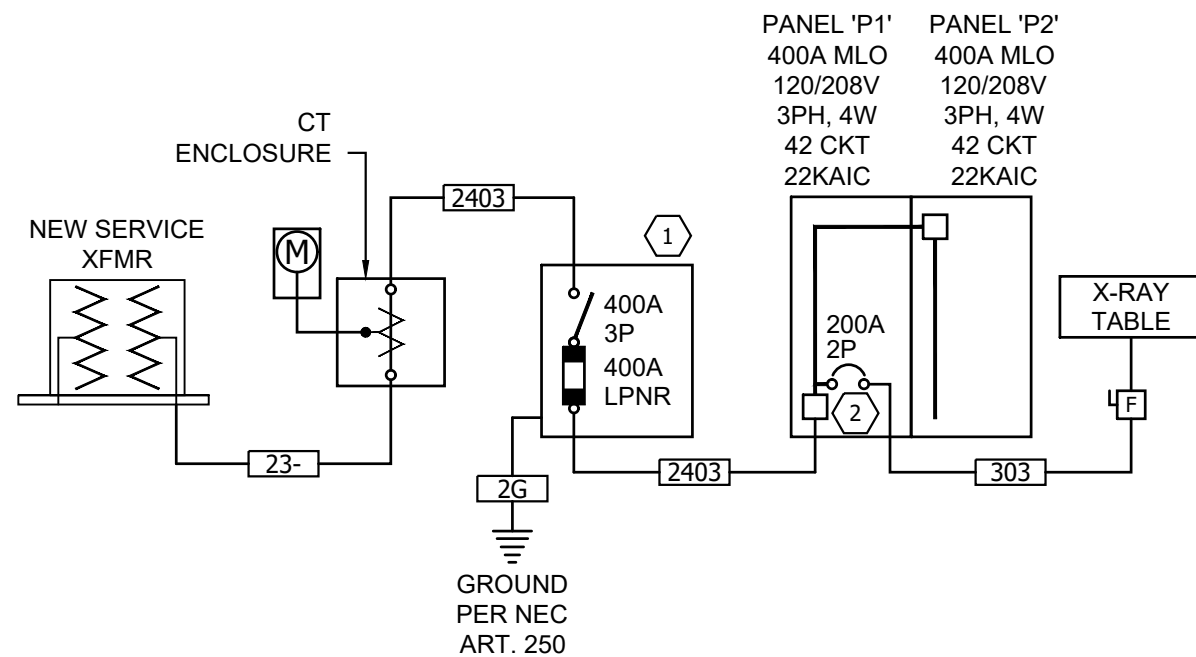
FAULT CURRENT CALCULATIONS			
208 Volt	SERVICE DISCO	P1	SERVICE DISCO
Panel	Feed From	SERVICE XFMR	27594
Available Fault Current	(L) Length to panel	25	15
Conduit Type (P, S)	Conductor Size	P	3/0
Conductor Type (c, a)	No of Runs	C	2
C - from chart	13923	12843	
Voltage	208	208	
f	0.206289158	0.111235284	
m	0.828988633	0.899899431	
I s.c. at Panel	22875	20585	



3
E501
LIGHT POLE BASE DETAIL
NO SCALE



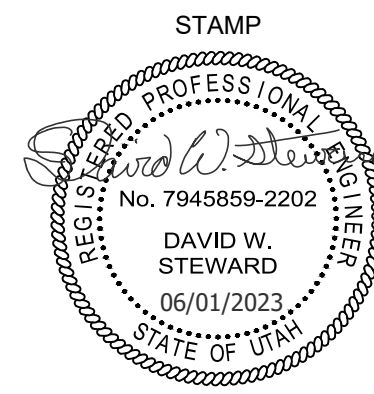
2
E501
TYPICAL TELECOM RISER DIAGRAM
NO SCALE



1
E501
ONE-LINE DIAGRAM
NO SCALE

EAGLE MOUNTAIN PET CARE

1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT



REVISIONS

1 08/28/2023 CITY COMMENTS

ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.
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PROJECT #: 23160
DRAWN BY: JG / QG
CHECKED BY: WW
DATE: 06/01/2023

(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2023

SHEET TITLE:

ELECTRICAL
DETAILS

E501

1

2

3

4

5

D

C

B

A

PANEL SCHEDULE					P2										
VOLT/PHASE/WIRE: 120/208V/3PH/4W					AIC RATING: 22,000					AIC					
MOUNT/ENCLOSURE: SURFACE/NEMA 1					LOCATION: ELECTRICAL ROOM					MAIN BREAKER: 400A					
CR NO	DESCRIPTION	LOAD	AMPS	POLES	A	B	C	POLES	AMPS	LOAD	DESCRIPTION	CR NO			
1	DENTAL X-RAY	1200	20	1	2280			1	20	1080	REC - SECOND FLOOR OFFICES	2			
2	REC - DENTAL SUITE	720	20	1		1260		1	20	540	REC - SECOND FLOOR HALL / RR	4			
3	REC - SURGICAL SUITE	540	20	1			1340	1	20	800	BREAKROOM DISHWASHER	6			
7	SURGICAL TABLE	1920	20	1	2720			1	20	800	BREAKROOM FRIDGE	8			
9	SURGICAL TABLE	1920	20	1		3120		1	20	1200	REC - BREAKROOM COUNTER	10			
11	REC - SURGICAL PREP COUNTER	540	20	1			1340	1	20	800	REC - BREAKROOM DISPOSAL	12			
13	SURGICAL PREP REFRIGERATOR	800	20	1	2340			1	20	1540	KENNEL HEATING SYSTEM	14			
15	REC - TREATMENT COUNTER	540	20	1		1216		1	20	676	WATER HEATER AND PUMP	16			
17	REC - TREATMENT COUNTER	720	20	1			2188	1	20	1468	RADIANT FLOOR SYSTEM	18			
19	REC - TREATMENT COLUMN	360	20	1	1047			2	20	687	FC-[3,9,10], HR-2, CC-4	20			
21	REC - TREATMENT COUNTER	540	20	1		1227		-	-	687	-----	22			
23	TREATMENT REFRIGERATOR	800	20	1			1528	2	20	728	FC-[4-7], CC-[1-3]	24			
25	HP-1	6509	80	3	7237			-	-	728	-----	26			
27	-----	6509	-	-		7570		2	20	1061	FC-8, HR-3, ERV-1	28			
29	-----	6509	-	-			7570	-	-	1061	-----	30			
31	UH-1	2392	30	2	3432			2	20	1040	FC-[1,2,11,12,13], HR-1	32			
33	-----	2392	-	-		3432		-	-	1040	-----	34			
35	REC - HEATED KENNELS	1440	20	1			1940	1	20	500	TRENCH DRAIN FLUSH SYSTEM	36			
37	REC - HEATED KENNELS	1440	20	1	2640			1	20	1200	REC - BREAKROOM COUNTER	38			
39	REC - HEATED KENNELS	1440	20	1		2640		1	20	1200	REC - BREAKROOM COUNTER	40			
41	LCP	500	20	1			500	1	20	0	SPARE	42			
TOTALS															
TOTAL LOAD:		58,567			21,696 20,465 16,406										
LOADS		CONTINUOUS			NON-CONTINUOUS			DEMAND FACTOR/CALCULATION					DEMAND LOAD		
EXISTING	0	0			125% x			0					0		
LIGHTING	500	0			125% x			500 + 100% x					0		
RECEPTACLE	0	17,340			100% x			10000 + 50% x					7340		
MOTOR	0	800			125% x			0 + 100% x					800		
FIXED HEAT	0	24,311			100% x			24311					24310.62507		
A/C	0	7,032			100% x			7032							
KITCHEN EQUIP.	0	1,600			100 % x			1600					1,600		
MISC	0	6,984			125% x			0					+ 100% x 6984		
TOTAL DEMAND LOAD:												47,990 VA			
												133 A			
PANEL NOTES:															
OVERCURRENT PROTECTIVE DEVICES SHALL HAVE SAME AIC RATING AS PANEL THEY ARE LOCATED IN.															

PANEL SCHEDULE					P1														
VOLT/PHASE/WIRE: 120/208V/3PH/4W					AIC RATING: 22,000					AIC					MAIN BREAKER: 400A				
MOUNT/ENCLOSURE: SURFACE/NEMA 1					LOCATION: ELECTRICAL ROOM					MAIN LUGS:									
CR NO	DESCRIPTION	LOAD	AMPS	POLES	A	B	C	POLES	AMPS	LOAD	DESCRIPTION	CR NO							
1	LTG - EXTERIOR LOT AND BUILDING	510	20	1	1410			1	20	900	REC - WAITING / REST ROOM	2							
3	LTG - TREATMENT AREA / KENNELS	752	20	1		1832		1	20	1080	REC - EXAM ROOM 104 AND 105	4							
5	LTG - EXAM ROOMS AND OFFICES	1060	20	1			1600	1	20	540	REC - RECEPTION BACK WALL	6							
7	LTG - RECEPTION AND TOP FLOOR	995	20	1	1355			1	20	360	REC - RECEPTION DESK	8							
9	LTG - ELECTRICAL/MECHANICAL ROOM	185	20	1		545		1	20	360	REC - RECEPTION DESK	10							
11	REC - ELECTRICAL GEAR CONV.	180	20	1			1260	1	20	1080	REC - VESTIBULE / WAITING ROOM	12							
13	TELEPHONE TERMINAL BOARD	500	20	1	1400			1	20	900	REC - WAITING ROOM / TV	14							
15	REC - ELEC. ROOM / MORGUE CONV.	540	20	1		1080		1	20	540	REC - EXAM ROOM 108	16							
17	REC - DOG ROOM	1080	20	1			1980	1	20	900	REC - EXAM 107 / CAT ROOM	18							
19	REC - LAB COUNTER	800	20	1	1700			1	20	900	REC - EXAM 106 / ISOLATION	20							
21	REC - LAB COUNTER	800	20	1		1520		1	20	720	REC - GROOMING	22							
23	REC - LAB FRIDGE	800	20	1			2360	1	20	1560	GROOMING DRYER	24							
25	ULTRASOUND MACHINE	180	20	1	540			1	20	360	GROOMING TABLE	26							
27	REC - OFFICE	360	20	1		1920		1	20	1560	GROOMING DRYER	28							
29	REC - OFFICE	360	20	1			720	1	20	360	GROOMING TABLE	30							
31	REC - OFFICE	360	20	1	1440			1	20	1080	REC - HALLWAY CONVENIENCE	32							
33	REC - OFFICE	360	20	1		720		1	20	360	REC - LAUNDRY RM / STAFF RR	34							
35	DRYER	2500	30	2			4000	1	20	1500	WASHER	36							
37	-----	2500	-	-	4000			1	20	1500	WASHER	38							
39	DRYER	2500	30	2		18412		2	200	15912	X-RAY MACHINE	40							
41	-----	2500	-	-			18412	-	-	15912	-----	42							
TOTALS					11,845	26,029	30,332												
TOTAL LOAD:		68,206																	
LOADS		CONTINUOUS	NON-CONTINUOUS	DEMAND FACTOR/CALCULATION				DEMAND LOAD											
EXISTING	0	0		125% x	0								0						
LIGHTING	4,002	0		125% x	4002			+ 100% x		0		5,003							
RECEPTACLE	0	32,700		100% x	10000			+ 50% x		22700		21,350							
MOTOR	0	800		125% x	0			+ 100% x		800		800							
FIXED HEAT	0	24,311		100% x	24311							24310.62507							
A/C	0	7,032		100% x	7032														
KITCHEN EQUIP.	0	1,600		100 % x	1600							1,600							
MISC	0	56,328		125% x	0			+ 100% x		56328		56,328							
TOTAL DEMAND LOAD:												109,391 VA							
												304 A							
PANEL NOTES: OVERCURRENT PROTECTIVE DEVICES SHALL HAVE SAME AIC RATING AS PANEL THEY ARE LOCATED IN.																			

LIGHTING RELAY SCHEDULE									
I.D.: LCP			PART #: ARP INTENC08 NLT						
LOCATION: ELECTRICAL / MECHANICAL ROOM			ENCLOSURE DIMENSION: 14.25"H x 14.25"W x 4.00"D						
SUPPLY CIRCUIT: P2-41			NEMA RATING: NEMA 1						
VOLTAGE: 120V									
RELAY:	LINE FEED:	DESCRIPTION:	LV SW:	NOTES:					
				A	B	C	D	E	
1	P1-1	EXTERIOR				X			
2	P1-3	HALLWAY/TREATMENT/ KENNEL	LV \$	X					
3	P1-7	RECEPTION/HALL	LV \$	X					
4		SPARE							
5		SPARE							
6		SPARE							
7		SPARE							
8		SPARE							
PROGRAMMING NOTES:									
A. TIMED ON / TIMED OFF									
B. TIMED ON / PHOTOCELL OFF									
C. PHOTOCELL ON / TIMED OFF									
D. PHOTOCELL ON / PHOTOCELL OFF									
E. OTHER									

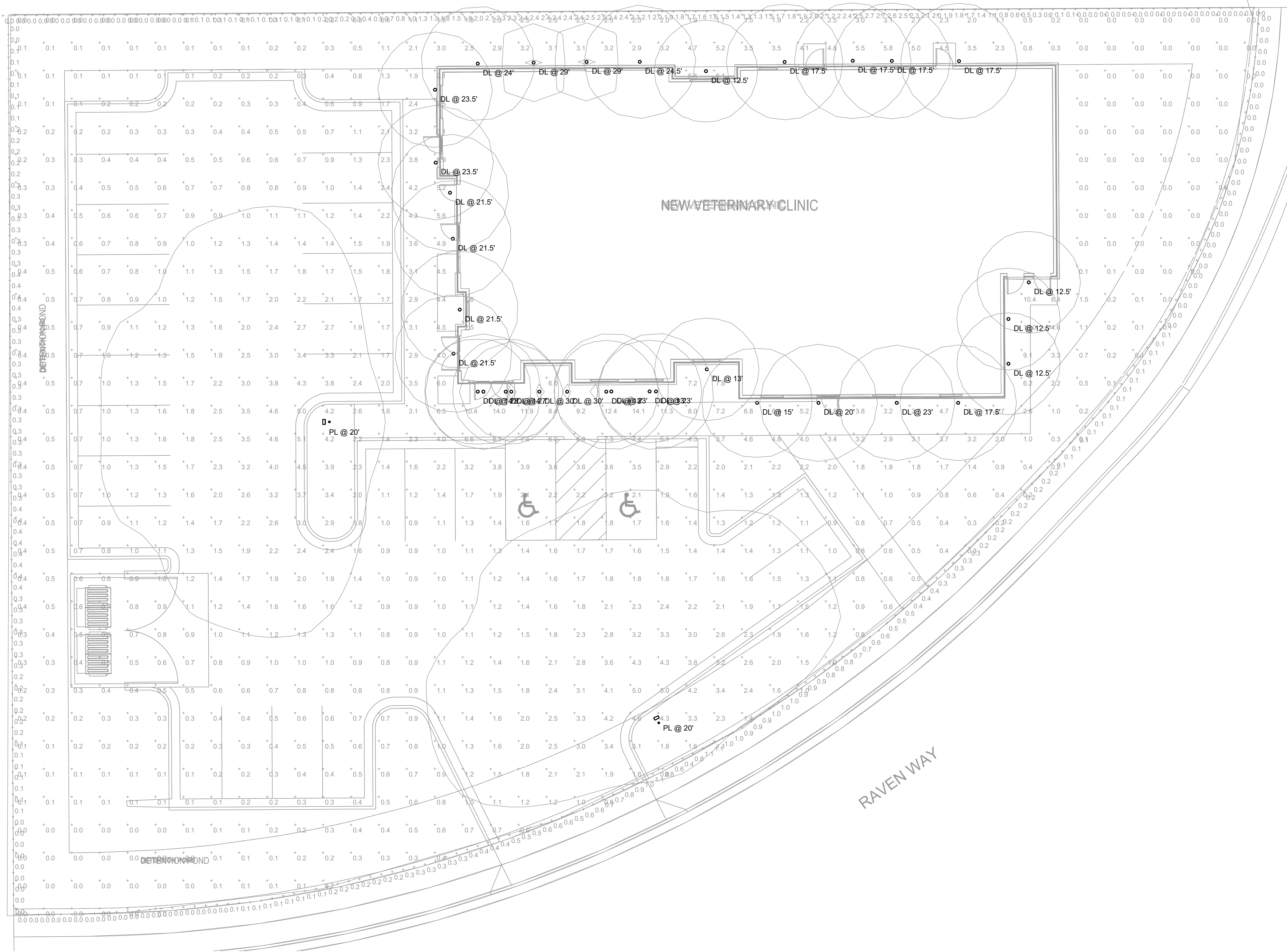
EQUIPMENT SCHEDULE																		
MARK	DESCRIPTION	ELECTRICAL										STARTER		OVERCURRENT PROTECTION		REMARKS		
		V	PH	KW	HP	MCA	FLA	MOC	CONDUIT SIZE	WIRE QTY.	WIRE SIZE	GND. SIZE	NEMA SIZE	DISCONNECT SIZE/POLE	FUSE SIZE			
1	V-TOP SURGICAL TABLE	120	1				16	20	3/4"	2	12	12	-	-	-	12A		
2	AUToclAVE	120	1				12	20	3/4"	2	12	12	-	-	-	12A		
3	ULTRASONIC CLEANER	120	1				1	20	3/4"	2	12	12	-	-	-	12A		
4	DENTAL UNIT	120	1				6	20	3/4"	2	12	12	-	-	-	12A		
5	WALK-ON SCALE	120	1				1.7	20	3/4"	2	12	12	-	-	-	12A		
6	VETSPEC MONITOR	120	1				1.5	20	3/4"	2	12	12	-	-	-	12A		
7	IV PUMP	120	1				0.5	20	3/4"	2	12	12	-	-	-	12A		
8	WARMING SYSTEM	120	1				12.9	20	3/4"	2	12	12	-	-	-	12A		
9	CENTRIFUGE	120	1				5	20	3/4"	2	12	12	-	-	-	12A		
10	MICROSCOPE	120	1				1	20	3/4"	2	12	12	-	-	-	12A		
11	VET DENTAL X-RAY	120	1				10	20	3/4"	2	12	12	-	-	-	12A		
12	X-RAY MACHINE	208	1				153	200	2 1/2"	2	3/0	6	-	200/2	200	1A		
13	ULTRASOUND	120	1				1.5	20	3/4"	2	12	12	-	-	-	12A		
14	GROOMING TABLE	120	1				3	20	3/4"	2	12	12	-	-	-	12A		
15	GROOMING DRYER	120	1				13	20	3/4"	2	12	12	-	-	-	12A		
CC-1	CEILING CASSETTE	208	1				0.2	20	3/4"	2	12	12	-	-	-	5A		
CC-[2-4]	CEILING CASSETTE	208	1				0.2	20	3/4"	2	12	12	-	-	-	5A		
DWH-1	WATER HEATER (GAS)	120	1				5	20	3/4"	2	12	12	-	-	-	4A		
E-1	EXHAUST FAN	120	1	87W			5	20	3/4"	2	12	12	-	-	-	15A		
ERV-1	ENERGY RECOVER VENTILATOR	208	1				6.82	20	3/4"	2	12	12	-	-	-	4A		
FC-1,9	FAN COIL	208	1				2.3	20	3/4"	2	12	12	-	-	-	5A		
FC-2,8,11	FAN COIL	208	1				2.3	20	3/4"	2	12	12	-	-	-	5A		
FC-3,7,12	FAN COIL	208	1				1.6	20	3/4"	2	12	12	-	-	-	5A		
FC-4,5,10	FAN COIL	208	1				1.6	20	3/4"	2	12	12	-	-	-	5A		
FC-6,13	FAN COIL	208	1				1.6	20	3/4"	2	12	12	-	-	-	5A		
HP-1	HEAT PUMP	208	3				54.2	80	1 1/2"	3	3	8	-	100/3	80	1A		
HR-1	HEAT RECOVERY	208	1				0.06	20	3/4"	2	12	12	-	-	-	5A		
HR-2,3	HEAT RECOVERY	208	1				0.09	20	3/4"	2	12	12	-	-	-	5A		
RF-1	RADIANT FLOOR SYSTEM	120	1				12.23	20	3/4"	2	12	12	-	-	-	4A		
RF-1	RECIRCULATION PUMP	120	1				0.63	20	3/4"	2	12	12	-	-	-	16A		
UH-1	CABINET UNIT HEATER	208	1				23	30	3/4"	2	10	10	-	30/2	30	1A		
TF-1	TRENCH DRAIN FLUSH SYSTEM	120	1				2	20	3/4"	2	12	12	-	-	-	13A		
NOTE: COORDINATE FINAL EQUIPMENT CONNECTIONS WITH EQUIPMENT PROVIDER PRIOR TO ROUGH-IN. VERIFY ALL MOUNTING HEIGHTS.																		
REMARKS:																		
1. FUSED DISCONNECT SWITCH					10. REDUCED VOLTAGE STARTER					13. DIRECT CONNECTION								
2. NON-FUSED DISCONNECT SWITCH					11. VARIABLE FREQUENCY DRIVE					14. DUCT DETECTOR IN RETURN DUCT								
3. BREAKER IN ENCLOSURE					12. RECEPTACLE/SPECIAL PURPOSE OUTLET/ETC.					15. SWITCH WITH LIGHTS								
4. THERMAL OVERLOAD SWITCH					16. INTERLOCK WITH WATER HEATER													
5. TOGGLE SWITCH					A. FURNISHED, INSTALLED AND CONNECTED UNDER DIVISION 26													
6. MAGNETIC STARTER					B. FURNISHED AND INSTALLED UNDER ANOTHER DIVISION REQUIRING CONNECTION UNDER DIVISION 26													
7. MAGNETIC STARTER/(NON-FUSED DISCONNECT SWITCH					C. FURNISHED UNDER ANOTHER DIVISION BUT INSTALLED AND CONNECTED UNDER DIVISION 26													
8. MAGNETIC STARTER/FUSED DISCONNECT COMBINATION					D. FURNISHED, INSTALLED, AND CONNECTED UNDER ANOTHER DIVISION													
9. MAGNETIC STARTER/BREAKER COMBINATION					E. FURNISHED AND INSTALLED UNDER DIVISION 26 REQUIRING CONNECTION UNDER ANOTHER DIVISION													

D

C

B

A



1 PHOTOMETRIC SITE PLAN
ES001 SCALE: 1" = 10'-0"



Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp	Number Lamps	Lamp Output	LLF
	PL	2	Lithonia Lighting	RSX1 LED P2 50K R4	RSX Area Fixture Size 1 P2 Lumen Package 5000K CCT Type R4 Distribution		1	9972	1
	DL	33	Lithonia Lighting	LDN6 35/10 LOGAR LSS	6IN LDN, 3500K, 1000LM, CLEAR, SEMI-SPECULAR REFLECTOR, CR80		1	938	1
Statistics									
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min			
Calc Zone #3	+	1.6 fc	14.1 fc	0.0 fc	N/A	N/A			
Calc Zone #2	+	0.5 fc	2.7 fc	0.0 fc	N/A	N/A			

EAGLE MOUNTAIN PET CARE

1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT

STAMP

DAVID W. STEWARD
06/01/2023
STATE OF UTAH

REVISIONS

NO.	DATE	REVISION
1	06/28/2023	CITY COMMENTS

ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.

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PROJECT #:

23160

DRAWN BY:

JG/QG

CHECKED BY:

WW

DATE:

06/01/2023

(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2023

SHEET TITLE:

PHOTOMETRIC SITE PLAN

ES001



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 15, 2023**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Accepting Entitlement Status for the Community Development Block Grant Program.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:			
APPLICANT:	Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Natalie Winterton, Admin

PRESENTED BY:

Natalie Winterton

RECOMMENDATION:

Staff recommends the City Council approve a Resolution of Eagle Mountain City, Utah, accepting entitlement status for the Community Development Block Grant Program.

BACKGROUND:

The Community Development Block Grant (CDBG) is a formula grant administered by the U.S. Department of Housing and Urban Development. It allows cities, counties, and states to fund programs that benefit those of low to moderate income, the elderly, or those living with disabilities. The amount allocated to each entity is based on the higher of two formulas: overcrowded housing, population and poverty; or age of housing, population growth lag, and poverty. Many municipalities benefit from the CDBG, but whether they receive funds directly depends on population size.

The grant is intended to be flexible to allow each city to use the funds in a way that would best fit its community. The versatility of the grant requires that cities carefully plan for and document program activities.

This past winter, staff realized that Eagle Mountain City may soon be eligible for entitlement status. Research was performed on the CDBG program as well as various management opportunities so the City could be prepared in the event that HUD offers entitlement status.

On July 28, 2023, Eagle Mountain City was recognized by HUD as having reached the 50,000-population threshold of eligibility to become an entitled city. This means that the City is eligible to receive CDBG funds directly and administer its own unique programs.

HUD estimates that Eagle Mountain City's yearly allocation would be approximately \$216,946. This amount will increase as the City's population grows over time.

Staff received this information on July 31, 2023. The letter gave staff and Council until August 11, 2023, to respond to the eligibility offer. Staff communicated with HUD that the City would need until at least the 16th of August to respond. The extension was granted.

Since July 31, staff has worked to obtain any pertinent information for the Council to be able to make an informed decision regarding the CDBG entitlement status. This includes reaching out to various cities, MAG, and the region's CDBG program manager. Those findings are included as attachments to this agenda item.

The City must decide to accept or defer entitlement status today; however, the City has until August 16, 2024 to create the actual plans for grant spending and management.

With sufficient time to plan for success in the use of the CDBG funds, it is recommended that Council accept HUD's offer of

entitlement status.

ITEMS FOR CONSIDERATION:

Further decisions on how to use and manage the grant funds can be made throughout the next year.

REQUIRED FINDINGS:

The CDBG program allows for 20% of the funds to be allocated to grant management. This will allow for the City to afford the extra cost burden of managing the program.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[RES--Acceptance of CDBG Entitlement Status](#)

[CDBG Federal Certifications](#)

[Sample HUD CDBG Contract](#)

[CDBG Q and A](#)

[FY 2024 Eagle Mountain Entitlement Notification](#)

[Sample List of Eligible CDBG Activities](#)

RESOLUTION NO. R- -2023

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, ACCEPTING ENTITLEMENT STATUS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

PREAMBLE

WHEREAS, Eagle Mountain City has the sufficient population to meet the definition of a Metropolitan City under the Community Development Block Grant (CDBG) Program; and

WHEREAS, Eagle Mountain City is entitled to an annual formula allocation of CDBG funds in Federal Fiscal Year 2024 and in each subsequent year; and

WHEREAS, Eagle Mountain City must provide written confirmation to the U.S. Department of Housing and Urban Development's Region VIII Office of Community Planning and Development (HUD) of its intent to accept or defer its entitlement status; and

WHEREAS, Eagle Mountain City wishes to accept its entitlement status.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, as follows:

1. Eagle Mountain City accepts its CDBG Program entitlement status.
2. The Mayor is authorized to provide written confirmation to HUD of Eagle Mountain City's intent to accept its entitlement status.
3. This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 15th day of August, 2023.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 15th day of August, 2023.

Those voting yes:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those absent:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

Signature of Authorized Official

Date

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) _____ [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

Signature of Authorized Official

Date

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature of Authorized Official

Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature of Authorized Official

Date

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature of Authorized Official

Date

Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature of Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Funding Approval/Agreement

Title I of the Housing and Community
Development Act (Public Law 930383)
HI-00515R of 20515R

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Community Development Block Grant Program

OMB Approval No. 2506-0193
exp

1. Name of Grantee (as shown in item 5 of Standard Form 424)	3a. Grantee's 9-digit Tax ID Number	3b. Grantee's 9-digit DUNS Number
2. Grantee's Complete Address (as shown in item 5 of Standard Form 424)	4. Date use of funds may begin	
	5a. Project/Grant No. 1	6a. Amount Approved
	5b. Project/Grant No. 2	6b. Amount Approved

Grant Agreement: This Grant Agreement between the Department of Housing and Urban Development (HUD) and the above named Grantee is made pursuant to the authority of Title I of the Housing and Community Development Act of 1974, as amended, (42 USC 5301 et seq.). The Grantee's submissions for Title I assistance, the HUD regulations at 24 CFR Part 570 (as now in effect and as may be amended from time to time), and this Funding Approval, including any special conditions, constitute part of the Agreement. Subject to the provisions of this Grant Agreement, HUD will make the funding assistance specified here available to the Grantee upon execution of the Agreement by the parties. The funding assistance specified in the Funding Approval may be used to pay costs incurred after the date specified in item 4 above provided the activities to which such costs are related are carried out in compliance with all applicable requirements. Pre-agreement costs may not be paid with funding assistance specified here unless they are authorized in HUD regulations or approved by waiver and listed in the special conditions to the Funding Approval. The Grantee agrees to assume all of the responsibilities for environmental review, decision making, and actions, as specified and required in regulations issued by the Secretary pursuant to Section 104(g) of Title I and published in 24 CFR Part 58. The Grantee further acknowledges its responsibility for adherence to the Agreement by sub-recipient entities to which it makes funding assistance hereunder available.

U.S. Department of Housing and Urban Development (By Name)		Grantee Name (Contractual Organization)	
Aaron Gagne			
Title CPD Director			
Signature	Date (mm/dd/yyyy)		Date (mm/dd/yyyy)

7. Category of Title I Assistance for this Funding Action: Entitlement, Sec 106(b)	8. Special Conditions (check one) ☐ None ☒ Attached	9a. Date HUD Received Submission 06/06/2019	10. check one ☒ a. Orig. Funding Approval ☐ b. Amendment Amendment Number	
		9b. Date Grantee Notified		
		9c. Date of Start of Program Year		
11. Amount of Community Development Block Grant				
a. Funds Reserved for this Grantee		FY (2019)	FY (2018)	FY (2017)
b. Funds now being Approved			\$	\$.00
c. Reservation to be Cancelled (11a minus 11b)				

12a. Amount of Loan Guarantee Commitment now being Approved N/A	12b. Name and complete Address of Public Agency
Loan Guarantee Acceptance Provisions for Designated Agencies: The public agency hereby accepts the Grant Agreement executed by the Department of Housing and Urban Development on the above date with respect to the above grant number(s) as Grantee designated to receive loan guarantee assistance, and agrees to comply with the terms and conditions of the Agreement, applicable regulations, and other requirements of HUD now or hereafter in effect, pertaining to the assistance provided it.	12c. Name of Authorized Official for Designated Public Agency
	Title
	Signature

HUD Accounting use Only

Batch	TAC	Program Y	A	Reg	Area	Document No.	Project Number	Category	Amount	Effective Date (mm/dd/yyyy)	F
	153										
	176										
		Y					Project Number		Amount		
		Y					Project Number		Amount		

Date Entered PAS (mm/dd/yyyy)	Date Entered LOCCS (mm/dd/yyyy)	Batch Number	Transaction Code	Entered By	Verified By
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CDBG Q&A

What are our options this fiscal year for the CDBG?

- Option 1: Accept entitlement status.
- Option 2: Decline entitlement status. Opt-in to the Utah County CDBG program. (However, it is a competitive program and only follows what the county wants to fund)
- Option 3: Decline entitlement status. Opt-out of the Utah County program.

How soon do we need to decide?

- The City needs to decide tonight (August 15) whether or not it wants to accept or decline entitlement status. If declined, the City can decide at a later date if it wants to opt in or out of the Utah County CDBG program.

If we decline entitlement status, can we reach back out to reverse that? If so, when?

- Yes, the City may, at a later date, decide to accept entitlement status.
- When? Awaiting an answer from HUD. It is anticipated that staff will have this information by the August 15, 2023, City Council meeting.

Who does this benefit?

- Areas of the city where there are 51% or more LMI (low-moderate income) persons; OR
- Presumed clientele: (presumed clientele do not need to be located in areas with 51% or more LMI)
 - o Elderly, severely disabled adults, homeless person, illiterate adults, migrant farm workers, abused children, persons with AIDS or battered spouses.

Do we have the option to contract out the implementation of the CDBG funds?

- Yes.

Do we have the option to contract out for administration of the CDBG funds?

- Yes.

If we contract with MAG for grant administration, who has decision-making power?

- The City – 100%. All CDBG plans and contracts need approved by City Council. MAG will help administer the program that the City wants to administer. If anything proposed is incorrect, the City Council has the option to NOT approve any item/plan.

Who else does MAG work with for CDBG?

- Lehi, Utah County, Orem (soon), and does consulting work with Provo. (These are all the eligible entities in Utah County)

If we don't technically start the grant until next August, will we be reimbursed for all the planning we do this year?

- Yes. The offer letter from HUD indicates that this will be the case. A representative from MAG confirmed that fact.

Are the CDBG funds competitive?

- If we accept entitlement status, no. The amount allocated to us is done so based on the higher of two formulas: overcrowded housing, population and poverty; or age of housing, population growth lag, and poverty. As the City continues to grow, it is highly likely that our allocation will grow as well.
- If we decide to just opt-in to the County's CDBG allocation, there is a competitive process through the County to receive any money.

Will we get as much money if we just go through the County?

- No. Realistically, no because the funds from the county are competitive and we are restricted on use of those funds even more by the county.

How much money would we get from CDBG?

- ~ \$215,000 annually.

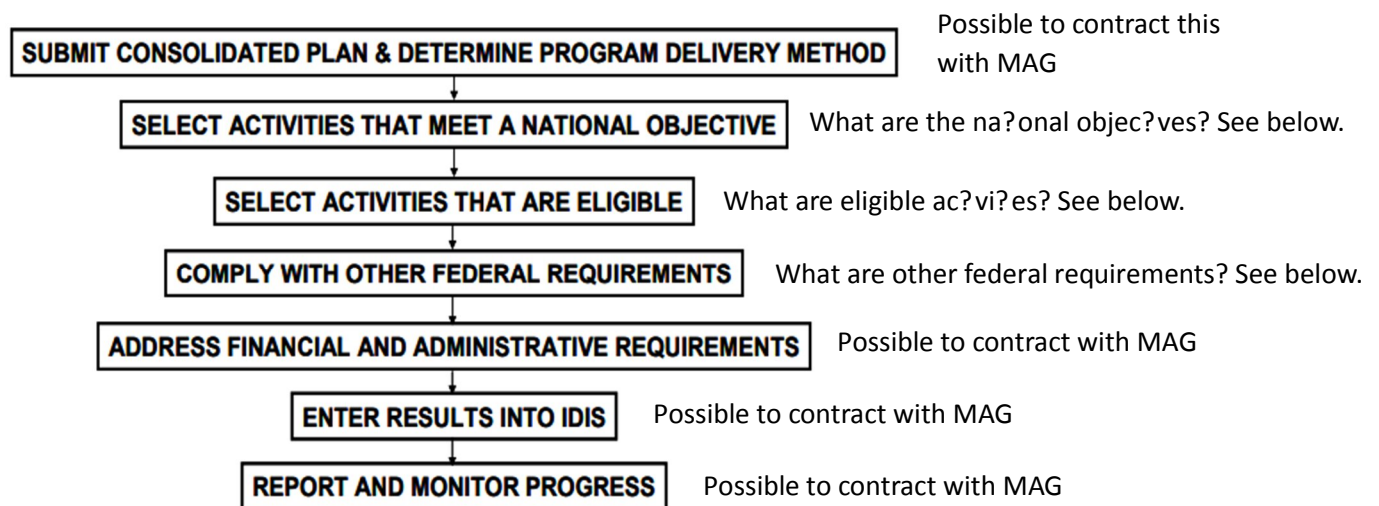
If we accept entitlement status but don't get the consolidated plan done in time or we decide to back out later, what are the consequences? Are there any impacts on future eligibility?

- Awaiting an answer from HUD. It is anticipated that staff will have this information by the August 15, 2023, City Council meeting.

If we accept entitlement status are we able to back out any point? What would be the consequences of doing so? Could we reobtain entitlement status later? Would there be financial consequences?

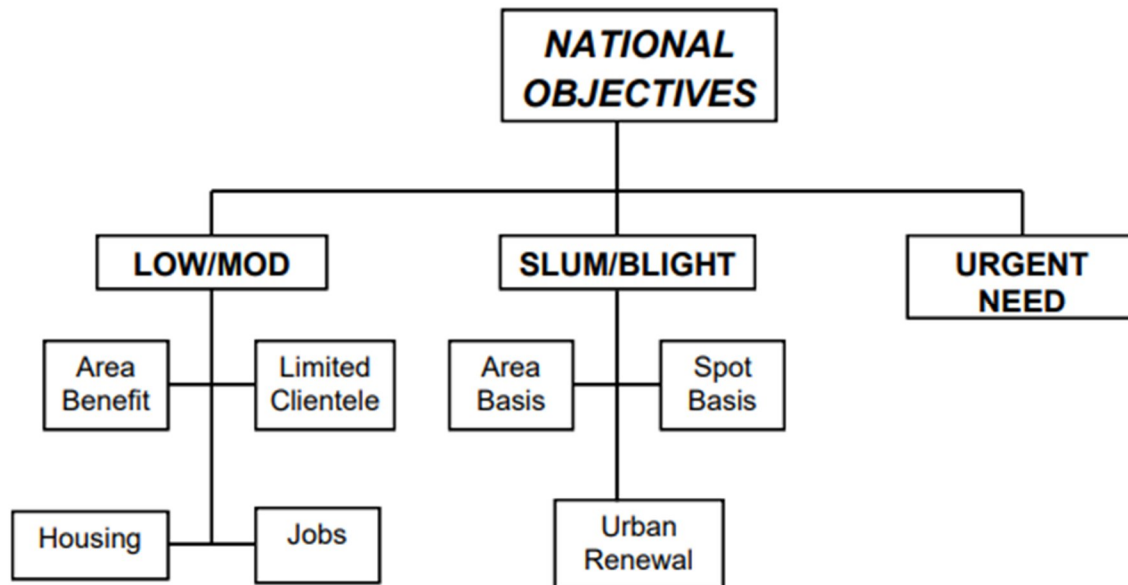
- Awaiting an answer from HUD. It is anticipated that staff will have this information by the August 15, 2023, City Council meeting.

What is the CDBG process?



What are the national objectives?

- Benefit to low- and moderate- income (LMI) persons
- Aid in the prevention or elimination of slums or blight
- Meet a need having a particular urgency (referred to as urgent need)



What are eligible activities?

- This is a broad category of activities. If we can justify it, we can do it.
- See attachment titled Sample List of Eligible CDBG Activities for a more detailed list.

What are other federal requirements? What certifications do we have to sign with HUD as part of the contract (or in addition to the contract)?

- See attachment titled CDBG Federal Certifications.

Is the CDBG a proactive or reactive program?

- It can be whichever the City wants it to be. In Eagle Mountain's case, where the City is so young, it will be mostly proactive. Taking steps to avoid blight and *preserve* health, safety, and welfare, is easier and cheaper than *restoring* health, safety, and welfare.

Is the CDBG an expensive program to administer?

- Yes, it is expensive to administer the many required steps. However, 20% of the CDBG funds can go towards the administration of the grant, whether that is in-house or contracted out. This is usually enough money to completely cover the cost of administration.

Are we allowed to partner with the nonprofit sector?

- Yes. Up to 15% of the CDBG funds can go towards subgrantees. We would give that money to organizations to specifically benefit the target populations within Eagle Mountain City. These organizations would be considered “subgrantees.”

Are we required to give money to subgrantees?

- No, it is optional.

If we accept entitlement status, will we be forced to participate in other federal programs?

- No, this agreement is just with HUD for the CDBG program.

Is this all about creating affordable housing?

- No.

Will the acceptance of the CDBG funds affect our Affordable Housing Plan?

- No. Even if some of the activities in the Affordable Housing Plan end up being funded by CDBG dollars, it does not need to be included in the Plan.
- If desired, activities outlined in the City’s Affordable Housing Plan can be funded with CDBG funds. On the other hand, the City may choose not to allocate any CDBG funding to affordable housing activities.
- It is up to each city to determine how best to utilize the allocated funds.

Additional Resources:

- Sample HUD CDBG contract
- Required Federal certifications
- Sample list of eligible activities
- See the online [CDBG handbook](#) for any questions beyond the scope of this staff report.

U. S. Department of Housing and Urban Development

Community Planning and Development

Region VIII, Denver
1670 Broadway Street
Denver, Colorado 80202-4801

Phone: 303-672-5414
Fax: 303-672-5028
Web: www.hud.gov



July 28, 2023

Tom Westmoreland, Mayor
Eagle Mountain City
1650 E. Stagecoach Run
Eagle Mountain, UT

Dear Mr. Westmoreland:

The City of Eagle Mountain has the sufficient population to meet the definition of a Metropolitan City under the Community Development Block Grant (CDBG) program. This means that Eagle Mountain is entitled to an annual formula allocation of CDBG funds in Federal Fiscal Year (FY) 2024 and in each subsequent year. We estimate that the City's FY 2023 CDBG allocation would have been approximately \$216,946. A difference in the amount appropriated by Congress for FY 2024 and other changes that affect the formula distribution of funds will cause the final amount to differ from this estimate.

The City of Eagle Mountain must provide a written confirmation to the U.S. Dept. of Housing and Urban Development's Region VIII Office of Community Planning and Development (HUD) of its intent to accept or defer its entitlement status, on or before **August 11, 2023**.

Should Eagle Mountain elect to receive these CDBG funds, the City must follow a citizen participation plan and prepare a Consolidated Plan (Plan) that includes a housing and homeless needs assessment, housing market analysis, strategic plan, action plan and certifications. The Plan must be submitted to this office between November 15, 2023, and August 16, 2024.

Please be advised that CDBG Program rules (24 CFR § 570.200(h)) permit a new CDBG formula grant recipient to receive reimbursement of costs necessary to develop its Consolidated Plan and undertake other administrative actions necessary to receive its first grant. Such costs may be reimbursed from Eagle Mountain's initial grant, provided that Congress appropriates funds for FY 2024, that the City completes an acceptable and timely Consolidated Plan, and that the costs meet other applicable requirements.

Eagle Mountain may also choose to "permanently" defer its entitlement status. This means that the City does not intend to accept its status in the foreseeable future. If Eagle Mountain elects to make this choice, it must notify this office in writing of this intent. HUD will not send any further notifications to the grantee regarding its potential entitlement status. Eagle Mountain may elect in the future to accept its entitlement status, as its decision to "permanently" defer its entitlement status is reversible; however, it will be the responsibility of the City to notify HUD if it changes its mind in the future.

If you have any questions or need further assistance, please contact Christopher Davis, Program Manager via email at Christopher.M.Davis@HUD.gov. We look forward to building an effective partnership with the city of Eagle Mountain.

Sincerely,

A handwritten signature in blue ink, appearing to read "Samuel Zach. Roth". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

for Noemi Ghirghi
Regional Director

cc: Kelly Jorgensen, Utah Field Office Director
Office of Field Policy and Management

The following lists are examples of CDBG activities that are eligible under certain circumstances. This list is not exhaustive, but rather a sample listing.

Public Facilities and Improvements (General)	Acquisition of Real Property	Homeownership Assistance (not direct)
Senior Centers	Disposition	Rental Housing Subsidies
Handicapped Centers	Clearance and Demolition	Security Deposits
Homeless Facilities (not operating costs)	Cleanup of Contaminated Sites	Housing Counseling
Youth Centers	Energy Efficiency Improvements	Construction of Housing
Neighborhood Facilities	Lead Based Paint/Hazards Test/Abatement	Direct Homeownership Assistance
Parks, Recreational Facilities	Code Enforcement	Rehab; Single Unit Residential
Parking Facilities	Residential Historic Preservation	Rehab; Multi-Unit Residential
Solid Waste Disposal Improvements	Non-Residential Historic Preservation	Public Housing Modernization
Flood Drainage Improvements	CDBG Operation and Repair of Foreclosed Property	Rehab: Other Publicly Owned Residential Buildings
Water/Sewer Improvements		Energy Efficiency Improvements
Street Improvements		Acquisition for Rehabilitation
Sidewalks		Rehabilitation Administration
Child Care Centers		Lead Based Paint/Hazards Test/Abatement
Tree Planting		Residential Historic Preservation
Fire Station/Equipment		
Health Facilities		
Abused and Neglected Children Facilities		
Asbestos Removal		
Facilities for AIDS Patients (not operating costs)		
Privately Owned Utilities		

Public Services (General)
Operating Costs of Homeless/AIDS patients programs
Senior Services
Handicapped Services
Legal Services
Youth Services
Transportation Services
Substance Abuse Services
Battered and Abused Spouses
Employment Training
Crime Awareness
Fair Housing Activities (Subject to Pub. Services Cap)
Tenant/Landlord Counseling
Child Care Services
Health Services
Abused and Neglected Children
Mental Health Services
Screening for Lead Based Paint/Lead Hazards
Subsistence Payments
Homeownership Assistance (not direct)
Rental Housing Subsidies
Security Deposits
Housing Counseling
Interim Assistance
Urban Renewal Completion
Relocation
Loss of Rental Income
CDBG Assistance to Institutes of Higher Education

Rehab; Publicly or Privately-Owned Commercial/Industrial
CI Land Acquisition/Disposition
CI Infrastructure Development
CI Building Acquisition, Construction, Rehabilitation
Other Commercial/Industrial Improvements
ED Direct Financial Assistance to For-Profits
ED Technical Assistance
Micro-Enterprise Assistance



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 15, 2023**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Consenting to the Appointment of Jayme Blakesley to the Employee Appeal Board for a Two-year Term, Through July 2025.		
ITEM TYPE:	Appointment		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Marcus Draper, Admin

PRESENTED BY:

Marcus Draper, City Attorney

RECOMMENDATION:

City staff recommends the City Council approve a Resolution of Eagle Mountain City, Utah, consenting to the appointment of Jayme Blakesley to the Employee Appeal Board for a two-year term.

BACKGROUND:

Eagle Mountain Municipal Code (EMMC) Chapter 2.18 Employee Appeal Board outlines the purpose of the Employee Appeal Board and the associated processes. The Board consists of a single member who must be a member of the Utah State Bar in good standing. This member is appointed by the Mayor with the advice and consent of the City Council for the time period set forth in the resolution consenting to the appointment.

The Employee Appeal Board exists to conduct hearings, investigate, and render decisions on appeals filed by employees regarding discharges, suspensions without pay, or involuntary transfers. The City currently does not have an active Board Member, and staff wishes to fill that role.

EMMC 2.17 Appointed Officers requires that the City Recorder, City Treasurer, City Attorney, City Engineer, and Director of Legislative Affairs (statutorily appointed positions) be appointed by the Mayor with the advice and consent of the City Council. EMMC 2.27 Appointment Process outlines the posting and noticing requirements

for the appointment of advisory board, statutorily appointed, and Planning Commission positions. As the Employee Appeal Board does not belong to one of those three groups, the procedures listed in EMMC 2.18 were followed.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[RES--Appointment of Employee Appeal Board Member](#)

RESOLUTION NO. R- -2023

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
CONSENTING TO THE APPOINTMENT OF JAYME BLAKESLEY TO THE
EMPLOYEE APPEAL BOARD FOR A TWO-YEAR TERM**

PREAMBLE

WHEREAS, Utah Code Annotated 10-3-1106 requires municipalities to provide an Appeal Board or a Hearing Officer to hear appeals from employees who are subject to discharge, suspension without pay, or involuntary transfer to a position with less remuneration; and

WHEREAS, Eagle Mountain Municipal Code Chapter 2.18 provides for an Employee Appeal Board consisting of a single member who is a member of the Utah State Bar in good standing; and

WHEREAS, the Employee Appeal Board Member is appointed by the Mayor, with the advice and consent of the City Council, and serves for a time period set forth in the resolution consenting to the appointment; and

WHEREAS, Jayme Blakesley is a qualified and suitable person to serve on the Employee Appeal Board.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah, that Jayme Blakesley is hereby appointed as Member of the Employee Appeals Board for a two-year term, through July 2025.

This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 15th day of August, 2023.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 15th day of August, 2023.

Those voting yes:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those absent:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 15, 2023**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Cleverly Court to the Foothill Residential Zone.		
ITEM TYPE:	Rezone and Preliminary Plat		
FISCAL IMPACT:			
APPLICANT:	Dallas and Heidi Cleverly		
GENERAL PLAN DESIGNATION Foothill Residential	CURRENT ZONE Agriculture	ACREAGE 1.25 plus any right-of-way fronting the property	COMMUNITY n/a

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

PRESENTED BY:

Robert Hobbs -- Planning Manager

RECOMMENDATION:

Staff suggests that the City Council approve the proposed Rezone and Preliminary Plat Approvals contingent upon:

1. Applicants' and project conformance to corrections required by the DRC, including corrections of stated setbacks on plat (to reflect FR zoning), inclusion of required utility easements, revision of callouts for front property line and street centerline, etc.

BACKGROUND:

The application package associated with this report proposes a rezone of a 1.25-acre parcel of land (Utah County Assessor No. 59:007:0122 -- also addressed as 4264 North Cedar Valley Drive -- which adjoins Eagle Point J Subdivision at the northeast end of N. Cedar Valley Drive) from Agriculture to Foothills Residential (FR), and, a request for a recommendation pertaining to an associated Preliminary Plat Application (Cleverly Subdivision) to facilitate creation of a one-lot residential subdivision on the same property.

In May the City was contacted by one of the Applicants about building a home on the property made the subject of this report. Ensuing discussions revealed the need for the Applicants to begin the process of seeking Rezone and Subdivision approvals from the City.

An application package was subsequently received from the Applicants to initiate that effort. DRC review of the proposed one-lot plat has already been conducted. The applications were presented to the Planning Commission on July 25th and received positive recommendations, predicated on Applicant/development compliance with one condition of approval.

ITEMS FOR CONSIDERATION:

Rezone

Five Principal Factors Affect(ing) Rezones -- in no particular order:

1. Proposed Zone Conformance to the Adopted General Plan Future Land Use Map:

Applicable Future Land Use Category/Setting: Foothill Residential
Proposed Zone: Foothill Residential

Compatibility Check Opinion: Agreeable conformity per EMMC § 17.25.020 and adopted General Plan

2. Harmonization with Surrounding Zoning:

EMMC § 17.60.160 Table establishes appropriate zone transitions and compatible adjacencies. The [proposed] FR Zone is compatible with the following currently adopted zones: Ag, RD2, R1, CN, OS-I, OS-N.

Zone(s) North: Ag

Zone(s) East: Ag

Zone(s) South: Residential (likely Tier II)

Zone(s) West: Ag and Residential (likely Tier II)

Zoning Compatibility Opinion: Agreeable Zoning Compatibility per EMMC § 17.60.160 and old "Residential Zone" content

3. Harmonization with Current, Immediately Adjoining Land Use(s):

Land North: Open

Land East: Open

Land South: Single-Family Detached Housing

Land West: Open

Land Use Compatibility Opinion: Proposed zoning is/would be compatible with existing and future land use development given that it facilitates residential development which is already planned for and in place in the area immediately abutting the Applicants' property.

4. City Utility and Emergency Services Issues:

Applicants are aware that whoever develops the property will be tasked with installing utilities for the homesite. Emergency services are available to the site.

5. Traffic Related Issues:

Applicants are aware that N. Cedar Valley Drive will have to be extended as part of their subdivision's development to a point in line with the proposed northern side property line of the future Lot 1. Improvements commensurate with that extension (i.e., curb, gutter, relevant sidewalk, travel lanes paving, etc.) will required. The road's right-of-way is, and is to continue to be, a 53' wide span and to match the profile coming from the south out of Eagle Point Subdivision J as proposed on Applicants' plans.

6. Property Values:

Land Valuation Opinion: Approval of the applications will expectedly make the Applicant's land more marketable and buildable in the current housing market in our area. Accordingly, we presume the property value of the Applicant's land will increase. No value decrease of consequence is predicted for adjoining lands.

Preliminary Plat (EMMC § 16.20)

The Project has been reviewed by the DRC Committee and suggested "redline" corrections incorporated into plat drawings (currently in Bluebeam electronic files).

Provided/proposed plat calculations:

Total Acreage -- .52 (22,575 sq. ft.)

Land Use Zone(s) -- FR

Total Lot Count – 1

Total Acreage in Lots – .52

Min. Lot Size Reqd. -- 10,890 sq. ft. (1/4 acre)

Min. Avg. Lot Size Reqd. -- 21,780 sq. ft. (1/2 acre) -- n/a

Min. Frontage Reqd. -- 90'

Min. Proposed Lot Frontage -- 108.76

Setback Reqd. (25' front/10' side/35' rear) -- plat note change required

Easements Reqd. as per City Engineering

Total Open Space Provided -- 0-acres

Asphalt Pavement Area Internal to Subd. -- 0 sq. ft.

Notes:

1. Project is a one-lot subdivision.
2. DRC review revealed the need to make some revisions to the plat. Those included re-labeling the front of Lot 1 an centerline of Cedar Valley Drive, changing setback callouts on the plat page to match those required by the Foothill Residential Zone and making engineering related corrections.

Open Space & Amenities (EMMC §§ 16.35.105 & 17.25.050(l):
Deemed as non-applicable given plat nature/lot count.

ROW: Right-of-way improvement relegated to extending the 53' wide ROW and associated street improvements of N. Cedar Valley Drive north across the front of the proposed Lot 1 to the northernmost corner/end of the lot thereby providing full improved street frontage to the lot and a stub for future extension to the north.

Screening: n/a

Correspondence: Any correspondence from agencies or the citizenry is hereto attached. Agency comments may express opinions regarding the plat and site plan application set, or, be geared towards recommending Conditions of Approval for the entitlement and/or subdivision request should they be approved.

REQUIRED FINDINGS:

Rezoning is a legislative decision and is considered valid if reasonably debatable and not illegal (i.e., the decision does not require the City Planning Commission or City Council to take action based

on findings of facts). The criteria for approval for a Rezone are listed in EMMC § 17.90.060.

Plat and site plan approvals are based upon compliance with City code requirements and requirements of any applicable Development Agreement(s). Approval criteria [Conclusions of Law] for a Preliminary Plat Approval review request are iterated in EMMC § 16.20.

PLANNING COMMISSION ACTION/RECOMMENDATION:

Approve with condition: 1. Applicants' and project conformance to corrections required by the DRC, including corrections of stated setbacks on plat (to reflect FR zoning), inclusion of required utility easements, revision of callouts for front property line and street centerline, etc.

ATTACHMENTS:

[ORD--Cleverly Court Rezone](#)

[Vicinity Maps](#)

[Future Land Use Map](#)

[Preliminary Plat](#)

[Utility Plan](#)

ORDINANCE NO. O- -2023

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
REZONING CERTAIN LANDS KNOWN AS CLEVERLY COURT
TO THE FOOTHILL RESIDENTIAL ZONE**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to rezone certain lands known as Cleverly Court to the Foothill Residential Zone, as set forth more specifically in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider and approve the rezone of certain lands known as Cleverly Court to the Foothill Residential Zone, as set forth in Exhibit A.
2. The lands depicted and described in Exhibit A are hereby rezoned to the density and uses as set forth more specifically in Exhibit A.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 15th day of August, 2023.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 15th day of August, 2023.

Those voting yes:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

NEARMAP aerial image of Property and surrounds



Cleverly Property Vicinity Map

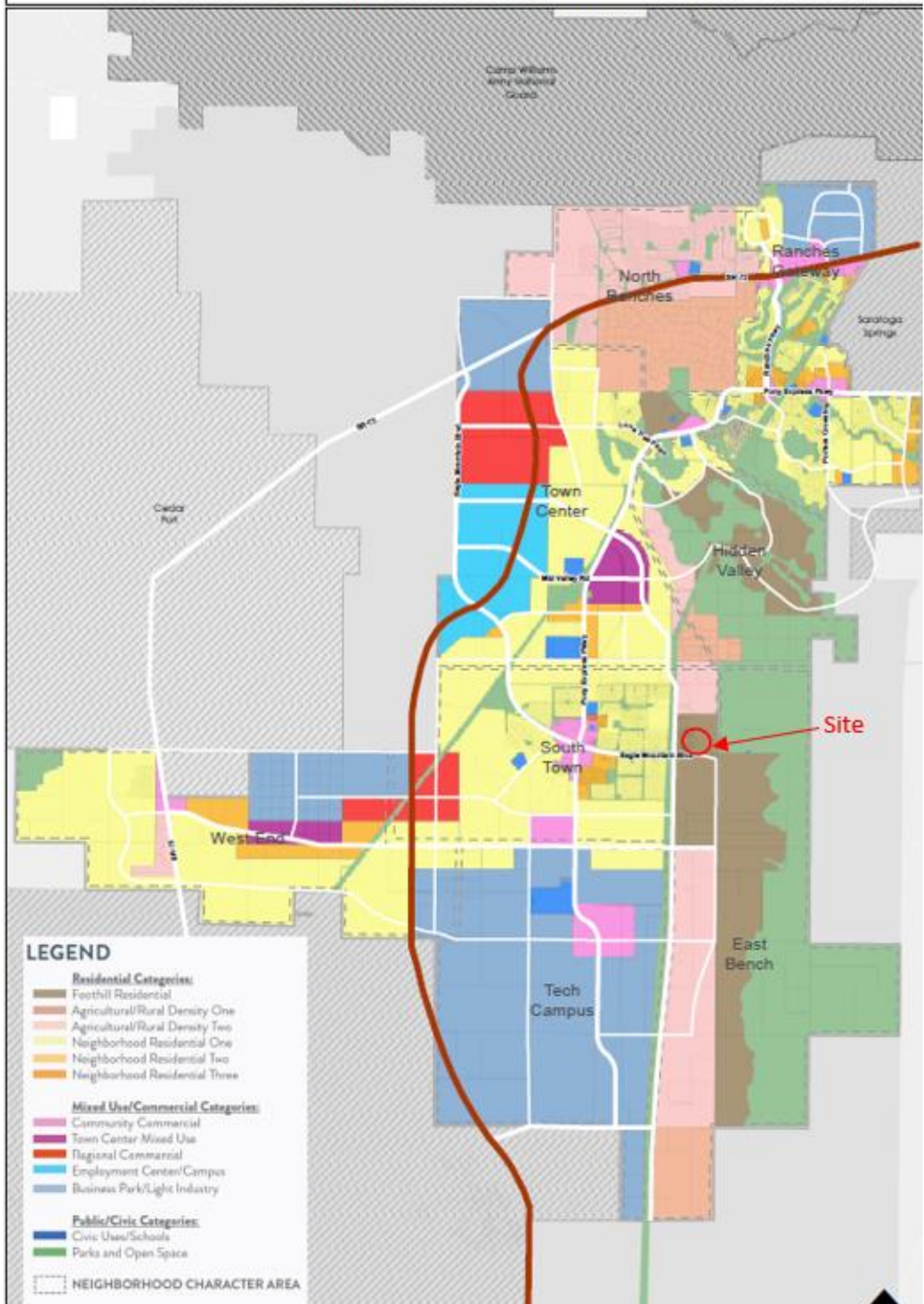
+ 0163
OF UTAH...
Value: \$0 - 99.96 acres

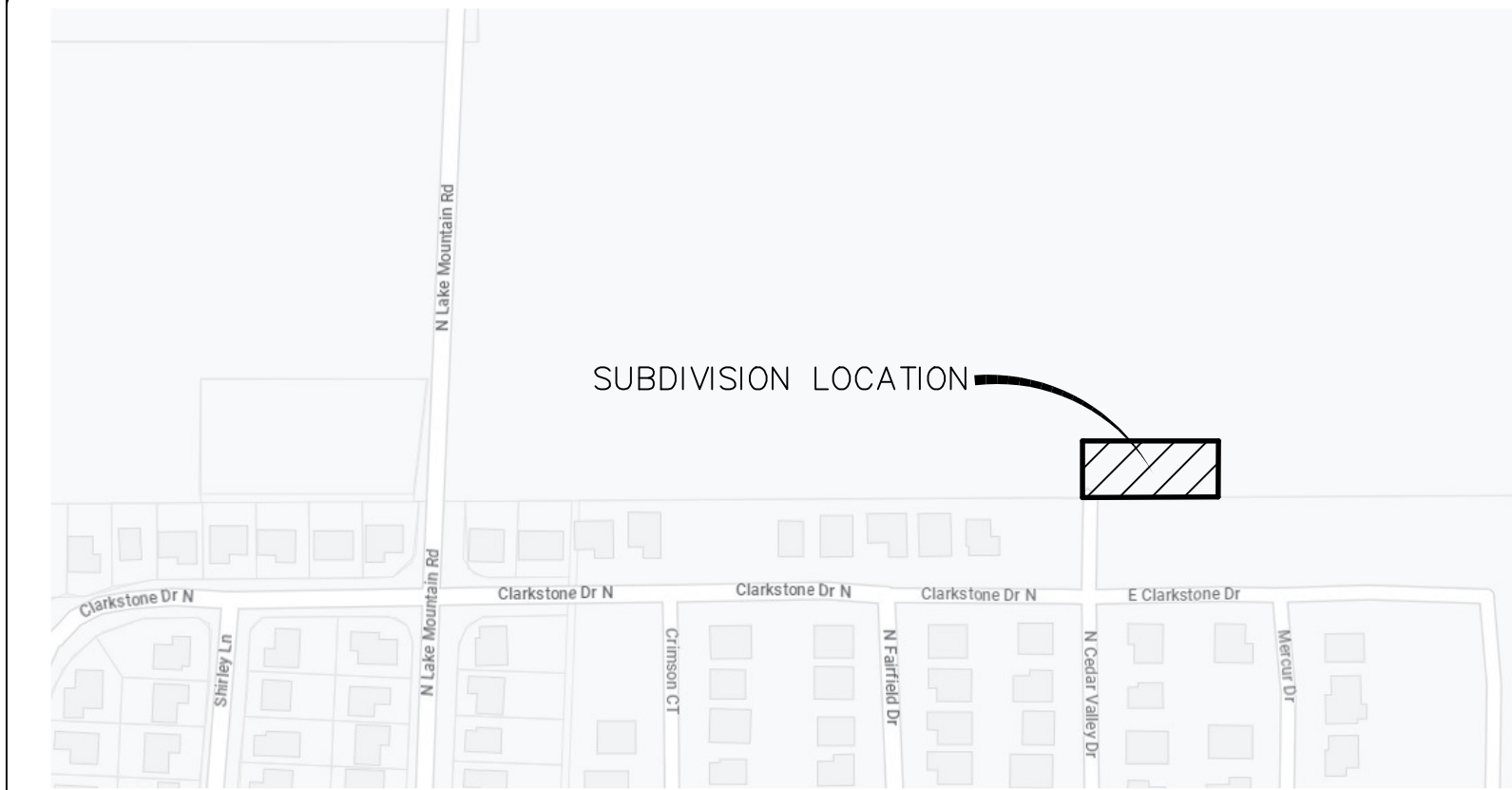
► Measurement



Open Deed Points Page

FUTURE LAND USE & TRANSPORTATION MAP





VICINITY MAP
-NTS-

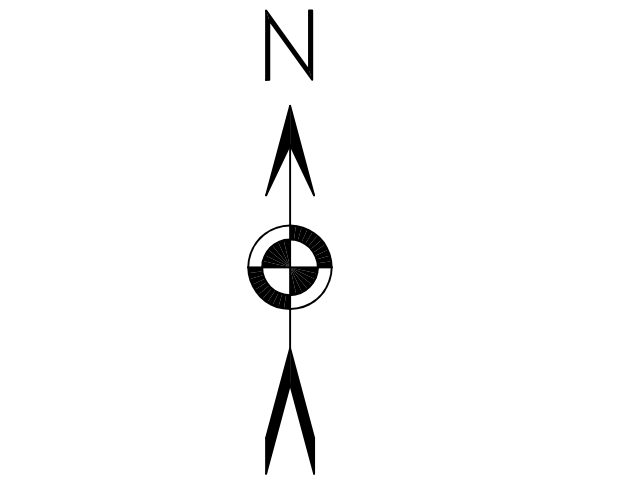
PLAT "A" CLEVERLEY COURT SUBDIVISION

PLAT CALCULATIONS:

TOTAL ACREAGE:	0.78 ACRES
BUILDABLE ACREAGE:	0.78 ACRES
TOTAL ACREAGE IN LOTS:	0.52 ACRES
RIGHT-OF-WAY AREA:	0.26 ACRES
TOTAL # OF LOTS:	1 LOT

LEGEND

- = SET 5/8" REBAR WITH CAP
◆ = SECTION CORNER
--- = LAND OWNER DEED DESCRIPTION LINE
--- = SECTION LINE
--- = EASEMENT
--- = DESCRIBED BOUNDARY
xxx EAST = LOT ADDRESS



SCALE
1"=20'

NORTHEAST CORNER OF THE
SOUTHEAST QUARTER OF
SECTION 7, T6S, R1W, SLB&M
(FOUND BC)

PLAT NOTES:

- SETBACKS: FRONT = 15'
DRIVEWAY = 22'
REAR = 20'
CORNER = 15'
SIDE = 15' TOTAL (5' MIN. & 10' ON GARAGE SIDE)
- ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.

LOT DRAINAGE NOTES:

- ALL LOTS ARE TO RETAIN ALL STORM WATER RUNOFF ON THEIR OWN LOT OR STORM WATER CAN BE DISCHARGED FROM THEIR LOT DIRECTLY INTO THE PUBLIC ROADWAY. HOWEVER, NO STORM WATER IS PERMITTED TO DRAIN ONTO AN ADJACENT LOT.
- ALL ROOF DRAINS FOR NEW HOMES ARE TO BE PIPED TO THE FRONT OF THE HOME SO THAT STORM WATER DISCHARGE FROM THE ROOF WILL DISCHARGE TO THE PUBLIC STREET.

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH HEREBY APPROVES THIS PLAT SOLELY FOR PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH
APPROVED THIS ____ DAY OF _____, 2023.

BY: _____ TITLE: _____

ROCKY MOUNTAIN POWER

- PURSUANT TO UTAH CODE ANN 54-3-27 THIS PLAT CONVEYS TO OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN 17-27a-603A(4)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAD UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 6a, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
 - ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER
DATE

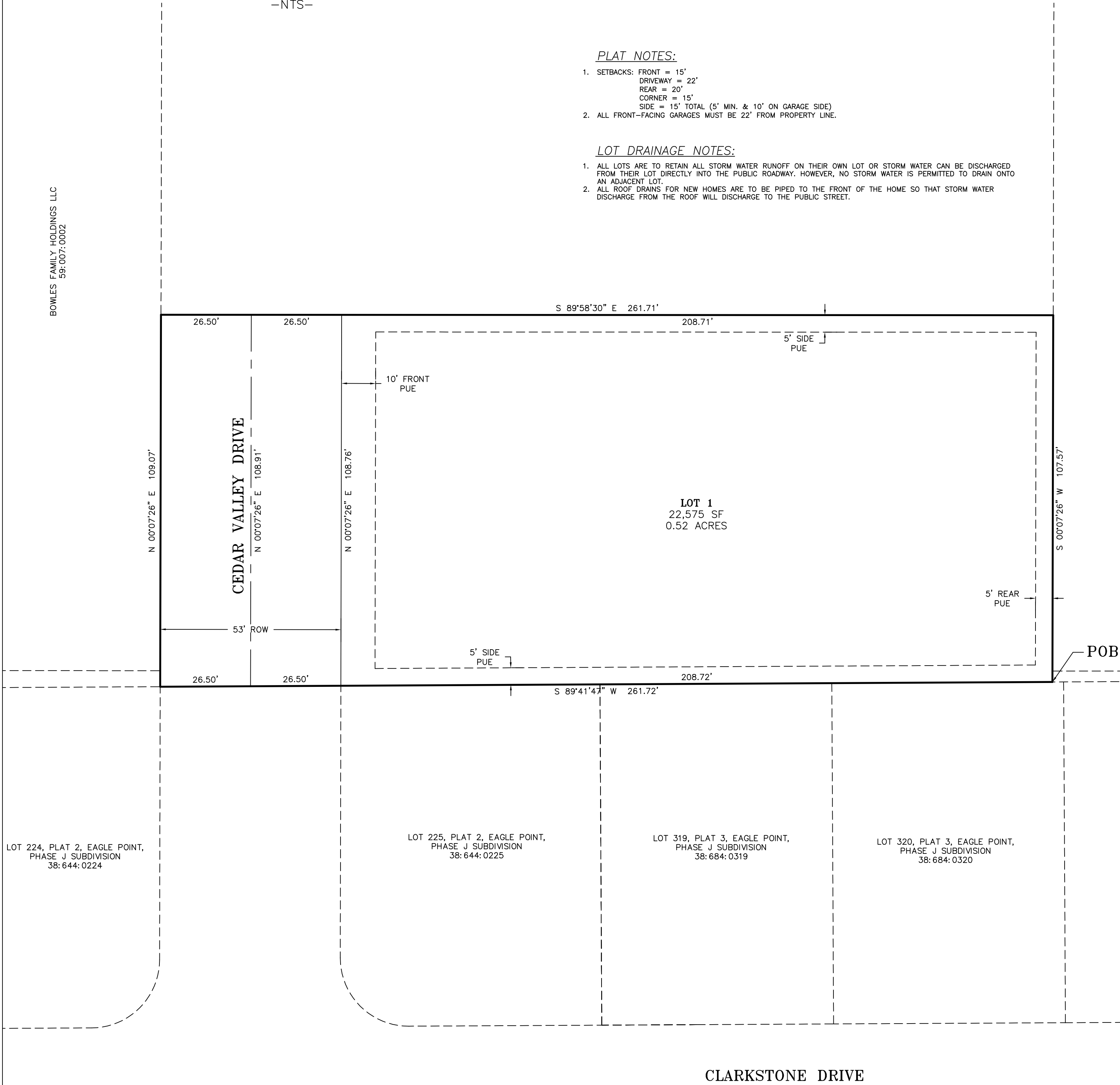
DIRECT COMMUNICATIONS

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH No.1701011.

DIRECT COMMUNICATIONS
DATE

BOWLES FAMILY HOLDINGS LLC
59:007:0002

BOWLES FAMILY HOLDINGS LLC
59:007:0002



CERTIFICATION

I Daryl N. Penrod, do hereby certify that I am a registered land surveyor, and that I hold a license in accordance with Title 58, chapter 22, professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated, 1953 as amended, certificate no. 5331527. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, and easements, have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah code Annotated, 1953 as amended, have verified all measurements, and have placed monuments as represented on the plat.

DARYL N. PENROD
DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S00°07'09"W 1221.52 FEET ALONG THE SECTION LINE AND S89°41'47"W 470.06 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE ALONG THE NORTH LINES OF PLATS 2 & 3, PHASE "J" OF THE EAGLE POINT SUBDIVISION S89°41'47"W 261.72 FEET TO THE NORTHEAST CORNER OF LOT 224 OF SAID PLAT 2, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY OF CEDAR VALLEY DRIVE; THENCE N00°07'26"E 109.07 FEET; THENCE S89°58'30"E 261.71 FEET; THENCE S00°07'26"W 107.57 FEET TO THE POINT OF BEGINNING. CONTAINING 0.78 ACRES OF LAND.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. THE PUBLIC UTILITY EASEMENTS TO ALL UTILITY PROVIDERS, PUBLIC OR PRIVATE, TO ALL LOT OWNERS, AND THEIR SUCCESSORS AND ASSIGNS IN PERPETUITY.

Landowners signatures

DALLAS CLEVERLEY

HEIDI CLEVERLEY

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE ____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, DALLAS CLEVERLEY AND HEIDI CLEVERLEY, THE SIGNERS OF THE FOREGOING CERTIFICATE WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

COMMISSION NUMBER _____ PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC
THIS ____ DAY OF _____ AD 2023.

APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____

APPROVED BY ENGINEER (SEE SEAL BELOW) _____ ATTEST BY CITY RECORDER (SEE SEAL BELOW)

PLAT "A" CLEVERLEY COURT SUBDIVISION

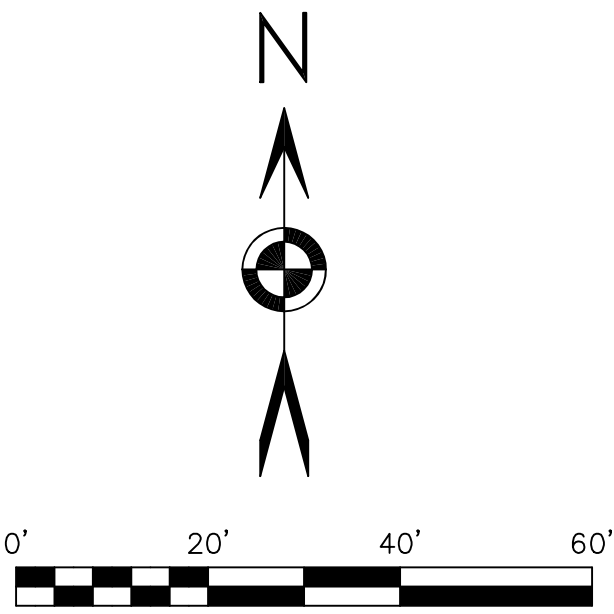
SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, S.L.B. & M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH
SCALE 1"= 20 FEET

SURVEYOR
CLERK
COUNTY RECORDER

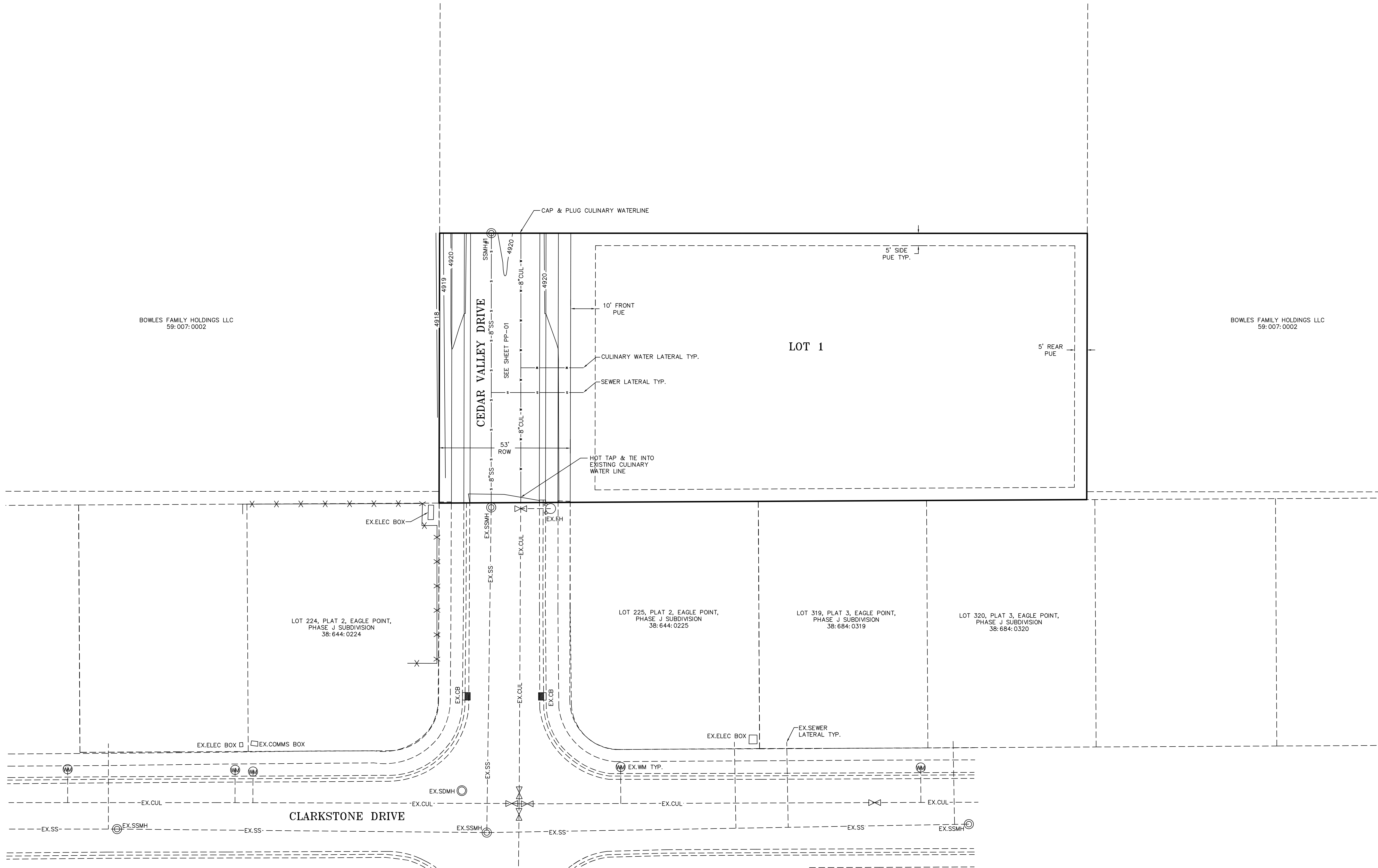
SOUTHEAST CORNER OF THE
SOUTHEAST QUARTER OF
SECTION 7, T6S, R1W, SLB&M

LUDLOW ENGINEERS & ASSOCIATES

1451 SOUTH MAIN NEPHI, UTAH 84648
VOICE (435) 623-0897 FAX: (435) 623-2381 LE 4241



SCALE
1"=20'



REVISIONS

- | | |
|----------|----------|
| 1. _____ | 4. _____ |
| 2. _____ | 5. _____ |
| 3. _____ | 6. _____ |

PROJECT NO.: LE 4241 SURVEYOR/DIRECTOR: D. PENROD
DATE: MAY 2023 FIELD SURVEYOR: M. JACOBSEN
SCALE: 1" = 20' DRAWN: K. ROUNDY
REVISION: _____ CHECKED: B. LUDLOW



LUDLOW ENGINEERING & ASSOCIATES
Subdivisions * Boundary Surveys * City Lot Surveys * ALTA Surveys
Claim Surveys * Control Networks * Construction Surveys * Topography
Civil * Sewer & Water Design * Residential & Commercial Structure
Subdivision Design * Site Plans * Road Design
1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

UTILITY PLAN

CLEVERLEY COURT SUBDIVISION
SECTION 7, T 6 S, R 1 W, SLB&M.
EAGLE MOUNTAIN, UTAH COUNTY, UTAH
MAY 2023

SHEET	4
C	
SHEETS	



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 15, 2023**

TITLE:	PRELIMINARY PLAT - Cleverly Court Subdivision		
ITEM TYPE:	Preliminary Plat		
FISCAL IMPACT:			
APPLICANT:	Dallas and Heidi Cleverly		
GENERAL PLAN DESIGNATION Foothill Residential	CURRENT ZONE Ag	ACREAGE .78	COMMUNITY n/a

PUBLIC HEARING:

No

PREPARED BY:

Robert Hobbs, Planning

PRESENTED BY:

Robert Hobbs -- Planning
Manager

RECOMMENDATION:

Please see the rezone staff report for information regarding the Cleverly Court preliminary plat.

BACKGROUND:

Please see the rezone staff report for information regarding the Cleverly Court preliminary plat.

ITEMS FOR CONSIDERATION:

Please see the rezone staff report for information regarding the Cleverly Court preliminary plat.

REQUIRED FINDINGS:

Please see the rezone staff report for information regarding the Cleverly Court preliminary plat.

PLANNING COMMISSION ACTION/RECOMMENDATION:

Please see the rezone staff report for information regarding the Cleverly Court preliminary plat.

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 15, 2023**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Section 17.70.030 Accessory Dwelling Unit Standards.		
ITEM TYPE:	Development Code Amendment		
FISCAL IMPACT:	N/A		
APPLICANT:	City-initiated		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:

Yes

PREPARED BY:

Steven Lehmitz, Planning

PRESENTED BY:

Steven Lehmitz

RECOMMENDATION:

Staff recommends the City Council approve an Ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Section 17.70.030 Accessory Dwelling Unit Standards.

BACKGROUND:

It is currently the City's practice to not require an internal connection from the primary unit to an attached or basement ADU, though it is not referenced in Code. The passing of Senate Bill 174, during the most recent Utah State Legislative Session, amended USC 10-9a-530 to make it so municipalities could not restrict internal connectivity for attached ADUs. The purpose of this amendment is to better align the City Code with Utah State Code to clearly reflect that we will not require internal connections of attached ADUs.

ITEMS FOR CONSIDERATION:

A common concern with attached ADUs is that without an internal connection requirement, they can easily become duplexes. However, it is challenging to police whether an internal connection is initially constructed or maintained. Staff realized this and why it has been the practice to not require the internal connections during the internal ADU application review. Approval of this amendment clarifies our compliance with the changes brought forth in Senate Bill 174.

REQUIRED FINDINGS:

Ordinances pertaining to development code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

Planning Commission voted 5-0 in favor of approving the proposed amendment.

ATTACHMENTS:

[ORD--EMMC 17.70.030 Accessory Dwelling Unit Standards](#)

[EMMC 17.70.030 Accessory Dwelling Unit Standards - Redlines](#)

ORDINANCE NO. O- -2023

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE
SECTION 17.70.030 ACCESSORY DWELLING UNIT STANDARDS**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend Eagle Mountain Municipal Code Section 17.70.030 Accessory Dwelling Unit Standards, as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to amend Eagle Mountain Municipal Code Section 17.70.030 Accessory Dwelling Unit Standards.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 15th day of August, 2023.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah
on this 15th day of August, 2023.

Those voting yes:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

Chapter 17.70 ACCESSORY DWELLING UNITS

17.70.030 Accessory Dwelling Unit Standards.

D. Location and Type. Accessory dwelling units may be allowed within or attached to the main single-family residential dwelling (basement or addition), over the garage (attached or detached), or in a detached accessory structure (cottage home, casita, guest house), where permitted by EMMC [17.25.030](#).

1. ADU – Basement. An accessory dwelling unit in a basement must have a separate exterior entrance located on either the side or the rear of the building. An internal connection to the primary dwelling is not required.
2. ADU – Attached. Accessory dwelling units attached to the primary dwelling as an addition shall meet all minimum setback standards required for the primary dwelling, as found in EMMC [17.25.040](#). Attached ADUs must have a separate entrance located on the side or in the rear of the building. An internal connection to the primary dwelling is not required.



EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 15, 2023

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.75 Standards for Special Uses and Section 17.35.030 Land Use Table (Commercial Zones) Regarding Automobile Sales, Racetracks, and Communication Facility Generators.		
ITEM TYPE:	Development Code Amendment		
FISCAL IMPACT:	N/A		
APPLICANT:	City-initiated		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:

Yes

PREPARED BY:

Steven Lehmitz, Planning

PRESENTED BY:

Steven Lehmitz

RECOMMENDATION:

Staff recommends the City Council approve an Ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code Chapter 17.75 Standards for Special Uses and Section 17.35.030 Land Use Table (Commercial Zones) regarding automobile sales, racetracks, and communication facility generators.

BACKGROUND:

While working on providing information to an applicant for a concept plan, it was discovered that Automobile Sales and/or Minor Service, listed in EMMC 17.35.030 needed to have specific standards set forth and approved in Chapter 17.75. Further review of 17.35.030 revealed that all superscript 5s should be deleted from the table, as those uses had special use standards approved already. Special use standards have not been approved for motorized vehicle racetracks, so those are being presented for approval at this time.

When this item was discussed with City Council during the last meeting, interest was expressed to have links for each special use listed in 17.35.030, referencing the appropriate section in Chapter 17.75 Standards for Special Uses.

In reviewing recent site plans for cell phone towers, exceptions were

granted for generators. Now it is proposed that generators be allowed so far as they are in conformance with the Code.

ITEMS FOR CONSIDERATION:

As noted elsewhere, the attached proposed ordinance outlines Special Use standards for automobile sales and racetrack uses, and permits generators in conjunction with [the installation of] communication towers and related facilities. The amendment also removes superscript "5" from the Commercial Zone Land Use Table; the footnote stating, "These special uses are considered prohibited until special use standards specific to these uses are approved and included in Chapter 17.75 EMMC." In the same Land Use Table, links are added for each special use, referencing the appropriate Special Use standards.

The addition of racetrack and automobile sales standards was deemed a needed addition to code -- given recent interest in vehicle sales lots. Some months ago, the City Council approved a new cell tower at Cedar Valley High School. Mentioned in discussions regarding the same (and since) has been the need to allow for emergency backup generators in conjunction with cell towers' installation(s).

REQUIRED FINDINGS:

Ordinances pertaining to Zoning Code Amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission recommends 5-0 that the City Council approve the request to amend Chapter 17.75 Standards for Special Uses and Section 17.35.030 Land Use Table (Commercial Zones) regarding automobile sales, racetracks, and communication facility generators with the following changes:

- 17.75.073(C)(1): "They will not cause traffic hazards or undue traffic congestion. This includes all loading and unloading of vehicles, which should occur on-site or within a designated area offsite which prevents unsafe interaction with traffic;"
- 17.75.073(C)(2): "Spray painting of vehicles shall not be conducted outside. Spray painting of parts shall occur inside a

fully enclosed building;”

- 17.75.073(C)(4): “Temporary canopy tents shall not be permitted when the tents are visible from the street except for special events associated with the subject business. Such events shall not be permitted for more than three days;” and
- 17.75.073(C)(7): “Automobiles being repaired shall be stored on-site behind a screened enclosure.”

ATTACHMENTS:

ORD--EMMC Title 17 - Automobile Sales, Racetracks, &
Communication Facility Generators
EMMC 17.35.030 and 17.75 - Redlines

ORDINANCE NO. O- -2023

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE
CHAPTER 17.75 STANDARDS FOR SPECIAL USES AND
SECTION 17.35.030 LAND USE TABLE (COMMERCIAL ZONES)
(AUTOMOBILE SALES, RACETRACKS, & COMMUNICATION FACILITY GENERATORS)**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Chapter 17.75 Standards for Special Uses and Section 17.35.030 Land Use Table (Commercial Zones), as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code, Chapter 17.75 Standards for Special Uses and Section 17.35.030 Land Use Table (Commercial Zones).
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 15th day of August, 2023.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 15th day of August, 2023.

Those voting yes:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

Chapter 17.35 COMMERCIAL ZONES

17.35.030 Land use table.

This land use table contains the various land uses that are permitted, special, and prohibited uses in the commercial zones. Uses that are not listed in this table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters.)

S = Special (Special uses are permitted uses that must also comply with the standards listed in Chapter [17.75](#) EMMC that are specific to that type of use.)

BLANK = Prohibited

Land Use Table			
LAND USE	ZONING DISTRICT		
	Commercial Neighborhood (CN)	Commercial Community (CC)	Commercial Regional (CR)
RESIDENTIAL USES			
Assisted Living Facility (12+ residents)		S (EMMC 17.75.042)	
Assisted Living Facility (up to 12 residents)	P	P	
Bed and Breakfast	P	P	
Caretaker/Security Guard Dwelling Unit			
Residential Juvenile Group Home; Residential Facility for Persons with a Disability; Residential		S	

Rehabilitation and Treatment Facility			
Skilled Nursing Facility; Transitional Care Facility		P	
CIVIC/INSTITUTIONAL			
Cultural and Entertainment Uses (theaters, museums, galleries, libraries, performing arts studios, movies, etc.)		P	P
Schools (Public/Charter/Private)	S (EMMC 17.75.051)	S (EMMC 17.75.051)	
Public/Civic Buildings and Facilities (city owned)	P	P	P
Public Parks, Plazas, Trails, and Open Space	P	P	P
Religious or Cultural Meeting Halls	P	P	P
Sports Facilities/Arenas/Fields (indoor)		P	P
Transit Stop (bus, light-rail)	P	P	P
COMMUNICATION AND UTILITIES			

Communication Facilities and Towers	S ^s (EMMC 17.75.091)	S ^s (EMMC 17.75.091)	S ^s (EMMC 17.75.091)
Electrical Substations and Power Transmission Lines		S ^s (EMMC 17.75.092)	S ^s (EMMC 17.75.092)
Public and Private (with franchise agreement) Utility Underground Lines, Utility Buildings, and Other Above Ground Structures	S ^s (EMMC 17.75.092)	S ^s (EMMC 17.75.092)	S ^s (EMMC 17.75.092)
Public and Private Utility Equipment and Inventory Storage, Fenced or Enclosed	S ^s (EMMC 17.75.092)	S ^s (EMMC 17.75.092)	S ^s (EMMC 17.75.092)
COMMERCIAL/NONRESIDENTIAL USES			
Adult Group Care Facility (nonresidential)		P	
Animal Care Service		S ^s (EMMC 17.75.061)	S ^s (EMMC 17.75.061)
Athletic Instruction, Including Dance, Gymnastics, Martial Arts, etc.	P	P	P
Automobile Gas/Service Stations	S (EMMC 17.75.062)	S (EMMC 17.75.062)	S (EMMC 17.75.062)

Automobile Sales and/or Minor Service		S (EMMC 17.75.073)	S (EMMC 17.75.073)
Automobile Service and Repair (minor)		P	P
Automobile Service and Repair (including auto body)		P	P
Banks and Credit Unions	P	P	P
Brewery (ancillary to a restaurant)		P	P
Car Wash		P	P
Car Wash (ancillary to a gas/service station)	S ^s (EMMC 17.75.062)	P	P
Check Cashing and Deferred Deposit Lenders ³			S ^s (EMMC 17.75.063)
Child Day Care Center or Preschool	P	P	P
Construction and Equipment Sales/Rental			P
Convenience Store; Corner Market	P	P	P
Dialysis Center		P	P

Fitness Center	P	P	P
Flex Office/Retail/Warehouse			P
Grocery Store, Small/Neighborhood (generally < 30,000 sq. ft.)	P	P	P
Grocery Store, Medium/Community (generally 30,000 – 75,000 sq. ft.)		P	P
Grocery Store, Large/Regional (generally > 75,000 sq. ft.)			P
Hospital			P
Hotel ⁴		P	P
Indoor Shooting Range		S (EMMC 17.75.072)	S (EMMC 17.75.072)
Laundry Services (no on-site dry cleaning)	P	P	P
Mortuary		P	P
Office (medical, health care, professional)	P	P	P
Outdoor Sales and Display (including storage of materials, products, and equipment	S ^s (EMMC 17.75.064)	S ^s (EMMC 17.75.064)	S ^s (EMMC 17.75.064)

incidental to an allowed use)			
Parking Garage		S ^s (EMMC 17.75.065)	P
Pawn Shop			P
Pharmacy (retail)	P	P	P
Plant and Tree Nursery/Garden Center (with outside display; min. 1 acre lot)	S ^s (EMMC 17.75.066)	P	P
Plasma, Blood Collection			P
Race Tracks for Go-Carts, ATVs, and Other Motorized Sports Recreational Facilities			S ^s (EMMC 17.75.074)
Reception/Conference/Meeting Center	S ^s (EMMC 17.75.068)	S ^s (EMMC 17.75.068)	S ^s (EMMC 17.75.068)
Recreation (indoor)		P	P
Recreational Vehicle Sales/Rentals		P	P
Restaurant or Bakery	P	P	P
Retail Sales, General ¹		P	P
Retail Sales, Neighborhood	P	P	P

(generally < 5,000 sq. ft.) ²			
Retail Sales, Regional (generally > 55,000 sq. ft.)			P
Salon (hair, nails, etc.)	P	P	P
State Liquor Store		P	P
Temporary Sales (Christmas tree lots, farmers market or fruit/vegetable stands, fireworks, food trucks, snow cones, etc.)	S ⁵ (EMMC 17.75.103)	S ⁵ (EMMC 17.75.103)	S ⁵ (EMMC 17.75.103)
Tobacco Specialty Business		S ⁵ (EMMC 17.75.071)	S ⁵ (EMMC 17.75.071)

¹ Includes arts and crafts sales, body art facility, electronic media rental and sales, hardware and home improvement, pet store, and uses deemed similar or appropriate by the city.

² Includes bookstore, copy center or postal center, floral sales, ice cream or dessert shop, and uses deemed similar or appropriate by the city.

³ Check cashing and deferred deposit lenders include any business that must register in accordance with Section [7-23-101](#) et seq., Utah Code Annotated.

⁴ Hotels offering extended stay must include a mix of extended stay and standard rooms (maximum 70 percent extended stay).

⁵ These special uses are considered prohibited until special use standards specific to these uses are approved and included in Chapter [17.75](#) EMMC.

Chapter 17.75 STANDARDS FOR SPECIAL USES

17.75.073 Automobile sales and/or minor service

Automobile sales and/or minor service operations may be permitted only where:

- A. Nuisance. They will not be a nuisance to residences and other surrounding uses.
- B. Automobile Display Areas. Automobile displays are subject to the following restrictions:
 - 1. Display areas shall not be permitted in rights-of-ways, walkways, sidewalks, park strips, and required landscape buffers;
 - 2. Display areas shall be designated through the site plan approval process;
 - 3. Display areas shall be of concrete, asphalt, or another impervious surface;
 - 4. Display areas shall be a minimum of ten feet inside the back of the sidewalk;
 - 5. Display areas shall comply with the clear vision triangle setbacks;
 - 6. Vehicles in the display area shall not exceed a maximum height of ten feet, such height including both the vehicle and display surface as measured from the height of the nearest sidewalk to the highest point of the vehicle.
- C. Operating Conditions.
 - 1. They will not cause traffic hazards or undue traffic congestion. This includes all loading and unloading of vehicles, which should occur on-site *or within a designated area offsite which prevents unsafe interaction with traffic*;
 - 2. Spray painting of vehicles shall not be conducted *outside*. Spray painting of parts shall occur inside a fully enclosed building;
 - 3. Accessory sales activities (i.e., tires, parts, seat covers, floor mats, window tinting, sound systems, etc.) shall not occur outside a fully enclosed building;
 - 4. Temporary canopy tents shall not be permitted when the tents are visible from the street *except for special events associated with the subject business. Such events shall not be permitted for more than three days*;
 - 5. All signage shall conform to the standards in Chapter 17.80 EMMC;
 - 6. Junkyard or automobile dismantling activities shall not be conducted;
 - 7. Automobiles being repaired shall be stored on-site *behind a screened enclosure*.

*Italicized font are changes proposed by the Planning Commission.

Chapter 17.75 STANDARDS FOR SPECIAL USES

17.75.074 Racetracks for go-karts, ATVs, and other motorized sports recreational facilities

Racetracks for go-karts, ATVs, and other motorized sports recreational facilities may be permitted only where:

- A. Nuisance. They will not be a nuisance to residences and other surrounding uses:
 - 1. Noise shall comply with Chapter 8.15 EMMC;
 - 2. Lighting shall comply with Chapter 17.56 EMMC.
- B. Fencing. Racetracks and associated facilities that are not located within a building shall be contained within a continuous *masonry or decorative concrete wall* no less than six feet in height for public safety purposes.
- C. Operating Conditions.
 - 1. During non-operating hours, all motorized vehicles shall be kept within a locked enclosure.

*Italicized font are changes suggested by the City Council.

Chapter 17.75 STANDARDS FOR SPECIAL USES

17.75.091 Communication facilities and towers

This section is inclusive of wireless telecommunication, radio, microwave, and other transmission towers.

Communication facilities and towers may be permitted only where:

A. General. The following development standards shall be applicable to all facilities regardless of the facility type or zone within which the facility is proposed to be located:

- 1. The proposed facility shall be located on an approved structure and/or site in conformance with this code. If a proposed facility site does not conform to this code, the carrier shall submit and have approved a plan to bring the structure and/or site into conformance with the code prior to completion and operation of the proposed facility.
- 2. Any associated mechanical or electrical equipment shall be completely screened from view, from rights-of-way, on-site parking areas and adjacent properties, with a solid fence or wall.
- 3. The proposed facility, including associated mechanical and electrical equipment, shall not be located within a public right-of-way.
- 4. The proposed facility shall conform to the requirements of this title, this code, and other laws, including pertinent federal regulations of the Federal Communications Commission (FCC) and the Federal Aviation Administration (FAA).

5. Copies of required permits from pertinent federal agencies establishing compliance with applicable federal regulations shall be filed with the city prior to the issuance of any permit for a proposed facility.
6. The proposed facility shall conform to applicable development standards set forth in this section.
7. Lightning rods shall not be included in the height calculation for any facility.
8. Antennas and equipment boxes on the utility poles shall be painted to match the pole to which it is attached to minimize visual impacts.
9. ~~Generators or~~ Noise producing venting systems shall not be used.
10. Lighting for aircraft is prohibited except where required by federal law.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 15, 2023**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Sections 17.10.30 Definitions, 17.35.030 Land Use Table (Commercial Zones), 17.37.030 Land Use Table (Business Park Zones), 17.38.035 Special Uses (Commercial Storage zone), 17.40.040 Conditional Uses (Industrial Zone), and 17.75.046 Caretaker Dwelling, regarding Caretaker Dwellings and Self-Storage or Mini-Storage uses.		
ITEM TYPE:	Development Code Amendment		
FISCAL IMPACT:	N/A		
APPLICANT:	City-initiated		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:
Yes

PREPARED BY:
David Stroud, Planning

PRESENTED BY:
David Stroud

RECOMMENDATION:

Staff recommends the City Council discuss and approve with any necessary modifications.

BACKGROUND:

At the direction of the City Council, staff has drafted code to permit the use of a Caretaker Dwelling in certain zones. Such use is typically associated with Self-Storage or Mini-Storage uses, although other uses may be appropriate. One additional use that was discussed with the City Council was that of a Caretaker Dwelling in conjunction with a Mortuary use. Draft code is proposed to permit as a special use a Caretaker Dwelling associated with a Mortuary in the Commercial Regional zone, Commercial Community zone, and the Light Manufacturing/Distribution zone. It is also proposed to permit as a special use associated with Self-Storage or Mini-Storage in the Light Manufacturing/Distribution zone. An additional change is to remove Self-Storage or Mini-Storage as conditional use in the Industrial zone. Self-Storage or Mini-Storage will then remain as a conditional use in the Commercial Storage zone and a permitted use in the Sweetwater Industrial Overlay zone.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

Ordinances pertaining to Zoning Code Amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[ORD--EMMC Title 17 - Caretaker Dwellings](#)
[Caretaker Dwelling and Self Storage Code](#)

ORDINANCE NO. O- -2023

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE
EAGLE MOUNTAIN MUNICIPAL CODE SECTIONS 17.10.30 DEFINITIONS,
17.35.030 LAND USE TABLE (COMMERCIAL ZONES), 17.37.030 LAND USE
TABLE (BUSINESS PARK ZONES), 17.38.035 SPECIAL USES (COMMERCIAL
STORAGE ZONE), 17.40.040 CONDITIONAL USES (INDUSTRIAL ZONE),
AND 17.75.046 CARETAKER DWELLING
(CARETAKER DWELLINGS)**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Sections 17.10.30 Definitions, 17.35.030 Land Use Table (Commercial Zones), 17.37.030 Land Use Table (Business Park Zones), 17.38.035 Special Uses (Commercial Storage zone), 17.40.040 Conditional Uses (Industrial Zone), and 17.75.046 Caretaker Dwelling, as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code, Sections 17.10.30 Definitions, 17.35.030 Land Use Table (Commercial Zones), 17.37.030 Land Use Table (Business Park Zones), 17.38.035 Special Uses (Commercial Storage zone), 17.40.040 Conditional Uses (Industrial Zone), and 17.75.046 Caretaker Dwelling
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 15th day of August, 2023.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah
on this 15th day of August, 2023.

Those voting yes:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

17.10.030 Definitions.

“Caretaker Dwelling” shall mean an accessory use where a caretaker is permitted to reside on-site at the place of business for which they are charged to look after. The caretaker dwelling shall include cooking, sleeping, and sanitation facilities.

17.35.030 (Commercial Zones)

Land Use	Zoning District		
	Commercial Neighborhood (CN)	Commercial Community (CC)	Commercial Regional (CR)
Mortuary		P	P
<u>Mortuary with a Caretaker Dwelling</u>		<u>S</u>	<u>S</u>

17.37.030 (Light Manufacturing/Distribution zone)

Land Use	Zoning District		
	Light Manufacturing/Distribution (LMD)	Medical/Education Campus (MEC)	Office Professional (OP)
Mortuary	P		
<u>Mortuary with a Caretaker Dwelling</u>	<u>S</u>		

17.38.035 Special Uses (Commercial Storage Zone)

The following land uses shall be permitted special uses in the Commercial Storage zone. Any special use not specifically permitted in this chapter shall be prohibited.

A. Caretaker Dwelling in conjunction with Self-Storage or Mini-Storage units and in compliance with EMMC 17.75.046.

17.75.046 Caretaker Dwelling (Standards for Special Uses)

A Caretaker Dwelling shall comply with the following:

1. A single caretaker dwelling shall be incidental and accessory to the primary use of the property;
2. Shall not be larger than 1,200 square feet;

3. Be located within or attached to the principal structure utilizing complimentary and code compliant architectural materials;

4. Have a minimum of two parking stalls in a garage or carport dedicated to the caretaker dwelling;

5. One caretaker dwelling is allowed per principal use;

6. Occupied or rented only by a single employee or subcontractor (with or without family members) of the legal entity which owns the principal use being cared for. The caretaker shall be employed at least fifty percent of the time as an employee or subcontractor of the legal entity which occupies main building on the subject property; and

7. Any person occupying shall submit evidence of compliance with this Section upon request of the City.

17.40.040 Conditional Uses (*Industrial Zone*)

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area and special uses as defined in Chapter 17.75 EMMC will be considered:

A. Automobile gas/service stations;

B. Automobile sales and/or service;

C. Auto and truck repair, including auto body;

D. Convenience store;

E. Motels and hotels;

F. Restaurants and banks (with drive-through service facilities);

G. Printing, lithography and publishing establishments;

H. Wholesale trade, warehousing, distribution and other operations characterized by the need for large truck and shipping establishments;

I. Laundry and dry cleaning establishments;

J. Contract construction services establishments;

K. Commercial and industrial laundries;

~~L. Self storage or mini storage units;~~

~~ML~~. Light manufacturing of finished products or parts, including processing, fabrication, assembly, treatment, packaging, and incidental storage of such products. Such uses include, but are not limited to, food, beverages, apparel, textiles, pharmaceuticals, household appliances and plastics;

~~NM~~. Recycling facilities;

~~ON~~. Other businesses retailing goods and services or rendering personal services for a fee, except as otherwise regulated by the city's ordinances;

~~PQ~~. Other manufacturing businesses;

~~QP~~. Sexually oriented businesses;

~~RQ~~. Moving and storage facilities and businesses;

~~SR~~. Indoor shooting range – special use. [Ord. O-04-2022 § 2 (Exh. A); Ord. O-21-2018 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 8.4)].



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 15, 2023**

TITLE:	UPDATE - Legislative Priorities List		
ITEM TYPE:	Discussion		
FISCAL IMPACT:	n/a		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Cliff Strachan, Admin

PRESENTED BY:

Cliff Strachan, Director of
Legislative Affairs

RECOMMENDATION:

That the City Council consider the Items for Consideration and adopt the following:

PROPOSED MOTION (three parts, one motion):

1. That the City Council prioritize as Secondary Priorities, in the order listed on the Legislative Priorities List, as it was presented today, the following proposed issues: 23.041 Shared Parking, 23.043 Adjust TMP to designate Midvalley Road as an expressway, 23.038 MIHP re Planned uses for RDA housing allocation funds, 23.040 Fencing Code, 23.042 Safe Routes for Schools as a calendar item, 23.036 MIHP re Impact Fees for ADUs, 23.037 MIHP re Transfer of Development Rights, and 23.025 Powerline Corridor Development.
2. That other issues suggested at the August 1 meeting, remain in the Proposed section, namely: 23.035 MIHP re Mortgage Assistance Program, and 23.039 MIHP re Adopt land use ordinance re 10% moderate income housing dedication.
3. That the following items be removed from the Legislative Priorities List: 23.022 Affordable Housing, 23.014 PUE sizes, and 23.021 Track Strategic Objectives and Goals, 23.017 Calendar Items, and 23.020 Agendas.

BACKGROUND:

EMMC 2.15.100 establishes a legislative priorities list to clarify by adoption or amendment the authorized ongoing priorities of the city council and to provide direction to the city administrator in prioritizing the day-to-day activities of the director of legislative affairs. The list is provided for information and discussion. The city council may make changes to the list of priorities via majority vote.

ITEMS FOR CONSIDERATION:

At the August 1, 2023 meeting of the City Council, council members proposed nine issues be added to the Legislative Priorities List. Staff polled members individually concerning all issues on the full list, tallied and scored the results, which overall scores are shown on the attached document. Of issues already prioritized on the list as High or Secondary, none moved from its prioritization but some movement occurred relative to other issues.

Based on the scoring, it is recommended that the following issues introduced as proposed at the August 1 meeting or which were previously listed as proposed now be prioritized as "Secondary Priority": 23.041 Shared Parking, 23.043 Adjust TMP to designate Midvalley Road as an expressway, 23.038 MIHP re Planned uses for RDA housing allocation funds, 23.040 Fencing Code, 23.042 Safe Routes for Schools as a calendar item, 23.036 MIHP re Impact Fees for ADUs, 23.037 MIHP re Transfer of Development Rights, and 23.025 Powerline Corridor Development.

Other items suggested at the August 1 meeting should remain in the Proposed section including: 23.035 MIHP re Mortgage Assistance Program, and 23.039 MIHP re Adopt land use ordinance re 10% moderate income housing dedication.

It is recommended to remove from the list the following items: 23.022 Affordable Housing, which is replaced by 5 MIHP (moderate income housing program) items, 23.014 PUE Sizes, recommended for removal by Council member Curtis, and three items that already

fit the duties and responsibilities of staff per EMMC 2.19.030:
23.021 Track Strategic Objectives and Goals, 23.017 Calendar Items,
and 23.020 Agendas. These last four items have been listed as
"Proposed" since May 2, 2023.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Legislative Priorities List Revisited](#)

Legislative Priorities List																Scored	
Number	Issue	Description	Priority [see EMMC 2.15.100]	Status	Target Date	Date of last update	Comment/Update	Date proposed	Date Adopted	Work with:	Proposed by:	#A	#B	#C	Score	Priority	
23.001	Title 16 Subdivisions	Review and update language, address concerns in preliminary and final plat approvals regarding language and requirements due to SB174 (state removes council review of residential plats). Tighten up the code.	High Priority	In Progress	2/1/2024	8/1/2023	On the agenda at the 8/1/2023 work meeting. Re SB174	5/2/2023	5/16/2023	Mumford	Curtis	5			3.00	A	
23.009	Facilities Master Plan	Create or update the Facilities Master Plan. Include civic buildings in the plan. Other comments include: Is there a deed restriction that prevents the cemetery from growing...Pony Express Park. Need to have a financial plan to accomplish.	High Priority	In Progress	12/31/2023	6/6/2023	Contracted with Galloway, staff is meeting every two weeks; have toured existing facilities and met with key staff; and assessing space and staffing needs/wants through surveys and interviews. Not yet at the writing stage.	5/2/2023	5/16/2023	Weber	Curtis	5			3.00	A	
23.010	City Hall Land Acquisition	Need to prioritize land acquisition for future civic uses, of different types.	High Priority	New			Related to the Facilities Master Plan project.	5/2/2023	5/16/2023	Jerome	Curtis	5			3.00	A	
23.018	Transportation Funding	Work with MAG/UDOT/Lehi/Saratoga etc. to find out about our transportation funding. For example, the overpass for Mountain View Corridor and SR73.	High Priority	New			This is relevant per EMMC 2.19.030.G. Address needed UDOT projects. Overpass project is located in Saratoga Springs.	5/2/2023	5/16/2023	Trusty	Love	5			3.00	A	
23.030	Development Code	The Utah Legislature passed several bills in 2023 that necessitate changes to the city's code. SB174, HB364, HB406, HB265, and SB118 all affect the city's development codes. SB199 makes certain land use laws not referrable	High Priority	In Progress	Various	8/1/2023	Most items (SB174, are on the agenda at the 8/1/2023 work meeting. Waiting on internet domain names per SB127.	5/2/2023	5/16/2023	Mumford	Love	5			3.00	A	
23.034	Water Conservation Issues	Adjust water rates to save for infrastructure needs.	High Priority	In Progress	8/31/2023	8/1/2023	Staff has prepared a rate review focused on O&M (operations and maintenance), recognizes that some future infrastructure costs will be covered by Impact Fees. Current tiers for water conservation capture 95% of users in the first tier. Staff is meeting individually with council members to preview. The proposed rates will be discussed in Council work session on August 15.	5/8/2023	5/16/2023	Trusty	Burnham	5			3.00	A	
23.011	Airport & Midvalley Roads	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	High Priority	In Progress	12/31/2024	8/1/2023	Phase 2 of Airport Road has \$9.1 million set aside from the 2022 Sales Tax bond that was issued. The City was also awarded \$7.2 million from the Transportation Improvement Plan managed by MAG. This funding will become available in FY 2026 and will be used to pay back any transportation impact fees used to make debt service payments on the 2022 Sales Tax Bond and then the remaining funds can either be held to pay the debt off early or held in reserves to make the future debt service payments. The city council approved the change order (CO) to complete the design at the last meeting. The surveyor will be out [in May], ... design completed by November. ...out to bid for construction next spring but ... still need to get right of way before ... [beginning] construction. ROW acquisition is progress, eminent domain letters have been sent, working on legal descriptions. Midvalley Road project widening is already awarded. Extension to Eagle Mountain Blvd is in design.	5/2/2023	5/16/2023	Trusty	Curtis	4	1		2.80	A	
23.002	Zoning Map Update	Update the city's zoning map(s).	High Priority	In Progress	8/31/2023	8/1/2023	Planning is actively working on this, with weekly meetings; because of a staffing change, it has been reassigned to the engineering department GIS staff. Estimated completion at two-thirds done. Status to be discussed 8/15/23.	5/2/2023	5/16/2023	Mumford	Curtis	4	1		2.80	A	

Legislative Priorities List																Scored	
Number	Issue	Description	Priority [see EMMC 2.15.100]	Status	Target Date	Date of last update	Comment/Update	Date proposed	Date Adopted	Work with:	Proposed by:	#A	#B	#C	Score	Priority	
23.024	Future Land Use Plan	Redo residential zoning to specify housing unit mix.	High Priority	New			Within R1 there are various lot sizes, developers can propose all smaller size; wants a variety in each development. Tie this into the General Plan item. Working on General Plan map first.	5/2/2023	5/16/2023	Mumford	Love	4	1		2.80	A	
23.032	Irrigation pipe requirements in code	Currently, we don't require it. Require purple pipe to make use of secondary water or other reuse options for the future.	High Priority	Ongoing		8/1/2023	A plan exists, city code authorizes where city can supply water within 3 years. All 3 phases of the plan would cost \$70+M. Currently, pipe runs to Corey Wride Park. A new plan would likely scale it back to be available for schools and regional parks. Requires reuse water. Preparing an RFP for a phased approach to implementation. Parkway Fields now includes irrigation.	5/2/2023	5/16/2023	Trusty	Love	4	1		2.80	A	
23.008	Rodeo Feasibility Study	Coordinate a feasibility study to consider relocating the rodeo.	Secondary Priority	New		6/6/2023	The rodeo facility should be part of the Facilities Master Plan. A study for relocating can be done separately.	5/2/2023	5/16/2023	Weber	Curtis	2	3		2.40	B	
23.023	Water Plan	Establish a water plan based on residential density. Need to get a water element into the GP.	Secondary Priority	New		5/16/2023	ULCT conference showed some water usages based on residents; how much less used when apartments instead of having 1/4 acre lots. Higher density may use more water than 1/4 acre lots. Balance density with road needs and water use. Staff agrees that this needs to be looked at, in the context of multiple scenarios.	5/2/2023	5/16/2023	Trusty	Love	1	4		2.20	B	
23.003	General Plan Land Use Map Update	Schedule joint 2-hour meeting between CC and PC within 30 days to consider the updates. Consider how to require equal zoning designations per land use designation (i.e.. NR1 requires 1/3 unit by count in R1, R2, and R3). Do all designated areas make sense? Consider additional zoning designations (i.e.. separate RC from MF1). It is time to look at it and see what needs to be updated, if any. Used to be tiered system...as long as developer met certain (amenities?) requirements, they could have maximum densities. We have 31,000 units vested.	Secondary Priority	New	8/31/2023	7/18/2023	Staff indicates this is a mix of GP and zoning issues. This really should be combined with the Future Land Use Map Item above. We need to do the small area plans first and suggest September as the earliest possible date.	5/2/2023	5/16/2023	Mumford	Curtis	1	4		2.20	B	
23.015	Buffering Code	Review Zone Transition Code	Secondary Priority	New	12/31/2023	5/16/2023	Planning can work on this and bring back by fall.	5/2/2023	5/16/2023	Mumford	Burnham	1	4		2.20	B	
23.022	Affordable Housing	Objective to require a percentage of smaller, deed restrictive units, with smaller margin, in exchange with increased density (RC, R3). Look at MIHP, and the affordable housing money. How to use it. Wants to use it for deed restricted and have some form of assistance program. How do we get R1 when developers ask for R3? We have yellow with no better definitions.	Secondary Priority	In Progress		8/1/2023	This item, current ranked as a secondary priority, will be replaced by the five MIHP strategies listed below as 23.037 through 23.041.	5/2/2023	5/16/2023	Mumford	Love	1	4		2.20	B	
23.041	Shared Parking	17.55.100 Add traffic engineer's data into the city code to determine what is the right amount of shared parking; and for the City Council to become the land use authority rather than the Planning Commission.	Secondary Priority	New			The council wants clarity to the parking code and become the land use authority.	8/1/2023	8/15/2023	Trusty	Curtis	2	1	2	2.00	B	
23.043	Adjust TMP to designate MidValley as an expressway	Wants to create it as a way in/out of the city. Bring forward earlier the MAG project priority.	Secondary Priority	New			Understand what it means as a UDOT designation.	8/1/2023	8/15/2023		Wright	2	1	2	2.00	B	
23.006	Wildlife Overlay Zone	Facilitate bringing forward a presentation soon.	Secondary Priority	In Progress	June or July	7/18/2023	A tour was done June 29. Significant code amendments are being prepared. Will go to PC before coming to the Council, possibly August or September.	5/2/2023	5/16/2023	Mumford	Curtis	1	3	1	2.00	B	

Number	Issue	Description	Priority [see EMMC 2.15.100]	Legislative Priorities List				Comment/Update	Date proposed	Date Adopted	Work with:	Proposed by:	#A	#B	#C	Scored		
				Status	Target Date	Date of last update	Score									Priority		
23.004	MDP/MDA Amendment Proposals	Establish criteria for MDP/MDA amendment proposals. Require side by side vesting comparison (may be appropriate for EMMC 16.10.090). Other MDA modifications? Six years - is it serving us? NR2 - discretion is being removed. At ULCT, heard that we have to be careful with MDAs because if not structured carefully they can be undermined. Wants to see some side by side vesting comparisons. We still have some cities with unlimited end dates. Need to reevaluate MDAs.	Secondary Priority	New	12/31/2023				5/2/2023	5/16/2023	Mumford	Curtis			5		2.00	B
23.013	City-wide Trail Network Plan	Do a trail network plan separate from the bike and pedestrian plan; address power line corridor preservation. Connect trail along wash.	Secondary Priority	In Progress		7/18/2023	Parks' interns are mapping all the trails in the city. When we have that data, we can work on a plan. TBD. Tickville Wash plan is ready to be presented.		5/2/2023	5/16/2023	Mumford	Love			5		2.00	B
23.007	Annual Council Training	Code to establish yearly training of Council by DOLA; to include duties, responsibilities, and authorities granted to the council by the state; LUDMA, OPMA, Ethics, etc.	Secondary Priority	New	12/31/2023	5/16/2023	State code requires annual trainings; DOLA could also create an orientation manual for new council members and update it annually. It is helpful for council members to meet with department heads.		5/2/2023	5/16/2023	Draper	Curtis			5		2.00	B
23.038	MIHP re Planned uses for RDA housing allocation funds	Create a policy or approve a plan that identifies the planned uses for the RDA housing allocation funds that come from economic development projects, in compliance with UCA§17C-1-412.	Secondary Priority	New	12/31/2023		Per MIHP 9.4, Strategy 5		8/1/2023	8/15/2023		Wright	2		3		1.80	B
23.005	Establish discontinued zoning ordinances	Establish discontinued zoning ordinances for vested undeveloped expired zones or other antiquated land uses. Use Saratoga Springs' 19.04.09-6 Discontinuation of Office Warehouse Zone as a reference.	Secondary Priority	New		7/18/2023	Requires more research before getting back to the Council. A planner has commenced work on it.		5/2/2023	5/16/2023	Mumford	Curtis	1	3			1.80	B
23.040	Fencing Code	16.35.90 remove ambiguities	Secondary Priority	New			Council has made a lot of exceptions and wants to be very clear about fencing standards.		8/1/2023	8/15/2023		Curtis	1	2	2		1.80	B
23.042	Safe Routes for Schools as a Calendar Item	Bring forward each year a staff report on safe routes for school including completing infrastructure projects before school commences.	Secondary Priority	New	5/31/2024		Put this on the calendar by May 31 each year. Note: A proposed bill at the Legislature would require School Districts to provide its safe routes proposals each year and require cities to provide a written response within 60 days indicating projects affecting those routes and any mitigation thereof.		8/1/2023	8/15/2023		Love	1	2	2		1.80	B
23.033	Capital Asset Management Plan	Incorporate into our planning and budget process, financing etc. Do impact fees sufficiently cover state mandates like ADUs?	Secondary Priority	New		5/16/2023	This idea came up in discussion and would help every department that has capital assets.		5/5/2023	5/16/2023	Ruesch	Love			4	1	1.80	B
23.036	MIHP re Impact fees for ADUs	Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.	Secondary Priority	New	12/31/2023		Per MIHP 9.4, Strategy 3; also requires annual report.		8/1/2023	8/15/2023		Wright	1	1	3		1.60	B
23.037	MIHP re Transfer of Development Rights	Create a program to transfer development rights for moderate income housing.	Secondary Priority	New	7/1/2026		Per MIHP 9.4, Strategy 4		8/1/2023	8/15/2023		Wright	1	1	3		1.60	B
23.025	Powerline Corridor Development	We have applications and need to think about how to develop the power corridor and what uses, vegetation, etc., benefit the city.	Secondary Priority	On Hold					5/2/2023	8/15/2023	Mumford	Love			3	2	1.60	B
23.021	Track Strategic Objectives and Goals	Provide a monthly or quarterly report.	Proposed	In Progress		8/15/2023	There is a requirement from EMMC 2.19.030.C that a review of the general plan and other specified plans be done at least every two years. The strategic objectives and goals are being written and will be presented for Council discussion at the Council retreat in September.		5/2/2023		Strachan	Love	1		4		1.40	C

Legislative Priorities List														
Number	Issue	Description	Priority [see EMMC 2.15.100]	Status	Target Date	Date of last update	Comment/Update	Date proposed	Date Adopted	Work with:	Proposed by:	Scored		
												#A	#B	#C
23.017	Calendar Items	Schedule updates and reports on the Council calendar. Calendar list of things we need to do during the year and when should they be addressed. Sets expectations about timing and not lose things. Be more proactive about avoiding foreseeable issues. Planning for infrastructure. Safe walking routes, board appointments, budgets, etc.	Proposed	Ongoing			This is relevant per EMMC 2.19.030.F.	5/2/2023		Kofoed	Love	1		4
23.028	Full Build Out Scenarios	Given current zoning, what are the city's full build out scenarios? What would we want to change? What roads are needed? How much water is needed?	Proposed	On Hold		5/16/2023	This could be part of the general plan update and we could use a consultant on that.	5/2/2023		Mumford	Love	2		3
23.031	Dashboard of city data and demographics	Provide a dashboard showing data and demographics, for example, permits, population, etc.	Proposed	On Hold			Maybe get a regular report on these for the council.	5/2/2023			Love	2		3
23.035	MIHP re Mortgage Assistance Program	Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.	Proposed	New	7/1/2024		Per MIHP 9.4, Strategy 2	8/1/2023			Wright	2		3
23.039	MIHP re Adopt Land Use ordinance re 10% moderate income housing dedication	Adopt a land use ordinance that requires 10% or more of new residential development in certain residential zones be dedicated to moderate income housing.	Proposed	New	12/31/2024		Per MIHP 9.4, Strategy 5	8/1/2023		Mumford	Wright	2		3
23.014	PUE sizes	Can they be changed/reduced in size going forward?	Proposed	On Hold		5/16/2023	Write a memo; yes we can change them but we have to work out details.	5/2/2023		Mumford	Curtis	1		4
23.029	Master Plan Process	How can the City Council be involved?	Proposed	On Hold			Write a memo; also relates to EMMC 2.19.030.J.	5/2/2023		Jerome	Love	1		4
23.012	City Food Orchard	Suggests planting wild fruit trees in the city. Mayor supports? Put property to use for community benefit...use city resources to beautify and create a commodity for community use.	Proposed	On Hold				5/2/2023		Hickman	Curtis			5
23.016	Staff Report for Development Projects	Wants a staff report before unofficial council feedback. Developments - need more information before meeting with developers. Suggest having the staff report (even the one before the PC) before such meetings. Its hard to meet with the developer without useful information (#units, setbacks, etc.). SM - perhaps a summary of the project, a memo etc.	Proposed	On Hold		5/16/2023	This is a process issue. Planners don't always know developers are already talking to councilors. It may be possible to provide the staff report to the PC to the Council.	5/2/2023		Mumford	Love			5
23.019	Advise and Consent	Coordinate with city boards, committees, and commissions.	Proposed	On Hold		5/16/2023	Currently there are empty positions. See what the EMMC directs. What is the status now? Memo	5/2/2023		Kofoed	Love			5
23.020	Agendas	Assist council on getting items on city council agendas.	Proposed	Ongoing			This is a requirement from EMMC 2.19.030.F.	5/2/2023		Kofoed	Love			5
23.026	Visitor Parking in Code	Visitor parking proximity in multi-family housing. Wants parking close to units, not all grouped in one area. It requires a code amendment.	Proposed	On Hold				5/2/2023		Mumford	Love			5

Completed

23.027	Second class city requirements	What needs to be done? When?	Secondary Priority	New			Write a memo	5/2/2023		Marcus Draper, Evan	CL	4	1	
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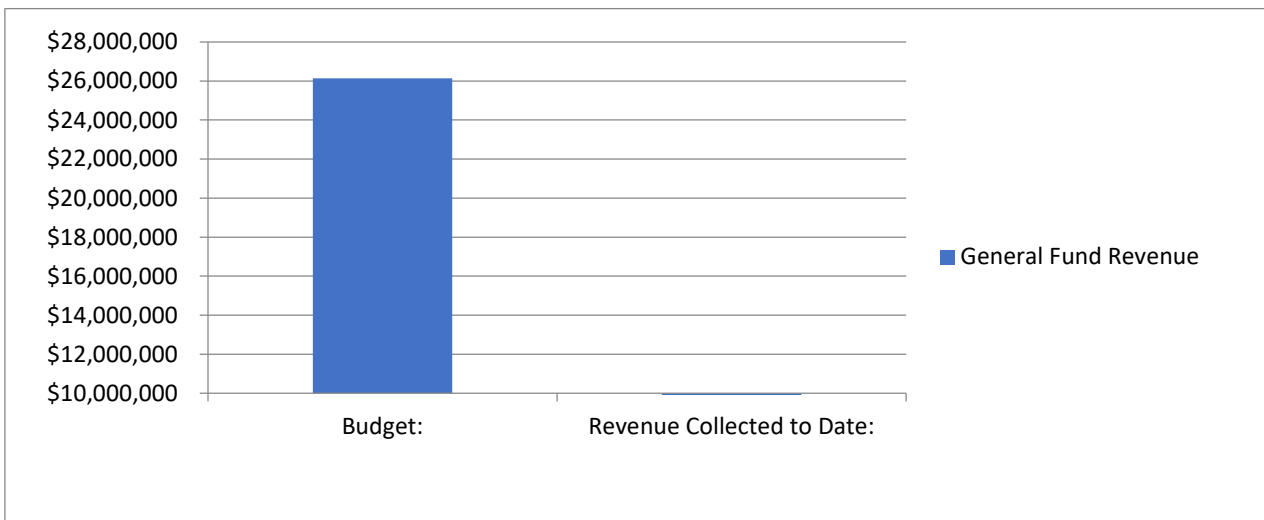
EXECUTIVE SUMMARY OF REVENUES AND EXPENSES*

Through July 2023

GENERAL FUND

General Fund Revenues

Budget: \$ 26,131,704
Revenue Collected to Date: \$ 2,190,461
Percent of Total Budget Collected: 8%
Percent of Year Completed: 8%

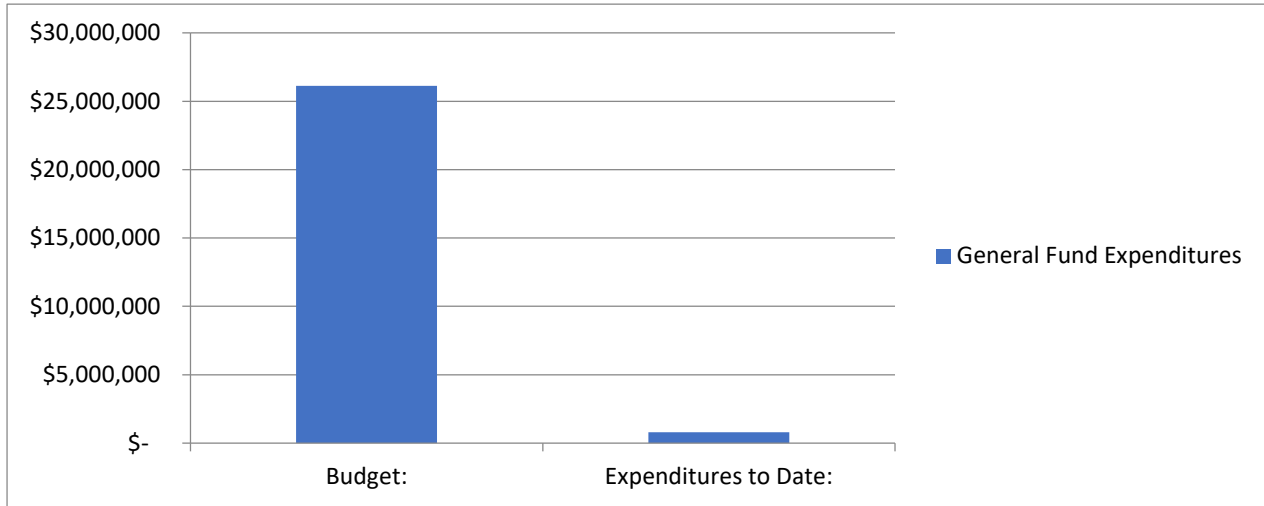


Revenue Analysis

Revenue Sources	Budget	To Date	% Collected
Taxes	\$ 17,721,658	\$ 1,491,797	8.42%
Licenses	\$ 30,000	\$ 2,631	8.77%
Planning Building & Eng Fees	\$ 2,639,608	\$ 429,547	16.27%
Intergovernmental Revenue	\$ 2,347,000	\$ -	0.00%
Charges for Services	\$ 230,000	\$ 11,823	5.14%
Recreation	\$ 127,400	\$ 5,950	4.67%
Utility Revenue	\$ -	\$ 2,700	0.00%
Fines & Forfeitures	\$ 13,500	\$ 12,669	93.84%
Miscellaneous Revenues	\$ 183,500	\$ 55,755	30.38%
Interfund Transactions	\$ 2,129,038	\$ 174,897	8.21%
Special Revenues & Resources	\$ 710,000	\$ 2,693	0.38%

General Fund Expenditures

Budget: \$ 26,131,704
Expenditures to Date: \$ 799,621
Percent of Total Budget Expended: 3%
Percent of Year Completed: 8%



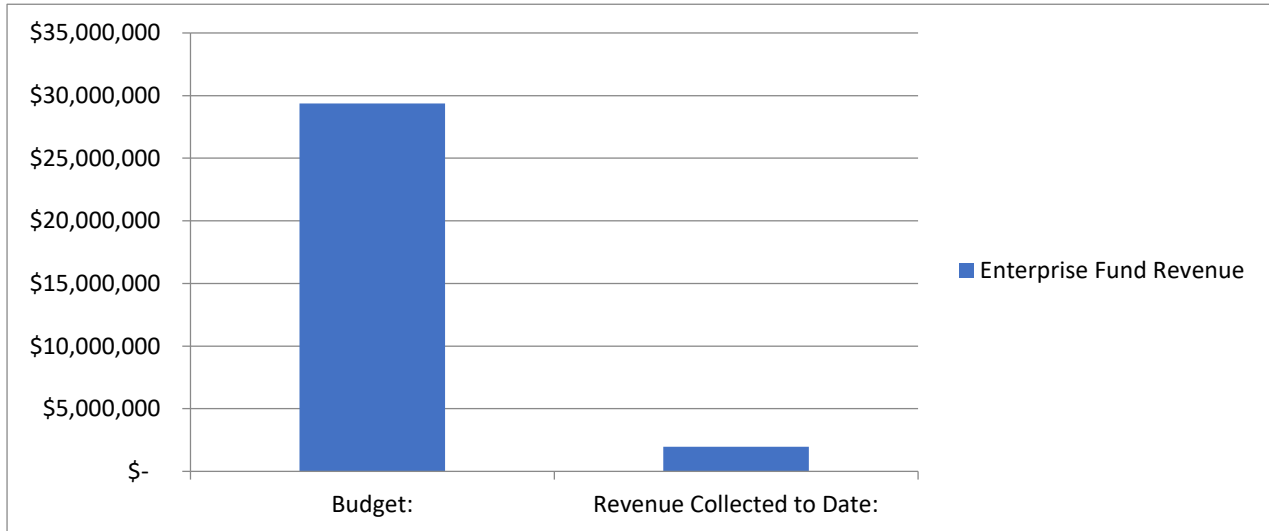
Expense Analysis

				% Yr.
	Budget	To Date	% Expended	Completed
11 Executive	\$ 4,258,044	\$ 221,820	5%	8%
18 Boards Commissions & Councils	\$ 2,541,832	\$ 118,263	5%	8%
19 Non-Departmental	\$ 2,249,691	\$ 128,020	6%	8%
21 Public Safety	\$ 6,695,094	\$ 52,619	1%	8%
32 Planning & Zoning	\$ 1,272,535	\$ 50,301	4%	8%
33 Building Inspections	\$ 1,737,304	\$ 66,004	4%	8%
41 Public Works	\$ 6,732,335	\$ 162,594	2%	8%
61 Interfund Transfers	\$ 644,869	\$ -	0%	8%

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget: \$ 29,373,802
Revenue Collected to Date: \$ 1,963,345
Percent of Total Budget Collected: 7%
Percent of Year Completed: 8%



Revenue Analysis

	Budget	To Date	% Received	% Yr. Completed
51 Water Fund	\$ 17,037,005	\$ 889,945	5%	8%
52 Sewer Fund	\$ 8,362,585	\$ 725,649	9%	8%
57 Solid Waste Fund	\$ 2,495,762	\$ 219,671	9%	8%
59 Storm Drain Fund	\$ 1,478,450	\$ 128,080	9%	8%

Fund 51 - Water Fund:

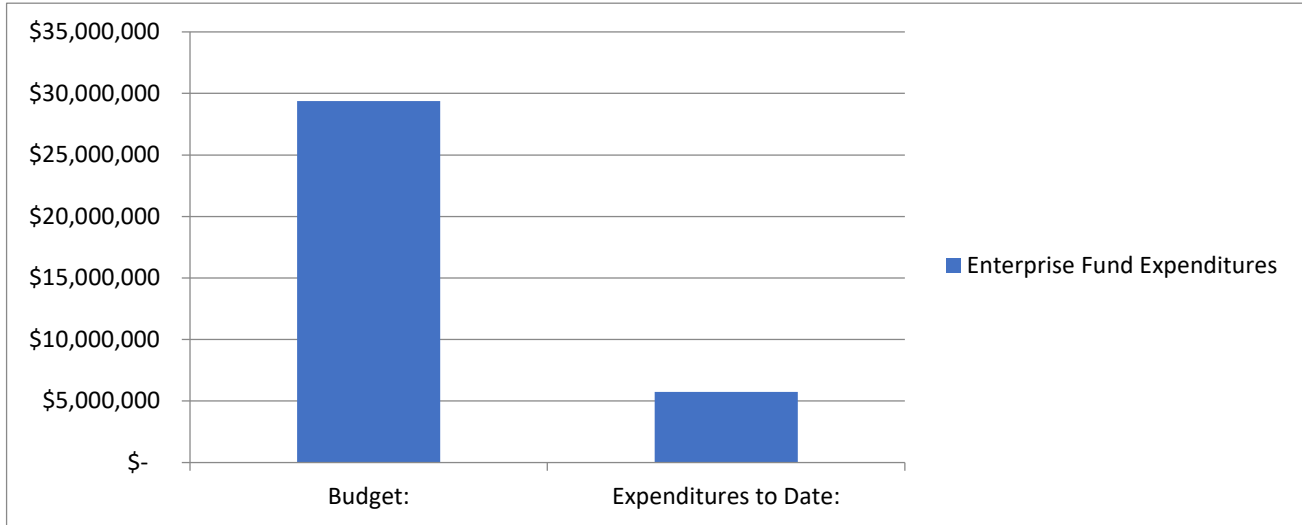
Fund 52 - Wastewater Fund:

Fund 57 - Solid Waste Fund:

Fund 59 - Storm Water Fund:

Enterprise Fund Expenditures

Budget:	\$	29,373,802
Expenditures to Date:	\$	5,750,923
Percent of Total Budget Expended:		20%
Percent of Year Completed:		8%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
51 Water Fund	\$ 17,037,005	\$ 5,544,336	33%	8%
52 Sewer Fund	\$ 8,362,585	\$ 153,351	2%	8%
57 Solid Waste Fund	\$ 2,495,762	\$ 11,294	0%	8%
59 Storm Drain Fund	\$ 1,478,450	\$ 41,943	3%	8%

Note:

The Water Fund had a \$5.3M payment to Central Utah Water Conservancy District for payment of Development Fees.

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.

Committed Balance - restricted to pay reimbursement agreements, and budgeted expenses

Available Balance - amount in the fund that is available for future projects in the Capital Facilities plan.

Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 07/31/2023	Committed Balance	Available Balance	Projected Available Balance by 6/30/2024**
11 - Water Impact Fee Fund	\$25,433,410	\$24,657,075	\$776,335	\$1,133,992
12 - Wastewater Impact Fee Fund	\$3,879,575	\$3,879,575	\$0	\$1,410,689
15 - Parks/Trails Impact Fee Fund	\$7,961,680	\$6,000,000	\$1,961,680	\$3,525,671
16- Public Safety Impact Fee Fund	\$94,695	\$0	\$94,695	\$179,946
17 -Stormwater Impact Fee Fund	\$3,409,184	\$3,391,310	\$17,874	\$724,705
18 -Transportation Impact Fee Fund	\$3,082,634	\$3,082,634	\$0	\$1,533,389

****Available balance + the average of the future facilities impact fee collected and projected out.**

*Unaudited figures - adjusting entries will be done throughout the fiscal year.

UPCOMING AGENDA ITEMS

Upcoming Items

Consolidated Fee Schedule Update – Impact Fees

Planning Items

Brylee Commercial Rezone

Brylee North Preliminary Plat

Firefly 8.1 Preliminary Plat

Harmony Multifamily Site Plan

Ladder Sign Map Approval/Code Amendment

The Marketplace Amended Development Agreement

Pinnacles Multifamily Preliminary Plat

Rose Ranch MDP, Rezone, and Preliminary Plat

1st Draft Zoning Map

Eagle Mountain Benches

Code Amendments

Lot Line Adjustments

RTI Overlay

Solar Panel Protection

Subdivision Code

Wash Setbacks