



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

August 8, 2023, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. Discussion Items

- 1.A [DISCUSSION ITEM -- TITLE 17 CODE AMENDMENT: HOTEL STANDARDS](#)
Economic Development Department presentation and discussion regarding the City's allowance for hotel heights and parking.
[HotelCodeChange_Staff Report](#)

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

2. Pledge of Allegiance

3. Declaration of Conflicts of Interest

4. Approval of Meeting Minutes

- 4.A July 25, 2023 Planning Commission Minutes
[07.25.23 PC DRAFT Minutes](#)

5. Status Report

6. Action and Advisory Items

- 6.A [ACTION ITEM -- CODE AMENDMENT: TITLE 17.80.080.C. OFF-PREMISE LADDER SIGNS \(INSERTS\)](#)
Planning Commission review and recommendation on a proposed code amendment to Title 17 sign code language affecting ladder sign and sign panels allowed sizes.
[17.80.080C Code Amendment Staff Report](#)
- 6.B [ACTION ITEM -- CODE AMENDMENTS TO EMMC TITLES 13 AND 15](#)
Planning Commission review and recommendations regarding code amendments to sewer system standards.
[City Code 13.75.110](#)
[City Code 15.50.70](#)
[City Code 13.75.150](#)

6.C ACTION ITEM -- PUBLIC HEARING: SITE PLAN APPROVAL OF EAGLE
MOUNTAIN PET CARE

Planning Commission review of a site plan approval recommendation request by Eagle Mountain Pet Care, located at 1495 E Raven Way.

Photometric
Civil
Landscape

- 7. **Discussion Items**
- 8. **Next scheduled meeting**
- 9. **Adjournment**

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

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



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 8, 2023**

TITLE: DISCUSSION ITEM -- TITLE 17 CODE AMENDMENT: HOTEL STANDARDS

ITEM TYPE: Discussion

APPLICANT: Eagle Mountain City -- Evan Berrett representing

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Evan Berrett, Admin

BACKGROUND:

Eagle Mountain City Staff finds great value in attracting hotel developers and operators to our city to benefit our local economy. As Staff has communicated with hotel developers and operators, we have found that two particular codes are potentially problematic for hotel development in our city.

Staff has found that our height restrictions on hotels would benefit from some minor adjustment to enable hotel developers to plan hotel products that would be successful in the City. Particularly, modern hotels generally seek between 3-4 stories, but 4-story hotels can potentially exceed our 50-foot limit by 5-10 feet. The proposed code change gives some ability to allow heights to exceed 50-feet, but only to enable no more than 4-story hotels.

Our parking requirements have also been found to be excessive. Most cities, including Lehi, Payson, Spanish Fork, Pleasant Grove, Tooele, and others require only 1 stall per sleeping unit, whereas Eagle Mountain requires 1 stall per bed which can greatly increase the parking requirements if many of the units have two queen beds or a similar format. The proposed code revises parking requirements to be more in-line with other cities while also requiring parking for employees.

ITEMS FOR CONSIDERATION:

Eagle Mountain City Staff is aware of a hotel developer currently preparing plans for a proposed 4-story hotel in Eagle Mountain with heights between 52-53 feet.

There are two sites in Eagle Mountain approved for hotel development, and an additional site being marketed for hotel development.

REQUIRED FINDINGS:

n/a

RECOMMENDATION:

Staff believes the contemplated code changes would significantly increase the likelihood of seeing hotels develop in Eagle Mountain in the near future and recommends approval.

ATTACHMENTS:

[HotelCodeChange_Staff Report](#)

TO: Planning Commission

FROM: Evan Berrett, Economic Development Director

DATE: 08/1/2023

SUBJECT: STAFF REPORT – CODE CHANGES RELATED TO HOTEL DEVELOPMENTS

Eagle Mountain City staff finds great value in attracting hotel developers and operators to our city to benefit our local economy. As staff has communicated with hotel developers and operators, we have found that two particular codes are potentially problematic for hotel development in our city.

Staff has found that our height restrictions on hotels would benefit from some minor adjustment to enable hotel developers to plan hotel products that would be successful in the City. Particularly, modern hotels generally seek between 3-4 stories, but 4-story hotels can potentially exceed our 50-foot limit by 5-10 feet. The proposed code change gives some ability to allow heights to exceed 50-feet, but only to enable no more than 4-story hotels.

Our parking requirements have also been found to be excessive. Most cities, including Lehi, Payson, Spanish Fork, Pleasant Grove, Tooele, and others require only 1 stall per sleeping unit, whereas Eagle Mountain requires 1 stall per bed which can greatly increase the parking requirements if many of the units have two queen beds or a similar format. The proposed code revises parking requirements to be more in-line with other cities while also requiring parking for employees.

Staff believes these code changes would significantly increase the likelihood of seeing hotels develop in Eagle Mountain in the near future and recommends approval.



17.35.030 Land use table.

This land use table contains the various land uses that are permitted, special, and prohibited uses in the commercial zones. Uses that are not listed in this table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters.)

S = Special (Special uses are permitted uses that must also comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use.)

BLANK = Prohibited

Land Use Table			
LAND USE	ZONING DISTRICT		
	Commercial Neighborhood (CN)	Commercial Community (CC)	Commercial Regional (CR)
RESIDENTIAL USES			
Assisted Living Facility (12+ residents)		S	
Assisted Living Facility (up to 12 residents)	P	P	
Bed and Breakfast	P	P	
Caretaker/Security Guard Dwelling Unit			
Residential Juvenile Group Home; Residential Facility for Persons with a Disability; Residential Rehabilitation and Treatment Facility		S	
Skilled Nursing Facility; Transitional Care Facility		P	
CIVIC/INSTITUTIONAL			
Cultural and Entertainment Uses (theaters, museums, galleries, libraries, performing arts studios, movies, etc.)		P	P
Schools (Public/Charter/Private)	S	S	



Land Use Table			
LAND USE	ZONING DISTRICT		
	Commercial Neighborhood (CN)	Commercial Community (CC)	Commercial Regional (CR)
Public/Civic Buildings and Facilities (city owned)	P	P	P
Public Parks, Plazas, Trails, and Open Space	P	P	P
Religious or Cultural Meeting Halls	P	P	P
Sports Facilities/Arenas/Fields (indoor)		P	P
Transit Stop (bus, light-rail)	P	P	P
COMMUNICATION AND UTILITIES			
Communication Facilities and Towers	S ⁵	S ⁵	S ⁵
Electrical Substations and Power Transmission Lines		S ⁵	S ⁵
Public and Private (with franchise agreement) Utility Underground Lines, Utility Buildings, and Other Above Ground Structures	S ⁵	S ⁵	S ⁵
Public and Private Utility Equipment and Inventory Storage, Fenced or Enclosed	S ⁵	S ⁵	S ⁵
COMMERCIAL/NONRESIDENTIAL USES			
Adult Group Care Facility (nonresidential)		P	
Animal Care Service		S ⁵	S ⁵
Athletic Instruction, Including Dance, Gymnastics, Martial Arts, etc.	P	P	P
Automobile Gas/Service Stations	S	S	S
Automobile Sales and/or Minor Service		S	S
Automobile Service and Repair (minor)		P	P
Automobile Service and Repair (including auto body)		P	P
Banks and Credit Unions	P	P	P

Land Use Table

LAND USE	ZONING DISTRICT		
	Commercial Neighborhood (CN)	Commercial Community (CC)	Commercial Regional (CR)
Brewery (ancillary to a restaurant)		P	P
Car Wash		P	P
Car Wash (ancillary to a gas/service station)	S ⁵	P	P
Check Cashing and Deferred Deposit Lenders ³			S ⁵
Child Day Care Center or Preschool	P	P	P
Construction and Equipment Sales/Rental			P
Convenience Store; Corner Market	P	P	P
Dialysis Center		P	P
Fitness Center	P	P	P
Flex Office/Retail/Warehouse			P
Grocery Store, Small/Neighborhood (generally < 30,000 sq. ft.)	P	P	P
Grocery Store, Medium/Community (generally 30,000 – 75,000 sq. ft.)		P	P
Grocery Store, Large/Regional (generally > 75,000 sq. ft.)			P
Hospital			P
Hotel ⁴		P	P
Indoor Shooting Range		S	S
Laundry Services (no on-site dry cleaning)	P	P	P
Mortuary		P	P
Office (medical, health care, professional)	P	P	P
Outdoor Sales and Display (including storage of materials, products, and equipment incidental to an allowed use)	S ⁵	S ⁵	S ⁵
Parking Garage		S ⁵	P



Land Use Table			
LAND USE	ZONING DISTRICT		
	Commercial Neighborhood (CN)	Commercial Community (CC)	Commercial Regional (CR)
Pawn Shop			P
Pharmacy (retail)	P	P	P
Plant and Tree Nursery/Garden Center (with outside display; min. 1 acre lot)	S ⁵	P	P
Plasma, Blood Collection			P
Race Tracks for Go-Carts, ATVs, and Other Motorized Sports Recreational Facilities			S ⁵
Reception/Conference/Meeting Center	S ⁵	S ⁵	S ⁵
Recreation (indoor)		P	P
Recreational Vehicle Sales/Rentals		P	P
Restaurant or Bakery	P	P	P
Retail Sales, General ¹		P	P
Retail Sales, Neighborhood (generally < 5,000 sq. ft.) ²	P	P	P
Retail Sales, Regional (generally > 55,000 sq. ft.)			P
Salon (hair, nails, etc.)	P	P	P
State Liquor Store		P	P
Temporary Sales (Christmas tree lots, farmers market or fruit/vegetable stands, fireworks, food trucks, snow cones, etc.)	S ⁵	S ⁵	S ⁵
Tobacco Specialty Business		S ⁵	S ⁵

¹ Includes arts and crafts sales, body art facility, electronic media rental and sales, hardware and home improvement, pet store, and uses deemed similar or appropriate by the city. **Hotels may be permitted above 50' to achieve a maximum of four stories.**

- 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.

[Ord. [O-04-2022](#) § 2 (Exh. A); Ord. [O-12-2020](#) § 2 (Exh. A); Ord. [O-06-2020](#) § 2 (Exh. A)].

17.55.120 Tables.

Table 17.55.120(a) Dimensions for Parking Stalls and Aisles

Parking Angle	Stall Width	Stall Length	Aisle Width*	Aisle Width**
Parallel	9'	18'	N/A	12'
45	9'	18'	25'	14'
60	9'	18'	25'	18'
90	9'	18'	24'	24'

* Two-way traffic only

** One-way traffic only

Table 17.55.120(b) ADA Parking Requirements

Total Parking Stalls in Lot	Minimum Handicapped Accessible Stalls
1 – 25	1
26 – 50	2
51 – 75	3



Table 17.55.120(b) ADA Parking Requirements

Total Parking Stalls in Lot	Minimum Handicapped Accessible Stalls
76 – 100	4
101 – 150	5
151 – 200	6
201 – 300	7
301 – 400	8
401 – 500	9
501 – 999	2% of total stalls
Over 1,000	20 stalls plus 1 stall for every 100 stalls thereof over 1,000

Table 17.55.120(c) Required Parking by Land Use

Land Uses	Parking Standard
RESIDENTIAL USES	
Single-Family Dwellings	2 stalls per dwelling unit enclosed in garages
Two-Family Dwellings	2 stalls per dwelling unit with 1 space per unit to be within a fully enclosed garage
Townhouses	2 stalls per dwelling unit (not in tandem configuration) plus 1 guest parking space per 3 dwelling units. 1 space per unit to be within a fully enclosed garage
Condominiums/Apartments	2 stalls per dwelling unit plus 1 guest parking space per 3 dwelling units
PUD or Cluster Home Development	2 stalls per dwelling unit enclosed in garages plus 1 guest parking space per 3 dwelling units
Residential Care Facilities for Elderly Persons	1 stall per 4 beds plus 1 for each employee during regular hours
Residential Facility for Persons with a Disability (Group Home)	1 stall per patient bed

Table 17.55.120(c) Required Parking by Land Use

Land Uses	Parking Standard
PUBLIC/CIVIC USES	
Churches	1 stall per 20 sq. ft. in main assembly room
Parks and Playgrounds	To be determined by the planning director and planning commission (see city parks and open space master plan)
NONRESIDENTIAL/OTHER USES	
Agriculture/Farm Industry	To be determined by the planning commission
Automotive Service Stations	1 stall per 500 sq. ft. of gross finished floor area plus 2 stalls per service bay
Child Day Care Center/Preschool*	1 stall per staff member plus 1 stall per 10 children
Convenience Store	1 stall per 200 sq. ft. of gross floor area
Grocery Store and Deli	1 stall for each 200 sq. ft. of gross floor area for building greater than 10,000 sq. ft.
Health/Fitness Club	1 stall per 150 sq. ft. of gross floor area
Hotel, Motel, Bed and Breakfast	1 stall per bed sleeping unit plus 1 stall for each employee on duty
Laundry	1 stall per 250 sq. ft. of gross floor area
Light Manufacturing	1 stall per person employed on highest employee shift
Lumber and Hardware	1 stall for each 200 sq. ft. of gross floor area for building greater than 10,000 sq. ft.
Meeting/Reception Rooms	1 stall per 250 sq. ft. of gross floor area
Office and Professional	1 stall per 300 sq. ft. of gross floor area
Other Business	1 stall per 300 sq. ft. of gross floor area
Printing and Publishing	1 stall per person employed on highest employee shift
Retail Establishment	Minimum = 1 stall for each 300 sq. ft. of gross floor area for buildings; Maximum = 1 stall for each 200 sq. ft. of gross floor area for buildings
Restaurants	1 stall per 250 sq. ft. of gross floor area
Restaurants (Fast Food/Drive-Thru)	1 stall per 125 sq. ft. of gross floor area

Table 17.55.120(c) Required Parking by Land Use

Land Uses	Parking Standard
Research and Development	1 stall per 300 sq. ft. of gross floor area
Self-Storage	To be determined by the planning commission
Shopping Centers	1 stall for each 200 sq. ft. of gross floor area for building greater than 10,000 sq. ft.
Warehouse and Distribution	1 stall per 2,000 sq. ft. for first 20,000 sq. ft. of gross floor area plus 1 stall per 4,000 sq. ft. of gross floor area thereafter

* Not required of day care/preschool operated from a residence with a home business license.





EAGLE MOUNTAIN Planning Commission MEETING MINUTES

July 25, 2023, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

CITY STAFF PRESENT: Steve Mumford, Deputy City Administrator/Community Development Director; Marcus Draper, City Attorney; Evan Berrett, Economic Development Director; Robert Hobbs, Planning Manager; and Steven Lehmitz, Planner.

CITY STAFF PRESENT ELECTRONICALLY: Elizabeth Fewkes, Recording Secretary.

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

Commissioner Everett called the meeting to order at 5:32 p.m.

1. Discussion Items

1.A. WORK SESSION ITEM: Small Area Plans Update and Review

Economic Development Director Evan Berrett introduced the item.

Consultant Ben Levenger with Downtown Redevelopment Services reviewed the purpose, process, and public and stakeholder engagement used in creating small area planning for Eagle Mountain City. He presented the descriptions, acre ranges/residential unit density (when applicable), standard building heights and square footage, parking, amenities, and anticipated job creation for the following development typologies used in the scenario planning:

- Residential – Small Lot Detached Residential, Large Lot Detached Residential, Townhomes, and Multifamily Residential.
- Commercial – Big Box Commercial and Strip Commercial.
- Office/Civic – Office/Medical Park and Institutional.
- Mixed Use – Residential and Commercial Mixed Use and Commercial Mixed Use.
- Industrial – Low Density Warehouse and High Density Warehouse.

Mr. Levenger presented suggested layouts and use compositions and acreages for the Commercial Core, Mid-Valley, and Gateway areas of the City and the resulting socio-economic results, revenue generation, and building area and utility impacts of the plans.

Discussion ensued regarding the following:

- The number of jobs being created in the residential area being based on work-at-home positions and people living and working in the City;
- Clarification that the proposed Walmart site is located outside of the Gateway area;

- The consultants receiving direction to minimize residential and maximize commercial and industrial uses;
- The location of the industrial uses in the Gateway being adjacent to industrial uses in Saratoga Springs and clarifying the future freeway will make the retail uses more visible due to differences in elevation to the industrial uses;
- The City's need for additional industrial uses to create jobs and to support and allow for commercial use growth;
- Residents being the most vocal regarding the Mid-Valley area and feedback desiring a walkable, downtown area for the City;
- The precise location of the schools and other buildings possibly changing during the process;
- Industrial water usage and City strategies to mitigate high water use businesses; and
- Reporting that the second public event had 68 participants and a third public event is planned.

1.B. DISCUSSION ITEM: Parkway Fields Fencing

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.

In the Silverlake project, the developer switched to this product after experiencing issues with the wood fencing they had installed in a portion of the development.

Planning Manager Robert Hobbs clarified that the application will not return to the Planning Commission as an action item and requested Commission feedback on the proposal for staff to provide to the City Council.

Commissioner Eaton stated he prefers a landscaping buffer in addition to the fencing rather than fencing that abuts the sidewalk.

Discussion ensued regarding landscaping adjacent to fencing and fencing types and styles used in other areas of the City.

Commissioner Strong spoke in favor of a more durable material along Pony Express Parkway such as concrete and asked if sound studies had been performed for this fencing.

Mr. Hobbs said he was unsure of the sound protection of vinyl but assumes that it would be less effective as a sound barrier than masonry or concrete.

Commissioner Bergener concurred with sound concerns.

Commissioner Eaton noted that at some point in the future, traffic will merit the need for sound barrier walls possibly at the City's expense. He recommended that the City create standards based on traffic counts or other statistics to trigger a requirement for sound-mitigating fencing.

Discussion considered consistency in fencing and the types of fencing that have been permitted along major collectors in the City.

Commissioner Allen said the product is more consistent with existing fencing along Pony Express Parkway than changing to a masonry fence would be. He likes the look of the product, the low maintenance, and the lifetime warranty.

Commissioner Everett noted that, although it is similar in color and style, it is not the same product as the fencing in the adjacent development. He invited staff, Commissioners, and City Councilmembers to view the change in fencing from the intersection of Golden Eagle Road and Porter's Crossing to Golden Eagle Road and Silverlake Parkway and Golden Eagle. In his opinion, the fencing in the Silver Lake development appears to be lower quality than the fencing used in Evans Ranch. He recognized that the City has considered removing ambiguity in City standards to better define the intention of the requirement for durable quality fencing along arterial and collector roads. He advocated for requiring the same or superior fencing material as that used in Evans Ranch to provide more durable fencing to endure traffic and weather and for increased safety to better withstand traffic collisions. He is likewise concerned with the durability of the split rail fence as a section of the existing fence is broken.

Commissioner Strong concurred with Commissioner Everett. As a former plastics engineer, he is concerned with the durability of the proposed fencing as vinyl is more brittle and is of different composition than composite fencing such as Trex.

Commissioner Everett adjourned the work session at 6:47 p.m.

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

Commissioner Everett called the policy session to order at 6:47 p.m. Robert Fox was appointed as a Commissioner and Jimmy Eaton was appointed as the Alternate Commissioner at the July 18, 2023 City Council meeting.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. July 11, 2023 Planning Commission Minutes

MOTION: *Commissioner Bergener moved to approve the July 11, 2023 minutes. Commissioner Strong seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
☒ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>
☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☒ <i>Robert Fox</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>
☐ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>	☒ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>

The motion passed with a vote of 3:0 with 2 abstaining. As Commissioner Fox was absent, Alternate Commissioner Eaton voted.

5. Status Report

Staff reviewed the planning items discussed and voted upon during the July 18, 2023 City Council meeting.

6. Action and Advisory Items

6.A. HEARING ITEM: Cleverly Court Rezone and Preliminary Plat

Mr. Hobbs presented the item. In May, the City was contacted by one of the applicants about building a home on a 1.25-acre parcel of land, Utah County Assessor No. 59:007:0122, addressed as 4264 North Cedar Valley Drive, which adjoins Eagle Point J Subdivision at the northeast end of North Cedar Valley Drive. Ensuing discussions revealed the need for the applicants to begin the process of seeking a rezone from Agriculture to Foothills Residential (FR), and an associated preliminary plat application to facilitate the creation of a one-lot residential subdivision on the same property. An application package was subsequently received from the applicants to initiate that effort. The development review committee (DRC) review of the proposed one-lot plat has already been conducted.

Finding that the proposed rezone and associated preliminary plat comply, or substantially comply within acceptable limits, with Municipal Code policy recommendations and requirements, for the reasons stated in the staff report, staff suggests that the Planning Commission advance a favorable recommendation to the City Council respecting 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 Foothills Residential zoning inclusion of required utility easements, revision of callouts for front property line and street centerline, etc.

Applicant Dallas Cleverly said they plan on developing a second lot on the 1.25 acres in the future. They are amenable to making the changes required by the DRC.

Commissioner Everett opened the public hearing at 6:59 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Bergener moved to recommend approval to the City Council of the rezone to Foothill Residential and the preliminary plat for Cleverly Court with the condition that the applicants and project shall conform to corrections required by the development review committee, including corrections of stated setbacks on plat to reflect Foothill Residential zoning, inclusion of required utility easements, revision of callouts for front property line, and street centerline. Commissioner Allen seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
☒ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>
☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☒ <i>Robert Fox</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>
☐ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>	☒ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>

The motion passed with a vote of 4:0 with 1 abstaining. As Commissioner Fox was absent, Alternate Commissioner Eaton voted.

6.B. ACTION ITEM – PUBLIC HEARING: Amending Section 17.25.050 Generally Applicable Provisions, and 17.49.030 Applicability

Planner Steven Lehmitz presented the item. This was presented as a discussion item last month. In order to standardize wash setback language in Eagle Mountain Municipal Code and to avoid using verbiage such as “significant,” the City consulted with a hydrological engineering firm to analyze wash flow data, wash slope, and soil type, to generate a number that would likely prevent loss of property and lessen concern for human health and safety issues along the washes in the future. The result of this analysis suggests a setback distance of 75 feet. Their report was modeled on high flow, severe storms, soil, and slope of wash.

Commissioner Everett opened the public hearing at 7:04 p.m.

Bettina Cameron speaking on behalf of the Eagle Mountain Nature and Wildlife Alliance voiced support for the amendment.

Commissioner Everett closed the public hearing at 7:05 p.m.

Commissioner Everett concurred with the importance of removing ambiguity from the standards by replacing the word significant with a fixed setback distance.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code Section 17.25.050 Generally Applicable Provisions and Section 17.49.030 Applicability. Commissioner Everett seconded the motion.*

Commissioner Eaton expressed concern about rendering additional property unusable by increasing the setback as 50 feet seemed adequate.

Discussion referenced and explained the studies in the staff report utilized in increasing the setback requirement and verified that the setback is of the natural wash and will not require wash improvements at the City's expense.

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
☒ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☒ <i>Matthew Everett</i>
☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☒ <i>Robert Fox</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>
☒ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>

The motion passed with a unanimous vote. As Commissioner Fox was absent, Alternate Commissioner Eaton voted.

6.C. ACTION ITEM – PUBLIC HEARING: Site Plan Approval of A to Z Building Blocks Addition

Mr. 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 is substantially similar to the expired plan. The resubmitted project is to be reviewed under the current development code. This item was on the July 11, 2023 Planning Commission agenda for review and recommendation. However, it was tabled due to not having all the required materials submitted. Everything has now been submitted and reviewed by staff prior to this meeting. The applicant is proposing a 3,268-square-foot addition to their current 4,990-square-foot building. The 0.69-acre lot is platted as lot 2 of Parkway Crossroads Plat A First Amendment, recorded in December 2020. New landscaping totals 1,514 square feet and is comprised of trees, shrubs, grasses, flowers, sod, and stone. The proposed addition will have a height of 33 feet at the tallest points.

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. Staff presented the site plan and elevations and explained their recommended changes to bring the project into compliance with City standards.

Staff recommends the Planning Commission consider the proposed site plan as it relates to applicable Eagle Mountain Municipal Code requirements and forward a positive recommendation to the City Council with the following conditions and any other conditions deemed appropriate:

1. The southwest elevation, adjacent to Ranches Parkway, shall have increased architectural elements, including two columns instead of just one and timbers on the covering.
2. A schedule detailing the materials being used in the addition is provided to staff.
3. The parapet is made more decorative.
4. Building elevations shall show increased articulation (structure) to meet Municipal Code.
5. Architectural details are provided on all sides of the proposed addition such as columns and timbers over the doors on the southeast elevation.
6. If the proposed shared parking is approved, then data from a professional traffic engineer shall be provided to staff.
7. A bike rack is included on the new site plan.
8. All outstanding redlines on the submitted plans are resolved with staff.

Commissioner Everett inquired regarding bike racks.

Mr. Lehmitz noted that the bike rack had been included because of City requirements; however, it is unlikely to be heavily used due to the nature and operation of the daycare facility.

Discussion clarified the location of the accesses to the building and that the fire department has reviewed and approved the exits.

Applicant Jody Zabriskie explained that the project had not been completed under the previous approval because of delays due to the pandemic. They have not experienced parking issues even during their peak hours from 7:00 a.m. to 8:30 a.m. and 4:30 p.m. to 6:00 p.m. and the addition will not significantly increase parking needs. As such, she requested to be allowed to forgo a traffic study, which would cost \$5,000 to \$10,000, as they will not greatly increase traffic and vehicles are only on site for a few minutes for drop off and pick up. They have a shared parking agreement with other businesses. Staffing will increase by ten employees and enrollment will increase by 105 children. Childcare, particularly for children under preschool age is lacking in Utah in general Eagle Mountain in particular. The extension will allow them to double infant care enrollment from 8 to 16 and toddler care enrollment from 8 to 16 as well as double two-year-old care and open spots for children on their waitlist. Parking in front of the building is reserved for drop-off and pickup. The second column on the southwest elevation was omitted to provide better visibility and access to the entrance. Stone was excluded from the bottom of the southeast elevation because of the potential for the students to damage it; siding is more easily repaired and replaced. Where the southeast elevations open to the playground area, pillars would be a safety hazard.

Mr. Hobbs explained that as parking stall requirements and the number allowed to be shared are set by Municipal Code, a parking agreement with the adjoining property owners or a variance is required for an exemption.

Commissioner Everett opened the public hearing at 7:38 p.m. As there were no comments, he closed the hearing.

Commissioner Everett noted that when the site plan was previously reviewed, robust discussion regarding parking considered staff counts and the difference between a daycare and schools with evening events that require additional parking. As Municipal Code cannot account for all possibilities, exceptions are occasionally necessary. He feels there are opportunities to make reasonable exceptions for the parking and bike rack requirements for this application. Given the additional articulation and the reasons provided, he is in favor of allowing the single column on the southwest elevation.

Commissioner Eaton expressed concern about the possibility of needing additional parking should the surrounding uses change to businesses requiring more parking and the existing parking issues for other current businesses.

Discussion considered parking standards, the zoning and uses of the surrounding properties, and future development limitations due to the property being mostly developed except for the powerline corridor.

Staff, the Commission, and the applicant discussed and clarified the landscaping will meet City standards and exclude fruit-bearing trees and fencing will be a solid, privacy fence.

MOTION: *Commissioner Everett moved to recommend approval to the City Council of a site plan for A to Z Building Blocks Addition with the following conditions:*

- 1. A schedule detailing the materials being used on the addition shall be provided to staff;*
- 2. The parapet shall be made to be more decorative;*
- 3. Building elevations shall show increased articulation (structure) to meet Municipal Code;*
- 4. Architectural details shall be provided on all sides of the proposed addition;*
- 5. If the proposed shared parking is approved, then data from a professional traffic engineer shall be provided to staff; and*
- 6. All outstanding redlines on the submitted plans shall be resolved with staff.*

Commissioner Bergener seconded the motion.

Those Voting Yes

☒ ***Jason Allen***
☒ ***Jeremy Bergener***
☒ ***Matthew Everett***

Those Voting No

☐ ***Jason Allen***
☐ ***Jeremy Bergener***
☐ ***Matthew Everett***

Those Abstaining

☐ ***Jason Allen***
☐ ***Jeremy Bergener***
☐ ***Matthew Everett***

Those Absent

☐ ***Jason Allen***
☐ ***Jeremy Bergener***
☐ ***Matthew Everett***

☐ Robert Fox	☐ Robert Fox	☐ Robert Fox	☒ Robert Fox
☒ Brent Strong	☐ Brent Strong	☐ Brent Strong	☐ Brent Strong
☒ Jimmy Eaton	☐ Jimmy Eaton	☐ Jimmy Eaton	☐ Jimmy Eaton

The motion passed with a unanimous vote. As Commissioner Fox was absent, Alternate Commissioner Eaton voted.

7. Discussion Items

8. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for August 8, 2023.

9. Adjournment

MOTION: ***Commissioner Allen moved to adjourn at 7:54 p.m. Commissioner Strong seconded the motion.***

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ Jason Allen	☐ Jason Allen	☐ Jason Allen	☐ Jason Allen
☒ Jeremy Bergener	☐ Jeremy Bergener	☐ Jeremy Bergener	☐ Jeremy Bergener
☒ Matthew Everett	☐ Matthew Everett	☐ Matthew Everett	☐ Matthew Everett
☐ Robert Fox	☐ Robert Fox	☐ Robert Fox	☒ Robert Fox
☒ Brent Strong	☐ Brent Strong	☐ Brent Strong	☐ Brent Strong
☒ Jimmy Eaton	☐ Jimmy Eaton	☐ Jimmy Eaton	☐ Jimmy Eaton

The motion passed with a unanimous vote. As Commissioner Fox was absent, Alternate Commissioner Eaton voted.

The meeting was adjourned at 7:54 p.m.

Approved by the Planning Commission on August 8, 2023.

Steve Mumford, AICP
Deputy City Administrator/Community Development Director



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 8, 2023**

TITLE: ACTION ITEM -- CODE AMENDMENT: TITLE 17.80.080.C.
OFF-PREMISE LADDER SIGNS (INSERTS)

ITEM TYPE: Ordinance

APPLICANT: Eagle Mountain City -- Evan Berrett representing

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Evan Berrett, Admin

BACKGROUND:

Earlier this year, the City agreed to change some language in the ladder sign agreement with the Eagle Mountain Chamber of Commerce to enable the Economic Development Director to approve advertising copy, and for the sign headers to be modified to the Chamber of Commerce logo. City code does not currently reflect those changes and should be amended to match.

Additionally, the Eagle Mountain Chamber of Commerce has undergone an extensive effort to restore many of the ladder signs that were damaged or worn. Many of the frames and headers have been replaced, repainted, moved slightly, and so forth. Currently, demand for sign advertising is extremely high, and the Chamber of Commerce has been adhering to code with respect to ensuring local small businesses take priority for advertising space. The frames allow for more space than is currently allowed by city code (up to 96 inches vertical, vs. 80 inches vertical currently permitted). There is desire to modify the slats to be “inserts” and change the sizing to four sizes, small, medium, large, and extra-large. Certain maximums would still remain in effect including a company not being allowed more than two large or extra-large inserts.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

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

RECOMMENDATION:

Staff believes these requested changes to be reasonable and recommends approval.

ATTACHMENTS:

[17.80.080C Code Amendment Staff Report](#)

TO: MAYOR AND CITY COUNCIL
FROM: EVAN BERRETT, ECONOMIC DEVELOPMENT DIRECTOR
DATE: JULY 20, 2023
SUBJECT: STAFF REPORT, CODE AMENDMENTS FOR 17.80.080C

Mayor and Council,

Staff received a request from the Eagle Mountain Chamber of Commerce to amend code found in 17.80.080C related to the city ladder signs. After review of the changes, staff would support the changes for the purpose of improving consistency with the agreement the City has with the Eagle Mountain Chamber of Commerce for management of the signs, and adapting to modified capabilities of ladder sign options.

Background

Earlier this year, the City agreed to change some language in the ladder sign agreement with the Eagle Mountain Chamber of Commerce to enable the Economic Development Director to approve advertising copy, and for the sign headers to be modified to the Chamber of Commerce logo. City code does not currently reflect those changes and should be amended to match.

Additionally, the Eagle Mountain Chamber of Commerce has undergone an extensive effort to restore many of the ladder signs that were damaged or worn. Many of the frames and headers have been replaced, repainted, moved slightly, and so forth. Currently, demand for sign advertising is extremely high, and the Chamber of Commerce has been adhering to code with respect to ensuring local small businesses take priority for advertising space. The frames allow for more space than is currently allowed by city code (up to 96 inches vertical, vs. 80 inches vertical currently permitted). There is desire to modify the slats to be “inserts” and change the sizing to four sizes, small, medium, large, and extra-large. Certain maximums would still remain in effect including a company not being allowed more than two large or extra-large inserts.

Recommendation

Staff believes these requested changes to be reasonable and recommends approval.



Proposed Amendment to Eagle Mountain Municipal Code 17.80.080C

C. Sign Inserts. The sign ~~slats or~~ inserts ~~should be consistent in background color and design and~~ may contain advertising ~~along with and/or~~ directional information. ~~All advertising copy shall be approved by the economic development director or designee.~~ Sign copy shall be readable from 30 feet (minimum of three-inch-tall letters). The logo at the top of each sign shall be the approved Eagle Mountain City logo ~~or as approved by city council.~~

There are ~~three~~ four allowable ~~slat~~ insert sizes on each ladder sign structure: ~~single small~~ (16-inch by 72-inch), ~~double medium~~ (32-inch by 72-inch), ~~or full slats large~~ (80-inch by 72-inch), or extra-large (96-inch by 72-inch) sign inserts. The total advertising area ~~must equal 80~~ may not exceed 96 inches by 72 inches. Advertisers may reserve a maximum of two ~~full-slat large or extra-large size signs inserts~~ throughout the city ~~and a~~. Any additional space would be limited to ~~a single small or double medium slat size sign inserts.~~ The maximum signs structures a single entity, or its associated affiliates, may advertise on is five. ~~All advertising copy shall be approved by the economic development director or designee.~~

The above would read as:

C. Sign Inserts. The sign inserts may contain advertising and/or directional information. All advertising copy shall be approved by the economic development director or designee. Sign copy shall be readable from 30 feet (minimum of three-inch-tall letters). The logo at the top of each sign shall be the approved Eagle Mountain City logo or as approved by city council.

There are four allowable insert sizes on each ladder sign structure: small (16-inch by 72-inch), medium (32-inch by 72-inch), large (80-inch by 72-inch), or extra-large (96-inch by 72-inch) sign inserts. The total advertising area may not exceed 96 inches by 72 inches. Advertisers may reserve a maximum of two large or extra-large size signs inserts throughout the city. Any additional space would be limited to small or medium size sign inserts. The maximum sign structures a single entity, or its associated affiliates, may advertise on is five.





EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 8, 2023

TITLE:	ACTION ITEM -- CODE AMENDMENTS TO EMMC TITLES 13 AND 15		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:	N/A		
APPLICANT:	Eagle Mountain City -- Chris Trusty representing		
GENERAL PLAN DESIGNATION n/a	CURRENT ZONE n/a	ACREAGE n/a	COMMUNITY n/a

PUBLIC HEARING:

Yes

PREPARED BY:

Chris Trusty, Engineering

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

Staff recommends that the Planning Commission advance a positive recommendation to the City Council respecting the proposed code changes.

BACKGROUND:

As part of the Municipal Separate Storm Sewer System permit, Eagle Mountain City was recently audited by the State DEQ to ensure our compliance with the general permit. As part of this audit, the State asked for portions of the City code to be updated to reflect actual language contained in the permit. These changes are found in chapters 13 and 15 of City Code. Changes are highlighted on the attached documents.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

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

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

[City Code 13.75.110](#)

[City Code 15.50.70](#)

[City Code 13.75.150](#)

13.75.110 Storm water system design and management standards.**A. Irrigation Ditches.**

1. All existing irrigation ditches located on the site or straddling a site property boundary shall be piped with a sufficient size pipe and shall be coordinated with water user.
2. Property owners are responsible for the protection of irrigation ditches per the relevant sections of this chapter.
3. Discharges to private ditches require written approval from the ditch owners and design shall comply with the terms of approvals and the storm water design standards and regulations and the storm water permit.
4. Piping of ditches and modification to the diversion boxes require documented coordination with ditch owners or representative but are not required to receive written approval of ditch owners. Design and coordination requirements shall comply with the storm water design standards and regulations and the storm water permit documents.

B. Storm Water Design and BMP Manuals.

1. Adoption. The municipality adopts as its storm water design and best management practices (BMP) manuals the following publications, which are incorporated by reference in this chapter as if fully set out herein:
 - a. Eagle Mountain City storm water design standards and regulations.
 - b. Eagle Mountain City storm water master plan.
 - c. Guidance document for storm water management (Salt Lake County Public Works Department).
 - i. These manuals include a list of acceptable BMPs and include specific design performance criteria and operation and maintenance requirements for each storm water practice. The manuals may be updated and expanded from time to time, at the discretion of the governing body of the city, upon the recommendation of the city engineer, based on improvements in engineering, science, monitory and local maintenance experience. Storm water facilities that are designed, constructed and maintained in accordance with these BMP criteria will be presumed to meet the minimum water quality performance standards.
2. General Performance Criteria for Storm Water Management. Unless granted a waiver or judged by the city engineer to be exempt, the following postconstruction performance criteria shall be addressed for storm water management at all sites:
 - a. Design of storm drain systems in Eagle Mountain City boundaries and discharges into an Eagle Mountain City storm drain system require direct supervision of a Utah registered professional engineer, and shall carry the seal of the same supervising professional engineer.
 - b. All site designs shall control the peak flow rates of storm water discharge associated with design storms specified in this chapter or in the BMP manual and reduce the generation of postconstruction storm water runoff to preconstruction levels. These practices should seek to utilize pervious areas for storm water treatment and to infiltrate storm water runoff from driveways, sidewalks, rooftops, parking lots, and landscaped areas to the maximum extent practical to provide treatment for both water quality and quantity.
 - c. To protect stream channels from degradation, specific channel protection criteria shall be provided as prescribed in the BMP manual.
 - d. Storm water discharges to critical areas with sensitive resources (i.e., cold water fisheries, swimming beaches, recharge areas, water supply reservoirs) may be subject to additional performance criteria, or may need to utilize or restrict certain storm water management practices.

e. Storm water discharges from “hotspots” may require the application of specific structural BMPs and pollution prevention practices.

i. Prior to or during the site design process, applicants for storm water permits shall consult with the city engineer to determine if they are subject to additional storm water design requirements.

f. The calculations for determining peak flows as found in the BMP manual shall be used for sizing all storm water facilities.

e. BMPs should be selected based on their ability to adequately protect water quality and the BMP manual shall outline the removal performance expected from the selected BMP as well as the technical basis for supporting the pollutant removal performance.

C. Minimum Control Requirements.

1. Storm water discharge during all construction activities shall comply with the terms of the storm water permit, the storm water design standards and regulations, and/or requirements set forth by the building code, and the state of Utah UPDES requirements.

2. Storm water designs shall meet the multi-stage storm frequency storage requirements as identified in the BMP manual unless the city engineer has granted the applicant a full or partial waiver for a particular BMP.

3. Runoff rates from one lot to another may not exceed pre-existing conditions or in such a manner that may unreasonably and unnecessarily cause more harm than formerly.

4. If hydrologic or topographic conditions warrant greater control than that provided by the minimum control requirements, the city engineer may impose any and all additional requirements deemed necessary to control the volume, timing, and rate of runoff.

D. Storm Water Management Plan Requirements. Property owners are responsible to manage storm water runoff and sediment, whether in conduit systems or on the surface, that traverses or originates on their property. In order to manage storm water, the property owner must develop and implement a storm water management plan. The storm water management plan shall include sufficient information to allow the city engineer to evaluate the environmental characteristics of the project site, the potential impacts of all proposed development of the site, both present and future, on the water resources, and the effectiveness and acceptability of the measures proposed for managing storm water generated at the project site. To accomplish this goal, the storm water management plan shall include the following:

1. Topographic Base Map. A one inch equals 500 feet topographic base map of the site which extends a minimum of 1,000 feet beyond the limits of the proposed development and indicates:

a. Existing surface water drainage including streams, ponds, culverts, ditches, sink holes, wetlands, and the type, size, elevation, etc., of nearest upstream and downstream drainage structures;

b. Current land use including all existing structures, locations of utilities, roads, and easements;

c. All other existing significant natural and artificial features.

2. Proposed land use with tabulation of the percentage of surface area to be adapted to various uses; drainage patterns; locations of utilities, roads and easements; the limits of clearing and grading.

3. Proposed structural BMPs.

4. A written description of the site plan and justification of proposed changes in natural conditions may also be required.

5. Calculations. Hydrologic and hydraulic design calculations for the predevelopment and postdevelopment conditions for the design storms specified in the BMP manual. These calculations must show that the proposed

storm water management measures are capable of controlling runoff from the site in compliance with this chapter and the guidelines of the BMP manual. Such calculations shall include:

- a. A description of the design storm frequency, duration, and intensity where applicable;
- b. Time of concentration;
- c. Soil curve numbers or runoff coefficients including assumed soil moisture conditions;
- d. Peak runoff rates and total runoff volumes for each watershed area;
- e. Infiltration rates, where applicable;
- f. Culvert, storm water sewer, ditch and/or other storm water conveyance capacities;
- g. Flow velocities;
- h. Data on the increase in rate and volume of runoff for the design storms referenced in the BMP manual; and
- i. Documentation of sources for all computation methods and field test results.

6. Soils Information. If a storm water management control measure depends on the hydrologic properties of soils (e.g., infiltration basins), then a soils report shall be submitted. The soils report shall be based on on-site boring logs or soil pit profiles and soil survey reports. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soil types present at the location of the control measure.

7. Maintenance and Repair Plan. The design and planning of all storm water management facilities shall include detailed maintenance and repair procedures to ensure their continued performance. These plans will identify the parts or components of a storm water management facility that need to be maintained and the equipment and skills or training necessary. Provisions for the periodic review and evaluation of the effectiveness of the maintenance program and the need for revisions or additional maintenance procedures shall be included in the plan. A permanent elevation benchmark shall be identified in the plans to assist in the periodic inspection of the facility.

8. Landscaping Plan. The applicant must present a detailed plan for management of vegetation at the site after construction is finished, including who will be responsible for the maintenance of vegetation at the site and what practices will be employed to ensure that adequate vegetative cover is preserved. Where it is required by the BMP, this plan must be prepared by a registered landscape architect licensed in Utah.

9. Low Impact Design Considerations. The plan will be evaluated for the utilization of Low Impact Development (LID) approaches such as infiltration, evapotranspiration, or rainwater harvesting or reuse.

10. Any retention requirement infeasibilities that may occur are to be documented and a rationale shall be provided for alternative design criteria that uses LID practices to the maximum extent possible.

E. Maintenance Easements. The applicant must ensure access to the site for the purpose of inspection and repair by securing all the maintenance easements needed. These easements must be binding on the current property owner and all subsequent owners of the property and must be properly recorded in the land record.

F. Maintenance Agreement. The owner of property served by an on-site storm water management facility must execute a maintenance agreement that shall operate as a deed restriction binding on the current property owner and all subsequent property owners. The maintenance agreement shall:

1. Assign responsibility for the maintenance and repair of the storm water facility to the owner of the property upon which the facility is located and be recorded as such on the plat for the property by appropriate notation.

2. Provide for an annual inspection for the purpose of documenting maintenance and repair needs and ensure compliance with the purpose and requirements of this chapter. The property owner shall arrange for this inspection to be conducted by a qualified inspector, as defined by the Utah Division of Water Quality, who will submit a sealed report of the inspection to the city engineer. If available, a property owner may elect to have the city's public works department perform the annual inspection. Each application for an inspection shall be accompanied by payment of the inspection and other storm water management fees, as adopted by resolution and found in the city fee schedule.

3. Grant permission to the city or the city's consultants to enter the property at reasonable times and to inspect the storm water facility to ensure that it is being properly maintained.

4. Provide that the minimum maintenance and repair needs include, but are not limited to, the removal of silt, litter and other debris, the cutting of grass, grass cuttings and vegetation removal, and the replacement of landscape vegetation, in detention and retention basins, and inlets and drainage pipes and any other storm water facilities. It shall also provide that the property owner shall be responsible for additional maintenance and repair needs consistent with the needs and standards outlined in the BMP manual.

5. Provide that maintenance needs must be addressed in a timely manner, on a schedule to be determined by the city engineer.

6. Provide that if the property is not maintained or repaired within the prescribed schedule, the city engineer shall perform the maintenance and repair at its expense, and bill the same to the property owner. The maintenance agreement shall also provide that the city engineer's cost of performing the maintenance shall be a lien against the property.

G. Dedication. The municipality shall have the discretion to accept the dedication of any existing or future storm water management facility, provided such facility meets the requirements of this chapter, and includes adequate and perpetual access and sufficient areas, by easement or otherwise, for inspection and regular maintenance. Any storm water facility accepted by the municipality must also meet the municipality's construction standards and any other standards and specifications that apply to the particular storm water facility in question.

H. Sediment and Erosion Control Plans. The applicant must prepare a sediment and erosion control plan for all construction activities. The sediment and erosion control plan shall accurately describe the potential for soil erosion and sedimentation problems resulting from land disturbing activity and shall explain and illustrate the measures that are to be taken to control these problems. The length and complexity of the plan is to be commensurate with the size of the project, severity of the site condition, and potential for off-site damage. The plan shall be sealed by a registered professional engineer licensed in the state of Utah. The plan shall also conform to the requirements found in the BMP manual, and shall include at least the following:

1. Project Description. Briefly describe the intended project and proposed land disturbing activity including number of units and structures to be constructed and infrastructure required.

2. A topographic map with contour intervals of five feet or less showing present conditions and proposed contours resulting from land disturbing activity.

3. All existing drainage ways, including intermittent and wet weather. Include any designated floodways or flood plains.

4. A general description of existing land cover. Individual trees and shrubs do not need to be identified.

5. Stands of existing trees as they are to be preserved upon project completion, specifying their general location on the property. Differentiation shall be made between existing trees to be preserved, trees to be removed and proposed planted trees. Tree protection measures must be identified, and the diameter of the area involved must also be identified on the plan and shown to scale. Information shall be supplied concerning the proposed destruction of exceptional and historic trees in setbacks and buffer strips, where they exist. Complete landscape plans may be submitted separately. The plan must include the sequence of implementation for tree protection measures.

6. Approximate limits of proposed clearing, grading and filling.
7. Approximate flows of existing storm water leaving any portion of the site.
8. A general description of existing soil types and characteristics and any anticipated soil erosion and sedimentation problems resulting from existing characteristics.
9. Location, size and layout of proposed storm water and sedimentation control improvements.
10. Proposed drainage network.
11. Proposed drain tile or waterway sizes.
12. Approximate flows leaving site after construction and incorporating water runoff mitigation measures. The evaluation must include projected effects on property adjoining the site and on existing drainage facilities and systems. The plan must address the adequacy of outfalls from the development: when water is concentrated, what is the capacity of waterways, if any, accepting storm water off site; and what measures, including infiltration, sheeting into buffers, etc., are going to be used to prevent the scouring of waterways and drainage areas off site, etc.
13. The projected sequence of work represented by the grading, drainage and sedimentation and erosion control plans as related to other major items of construction, beginning with the initiation of excavation and including the construction of any sediment basins or retention facilities or any other structural BMPs.
14. Specific remediation measures to prevent erosion and sedimentation runoff. Plans shall include detailed drawings of all control measures used; stabilization measures including vegetation and nonvegetation measures, both temporary and permanent, will be detailed. Detailed construction notes and a maintenance schedule shall be included for all control measures in the plan.
15. Specific details for: the construction of rock pads, wash down pads, and settling basins for controlling erosion; road access points; eliminating or keeping soil, sediment, and debris on streets and public ways at a level acceptable to the city engineer. Soil, sediment, and debris brought onto streets and public ways must be removed by the end of the work day by machine, broom or shovel to the satisfaction of the city engineer. Failure to remove the sediment, soil or debris shall be deemed a violation of this chapter.
16. Proposed structures; location (to the extent possible) and identification of any proposed additional buildings, structures or development on the site.
17. A description of on-site measures to be taken to recharge surface water into the ground water system through infiltration. [Ord. O-20-2022 § 2 (Exh. A); Ord. O-02-2014 (Exh. A)].

15.50.070 Storm water pollution prevention plan.

A storm water pollution prevention plan meeting all requirements as mandated by the state of Utah Department of Environmental Quality shall be required and maintained for all construction within a subdivision. Elements of this SWPPP shall include BMPs to protect the existing and natural storm drainage systems from incurring increased sedimentation. BMPs will include at a minimum silt fences, inlet protection, and stabilized construction entrance. All inlet protection to meet or exceed ASTM D8057 inlet protection standard. Additional BMPs may be required as needed and determined by a certified storm water plans reviewer. The SWPPP is to be approved by the city engineer or his/her designee. The approved SWPPP plan is to be maintained while any construction activities are occurring within a subdivision. Modifications may be made to the SWPPP during the construction process if it becomes evident that additional modifications are needed to protect storm drainage structures or adjacent properties. The SWPPP and all accompanying documentation are to be available electronically at the project site at the time of an on-site inspection or upon request by the DWQ, EPA, or the MS4. The Storm Water Phase II Final Rule, Construction Rainfall Erosivity Waiver, is not offered.

On sites disturbing greater than one acre of land and all commercial sites, the SWPPP sign must be a minimum of four feet wide and three feet tall, bottom of sign placed two feet minimum off the ground, white background with red and black lettering. Pertinent information shall be located at the bottom of the SWPPP sign and shall include the following: authorization to discharge letter/notice of intent (NOI), electronic SWPPP access link, site notice, and the public notice sheet.

Redevelopment projects disturbing greater than one acre, including projects part of a common plan of development or sale which disturbed an acre or greater must provide a site-specific plan for net gain to onsite storm water retention or a reduction to impervious surfaces. Redevelopment projects increasing impervious surfaces by greater than 10% must prevent off-site discharge of the net increase in storm water volume associated with precipitation from all rainfall events less than or equal to the 80th percentile rainfall event.

Single-lot residential home SWPPP signs to be 24 inches wide and 18 inches tall (realtor size) with the bottom of the sign placed a minimum of 12 inches off the ground, front of sign to face toward street and have white background with "SWPPP" in black or red lettering, along with UPDES number. Back of sign to have authorization to discharge letter/NOI and electronic SWPPP access link.

An appeals process shall allow a construction operator to appeal an enforcement option. The appeal process will be included as part of the city's procedures and will be posted in a publicly available location. [Ord. O-21-2022 § 2 (Exh. A); Ord. O-02-2020 § 2 (Exh. A); Ord. O-21-2016 § 2 (Exh. A); Ord. O-13-2015 § 1 (Exh. A)].

13.75.150 Illicit discharges.

A. Scope. This section shall apply to all water generated on developed or undeveloped land entering the municipality's separate storm sewer system.

B. Prohibition of Illicit Discharges. No person shall introduce or cause to be introduced into the municipal separate storm sewer system any discharge that is not composed entirely of storm water. The commencement, conduct or continuance of any non-storm-water discharge to the municipal separate storm sewer system is prohibited except uncontaminated discharges from the following sources:

1. Water line flushing or other potable water sources;
2. Landscape irrigation or lawn watering with potable water;
3. Diverted stream flows;
4. Rising ground water;
5. Ground water infiltration to storm drains;
6. Uncontaminated pumped ground water;
7. Foundation or footing drains;
8. Crawl space pumps;
9. Air conditioning condensation;
10. Springs;
11. Natural riparian habitat or wetland flows;
12. Swimming pools (if dechlorinated – typically less than one PPM chlorine);
13. Firefighting activities;
14. Any other uncontaminated water source; and
15. Discharges specified in writing by the city engineer as being necessary to protect public health and safety.

16. Individual residential car washing

17. Dechlorinated water reservoir discharges

The prohibition shall not apply to any non-storm-water discharge permitted under a UPDES permit, waiver, or waste discharge order issued to the discharger and administered under the authority of the state of Utah Division of Water Quality; provided, that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations; and provided, that written approval has been granted for any discharge to the storm drain system.

C. Prohibition of Illicit Connections.

1. The construction, use, maintenance or continued existence of illicit connections to the separate municipal storm sewer system is prohibited.
2. This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practice applicable or prevailing at the time of connection.

D. Reduction of Storm Water Pollutants by the Use of Best Management Practices. Any person responsible for a property or premises, which is, or may be, the source of an illicit discharge, may be required to implement, at the person's expense, the BMPs necessary to prevent the further discharge of pollutants to the municipal separate storm sewer system. Compliance with all terms and conditions of a valid NPDES permit authorizing the discharge of storm water associated with industrial activity, to the extent practicable, shall be deemed compliance with the provisions of this section.

E. Notification of Spills. Notwithstanding other requirements of law, as soon as any person responsible for a facility or operation, or responsible for emergency response for a facility or operation, has information of any known or suspected release of materials which are resulting in, or may result in, illicit discharges or pollutants discharging into storm water, or the municipal separate storm sewer system, the person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release. In the event of such a release of hazardous materials, the person shall immediately notify emergency response agencies of the occurrence via emergency dispatch services. In the event of a release of nonhazardous materials, the person shall notify the city engineer in person or by telephone or facsimile no later than the next business day. Notifications in person or by telephone shall be confirmed by written notice addressed and mailed to the city engineer within three business days of the telephone notice. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least two years. [Ord. O-20-2022 § 2 (Exh. A); Ord. O-02-2014 (Exh. A)].



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 8, 2023**

TITLE: ACTION ITEM -- PUBLIC HEARING: SITE PLAN APPROVAL
OF EAGLE MOUNTAIN PET CARE

ITEM TYPE: Site Plan

APPLICANT: Tucker Nipko

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Jed Shum, Planning

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 the Town Center area of the city.

The applicant proposes to construct a 5,998 sqft building on a 0.63 acre (27,525 sqft) lot. This lot is platted as Lot 205 of Marketplace at Eagle Mountain Town Center Subdivision, recorded in July 2021. There will be a total of 27 parking stalls, including 2 ADA parking stalls. Parking stalls are located on the south side between the structure and Raven Way, and also on the west side of the structure. An inner connection between lots is provided as the parcels are zoned commercial, according to EMMC 17.100.050.C. at the time of application. Landscaping totals 6,072 sqft 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 Development Standards: The following are standards

required for all site plans in any zoning district (17.100.050)

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

17. 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.

17. Access Requirements: The building is accessed via an internal roadway. 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.

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

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

1. 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 the Pedestrian access is provided from Eagle Peak Entry Road.

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. Financial institutions are not specifically listed in the parking standards of EMMC 17.55 and as such can be classified as "Other Business" or "Office Professional" 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), Required Parking by Land Use, the city engineer shall make a recommendation to the Planning Commission. The Planning Commission shall then determine an appropriate parking requirement. Planning and Engineering have not determined the appropriate number. The applicant proposes 25 stalls per 5998 sqft 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 and any other applicable standards.

RECOMMENDATION:

Staff recommends the Planning Commission provide a positive recommendation to City Council, contingent on compliance with any necessary conditions.

ATTACHMENTS:

[Photometric](#)

[Civil](#)

[Landscape](#)

D

C

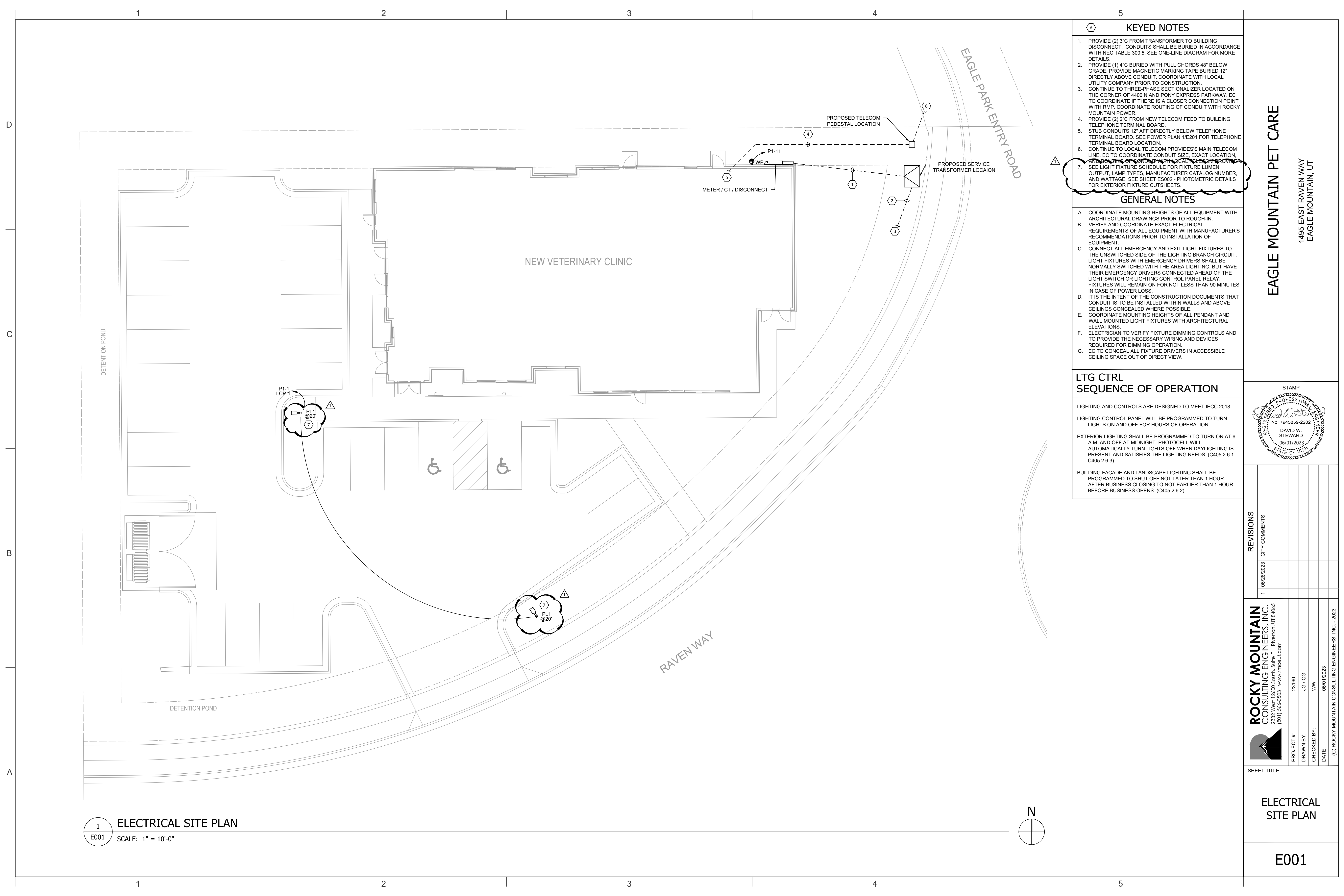
B

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
	OH RISER		GROUND
	KEYED NOTE TAG		CABLE/WIRE SIZE TAG
	MECH/ELEC. EQUIPMENT TAG		DETAIL/VIEW NUMBER
	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			
AFF - ABOVE FINISHED FLOOR			
AFG - ABOVE FINISHED GRADE			
AIC - AMPS INTERRUPTING CAPACITY			
AL - ALUMINUM			
ATS - AUTOMATIC TRANSFER SWITCH			
BC - BARE COPPER			
BFC - BELOW FINISHED CEILING			
BFG - BELOW FINISHED GRADE			
CKT - CIRCUIT			
CND. OR C. - CONDUIT			
CLG - INSTALLED IN CEILING			
C.R. - CORD REEL			
CT - CURRENT TRANSDUCER			
CU - COPPER			
(E) - EXISTING TO REMAIN			
EC - ELECTRICAL CONTRACTOR			
EM - EMERGENCY			
(F) - FUTURE			
FACP - FIRE ALARM CONTROL PANEL			
FLA - FULL LOAD AMPS			
FVNR - FULL VOLTAGE NON REVERSING			
GC - GENERAL CONTRACTOR			
GFCI - GROUND FAULT CKT INTERRUPTER			
GND - GROUND			
HP - HORSEPOWER			
IG - ISOLATED GROUND			
KW - KILOWATTS			
LCP - LIGHTING CONTROL PANEL			
LTG - LIGHTING			
LV - LOW VOLTAGE			
MC - MECHANICAL CONTRACTOR			
MCA - MINIMUM CIRCUIT AMPS			
MCB - MAIN CIRCUIT BREAKER			
MCC - MOTOR CONTROL CENTER			
MDP - MAIN DISTRIBUTION PANEL			
MLO - MAIN LUGS ONLY			
MOCP - MAX. OVERCURRENT PROTECTION			
(N) - NEW			
NIC - NOT IN CONTRACT			
NEC - NATIONAL ELECTRICAL CODE			
NFFPA - NATIONAL FIRE PROT. ASSN.			
NL - NIGHT LIGHT			
NR - NOT REQUIRED			
NTS - NOT TO SCALE			
PC - PLUMBING CONTRACTOR			
PH - PHASE			
PNL - PANEL			
POC - POINT OF CONNECTION			
POS - POINT OF SALE			
(R) - RELOCATED			
REC - RECEPTACLES			
RMC - RIGID METAL CONDUIT			
SCA - SHORT CIRCUIT AMPERES			
SES - SERVICE ENTRANCE SWITCHGEAR			
SPD - SURGE PROTECTIVE DEVICE			
TL - TWIST LOCK			
TTB - TELEPHONE TERMINAL BOARD			
TR - TAMPER RESISTANT			
TYP - TYPICAL			
UNO - UNLESS NOTED OTHERWISE			
VA - VOLTAMPS			
VIF - VERIFY IN FIELD			
VR - VANDAL RESISTANT			
WP - WEATHERPROOF/NEMA 3R			
WU - FURNISHED WITH UNIT			
XFMR - TRANSFORMER			



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 PROVIDER'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

STATE OF UTAH

REVISIONS

NO.	DATE	REVISION
1	06/28/2023	CITY COMMENTS

ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.

2332 West 12600 South, Suite F | Riverton, UT 84065
(801) 366-0553 www.rmceui.com

PROJECT #:

23160

DRAWN BY:

JG / QG

CHECKED BY:

WW

DATE:

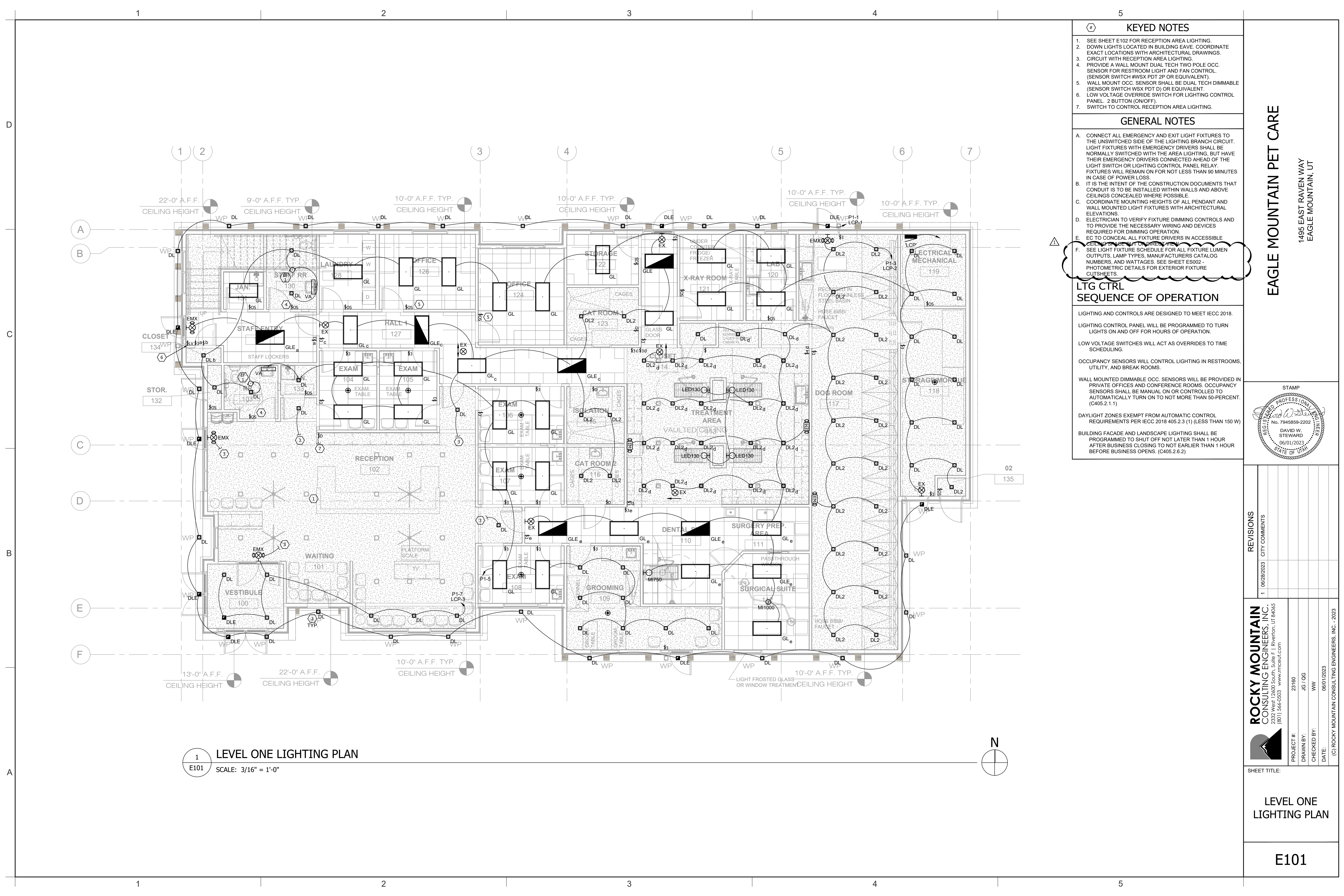
06/01/2023

(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2023

SHEET TITLE:

ELECTRICAL
SITE PLAN

E001



1
E101 LEVEL ONE LIGHTING PLAN
SCALE: 3/16" = 1'-0"

KEYED NOTES

1. SEE SHEET E102 FOR RECEPTION AREA LIGHTING.

2. DOWN LIGHTS LOCATED IN BUILDING EAVE. COORDINATE EXACT LOCATIONS WITH ARCHITECTURAL DRAWINGS.

3. CIRCUIT WITH RECEPTION AREA LIGHTING.

4. PROVIDE A WALL MOUNT DUAL TECH TWO POLE OCC. SENSOR FOR RESTROOM LIGHT AND FAN CONTROL. (SENSOR SWITCH RWXSX PDT 2P OR EQUIVALENT).

5. WALL MOUNT OCC. SENSOR SHALL BE DUAL TECH DIMMABLE (SENSOR SWITCH WSX PDT D) OR EQUIVALENT.

6. LOW VOLTAGE OVERRIDE SWITCH FOR LIGHTING CONTROL PANEL. 2 BUTTON (ON/OFF).

7. SWITCH TO CONTROL RECEPTION AREA LIGHTING.

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 CEILING SPACE OUT OF DIRECT VIEW.

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.

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

STAMP

DAVID W. STEWARD

No. 7945859-2202

06/01/2023

STATE OF UTAH

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(801) 366-0553 www.rmcbu.com

PROJECT #:

23160

DRAWN BY:

JG / QG

CHECKED BY:

WW

DATE:

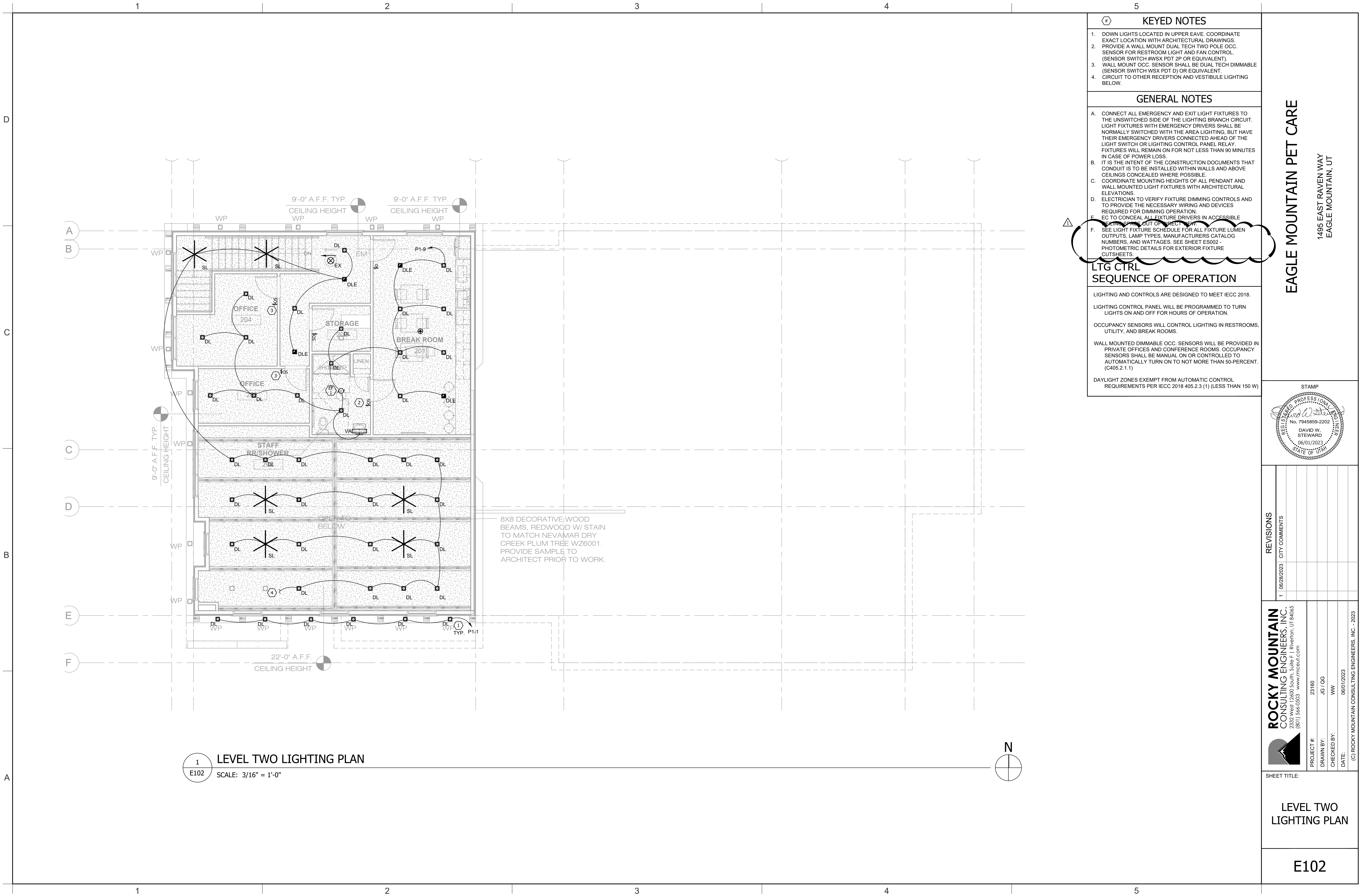
06/01/2023

(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2023

SHEET TITLE:

LEVEL ONE LIGHTING PLAN

E101



1
E102

LEVEL TWO LIGHTING PLAN

SCALE: 3/16" = 1'-0"

EAGLE MOUNTAIN PET CARE

1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT

STAMP

DAVID W. STEWARD
No. 7945859-2202
06/01/2023
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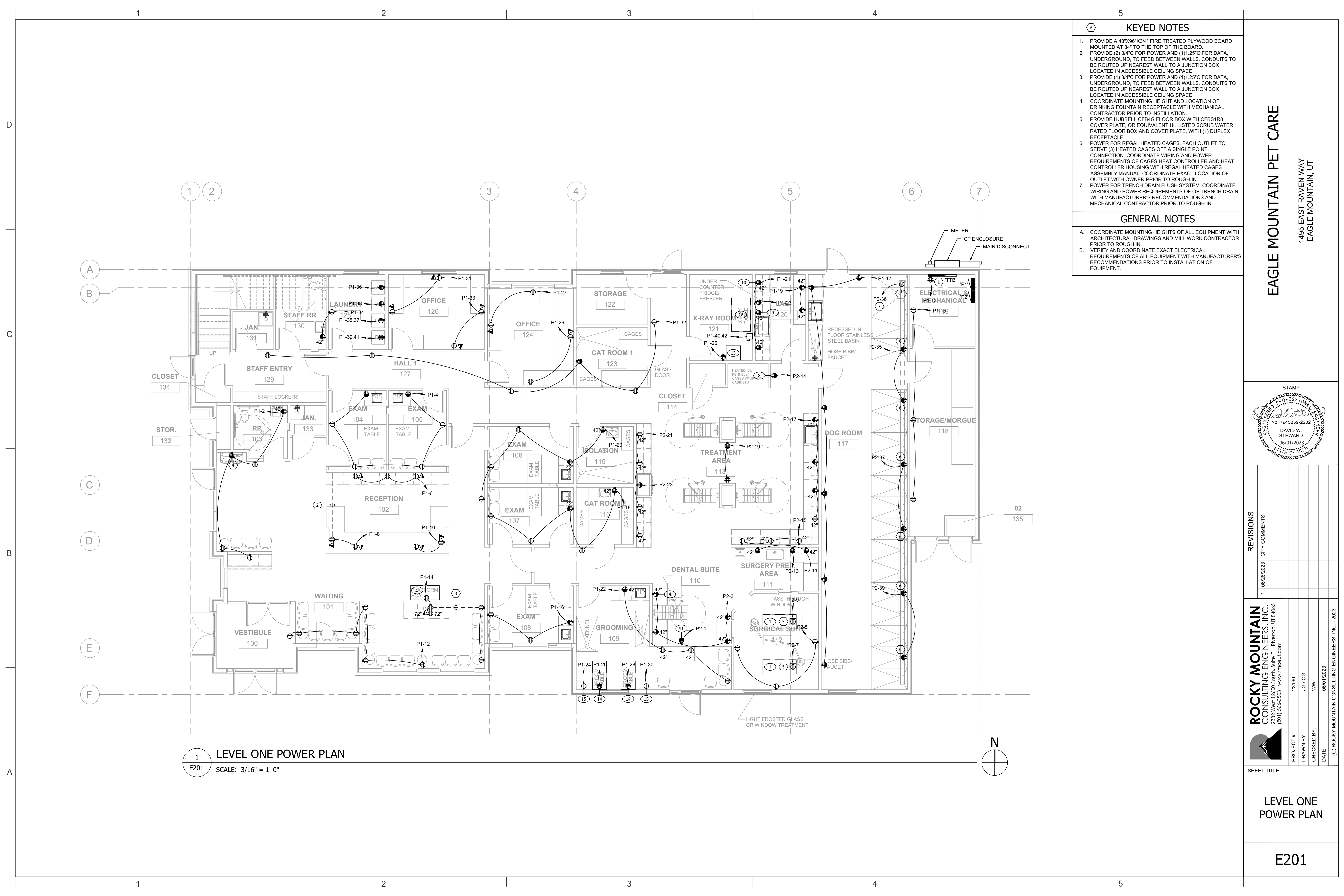
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DATE:	06/01/2023

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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

STAMP

DAVID W. STEWARD
06/01/2023
STATE OF UTAH

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(801) 366-0553 www.rmceui.com

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SHEET TITLE:

LEVEL ONE POWER PLAN

E201

D
C
B
A

1

2

3

4

5

1

2

3

4

5

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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1 06/28/2023 CITY COMMENTS

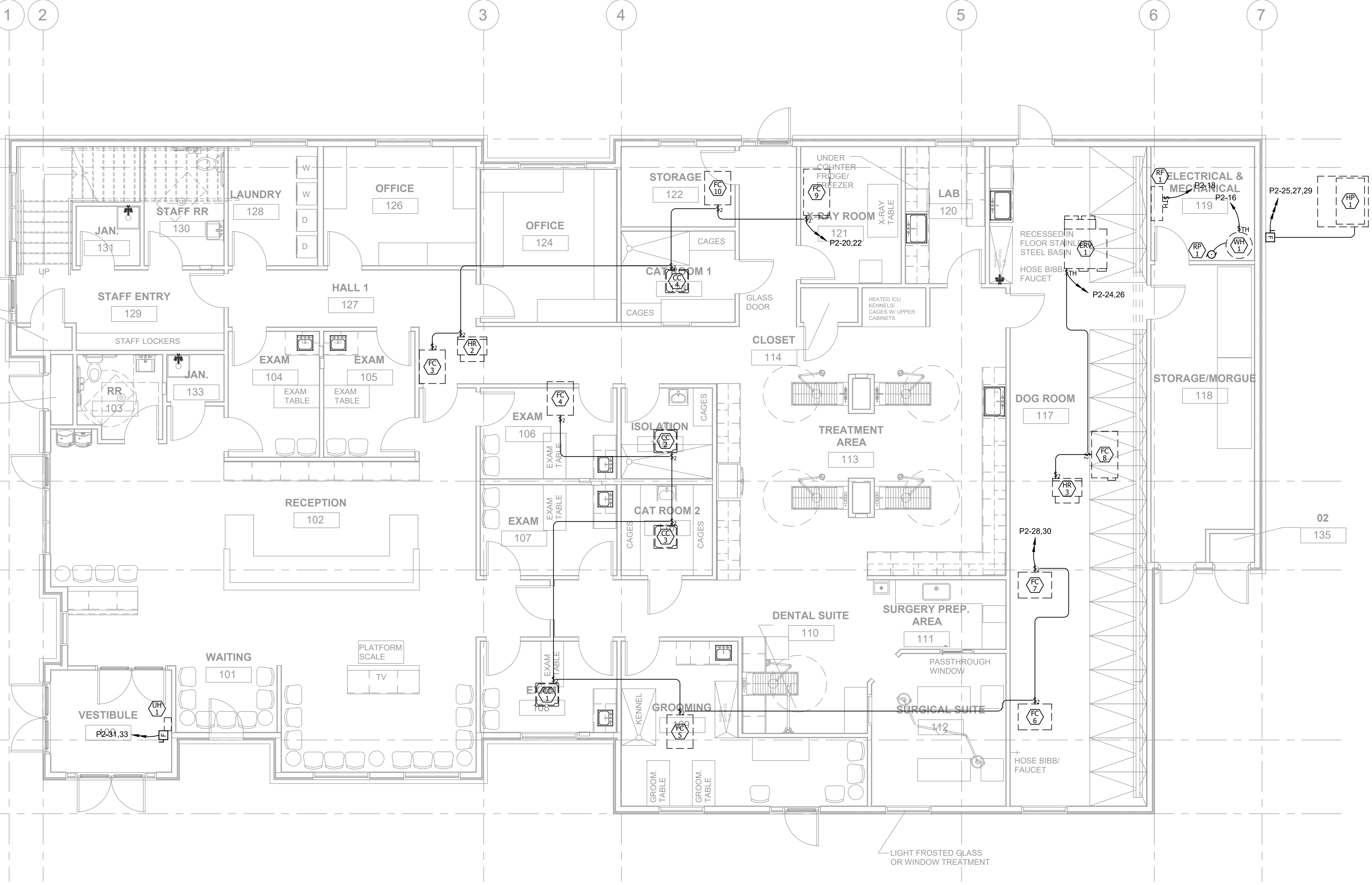
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SHEET TITLE:

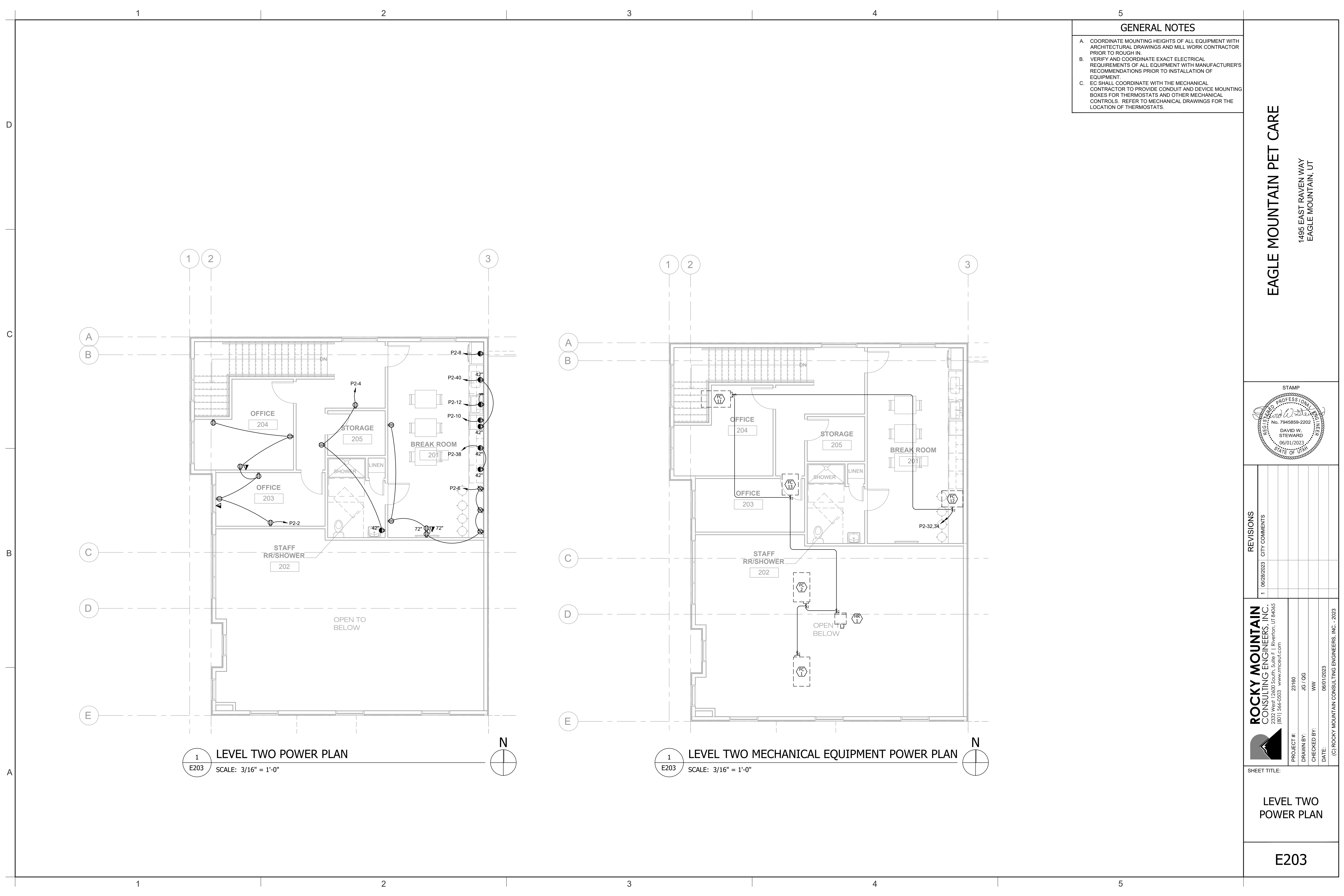
LEVEL ONE
MECHANICAL
POWER PLAN

E202



1 LEVEL ONE MECHANICAL EQUIPMENT POWER PLAN

E202 SCALE: 3/16" = 1'-0"



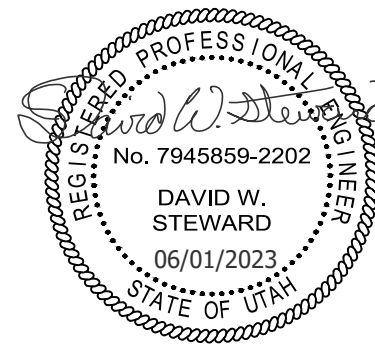
GENERAL NOTES

- 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.
- C. 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.

EAGLE MOUNTAIN PET CARE

1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT

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1 06/28/2023 CITY COMMENTS

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SHEET TITLE:

LEVEL TWO
POWER PLAN

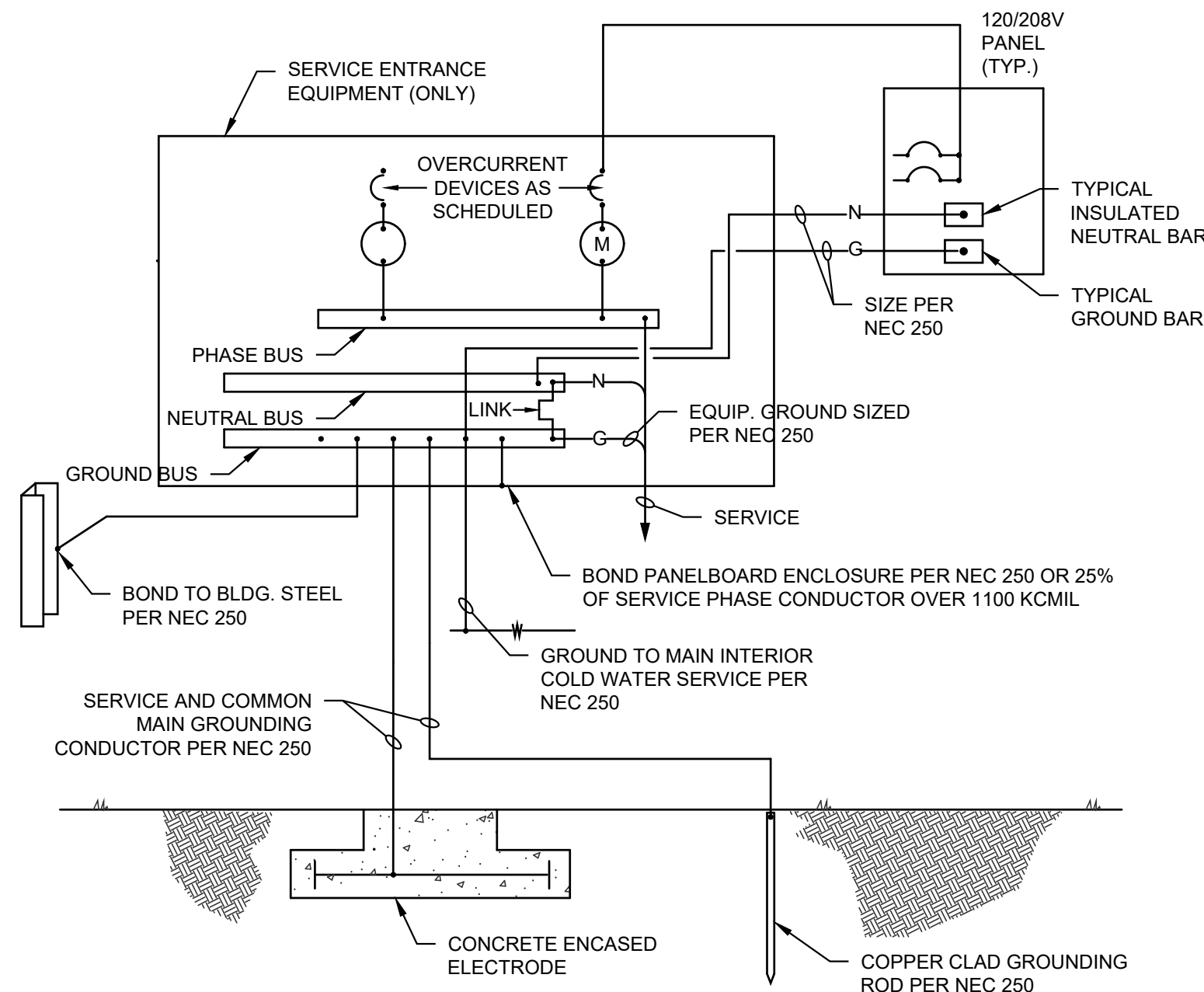
E203

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.

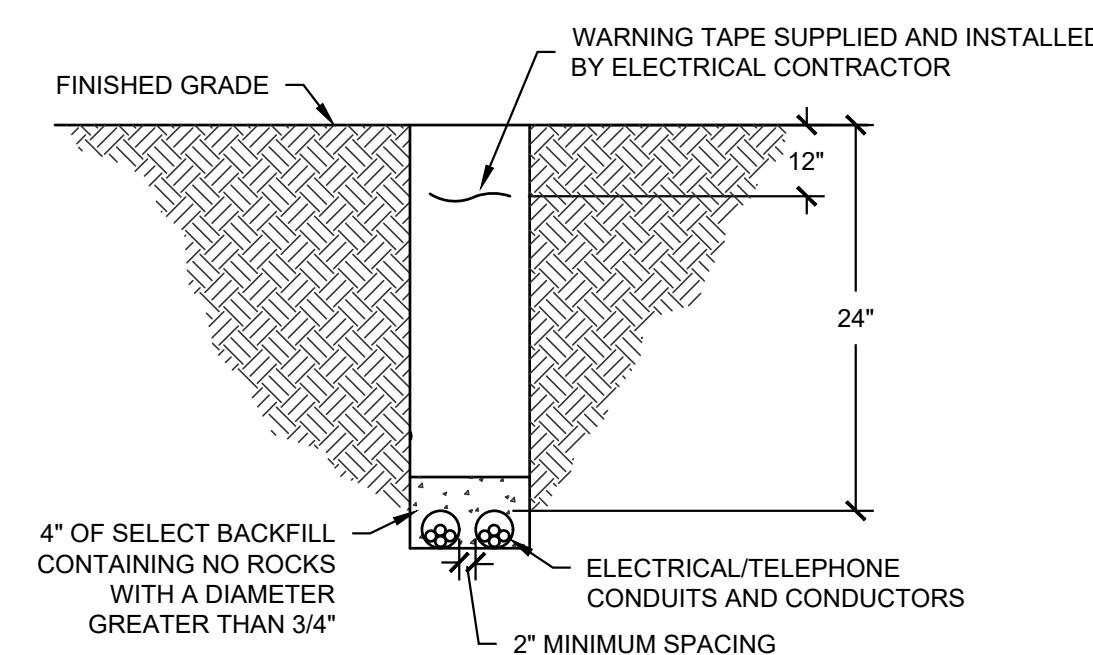
GENERAL NOTES

- 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.



5 TYPICAL GROUNDING/BONDING DETAIL

E501 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 CABLEING 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.

UNDERGROUND CONDUIT DETAIL

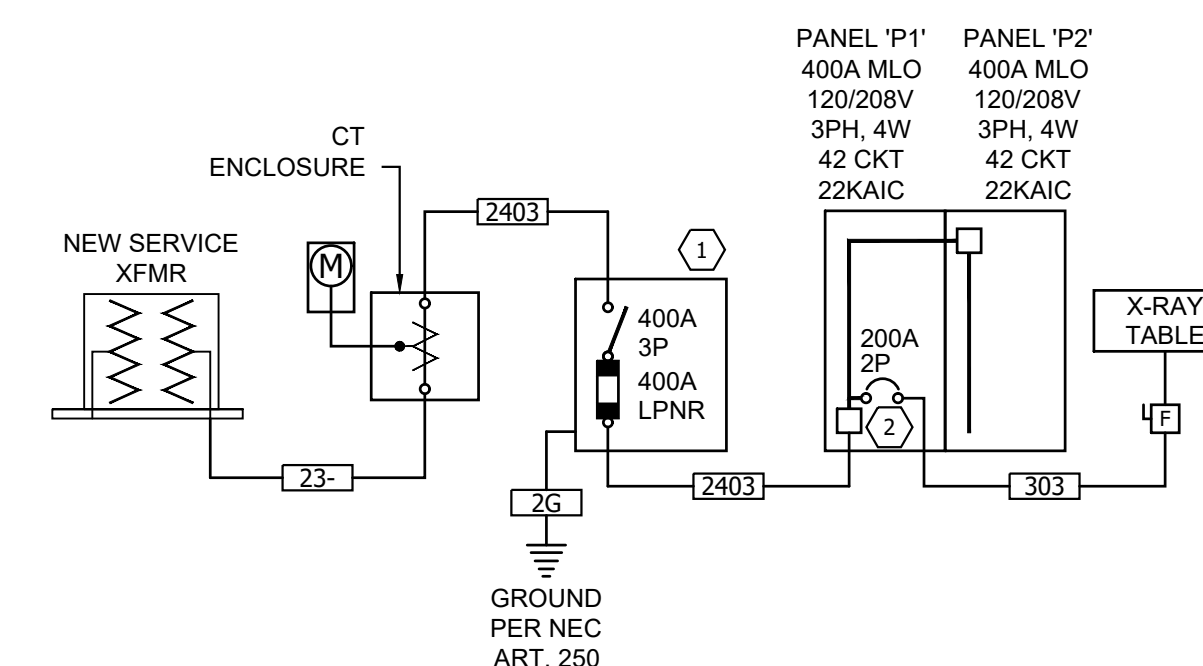
E501 NO SCALE

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	(3) 3	1
26	-	-	CU	-	-	2	2
23	-	(2) 3"	-	-	-	-	3

NOTES:

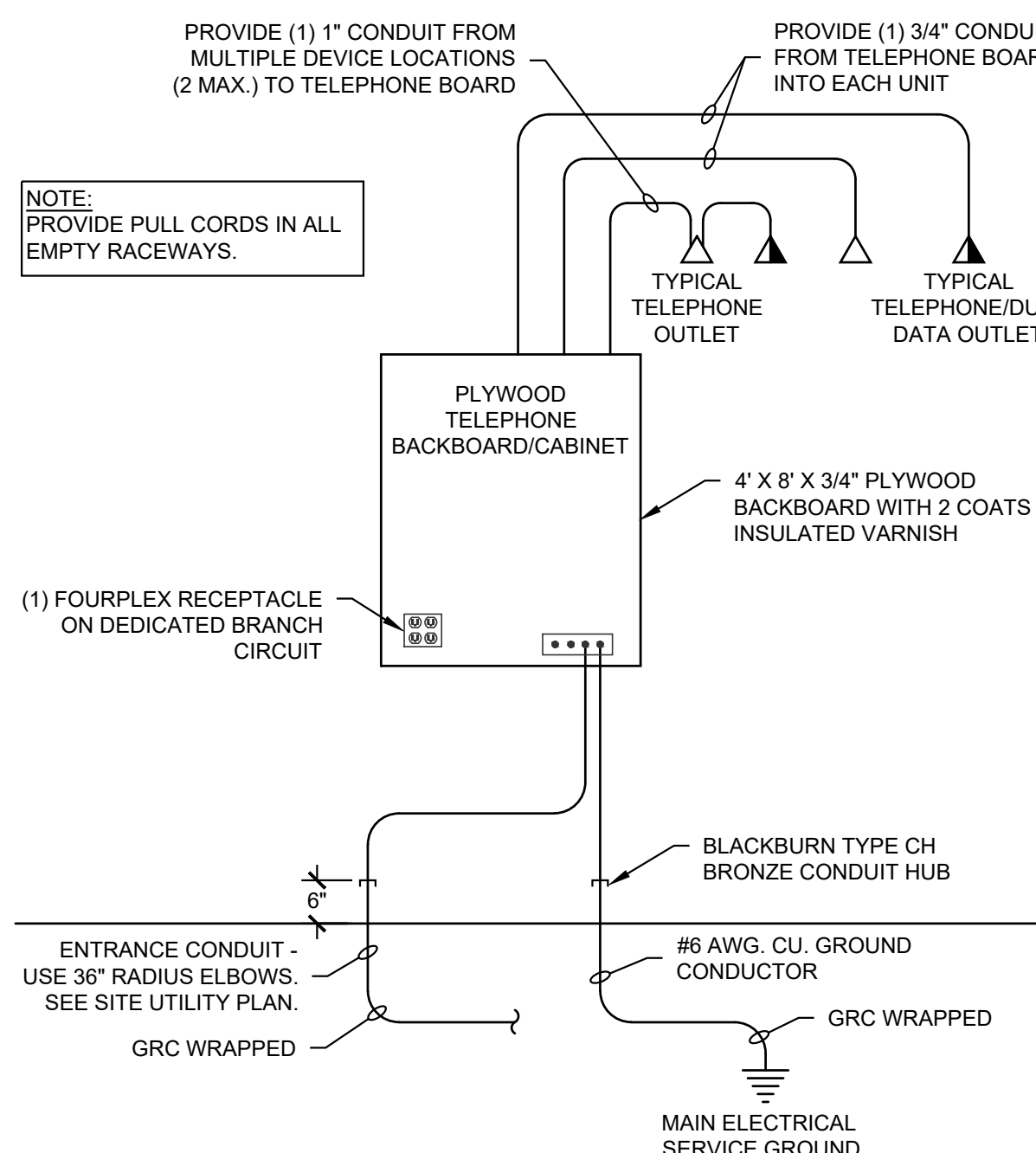
- CONDUCTOR INSULATIONS TO BE RATED THWN-2/THHN 90°C.
- GROUNDING ELECTRODE CONDUCTOR TO BE BONDED TO ALL AVAILABLE GROUNDING ELECTRODES.
- CONTRACTOR TO PROVIDE SERVICE LATERAL CONDUIT FROM THE TRANSFORMER TO THE METER. CONDUCTORS ARE TO BE PROVIDED, INSTALLED, AND TERMINATED BY RMP.

FAULT CURRENT CALCULATIONS			
208 Volt			
Panel	SERVICE DISCO	P1	
Feed From	SERVICE XFMR	SERVICE DISCO	
Available Fault Current	27504	228	
(L) Length to panel	25	15	
Conduit Type (P, S)	P	S	
Conductor Size	3/0	3/0	
Conductor Type (c,a)	C	C	
No of Runs	2	2	
C - from chart	13923	12843	
Voltage	208	208	
f	0.206289158	0.111235284	
m	0.82898633	0.898989431	
I.s.c. at Panel	22875	205	



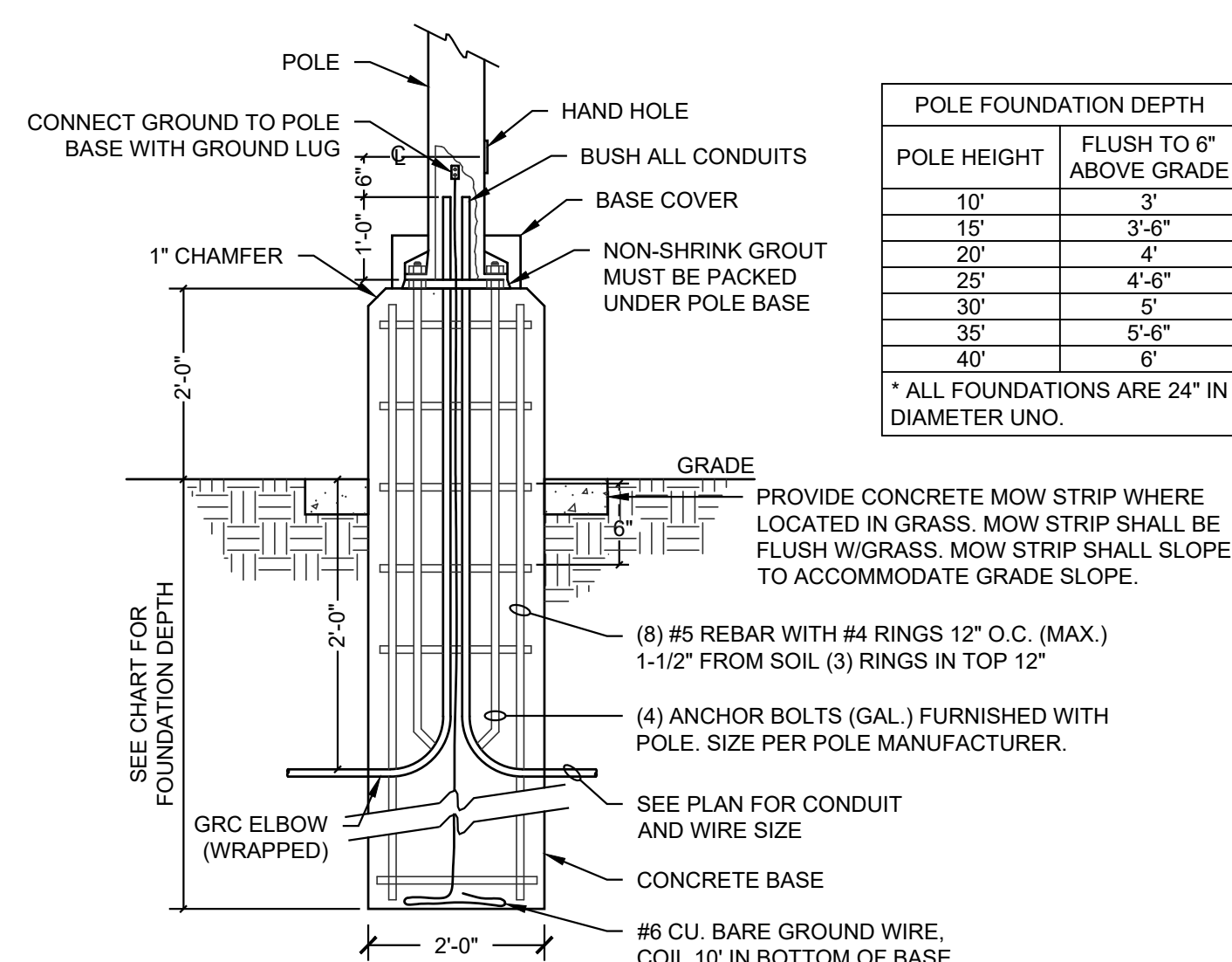
ONE-LINE DIAGRAM

E501	NO SCALE
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TYPICAL TELECOM RISER DIAGRAM

E501 NO SCALE



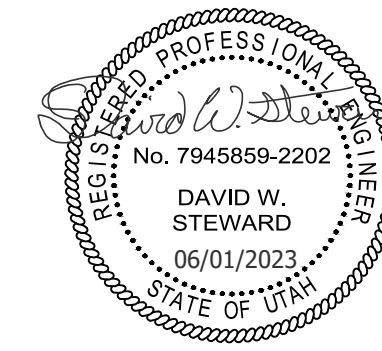
LIGHT POLE BASE DETAIL

E501	NO SCALE
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EAGLE MOUNTAIN PET CARE

1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT

STAN



REVISIONS

[illegible]

PROJECT #:	23160
RAWN BY:	JG / QG
CHECKED BY:	WW
DATE:	06/01/2023

SHEET TITLE

ELECTRICAL DETAILS

E501

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				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
RP-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					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										

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NO.	VOLTAGE	DELIVERED LUMENS / CCT	CONTROL	MOUNTING	LOAD(VA)	DESCRIPTION
DL	LITHONIA	LDN6 35/10 LO6 AR LSS SCBA MVOLT G210	MVOLT	1000 LUMENS	0-10V	RECESSED	10.4	6" LED DOWNLIGHT
	HALO							
	LIGHTOLIER							
	LITON							
DLE	SAME AS FIXTURE DL WITH BATTERY BACKUP							
DL2	LITHONIA	LDN6 35/15 LO6 AR LSS SCBA MVOLT G210	MVOLT	1500 LUMENS	0-10V	RECESSED	17.5	6" LED DOWNLIGHT
	HALO							
	LIGHTOLIER							
	LITON							
DLE2	SAME AS FIXTURE DL2 WITH BATTERY BACKUP							
GL1	MERCURY	LR2T 24G 4200 35K 1% UNI	UNI	4032 LUMENS	0-10V	RECESSED	35	2x4 LED VOLUMETRIC
	METALUX			3500 K				
	DAYBRITE							
	COLUMBIA LIGHTING							
VA	LITHONIA	FMVTRL 24IN MVOLT 30K 90CRI BN	MVOLT	1300 LUMENS	-	WALL	18	2' LED VANITY LIGHT
	OXYGEN			3000 K				
	HYPERION							
	COLUMBIA LIGHTING							
PL	LITHONIA	RSX1 P2 50K R4 MVOLT SPA SCBA	MVOLT	9077 LUMENS	-	POLE	72	POLE MOUNTED BLADE STYLE LED FIXTURE. SPECIFIED COLOR BY ARCHITECT.
	MCGRAW EDISON			5000K				
	NLS LIGHTING							
	HUBBELL OUTDOOR							
SL	LUMENS	KUZ1702851	120	5820 LUMENS	-	SUSPENDED	48.5	SUSPENDED PENDANT LIGHT
				3000IK				
EMX	LITHONIA	LHQM LED G	120	-	-	WALL	4.3	THERMOPLASTIC EXT SIGN WITH 2 LED LAMP HEADS AND GREEN LETTERING. 1 FC AVG OVER 24" DISTANCE AT 7.5' MOUNTING HEIGHT
	EVENLITE							
	CHLORIDE							
	COMPASS PRODUCTS							
EX	LITHONIA	EXRG EL M6	120	-	-	WALL / CEILING	1	THERMOPLASTIC EXT SIGN WITH NICKEL CADMIUM BATTERY GREEN LETTERING.
	EVENLITE							
	CHLORIDE							
	COMPASS PRODUCTS							
NOTES:								
1. ALL LIGHT FIXTURES SHOWN HALF SHADED SHALL BE PROVIDED WITH AN EMERGENCY BATTERY PACK CAPABLE OF PROVIDING 90 MIN. OF EGRESS ILLUMINATION.								
2. ALL LIGHTING VALUE ENGINEERING PROVIDED FOR THIS PROJECT SHALL BE SUBMITTED TO THE ELECTRICAL ENGINEER FOR REVIEW AND APPROVAL AFTER THE PROJECT HAS BEEN BID AND AWARDED. ANY CREDITS FOR V.E. SHALL INCLUDE TIME TO COMPENSATE OUR OFFICE FOR ENGINEERING REVIEW AND VERIFICATION OF BRANCH CIRCUIT LOADING AND/OR ENERGY CODE COMPLIANCE. NO V.E. SUBMITTALS WILL BE APPROVED WITHOUT THIS PROCESS IN PLACE. V.E. SUBMITTALS SHALL INCLUDE PHOTOMETRIC ANALYSIS TO ENSURE NEW LIGHT FIXTURES PROVIDE COMPARABLE LIGHT LEVELS TO THOSE ORIGINALLY DESIGNED.								
3. PRIOR APPROVALS SHALL BE SUBMITTED TO OUR OFFICE NO LESS THAN 5 BUSINESS DAYS OF THE PROJECT BID DATE. ANYTHING SUBMITTED AFTER THIS TIME FRAME WILL NOT BE REVIEWED AND WILL BE CONSIDERED NON-APPROVED FOR BIDDING PURPOSES. ALL LIABILITY ASSOCIATED WITH NON-APPROVED FIXTURES THAT DO NOT MEET THE PROJECT REQUIREMENTS WILL REST SOLELY WITH THE CONTRACTOR.								
4. MANUFACTURER SHALL PROVIDE SEISMIC SUPPORT WITH FIXTURES OVER 20 LBS.								

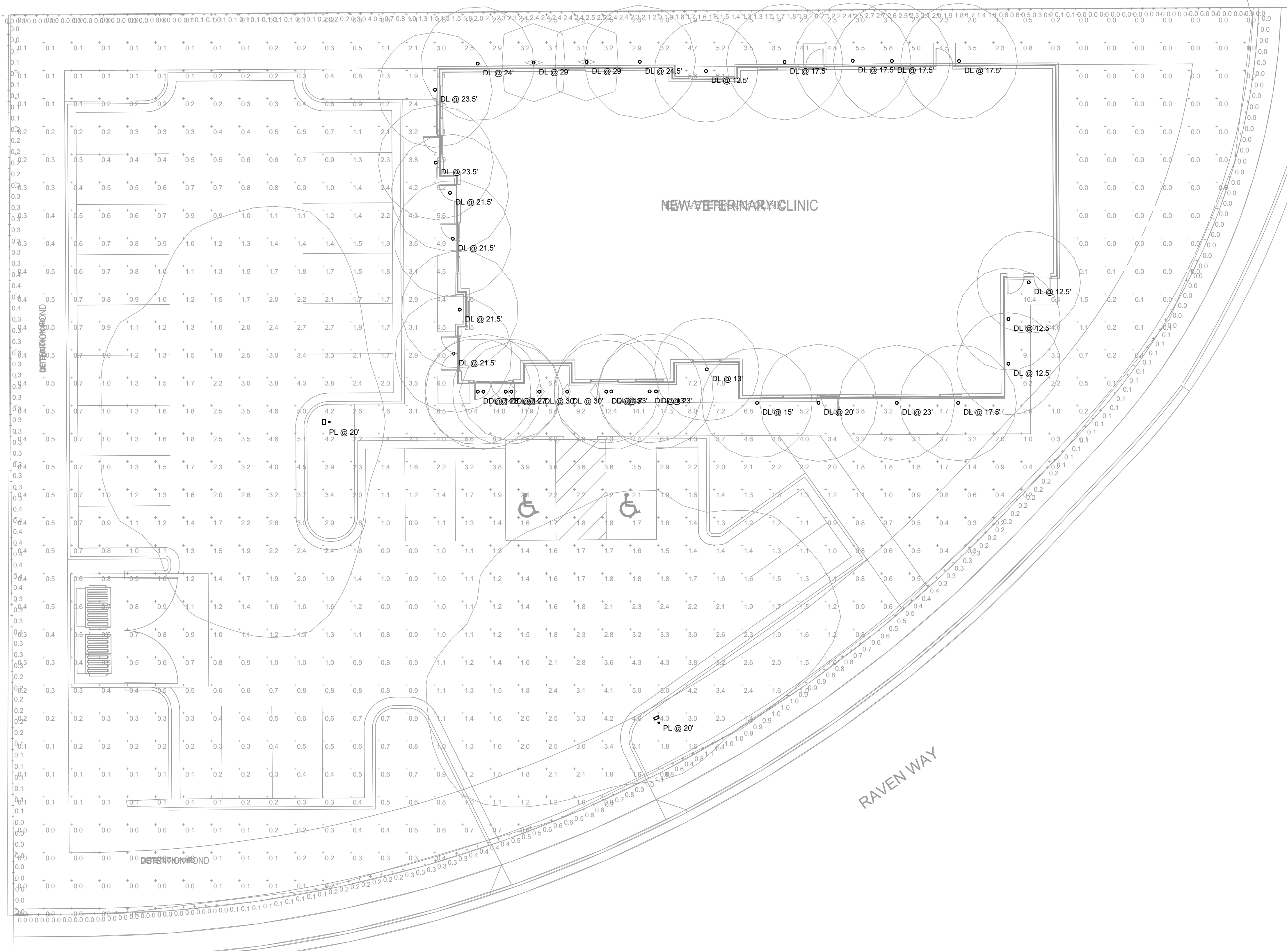
PANEL SCHEDULE					P2									
VOLT/PHASE/WIRE: 120/208V/3PH/4W					AIC RATING: 22,000					AIC		MAIN BREAKER:		
MOUNT/ENCLOSURE: SURFACE/NEMA 1					LOCATION: ELECTRICAL ROOM					ELECTRICAL ROOM		MAIN LUGS: 400A		
CR NO	DESCRIPTION	LOAD	AMPS	POLES	A	B	C	POLES	AMPS	LOAD	DESCRIPTION	CR NO		
1	DENTAL X-RAY	1200	20	1	2280				1	20	1080	REC - SECOND FLOOR OFFICES	2	
3	REC - DENTAL SUITE	720	20	1		1260			1	20	540	REC - SECOND FLOOR HALL / RR	4	
5	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 COUTNER	540	20	1		1216			1	20	676	WATER HEATER AND PUMP	16	
17	REC - TREATMENT COUTNER	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					21,696		20,465		16,406					
TOTAL LOAD:		58,567												
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		625		
RECEPTACLE	0	17,340		100% x		10000		+ 50% x		7340		13,670		
MOTOR	0	800		125% x		0		+ 100% x		800		800		
FIXED HEAT	0	24,311		100% x		24311								
A/C	0	7,032		100% x		7032							24310.62507	
KITCHEN EQUIP.	0	1,600		100 % x		1600							1,600	
MISC	0	6,984		125% X		0		+ 100% x		6984		6,984		
TOTAL DEMAND LOAD:												47,990 VA		
												133 A		
PANEL NOTES:														
OVERCURRENT PROTECTIVE DEVICES SHALL HAVE SAME AIC RATING AS PANEL THEY ARE LOCATED IN.														

D

C

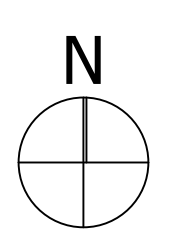
B

A



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			

1 PHOTOMETRIC SITE PLAN
ES001 SCALE: 1" = 10'-0"



EAGLE MOUNTAIN PET CARE

1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT

STAMP

DAVID W. STEWARD
No. 7945859-2202
06/01/2023
STATE OF UTAH

REVISIONS	
NO.	CITY COMMENTS
1	06/28/2023

ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.
2332 West 12600 South, Suite F | Riverton, UT 84065
(801) 366-0553 www.rmceui.com

PROJECT #:	23160
DRAWN BY:	JG/QG
CHECKED BY:	WW
DATE:	06/01/2023

(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2023

SHEET TITLE:

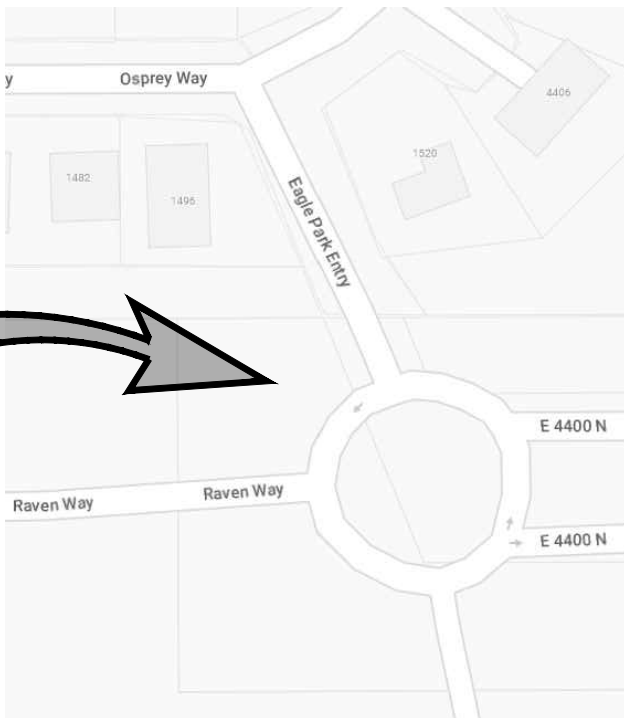
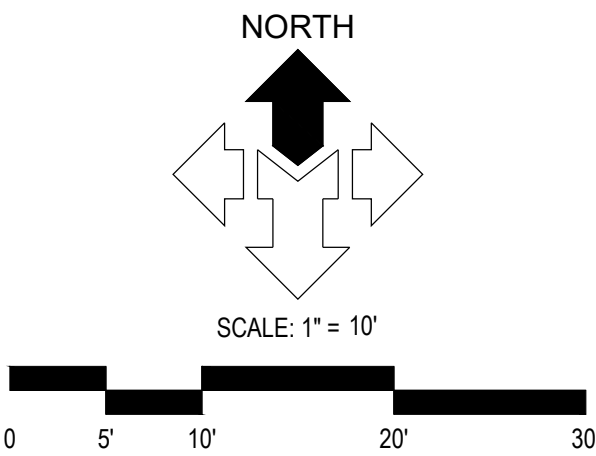
PHOTOMETRIC SITE PLAN

ES001

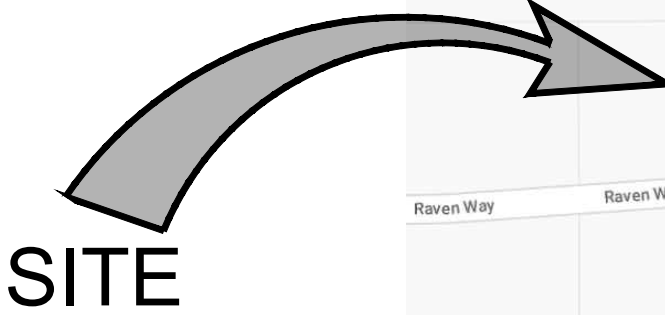
GODDERIDGE VETERINARY CLINIC

CONSTRUCTION PLANS

1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT



VICINITY MAP
N.T.S.



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

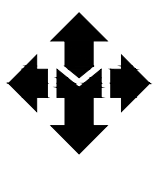
ALL WORK AND MATERIALS FOR WATER
MUST CONFORM TO EAGLE MOUNTAIN
CITY STANDARDS AND SPECIFICATIONS

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

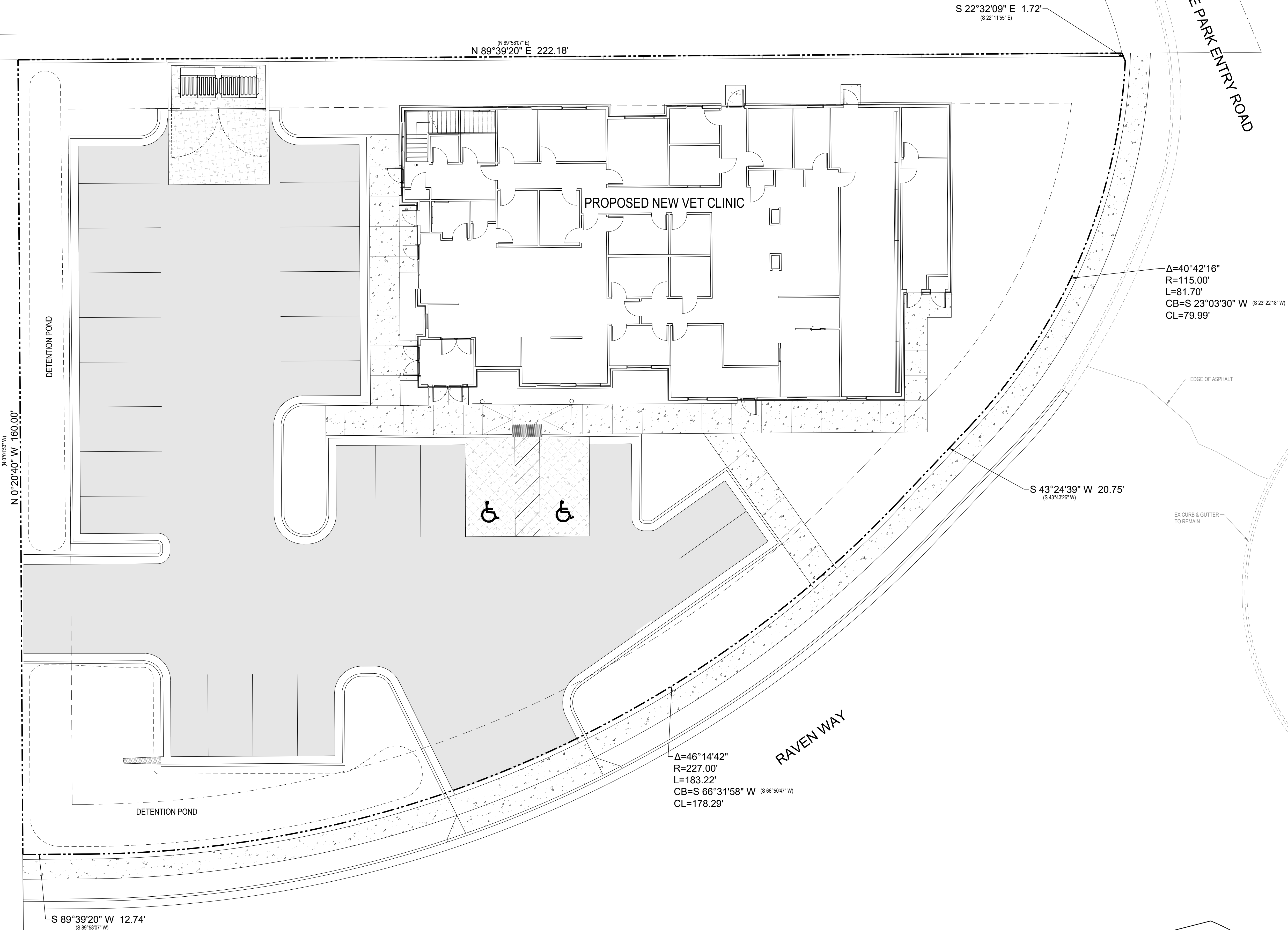
TRAVIS GODDERIDGE
245 N 2550 W
LEHI, UT 84043
435-671-2619
travis.godderidge@gmail.org

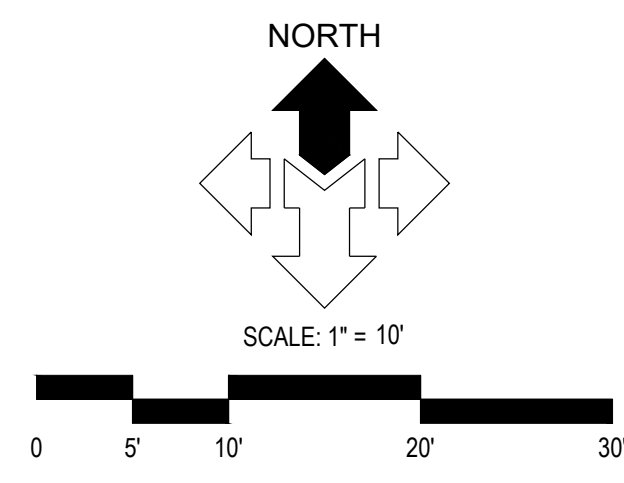
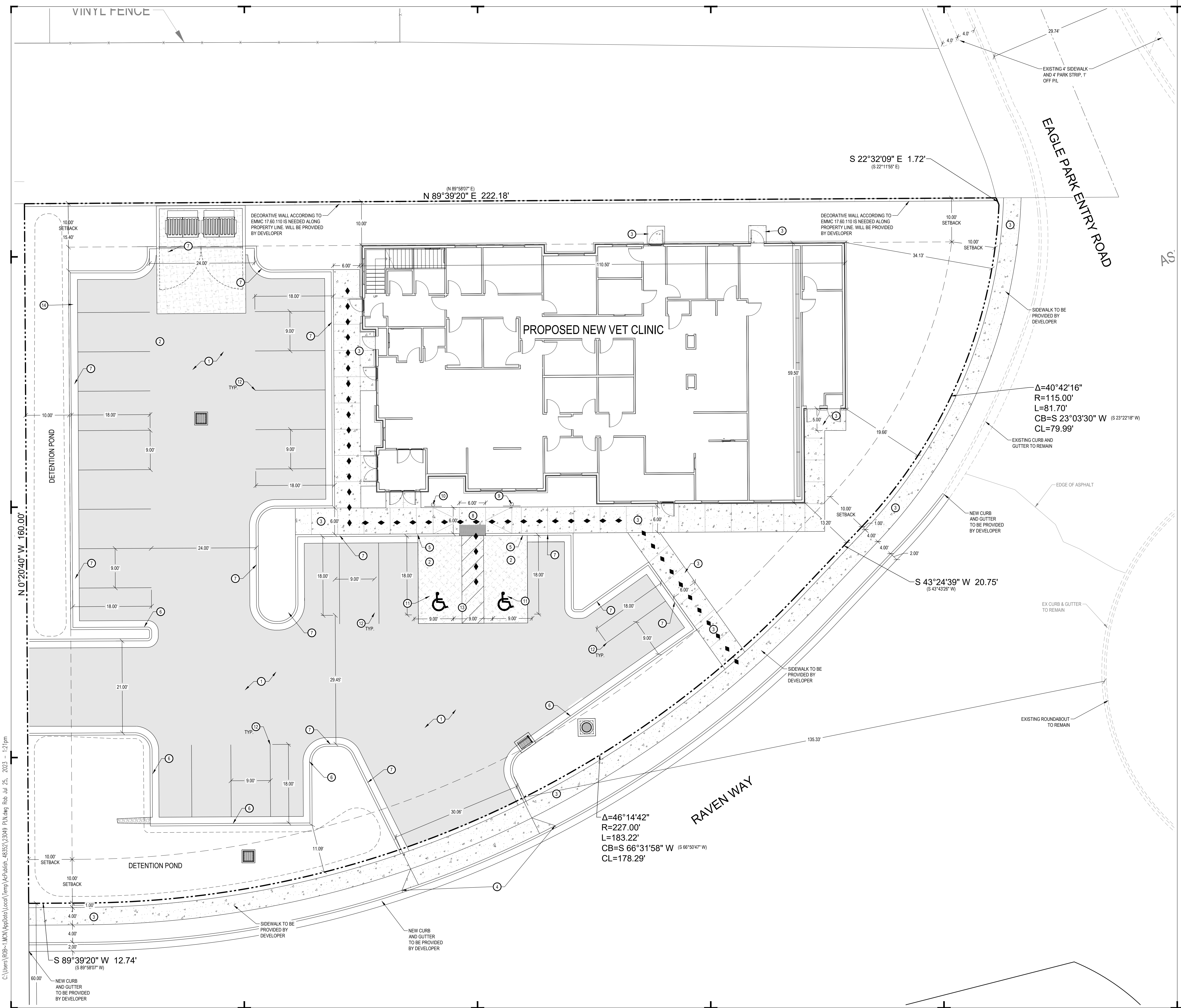
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DESCRIPTION	AREA	%
HARDSCAPE	15,455 SQFT	56%
LANDSCAPE	6,072 SQFT	22%
BUILDINGS	5,998 SQFT	22%
TOTAL	27,525 SQFT	100%

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

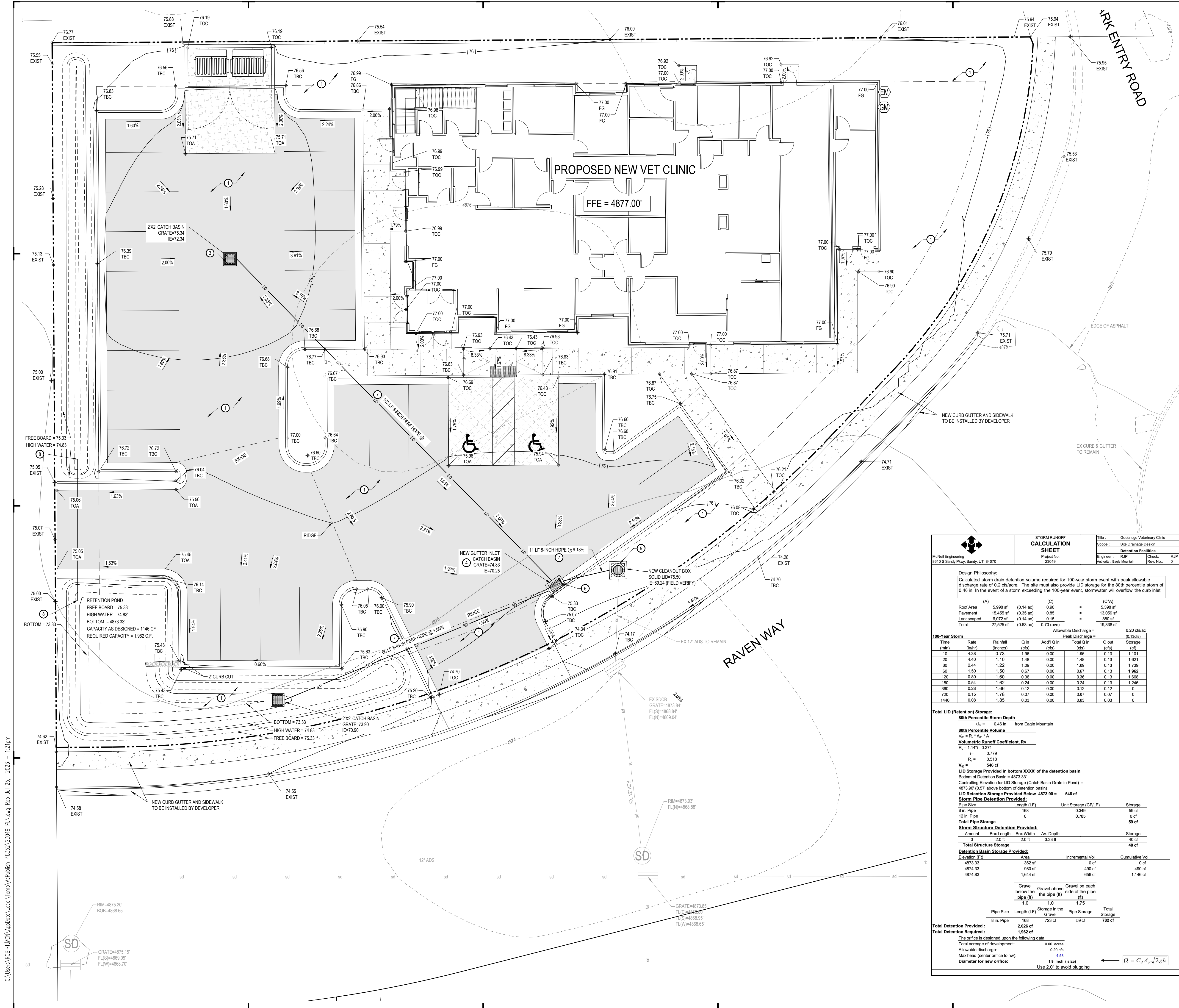
REV	DATE	DESCRIPTION

PROJECT NO: 23049
DRAWN BY: TJO
CHECKED BY: RJP
DATE: 7-17-2023

CIVIL SITE PLAN

C1.01

C:\Users\10081\OneDrive\Local\Temp\A\Publish_48352\23049_P\Drawn_Rjp Jul 25, 2023 - 1:21pm



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
- SDO	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

PROJECT BENCHMARK

TYPE OF MONUMENT, LOCATED AT...
BENCHMARK ELEVATION:

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PROFESSIONAL ENGINEER

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

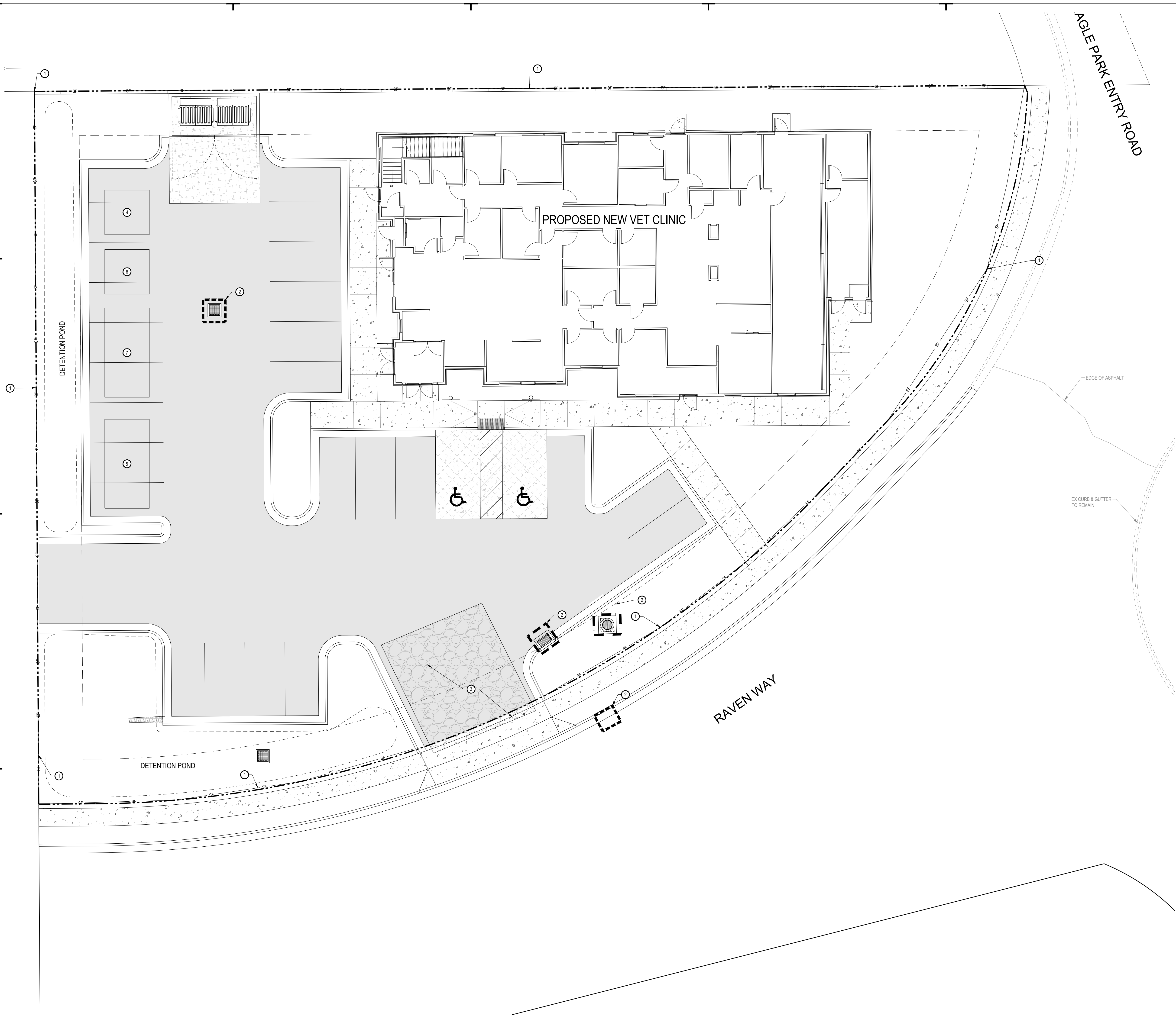
DATE: 7-17-2023

GRADING AND DRAINAGE PLAN

C2.01

C:\Users\robj\OneDrive\My Documents\Projects\23049 Godderidge Vet\Drawings\23049 Godderidge Vet.dwg Jul 25, 2023 - 12:12pm

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 FURROWED 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

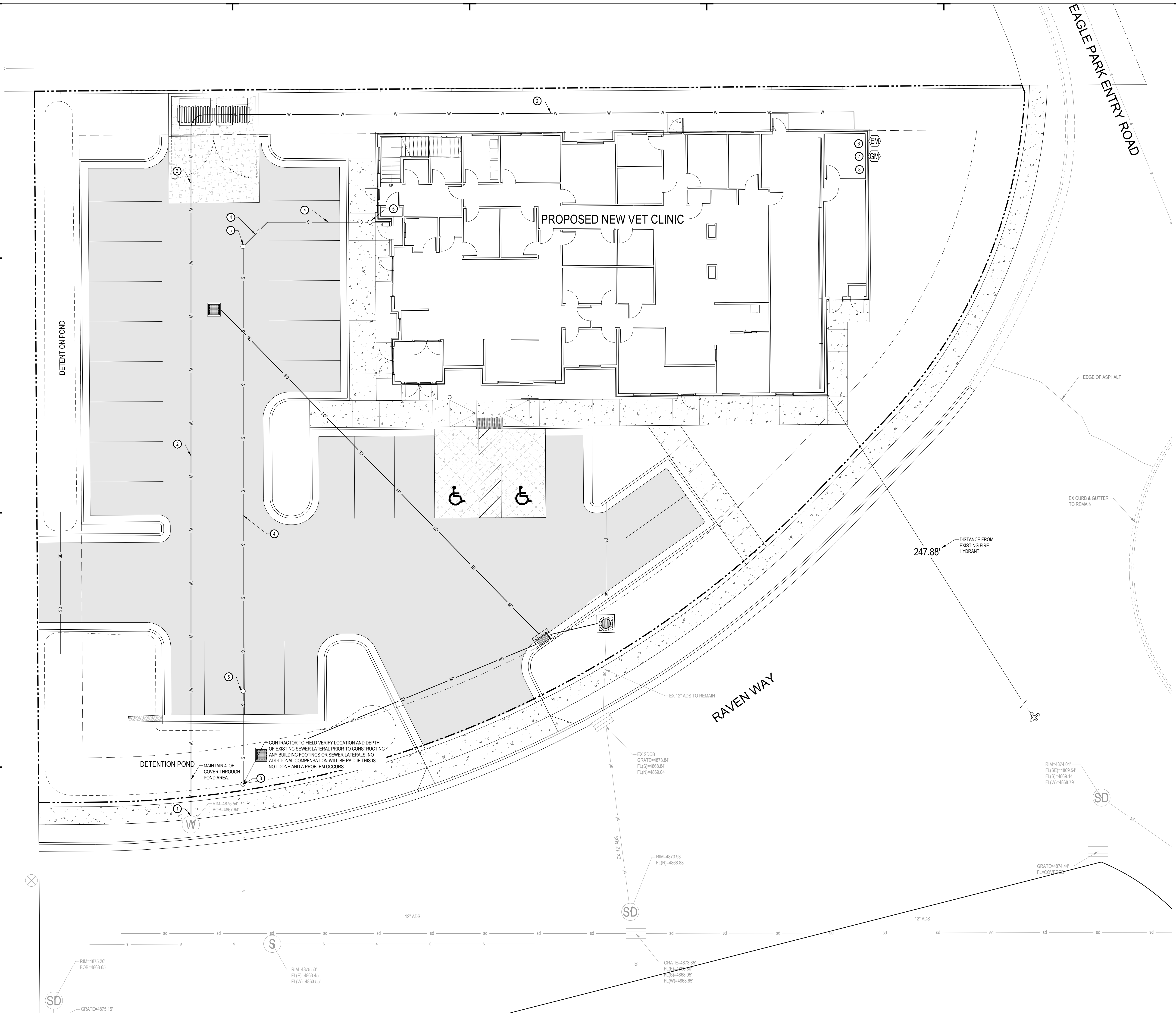
CHECKED BY: RJP

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.



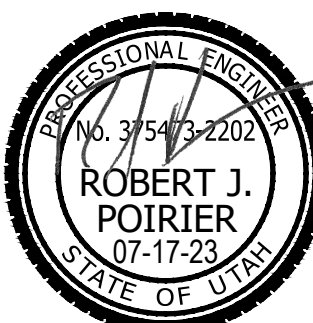
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NOTICE!

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PROFESSIONAL ENGINEER
No. 37547-2202
ROBERT J. POIRIER
07-17-23
STATE OF UTAH

GODDERIDGE VETERINARY CLINIC

1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT

REVISIONS	
REV	DESCRIPTION

PROJECT NO: 23049

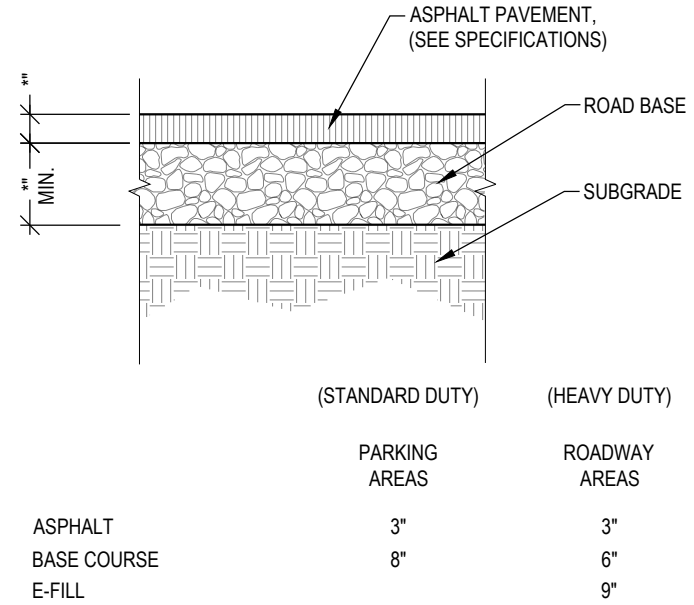
DRAWN BY: TJO

CHECKED BY: RJP

DATE: 7-17-2023

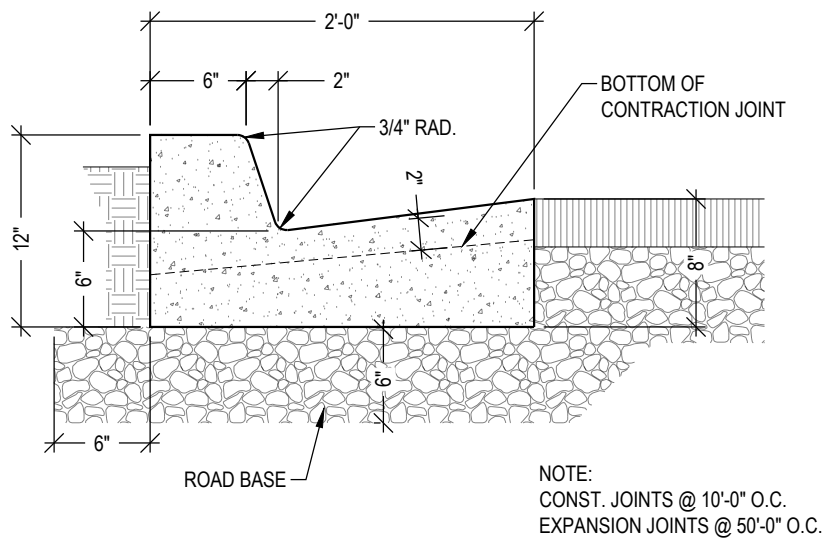
SITE UTILITY PLAN

C4.01



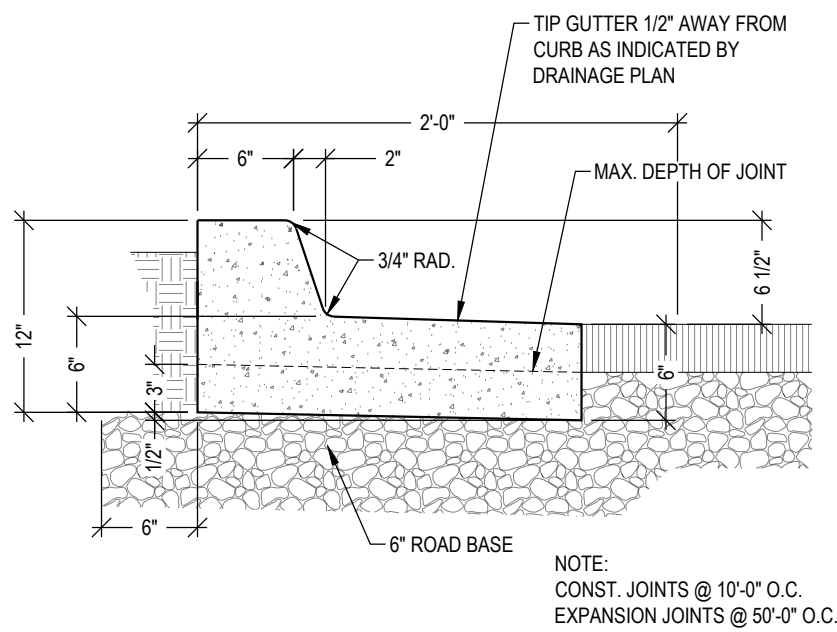
ASPHALTIC PAVEMENT SECTION
SCALE: N.T.S.

D1



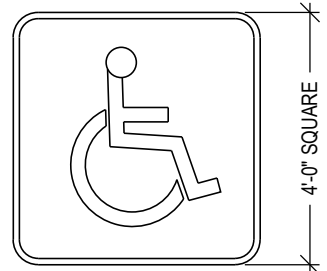
24" CURB & GUTTER
SCALE: N.T.S.

D2



24" RELEASE CURB & GUTTER
SCALE: N.T.S.

D3

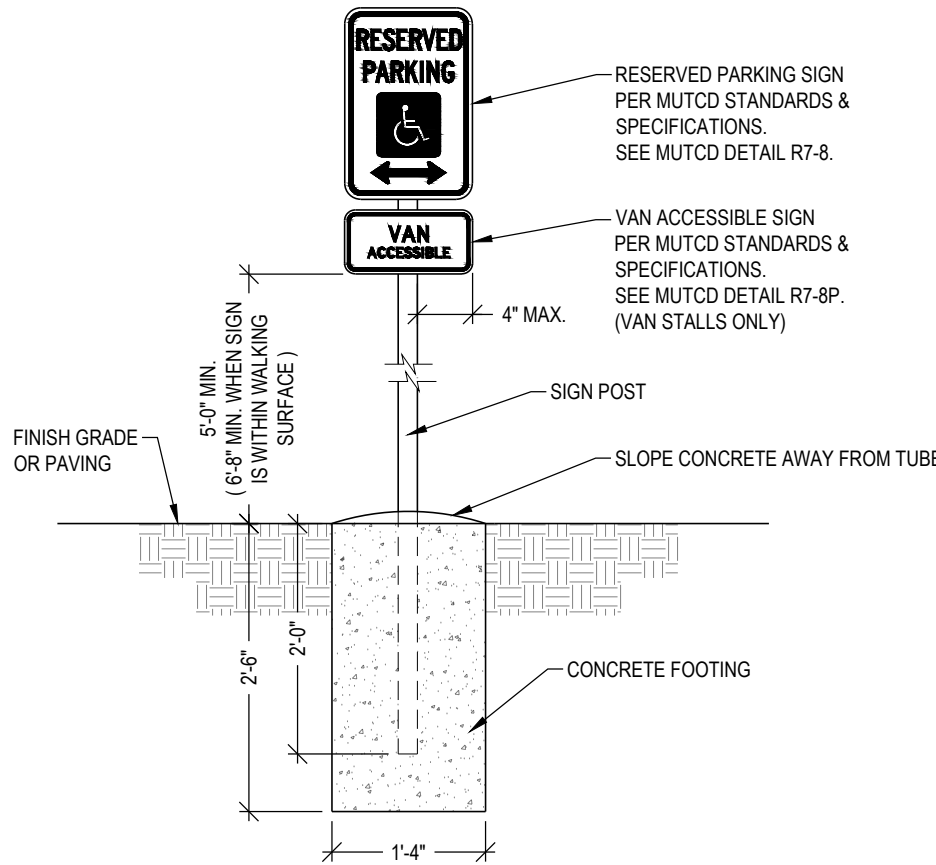


PAINTED EMBLEM
ON ASPHALT PAVING
TYP. AT ALL ADA
PARKING STALLS PER CITY
REQUIREMENTS. (2 COATS)

NOTE:
SEE SPECIFICATIONS FOR PAINT
TYPE AND COLOR. (2 COATS)

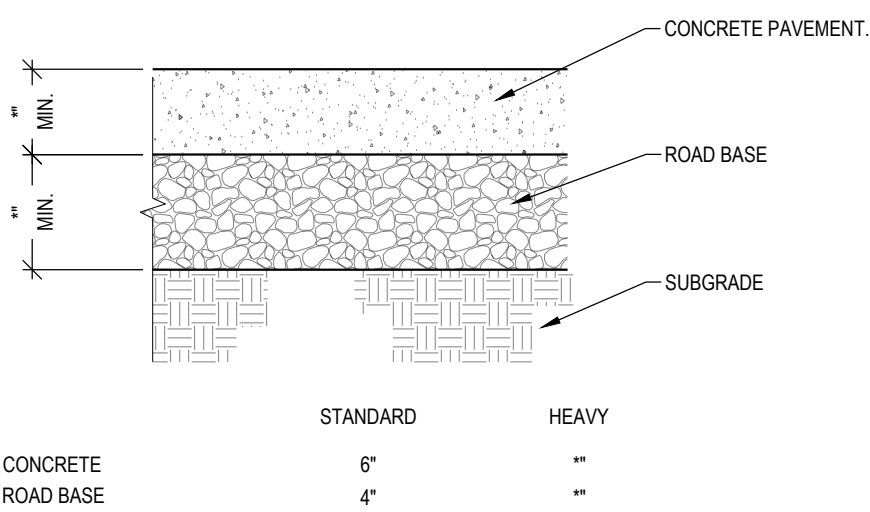
PAINTED ADA SYMBOL
SCALE: N.T.S.

D5



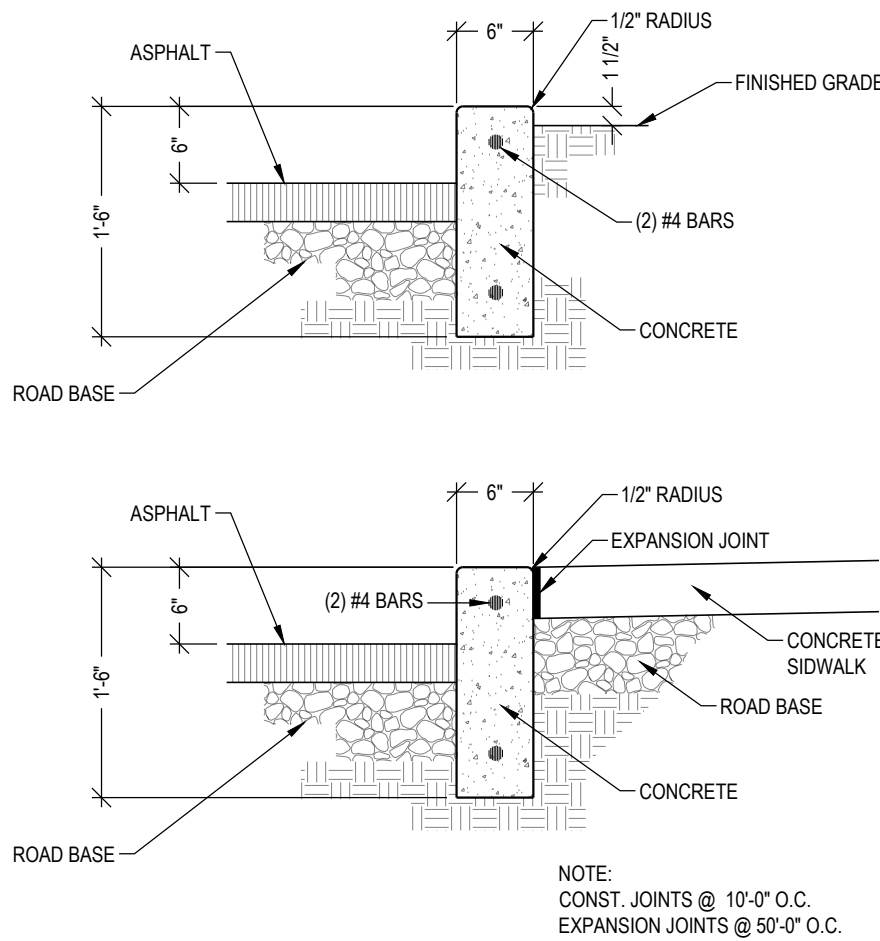
ADA PARKING SIGN
SCALE: N.T.S.

D6



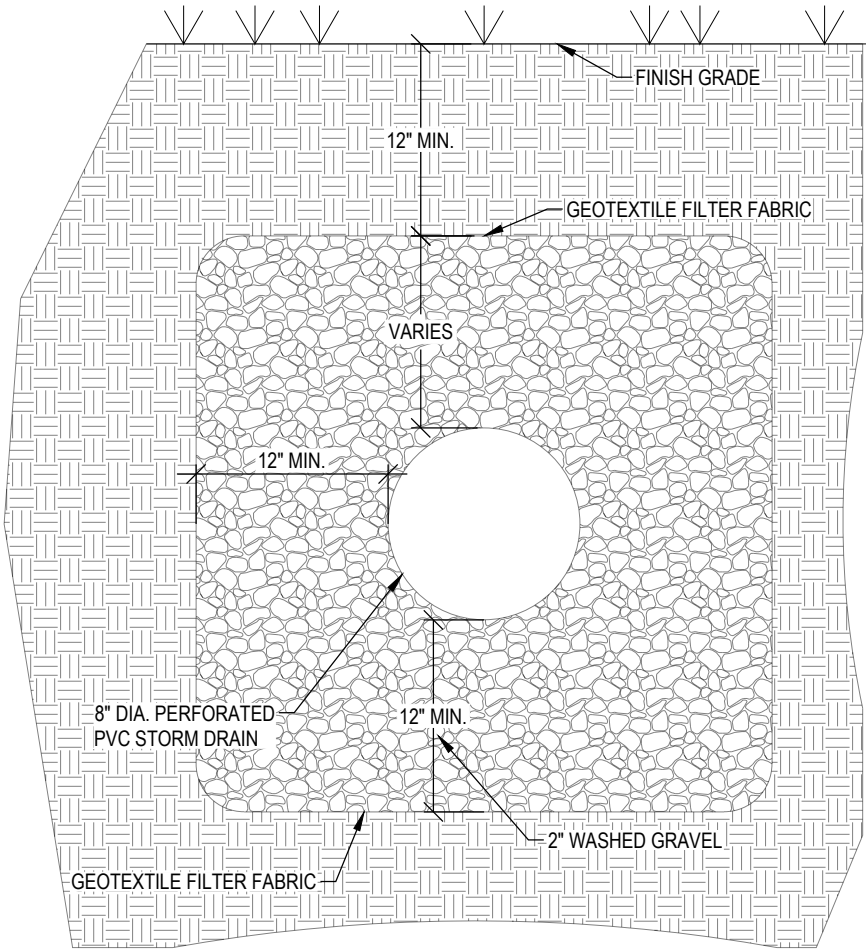
CONCRETE PAVEMENT SECTION
SCALE: N.T.S.

C1



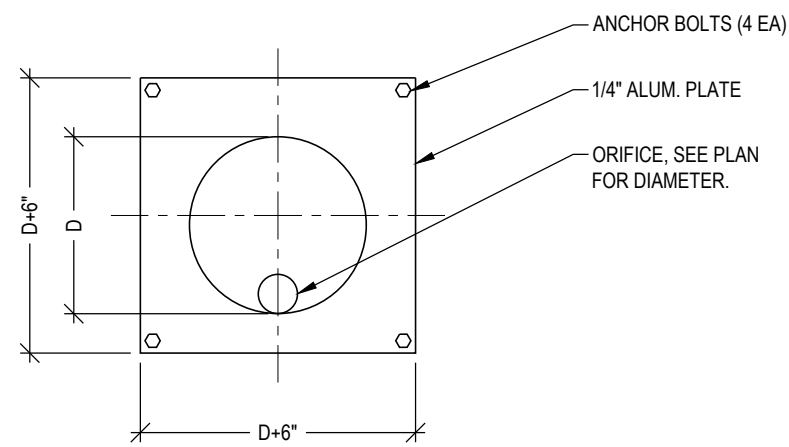
CURB WALL DETAIL
SCALE: N.T.S.

C2



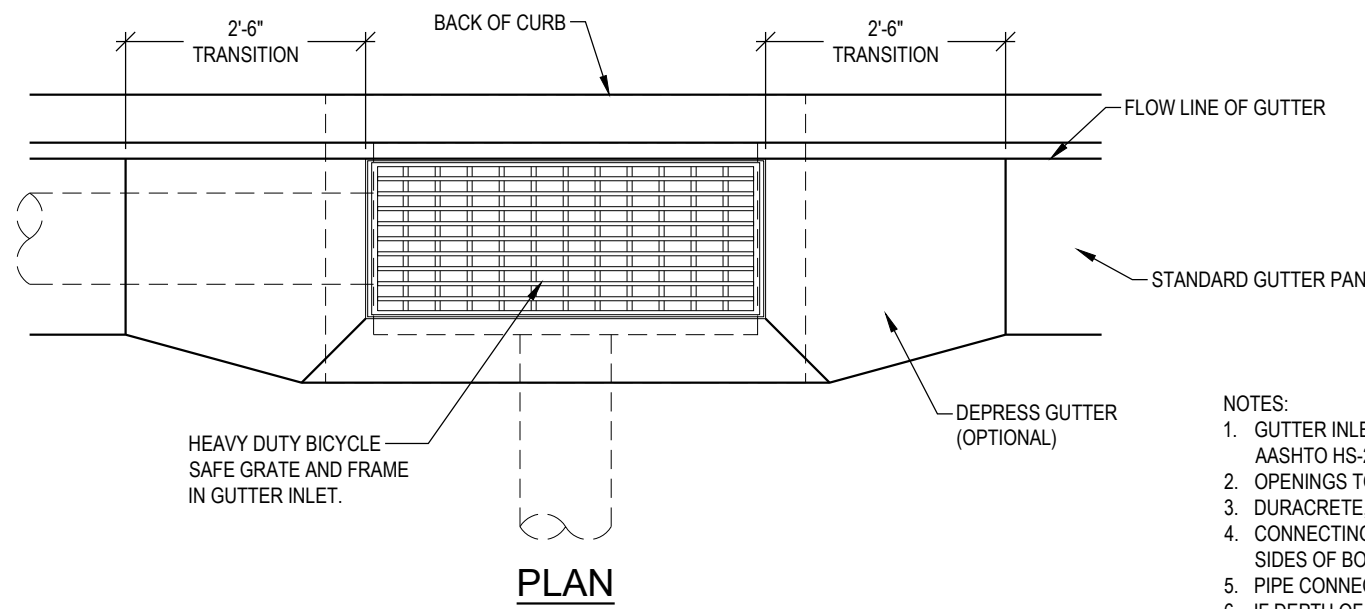
8" PERFORATED PIPE
SCALE: N.T.S.

B1



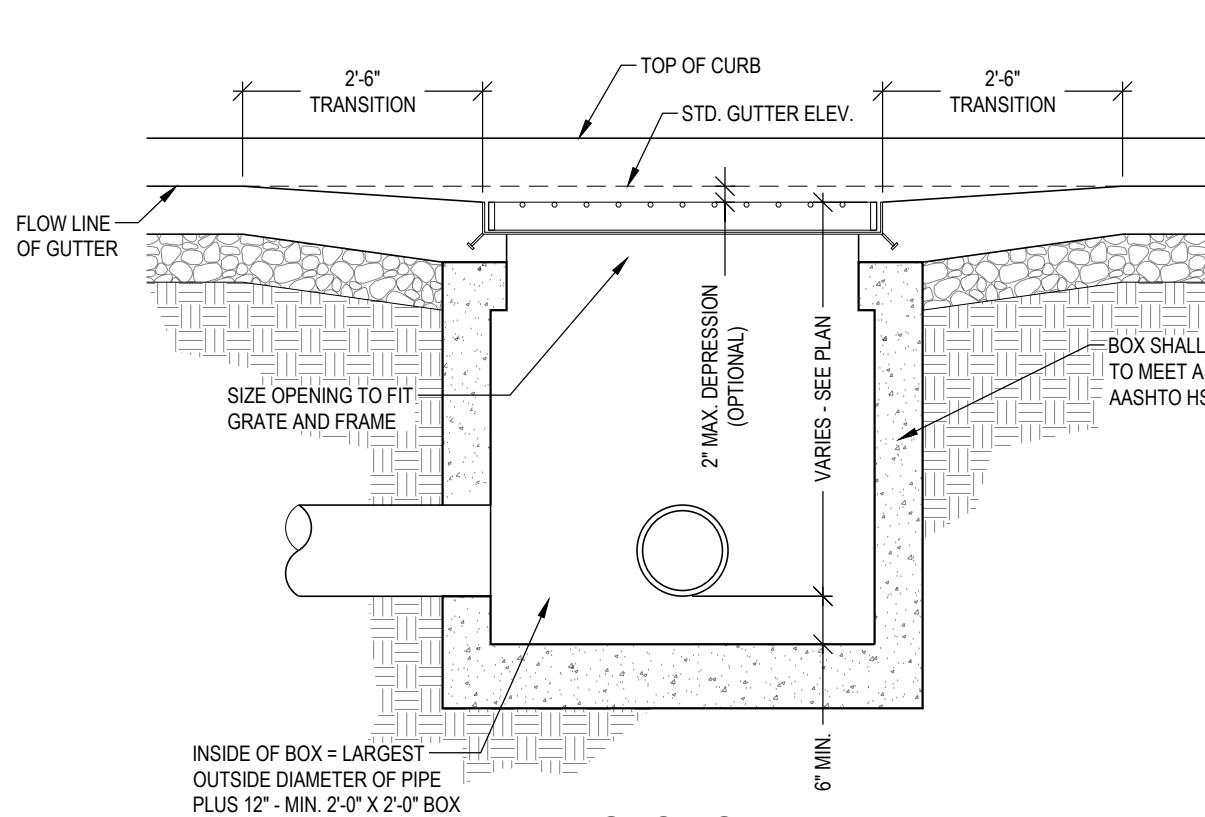
ORIFICE RESTRICTOR
SCALE: N.T.S.

B2

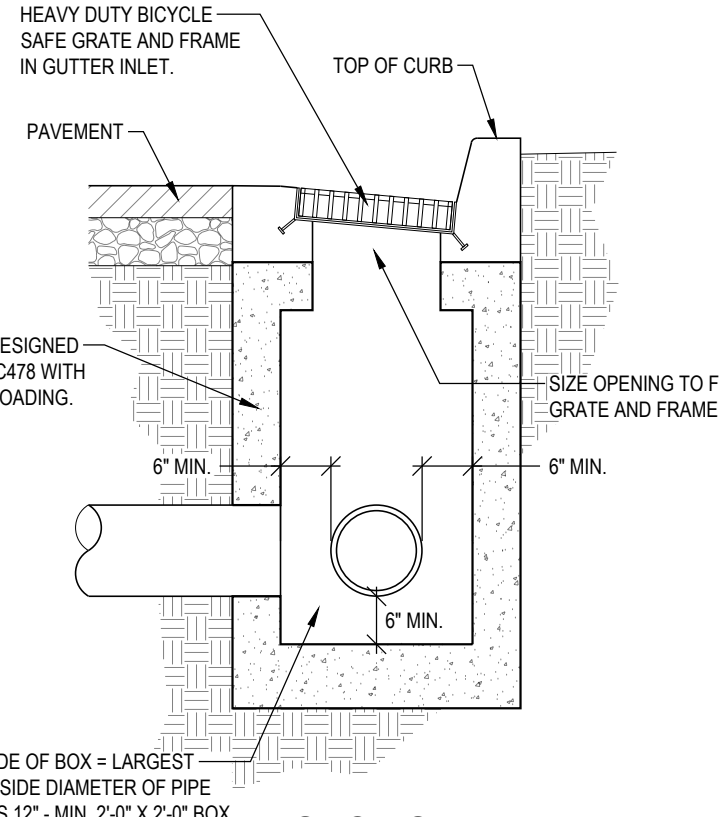


PLAN

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.



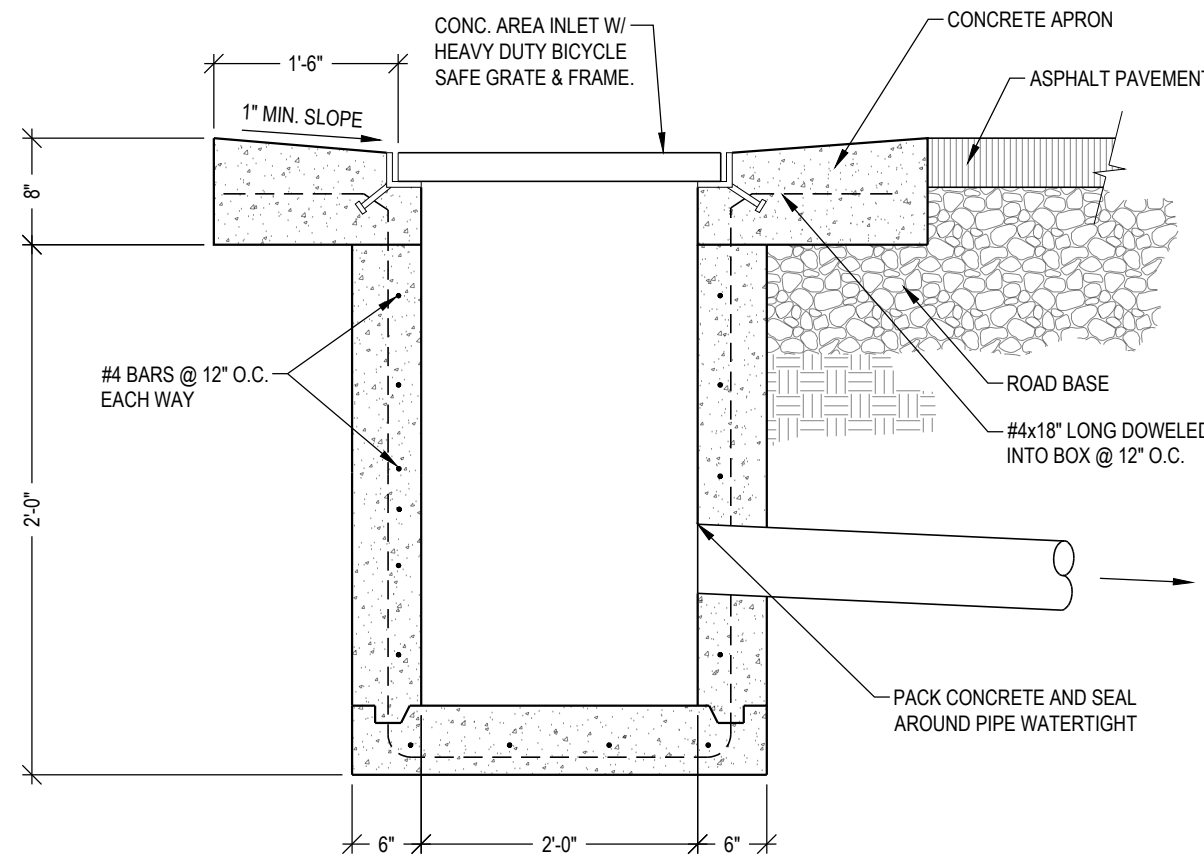
SECTION



SECTION

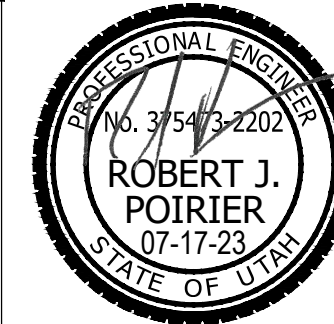
GUTTER INLET
SCALE: N.T.S.

A3



CATCH BASIN
SCALE: N.T.S.

A5



GODDERIDGE VETERINARY CLINIC

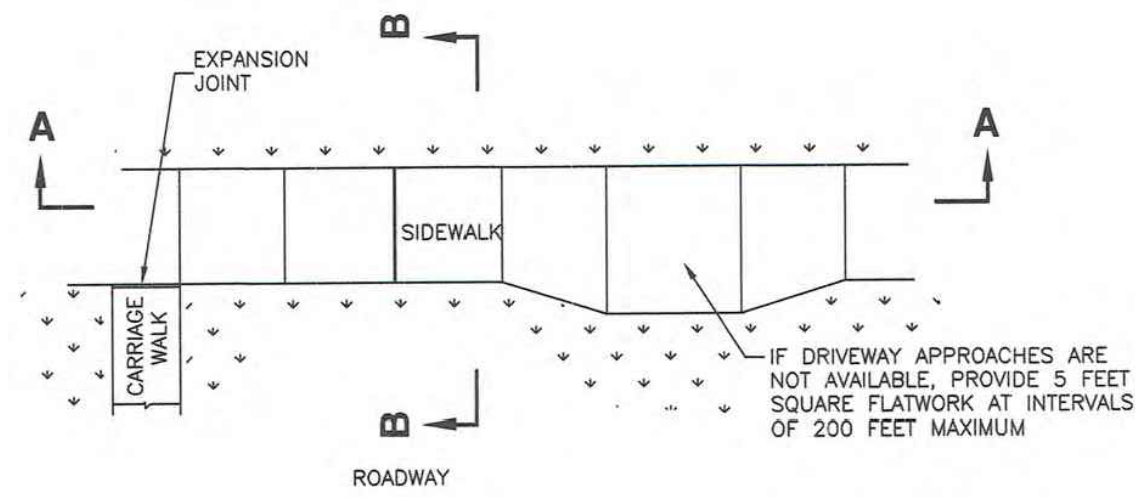
1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT

REVISIONS		DESCRIPTION	
REV	DATE	DESCRIPTION	

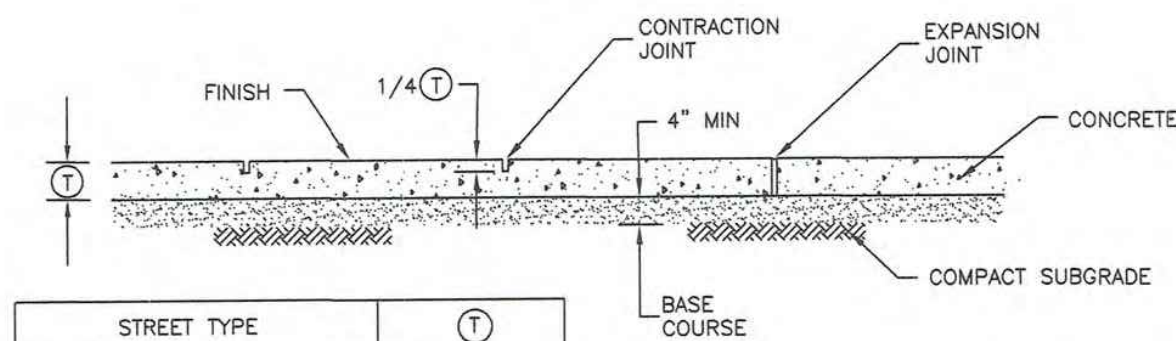
PROJECT NO: 23049
DRAWN BY: TJO
CHECKED BY: RJP
DATE: 7-17-2023

**CIVIL
DETAILS**

C5.01



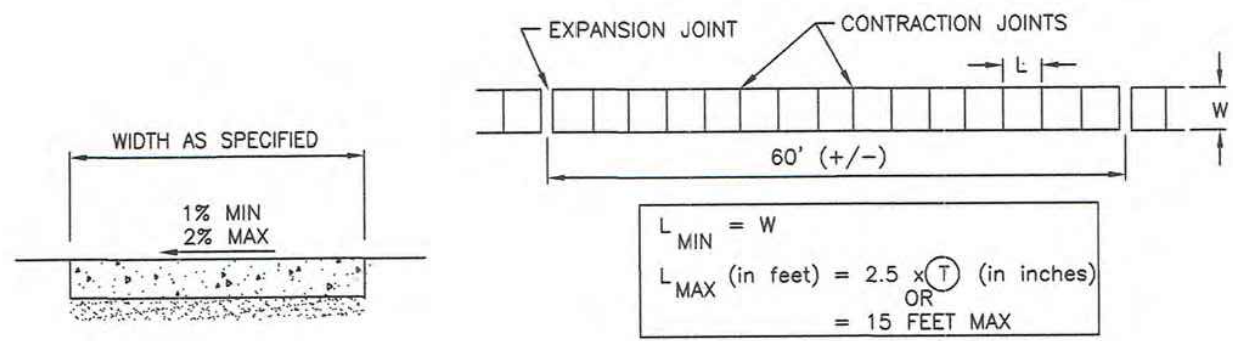
PLAN



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

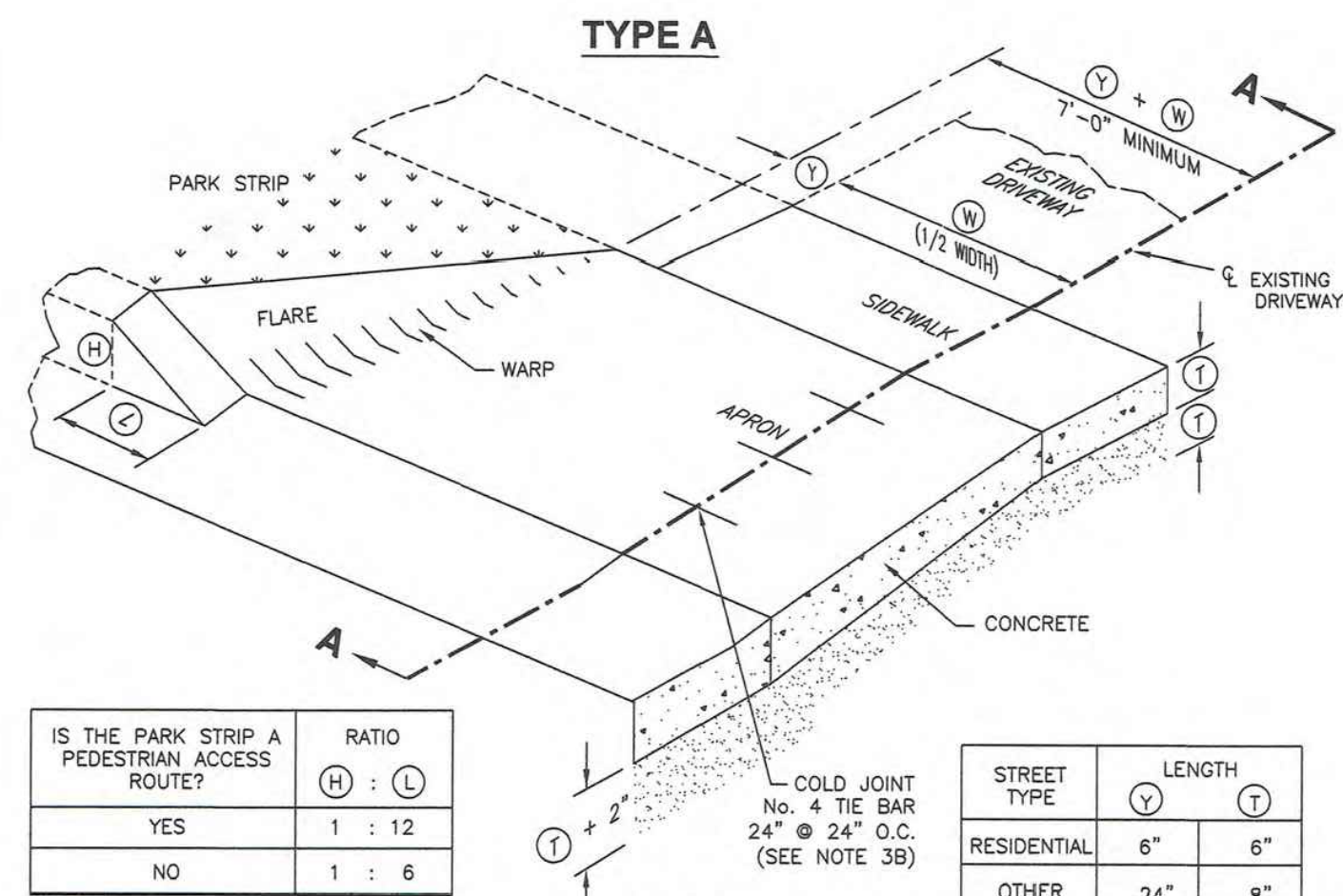


SIDEWALK JOINT DETAIL

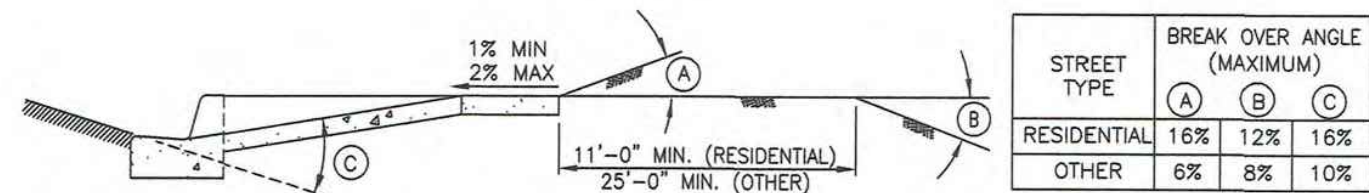


Sidewalk

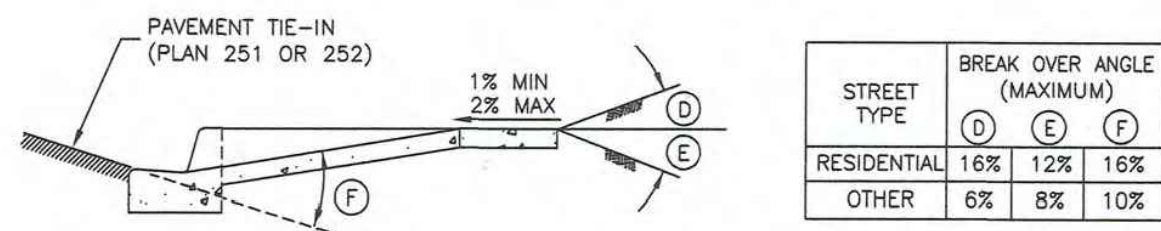
Plan
231
March 2009



OBLIQUE



SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS

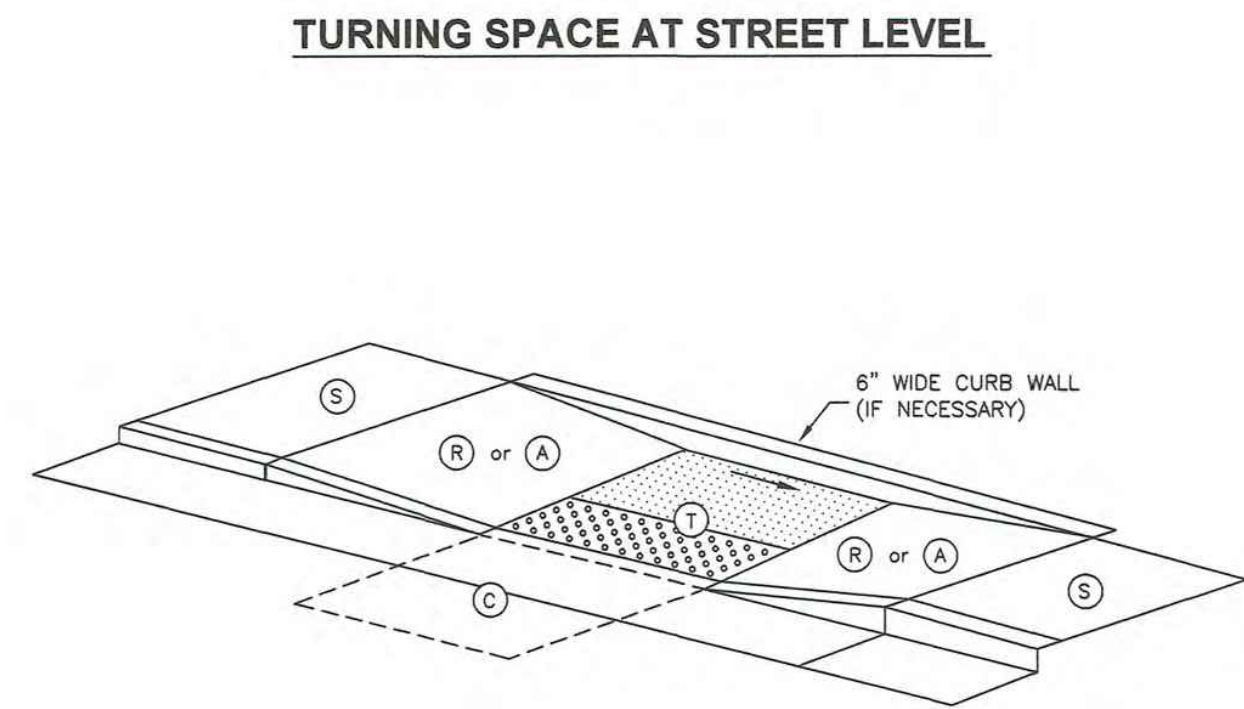


SECTION A-A - TYPICAL DRIVEWAY APPROACH



Flare driveway approach

Plan
221.1
December 2009



EXAMPLE 5

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

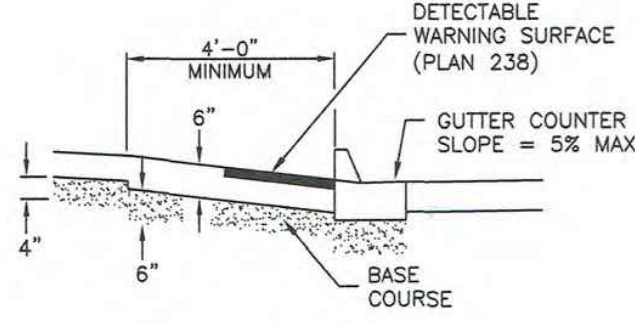
WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

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

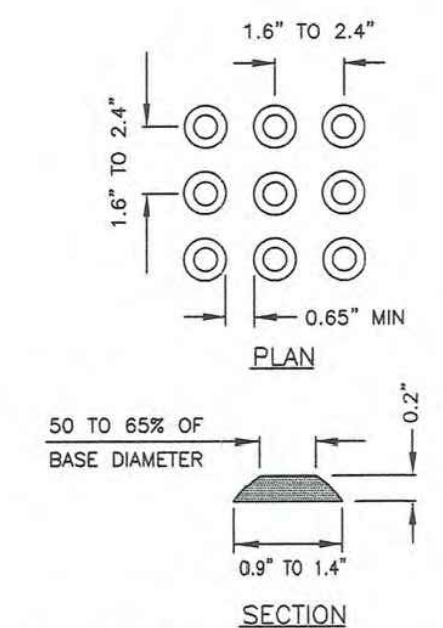


MATERIALS

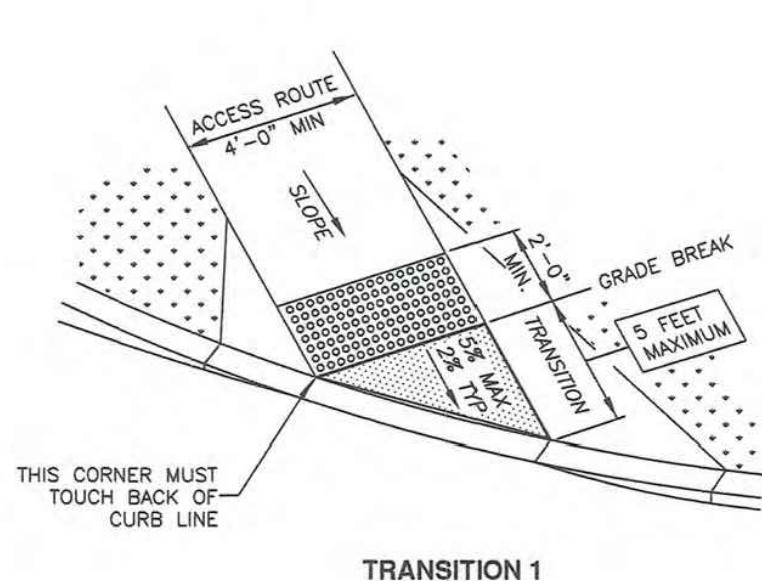


Mid-block curb cut assembly

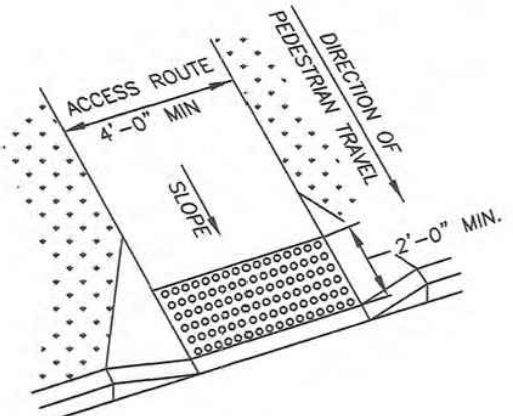
Plan
236.3
September 2011



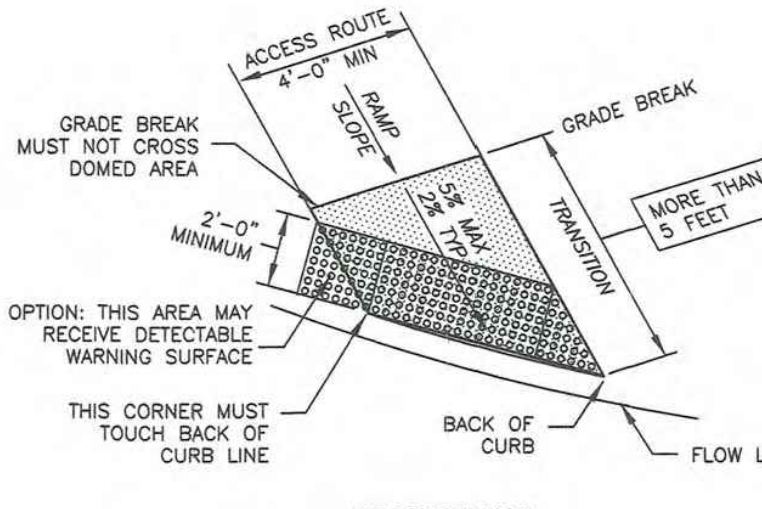
TRUNCATED DOME DETAIL



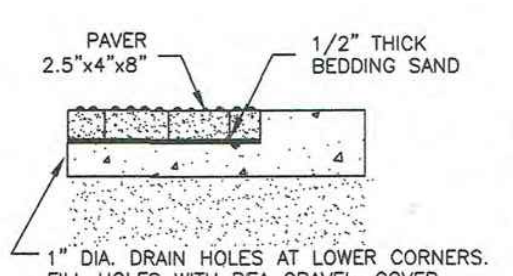
TRANSITION 1



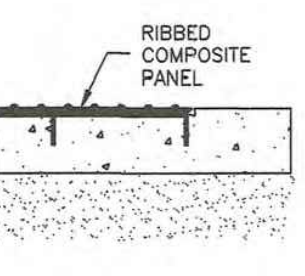
PERPENDICULAR ASSEMBLY



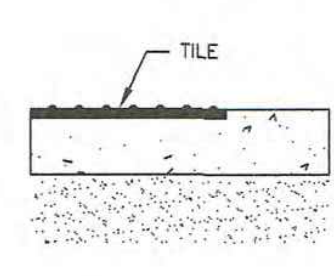
NON-PERPENDICULAR ASSEMBLY



STYLE P



STYLE R

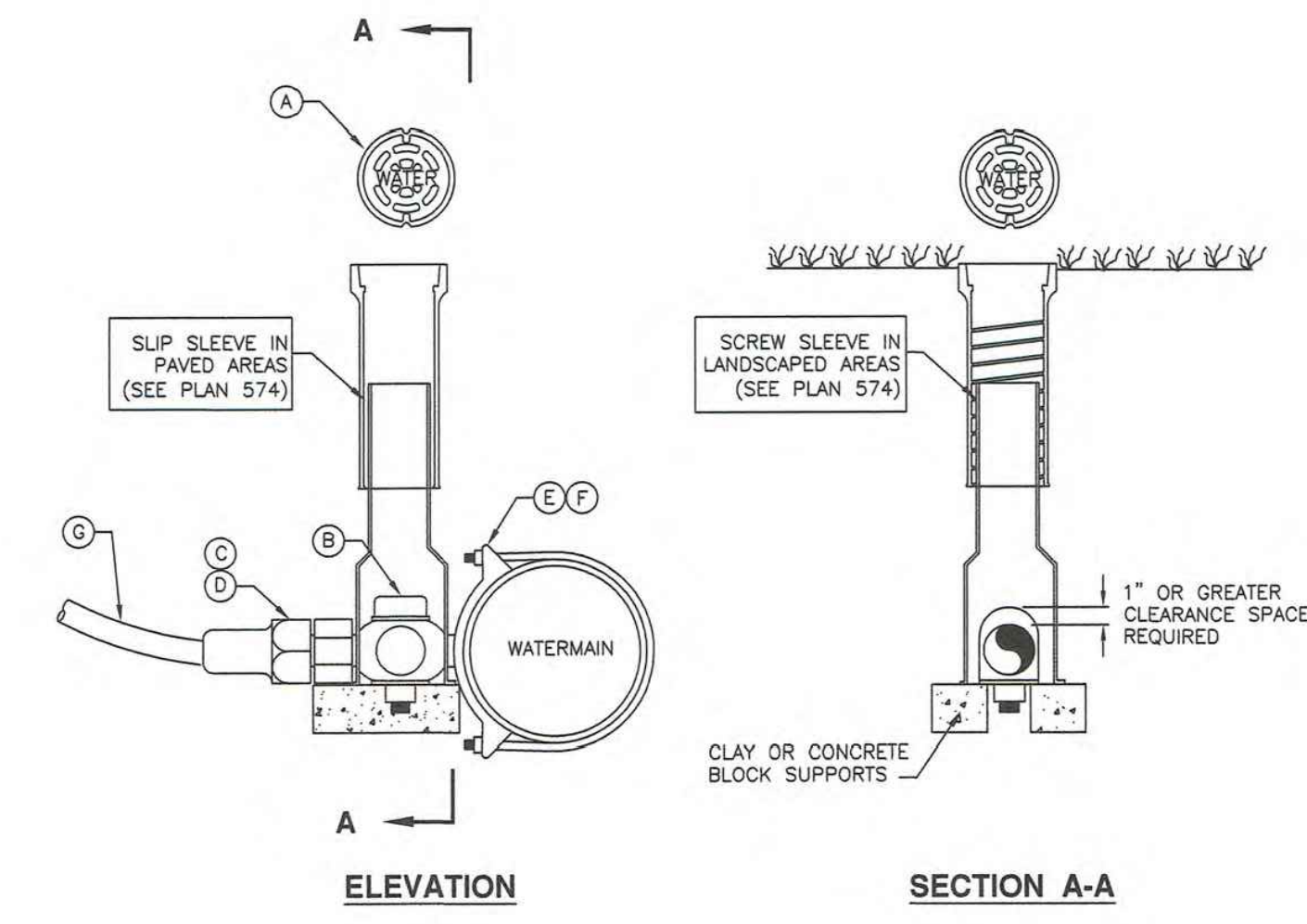


STYLE T



Detectable warning surface

Plan
238
July 2011



ELEVATION

SECTION A-A

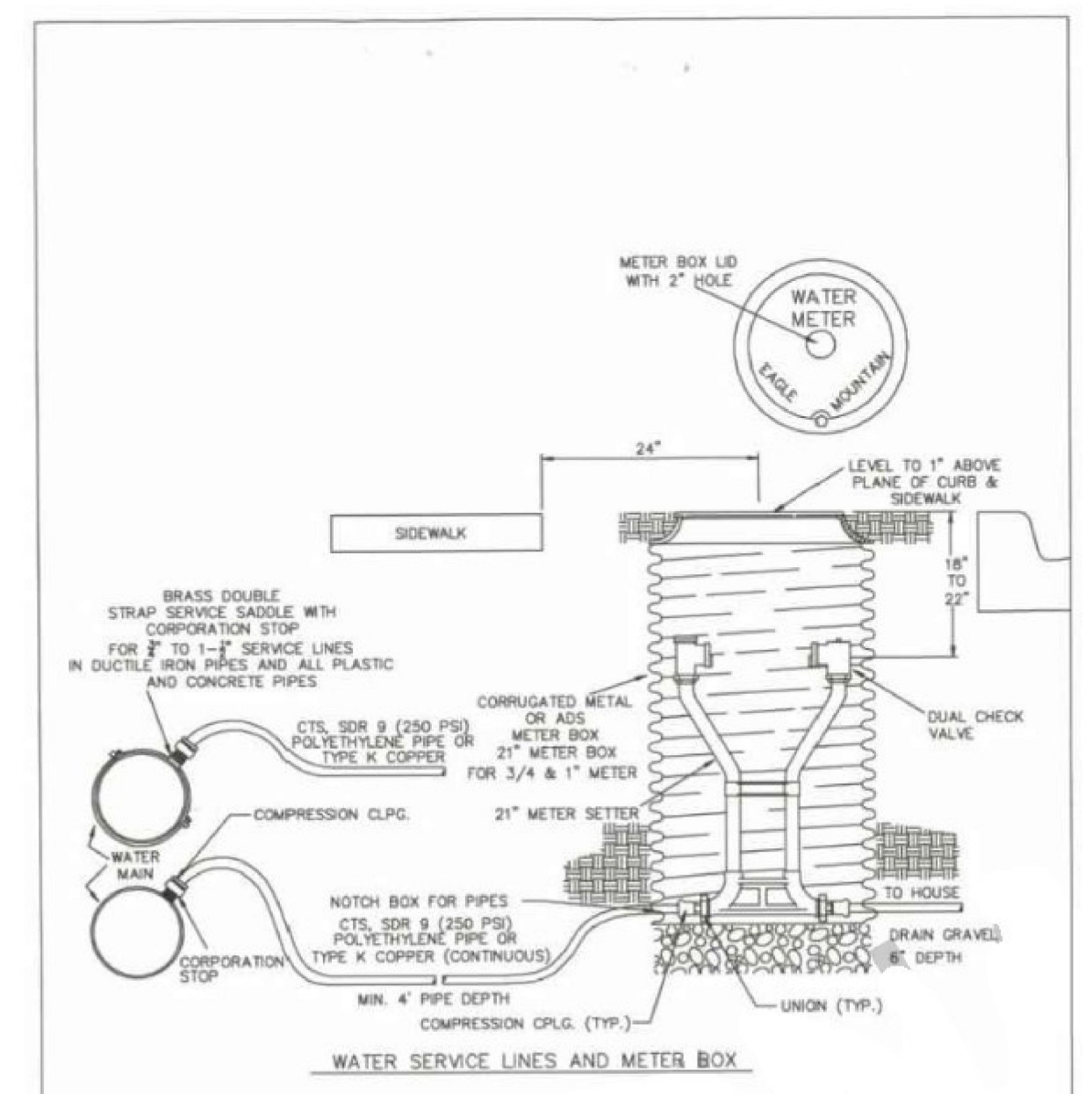
LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		VALVE BOX WITH LID	2 PIECE CAST IRON
(B)		CORPORATION STOP	BRASS
(C)		COPPER ADAPTER	
(D)		FLARE OR PACK JOINT COPPER ADAPTER	
(E)		SERVICE SADDLE CLAMP	D.I., A.C., C.I.
(F)		SERVICE SADDLE CLAMP	P.V.C.
(G)		COPPER PIPE (SERVICE LINE)	TYPE K (SOFT)

* FURNISHED BY UTILITY AGENCY



1 1/2" and 2" Service taps

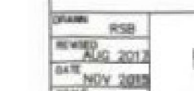
Plan
552
August 2001



WATER METER DETAIL

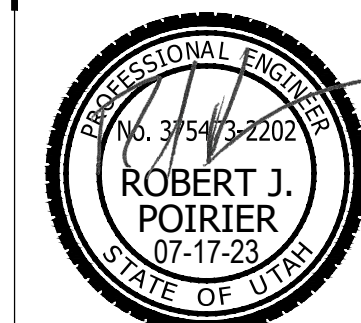
NOT TO SCALE

3
C401



STANDARD DETAILS FOR
WATER LINE, SETTER & CAN

WSG-1



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 water main is also labeled 'EXISTING WATER MAIN (TYPICAL)'. The diagram includes dimension lines: 'A' for the vertical clearance from the obstruction to the top of the water main, and 'B' for the horizontal distance from the center of the obstruction to the center of the water main, labeled 'CENTERED'.

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 then turns right into a horizontal pipe. An "OBSTRUCTION" is shown as a circular object blocking the horizontal pipe. The horizontal pipe continues to the right, labeled "TO FIRE HYDRANT ASSEMBLY OR OTHER". A point on the horizontal pipe 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, 'LANDSCAPE RESTORATION' is indicated. To the right, an 'EMBANKMENT BACKFILL (NOTE 3C)' is shown. The ground surface is labeled 'EXISTING PAVEMENT'. Above the pavement, various layers and materials are specified: 'PAVEMENT RESTORATION (PLAN 255 OR 256)', 'SOLID ROCK, SHALE, CEMENTED SAND AND GRAVELS OR SHORING', 'COMPACTED ANGULAR GRAVELS' (with a 1:0.5 slope), 'RECOMMENDED SLOPE FOR AVERAGE SOILS' (1:1), 'COMPACTED SHARP SAND' (1:1.5), and 'WELL ROUNDED LOOSE SAND' (1:2). A 'MAGNETIC MARKING TAPE MAX. DEPTH = 18" BELOW FINAL SURFACE' is shown on the left. A '90°' angle is marked at the top of the trench backfill. A '4 FEET' dimension is shown for the depth of the trench backfill. A '3'-0" (TYP)' dimension is shown for the top of the embankment. 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'.

Diagram illustrating the correct method for laying a pipe in a trench. The pipe is shown with bell ends and spigot ends. The trench is filled with foundation and bedding material. Labels indicate "MAKE BELL HOLES BEFORE LAYING BELL AND SPIGOT PIPE IN PIPE ZONE" and "FOUNDATION AND BEDDING MATERIAL". A section line "A-A" is shown.

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 boundary of the trench.
- BACKFILL (NOTE 3D)**: The material filling the trench, indicated by a horizontal dimension line.
- PIPE SPRING LINE**: The horizontal line representing the pipe's elevation.
- HAUNCHING (NOTE 3D)**: The material surrounding the pipe, indicated by a horizontal dimension line.
- BEDDING (NOTE 3C)**: The layer supporting the pipe, indicated by a horizontal dimension line.
- FOUNDATION STABILIZATION (NOTE 3B)**: The bottom layer of the trench, indicated by a horizontal dimension line.
- PIPE ZONE**: The vertical dimension of the top layer.
- 6" MINIMUM**: The minimum vertical dimension of the trench.

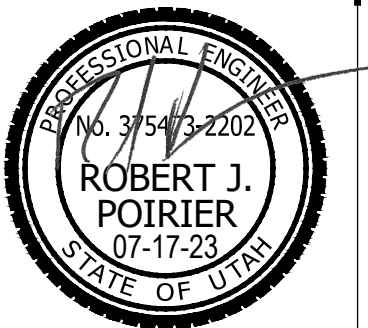
CONCRETE PIPE: FOLLOW ASTM C 1479
 "STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS.

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



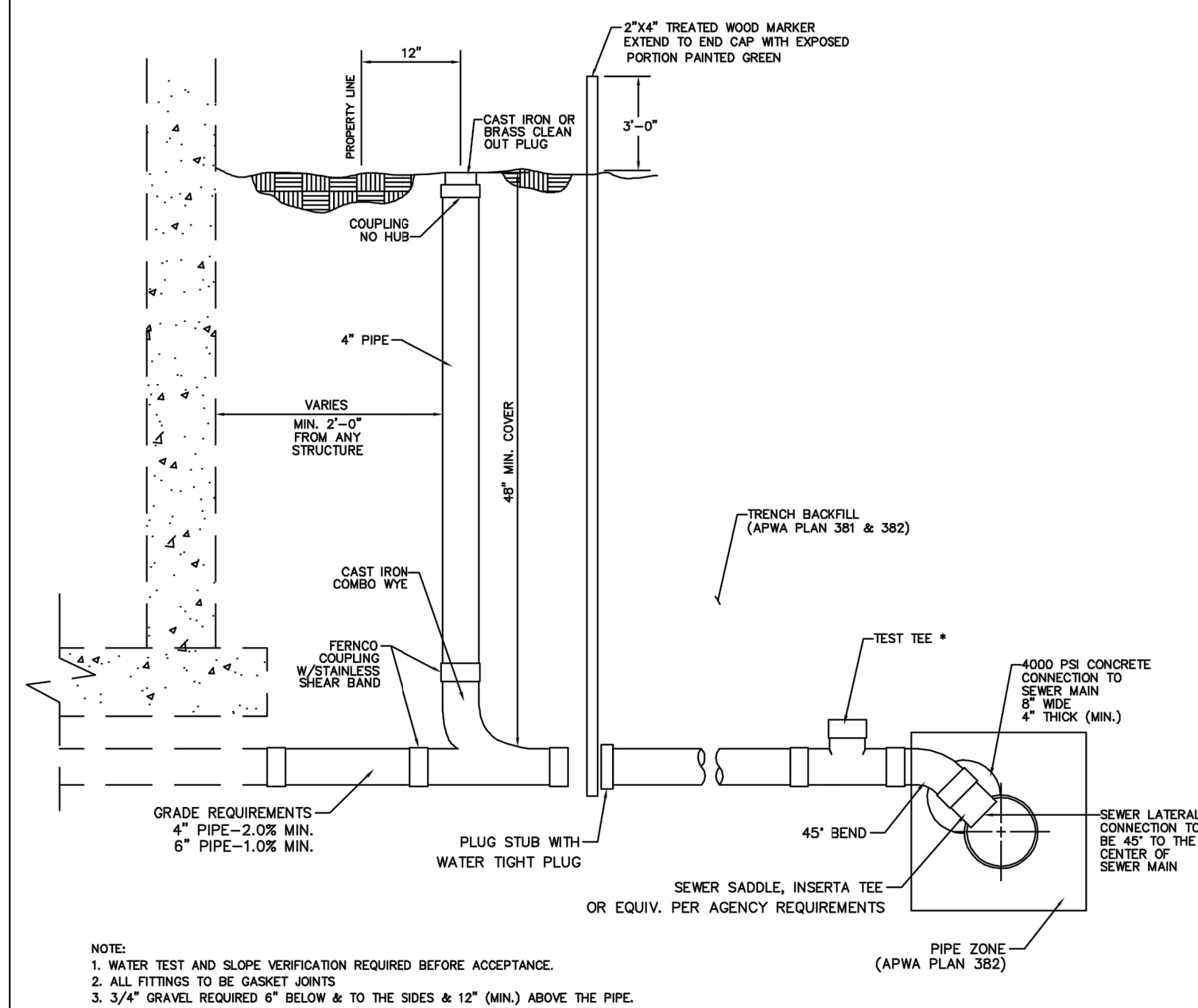
GODDERIDGE VETERINARY CLINIC

**1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT**

[illegible]

DATE: 7-17-2023

C5.03



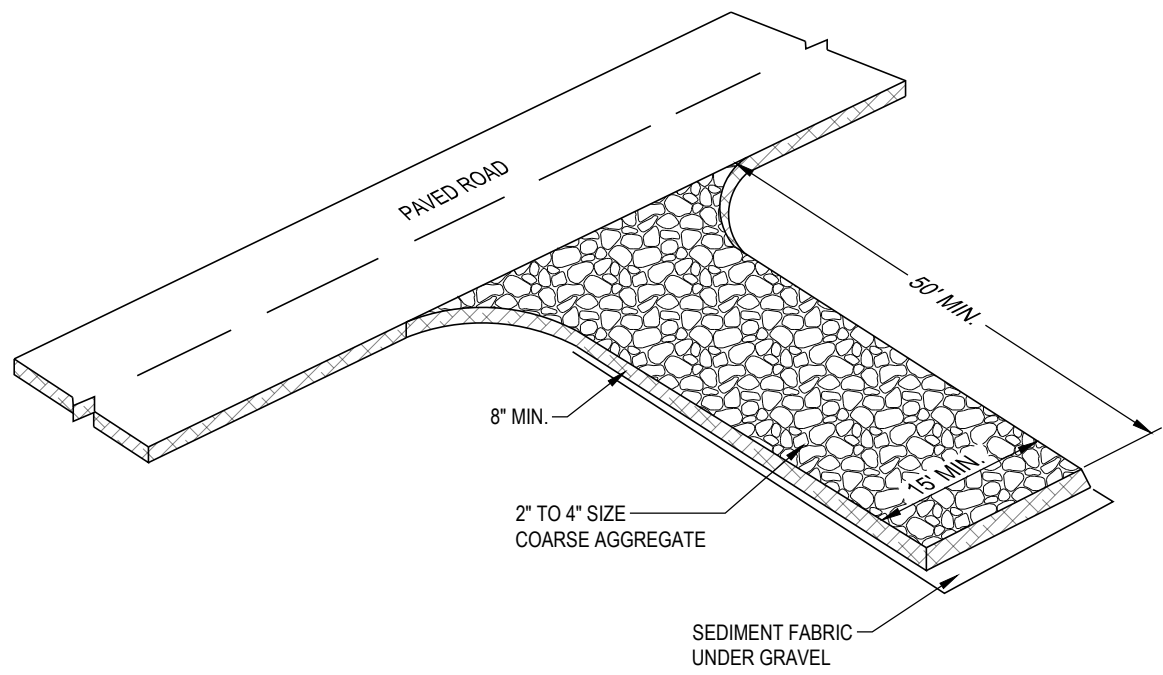
SEWER LATERAL SERVICE & CONNECTION TO EXISTING MAINLINE

DRAWN	RSB
REVISED	
DATE	SEPT 2017
SCALE	N.T.S.



DRAWING NO.
SLSC-1

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

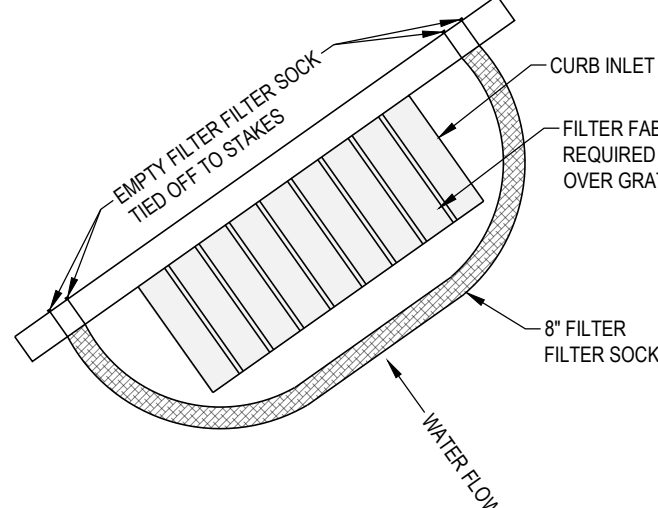
1.0 DESCRIPTION:
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE 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

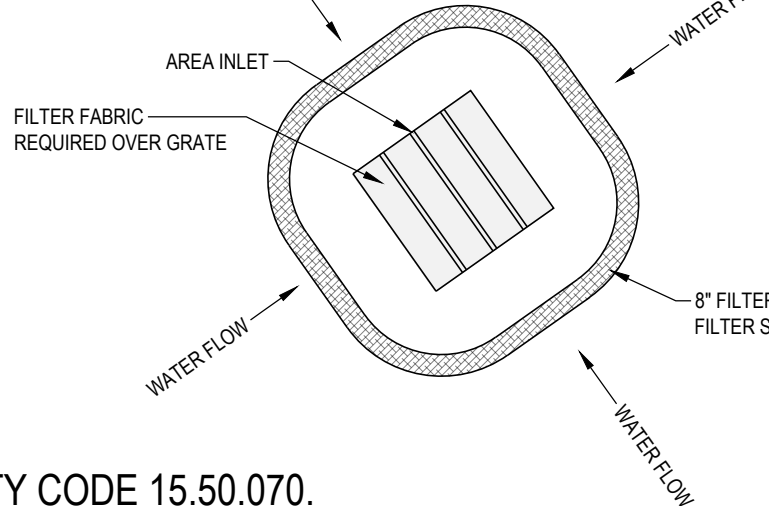
- COMPOST: COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN 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:
 - PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
 - 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"
 - MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
 - MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS.
 - 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:

- 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.
- 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.
- 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.
- STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
- FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
- 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.
- 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



WINDSWEEP ORGANIX INC.
WORK: 480-963-4639
FAX: 480-940-4261
850 SOUTH BOULE AVENUE, SUITE 2
CHANDLER, AZ 85225

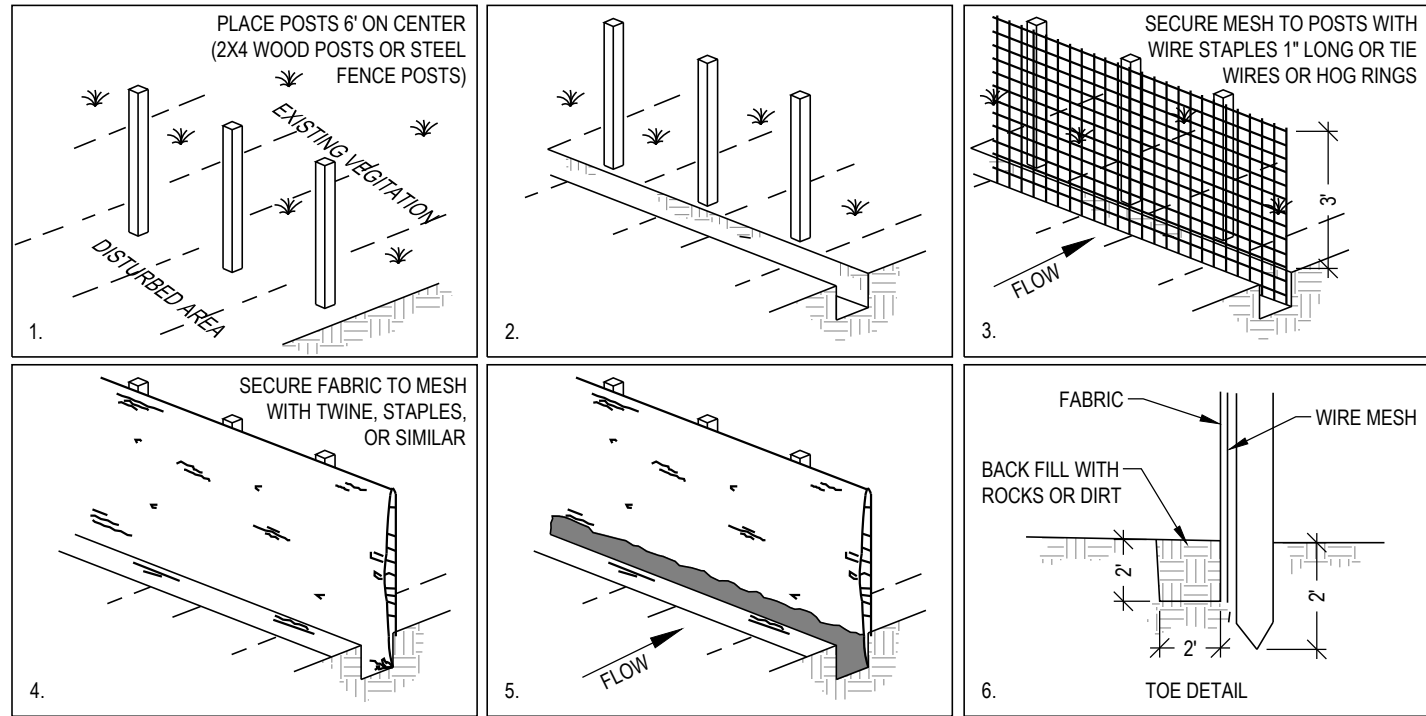


INLET PROTECTION BMP TO MEET OR EXCEED ASTM D8057 AS PER CITY CODE 15.50.070. SEDIMENT BARRIER / FILTER SOCK PROTECTION

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:

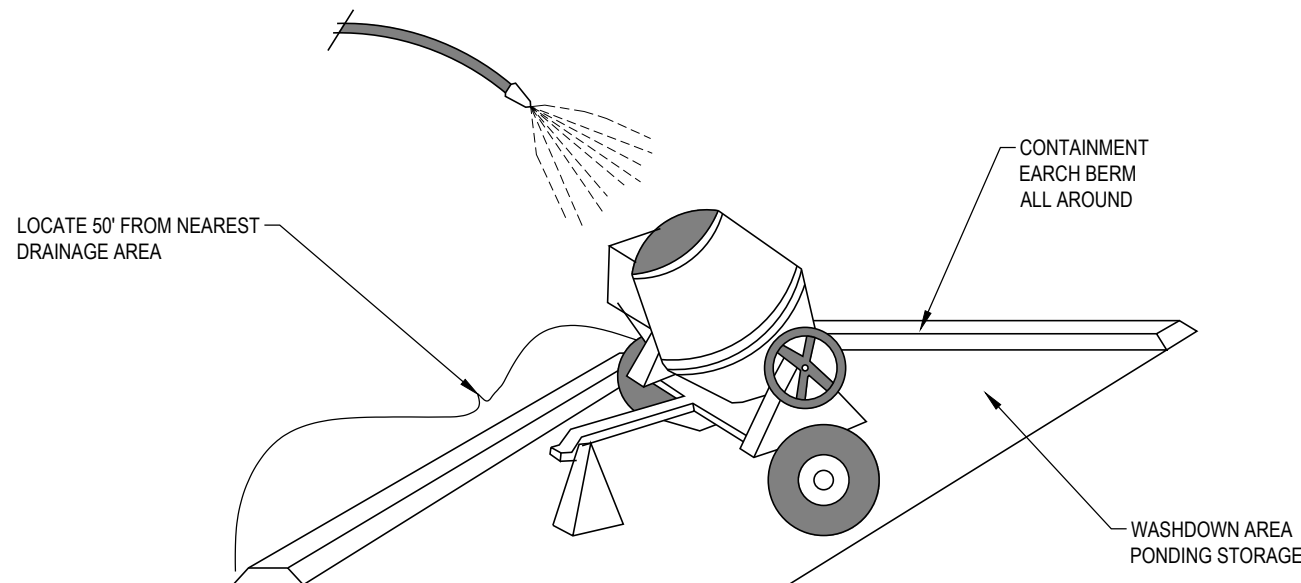
- PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS
- SECURE WIRE MESH (14 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, 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

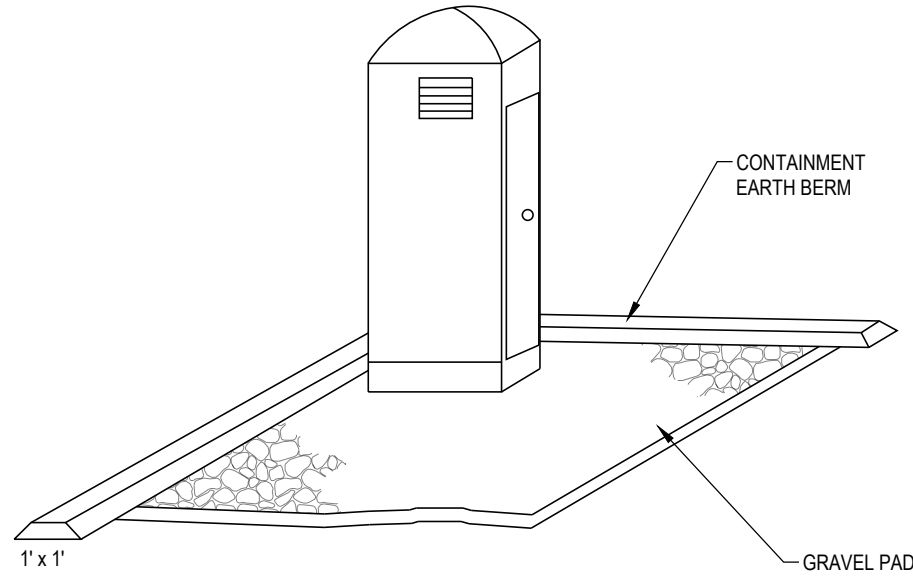
- HIGH ■ MEDIUM □ LOW

CONCRETE WASTE MANAGEMENT

SCALE: N.T.S.

A3

PORTABLE TOILET TO BE SECURED TO
THE GROUND AND PLACED A MINIMUM OF
10'-0" BEHIND CURB.



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

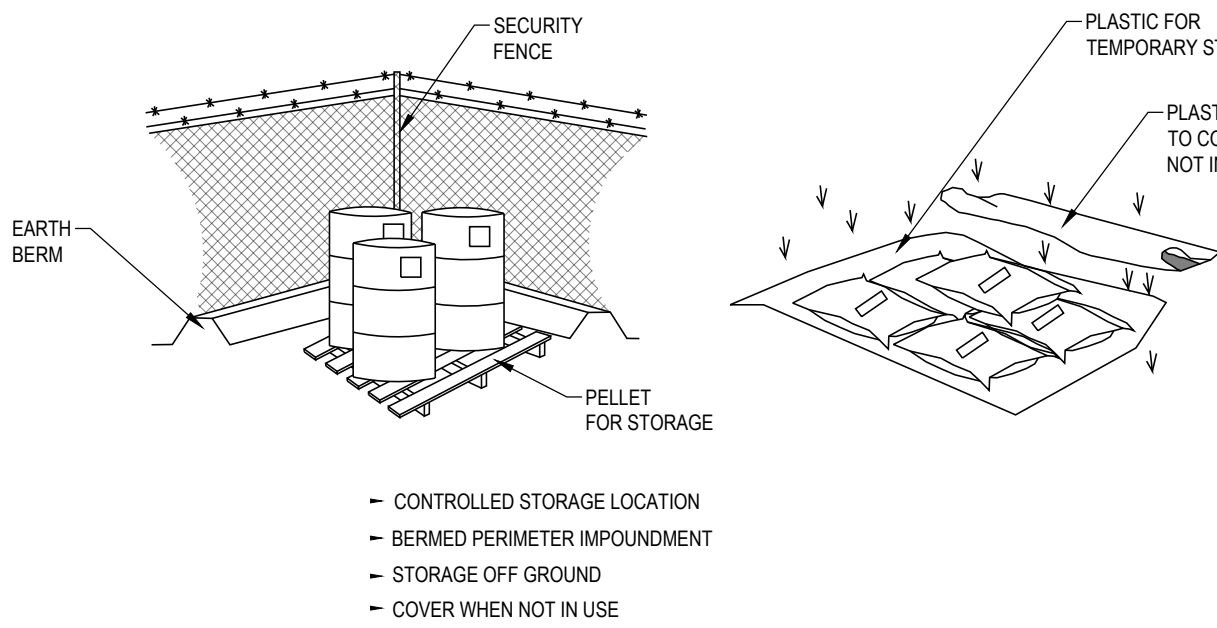
- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- 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

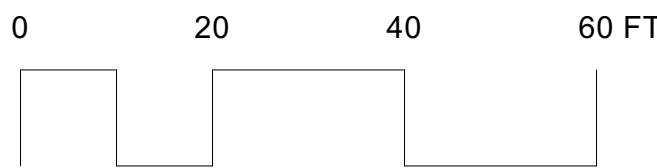
AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

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

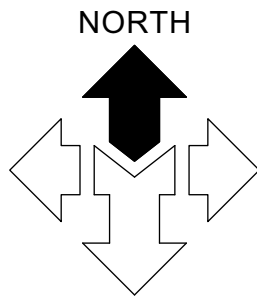
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	CONTAINER SIZE	SIZE AT MATURITY (DIAMETER)	DETAIL
DECIDUOUS TREES						
	9	NETLEAF HACKBERRY	CELTIS LAEVIGATA VAR. RETICULATA	2" CAL.	20'-30'	D/L5.01
	5	ALLEE LACEBARK ELM	ULMUS PARVIFLORA 'ELMER II'	2" CAL.	35'-55'	D/L5.01
EVERGREEN TREES						
	12	COLUMNAR COLORADO 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



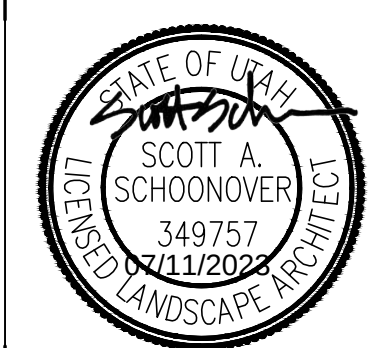
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GODDERIDGE VETERINARY CLINIC

1495 EAST RAVEN WAY

EAGLE MOUNTAIN, UTAH

REVISIONS

REV	DATE	DESCRIPTION
1	07/06/2023	CITY REVIEW COMMENTS

PROJECT NO: 23049

DRAWN BY: TG

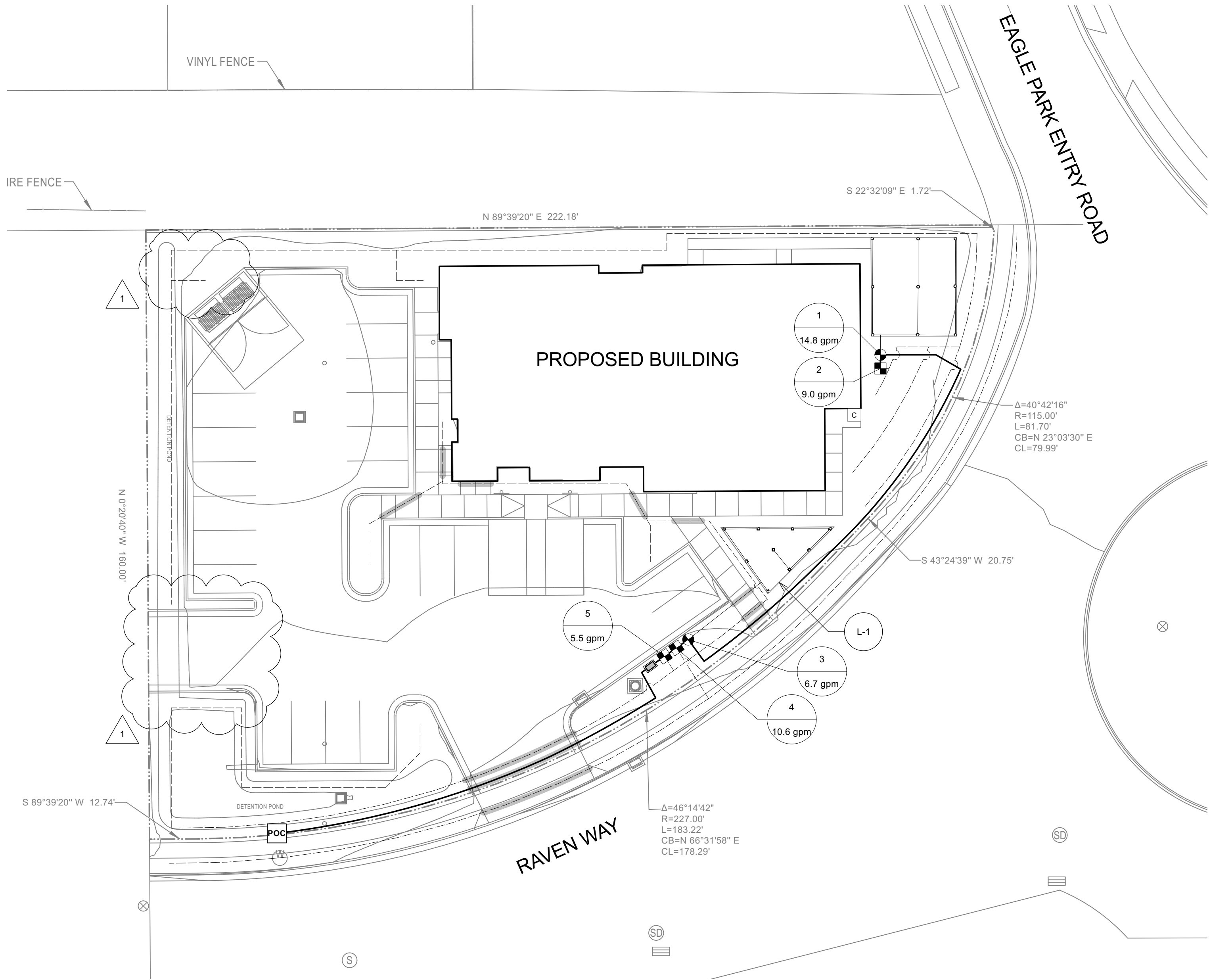
CHECKED BY: SS

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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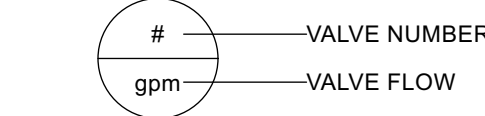
SYMBOL	TYPE	MATERIAL	DETAIL
--------	------	----------	--------

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
-----	------------------	---	---------

---	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
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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

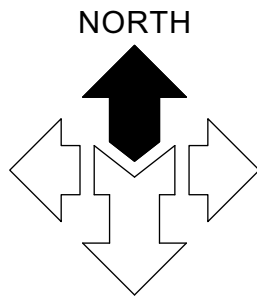
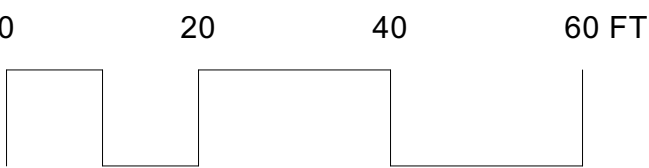
1. REFER TO IRRIGATION NOTES ON SHEET L0.01

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

REV	DATE	DESCRIPTION

PROJECT NO: 23049

DRAWN BY: TG

CHECKED BY: SS

DATE: APRIL 2023

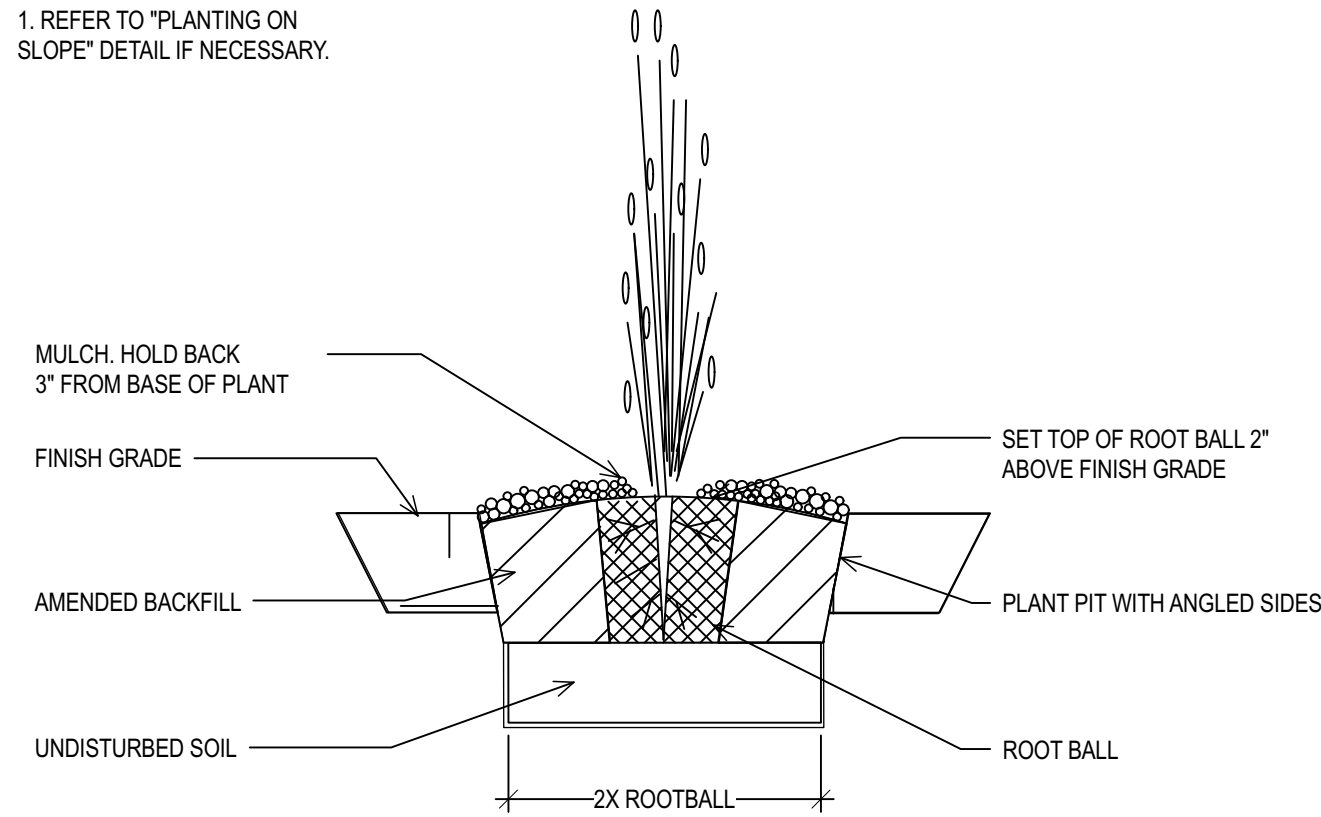
PROPERTY NO:

LANDSCAPE IRRIGATION PLAN

L3.01

NOTE:

1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.

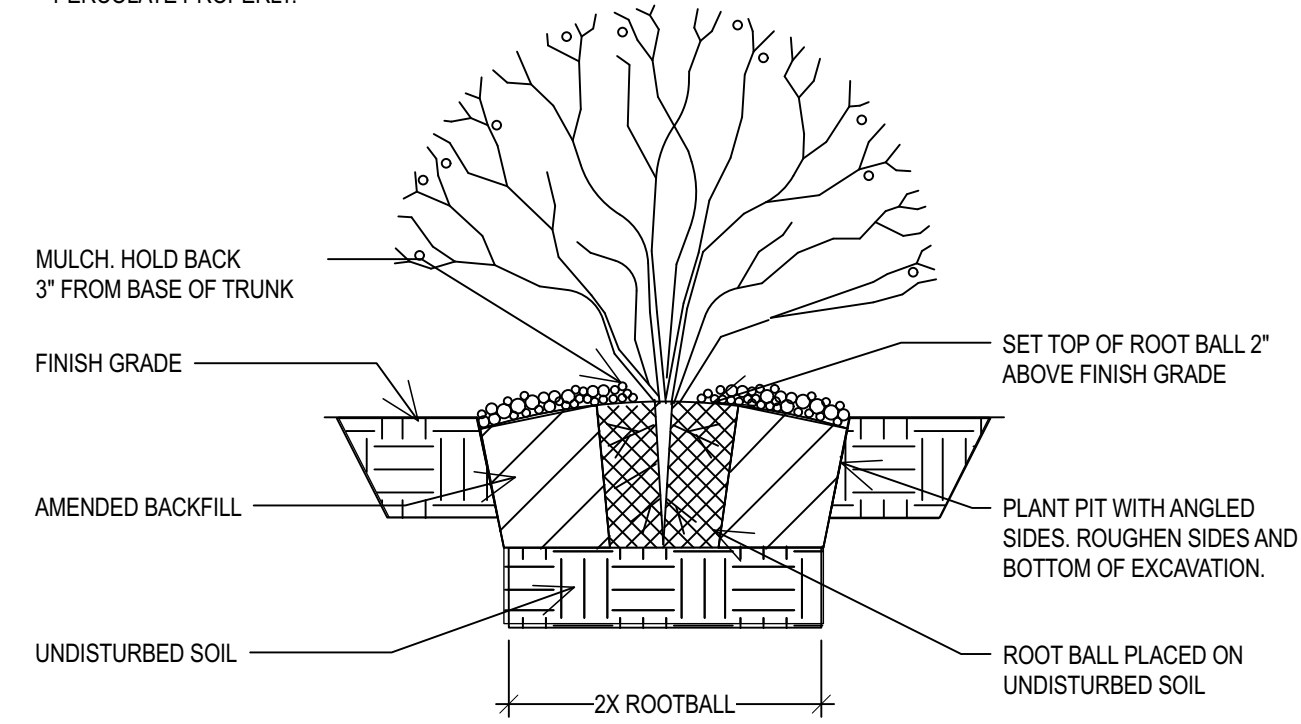


A GRASSES AND PERENNIALS

NO SCALE

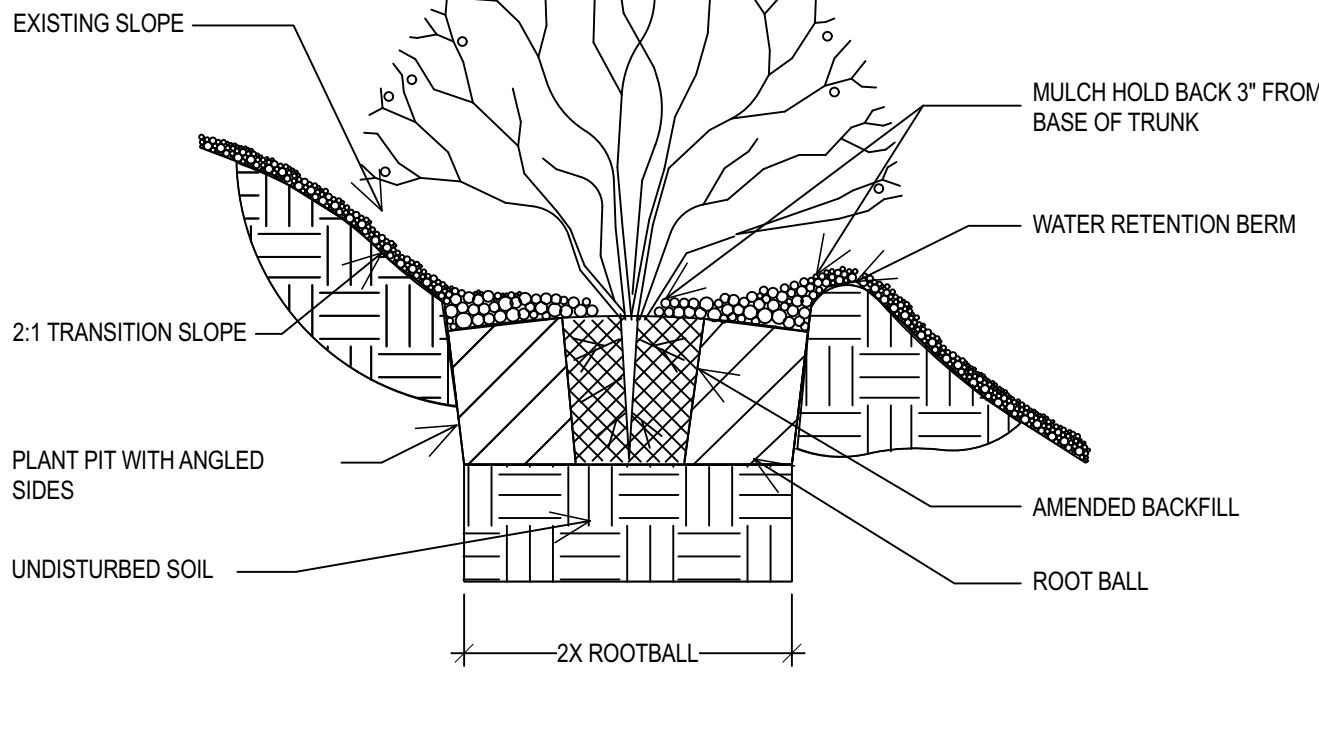
NOTES:

1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.
2. 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.
3. DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.



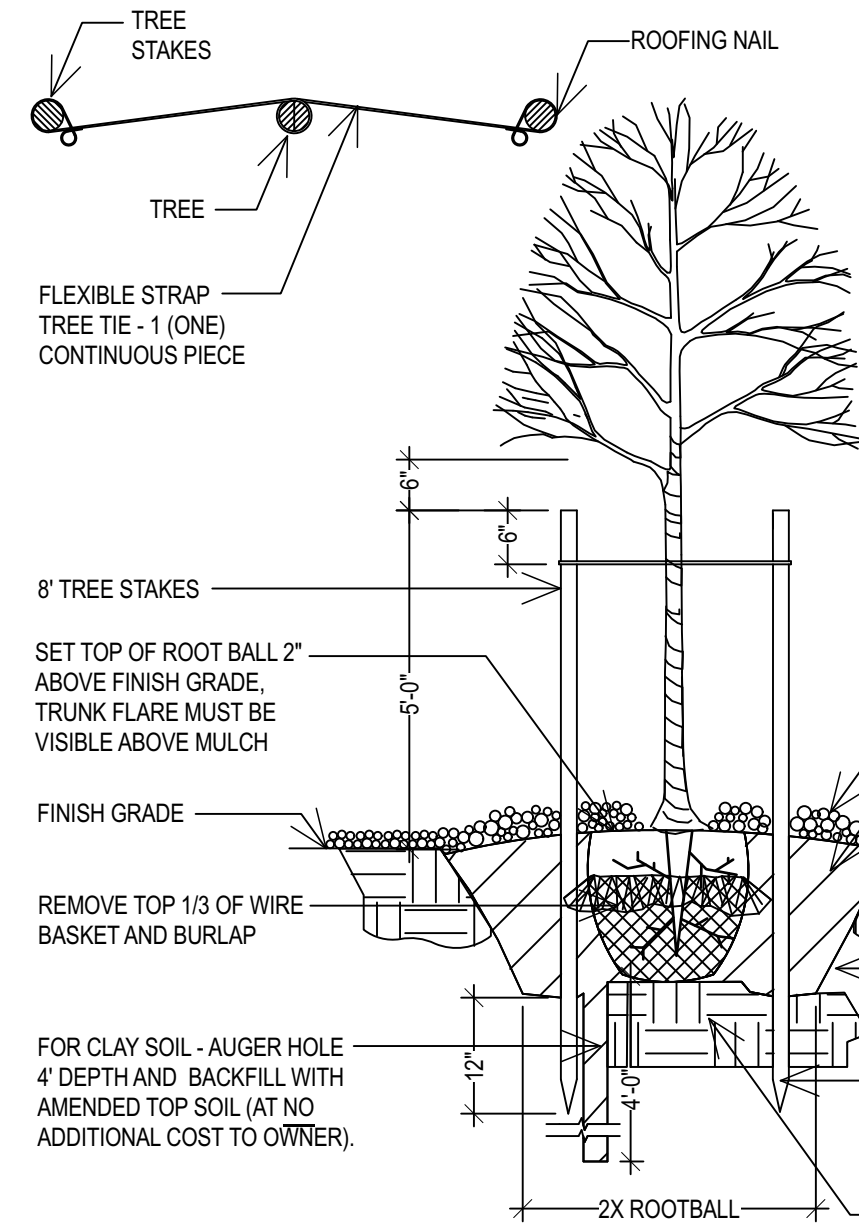
B SHRUB PLANTING

NO SCALE



C PLANTING ON SLOPE

NO SCALE

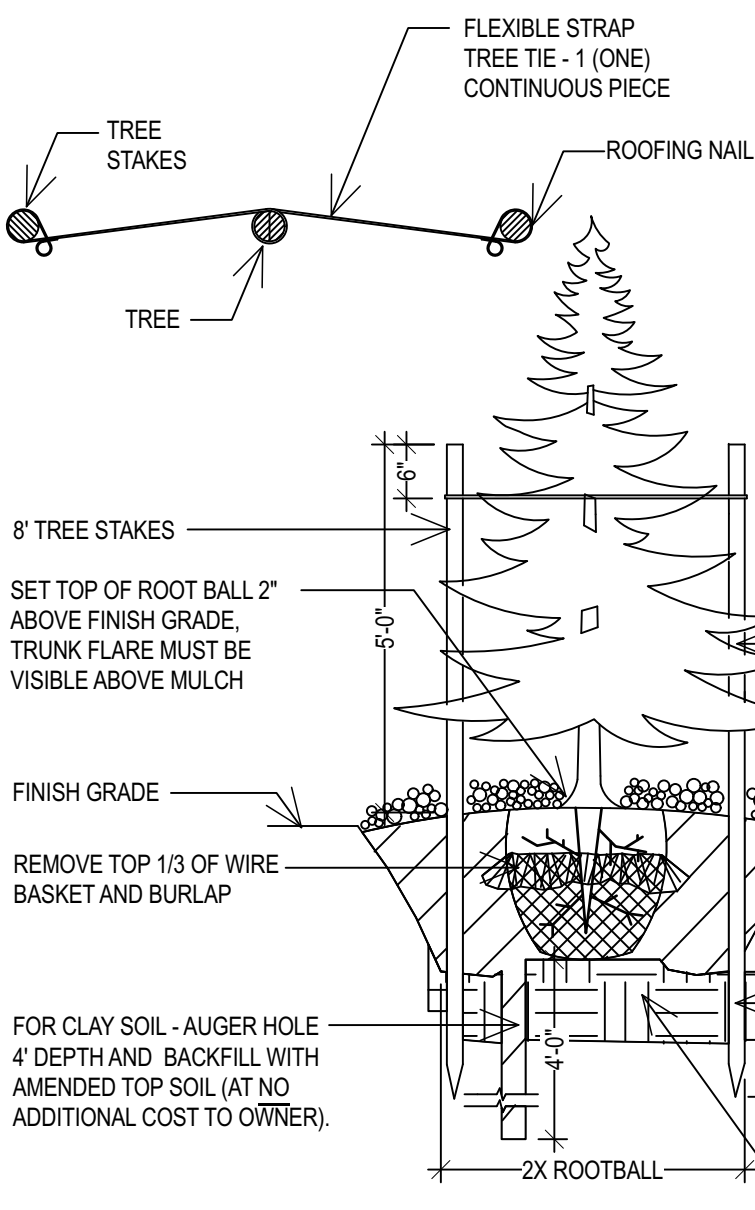


D DECIDUOUS TREE

NO SCALE

NOTES:

1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.
2. 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.
3. DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.
4. AT BASE OF EACH TREE WITHIN LAWN AREAS, LEAVE 36 INCH DIAMETER CIRCLE FREE OF ANY GRASS.
5. CONTRACTOR RESPONSIBLE TO REMOVE STAKES AND TIES AT END OF ONE YEAR WARRANTY PERIOD.

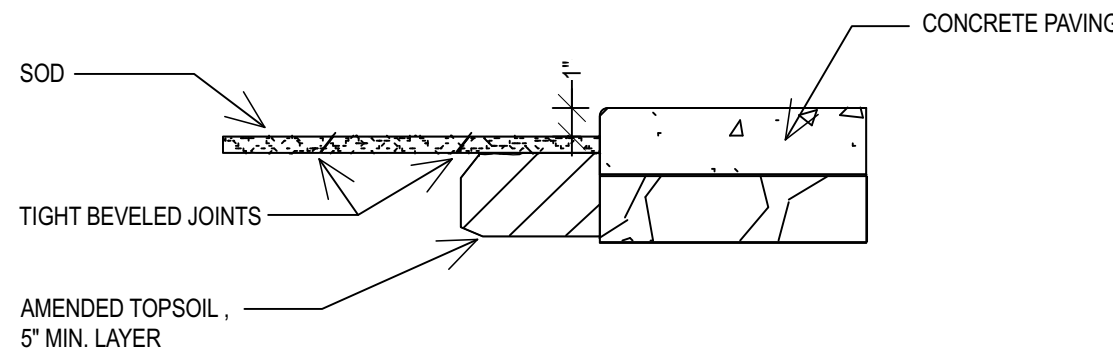


E EVERGREEN TREE

NO SCALE

NOTES:

- A. LAYING OF SOD:
1. LAY SOD DURING GROWING SEASON AND WITHIN 48 HOURS OF BEING LIFTED.
 2. LAY SOD WHILE TOP 6 INCHES OF SOIL IS DAMP, BUT NOT MUDDY. SODDING DURING FREEZING TEMPERATURES OR OVER FROZEN SOIL IS NOT ACCEPTABLE.
 3. 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.
 4. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED SURFACES.
 5. DO NOT SOD SLOPES STEEPER THAN 3:1. CONSULT WITH ARCHITECT FOR ALTERNATE TREATMENT.
- B. AFTER LAYING OF SOD IS COMPLETE:
1. ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER.
 2. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS, OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT I RREGULARITIES IN GRADE WILL NOT BE PERMITTED.
 3. WATER SODDED AREAS IMMEDIATELY AFTER LAYING SOD TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 6 NCHES OF TOPSOIL.

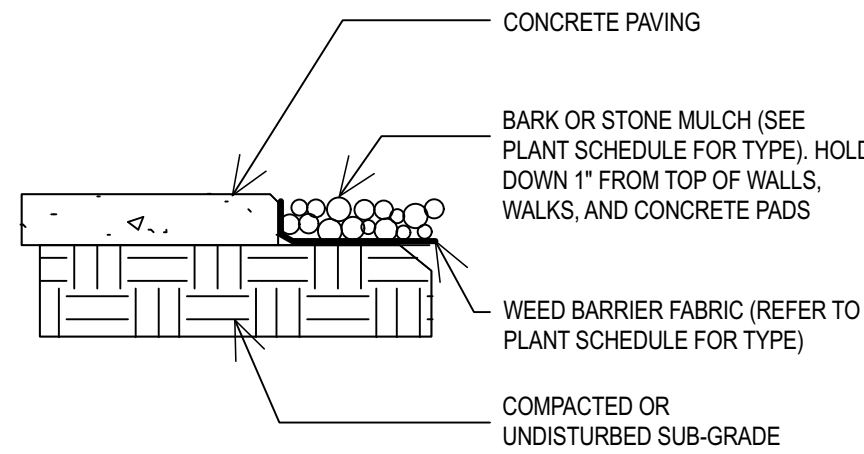


F SOD INSTALLATION

NO SCALE

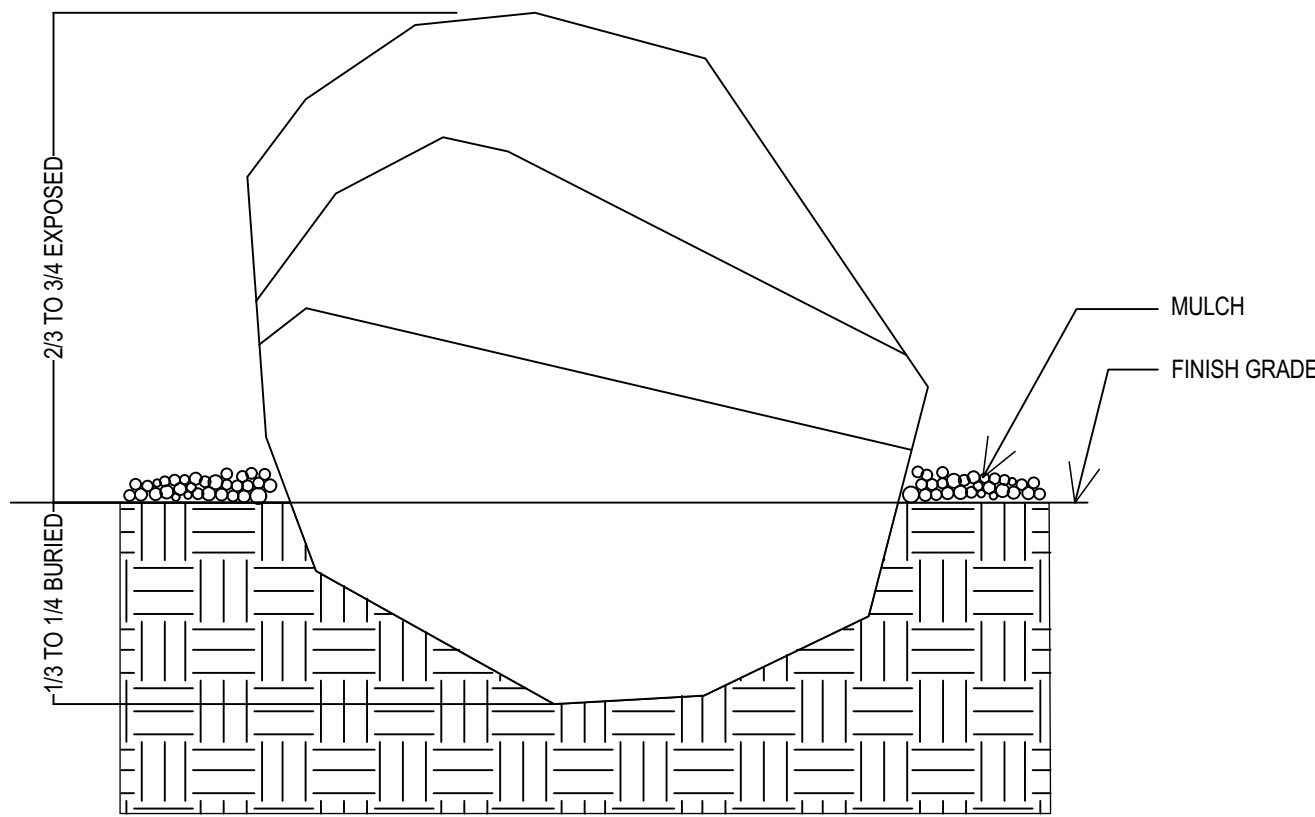
NOTES:

1. APPLY PRE-EMERGENT HERBICIDE TO SHRUB AND GROUND COVER PLANTING AREAS AND GRASS-FREE AREAS AT TREES IN LAWN PRIOR TO PLACEMENT OF WEED BARRIER FABRIC AND MULCH.
2. PRE-EMERGENT SHALL BE "SURFLAN AS" (LIQUID) BY UNITED PHOSPHORUS INC, TRENTON, NJ, OR APPROVED EQUAL.
3. INSTALL MULCH TO UNIFORM DEPTH AND RAKE TO NEAT FINISHED APPEARANCE FREE OF HUMPS AND DEPRESSIONS.



G MULCH

NO SCALE

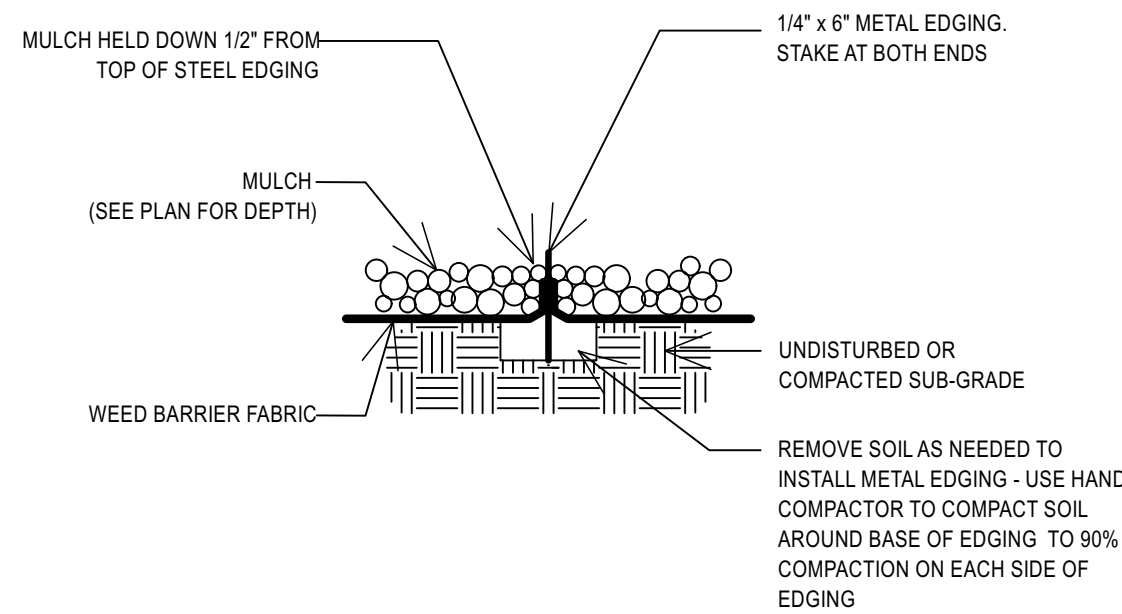


H BOULDER

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.

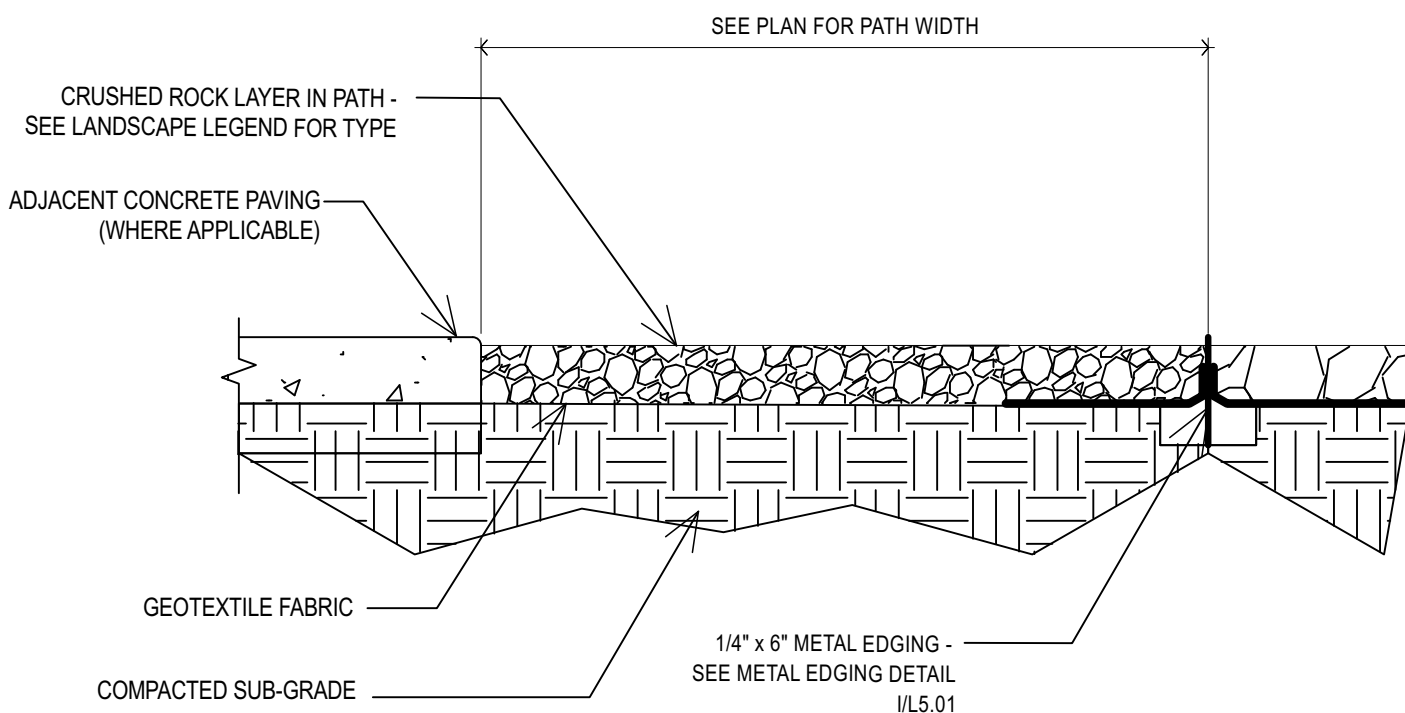


I METAL EDGING

NO SCALE

NOTES:

1. GEOTEXTILE SEPARATION FABRIC SHALL BE MIRAFI RS280 OR APPROVED EQUAL.
2. ADD BINDING POLYMER TO CRUSHED ROCK PATH



J CRUSHED ROCK PATH

SCALE: NO SCALE

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 23049

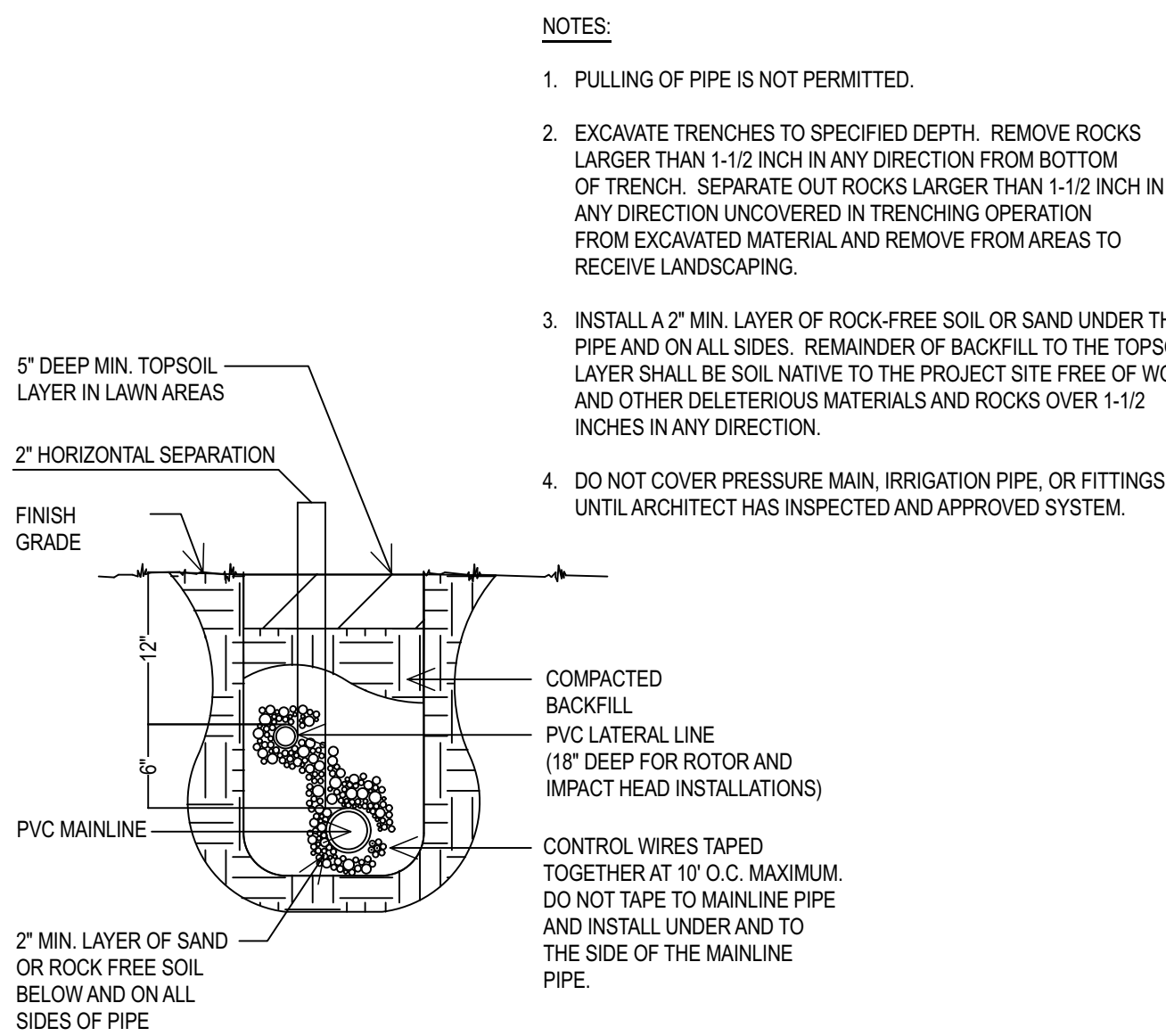
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CHECKED BY: SS

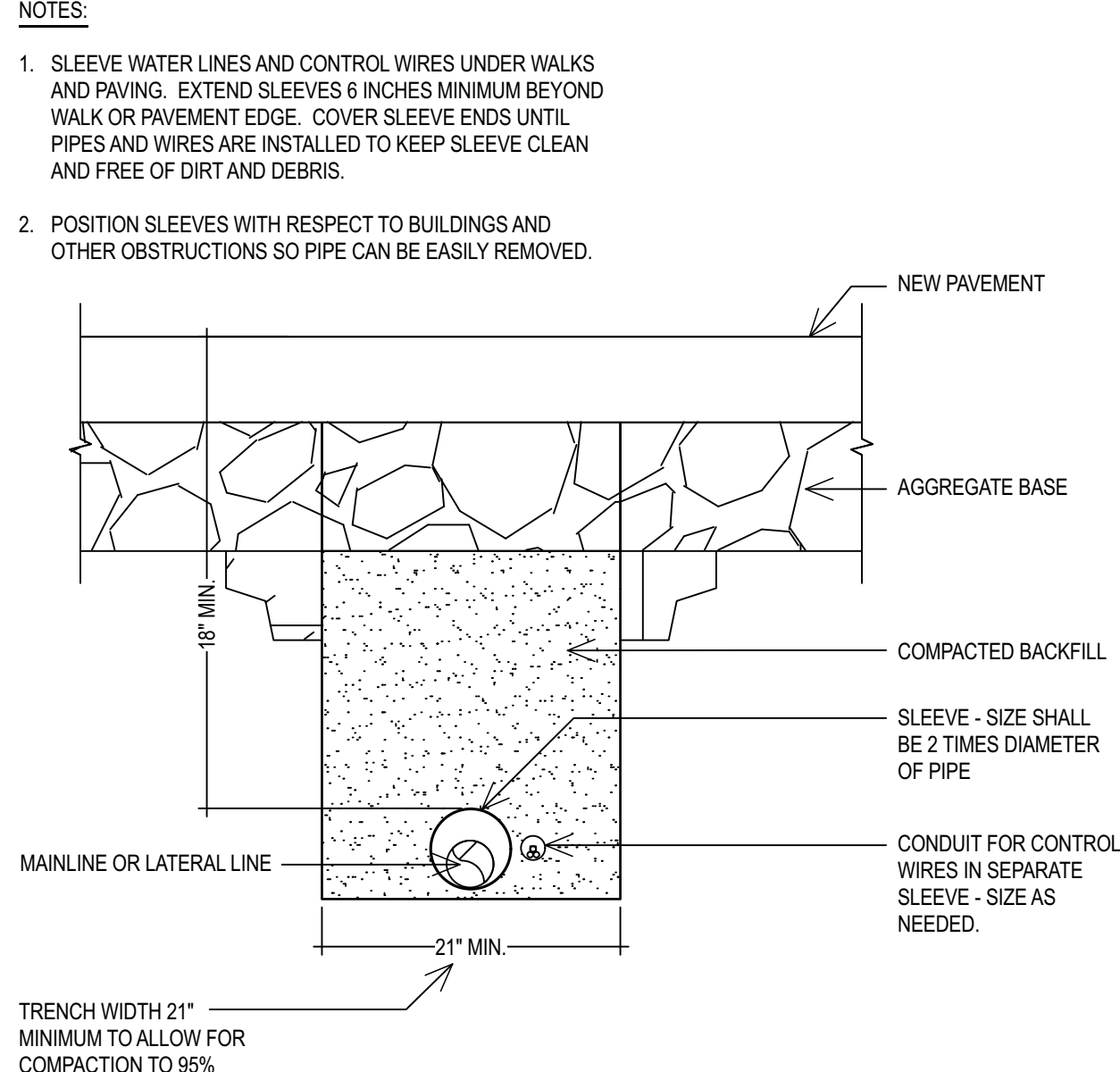
DATE: APRIL 2023

PROPERTY NO:

LANDSCAPE
DETAILS

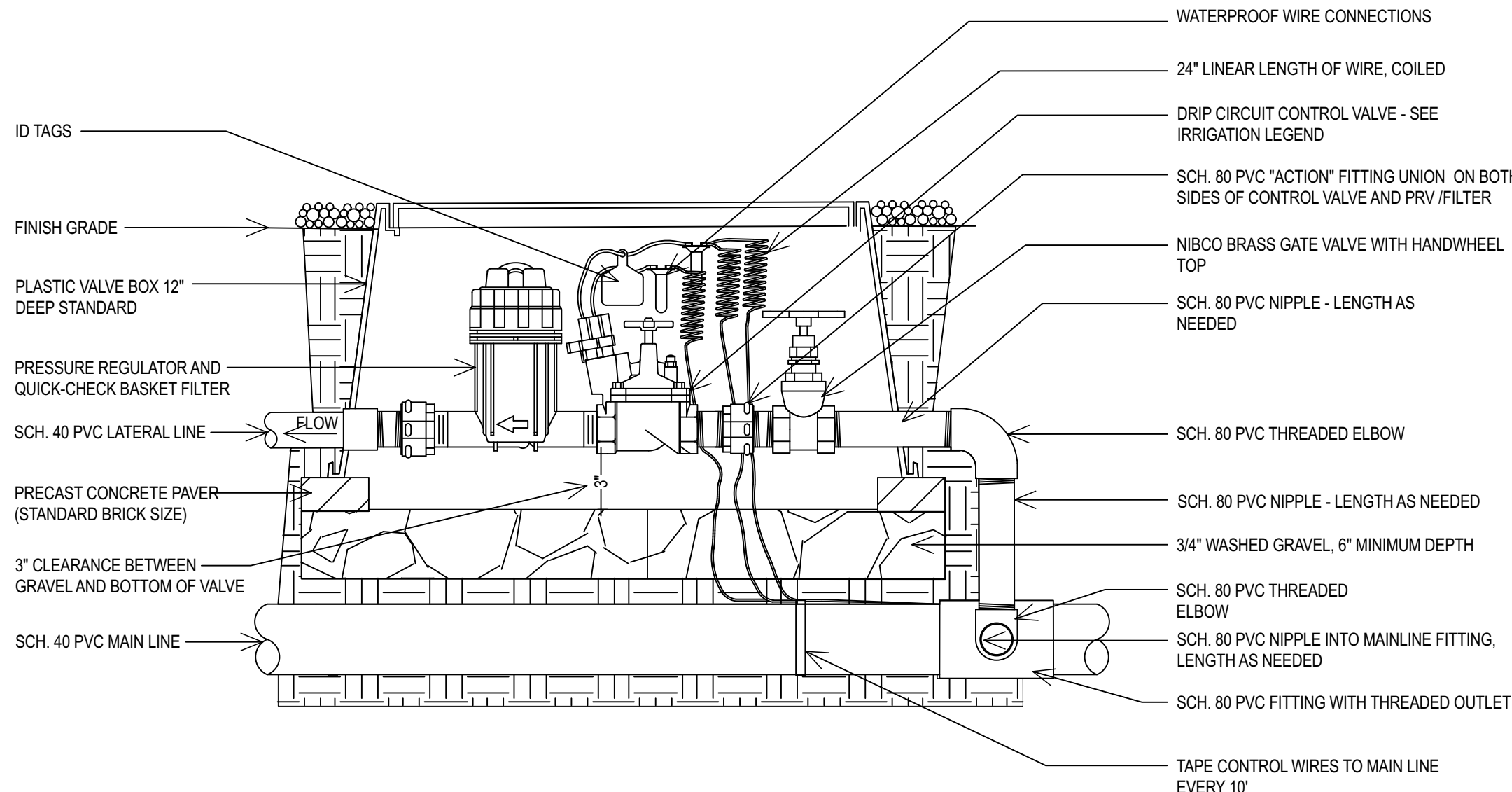


A TRENCH
NO SCALE

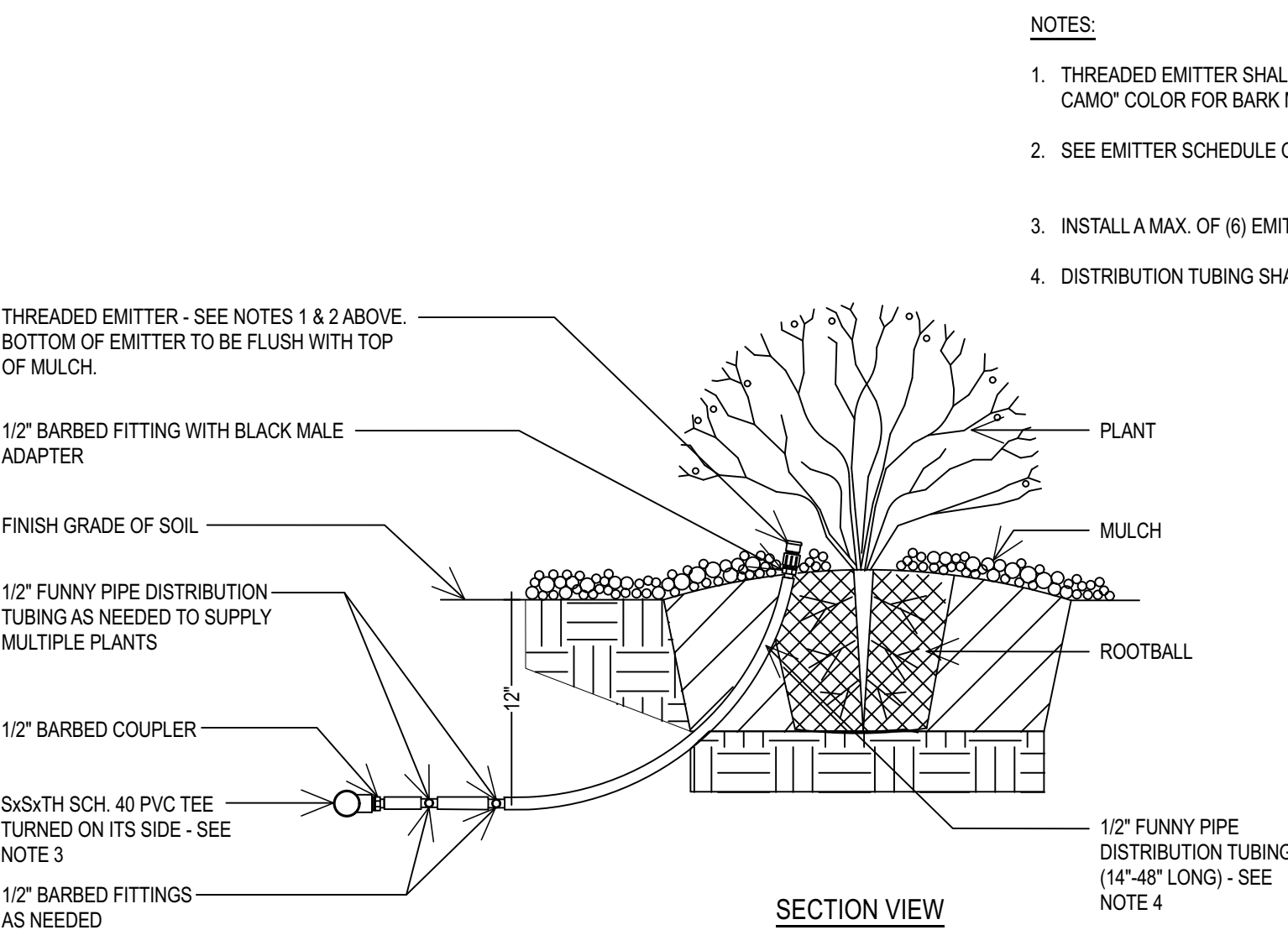


B TRENCH UNDER NEW PAVEMENT
NO SCALE

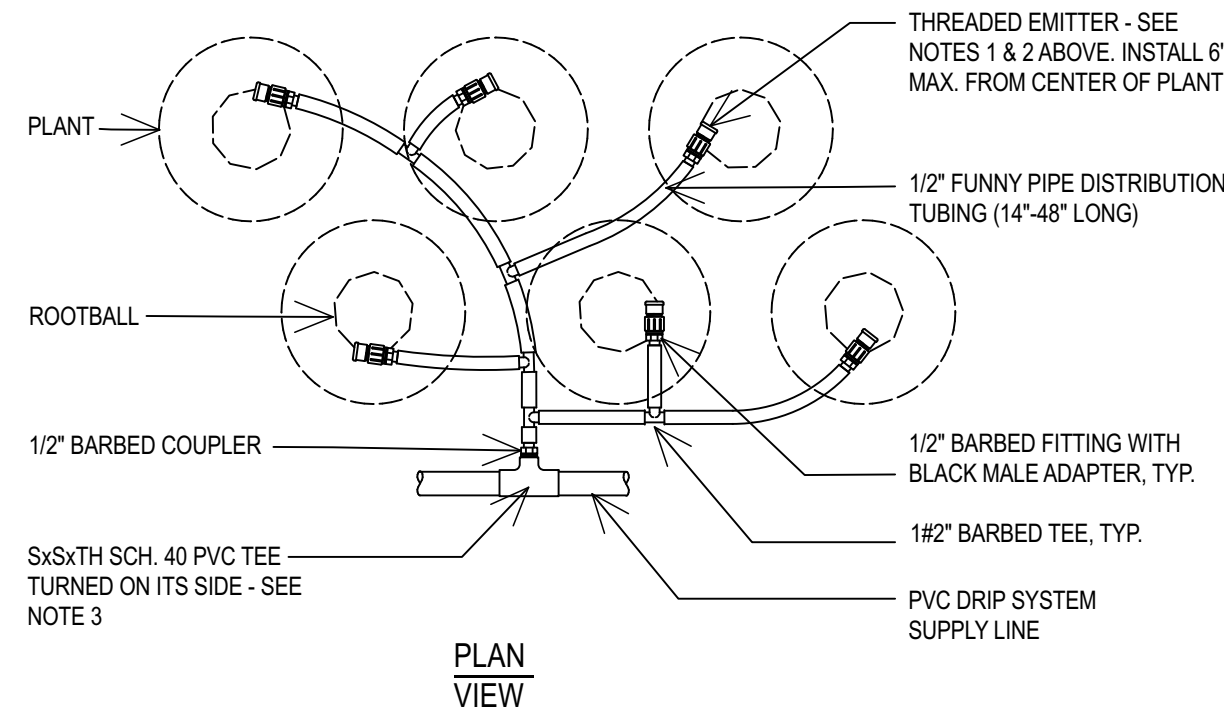
- NOTES:
- LIMIT (1) DRIP VALVE ASSEMBLY PER BOX
 - INSTALL GREEN COLORED VALVE BOXES AND LIDS IN THE LAWN AREAS AND TAN COLORED BOXES AND LIDS IN THE PLANTING BEDS
 - ALL FITTINGS WITHIN VALVE BOX SHALL BE SCH. 80 PVC AND SAME SIZE AS THE VALVE
 - CONTRACTOR TO REPLACE EXISTING 200 MESH (WHITE) SCREEN WITH A NEW 100 MESH (RED) SCREEN



C CONTROL VALVE - DRIP CIRCUIT
NO SCALE

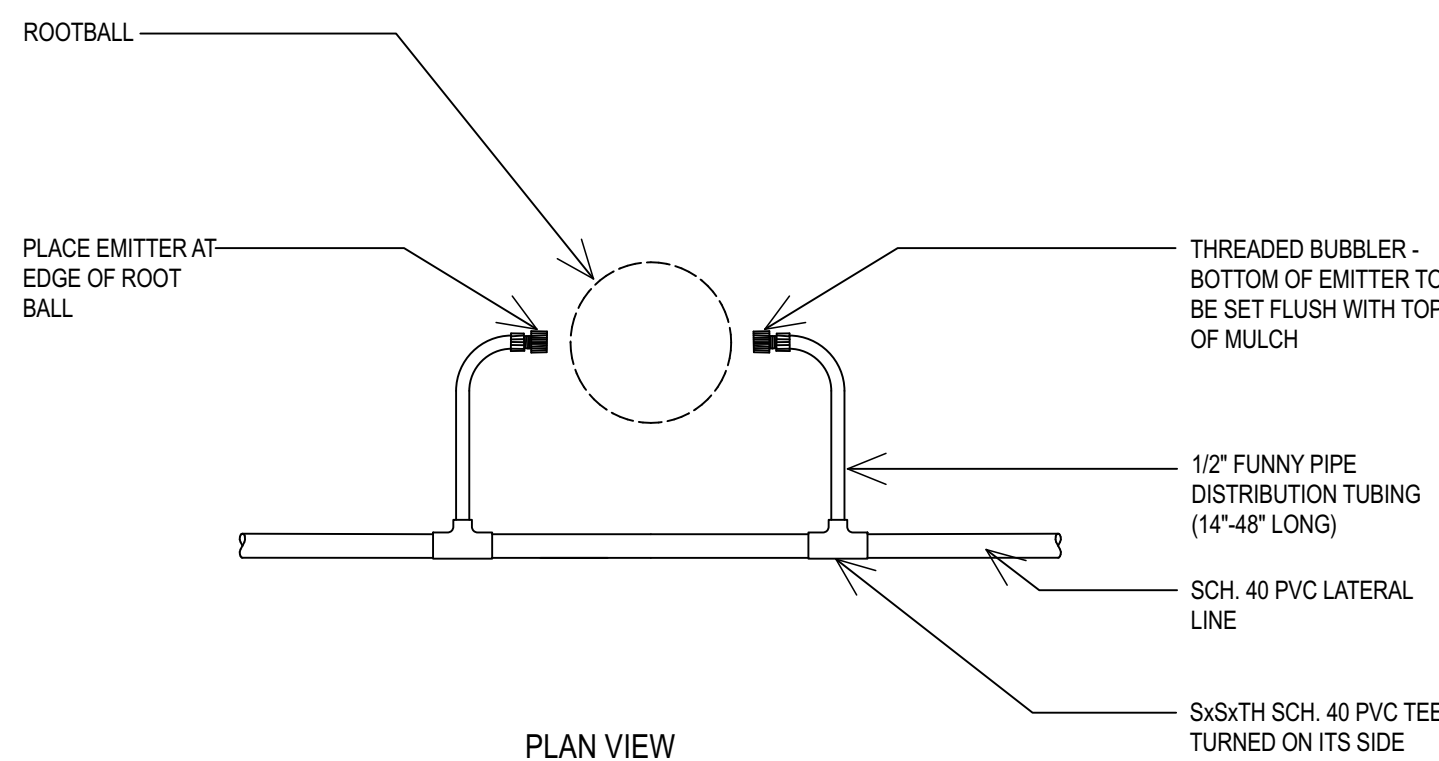


D DRIP EMITTER
NO SCALE

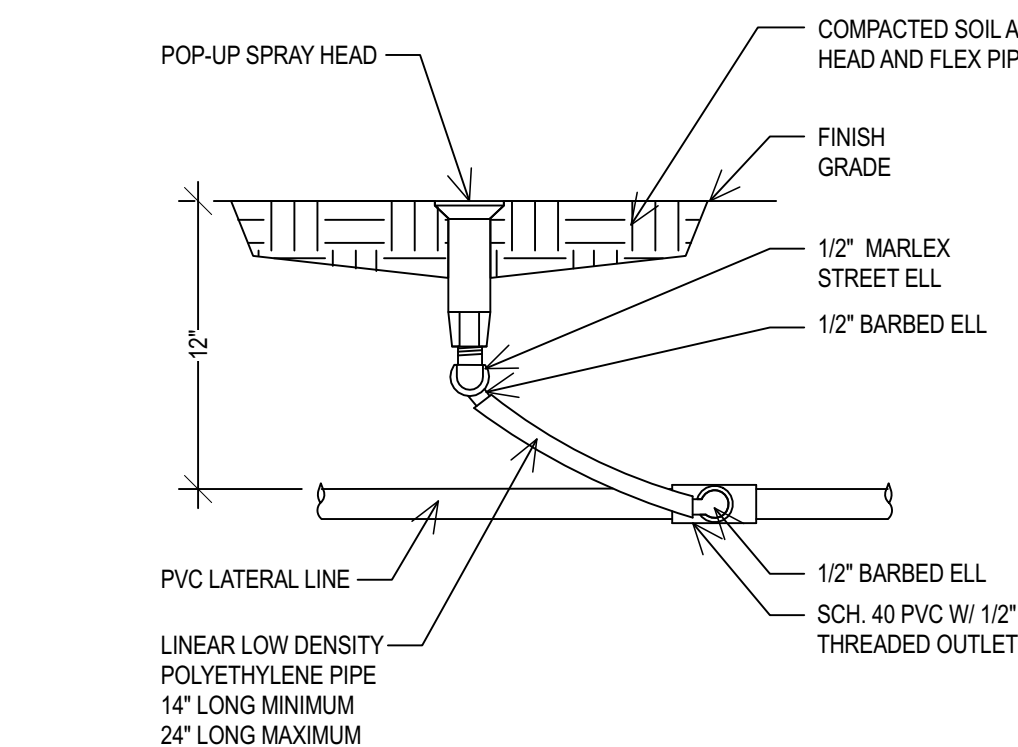


E DRIP BUBBLER @ TREES
NO SCALE

- NOTES:
- 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.
 - SEE EMITTER SCHEDULE ON IRRIGATION PLAN FOR QUANTITY AND SIZE OF EMITTERS PER PLANT.
 - INSTALL A MAX. OF (2) EMITTERS PER PVC CONNECTION.
 - DISTRIBUTION TUBING SHALL BE INSTALLED A MINIMUM OF 12" BELOW FINISHED GRADE AND ONLY BE BROUGHT TO THE SURFACE AT EACH PLANT.



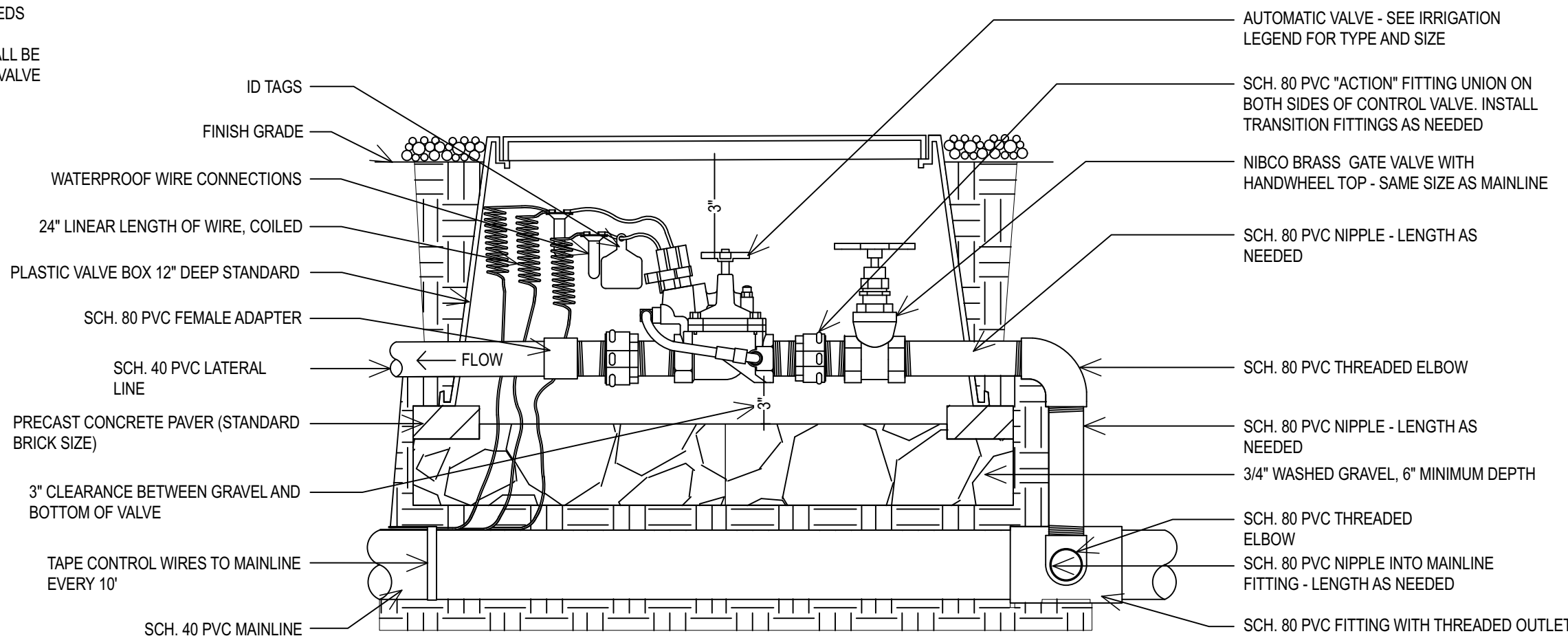
- NOTES:
- LOCATION OF HEADS AND PIPING SHOWN ON CONTRACT DRAWINGS IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS IS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE WITHOUT SPRAYING ONTO BUILDINGS, SIDEWALKS, FENCES, ETC.
 - DURING LAYOUT, CONSULT WITH ARCHITECT TO VERIFY PROPER PLACEMENT AND MAKE RECOMMENDATIONS, WHERE REVISIONS ARE ADVISABLE.
 - MINOR ADJUSTMENTS IN SYSTEM LAYOUT WILL BE PERMITTED TO AVOID EXISTING FIXED OBSTRUCTIONS.
 - MAKE CERTAIN CHANGES FROM CONTRACT DOCUMENTS ARE SHOWN ON RECORD DRAWINGS.
 - LOCATE PIPE SO NO SPRINKLER HEAD WILL BE CLOSER THAN 12 INCHES (300 MM) FROM BUILDING FOUNDATION.
 - SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.
 - DO NOT INSTALL SPRINKLERS USING SIDE INLETS. INSTALL USING BASE INLETS ONLY.
 - HEADS IMMEDIATELY ADJACENT TO MOW STRIPS, WALKS, OR CURBS SHALL BE ONE INCH BELOW TOP OF MOW STRIP, WALK, OR CURB AND HAVE ONE INCH TO 3 INCH CLEARANCE BETWEEN HEAD AND MOW STRIP, WALK, OR CURB.



F SPRAY HEAD ASSEMBLY
NO SCALE

G SPRINKLER HEAD NEXT TO PAVING
NO SCALE

- NOTES:
- LIMIT (2) 1" VALVES PER VALVE BOX AND (1) 1-1/2" OR 2" VALVE PER BOX
 - INSTALL GREEN COLORED VALVE BOXES AND LIDS IN THE LAWN AREAS AND TAN COLORED BOXES AND LIDS IN THE PLANTING BEDS
 - ALL FITTINGS WITHIN VALVE BOX SHALL BE SCH. 80 PVC AND SAME SIZE AS THE VALVE



H CONTROL VALVE - LAWN CIRCUIT
NO SCALE

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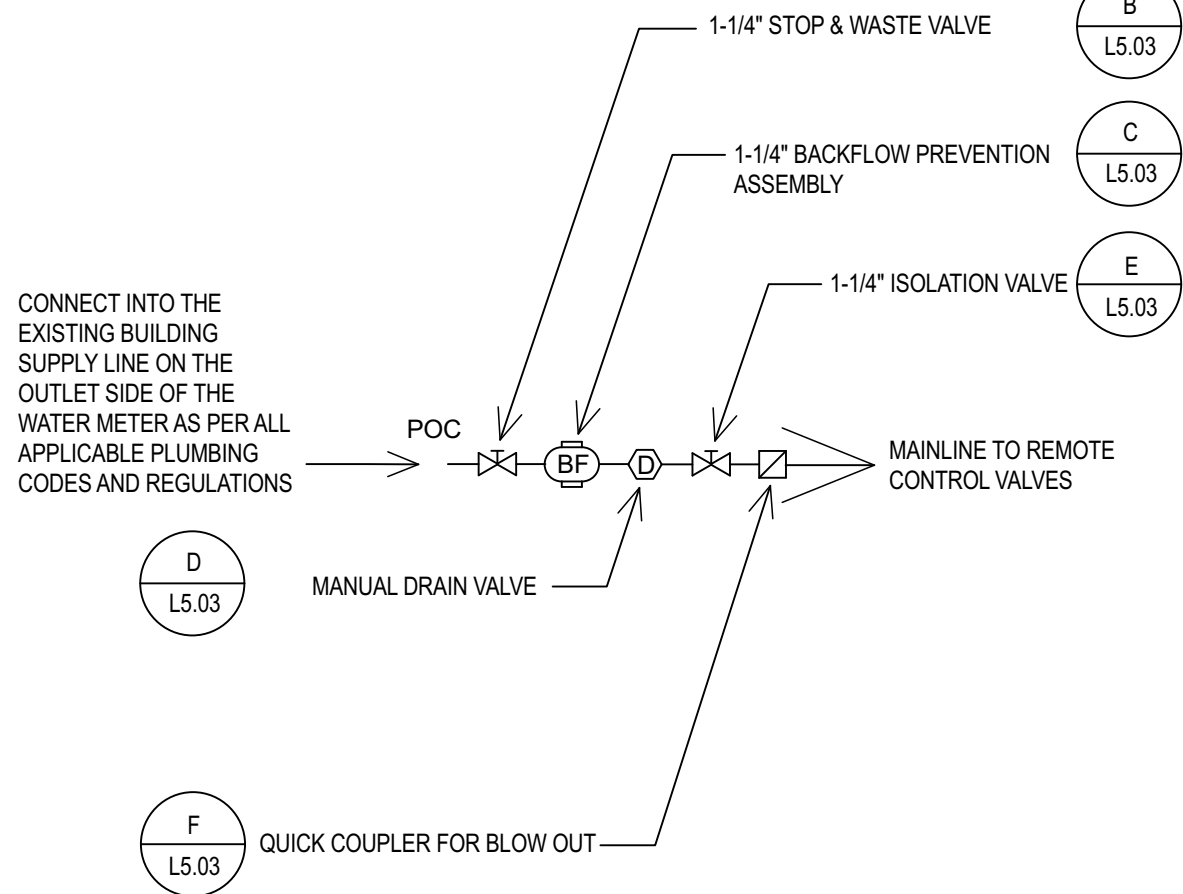


GODDERIDGE VETERINARY CLINIC

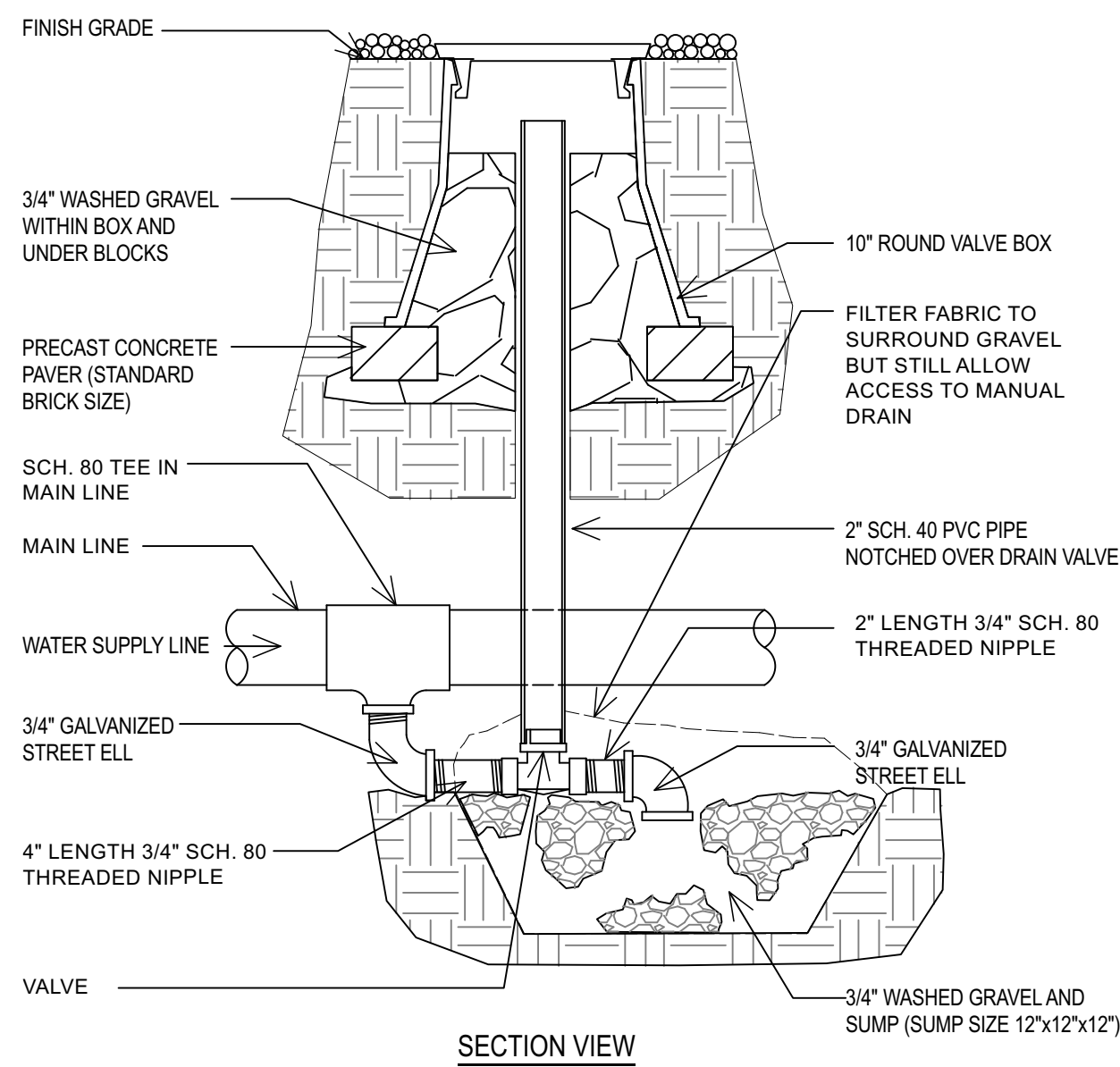
1495 EAST RAVEN WAY
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REVISIONS		DESCRIPTION
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PROJECT NO: 23049		
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LANDSCAPE IRRIGATION DETAILS		

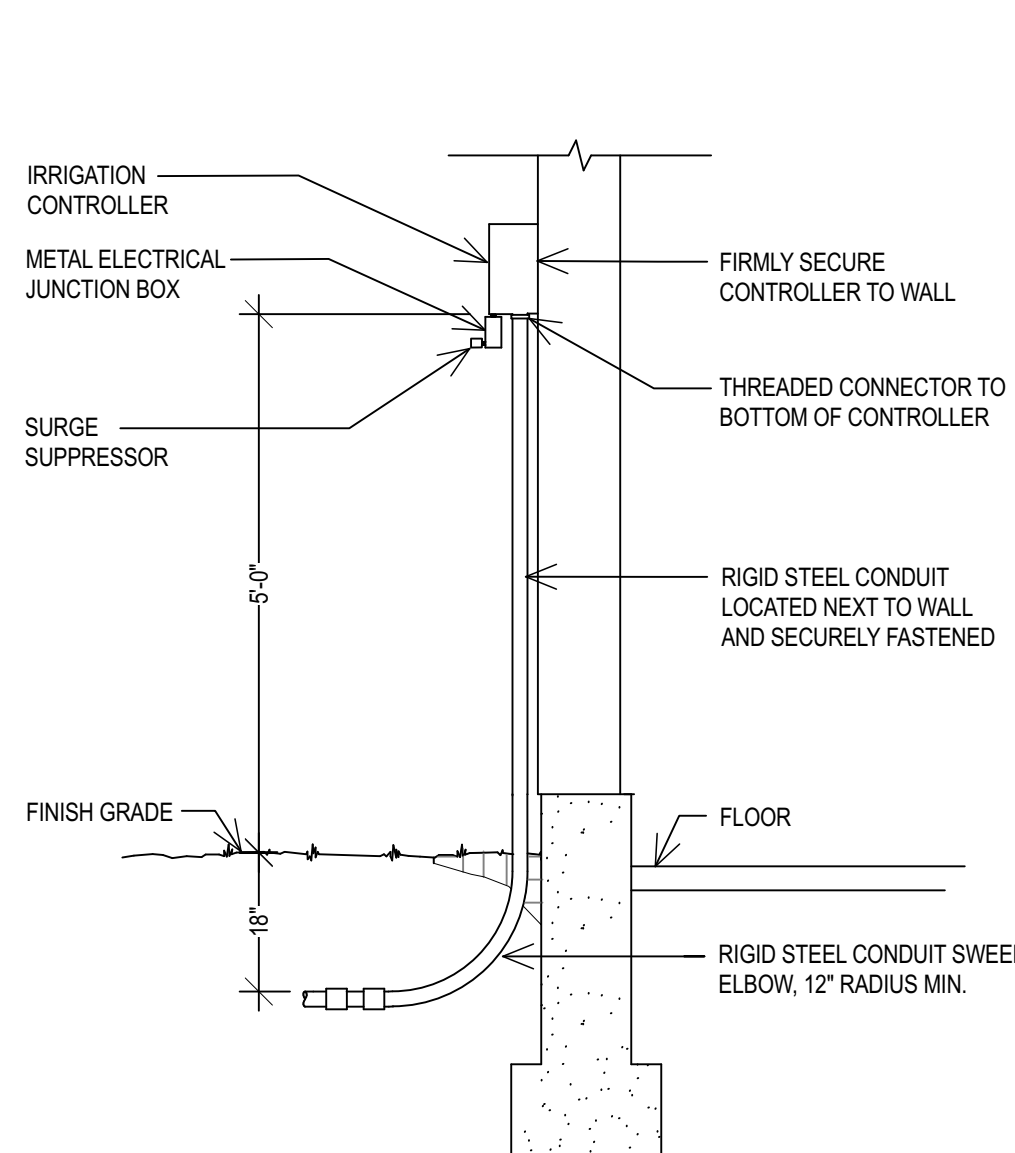
NOTE:
THE POINT OF CONNECTION DETAIL IS SCHEMATIC ONLY AND MEANT TO CONVEY THE ORDER OF THE COMPONENTS. ACTUAL LAYOUT MAY VARY AND SHOULD BE COORDINATED AS NEEDED PRIOR TO INSTALLATION.



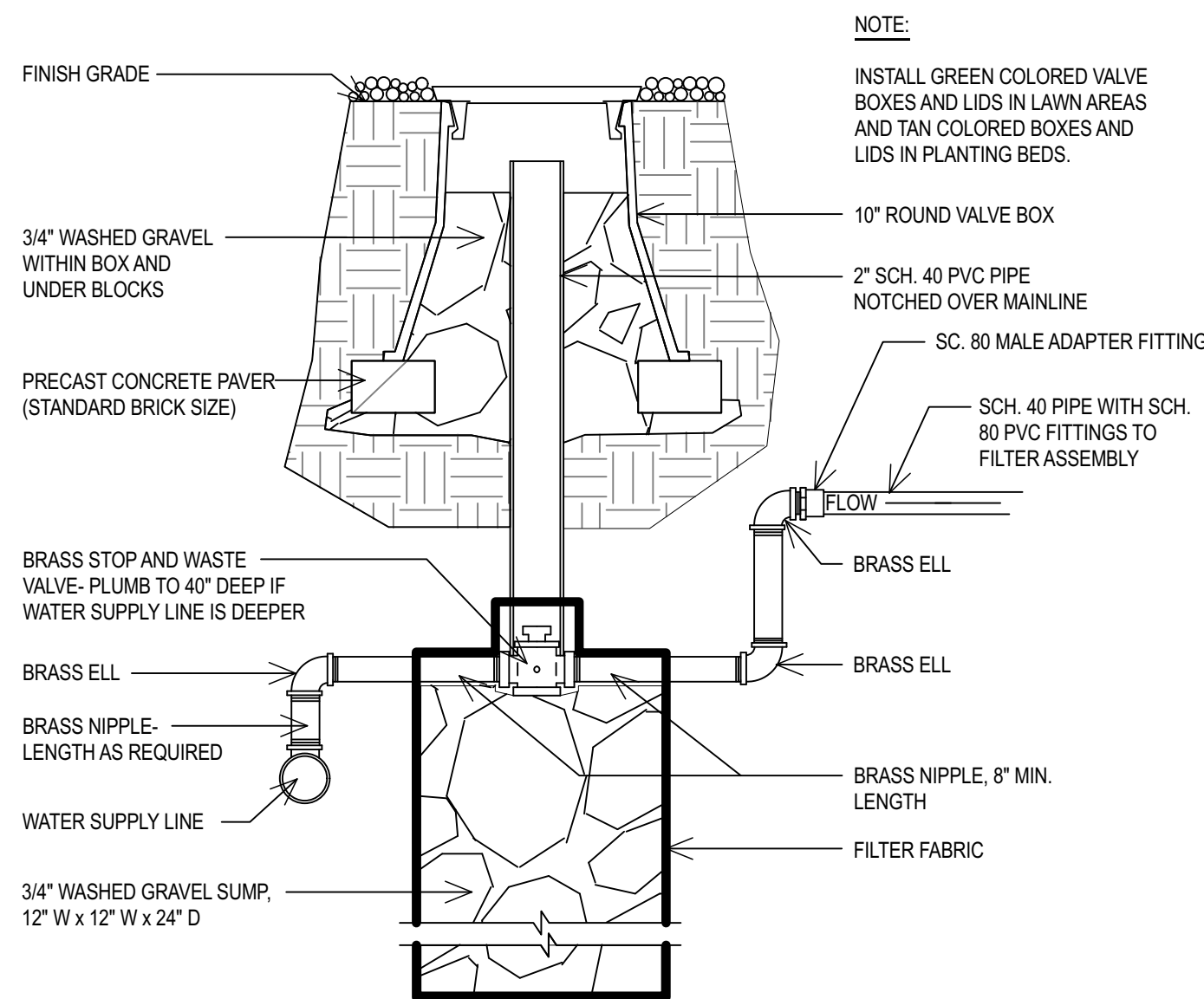
A POC SCHEMATIC LAYOUT
NO SCALE



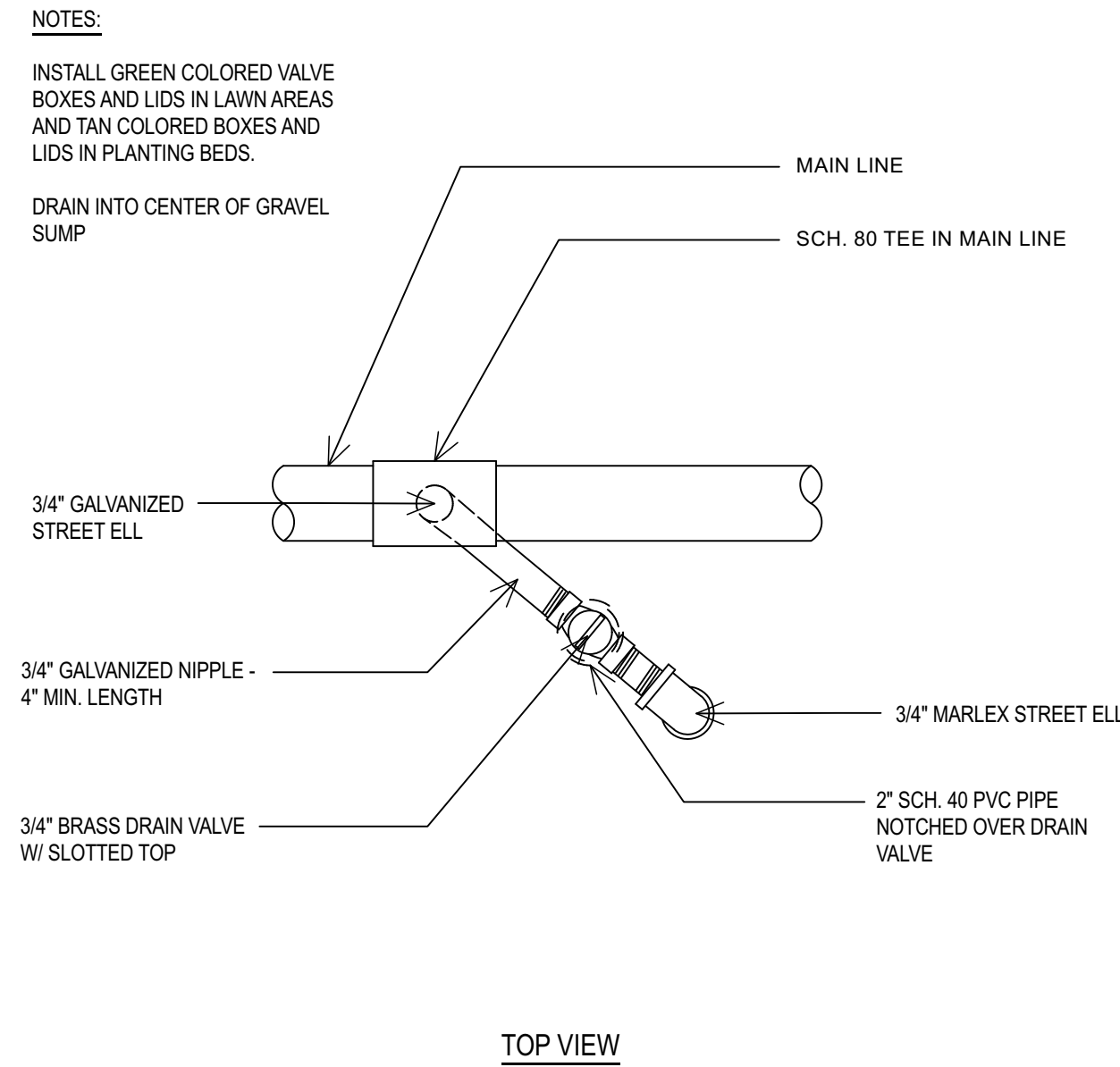
D MAINLINE DRAIN VALVE
NO SCALE



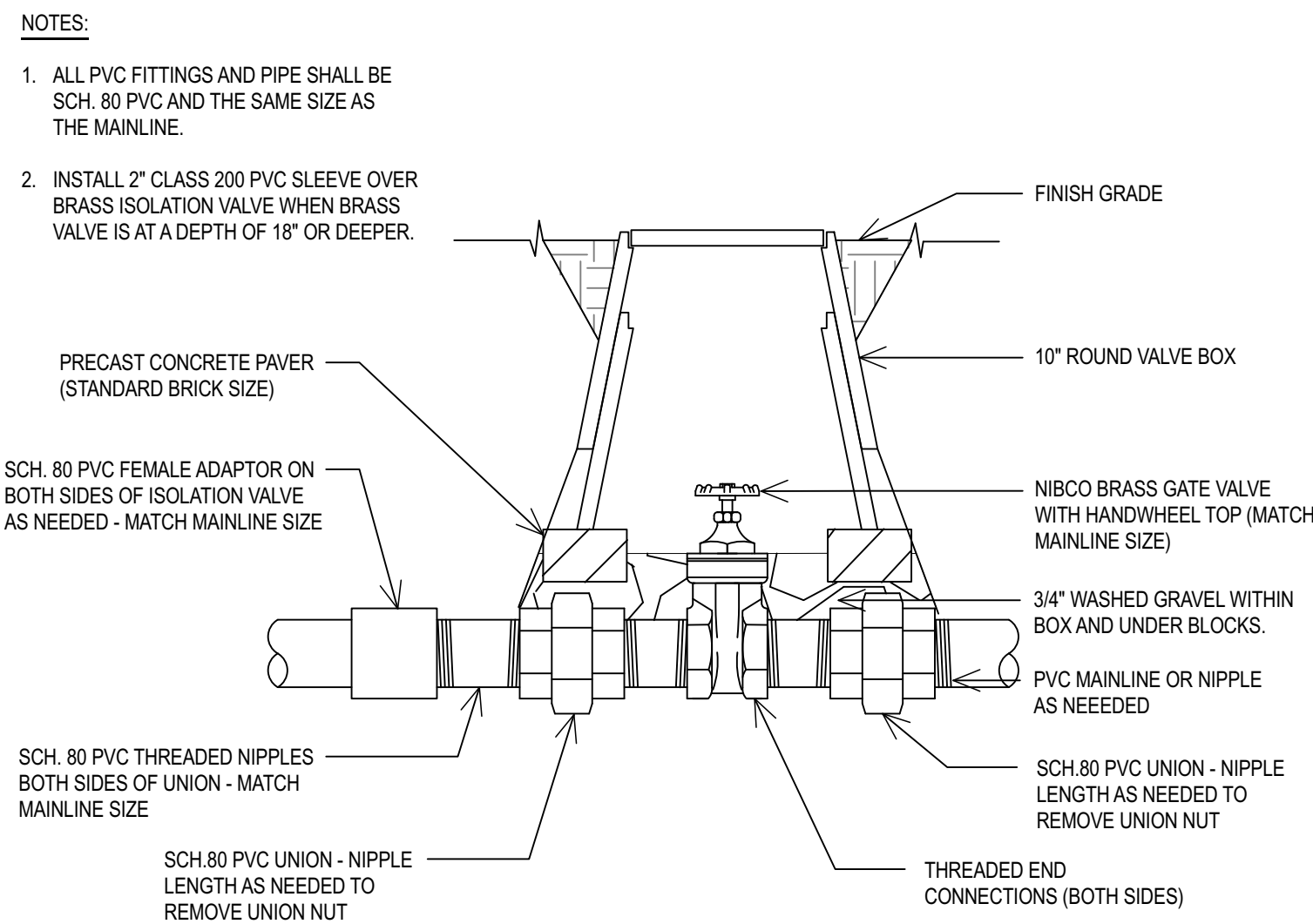
G CONTROLLER
NO SCALE



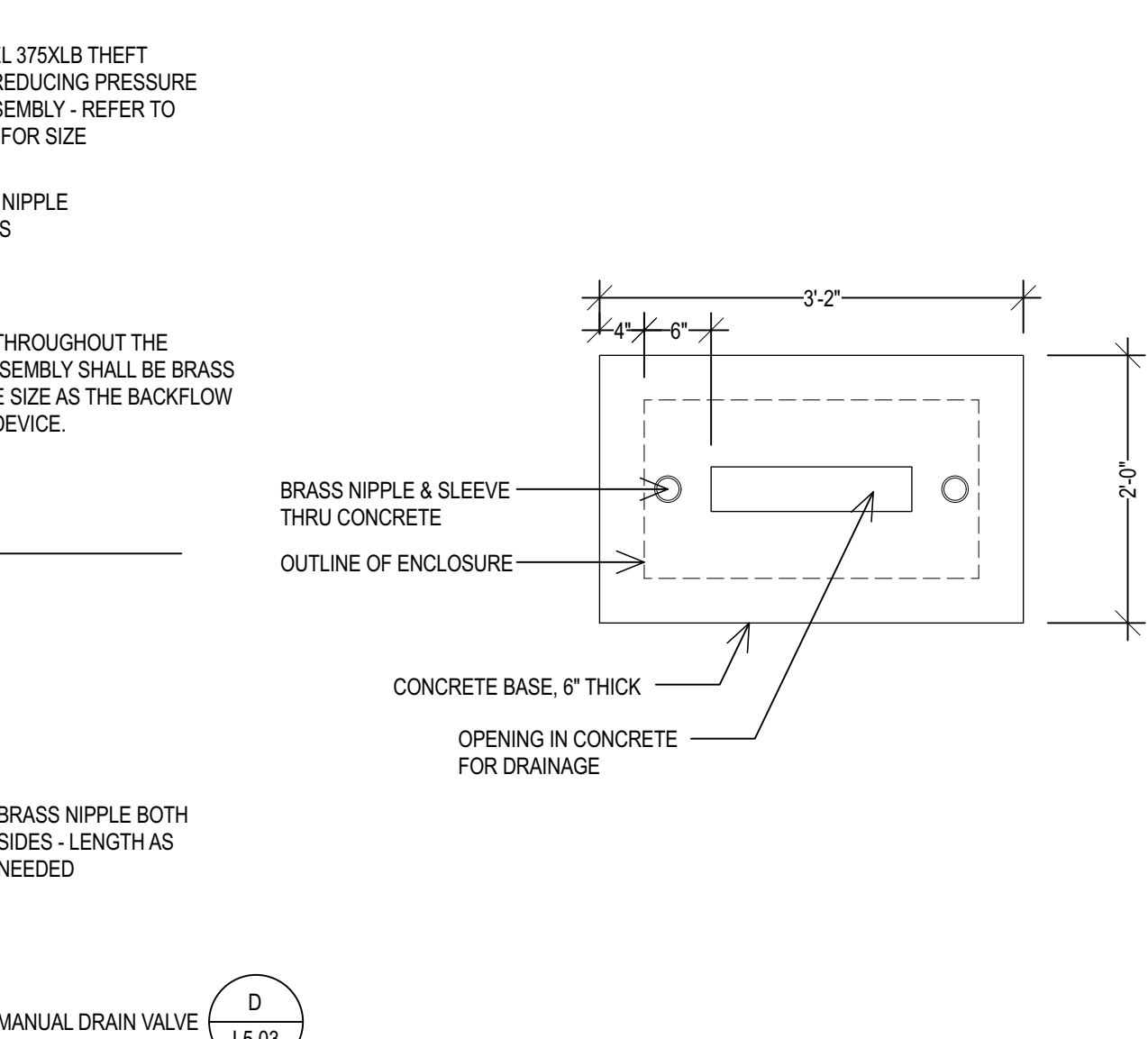
B STOP & WASTE VALVE
NO SCALE



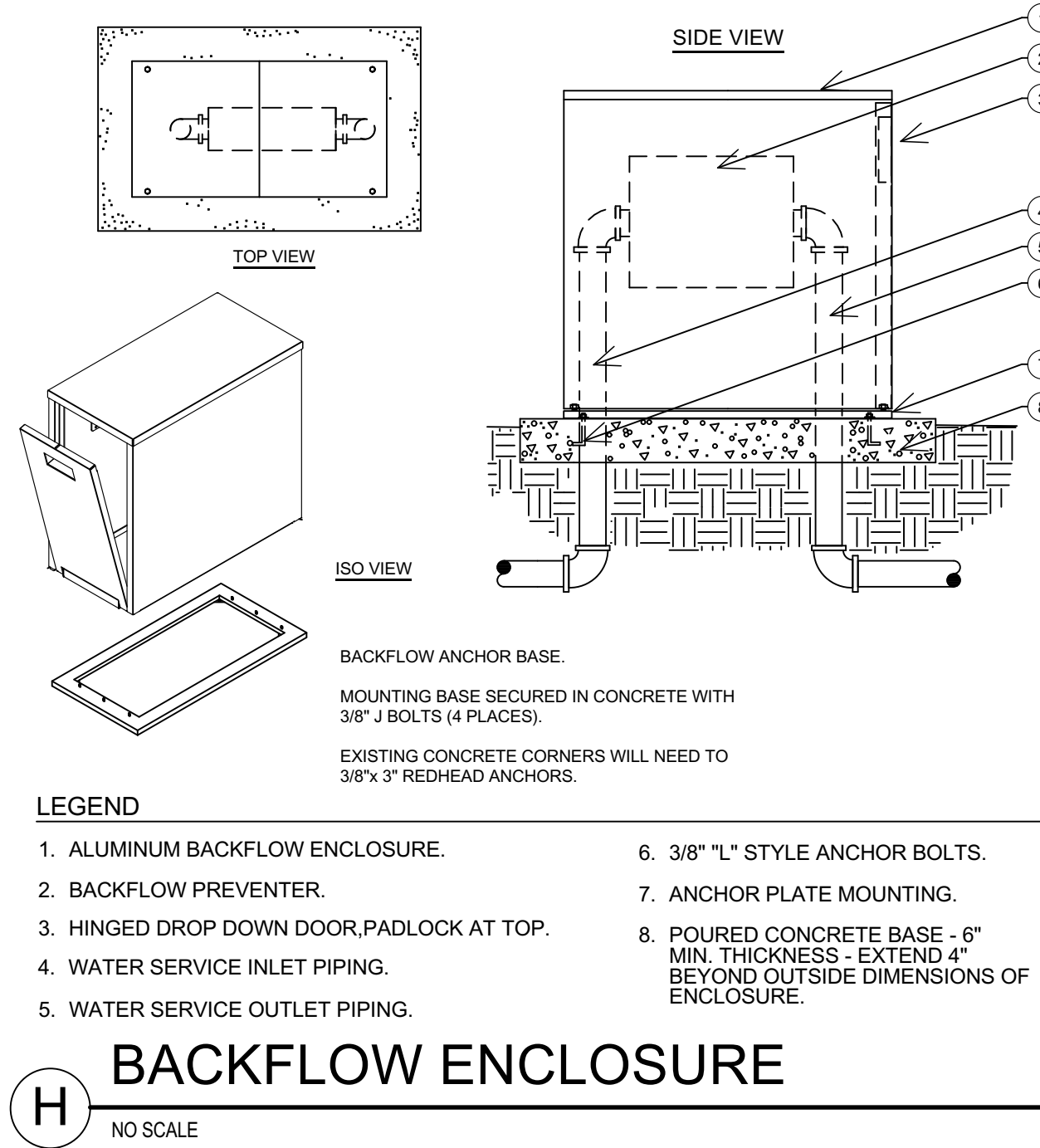
C BACKFLOW PREVENTER
NO SCALE



E ISOLATION VALVE - THREADED
NO SCALE



F QUICK COUPLER VALVE
NO SCALE



H BACKFLOW ENCLOSURE
NO SCALE

REVISIONS	
REV	DESCRIPTION

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