



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

June 22, 2021, 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

This meeting will be an electronic meeting Pursuant to Utah Code Ann. 52-4- 207(4).

I, Mayor Tom Westmoreland, do hereby determine conducting an electronic meeting of the Eagle Mountain City Planning Commission with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location and hereby authorize the Eagle Mountain City Planning Commission to conduct electronic meetings without an anchor location.

The foregoing determination is based on the following facts:

- Federal, state and local leaders, including the Eagle Mountain City Mayor and City Council, have all recognized a global pandemic caused by the spread of the COVID-19 virus.
- Governor Herbert and the Utah Department of Health have recently issued updated orders in response to record numbers of COVID-19 cases and COVID-19-related hospitalizations. The orders implement statewide what has been termed a 'mask mandate' and have severely limited social gatherings in an attempt 'to prevent and control the rapidly changing consequences of COVID-19 throughout the state.'
- It is difficult, if not impossible, to predict the number of attendees at any meeting and to manage issues regarding social distancing in order to comply with applicable health orders.
- COVID-19 poses a continuing and immediate threat to the health, safety, and welfare of Eagle Mountain City residents and the public in general.
- The City has the technological capability to provide means by which the public may hear, or view and hear, the open portions of the meeting and to participate in public hearings.

To participate, please see the options below:

Those wishing to speak during the meeting, send a request and include your name, address, and phone number to recordersoffice@emcity.org.

The public may monitor or listen to open portions of the meeting via Lifesize electronic meeting through Granicus at the following website:

eaglemountaincity.com/cityrecorder/citymeetingsportal#meetingdocs.

1. Discussion Items

- 1.A [FIELD TRIP -Â A fact finding trip in preparation of amendments to the City Animal Rights Ordinances](#)

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 [June 8, 2021 Planning Commission Minutes](#)
[DRAFT PC Minutes 6.8.21](#)

5. Status Report

6. Action and Advisory Items

- 6.A [PUBLIC HEARING - Pony Express Dental at Porters Crossing](#)
A site plan application for a Dental Office located along Pony Express Parkway.
[Elevations](#)
[Site Plan](#)
- 6.B [PUBLIC HEARING - 7-Eleven at Campus Drive](#)
A proposal to rezone a portion of property to the CC zone and to permit a site plan for a 7-Eleven gas station / convenience store.
[Site Plan](#)
[Elevations](#)
- 6.C [PUBLIC HEARING - Maverik at Marketplace](#)
A site plan for a gas station / convenience store located at the intersection of Eagle Mountain Boulevard and Pony Express Parkway
[Photometric Plan](#)
[Maverik Building 1](#)
[Maverik Building 2](#)
[Site Plan](#)
[Floor Plan and Elevations](#)
- 6.D [PUBLIC HEARING - White Hills Country Estates](#)
Rezone and recorded plat amendment for a lot split of a White Hills Country Estates property located in the Pole Canyon area of the City. The subject property, parcel, 55:320:0004, is on the west side of SR-73 located at 3445 N Stagecoach Drive. The property is identified in the General Plan Future Land Use Map with the "Agricultural/Rural Density Two" land use designation. While the property is located in

the Pole Canyon area of the City, it is not part of or subject to the Pole Canyon Master Development Agreement.

[Pole Canyon Land Use Plan](#)

[Proposed Rezone and Recorded Plat Amendment](#)

[Potential Lot Split and Surrounding Utilities](#)

[White Hills Country Estates CC&Rs](#)

6.E [PUBLIC HEARING - Marketplace at Eagle Mountain Town Center Lot 4 Pad E \(Site Plan\)](#)

A Site Plan for a commercial pad building located on Lot four of the Marketplace at Eagle Mountain Town Center, approximately 39,677 SF.

[MDA Approved Pad Buildings](#)

[Site Plan](#)

[Elevations](#)

[Pad E & G Color Sheet](#)

6.F [PUBLIC HEARING - Marketplace at Eagle Mountain Town Center Lot 1 Pad G \(Site Plan\)](#)

A Site Plan for a commercial pad building located on lot one of the Marketplace at Eagle Mountain Town Center approximately 41,818 SF.

[MDA Approved Pad Buildings](#)

[Civil Plans](#)

[Elevations](#)

[Pad E & G Colors](#)

6.G [REMOVED BY THE APPLICANT - Pole Canyon NPA - 17](#)

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.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 18th day of June, 2021, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JUNE 22, 2021**

TITLE:	FIELD TRIP - A fact finding trip in preparation of amendments to the City Animal Rights Ordinances		
ITEM TYPE:	Communication Item		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Tayler Jensen, Planning

PRESENTED BY:

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JUNE 22, 2021

TITLE: June 8, 2021 Planning Commission Minutes

ITEM TYPE: Minutes

FISCAL IMPACT:

APPLICANT:

**GENERAL PLAN
DESIGNATION**

CURRENT ZONE

ACREAGE

COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[DRAFT PC Minutes 6.8.21](#)



EAGLE MOUNTAIN Planning Commission MEETING MINUTES

June 8, 2021, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

COMMISSION MEMBERS PRESENT: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright.

ELECTED OFFICIALS PRESENT: Councilmember Donna Burnham, Primary Liaison to the Planning Commission.

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; Director of Administrative Services/City Recorder, Fionnuala Kofoed, and Elizabeth Fewkes, Recording Secretary.

CITY STAFF PRESENT ELECTRONICALLY: Tayler Jensen, Senior Planner; and Jessa Porter, Planner.

Commissioner Wright called the meeting to order at 5:35 p.m.

1. Discussion Items

1.A. DISCUSSION – Front Loaded Garages

The Planning Commission provided feedback to staff regarding concerns with the current garage Municipal Code standards as direction for the preparation of an amendment to the standards found in 17.72.030(C) Site Design – Multifamily Parking/Garages, “Garages and Parking areas should be placed to the rear of buildings, accessed by a service drive. Service drives must meet all fire access requirements found in the fire code, or as required by the fire marshal. Units accessed via rear service drive shall have a man door on the garage side of the unit, and be addressed off the service drive. If garages are placed on the front façade, they shall be staggered and set back so as to minimize their appearance from the street. Garages shall never dominate the street-facing façade of a building,” and 17.72.040(H) Architectural Standards – Multifamily Garage Doors, “Garage doors shall not be the most prominent or visible feature on a building. They shall be accessed from the side or rear, or set back from the front facade. If garages are visible from the street, white doors are discouraged. Decorative doors are encouraged.”

Commissioner Everett said in his opinion there is a place for both styles in the City. He suggested a requirement for 40% of a development to include rear-loading product and prohibiting garages from fronting on collector and arterial roads. He advocated for variety within townhome developments to increase the appeal of the neighborhood and advocated against allowing design repetitiveness resulting in an institutionalized or blighted visual. He clarified that he is not against

townhomes especially due to current housing prices as the units fill a housing need. He desires to create standards that require visual appeal that the City agrees with and is willing to follow and enforce.

Commissioner Bergener suggested defining a few key points the Commission desires to include in the standards and suggested implementing some of the commercial requirements to add design variety. He neither strongly supports nor objects to rear or front-loaded product.

Commissioner Wells concurred with prohibiting front-loaded garages fronting on major roadways. She recognized the visual challenges with front-loaded units; however, she thinks that the problems rear-loaded garages in alleys cause for the homeowners and residents should also be considered.

Commissioner Pengra noted that garages fronting on collector and arterial roads would be required to be set back from the road on access aisles if allowed. He feels either style option lacks a distinct advantage over the other. Front-loaded product is more convenient for the residents but generally lacks design variety; however, that can also be an issue with rear-loaded products. He is unsure of a mechanism the City can create to prevent the issues they desire to resolve. The City provides highly needed, more affordable housing options than can be found in other cities. Material and land prices have increased but wages have not risen in correlation with housing prices. He is concerned with the price impact of the aesthetic standards desired. He encouraged staff to be willing to be prescriptive in the proposed standards. However, he is unsure how to reconcile price and aesthetical variety concerns as he wants younger individuals to be able to invest in homeownership.

Discussion ensued regarding articulation, variance, and preferred aesthetics of townhome units within the City comparing front and rear-loaded product.

Commissioner Wright stated he is less in favor of the rear-loaded garages due to the alleyway issues; however, he also dislikes the long rows of identical front-loaded product. In his opinion, the design of the unit is of greater importance than the location of the garage. He expressed concern with the reduction in cities' abilities to direct housing design. He summarized that concerns of the Commission are centered around design, not only visually but the overall structural and site design. He encouraged staff to research and obtain the advice of experts during the drafting process. He desires to implement a variety of requirements without being onerous to developers and for a balance in the City of an appropriately proportional number of townhomes. As townhomes have unique elevation and site design challenges that impact the interior and overall community design, the product should have specified requirements not applicable to other types of multifamily units.

Senior Planner Tayler Jensen clarified that the recently amended State Code still allows City's to require rear-loaded garages. He expressed his preference for rear-loaded product. He will work with Commissioners Everett and Bergener to draft amended standards.

Assistant City Administrator/Community Development Director Steve Mumford said that the benefit of rear-loaded townhomes is that the units generally look better from the street. Typically, the homeowner's association (HOA) maintains alleys; however, if the alley is public, the alleys

are difficult to maintain and the City does not receive funding support for the alleys. The City could explore standards to reduce the appearance of a dominant garage on townhomes. Offering an HOA maintained housing alternative for new homeowners that struggle improving and maintaining their yards and for residents that do not desire to care for a yard is a benefit to the neighbors and the City. He recommended including picture examples in the amended standards to clarify to the developers the product desired by the City.

Commissioner Wright adjourned the work session at 6:11 p.m.

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

Commissioner Wright called the meeting to order at 6:35 p.m.

2. Pledge of Allegiance

Commissioner Bergener led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

Although none of the Commissioner's had conflicts of interest with the agenda items, for the sake of transparency the following Commissioners requested for disclosures to be entered into the record:

- Commissioner Well said a Councilmember for the municipality where she works owns a property adjacent to the Rush Creek property.
- Commissioner Pengra said the developer of one of the items will be the real estate agent representing the upcoming sale of his home.
- Commissioner Wright declared that he owns property in close adjacency to the Deer Haven project.

4. Approval of Meeting Minutes

4.A. May 25, 2021 Planning Commission Minutes

MOTION: *Commissioner Everett moved to approve the May 25, 2021 minutes. Commissioner Wells seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

5. Status Report

Mr. Mumford reviewed the planning items discussed and voted upon during the June 1, 2021 City Council meeting.

6. Action and Advisory Items

6.A. PUBLIC HEARING – Rush Creek (General Plan Amendment)

Mr. Jensen presented the item. The Rush Creek properties are located just north of Sage Park and West of Overland. Eagle Mountain Boulevard runs through the middle of the parcels. The parcels encompass approximately 234.14 acres with a future land use designation of Employment Center/Campus. It should be noted that a portion of Parcel 59:034:0011 is currently located outside of Eagle Mountain City and would need to be annexed by the City prior to the Western Industrial Concept being able to be developed. The applicant has applied to amend the Future Land Use Plan calling for approximately 18.6 acres to move from Employment Center/Campus to Community Commercial, and approximately 79.14 acres from Employment Center/Campus to Business Park/Industrial. (Parcels 59:034:0009, 59:034:0010, and 59:034:0011). The applicant is not proposing any rezoning with this General Plan Amendment but instead would like the Planning Commission to review their concept plan for two Light Manufacturing/Distribution (LMD) subdivisions.

The applicant has worked with staff to show the anticipated location for the future Utah Department of Transportation (UDOT) highway, and staff feels it is appropriate to provide some commercial adjacent to the on-ramp/off-ramp where the highway crosses Eagle Mountain Boulevard. The Planning Commission shall also determine if they feel Business Park/Industrial is appropriate adjacent to future residential property.

In reviewing the concept plan the applicant has submitted, staff has noted concerns that the applicant has requested Planning Commission feedback upon. The proposed eastern industrial subdivision is located adjacent to property that has been vested with Residential zoning within the Overland Master Development Agreement (MDA) and Master Development Plan (MDP). While the applicant is proposing a six-foot masonry wall between the uses the proposed LMD zone is not compatible with any residential zone, to comply with 17.60.160 the applicant should provide appropriate transitioning that complies with EMMC table 17.60.160(1). It is anticipated that an additional north-south collector road will be required east of the UDOT highway, as such, staff feels it would be appropriate for the north-south stub road in the eastern pod (Pod B) to be increased to a 77-foot right-of-way stubbing to the north. Per EMMC 16.30.090(C)(5), nonresidential developments are required to meet the connectivity index with a score of at least 1.5 and providing connections to neighboring properties, as such the West pod (Pod A) should provide road stubs to the north and south.

Applicant representative Dan Ford explained the history of the project and said the property has commercial uses to the north and the west. They have presented several other plans and received feedback from the staff, Commission, and Council. They desire LMD zoning due to the flexibility and demand of uses for the area. They anticipate office uses fronting on the roadways. Discussions with UDOT have found that the plans for and location of the proposed future freeway have not been finalized. In anticipation of the freeway, they are reserving the corner intersections at the anticipated location of the freeway for appropriate commercial uses. They are trying to balance buffering between residential and commercial/industrial uses and are open to suggestions. The location would be challenging for Commercial Neighborhood uses. He suggested using open space with a trail corridor and landscaping to serve as a buffer between non-compatible uses. He noted a collector road runs along the proposed freeway and requested for it to be considered as the connection. He clarified the “collector road” on the map was mislabeled. The width of the road

running east to west is larger than a 53-foot residential road, due to anticipated traffic volume and to provide street parking, but is planned to be narrower than a 77-foot collector road.

Commissioner Everett inquired regarding the plan for the northeastern portion of the property labeled “To Be Determined.” Mr. Ford said due to the conflicting feedback he has received regarding the area, he intends to leave the area with the current General Plan designation until the appropriate use for the property is determined. He explained some of the intended and desired uses for other portions of the property.

Commissioner Wright opened the public hearing at 6:55 p.m.

Kurt Ostler submitted an email expressing concerns as a neighboring property owner regarding potential changes to the City’s transportation plan to future road expansions and the proposed Business Park/Industrial uses near residential areas and the impact on the plan for Employment Center/Campus development. He feels locating commercial property near freeway exits would be appropriate.

Commissioner Wright closed the public hearing at 6:57 p.m.

Discussion ensued regarding the history and previous proposals for the project. Mr. Mumford said the original proposal had residential uses. The applicant received feedback that the applicant wanted more commercial uses in the area.

Commissioner Pengra stated the proposed product would be an appropriate buffer from certain types of residential into heavier industrial; however, he feels it might be inappropriate for this area depending upon the future uses of the land to the south.

Commissioner Everett verified that the land south of the east side of the project has been approved for commercial storage. Should the freeway be installed where proposed, commercial industrial uses would be appropriate. As such, he is in favor of moving the General Plan amendment forward. Regarding the concept plan, he expressed concern with the buffering between the LMD and residential areas. He directed the applicant to look at the buffering and transition requirements. He said he was open to considering an open space and trail corridor buffer between the commercial and residential uses.

Commissioner Wells expressed empathy for the road concerns and the need for a resolution for both the applicant and the residents. She concurs with the buffering concerns. She had not considered open space but noted it complies with Municipal Code requirements. She expressed concern with approving the General Plan amendment for industrial uses adjacent to residential.

Commissioner Wright stated that the General Plan amendment would allow the applicant to request a rezone but zoning would be approved with a future rezone application.

Mr. Mumford said the land to the west is part of Overland development and would likely be zoned R2, R3, or RC. Open space is an allowed buffer between any of the options. He concurred with

the need to evaluate a detailed proposal to ensure the open space would be appropriate and adequately maintained.

Commissioner Pengra noted the property's current General Plan designation of Employment Center/Campus and the contemplated zoning includes the Medical/Education Campus and Office Professional zones. He has experience with residential units near industrial areas and buffering between the uses is problematic. It is also problematic to consider allowing uses in this location not contemplated in the General Plan. He clarified his highest concern is the proposal for the eastern portion of the development including the undesignated "to be determined" area.

Mr. Ford said in addition to the storage area, land to the south is slated as flex space. He noted the challenges of attracting Commercial Neighborhood uses at the end of the road due to limited accessibility. He plans to leave the area to the north as Employment Center/Campus.

Commissioner Wright recessed the meeting from 7:14 p.m. to 7:21 p.m.

MOTION: *Commissioner Everett moved to recommend approval to the City Council of the General Plan amendment for Rush Creek. Commissioner Pengra seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

6.B. PUBLIC HEARING – Deer Haven (General Plan Amendment, Rezone, Preliminary Plat, and Variance)

This item was discussed after item 6.E.

Mr. Jensen presented the item which includes the review of requests for a variance, rezone, General Plan amendment, and preliminary plat approval. Variance requests require the Planning Commission to act in a "quasi-judicial" manner and under Utah State Code an applicant must comply with all five criteria in order for a variance to be granted. Rezones and General Plan amendments are legislative decisions, as such the Planning Commission has the ability to approve rezones and General Plan amendments that they feel to be in the best interest of the City. Preliminary plats are administrative decisions; therefore, approvals or denials shall be in strict compliance with Municipal Code.

Deer Haven is a 40-acre parcel located west of Cedar Pass Ranch, and north of Lone Tree. The project was previously known as Stratton Estates when it was proposed in 2019, it included 74 Single Family lots. The Stratton Estates rezone and preliminary plat were tabled by the Planning Commission and never received approval. The property is currently zoned Agriculture with a future land use designation of Agricultural/Rural Density One.

The variance request includes using septic systems instead of sewer as required in EMMC 13.35.030 to build more than 30 units off a single access, to not provide connectivity into Cedar Pass Ranch or the property to the north, to have detention basins on private lots, and to construct a nature path that does not comply with ADA standards.

Approval criteria for a variance must comply with the following five criteria:

1. The literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances.
2. There are special circumstances attached to the property that do not generally apply to other properties in the same zone.
3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone.
4. The variance will not substantially affect the General Plan and will not be contrary to the public interest.
5. The spirit of the land use ordinance is observed and substantial justice is done.

A variance may not be found unless an unreasonable hardship is found. Unreasonable hardships may not be self-imposed or purely economic and must arise from conditions unique to the property. Applicants shall bear the burden of proving that all the conditions justifying a variance have been met. Variances run with the land. In granting a variance, the Planning Commission may impose additional requirements that will mitigate harmful effects of the variance and serve the purpose of the standard or requirement that is waived or modified.

Staff findings for the variance request determined issues with meeting the literal enforcement, special circumstances, and General Plan criteria. The applicant is able to comply with the connectivity code by connecting to Cedar Drive, and stubbing a road to the north, and is able to connect to the sewer by building a lift station, the reasons to not do so are primarily economic in nature. Connectivity standards are required for all development in Eagle Mountain City, and connection to stub roads has been required across washes in other developments in Eagle Mountain, therefore staff does not find any special circumstances that would prohibit the construction of a road connection into Cedar Drive. The Lone Tree Development currently only has access onto Pony Express Parkway, with no egress to the north, the road currently operates at an F level of service (LOS), although this is expected to improve with the opening of the Lone Tree traffic signal, and is contrary to the fire department standards for a second egress. It is the opinion of staff that granting a variance not requiring connectivity into Cedar Drive and the property to the north is contrary to public interest and safety.

A letter from the Unified Fire Authority (UFA) Fire Marshal dated October 17, 2018, states, “It is the position of the Fire Prevention Division that the current access off of Lone Tree Parkway has been exceeded and is insufficient to safely support new development in the area. Until additional access points can be utilized to the north or west of the Lone Tree and Sunset Ridge subdivisions, future development in this area will not be approved by UFA. United Fire has been mandated by Utah Code 53.7.1.104.2 to enforce the provisions of the state fire code in the cities we serve. The City of Eagle Mountain has adopted the fire code and the appendices by ordinance.”

The maximum length of a cul-de-sac is 400-feet. Bristle Cone Circle is over 500-feet long and does not comply with this standard. Staff recommends that it be stubbed to the edge of the property at the north to provide a future connection into that property and to bring it in compliance with maximum cul-de-sac length. The applicant’s proposal does not provide a connection to the north, nor does it tie into the road stub at Cedar Drive in contrast to this standard. One potential solution

would be to provide a one-way connection into Cedar Pass Ranch, running north to south, which could also provide two-way emergency access, and extend Bristlecone to the north to stub into future development.

Staff recommends that the Planning Commission deny the request for a variance based upon findings of facts that the variance request does not comply with variance criteria 1, 2, 3, or 4 as detailed in the staff report.

The applicant has requested a General Plan amendment to change the future land use designation of approximately 19.5 acres from Agricultural/Rural Density One to Agricultural/Rural Density Two which allows for the possibility of rezoning to the RD1 and RD2 zones. Pending the approval of the General Plan amendment, the applicant is proposing to rezone the entire Agricultural/Rural Density Two portion of the development to the RD1. The remainder would remain under the RA1 zoning. Staff recommends that rather than remaining RA1, the portion to remain Agricultural/Rural Density One could be rezoned to RA2 which complies with the lot size transition standards which prohibit an RD1 zone adjacent to an RA1.

The applicant is proposing approximately 17.9 acres to have the Wildlife Corridor Overlay added but is proposing for a majority of that land to remain in private lots. Standards in EMMC 17.49 state the preferred method of protection is the dedication of the overlay to the City or another public agency, allow for a conservation easement of land to be held by the City or another public agency, and require all area within 50-feet of a wash to be included within the Wildlife Corridor Overlay zone. Staff recommends that a combination of the recommendation be used to require land on slopes over 25% be deeded to the City, with easements over the remaining corridor.

The preliminary plat proposes 14 units. The smallest lot is 1.02 acres. The RD1 zone has a minimum lot size of one acre, the RA1 has a minimum lot size of five acres, and the RA2 zone has a minimum lot size of 2.5 acres. Cedar Pass Ranch is zoned Residential under previous zoning standards and would be equivalent to RA1 under existing standards, while the Proposal is to rezone 19.5 Acres to RD1, as seen in table 17.60.160(1), RD1 is not appropriate adjacent to RA1. Therefore, staff recommends rezoning the eastern half of the project to RA2 to provide a compatible buffer. If the eastern half of the project were to be rezoned to RA2, and the land in the wildlife corridor were to be deeded to the City, both lots 109 and 110 would remain over three acres in size and therefore would be in compliance with minimum lot size requirements without losing any proposed lots. The applicant is proposing to use the rural 50-foot right-of-way; however, Lone Tree uses our standard 53-foot right-of-way. It is the opinion of staff that if there is no connection into Cedar Pass Ranch the standard right-of-way shall be used, but if a connection to Cedar Drive is made it would be appropriate to use the narrower 50-foot right-of-way. The applicant currently shows a trail on private property, staff recommends the trail be deeded to the City.

A recommendation of approval to the City Council may be made for the General Plan Amendment, Rezone, and Preliminary Plat for the reasons set forth in the Staff Report and in the meeting, along with the following conditions of approval (or additional conditions added by the Commission):

1. The property remaining under the Agricultural/Rural Density One future land use be rezoned to the RD2 Zone;

2. The City shall be deeded property in the Wildlife Corridor Overlay zone with slopes in excess of 25% with the remainder being granted conservation easements to be held by the City;
3. The Wildlife Corridor Overlay zone shall be applied to all property within fifty feet of the top of the wash;
4. The trail shall be located on property dedicated to the City;
5. A road stub shall be provided to the property to the north;
6. A road shall be connected to the road stub at Cedar Drive; and
7. The applicant shall utilize the 53-foot, local right-of-way, except at the connection into Cedar Drive.

Mr. Jensen confirmed that the applicant had been provided the staff recommendations prior to the meeting. The applicant had previously received feedback that the City would prefer a development with larger lots and septic tanks rather than small lots with a sewer connection. During the revision of the General Plan, the land use designation for the property changed to larger lots than previously contemplated and the item was tabled during a Planning Commission meeting for non-compliance with the General Plan. The Stratton Estates preliminary plat and rezone application submitted in 2017 predated the current septic tank standards.

Mr. Mumford said he spoke with Dan DeVoogd with UFA and Mr. DeVoogd said excluding the connection to Cedar Pass Ranch would not comply with fire code and would absolutely not be better for life safety. During the evaluation of the Stratton Estates review, it was determined that additional future accesses would be installed via Circle Five Ranch and to the northwest. UFA stated the City could determine to allow the development even though it is not in compliance with the fire code. Mr. DeVoogd reminded the City they had adopted the fire code and should comply with it.

Mr. Mumford said City trails are not defined as specific types of trails. In the opinion of the Parks and Recreation Director, a nature, back-country trail would not be required to be ADA compliant.

Staff verified a traffic light is currently being install at Lone Tree Parkway and Pony Express Parkway and would improve the current F LOS, which is considered unacceptable.

Mr. Jensen had not calculated the connectivity score, because the plan is non-compliant due to the absence of a connection to the north and the stub at Cedar Pass Ranch and would fail the connectivity requirements based upon the lack of connections. The City has previously required connectivity connections across the wash, most notably in the SilverLake subdivision. Future roadways and connectivity nodes can be considered in connectivity scoring. Bristle Cone Circle is contemplated as a cul-de-sac and is proposed to not be stubbed for future connectivity. Connectivity standards require connection to all adjacent parcels to prevent land-locked parcels to provide emergency access and evacuation routes and to allow pedestrian and bicycle traffic to neighboring units. The City does not currently have a width standard for one-way streets. The proposal is to prevent traffic flow from the denser Lone Tree development from traveling through the rural, equestrian community. A one-way road would increase safety for Lone Tree without burdening Cedar Pass Ranch with additional traffic.

Applicant Scot Hazard said this is a unique and challenging site. He desires to preserve the wildlife corridor while offering a low-density project providing reasonable connectivity considering the density and adjacent lot sizes. In his opinion, the traffic increase to Cedar Pass Ranch would likely be minimal; however, the traffic would also negatively impact the wash at the area for the proposed connection. He has adjusted the lot boundaries to comply with the 330-foot width recommendation for the overlay while providing sufficient buildable area. The lot area within the overlay would have some allowable uses for the property owners. He rejects staff's recommendation to have that land dedicated to the City as it would reduce the saleable portion of the lot which he feels would have little impact on the City but be detrimental to his interests. His research indicts the City could still qualify for grants even if the property is privately owned. He feels connectivity to the north is less meaningful due to corridor considerations. He beseeched to direct Lone Tree traffic to the future Airport Road. He requested to allow the two ten-acre lots to remain with Agricultural zoning due to his verbal agreement with the Izzats for relocating their La Petite dog grooming business. He clarified his approval is not conditioned on the approval of La Petite; however, this would be the only location in the City that would meet their unique needs. A 53-foot right-of-way would be more expensive to install but the curb and gutter and storm drain provide a cleaner look and would only be an issue if he is required to connect to Cedar Pass Ranch. The nature path minimizes slope as much as possible with consideration for storm drain, runoff, and erosion and the trail will be dirt, not asphalt. He offered to place a barrier to prevent motorized vehicles from accessing the path. The asphalt trails and sidewalks along the road will be ADA compliant.

Commissioner Everett inquired regarding the detention pond located on private property.

Mr. Hazard said he recognizes the preference would be for a detention pond to be dedicated to the City. In Arrival, he has storm drain easements on the side or rear of large lots with road base trails and manhole access. Allowing the easement permits him to accommodate the pipe size to handle the runoff from the Lone Tree valley while being least intrusive to the wash. As the dedication of the easement to the City would reduce the amount of saleable land, he would be grateful if the City permits an easement. He recognized he is requesting a lot of flexibility from the City, but said the wildlife overlay provides the flexibility necessary and he believes it is the right project for this area.

Commissioner Wright opened the public hearing at 8:46 p.m.

Aimee Peterson expressed support for the thoughtful design of the development as a benefit to the community and appreciates the wildlife consideration. She requested a connection to Wride Memorial Highway via Airport Road for Lone Tree rather than through Cedar Pass Ranch.

Paul Kersey expressed concern with transposing urban planning to rural environments and the resulting traffic problem due to the lack of sidewalks which increases child pedestrian safety issues in Cedar Pass Ranch. He supports the proposed plan and the intended usage for the area.

Heather Beck stated she had thought the stub road connection issue had been resolved during a previous meeting. She is in favor of the updated development that preserves the character of the Cedar Ranch community.

Mike Izzat stated he believes the project qualifies for a variance due to the unique geographical challenges in the area. He requested for the zoning approval to allow for adjacent agricultural uses. He feels the project is a win-win for the City. Denying the agricultural zoning would prevent him from maintaining his business and lifestyle.

Michael Innocenti said the proposal is an appropriate development for an equestrian community. The road connection would increase traffic threats and speed limit violations.

Jen Morrison advocated for the preservation and protection of the petroglyphs, the natural beauty of Cedar Valley, and animal life. Protecting native animals as an integral part of the community is our responsibility and helps to preserve our history and cultural identity.

Tiffany Ulmer spoke against allowing the connection to Cedar Pass Ranch due to the resulting increase in traffic. She recommended for the Commission to consider the geographical challenges and nature preservation considerations in the project. She supports the design as it avoids the areas where the animals naturally travel and supports the needs of a local business. She beseeched the City to build Airport Road as the emergency access route.

Deborah Painter read a section of a letter submitted to the City by Bettina Cameron supporting the approval of the variance request to construct a nature path that does not comply with ADA standards.

Michael Karr petitioned for staff to visit the area to evaluate the terrain and the impact and safety hazard a road connection would cause to the wildlife and equestrian community. He thanked Mr. Hazard for the design considerations to preserve Cedar Pass Ranch.

Beverly Hansen shared that emergency vehicles were able to adequately respond to a fire in her backyard. She feels the safety issues for the animals caused by traffic are greater than the emergency access safety concerns. She is worried that allowing the proposed connection would result in additional connections and traffic increases and difficulties in evacuating animals during an emergency. She read a portion of the letter submitted by Ms. Cameron supporting the variance request to use septic systems instead of sewer as required in EMMC 13.35.030.

Craig Whiting said increased traffic results in safety hazards and the community has already experienced one equestrian-related death on Cedar Drive. As Cedar Pass Ranch has smaller roads and no streetlights or sidewalks, bikes must ride on the road. A variance should be deeply considered due to topography, the wildlife corridor, and the needs of an equestrian community. Mr. Hazard reduced the plan from 72 to 14 lots resulting in a benefit to the community, not the developer.

Hanna Whiting said fewer cars on the roads increases safety for horses and their riders.

Shane Hill with the Utah Division of Wildlife Resources expressed support for the development plans within the wildlife corridor that protect and preserve the movement of deer and other wildlife, as well as the habitat improvement investments we have made and plan on making to benefit wildlife in the Cedar Valley and the Oquirrh Mountain Range. An access route to Cedar Pass

Ranch could degrade the ecosystem and wildlife in the area. He supported the approval of the requested variances.

Karina Woodbury said when they lived in Nevada, her husband worked for the Attorney General in charge of wildlife and they saw the benefits of designating a path for wildlife movements. She encouraged the City to appreciate and utilize the opportunity to preserve nature and the beauty of the area. She said connecting Lone Tree to Cedar Pass Ranch would not increase safety as it is too long of a non-direct path and completion of Airport Road would be a more direct and superior option.

Ms. Cameron read and expanded upon a portion of a letter she submitted supporting the City granting a variance to not provide connectivity into Cedar Pass Ranch or the property to the north. She said the connectivity issues are the City's fault due to the City recording a plat approving growth in Lone Tree. She believes the appropriate solution is to connect to Airport Road because connecting to Cedar Drive would be a temporary solution for Lone Tree and cause a permanent problem for Cedar Pass Ranch residents.

Marian Burningham said she was speaking on behalf of the Eagle Mountain Nature and Wildlife Alliance citizen group which was formed by similarly minded people desiring to protect and preserve wildlife. She appealed to the Commission on an emotional level to look beyond code when making decisions that will set a course that will impact future generations.

The following residents submitted email comment against a road connection between Lone Tree and Cedar Pass Ranch: Jacinda Montano, Tabitha Moyes, Brian Dodge, Shari Dodge,

The following residents submitted email comment in favor of supporting the application of the Wildlife Corridor Overlay: Brittini Taylor and Karina Woodbury.

Shay Petrone submitted an email requesting for the City to pause further development until another exit from the Lone Tree subdivision is in place.

The City received a letter of support for the Deer Haven preliminary plat application from the Eagle Mountain Nature and Wildlife Alliance citizen group members Kevin Burningham, Marian Burningham, Bettina Cameron, Shon Reed, Trista Torson, and Chad Welch.

Bettina Cameron submitted a letter and petition advocating for approval of the Deer Haven variance request.

Commissioner Wright closed the public hearing at 9:28 p.m.

Commissioner Pengra recognized the complexity of the issues surrounding the variance requests. He supports wildlife and petroglyph preservation and the organic, unique culture developing in the City that values our natural resources. In consideration of the wildfires that have impacted the City and the high wildfire risk assessment for Eagle Mountain City, the City invests millions of dollars annually for fuel mitigation projects to reduce fuels. As the population increases, residents need

ways to evacuate when wildfires occur. While recognizing the traffic concerns for Cedar Pass Ranch, he expressed concerns regarding fire safety should the connectivity not be provided.

Mr. Mumford verified the City proposed the cost of expanding Airport Road to Mountainland Association of Governments estimated at \$12 million for two lanes, the cost could change depending upon current land values. A small section of Airport Road is being constructed near the Overland subdivision.

Commissioner Everett acknowledged the difficulty in qualifying for a variance due to the burden of meeting all five criteria. He reviewed the approval criteria and said he felt the application met criteria 1 and 2 hardship and special circumstance requirements due to the wildlife corridor considerations. He feels crossing the wash in the SilverLake development caused irreparable damage that reduced wildlife activity. He thinks that the equestrian lifestyle in Cedar Pass Ranch and the Deer Haven developments fulfills the enjoyment of property rights criteria 3. Public comment demonstrated that the variances will not be contrary to public interests nor affect the General Plan as required in criteria 4. Granting the variance would demonstrate criteria 5 requirements to ensure the spirit of the land use ordinance is observed and substantial justice is done. Based upon his assessment, the Planning Commission would be justified in granting the variance. He stated Lone Trees is a mess due to City decisions for the area and implored the City Council to find funding to finish Airport Road for the benefit of not only Lone Tree, Cedar Pass Road, and Deer Haven but for the benefit of the entire City. The traffic light installation at Lone Tree Parkway and Pony Express Parkway alleviates his LOS concerns. Despite his advocacy for considerations for recreation opportunities for individuals with physical disabilities, interpreting the ADA law in an inappropriate way such as requiring improvement of a nature trail bothers him.

Mr. Mumford clarified that Cedar Pass Ranch zoning is equivalent to approximately the RA1; as it is the current residential zone with the largest lot sizes. However, the area is not zoned as RA1.

Commissioner Everett stated that as the Agriculture zone is a compatible buffer for the RA1, RA2, RD1, and RD2 zones, the land requested to remain Agriculture would provide an appropriate buffer for the adjacent zones. Connecting over the wash into Cedar Pass Ranch onto an inferior road would require the City to upgrade Cedar Drive which would change the character of the area and would be an unwise decision and use of resources.

Commissioner Wells noted the complexities of the issues and the staff report require careful consideration. She promotes adherence to Municipal Code but recognizes the long-term concerns and impacts. She concurs with Commissioner Pengra's concerns regarding the importance of road connectivity now, as well as the future, in case of an emergency. However, she appreciates the wildlife corridor and traffic concerns. In her opinion, she does not believe the application qualifies for a variance. She cited EMMC 17.49.070(A)(3), "The city may utilize other tools to aid in the application of the overlay zone on property, as approved on a case-by-case basis by the city council." Her interpretation is that the City can make accommodations on properties in order to apply the wildlife corridor. She thinks the septic tank and ADA trail exemption could be allowed. However, she struggled with approving the requests for locating the detention basin on private property and favors the City owning the unbuildable property. Her largest concern with the application is the road connectivity exemption request.

Commissioner Bergener said after being on the Commission for this short while he has come to recognize that there are some unique parcels of land that require unique conversations. About a month ago, the Commission came across a parcel that was being submitted with an "S" curve and cul-de-sac. In normal circumstances, the Commission probably would not have considered those items, but because of the unique nature of the surrounding area and the limitations, the Commission had a conversation that includes additional allowances. He believes that this is another piece of land that has some unique features that require a similar conversation. Deer Haven is between a more rural area in Cedar Pass Ranch and a little denser area in Lone Tree. In addition, the wildlife corridor is on one side and a mountain on another. There is not much that makes sense here, but he believes the developer has made an effort to fit this parcel of land to adapt to the surrounding area. His biggest concern up to this point is on the variance. When looking at the five parts of the criteria, he agrees that this proposal hits the mark on most of the requirements, but he struggles with criteria one. After hearing the thoughts presented tonight and reviewing the material, he thinks all the criteria have been met. The report outlines that a hardship cannot be self-imposed and that it cannot be solely for financial purposes. He believes the uniqueness of this area shows that it is not self-imposed, nor does he believe that this is being proposed solely for financial purposes. As always, he comes into the meeting with some thoughts and Commissioner Pengra always makes his head hurt. Commissioner Pengra's concerns about the potential fire hazard and the connectivity cause him pause and are worth considering.

Mr. Mumford stated that a restriction could be placed on the conservation easements to prevent subdivision; however, it would not apply to the land outside of the easement.

Commissioner Bergener agreed with concerns with fire hazards especially due to the current drought conditions.

Commissioner Wright stated his support for the variance due to the reasons previously identified and set forth by Commissioner Everett and the hardships created by the Wildlife Corridor Overlay application upon the property. In his opinion, the area is an impossible property to develop and he commended the applicant for working with all parties to propose a well thought out solution to a myriad of problems. He noted Mr. Hazard's sacrifice in deeding the land to the City and applauded Mr. Hazard's efforts to support the corridor.

Commissioner Pengra stated he could support the sewer variance. Other solutions could be explored to solve the request to build more than 30 units off a single access other than a variance. He believes the application does not qualify for a variance to not provide connectivity to Cedar Pass Ranch or to locate detention basins on private lots. Granting the variance to not comply with ADA standards for the nature path would be appropriate.

Commissioner Wright stated that the Fire Marshal allowing the applicant to move forward with the development in 2018, alleviates some of his concerns.

Commissioner Pengra said having watching fire coming down the hill and cars stacked up not being able to move is a terrifying feeling. It is unsettling to consider emergency evacuation logistics for the Lone Tree subdivision.

Commissioner Everett agreed with Commissioner Pengra's concerns due to his experience evacuating his family during the Dump Fire; however, the situation is acceptable to the Fire Marshal. Based upon his evaluation of the project, the connectivity score is sufficient even without the connection to Cedar Pass Ranch.

Commissioner Pengra recommended tabling the item until the Fire Marshal provides an updated letter. He is uncomfortable making a recommendation without documentation from the Fire Marshal stating he approves moving the application forward.

MOTION: *Commissioner Pengra moved to table the General Plan amendment, rezone, preliminary plat, and variance for Deer Haven until the next meeting with direction to staff to request an updated letter from the Fire Marshal regarding the connection between Deer Haven and Cedar Pass Ranch. Motion failed for lack of a second.*

Mr. Mumford stated that staff requested an updated letter and the Fire Marshal responded by resending the previous letter as his stance had not changed since the time the first letter was sent.

MOTION: *Commissioner Everett moved to grant a variance to Deer Haven Variance as requested based on the findings of fact presented in the meeting. Commissioner Wright seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, and Brett Wright. Those voting nay: Christopher Pengra and Erin Wells. The motion carried with a vote of 3:2.*

Commissioner Pengra clarified his dissension is due to concerns with emergency access but supports the project and Mr. Hazard.

Commissioner Wells dissented due to apprehension, given her professional training, that some of the items in the application do not qualify for a variance. Some of the items could have been met through the Wildlife Corridor Overlay rather than a variance.

MOTION: *Commissioner Wells moved to recommend approval to the City Council of the General Plan amendment for Deer Haven to Agricultural/Rural Density Two for the western portion of the property as proposed and presented. Commissioner Everett seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

MOTION: *Commissioner Wells moved to recommend approval to the City Council of the rezone to RD1 for Deer Haven with the condition the property remaining under the Agricultural/Rural Density One Future Land Use be rezoned to the RA2 Zone. Commissioner Everett seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Erin Wells. Those voting nay: Christopher Pengra, and Brett Wright. The motion carried with a vote of 3:2.*

Commissioner Pengra clarified his dissention was due to connectivity concerns.

Commissioner Wright stated his vote was due to believing the land should remain zoned as Agriculture.

Discussion ensued to clarify the Commission's concerns with the preliminary plat approval and staff recommendations to deed the corridor and unbuildable land with 25% or greater grade.

Mr. Mumford said that the City will always recommend property be deeded to the City to allow access for repairs and improvements. Easements also grant maintenance access. Adjacent property owners have indicated they intend to dedicate land within the corridor to the City and City ownership of a continuous section of land is preferable, although not necessary.

MOTION: ***Commissioner Wright moved to recommend approval to the City Council of the preliminary plat for Deer Haven with the following conditions:***

- 1. The City shall be deeded property in the Wildlife Corridor Overlay zone with slopes in excess of 25% with the remainder being granted conservation easements to be held by the City;**
- 2. The Wildlife Corridor Overlay zone shall be applied to all property within fifty feet of the top of the wash;**
- 3. The trail shall be located on property dedicated to the City; and**
- 4. The applicant shall utilize the fifty-three, local right-of-way.**

Commissioner Everett seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, and Brett Wright. Those voting nay: Christopher Pengra and Erin Wells. The motion carried with a vote of 3:2.

Commissioners Wells and Pengra clarified their dissension was due to connectivity concerns.

6.C. [PUBLIC HEARING – Marketplace at Eagle Mountain Town Center Lot 4 Pad E \(Site Plan\)](#)

Commissioner Wright recessed the meeting from 10:26 p.m. to 10:31 p.m.

Commissioner Everett cited Eagle Mountain City Planning Commission Rules of Order and Procedure Section III(D)(4), “Corrections or amendments for submitted applications must be delivered to the Planning Department on the Wednesday prior to the next regularly scheduled Planning Commission meeting by noon,” and Section III(E)(8), “Copies of staff reports and other pertinent materials including applicable Master Development Agreements and Master Development Plans shall be made available to the Planning Commission members the Friday prior to regularly scheduled Planning Commission meetings.” As new materials were received the morning of June 8, 2021, he requested for the item to be tabled to a future meeting.

Commissioner Wright opened the public hearing at 10:34 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment.

MOTION: *Commissioner Wright moved to continue the public hearing for the site plan for the Marketplace at Eagle Mountain Town Center Lot 4 Pad E to a future meeting. Commissioner Wells seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

MOTION: *Commissioner Everett moved to table the site plan for the Marketplace at Eagle Mountain Town Center Lot 4 Pad E to a future meeting per Eagle Mountain City Planning Commission Rules of Order and Procedure Section III(D)(4) and Section III(E)(8) due to the late submission of materials by the applicant. Commissioner Pengra seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

6.D. PUBLIC HEARING – Marketplace at Eagle Mountain Town Center Lot 4 Pad G (Site Plan)

Commissioner Everett requested for the item to be tabled to a future meeting due to the applicant submitting additional materials the morning of June 8, 2021, per Eagle Mountain City Planning Commission Rules of Order and Procedure Section III(D)(4) and Section III(E)(8).

Commissioner Wright opened the public hearing at 10:38 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment.

MOTION: *Commissioner Wright moved to continue the public hearing for the site plan for the Marketplace at Eagle Mountain Town Center Lot 4 Pad G to a future meeting. Commissioner Everett seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

MOTION: *Commissioner Everett moved to table the site plan for the Marketplace at Eagle Mountain Town Center Lot 4 Pad G to a future meeting per Eagle Mountain City Planning Commission Rules of Order and Procedure Section III(D)(4) and Section III(E)(8) due to the late submission of materials by the applicant. Commissioner Pengra seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

6.E. PUBLIC HEARING – Jeppson Auto (Site Plan)

This item was discussed prior to item 6.B.

Mr. Jensen presented the item. Jeppson Auto had previously applied for and was approved on a location in the City Center area of Eagle Mountain, however, the project has not been developed due to the cost of the site in question. The applicant is proposing the same use and the same building elevations in a new location. The proposed location at 9293 Sunset Drive is located to the

west of Holiday Oil, east of Meadow Ranch, and south of Sunset Storage. The wash to the west of the project separates the proposal from the residential development. The property in question was zoned Commercial under a previous zoning district, and auto repair was a conditional use within the Commercial zone. The future land use designation for the property is Community Commercial; auto repair is a permitted use in the CC and CR zones, and the CC zone would be an appropriate land use under the future land use designation.

Buildings are required to be located near a front setback line with pedestrian access leading to the primary entrance. As Jeppson Auto is not located on a public road and is not a pedestrian destination, staff feels the proposed site plan meets the spirit of EMMC 17.72.030(A). The proposed building does not match either Sunset Storage or Holiday Oil. As it includes more design elements than either project, staff also feels it is not out of character for the area. The applicant proposes several different design features, but in some cases, the nature of the building, with large roll-up doors, makes them impractical to add. It is up to the Planning Commission to determine if the proposed elevations are appropriate. The southern wall is largely panelized but is proposed to have a large wall sign, it is up to the planning commission to determine if this meets the requirements of EMMC 17.72.040(F)(2). A six-foot masonry wall will run along the north and west sides of the project.

Staff recommends that the Planning Commission motion to recommend approval of the Jeppson Auto Site Plan to the City Council for the reasons set forth in the staff report with the following conditions:

1. Two ADA parking stalls are required;
2. A concrete parking island shall be provided on the north side of the east row of parking; and
3. Any changes the Commission would like to see made to the elevations.

Mr. Jensen verified the parcel to the south will eventually be developed with a commercial use and the future freeway will be located farther to the south.

Applicant representative Scot Hazard explained this history and plans for the project to divide the parcels. He expressed concern with the staff request to install a landscaped parking line end cap due to the impact on the drive aisle and resulting obstructed access and turn radius for large vehicles to enter the service bays. He suggested using stripping instead. The garbage enclosure area located at the property line is to allow the area to be shared between the two properties which have the same property owner. The masonry wall will match the product used by the adjacent Sunset Storage property to the north. Vehicles parked overnight would be located in the enclosed storage or the service bays.

Applicant Brian Jeppson explained that in a previous application he had requested to have parking off a main road, but Municipal Code required parking to be located to the rear of the building. Where the parking is not located along the road, the overnight parking will not conflict with City requirements. They intend to offer night drop-off options which may result in cars parked outside of the secured parking area.

Commissioner Wright opened the public hearing at 7:36 p.m.

Tiffany Ulmer said Brain Jeppson has operated his auto shop out of his home for a long time and has been a good neighbor. She encouraged the Commission to approve the application to allow Mr. Jeppson to relocate to a commercial area in order to be able to expand his business and advocated for allowing customers to be able to offer night drop-off services.

Jeff Ruth stated that Mr. Jeppson has requested a business approval several times and in several locations. He asked if not here, where? The proposed location is by a storage facility and a gas station. While he understands the homeowner's concerns, the homes were built adjacent to areas intended for commercial uses. He believes it is an appropriate location for the business.

The City received the following emails regarding the item:

E. Wied submitted, "I am concerned for the safety of the children in the neighborhood as these type business are allowed to be brought in to a residential area. Increased traffic and outside populations have already caused an increase in complaints for crime and safety. What is Eagle Mountain doing to protect the residents? Is there an increased budget for local law enforcement to go with increased business or only business tax collection?"

Jason Buhler submitted, "I would strongly encourage you to reconsider the construction of a commercial property on this parcel. This is a small, rural neighborhood that is being overrun by in-home businesses, storage sheds, gas stations, and now an auto repair shop. Eagle Mountain has sufficient commercial properties in other areas off of Highway 73. There is no logical reason to expand into a neighborhood. More business will bring in people, noise, and other possible hazards to the neighborhood population that would not be in the area otherwise. This business would be right next to a walking path that kids use twice daily to get to school and around the neighborhood during the summer. UDOT has already released their plan to remove houses from our neighborhood to build a freeway with frontage roads in the next 10 years. Why are we trying to pack more things into such a small space that should be residential? I realize that property is privately owned, and that it is zoned for commercial. I'm officially going on the record that I do not approve for the proposed business to be built on that parcel."

Mary Ackerman submitted, "With the elementary school already on this street there is already far too much traffic on this street for safety. Additionally this is the only exit from Meadow Ranch with a stoplight, adding more traffic. My concerns are (1) that this is the only stoplight going out of Meadow Ranch and it's already hard to get on SR-73 from Mustang, (2) when that property was zoned as commercial, no one knew there would be an elementary school going in right across the street. Between the school, gas station, storage units and everyone else just trying to get out of the neighborhood to get to work, there is already far too much traffic on that street in what should be a quieter neighborhood for a residential neighborhood and with kids trying to get to school. Residents are just hearing about this and many are very concerned. We feel this should be tabled for now."

Commissioner Wright closed the public hearing at 7:41 p.m.

Mr. Jensen clarified that parking islands are required generally every 12 stalls to break up the parking to protect cars and to designate the drive aisles.

Commissioner Wells said she feels a large sign advertising the business would provide sufficient visual variance in the design.

Commissioner Wright advocated for allowing an exemption to allow stripping in lieu of the parking island requirement due to the reasons and concerns indicated by Mr. Hazard. Commissioner Pengra concurred.

MOTION: ***Commissioner Pengra moved to recommend approval to the City Council of the site plan for Jeppson Auto with the following conditions:***

- 1. Two ADA parking stalls are required; and***
- 2. Signs in compliance with Eagle Mountain Municipal Code sign standards shall be installed on the north and south sides of the building.***

Commissioner Wells requested an amendment requiring signs on the north and south sides of the building that comply with City sign standards.

Commissioner Everett requested an amendment prohibiting parking outside of the vehicle enclosure for more than a 24-hour period.

Commissioner Pengra agreed to Commissioner Wells's amendment request. He declined Commissioner Everett's request due to enforcement concerns, needs for staff vehicle parking, and his belief that the level of impact of vehicles parked overnight would be minimal. Due to the negative impact on the business, he does not feel long-term parking will be an issue.

Commissioner Wells seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.

6.F. PUBLIC HEARING – The District at Eagle Mountain Town Center (Rezone)

Mr. Jensen presented the item. The applicant is proposing to rezone approximately 19.27 acres. The property in question was previously included in the Eagle Mountain Properties Master Development Plan and Agreement which has since expired. The future land use for all parcels included in the rezone is Community Commercial, the Commercial Community zone is an appropriate use within the Community Commercial designation.

Commercial Community (CC) is an appropriate use within the Community Commercial designation. The project is bordered by The Landing on the east, which would be zoned R3 under the current city zoning ordinance, CC is not appropriate adjacent to the R3 residential zone. Staff recommends the applicant rezone property to the east of Heritage Drive to Commercial Neighborhood (CN) which provides compatible buffering with The Landing.

Staff recommends that the Planning Commission motion to recommend approval of the rezone of the application to the City Council for the reasons set forth in the staff report and in the meeting with the condition: The property east of Heritage Drive shall be rezoned to the Commercial Neighborhood (CN) zone.

Discussion ensued regarding small parcels of land previously used by the City for a trailer community center and playground.

Applicant representative Forrest Gaskill said they are the developer for the Macey's across the street and parties interested in purchasing the land were concerned that the zoning was problematic. They desire proper zoning to be able to develop the area in a responsible manner and to provide additional space for community commercial uses. He is amenable to zoning the eastern portion of the property as CN; however, he would prefer CC zoning for the southwest corner of the property.

Commissioner Wright opened the public hearing at 10:48 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Commissioner Wright closed the hearing.

MOTION: *Commissioner Wells moved to recommend approval to the City Council of the rezone for The District at Eagle Mountain Town Center to Commercial Community (CC) with the condition that the Commercial Neighborhood (CN) zone to the east of Heritage Drive continue in a generally straight line south of the fire station rather than following the road farther west. Commissioner Pengra seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

7. Discussion Items

8. [Next scheduled meeting](#)

The next meeting is scheduled for June 22, 2021. Commissioner Wright will provide information to staff regarding the sites the Commission and City Council will visit during the 5:30 p.m. work session, in association with the review of the City's animal standards, prior to the policy session at City Hall.

9. Adjournment

MOTION: *Commissioner Pengra moved to adjourn the meeting at 10:53 p.m. Commissioner Everett seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Erin Wells, Brett Wright, and Christopher Pengra. The motion passed with a unanimous vote.*

The meeting was adjourned at 10:53 p.m.

Approved by the Planning Commission on June 22, 2021.

Steve Mumford, AICP
Assistant City Administrator/Community Development Director



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JUNE 22, 2021

TITLE:	PUBLIC HEARING - Pony Express Dental at Porters Crossing		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:			
APPLICANT:	Ivy Tornow		
GENERAL PLAN DESIGNATION Community Commercial	CURRENT ZONE CC	ACREAGE .99	COMMUNITY Ranches Gateway

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

We recommend that the Planning Commission make a motion to recommend approval of the application to City Council, for the reasons set forth in the staff report and in the meeting, with the following conditions:

1. Bicycle parking is provided in compliance with 17.35.050 K

BACKGROUND:

This parcel is zoned Commercial Community (CC) and is located East of O'Reilly Auto parts (there is an open lot between the two uses) located on parcel (65:645:0005).

ITEMS FOR CONSIDERATION:

The following items shall be taken into consideration when making a recommendation to the City Council, all referenced code chapters refer to the Eagle Mountain Municipal Code (EMMC) unless otherwise noted in the staff report.

Per 17.100.050 B, any commercial lot which abuts a residential use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design. The proposed Pony Express Dental backs onto the Oak Hollow subdivision, which is buffered by an existing six-foot (6') masonry wall, review of the grading plan shows

the walls base is roughly on the 4,795 contour line, the height at top back of curb for the parking lot varies from 4,792 to 4,794 meaning the masonry wall provides effective screening avoiding the issues that we saw further to the west on previous projects.

4342 E East Pony Express Parkway is zoned Commercial Community, and the future land use designation is “Community Commercial.” As a Office (Medical, health care, professional) use, Pony Express Dental is a permitted use in this location.

Commercial Design Standards - Compliance with EMMC 17.72 Commercial and Multifamily Design standards are addressed below. As a commercial development, Pony Express Dental must comply with these standards.

Per EMMC 17.72.030 A.1, the primary entrance to the building should orient toward the street, and if not the street-facing façade should include entrances, display windows, awnings, increased architectural elements, increased landscaping, and other pedestrian-oriented features. The street-facing façade (North Elevation) contains doors and features primary design elements in **compliance** with this provision.

EMMC 17.72.040 A requires the building to be similar in style to adjacent buildings. The proposed building is similar in appearance to surrounding development utilizing flat roofs with multiple parapets in **compliance** with this provision.

EMMC 17.72.030 B requires the main entrance of a structure to orient to major sidewalks pedestrian ways, plazas, courtyards, or other public spaces. Main entrances shall also be clearly identifiable, and consist of a sheltering element such as a porch, stoop awning, arcade, or portico. All parking in the proposed site plan is to the rear or side of the building. The North elevation facing the street contains all design elements and the main entrance is clearly identifiable and

does include a sheltering element. It is the opinion of staff that the main entrance **complies** with standards of EMMC 17.72.040 B.

EMMC 17.72.040 C states “The primary roof form of a structure should help reduce the perceived scale of the building. All commercial buildings shall contain either sloping roofs with overhanging eaves or a decorative parapet and multiple roof planes and heights. Decorative cornices and roof projections such as cupolas or towers are also encouraged.” The proposed elevations do not include sloping roofs, but they do include decorative parapet, and changes in rooflines. It is the opinion of staff that elevations **comply** with this provision.

EMMC 17.72.040 D states “...Buildings shall include façade modulation (stepping portions of the façade), horizontal and vertical divisions (textures or materials), window patterns, offsets, recesses, projections, varied front setbacks or staggered and jogged unit planes within the same structure...to avoid large, featureless and/or panelized surfaces on commercial buildings.” The proposed development includes the use of different materials, proposes different colors and textures, and uses different planes. It is the opinion of staff that the elevations **comply** with the standards of EMMC 17.72.040 D.

EMMC 17.72.040 E states “Pedestrian-scaled architectural features/details shall be incorporated into commercial buildings to orient the building to pedestrian activity and to increase the overall visual appeal of the structure...Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and moldings, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers, and trellis structures. All sides of a building shall include the chosen details.” The proposed elevations include: reveals, awnings, popouts, columns, decorative trim and moldings, decorative doors and windows, and decorative masonry in **compliance** with this requirement.

EMMC 17.72.040 F states “Buildings should incorporate materials used throughout the city and be similar in character and architectural theme as significant neighboring structures...All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides. As the proposed building uses a mixture of materials are used on all sides of the structure, avoids large panelized products, and is similar in style to surrounding buildings it is the opinion of staff that the proposal largely **complies** with EMMC 17.72.040 F.

EMMC 17.72.040 G states “A building’s color palette should be similar to that of significant neighboring structures. Franchise colors and elements may be incorporated but shall not overpower the architectural form/theme of the building and/or development.” The proposed elevations are while more brown that adjacent buildings are not out of place in the community and are fairly similar to the colors of Ridley's across the street in **compliance** with this provision.

EMMC 17.72.040 I states “All lighting shall be designed and directed downward to prevent light glare from adversely affecting neighboring uses/properties. The light bulb or a light source of a building shall not be visible from beyond the property...” All lighting has been designed to comply with the Dark Sky Ordinance. The applicant has provided a photometric plan showing no light trespass onto neighboring properties, and confirming no more than 100,000 lumens per acre. Light poles are shown as 16’ on Per EMMC 17.56.060 A “Parking lot lighting poles shall be sized in a manner that the top of any fixture does not exceed 17 feet above grade.

EMMC 17.72.040 K states “All mechanical equipment shall be screened so as not to be visible from any public or private streets...” All mechanical equipment is screened and placed on the roof, and therefore this proposal **complies** with EMMC 17.72.040 K.

EMMC 17.72.040 L states “Storage, and loading areas and trash enclosures shall be located out of view from public streets and shall be screened and designed with the architectural style of the building, including materials, colors, details, etc.” Loading areas are located behind the building and are not visible from Pony Express Parkway, and a masonry dumpster has been provided, however, staff recommends that color renderings or material/color schedule details of dumpster enclosure be provided to confirm compliance with code.

Other Items for consideration

Per EMMC 17.55.120 table C, Office/Professional establishments shall have a minimum parking requirement of 1 stall per 300 SF of gross floor area. With a building size of 8,140 SF, the parking requirement for this project is 28 parking stalls. The applicant is proposing 54 parking stalls. Per EMMC 17.55.120 table B, a minimum of two ADA parking stalls are required, and the applicant is providing three ADA stalls, therefore this proposal **complies** with parking requirements.

Per EMMC 17.35.050 K “Convenient bicycle parking shall be provided in locations that do not interfere with pedestrian circulation.” No bicycle parking is provided, thus the applicant is not in compliance.

The applicant has designed storm water detention in an underground retention basin in the parking lot in accordance with Engineering requests.

REQUIRED FINDINGS:

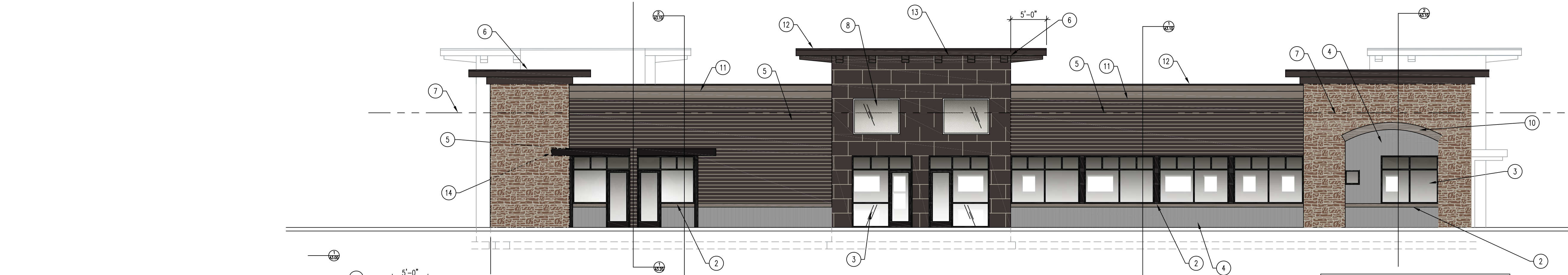
Site plan approvals are based upon compliance with City Code requirements. The approval criteria for a site plan can be found in EMMC 17.100

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Elevations](#)

[Site Plan](#)



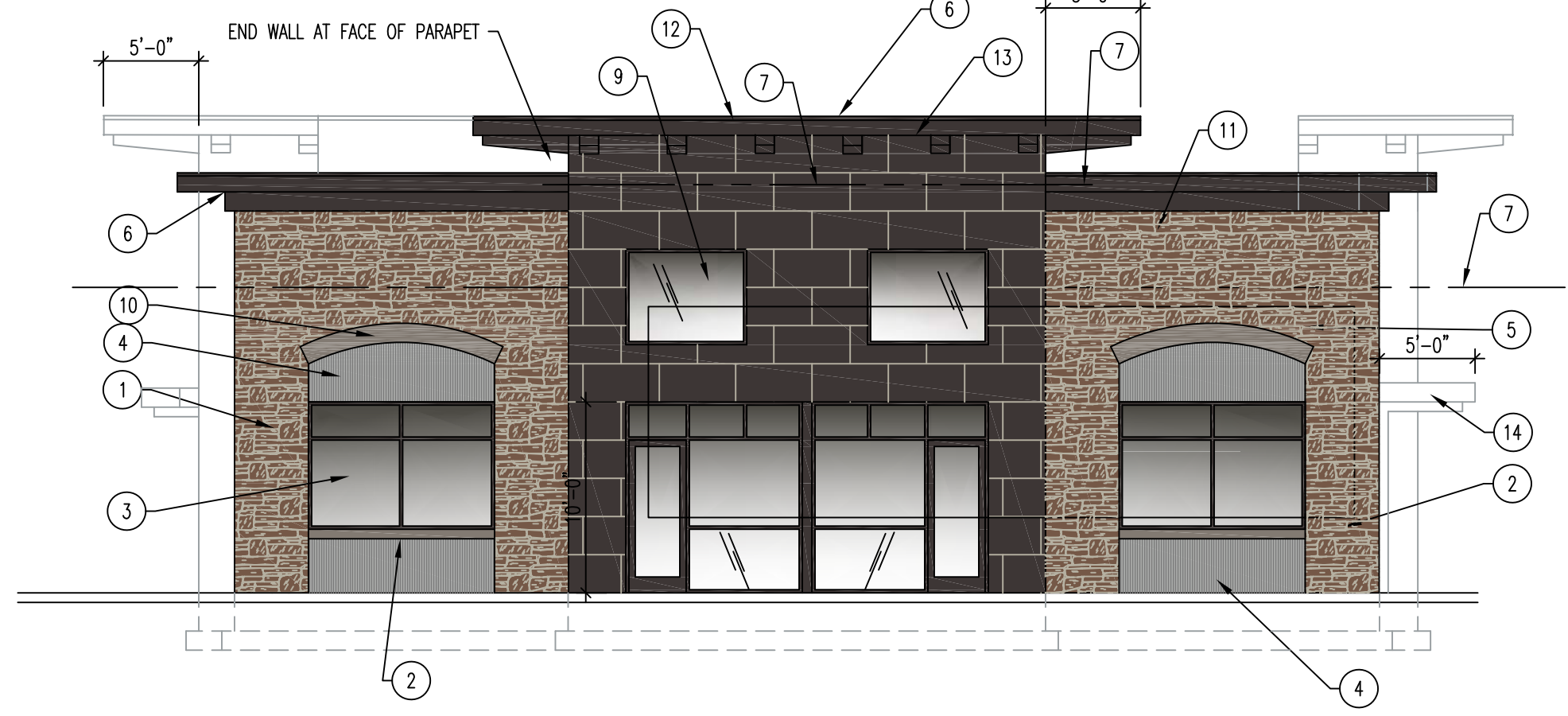
NORTH ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONAL PERCENTAGES:	
TOTAL ELEVATION:	2962 SF
GLASS:	562 SF = 19%
STONE:	503 SF = 17%
CORUGATED METAL:	302 SF = 10%
FLATLOCK METAL:	360 SF = 12%
CEMENT BOARD (HARDI):	753 SF = 25%
EIFS:	197 SF = 7%
METAL TRIM/ ALUM/ AWNINGS:	285 SF = 10%

- KEYED NOTES:
1. SYNTHETIC STONE OVER 30# FELT ON TYVEK AIR BARRIER.
 2. EIFS TRIM OVER 1 3/4" RIGID INSULATION AND TYVEK AIR BARRIER
 3. ALUMINUM STOREFRONT MATERIAL. BRONZE ALUM WITH LOW "E" INSULATED GLAZING.
 4. GALVALUME SIDING OVER TYVEK AIR BARRIER
 5. CEMENT BOARD SIDING OVER TYVEK AIR BARRIER
 6. PREFINISHED METAL FASCIA AND SOFFIT MATERIAL. SOFFIT TO BE MBOI ARTISAN SERIES OR EQUIV. FASCIA TO BE 20GA PREFINISHED METAL
 7. ROOF LINE
 8. SPANDREL PANELS IN THESE UPPER WINDOWS
 9. CLERESTORY WINDOWS IN DETAIL OFFICE ENTRY
 10. EIFS OVER 3" RIGID ARCHES OVER WINDOWS
 11. EIFS CROWN OVER 1 3/4" AND 3" RIGID INSULATION.
 12. PREFINISHED METAL FLASHING WITH DRIP
 13. EXTEND ROOF CANOPY OUT 5'-0" OVER ENTRIES AS SHOWN
 14. POWDER COATED STEEL AWNINGS OVER ENTRIES TO EXTEND OUT 4' MINIMUM OVER ENTRIES
 15. MECHANICAL UNIT ARE TO BE SET BEHIND PARAPETS SO AS NOT TO BE VISIBLE

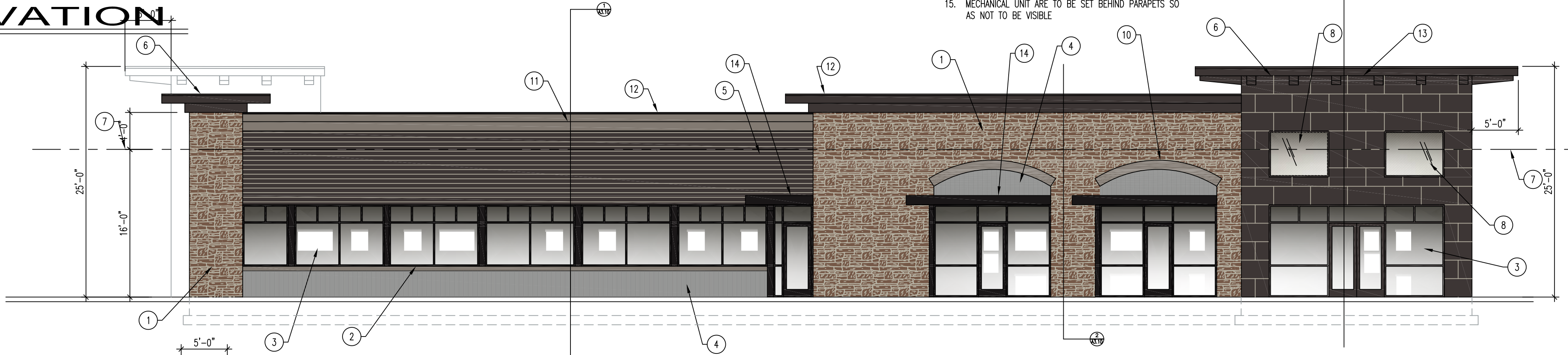
- ELEVATIONAL NOTES:
- ALL SIGNAGE IS UNDER SEPARATE PERMIT
 - ALL ROOF DRAINS ARE TO BE INTERIOR NON-EXPOSED AND CONNECT INTO SITE DRAINAGE SYSTEM
 - ROOF ACCESS IS VIA INTERIOR ROOF LADDER - SEE FLOOR PLAN FOR PLAN AND DETAILS



WEST ELEVATION

SCALE: 1/8" = 1'-0"

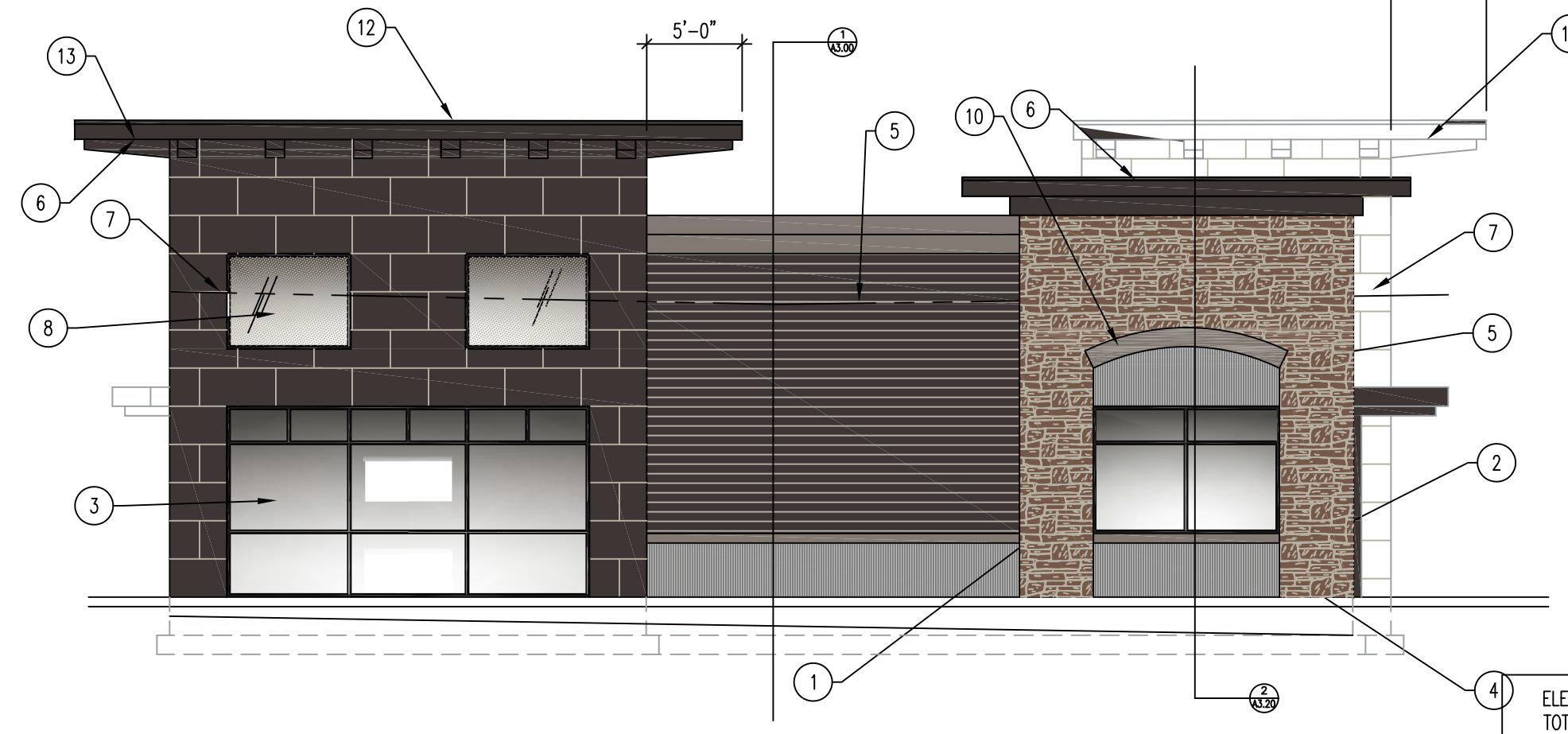
ELEVATIONAL PERCENTAGES:	
TOTAL ELEVATION:	1417 SF
GLASS:	319 SF = 23%
STONE:	430 SF = 30%
CORUGATED METAL:	109 SF = 8%
FLATLOCK METAL:	340 SF = 24%
CEMENT BOARD (HARDI):	0 SF = 0%
EIFS:	0 SF = 0%
METAL TRIM/ ALUM/ AWNINGS:	219 SF = 15%



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONAL PERCENTAGES:	
TOTAL ELEVATION:	3035 SF
GLASS:	764 SF = 25%
STONE:	663 SF = 22%
CORUGATED METAL:	215 SF = 7%
FLATLOCK METAL:	339 SF = 11%
CEMENT BOARD (HARDI):	487 SF = 16%
EIFS:	141 SF = 5%
METAL TRIM/ ALUM/ AWNINGS:	426 SF = 14%

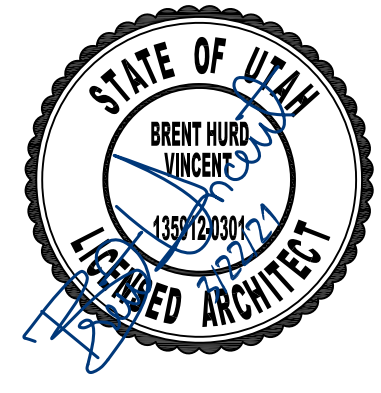


EAST ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONAL PERCENTAGES:	
TOTAL ELEVATION:	1422 SF
GLASS:	285 SF = 20%
STONE:	215 SF = 15%
CORUGATED METAL:	110 SF = 8%
FLATLOCK METAL:	339 SF = 24%
CEMENT BOARD (HARDI):	286 SF = 20%
EIFS:	64 SF = 5%
METAL TRIM/ ALUM/ AWNINGS:	123 SF = 8%

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS



PROPOSED NEW DENTAL OFFICE FOR:
PONY EXPRESS DENTAL
EAGLE MOUNTAIN BRANCH

4342 E. PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH

EXTERIOR ELEVATIONS

ARCH. PROJECT NO:	20-120
DATE:	3/22/21
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	

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DATE	REVISION

SHEET TITLE
A-2.00

ARCHITECTURAL 1 of 1

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CIVIL PROJECT NOTES

GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL AND CURRENT APPLICABLE LAWS, RULES, REGULATIONS, ORDINANCES, OSHA REQUIREMENTS, STANDARDS AND SPECIFICATIONS WHETHER OR NOT ANY SPECIFIC REFERENCE IS MADE TO SUCH IN THE CONTRACT. THE CONTRACTOR SHALL BE PROPERLY LICENSED IN THE STATE OF UTAH TO PERFORM ALL OF THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS. SUCH LICENSING SHALL REMAIN IN EFFECT CONTINUOUSLY THROUGHOUT THE ENTIRETY OF THIS PROJECT INCLUDING FROM TIME OF BID SUBMISSION THROUGH PROJECT COMPLETION AND WARRANTY PERIOD. THE CONTRACTOR SHALL CARRY APPROPRIATE INSURANCE, PERFORMANCE AND PAYMENT BONDS AS REQUIRED.
2. ALL WORK SHALL CONFORM TO THESE PLANS AND TO THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS. IN THE EVENT THAT ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING, AND THE ENGINEER, AT HIS SOLE DISCRETION, SHALL DETERMINE WHICH REQUIREMENTS GOVERN. THE CONTRACTOR SHALL KEEP ONE RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE SHALL BE AVAILABLE TO THE ENGINEER AND SHALL BE DELIVERED TO HIM FOR THE OWNER UPON COMPLETION OF THE PROJECT.
3. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL ASPECTS OF THE PLANS AND DOCUMENTS, PERFORM A SITE VISIT TO SATISFY HIMSELF AS TO THE SITE CONDITIONS, ATTEND ALL PRECONSTRUCTION AND CONSTRUCTION MEETINGS, AND THOROUGHLY SATISFY HIMSELF AS TO THE TRUE MEANING AND INTENTION OF THIS CONTRACT. THE CONTRACTOR SHALL BE COMPETENT AND EXPERIENCED TO PERFORM ALL WORK REQUIRED. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
4. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ENGINEER AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSES IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THE LOSS OF USE RESULTING THERE FROM; AND IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. IN ANY AND ALL CLAIMS AGAINST THE OWNER OR THE ENGINEER OR ANY OF THEIR AGENTS OR EMPLOYEES BY ANY EMPLOYEE OF THE CONTRACTOR, AND SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SAID INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR OR ANY SUBCONTRACTOR UNDER WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.
5. THE CONTRACTOR WARRANTS AND GUARANTEES TO THE OWNER AND ENGINEER THAT ALL MATERIAL AND EQUIPMENT USED IN THE PERFORMANCE OF THIS WORK SHALL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK SHALL BE OF GOOD QUALITY AND FREE FROM FAULTS OR DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. IF REQUIRED BY THE ENGINEER, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT. ALL MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE INSTRUCTIONS OF THE APPLICABLE MANUFACTURER, FABRICATOR OR PROCESSOR, EXCEPT AS OTHERWISE PROVIDED IN THE PLANS AND DOCUMENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, LICENSES AND FEES REQUIRED FOR THE PERFORMANCE AND COMPLETION OF THE WORK AND SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF SAID PERMITS AND LICENSES. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SIGNAGE, BARRICAADING AND TRAFFIC CONTROL IN CONFORMANCE TO THE UTAH DEPARTMENT OF TRANSPORTATION TRAFFIC CONTROL STANDARDS AND TO THE MOST RECENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, LABOR, TRANSPORTATION, CONSTRUCTION EQUIPMENT AND MACHINERY, TOOLS, APPLIANCES, FUEL, POWER, LIGHT, HEAT, TELEPHONE, WATER, SANITARY FACILITIES, AND ALL OTHER FACILITIES AND INCIDENTALS NECESSARY FOR THE EXECUTION, TESTING, INITIAL OPERATION AND COMPLETION OF THE WORK.
7. THE CONTRACTOR SHALL, AT ALL TIMES BE RESPONSIBLE FOR PROVIDING DUST, MUD, AND EROSION CONTROL, AND PROPER DRAINAGE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY HANDLE AND DISPOSE OF ALL CONSTRUCTION WATER. THE CONTRACTOR SHALL LIMIT TRAVEL ON THE PROJECT SITE TO ROADWAYS ONLY, EXCEPT WHERE CONSTRUCTION SPECIFICALLY REQUIRES TRAVEL ELSEWHERE. ANY DAMAGE CAUSED BY SUCH UNAUTHORIZED TRAVEL SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER OF THE PROPERTY PARCEL. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIAL, RUBBISH AND OTHER DEBRIS RESULTING FROM THE WORK. EQUIPMENT AND CONSTRUCTION MATERIALS, ETC., SHALL BE STORED ONSITE ONLY AT THE SATISFACTION OF THE OWNER OF THE PROPERTY PARCEL WHEREON THEY ARE STORED. AT THE COMPLETION OF THE WORK, ALL WASTE MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE PREMISES AS WELL AS ALL TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, AND SURPLUS MATERIALS. THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION THOSE PORTIONS OF THE SITE NOT DESIGNATED FOR ALTERATION BY THE PLANS AND DOCUMENT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING ALL REQUIRED TESTING AND INSPECTIONS A MINIMUM OF 48 HOURS IN ADVANCE. IN THE EVENT THAT TESTING AND INSPECTION SERVICES ARE FURNISHED BY THE OWNER, SUCH SERVICES SHALL BE PAID FOR BY THE OWNER; HOWEVER, ANY RETESTING/REINSPECTION THAT IS REQUIRED AS A RESULT OF INSUFFICIENT OR DEFECTIVE WORK SHALL BE CONDUCTED AT THE CONTRACTOR'S EXPENSE. NEITHER OBSERVATIONS BY THE ENGINEER NOR INSPECTIONS, TESTS OR APPROVALS BY PERSONS OTHER THAN THE CONTRACTOR SHALL RELIEVE THE CONTRACTOR FROM HIS OBLIGATIONS TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANS AND DOCUMENTS
9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE CONDITIONS THROUGHOUT THE PROJECT, INCLUDING SUBSURFACE CONDITIONS AND UTILITY LOCATION. WARD ENGINEERING GROUP ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. ANY EXISTING UTILITIES OR OTHER IMPROVEMENTS SHOWN ON THE PLANS HAVE BEEN DERIVED FROM FIELD INVESTIGATIONS AND/OR AVAILABLE RECORD INFORMATION. THE CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES PRIOR TO CONSTRUCTING ANY NEW UTILITY. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS, WHETHER OR NOT SUCH FACILITIES ARE SHOWN IN THESE PLANS. ALL IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE EXPEDITIOUSLY REPAIRED OR RECONSTRUCTED TO THE ENGINEER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE WITHOUT ADDITIONAL COMPENSATION. NO EXCAVATION OF ANY NATURE SHALL BE PERFORMED WITHOUT FIRST CONTACTING "BLUE STAKES" AT LEAST 48 HOURS PRIOR TO SUCH EXCAVATION.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ASSURE SOUND EXCAVATION AND GRADING PRACTICES. FOR ALL EXCAVATIONS EXCEEDING A DEPTH OF 4 FEET, THE CONTRACTOR SHALL PROVIDE APPROPRIATE SHORING, BRACING, SLOPING OR OTHER APPROPRIATE PROVISIONS AS SPECIFIED BY OSHA THAT ARE NECESSARY TO PROTECT THE SAFETY OF THOSE AT THE SITE. ALL OPEN TRENCHES MUST BE PROPERLY COVERED AT THE END OF WORK EACH DAY. HARD HATS SHALL BE WORN BY ALL PERSONS AT THE SITE. ALL SPECIFICATIONS, DRAWINGS AND COPIES THEREOF FURNISHED BY THE ENGINEER SHALL REMAIN HIS PROPERTY. THEY SHALL NOT BE USED ON ANOTHER PROJECT AND, WITH EXCEPTION OF THOSE SETS WHICH HAVE BEEN SIGNED IN CONNECTION WITH THE EXECUTION OF THE AGREEMENT, SHALL BE RETURNED TO THE ENGINEER UPON REQUEST AT COMPLETION OF THE PROJECT.
11. CONTRACTOR SHALL UTILIZE "BEST MANAGEMENT" PRACTICES FOR STORM WATER POLLUTION PREVENTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEVELOPMENT AND COMPLIANCE TO AN APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
12. CONTRACTOR TO OBTAIN STATE ENCROACHMENT PERMIT FOR WORK DONE IN US 89/91. A WORK IN RIGHT OF WAY PERMIT FOR WORK DONE IN 700 SOUTH RIGHT OF WAY.

CONSTRUCTION NOTES

GENERAL REQUIREMENTS

1. CONTRACTOR SHALL STERILIZE THE SUBGRADE BENEATH PROPOSED NEW PAVING AND WALKWAYS. CONTRACTOR SHALL SUBMIT MEANS AND METHODS FOR APPROVAL PRIOR TO IMPLEMENTATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENT QUALITY CONTROL TESTING OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN INDEPENDENT QUALITY CONTROL AGENCY FOR ALL TESTING AS REQUIRED IN THESE PLANS. THE NUMBER AND TYPE OF TESTS SHALL BE PER THESE DRAWINGS, THE PROJECT SPECIFICATIONS AND BALLARD CITY DEVELOPMENT STANDARDS AND SPECIFICATIONS. THE OWNER RESERVES THE RIGHT TO CONDUCT ADDITIONAL TESTING FOR QUALITY ASSURANCE OF THE INFRASTRUCTURE INSTALLED.
3. ALL UTILITY PIPING SHALL HAVE WARNING TAPE INSTALLED 12" MIN. ABOVE AND ALONG THE ENTIRE LENGTH, INCLUDING SERVICE LATERAL. TAPE SHALL BE LABELED ACCORDING TO UTILITY.
4. THE OPEN ENDS OF ALL PIPELINES UNDER CONSTRUCTION SHALL BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.
5. THE LOCATION OF THE STUB ENDS OF ALL LATERALS SHALL BE MARKED IN THE FIELD USING A 2" X 4" POST EXTENDING FROM THE END OF THE LATERAL TO A MINIMUM OF THREE FEET ABOVE THE GROUND SURFACE. THE 2" X 4" POST SHALL BE PAINTED USING GREEN PAINT FOR SEWER, BLUE PAINT FOR WATER, RED FOR POWER, YELLOW FOR GAS, AND ORANGE FOR COMMUNICATIONS. RECORD DRAWINGS SHALL BE MAINTAINED AT THE PROJECT SITE SHOWING ACCURATE LOCATIONS OF ALL LATERAL CONNECTIONS MEASURED FROM THE NEAREST MANHOLE AND ALL LATERAL STUBS MEASURED FROM THE NEAREST PROPERTY LINE.
6. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE DIAGRAMMATIC ONLY, AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT THE PROPER LOCAL AUTHORITIES OR UTILITY COMPANY TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
7. CAUTION & CARE SHOULD BE TAKEN DURING ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES.
8. EXCAVATION REQUIRED WITHIN CLOSE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE ONLY BY HAND. CONTRACTOR SHALL REPAIR AND REPLACE ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO OWNER.

CLEARING AND GRUBBING

1. REMOVE AND DISPOSE OF TREES, STUMPS, LOGS, LIMBS, STICKS, VEGETATION, DEBRIS, AND OTHER MATERIAL ON THE NATURAL GROUND SURFACE.
2. DISPOSE OF ALL MATERIAL OFF THE PROPERTY TO A FACILITY LICENSED TO ACCEPT THE MATERIAL TYPE.
3. CONTRACTOR SHALL REMOVE ALL TOP SOIL WITHIN THE AREA OF CONSTRUCTION. STOCKPILE OR REMOVE FROM SITE PER OWNER INSTRUCTIONS.

WATER IMPROVEMENT REQUIREMENTS

1. ALL WATER MAINS AND APPURTENANCES, SHALL BE DESIGNED, CONSTRUCTED, DISINFECTED, TESTED, AND PLACED IN SERVICE IN ACCORDANCE WITH THIS PLAN, ALL APPLICABLE LAWS, RULES, REGULATIONS, ORDINANCES, AND REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE REQUIREMENTS OF OSHA, THE STATE DIVISION OF DRINKING WATER, AND SARATOGA SPRINGS CITY WATER AND SEWER IMPROVEMENT DISTRICT.
2. ALL MATERIALS WHICH MAY CONTACT THE DRINKING WATER, INCLUDING PIPES, GASKETS, LUBRICANTS, AND O-RINGS SHALL BE ANSI CERTIFIED AS MEETING NSF STANDARD 61, DRINKING WATER SYSTEM COMPONENTS - HEALTH EFFECTS. TO PERMIT FIELD VERIFICATION OF THIS CERTIFICATION, ALL SUCH COMPONENTS SHALL BE APPROPRIATELY STAMPED WITH THE NSF LOGO.
3. ALL PIPES, JOINTS, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL CONFORM TO NSF STANDARD 61 OR STANDARD 14, AND APPLICABLE SECTIONS OF ANSI/AWWA STANDARDS C104-A21 4-03 THROUGH C550-05 AND C900-07 THROUGH C950-07.
4. WATER MAINS SHALL BE PVC PIPE AND SHALL MEET ALL THE REQUIREMENTS FOR AWWA C900, PRESSURE CLASS 235, DR-18 PIPE, UNLESS CALLED OUT OTHERWISE. INSTALLATION AND TESTING SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C605.
5. ALL BURIED DI (DUCTILE IRON) PIPES, VALVES AND FITTINGS SHALL BE POLY-WRAPPED AND THE NUTS GREASED IN ACCORDANCE WITH AWWA C105.
6. ALL WATER DI (DUCTILE IRON) PIPES, VALVES AND FITTINGS SHALL HAVE PORTLAND CEMENT MORTAR LINING, OR ENGINEER APPROVED EQUAL.
7. WATER LATERALS SHALL BE COPPER-TYPE K UP TO THE METER VAULTS UNLESS OTHERWISE INDICATED ON THE PLANS. INSTALLATION AND TESTING SHALL BE PERFORMED IN ACCORDANCE WITH AWWA M55. DISINFECTION SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651.
8. WATER LATERALS SHALL BE BLUE POLY AFTER THE METER VAULTS UNLESS OTHERWISE INDICATED ON THE PLANS.
9. WATER MAINS AND LATERALS SHALL BE TESTED ACCORDING TO SARATOGA SPRINGS CITY DEVELOPMENT STANDARDS AND SPECIFICATIONS TO INCLUDE PRESSURE TESTING AND DISINFECTION, AND IN ACCORDANCE WITH THE REQUIREMENTS OF SARATOGA SPRINGS CITY, OSHA, AND THE UTAH DIVISION OF DRINKING WATER.
10. CONTRACTOR SHALL NOTIFY SARATOGA SPRINGS CITY 48 HOURS IN ADVANCE OF MAKING ANY CONNECTIONS TO WATER LINES.
11. IF POOR SOILS WITH A BEARING CAPACITY OF LESS THAN 1,500 PSF ARE ENCOUNTERED WHERE A THRUST BLOCK IS REQUIRED, THEN THE THRUST BLOCK SHALL BE REDESIGNED BY THE ENGINEER. THE REDESIGNED THRUST BLOCK SHALL NOT BE PLACED UNTIL THE ENGINEER HAS APPROVED OF THE REDESIGN.
12. ANY PROPOSED CONNECTION TO EXISTING PIPELINES, OR ANY NON-FLANGED FITTING OR VALVE IS REQUIRED TO BE RESTRAINED OR THRUST BLOCKED.
13. ALL WATER LINES SHALL BE CONSTRUCTED TO A DEPTH AS TO MAINTAIN 48"-72" MIN GROUND COVER. ALL SECONDARY WATER LINES SHALL BE CONSTRUCTED TO A DEPTH SO AS TO MAINTAIN 48"-72" IN GROUND COVER.
14. PIPE BEDDING INSTALLATION AND BACKFILL SHALL BE PER MANUFACTURER'S RECOMMENDATIONS. ALL BURIED WATER PIPELINES SHALL HAVE TRACER WIRE (12 GAUGE) DIRECTLY ABOVE PIPE WHICH SHALL BE TIED TO ALL VALVES REFER TO TRENCH DETAIL FOR COMPACTION DENSITY REQUIREMENTS. COMPACTION TESTING SHALL BE A MINIMUM OF 1 PER LIFT FOR EVERY 200 FEET OF TRENCH LENGTH.

SEWER IMPROVEMENT REQUIREMENTS

1. ALL SEWER MAINS AND APPURTENANCES SHALL BE DESIGNED, CONSTRUCTED, TESTED, AND PLACED IN SERVICE IN ACCORDANCE WITH ALL APPLICABLE LAWS, RULES REGULATIONS, ORDINANCES, AND REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE REQUIREMENTS OF OSHA, THE STATE DIVISION OF WATER QUALITY, AND SARATOGA SPRINGS CITY WATER AND SEWER IMPROVEMENT DISTRICT.
2. ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY SHALL COMPLY WITH REQUIREMENTS ESTABLISHED BY THE SARATOGA SPRINGS CITY WATER AND SEWER IMPROVEMENT DISTRICT.
3. ANY FLUSHING INTO THE EXISTING SANITARY SEWER SYSTEM IS STRICTLY PROHIBITED.
4. GRAVITY SEWER MAINS AND LATERALS SHALL BE PVC, SDR 35 PIPE WITH INTEGRAL BELL AND SPIGOT, AND GASKETED JOINTS.
5. SEWER FORCE MAINS SHALL BE PE (POLYETHYLENE) PIPE AND SHALL MEET THE REQUIREMENTS FOR AWWA C906/ PE3408, MINIMUM PRESSURE CLASS 150 (DR-11 MINIMUM). INSTALLATION SHALL BE PER ASTM D 2321 AND ASTM F 1668.
6. GRAVITY SEWER MAINS AND LATERALS SHALL BE TESTED ACCORDING TO SARATOGA SPRINGS CITY WATER AND SEWER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS. TO INCLUDE, ALIGNMENT AND GRADE TESTING, OBSTRUCTIONS AND DEFLECTION TESTING, INFILTRATION TESTING OR GRAVITY PIPELINES, PRESSURE TESTING FOR PRESSURE PIPELINES, AND VIDEO INSPECTION. DEFLECTION TESTING SHALL BE PERFORMED NO SOONER THAN 30 DAYS AFTER THE FINAL BACKFILL HAS BEEN PLACED. TESTING SHALL BE PERFORMED USING A MANDREL WITH A DIAMETER EQUAL TO 95 PERCENT OF THE INSIDE DIAMETER OF THE PIPE.
7. THE LOCATION OF THE STUB ENDS OF ALL LATERALS SHALL BE MARKED IN THE FIELD USING A 2"x4" POST EXTENDING FROM THE END OF THE LATERAL TO A MINIMUM OF THREE FEET ABOVE THE GROUND SURFACE. THE 2"x4" POST SHALL BE PAINTED USING GREEN PAINT. RECORD DRAWINGS SHALL BE MAINTAINED AT THE PROJECT SITE SHOWING ACCURATE LOCATIONS OF ALL LATERAL CONNECTIONS MEASURED FROM THE NEAREST MANHOLE AND ALL LATERAL STUBS MEASURED FROM THE NEAREST PROPERTY LINE. NO LATERALS SHALL BE DIRECTLY CONNECTED TO MANHOLES.
8. FOLLOWING PLACEMENT OF ASPHALT, ALL SEWER LINES SHALL BE FLUSHED, AND CLEANED, AND ALL MANHOLES LIDS ADJUSTED TO 3/8 INCH BELOW FINISHED GRADE AND IN ACCORDANCE WITH THE REQUIREMENTS HEREIN.
9. SARATOGA SPRINGS CITY WATER AND SEWER IMPROVEMENT DISTRICT RESERVES THE RIGHT TO TELEVIEW, AT THE DEVELOPERS EXPENSE PER DEVELOPMENT AGREEMENT, ANY OR ALL PORTIONS OF THIS WORK PRIOR TO PLACING SUCH FACILITIES IN SERVICE, AND THE CONTRACTOR SHALL GIVE THE OWNER SUFFICIENT ADVANCE NOTICE OF THEIR INTENT TO PLACE THESE FACILITIES IN SERVICE AS WILL ALLOW THE OWNER TO SCHEDULE SUCH FILLING.
10. ALL CONSTRUCTION SHALL COMPLY WITH SARATOGA SPRINGS CITY WATER AND SEWER IMPROVEMENT DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
11. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
12. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

STORM DRAINAGE IMPROVEMENTS

1. ALL STORM DRAIN MAINS AND APPURTENANCES SHALL BE DESIGNED, CONSTRUCTED, TESTED, AND PLACED IN SERVICE IN ACCORDANCE WITH ALL APPLICABLE LAWS, RULES REGULATIONS, ORDINANCES, AND REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE REQUIREMENTS OF OSHA, THE STATE DIVISION OF WATER QUALITY, AND SARATOGA SPRINGS CITY.
2. ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY SHALL COMPLY WITH SARATOGA SPRINGS CITY.
3. ANY FLUSHING INTO THE EXISTING SANITARY SEWER SYSTEM IS STRICTLY PROHIBITED.
4. GRAVITY STORM DRAIN LINES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE RE-INFORCED CONCRETE PIPE (RCP) WITH INTEGRAL BELL AND SPIGOT, AND GASKETS. JOINTS. ALL TEMPORARY CULVERT ARE TO BE ADS-N12 HDPE PIPE.
5. GRAVITY STORM DRAIN LINES SHALL BE TESTED ACCORDING TO SARATOGA SPRINGS CITY DEVELOPMENT STANDARDS AND SPECIFICATIONS. TO INCLUDE, ALIGNMENT AND GRADE TESTING, OBSTRUCTIONS AND DEFLECTION TESTING, INFILTRATION TESTING OR GRAVITY PIPELINES, PRESSURE TESTING FOR PRESSURE PIPELINES, AND VIDEO INSPECTION. DEFLECTION TESTING SHALL BE PERFORMED NO SOONER THAN 30 DAYS AFTER THE FINAL BACKFILL HAS BEEN PLACED. TESTING SHALL BE PERFORMED USING A MANDREL WITH A DIAMETER EQUAL TO 95 PERCENT OF THE INSIDE DIAMETER OF THE PIPE.
6. FOLLOWING PLACEMENT OF ASPHALT, ALL STORM LINES SHALL BE FLUSHED, AND CLEANED, AND ALL MANHOLES LIDS ADJUSTED TO 3/8 INCH BELOW FINISHED GRADE AND IN ACCORDANCE WITH THE REQUIREMENTS HEREIN.
7. THE OWNER RESERVES THE RIGHT TO TELEVIEW, AT THEIR EXPENSE, ANY OR ALL PORTIONS OF THIS WORK PRIOR TO PLACING SUCH FACILITIES IN SERVICE, AND THE CONTRACTOR SHALL GIVE THE OWNER SUFFICIENT ADVANCE NOTICE OF THEIR INTENT TO PLACE THESE FACILITIES IN SERVICE AS WILL ALLOW THE OWNER TO SCHEDULE SUCH FILLING.

GRADING NOTES

1. SURFACE DRAINAGE TO BE ONE (1%) PERCENT MINIMUM TO APPROVED DRAINAGE FACILITIES, EXCEPT AS WAIVED BY THE BUILDING OFFICIAL, OR DIRECTED BY THE ENGINEER.
2. ALL FILL EXCEPT THAT UNDERNEATH PAVED SURFACES, WITHIN ROAD RIGHT OF WAY OR UNDERNEATH BUILDING SLABS, SIDEWALKS & FOOTINGS, SHALL BE COMPACTED TO A MINIMUM OF EIGHTY-FIVE (85%) PERCENT MAXIMUM DENSITY AND ± 2% OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 1557 AND CERTIFIED BY TESTS AND REPORTS FROM SOILS ENGINEER.
3. ALL FILL UNDERNEATH PATHWAYS AND CONCRETE SHALL BE CLASSIFICATION A1-1-A THROUGH A4 AS DEFINED BY ASSHTO M 145 AND COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) PERCENT MAXIMUM DRY DENSITY AND ± 2% OPTIMUM MOISTURE CONTENT AS SPECIFIED BY ASTM D 1557. FOR ALL FILL UNDERNEATH BUILDING SLABS AND FOOTINGS, REFER TO STRUCTURAL PLANS AND GEOTECHNICAL REPORT.
4. FILL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING SIX (6) INCHES IN COMPACTED THICKNESS AND COMPACTED AT OPTIMUM MOISTURE CONTENT TO THE REQUIRED MAXIMUM DRY DENSITY.
5. ALL FILL AREAS TO BE CLEARED OF ALL VEGETATION AND OTHER UNSUITABLE MATERIALS AND THE AREA SCARIFIED TO A DEPTH OF SIX (6) INCHES, OR TO A DEPTH TO REMOVE TOP SOIL, REFER TO GEOTECHNICAL REPORT.
6. CONTRACTOR SHALL REMOVE ALL TOPSOIL AND ORGANIC MATERIALS FROM STRUCTURALLY LOADED EMBANKMENTS AND BUILD FOOTPRINT LOCATION ACCORDING TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

CONCRETE

1. ALL CONCRETE WORK SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 4,000 PSI WITHIN 28 DAYS AFTER POURING. THE WATER CEMENT RATIO SHALL BE NO GREATER THAN 0.45 AND SLUMP SHALL BE 3.5" OR LESS. MINIMUM CEMENT CONTENT SHALL BE 6.5 SACKS PER CUBIC YARD. PROVIDE 5.5%-7.5% AIR ENTRAINMENT FOR CONCRETE OF THIS CLASS USED IN SLABS AND WALLS. PER REQUIREMENT LISTED IN THE BALLARD CITY DEVELOPMENT STANDARDS AND SPECIFICATIONS.
2. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE KEYED WITH A KEY 1-1/2 IN. DEEP, A LENGTH 2 IN. LESS THAN THE MEMBER, AND A WIDTH 1/2 OF THE MEMBER. REINFORCING SHALL BE CONTINUOUS THROUGH THE JOINT.
3. ALL CONCRETE WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE PROJECT AND APWA SPECIFICATIONS (03 30 10).
4. BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC. RELATIVE TO WORK.
5. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND FORMWORK.
6. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENT, CLIPS AND GROUNDS REQUIRED TO BE ENCASED IN CONCRETE SLAB AND SLAB FINISHES, COLOR, PATTERNS, AND DEPRESSIONS.
7. REFER TO SLAB JOINT LAYOUT PLAN FOR CONTROL AND CONSTRUCTION JOINT LOCATIONS.
8. CONCRETE TESTING SHALL BE PER PROJECT SPECIFICATIONS AND APWA 03 30 05. TESTING SHALL COMPRISE OF TEMPERATURE, AIR, SLUMP AND STRENGTH TESTING. THE FOLLOWING TABLE SUMMARIZES REQUIRED TESTING FREQUENCY:

Rate of Placement (cy/day)	Temperature	Air	Slump	Strength
0-8	1	1	1	1
0-50	1	1	1	1
Each additional 50 cy or fraction thereof	1	1	1	1

CONCRETE REINFORCEMENT

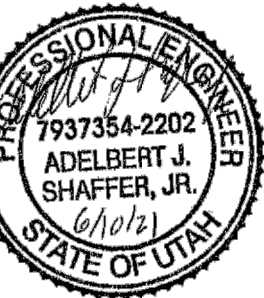
1. ALL METAL REINFORCEMENT SHALL BE DEFORMED TYPE BARS (EXCEPT #2 BARS) AND SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS ASTM A615 GRADE 60.
2. ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL LAP 36 BAR DIAMETER OR PER THE LATEST EDITION OF ACI 318. ALL SUCH SPLICES SHALL BE MADE IN A REGION OF COMPRESSION UNLESS OTHERWISE SHOWN. ALL CONTINUOUS REINFORCEMENT SHALL TERMINATE WITH A 90° TURN OR A SEPARATE CORNER BAR.
3. ALL REINFORCEMENT BARS SHALL BE SECURELY ANCHORED AND HELD IN PLACE AND SHALL BE SPACED FROM ADJACENT SURFACES (UNLESS SHOWN OTHERWISE) AS FOLLOWS:
- A. FORMED SURFACES IN CONTACT WITH THE GROUND OR EXPOSED TO WEATHER, AND SLABS ON GRADE - 2 IN.
- B. UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (BOTTOM AND SIDES OF FOOTINGS)-3 IN.
4. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 AND SHALL HAVE A MINIMUM SIDE LAP OF 8 IN.
5. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH THE LATEST EDITION OF ACI DETAILING MANUAL 315-77 AND ACI STANDARD 318.

ASPHALT

1. ALL ASPHALT SHALL BE PLACED AS DIRECTED BY SARATOGA SPRINGS CITY AND UDOT STANDARDS AND SPECIFICATION.
2. BASE COURSE SHALL BE COMPACTED TO NOTHING LESS THAN 95% MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180.
3. SURFACES SHALL BE TRUE TO THE ESTABLISHED GRADE WITH A THICKNESS BEING NO LESS THAN ONE-FOURTH INCH FROM THE REQUIRED LAYER THICKNESS AND WITH THE SURFACE ELEVATION VARYING NO MORE THAN THREE-EIGHTHS INCH IN TEN FEET FROM THE TRUE PROFILE AND CROSS-SECTION.
4. THE SURFACE COURSE SHALL CONSIST OF A MINERAL AGGREGATE AND BINDER AS DIRECTED BY SARATOGA SPRINGS CITY AND UDOT STANDARDS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL ESTABLISH A MIX GRADATION AND THE AMOUNT OF BITUMINOUS MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND SHALL MEET THE REQUIREMENTS OF THE GRADATION SELECTED.
6. THE BITUMINOUS MATERIAL FOR THE SURFACE COURSE SHALL BE PG64-22 ASPHALT CONCRETE (AC-10 EQUIVALENT) CONFORMING TO THE REQUIREMENTS OF AASHTO-226.
7. REGARDLESS OF BITUMINOUS CONTENT AND THERE SHALL NOT BE MORE THAN THREE PERCENT VOIDS IN THE AGGREGATE.
8. THE CONTRACTOR SHALL NOT INSTALL BITUMINOUS SEAL COAT UNLESS THE AIR TEMPERATURE IS 70 DEGREES FAHRENHEIT OR HIGHER. SEAL COAT IS NOT TO BE PLACED WITHIN TEN CALENDAR DAYS OF THE PLACEMENT OF NEW SURFACE COURSE. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO SECTION 405 IF THE UTAH DEPARTMENT OF TRANSPORTATION (UTDOT) STANDARD SPECIFICATIONS.
9. THE CONTRACTOR SHALL ENSURE THAT ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO SECTION 406 OF UDOT STANDARD SPECIFICATIONS.
10. NO BITUMINOUS SURFACE COURSE SHALL BE PLACED WHEN THE TEMPERATURE OF THE AIR OR ROAD BED IS 50 DEGREES FAHRENHEIT OR BELOW, DURING RAINY WEATHER, WHEN THE BASE IS WET OR DURING OTHER UNFAVORABLE WEATHER CONDITIONS AS APPROVED BY THE CITY ENGINEER. AIR TEMPERATURE IS TO BE MEASURED IN THE SHADE.
11. SEAL COATS SHALL BE APPLIED ONLY BETWEEN JUNE 01 AND SEPTEMBER 15.

Sheet List Table	
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C-002	ABBREVIATIONS & LEGEND
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C-101	EROSION CONTROL DETAILS
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C-300	GRADING PLAN
C-301	GRADING DETAIL
C-400	UTILITY PLAN
C-500	SITE DETAILS
C-501	SITE DETAILS
C-502	SITE DETAILS - STORMTECH
LA-001	LANDSCAPE & IRRIGATION NOTES
LA-100	LANDSCAPE PLAN
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IRR-100	IRRIGATION PLAN
IRR-200	IRRIGATION ROOT ZONE PLAN
IRR-300	IRRIGATION DETAILS
IRR-301	IRRIGATION ROOT ZONE DETAILS

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS



PROPOSED SITE PLAN FOR:
PONY EXPRESS DENTAL

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH

GENERAL NOTES

ARCH. PROJECT NO: XX-XXX
DATE: 06/10/21
DRAWN BY: JR
CHECKED BY: AJS
DESIGNED BY: JR

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C-001

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ABBREVIATIONS AND LEGEND

ABBREVIATIONS

ABUT.	=	ABUTMENT
AGG.	=	AGGREGATE
APPROX.	=	APPROXIMATE
A.S.	=	AS SHOWN
AUX.	=	AUXILIARY
AVG.	=	AVERAGE
BCR	=	BEGIN OF CURB RETURN
BOW	=	BACK OF WALK
BRG.	=	BEARING
@/C.L.	=	CONTROL LINE/CENTER LINE
CATV	=	CABLE TELEVISION
CI	=	CAST IRON
CLR.	=	CLEAR/CLEARANCE
CMP	=	CORRUGATED METAL PIPE
COL	=	COLUMN
CONC.	=	CONCRETE
CONN	=	CONNECTION
CONST.	=	CONSTRUCTION
CONT.	=	CONTINUOUS
COR.	=	CORNER
CP	=	CONTROL POINT
C.F.	=	CUBIC FEET
DI	=	DUCTILE IRON
DIA./Ø	=	DIAMETER
DIP	=	DUCTILE IRON PIPE
DIM.	=	DIMENSION
DR	=	DIMENSION RATIO
DWG.	=	DRAWING
E	=	EAST
EA	=	EACH
ECR	=	END OF CURB RETURN
EL./ELEV.	=	ELEVATION
ELEC	=	ELECTRIC
EO	=	EDGE OF OIL
EST.	=	ESTIMATED
EXIST	=	EXISTING
F.F.	=	FINISHED FLOOR
F.G.	=	FINISHED GRADE
FL/ℓ	=	FLOW LINE
FT.	=	FEET
FLG.	=	FLANGE
GA.	=	GAUGE
G	=	GALLON
GALV.	=	GALVANIZED
GMH	=	GAS MANHOLE
GV	=	GAS VALVE
HA	=	HECTARE
HDPE	=	HIGH DENSITY POLYETHYLENE
HGL	=	HYDRAULIC GRADE LINE
HMA	=	HOT MIX ASPHALT
HORIZ.	=	HORIZONTAL
HP	=	HIGH PRESSURE/HIGH POINT
HWY	=	HIGHWAY
I.D.	=	INSIDE DIAMETER
INCL.	=	INCLUDES
INT	=	INTERSECTION
INV	=	INVERT
IRRIG	=	IRRIGATION
L	=	LENGTH
LIN. FT.	=	LINEAR FEET
LOC	=	LIP OF CURB
LOC.	=	LOCATION
LP	=	LIGHT POLE/LOW POINT
LT	=	LEFT
M.J.	=	MECHANICAL JOINT FITTING
MISC.	=	MISCELLANEOUS
MPa	=	MEGAPASCAL
MAX.	=	MAXIMUM
MG	=	MEGAGRAM

MH	=	MANHOLE
MIN.	=	MINIMUM
N/NO.	=	NORTH
NO./#	=	NUMBER
N.T.S.	=	NOT TO SCALE
O.C.	=	ON CENTER
O.D.	=	OUTER DIAMETER
OHP	=	OVER HEAD POWER
PC	=	POINT OF CURVATURE
PED	=	PEDESTRIAN
P/I.P.I.	=	POINT OF INTERSECTION
PIP	=	PLASTIC IRRIGATION PIPE
PL	=	PROPERTY LINE
POC	=	POINT ON CURVE
PP	=	POWER POLE
PT	=	POINT
PT	=	POINT OF TANGENCY
PVC	=	POLYVINYL CHLORIDE PLASTIC
PVC	=	POINT OF VERTICAL CURVATURE
PVT	=	POINT OF VERTICAL TANGENCY
PVI	=	POINT OF VERTICAL INTERSECTION
PVMNT	=	PAVEMENT
PVRC	=	POINT OF VERTICAL REVERSE CURVE
R/RAD.	=	RADIUS
R/C	=	REBAR AND CAP
Rd.	=	ROAD
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT OF WAY
REINF.	=	REINFORCING
REQ'D	=	REQUIRED
RET.	=	RETAINING
R.P.	=	REFERENCE POST
RT	=	RIGHT
S	=	SLOPE
S/SO.	=	SOUTH
SCH	=	SCHEDULE
SD	=	STORM DRAIN
SDMH	=	STORM DRAIN MANHOLE
SDR	=	STANDARD DIMENSION RATIO
SDWLK	=	SIDEWALK
SECT./SEC	=	SECTION
SHLD	=	SHOULDER
SHT	=	SHEET
SPA.	=	SPACING/SPACES
SQ.	=	SQUARE
STA.	=	STATION
STD.	=	STANDARD
STD.	=	STANDARD DRAWING
STR.	=	STRUCTURE
SS	=	SANITARY SEWER
SSMH	=	SANITARY SEWER MANHOLE
T	=	TANGENT DISTANCE
T.B.	=	THRUST BLOCK
TBC	=	TOP BACK OF CURB
TBW	=	TOP BACK OF WALK
TEL	=	TELEPHONE
TEMP	=	TEMPORARY
TMH	=	TELEPHONE MANHOLE
TOW	=	TOP OF WALL
TYP.	=	TYPICAL
UG	=	UNDERGROUND
UTIL.	=	UTILITY
VC	=	VERTICAL CURVE
VERT.	=	VERTICAL
W	=	WEST
W/	=	WITH
WC	=	WITNESS CORNER
WMH	=	WATER MANHOLE
WV	=	WATER VALVE
YD ² /YD2	=	SQUARE YARD
YD ³ /YD3	=	CUBIC YARD

LEGEND

EXISTING

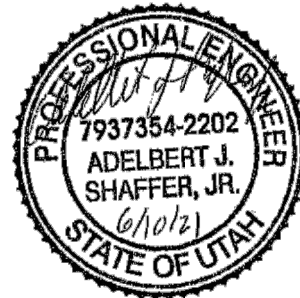
	BOUNDARY LINE
	EASEMENT LINE
	EDGE OF ASPHALT
	WATER LINE
	10" WATER LINE
	WATER VALVE
	WATER METER
	SECONDARY WATER VALVE
	SECONDARY WATER LINE
	8" SEWER LINE
	12" SEWER LINE
	SEWER MANHOLE
	12" STORM DRAIN LINE
	15" STORM DRAIN LINE
	STORM DRAIN MANHOLE
	STORM DRAIN CATCHBASIN
	COMMUNICATION LINE
	POWER LINE
	TRANSFORMER
	JUNCTION BOX
	LIGHTPOLE
	POWER POLE
	GAS LINE
	SECONDARY WATER LINE
	SIGN

PROPOSED

	1.5" WATER LINE
	6" FIRE SERVICE LINE
	4" SEWER LATERAL
	15" HDPE STORM DRAIN LINE
	12" HDPE STORM DRAIN LINE
	4" HDPE STORM DRAIN LINE
	FIRE HYDRANT
	CATCH BASIN/ CURB INLET
	STORM TECH SC-740 CHAMBER
	ADA PARKING SIGN
	ADA RAMP

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046



PROPOSED SITE PLAN FOR:
PONY EXPRESS DENTAL

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
ABBREVIATIONS & LEGEND

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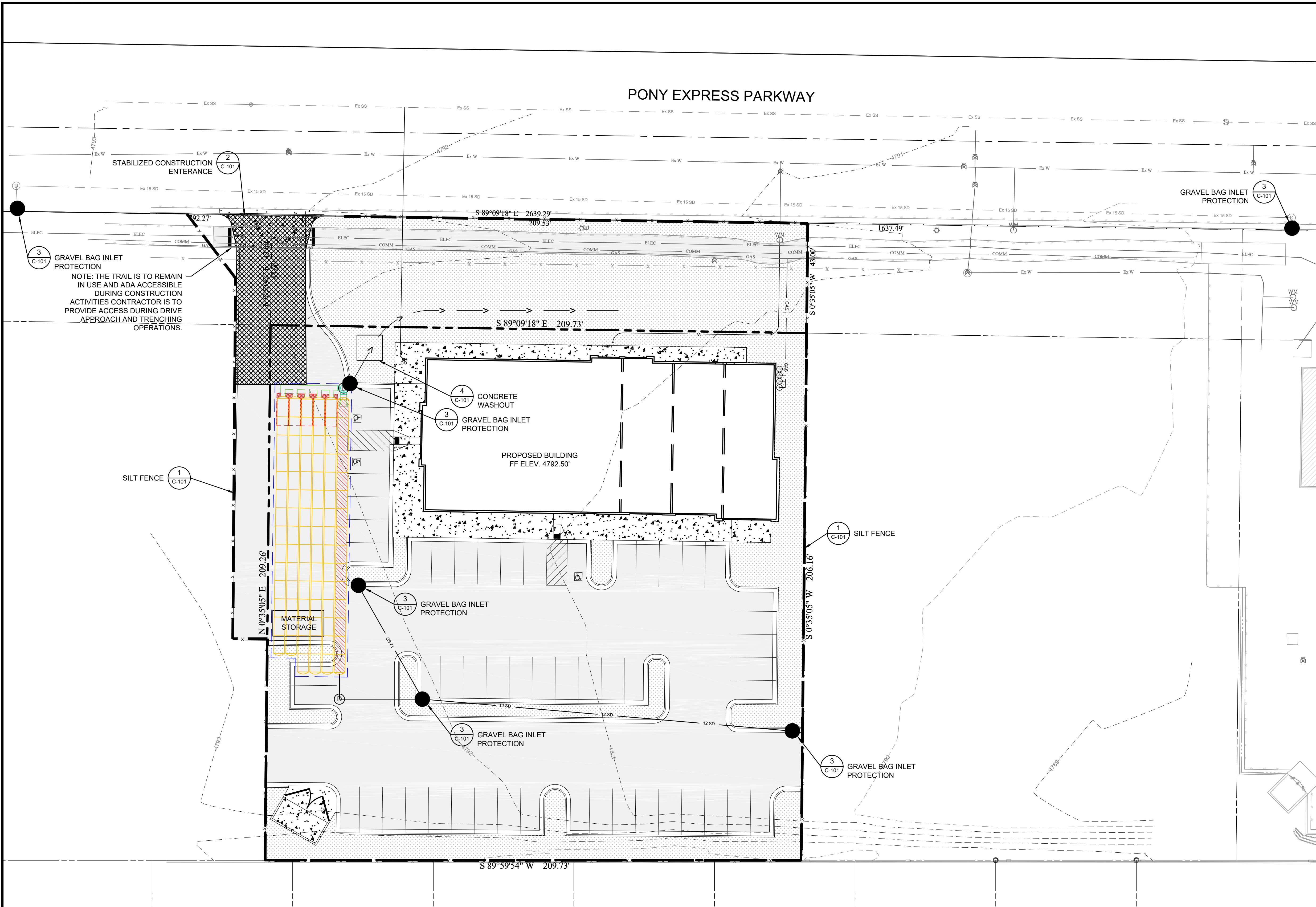
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C-002

CIVIL 2 of 13



LEGEND

— x — x — SILT FENCE

● GRAVEL BAG STORM DRAIN INLET PROTECTION

GENERAL NOTES:

1. IN THE EVENT A CHANGE OCCURS ON THIS APPROVED SITE PLAN WHICH INVOLVES ENLARGING THE AREA OF DISTURBANCE, THE CONTRACTOR SHALL CONTACT CITY OF SALT LAKE PRIOR TO THE DISTURBANCE
2. THE CONTRACTOR WILL FILL OUT EROSION AND SEDIMENT CONTROL PLAN, INSPECTION AND MAINTENANCE FORM EVERY FOURTEEN DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT AND/OR A HEAVY SNOW MELT.
3. THE CONTRACTOR WILL COMPLY WITH THE INSTALLATION AND MAINTENANCE OF THE "BEST MANAGEMENT PRACTICE (BMP) USED ON THE EROSION AND SEDIMENT CONTROL PLANS UNTIL REVEGETATION OR PERMANENT STABILIZATION HAS TAKEN PLACE.
4. THE CONTRACTOR WILL MAINTAIN STREETS TO BE FREE FROM SOIL AND DEBRIS 24 HOURS PER DAY, SEVEN DAYS A WEEK.
5. DUST CONTROL MEASURES WILL BE ON SITE AND IN WORKING ORDER WHEN SOIL IS DISTURBED. DUST CONTROL WILL BE USED 24 HOURS, SEVEN DAYS PER WEEK AS CONDITIONS DICTATE THE CONTRACTOR WILL INCREASE EQUIPMENT AS NEEDED TO CONTROL DUST.
6. THE CONTRACTOR WILL PREVENT SEDIMENTS FROM ENTERING UTILITIES BY INSTALLING FILTER FABRIC OR OTHER APPROVED DEVICES AROUND STRUCTURES.
7. ALL EXCAVATED MATERIAL MUST BE KEPT WITHIN THE "LIMITS OF DISTURBANCE."
8. PLACE GEOTEXTILE STYLE SILT FENCES PRIOR TO ANY EXCAVATIONS INDICATED BY THE EROSION CONTROL DRAWINGS. THE EROSION/SEDIMENTATION CONTROL (E.S.C.) MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED CONSTRUCTION.
9. CONTRACTOR SHALL INSTALL GRAVEL BAG INLET PROTECTION ON ALL PROPOSED STORM DRAIN LINE AFTER INSTALLATION OF CATCH BASINS AND MANHOLES. SEE STORM DRAIN PLANS FOR LOCATIONS OF STRUCTURES
7. PRIOR TO WORKING IN THE PUBLIC WAY, A LICENSED, INSURED, AND BONDED CONTRACTOR, WHO HAS SAID INFORMATION ON FILE WITH SLC ENGINEERING, MUST OBTAIN A PUBLIC WAY PERMIT FROM SLC ENGINEERING AND PERHAPS A TRANSPORTATION PERMIT. ALL WORK IN THE PUBLIC WAY SHALL FOLLOW APWA STANDARDS.

CALL BEFORE YOU DIG.
IT'S FREE & IT'S THE LAW
(801) 462-1111
—800-662-4111
208-2100
SALT LAKE COUNTY
188 EAST 2000 SOUTH
SALT LAKE CITY, UT 84143

20 0 20 40 60

Scale 1" = 20'

North Arrow

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

PROFESSIONAL ENGINEER
ADELBERT J. SHAFFER, JR.
6/10/21
STATE OF UTAH

PROPOSED SITE PLAN FOR:
PONY EXPRESS DENTAL

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
EROSION CONTROL PLAN

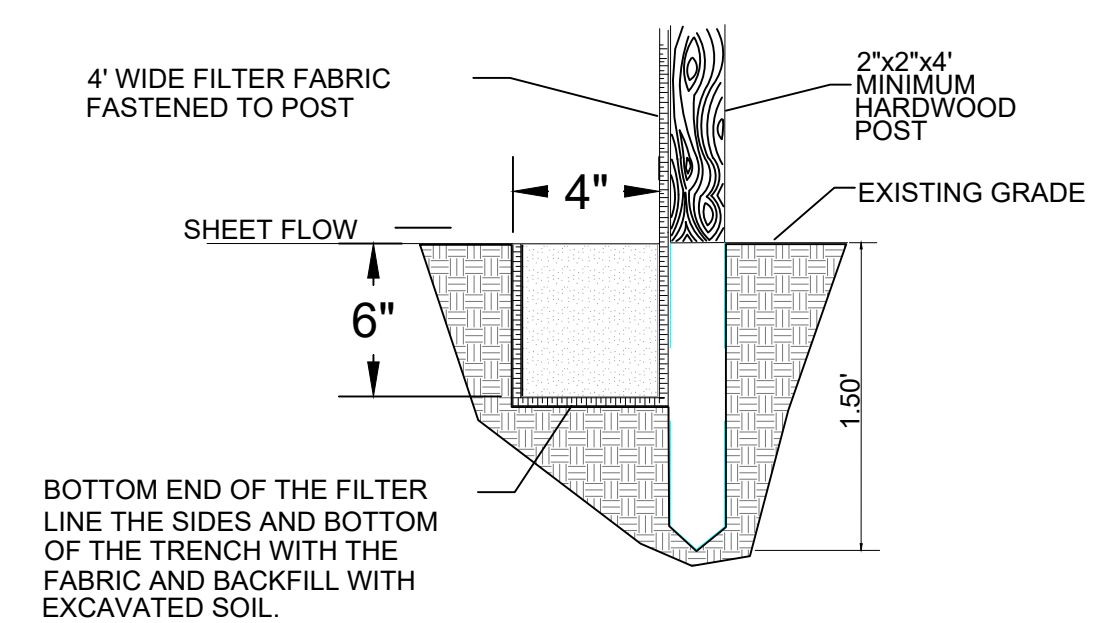
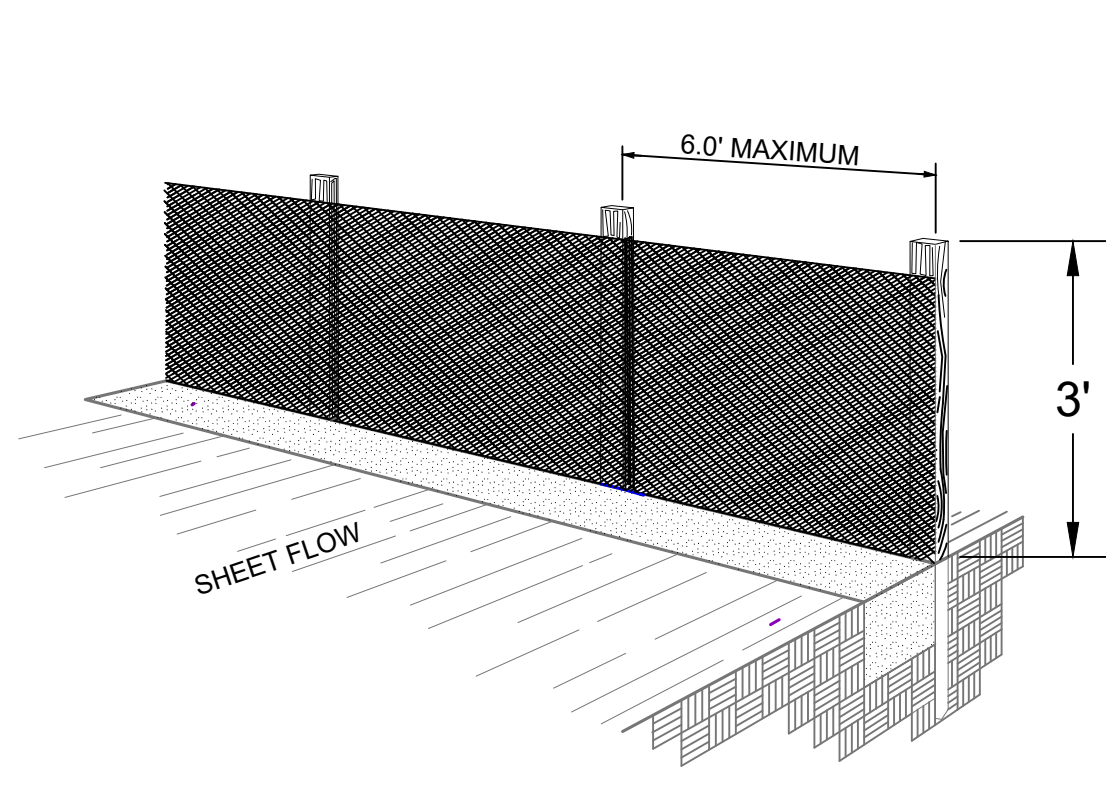
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C-100

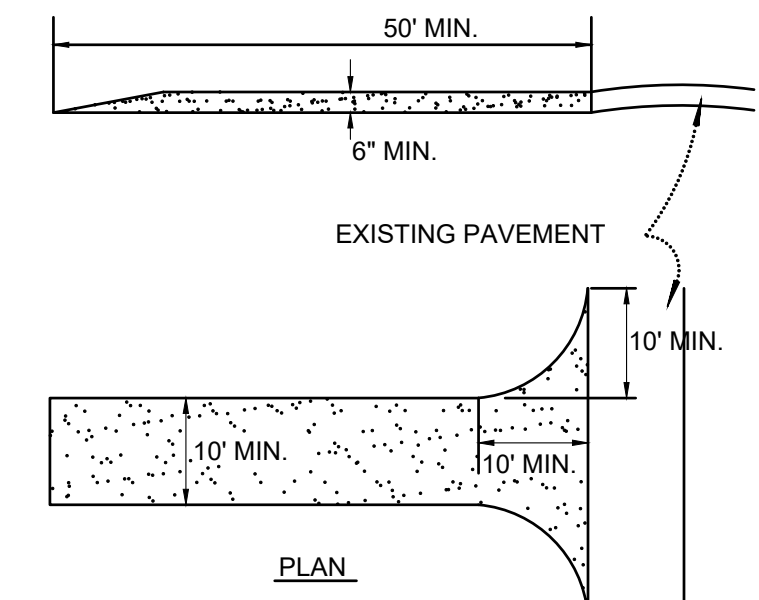
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1. WHERE POSSIBLE, LAYOUT THE SILT FENCE 5.0' TO 10.0' BEYOND THE TOE OF SLOPE.
2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
3. WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
4. EXTEND THE BOTTOM 3" OF FILTER FABRIC TO LINE ALL THREE SIDES OF THE TRENCH.
5. TO AVOID EXCESSIVE PONDING OF WATER AT LOW POINTS ALONG THE FENCE, PROVIDE AN OPENING IN THE SILT FENCE AND INSTALL A CHECK DAM.
6. AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE FILTER FABRIC AT A POST WITH A 0.50' OVERLAPS AND SECURELY FASTEN BOTH ENDS TO THE POST.
7. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.

1 Silt Fence

NTS

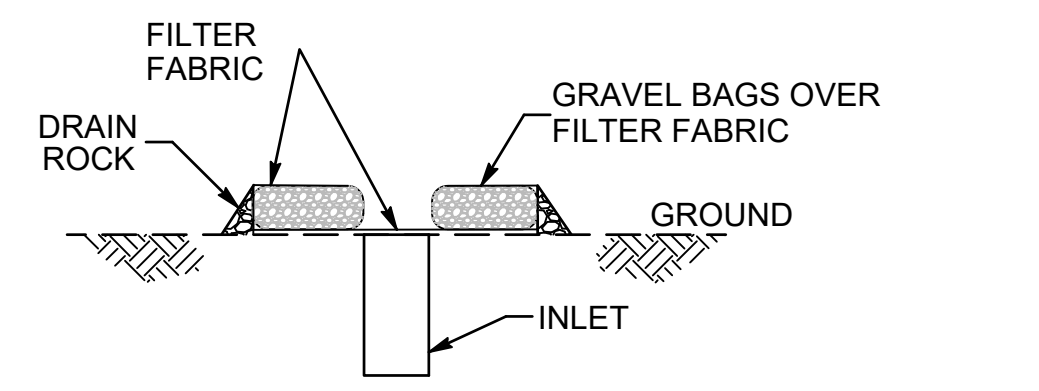


STABILIZED CONSTRUCTION ENTRANCE NOTES:

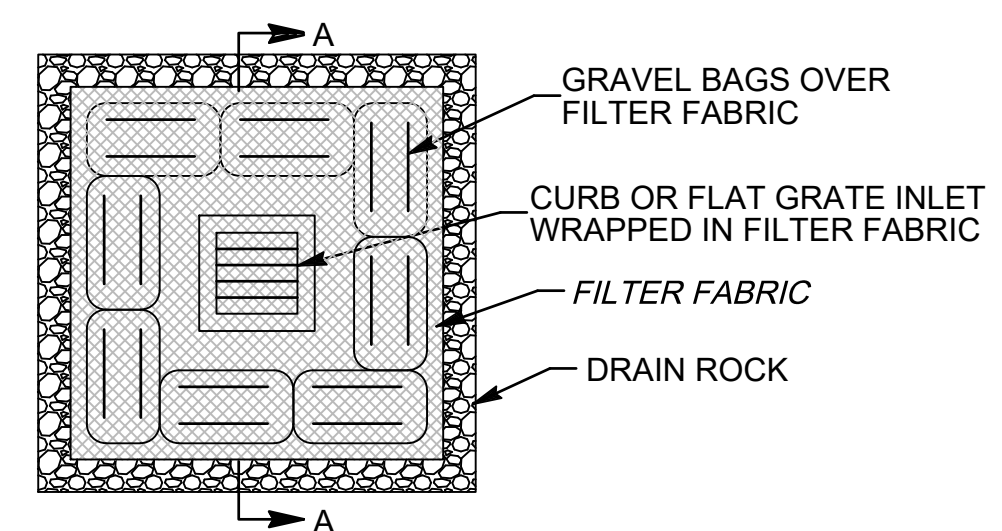
1. STONE SIZE - USE 4" STONE, OR RECLAIMED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET
3. THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OF EGRESS OCCURS.
5. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SIDE SLOPES WILL BE PERMITTED.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
7. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAINFALL.

2 Stabilized Construction Entrance

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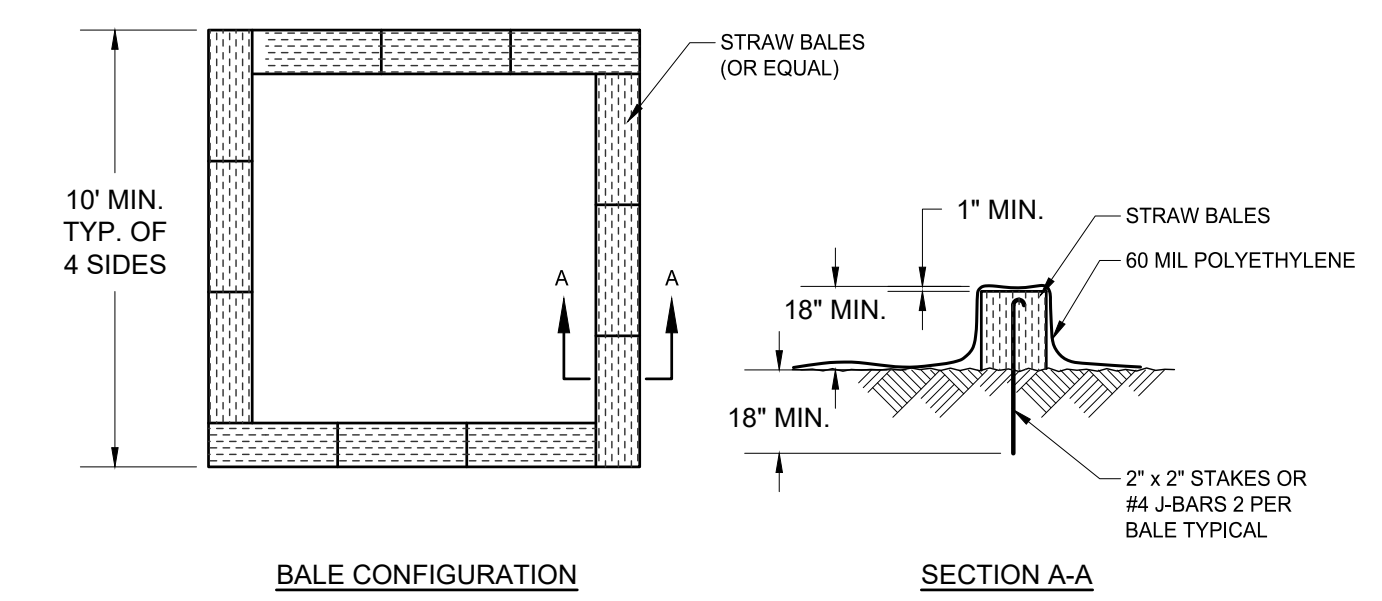


SECTION A-A
SCALE: NONE



3 Gravel Bag Inlet Protection

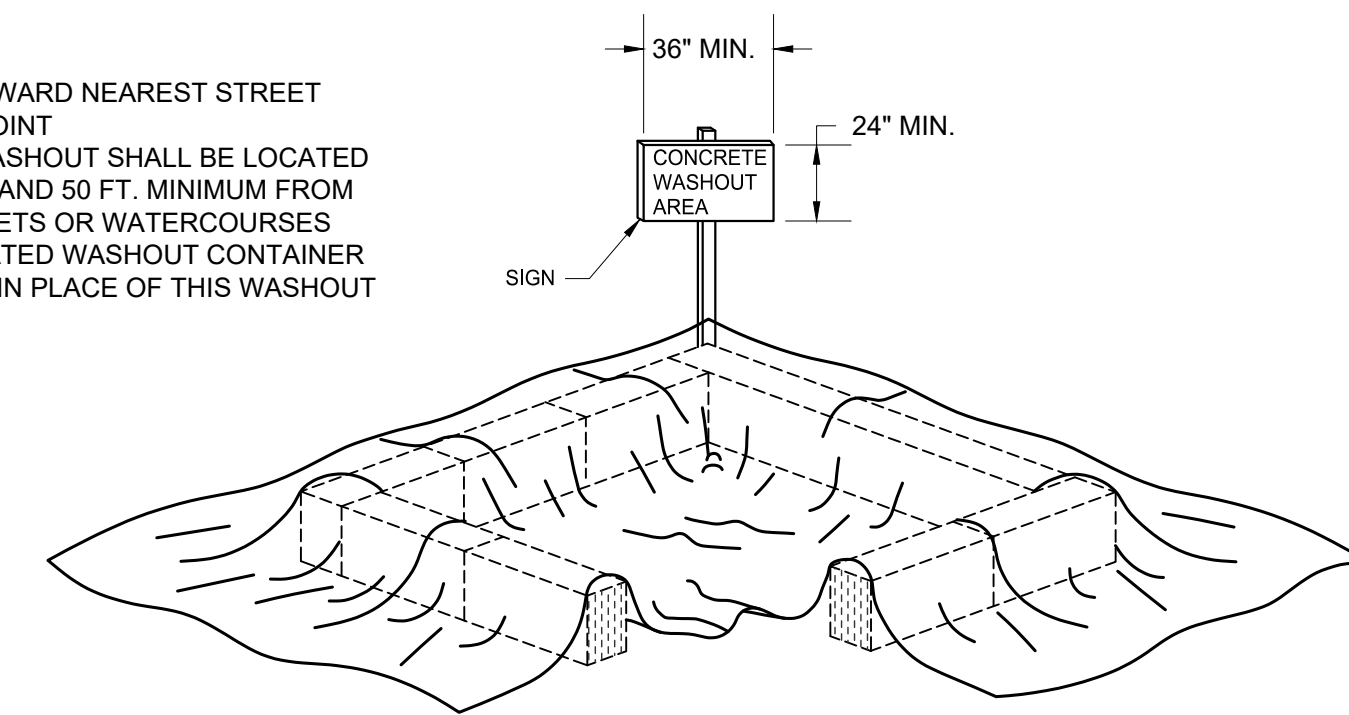
NTS



BALE CONFIGURATION

SECTION A-A

- NOTES:
1. FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT
 2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES
 3. A PREFABRICATED WASHOUT CONTAINER MAY BE USED IN PLACE OF THIS WASHOUT DESIGN



THIS SECTION REMOVED FOR GRAPHICAL REPRESENTATION ONLY. STRAW BALE PERIMETER SHALL BE CONTINUOUS.

4 Concrete Washout Detail

NTS

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

VDG

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046)



PROPOSED SITE PLAN FOR:

PONY EXPRESS DENTAL

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
EROSION CONTROL DETAILS

ARCH. PROJECT NO: XX-XXX
DATE: 06/10/21
DRAWN BY: JR
CHECKED BY: AJS
DESIGNED BY: JR
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SHEET TITLE

C-101



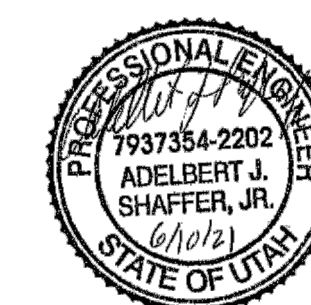
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[illegible]

PARKING STALL COUNT	
51	STANDARD STALLS
3	ADA STALLS
54	TOTAL STALLS

VDG VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS



PROPOSED SITE PLAN FOR:
PONY EXPRESS DENTAL

PONY EXPRESS PARKWAY EAGLE MOUNTAIN, UTAH SITE PLAN

ARCH. PROJECT NO: XX-XXX
DATE: 06/10/21
DRAWN BY: JR
CHECKED BY: AJS
DESIGNED BY: JR

DATE	REVISION
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06/10	REVIEW COMMENTS

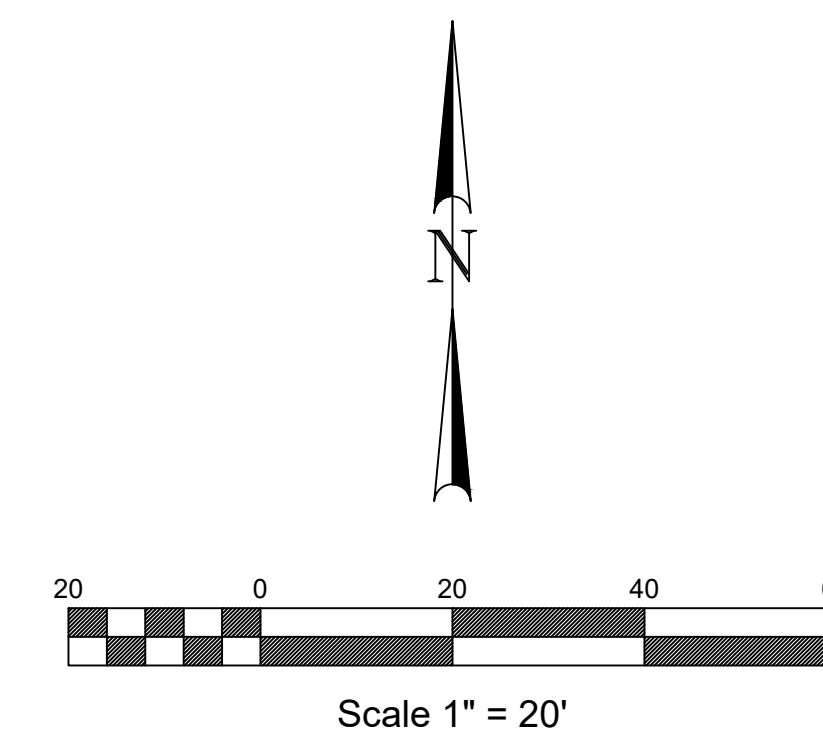
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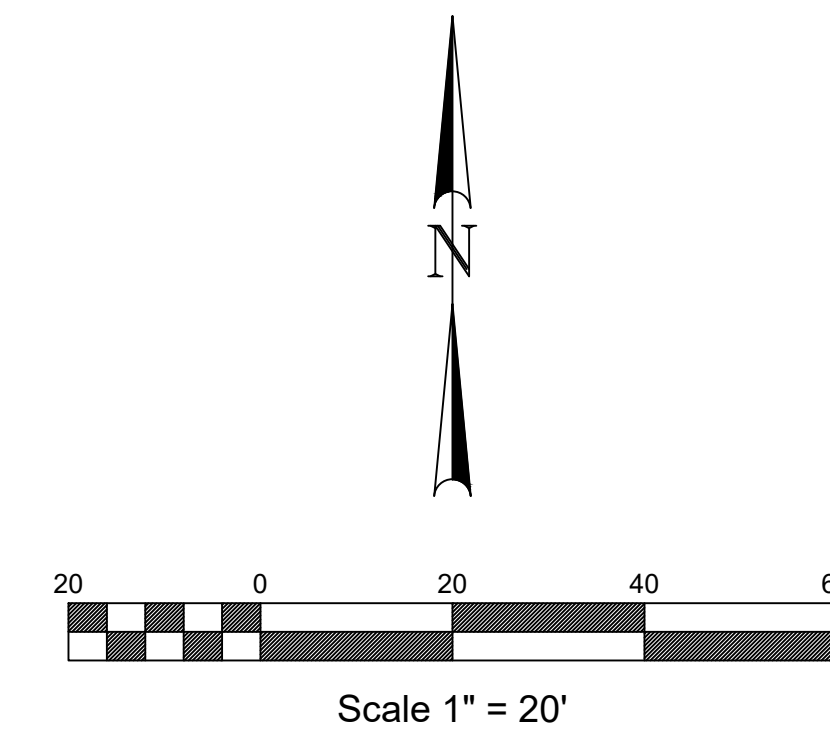
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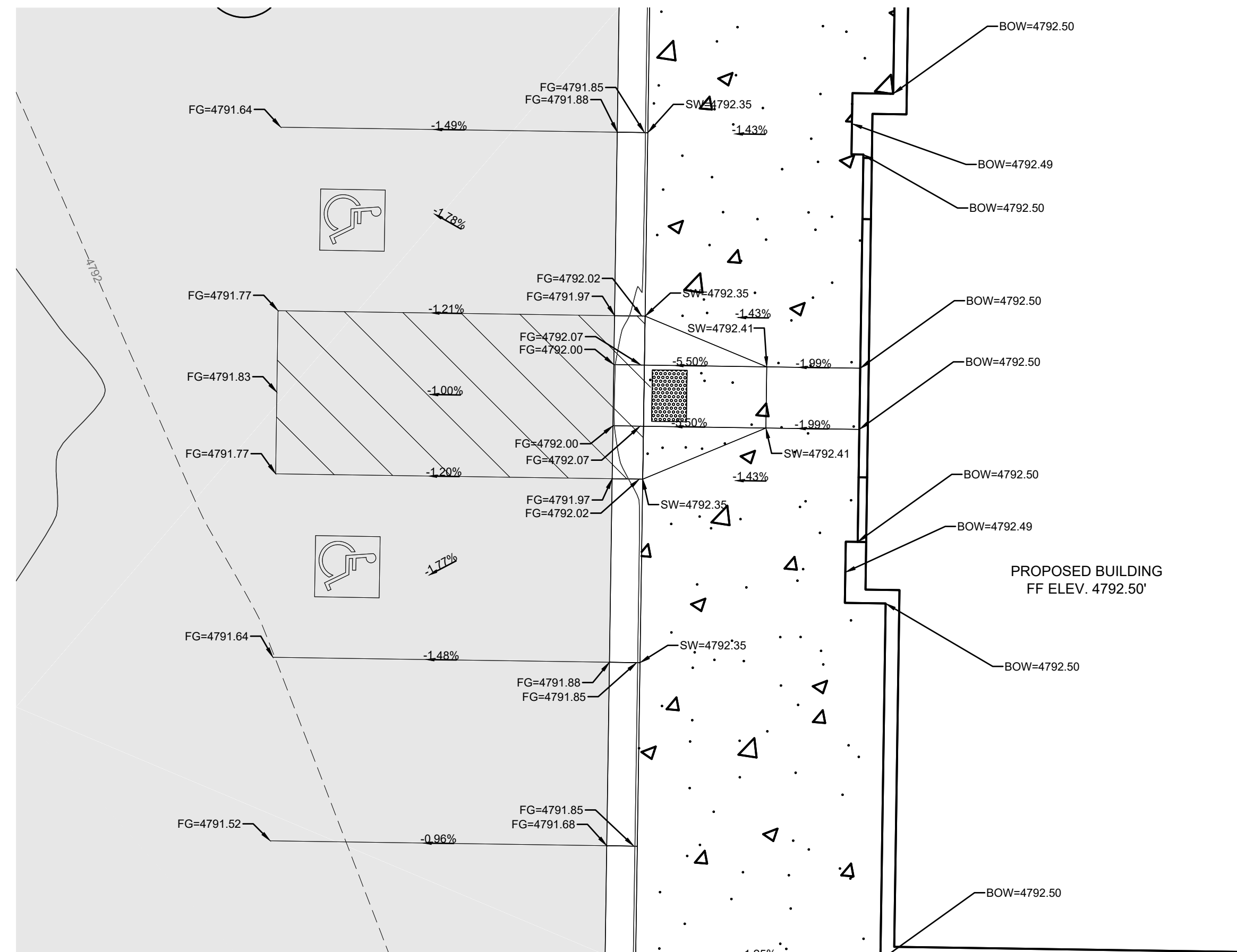
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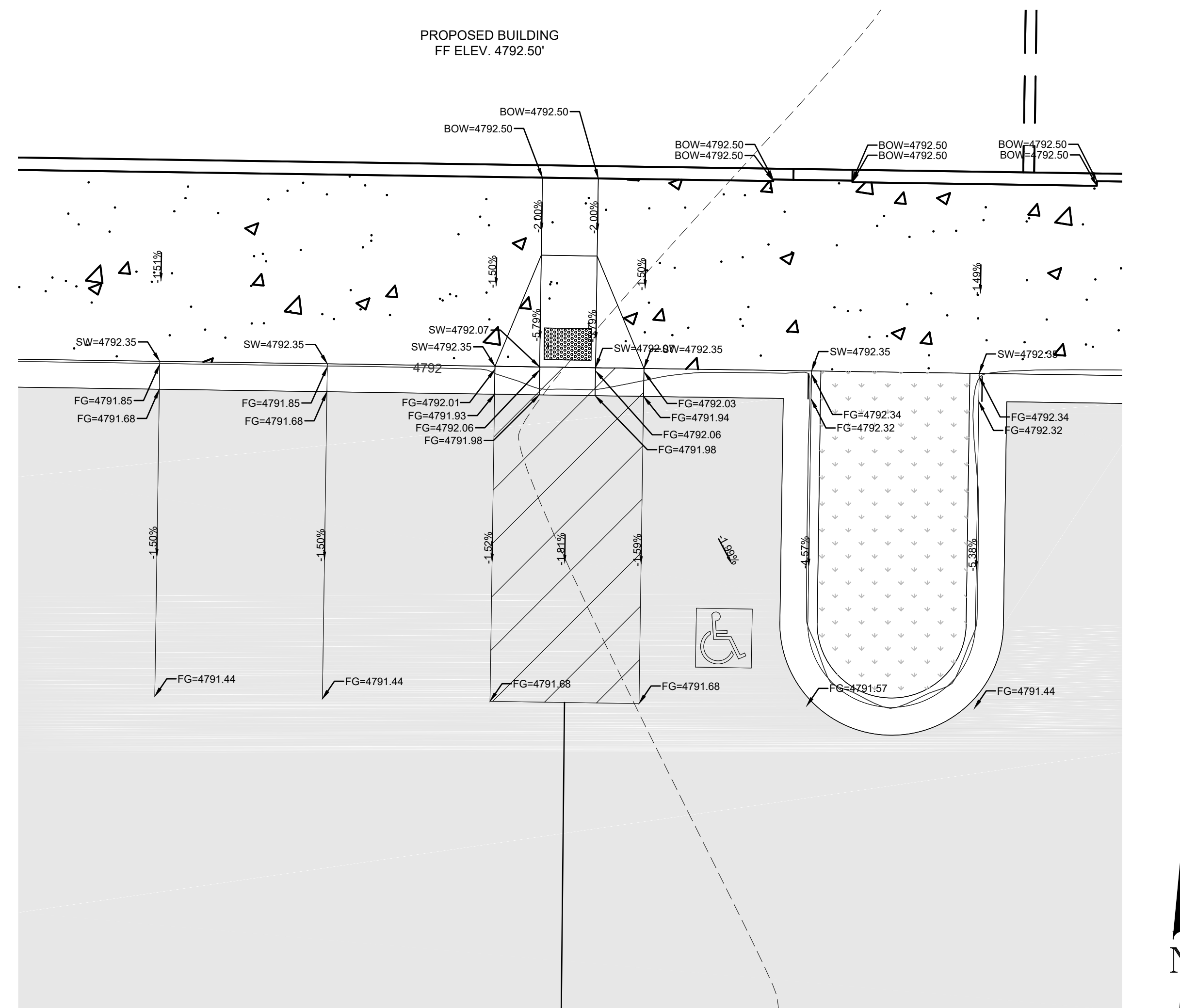
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VINCENT DESIGN GROUP, INC.
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401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046



1 ADA Grading Detail



2 ADA Grading Detail

[illegible]

PROPOSED SITE PLAN FOR:
PONY EXPRESS DENTAL

PROPOSED SITE PLAN FOR:

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
GRADING DETAIL

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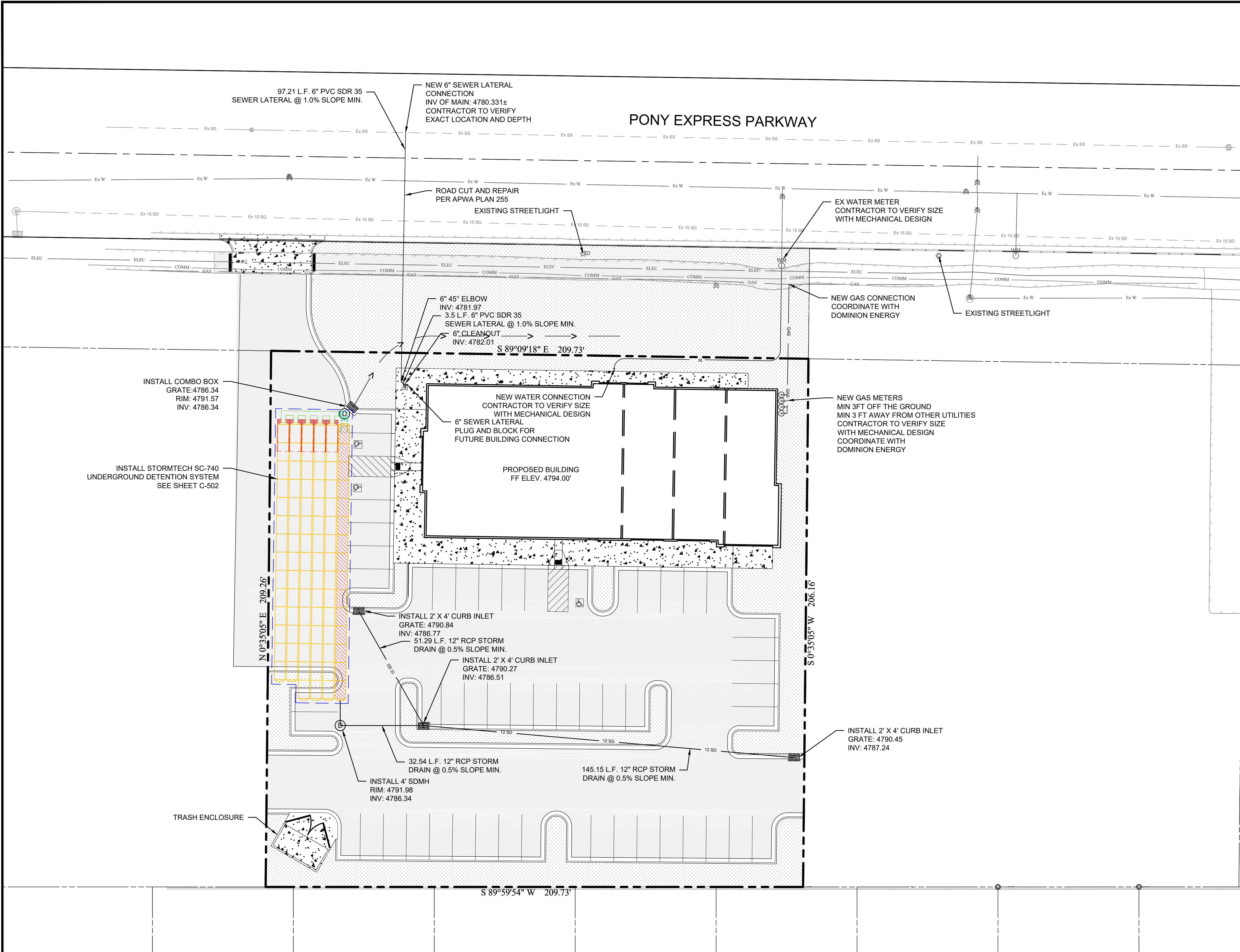
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Hydrology Report

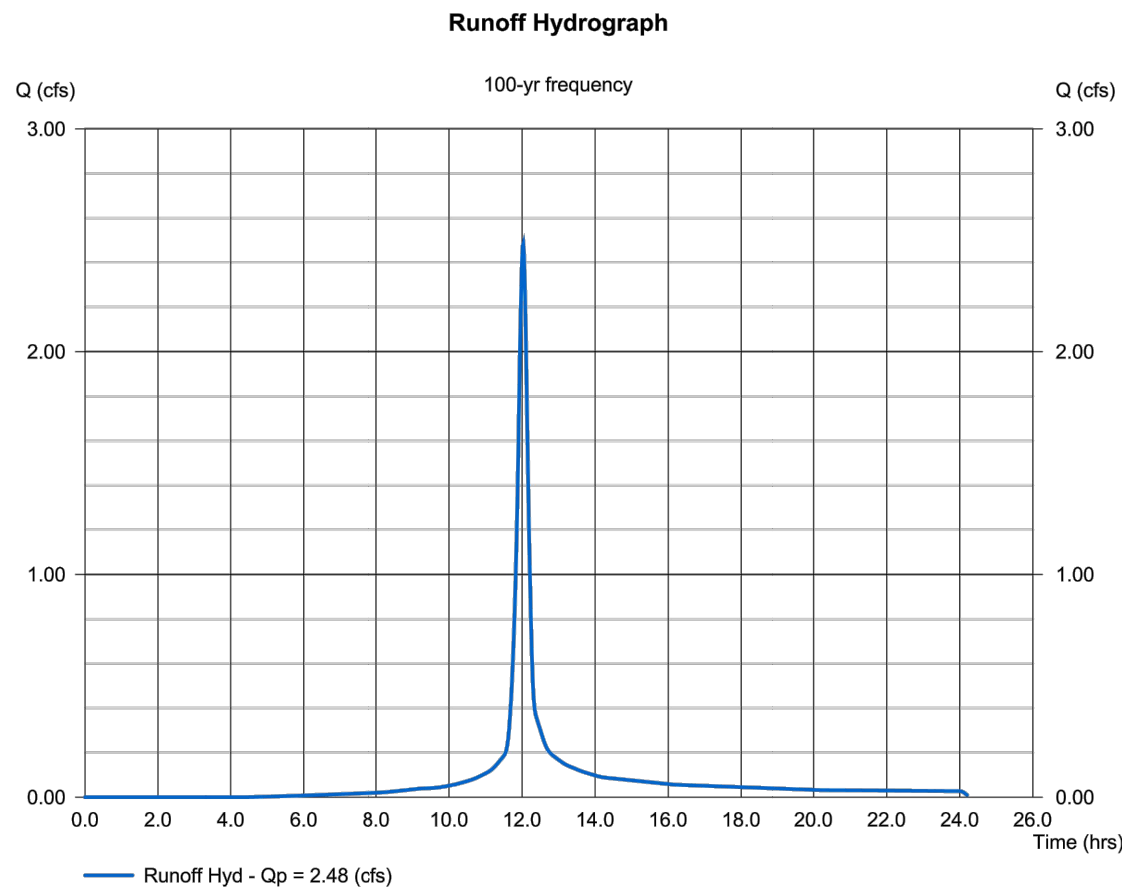
Hydroflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Friday, Jan 8 2021

<Name>

Hydrograph type	= SCS	Peak discharge (cfs)	= 2,484
Storm frequency (yrs)	= 100	Time interval (min)	= 1
Drainage area (ac)	= 1,260	Curve number (CN)	= 95
Basin Slope (%)	= See Worksheet	Hydraulic length (ft)	= See Worksheet
Tc method	= TR55	Time of conc. (min)	= 14
Total precip. (in)	= 2.03	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 6,913 (cuft), 0.169 (acft)



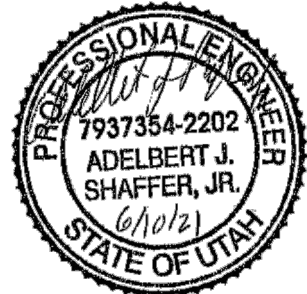
TR55 Tc Worksheet

Hydroflow Express by Intuitive

SCS

<Name>

Description	A	B	C	Totals
Sheet Flow				
Manning's n-value	= 0.024	0.011	0.011	
Flow length (ft)	= 250.0	0.0	0.0	
Two-year 24-hr precip. ((in))	= 1.08	0.00	0.00	
Land slope (%)	= 2.00	0.00	0.00	
Travel Time (min)	= 8.10	+ 0.00	+ 0.00	= 8.10
Shallow Concentrated Flow				
Flow length (ft)	= 340.00	340.00	340.00	
Watercourse slope (%)	= 2.00	2.00	2.00	
Surface description	= Paved	Paved	Paved	
Average velocity (ft/s)	= 2.87	2.87	2.87	
Travel Time (min)	= 1.97	+ 1.97	+ 1.97	= 5.91
Channel Flow				
X sectional flow area ((sqft))	= 0.00	0.00	0.00	
Wetted perimeter ((ft))	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	= 0.00	0.00	0.00	
Flow length (ft)	= 0.0	0.0	0.0	
Travel Time (min)	= 0	+ 0	+ 0	= 0.00
Total Travel Time, Tc				14.00 min



PROPOSED SITE PLAN FOR: PONY EXPRESS DENTAL

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
UTILITY PLAN

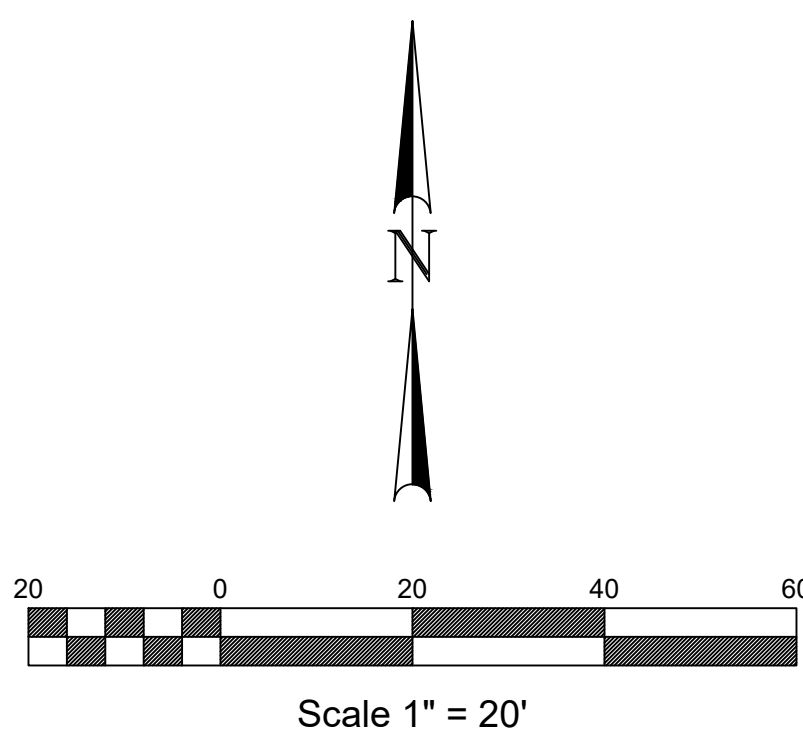
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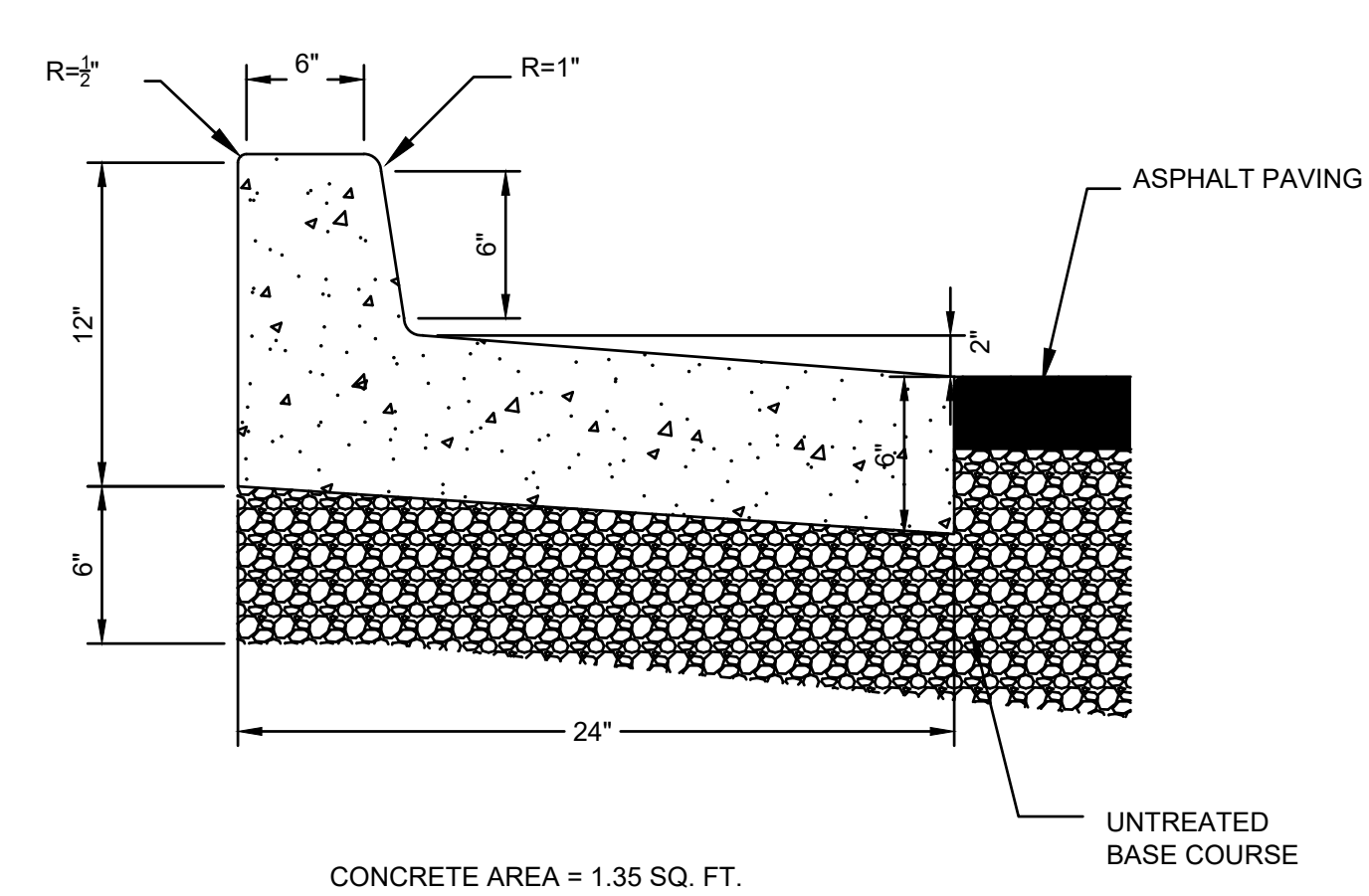
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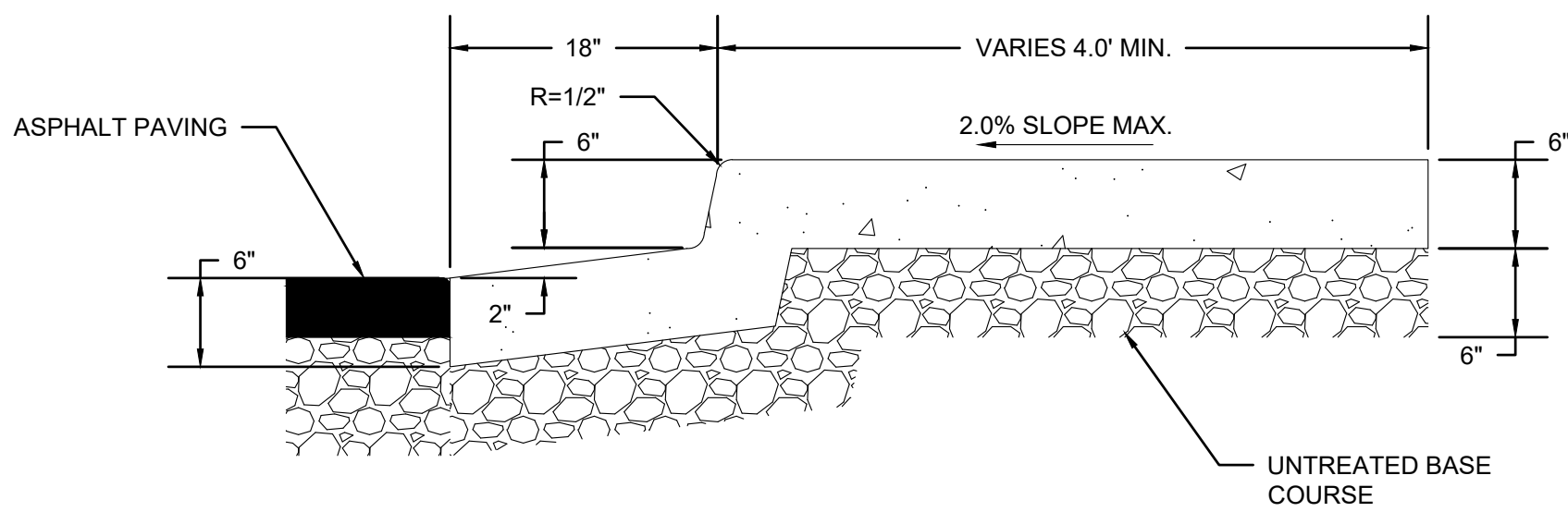
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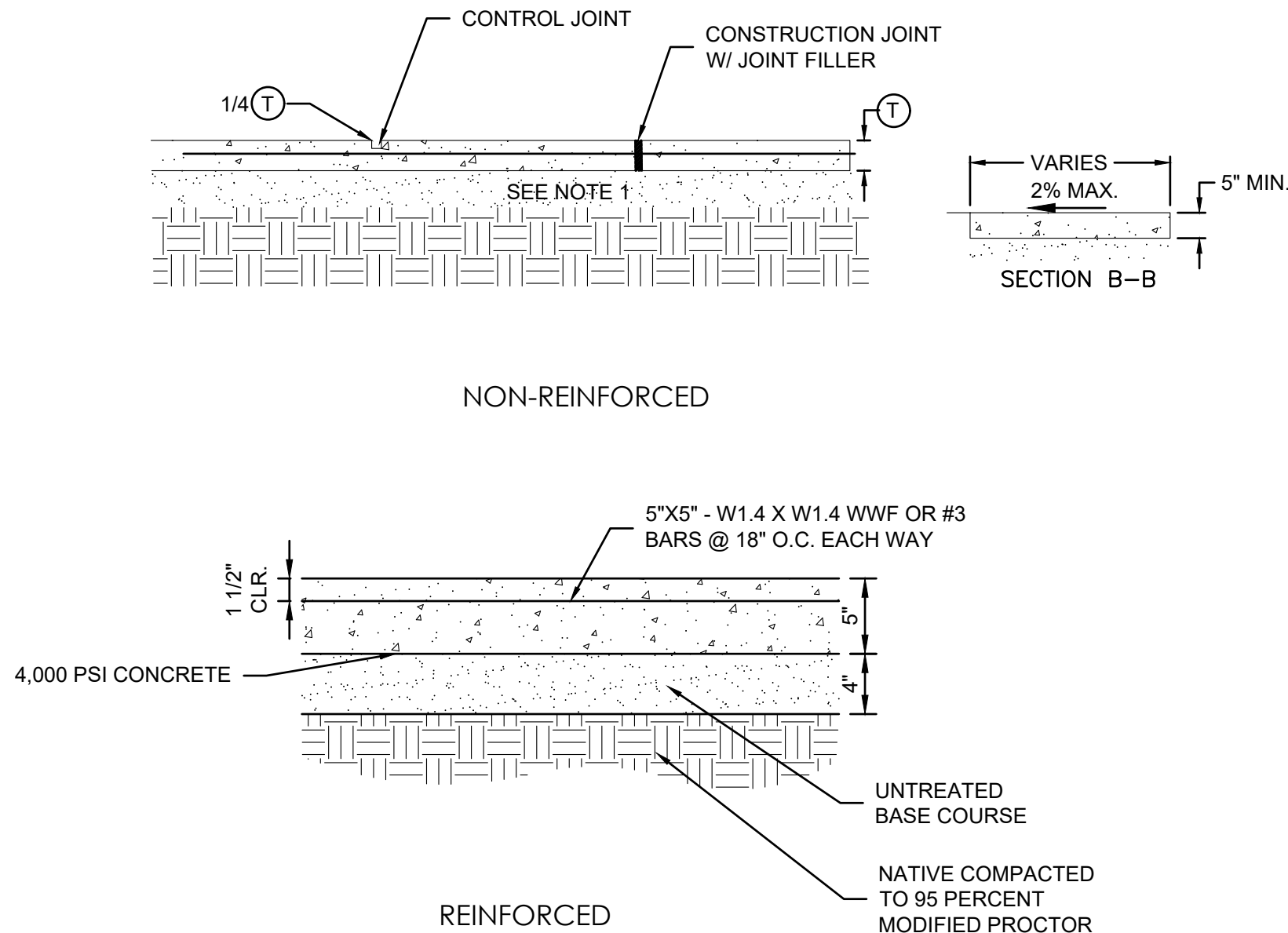
1 24" Release Curb and Gutter Detail
NTS

- NOTES:
1. UNTREATED BASE COURSE: PROVIDE MATERIAL AS PER SPECIFICATIONS. DO NOT USE GRAVEL OR SEWER ROCK. PLACE AS PER SPECIFICATIONS. COMPACT AS STATED IN SPECIFICATIONS TO A MODIFIED PROCTOR DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION.
 2. CONCRETE: CURBS SHALL BE CONSTRUCTED OF 4000 PSI CONCRETE...
A. IF NECESSARY, PROVIDE CONCRETE THAT ACHIEVES DESIGN STRENGTH IN LESS THAN 7 DAYS. USE CAUTION, HOWEVER AS SPIDER CRACKS DEVELOP IF AIR TEMPERATURE EXCEEDS 90 DEGREES F.
B. UNLESS SHOWN OTHERWISE, PROVIDE 1/2 INCH RADIUS ON CONCRETE EDGES EXPOSED TO PUBLIC VIEW.
 3. EXPANSION JOINTS: FULL DEPTH 1/2 INCH THICK TYPE F1 JOINT FILLER MATERIAL PER SPECIFICATIONS. SET TOP OF FILLER FLUSH WITH SURFACE FOR CONCRETE. PLACE JOINTS TO MATCH EXPANSION JOINT LOCATIONS IN SIDEWALK.
 4. CONTRACTION JOINTS: PLACE JOINTS AT 10 FEET INTERVALS. MAKE ALL JOINTS AT LEAST 1/8 INCH WIDE AND 2 INCHES DEEP.



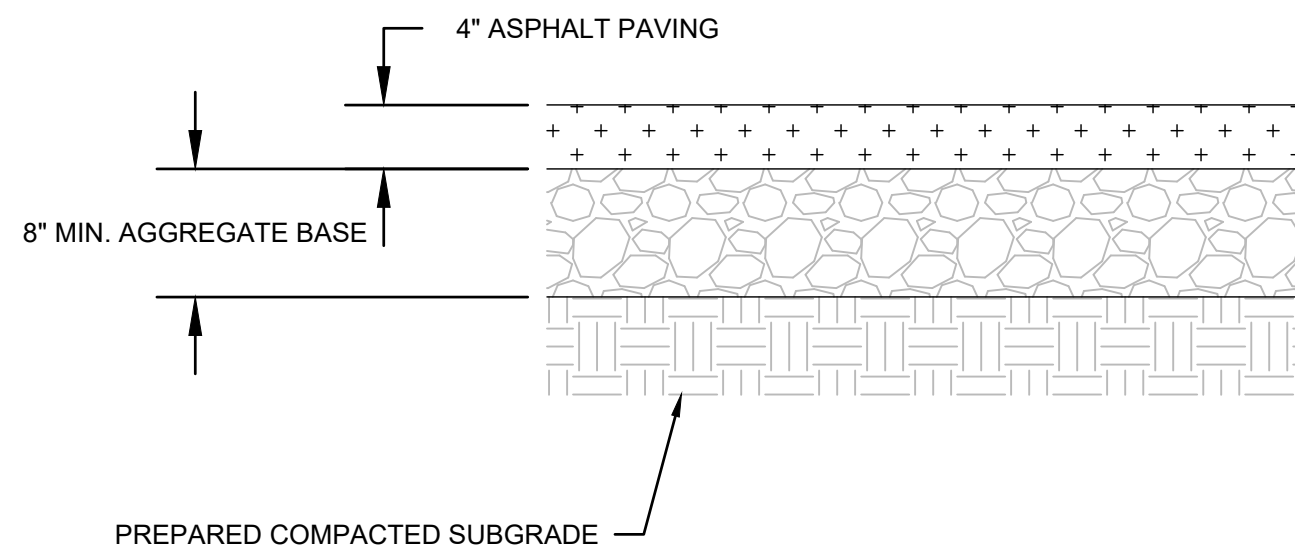
2 Concrete Monolithic Sidewalk Detail
NTS

- NOTES:
1. UNTREATED BASE COURSE: PROVIDE MATERIAL AS PER SPECIFICATIONS. DO NOT USE GRAVEL OR SEWER ROCK. PLACE AS PER SPECIFICATIONS. COMPACT AS STATED IN SPECIFICATIONS TO A MODIFIED PROCTOR DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION.
 2. CONCRETE: SIDEWALKS SHALL BE CONSTRUCTED OF 4000 PSI CONCRETE AND BE A MINIMUM OF 6 INCHES THICK. PLACE PER SPECIFICATIONS.
A. IF NECESSARY, PROVIDE CONCRETE THAT ACHIEVES DESIGN STRENGTH IN LESS THAN 7 DAYS. USE CAUTION, HOWEVER AS SPIDER CRACKS DEVELOP IF AIR TEMPERATURE EXCEEDS 90 DEGREES F.
B. UNLESS SHOWN OTHERWISE, PROVIDE 1/2 INCH RADIUS ON CONCRETE EDGES EXPOSED TO PUBLIC VIEW.
 3. EXPANSION JOINTS: FULL DEPTH 1/2 INCH THICK TYPE F1 JOINT FILLER MATERIAL PER SPECIFICATIONS. SET TOP OF FILLER FLUSH WITH SURFACE FOR CONCRETE. PLACE JOINTS TO MATCH EXPANSION JOINT LOCATIONS IN SIDEWALK.
 4. CONTRACTION JOINTS: MAKE CONTRACTION JOINTS VERTICAL.
A. MAKE JOINTS AT LEAST 1/8 INCH WIDE AND 1 INCH DEEP OR 1/4 SLAB THICKNESS IF THE SLAB IS GREATER THAN 4 INCHES THICK.
B. PROVIDE A 1/2 INCH RADIUS TOOLED UP
C. MAXIMUM LENGTH TO WIDTH RATIO FOR NON SQUARE PANELS IS 1.5 TO 1.
D. MAXIMUM PANEL LENGTH IS 15 FEET.

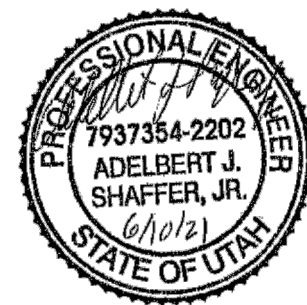


3 Concrete Flatwork Detail
NTS

- NOTES:
1. UNLESS SHOWN OTHERWISE, PROVIDE 1/2 INCH RADIUS ON CONCRETE EDGES EXPOSED TO PUBLIC VIEW.
 2. ALL CONCRETE DYE FOR COLORED CONCRETE SHALL BE MIXED IN THE TRUCK FOR UNIFORM COLOR THROUGHOUT
 3. CONTRACTION JOINTS (CRACK CONTROL JOINT)
- JOINT SPACING MEASURED IN FEET SHALL NOT EXCEED TWICE THE SLAB THICKNESS MEASURED IN INCHES OR 15 FEET MAXIMUM.
- JOINTS SHALL NOT BE LAID OUT EXCEEDING A DIMENSIONAL RATION OF 1.5:1 IN ANY DIRECTION.
- JOINT DEPTH = T/3 WHERE T IS THE DEPTH OF CONCRETE SLAB IN INCHES
- USE MECHANICAL CONTROL JOINT-VOID FORMER IN LIEU OF SAW CUTTING OR TOOLING IS ACCEPTABLE.
 4. CONSTRUCTION JOINTS
- SPACING SHALL BE ACCORDING TO CONTRACTION JOINTS.
- PROVIDE A KEYWAY AT 1"X3" NOMINAL.
- PROVIDE SMOOTH DOWELS (DIAMOND DOWEL SYSTEMS) ACCORDING TO SPACING RECOMMENDATIONS PROVIDED BY MANUFACTURE. PROVIDE DATA SHEETS TO ENGINEER FOR APPROVAL.
- IF DEFORMED BAR IS TO USED IN A CONSTRUCTION JOINT IT MUST BE APPROVED BY ENGINEER PRIOR TO CONSTRUCTION AND A SLEEVE SHALL BE PROVIDED FOR MOVEMENT. PROVIDE #5 BAR @ 14' O.C.
- PROVIDE AN EXPANSION CAP ON END OF DOWEL BAR.
- PLACE JOINT FILLER TO FULL VERTICAL DEPTH, SECURING FILLER TO FORMWORK OR OTHER TO PREVENT MOVEMENT. WHEN BUTTED TOGETHER, DO NOT LEAVE VOIDS OR GAPS BETWEEN FILLER UNITS.
 5. PROVIDE A JOINT LAYOUT PLAN FOR APPROVAL BEFORE CONCRETE IS FORMED OR POURED, CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC. RELATIVE TO WORK.



3 ASPHALT PAVING CROSS SECTION
NTS



PROPOSED SITE PLAN FOR:
PONY EXPRESS DENTAL

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
SITE DETAILS

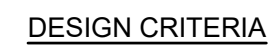
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C-500

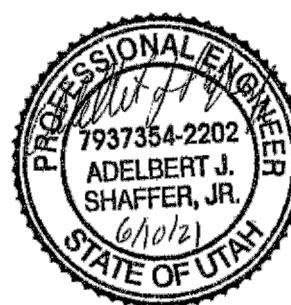


- A. CONCRETE MASONRY UNIT GRADE N, MEDIUM WEIGHT CONFORMS TO ASTM C90.
- B. REINFORCING STEEL=GRADE 60.
- C. MAXIMUM SOIL BEARING PRESSURE=1000 PSF
- D. WIND DESIGN 70 MPH, EXPOSURE "B" AND SEISMIC ZONE 4.

NOTES:

FOOTING TO BE CLASS "B" CONCRETE.
F'_c=2500 PSI

GROUT ALL CELLS CONTAINING REBAR INCLUDING BOND BEAMS.



PROPOSED SITE PLAN FOR:
PONY EXPRESS DENTAL

PONY EXPRESS PARKWAY EAGLE MOUNTAIN, UTAH SITE DETAILS

SITE DETAILS

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VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046

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PROPOSED SITE PLAN FOR:

PROPOSED SITE PLAN FOR:
PONY EXPRESS DENTAL

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH

SITE DETAILS

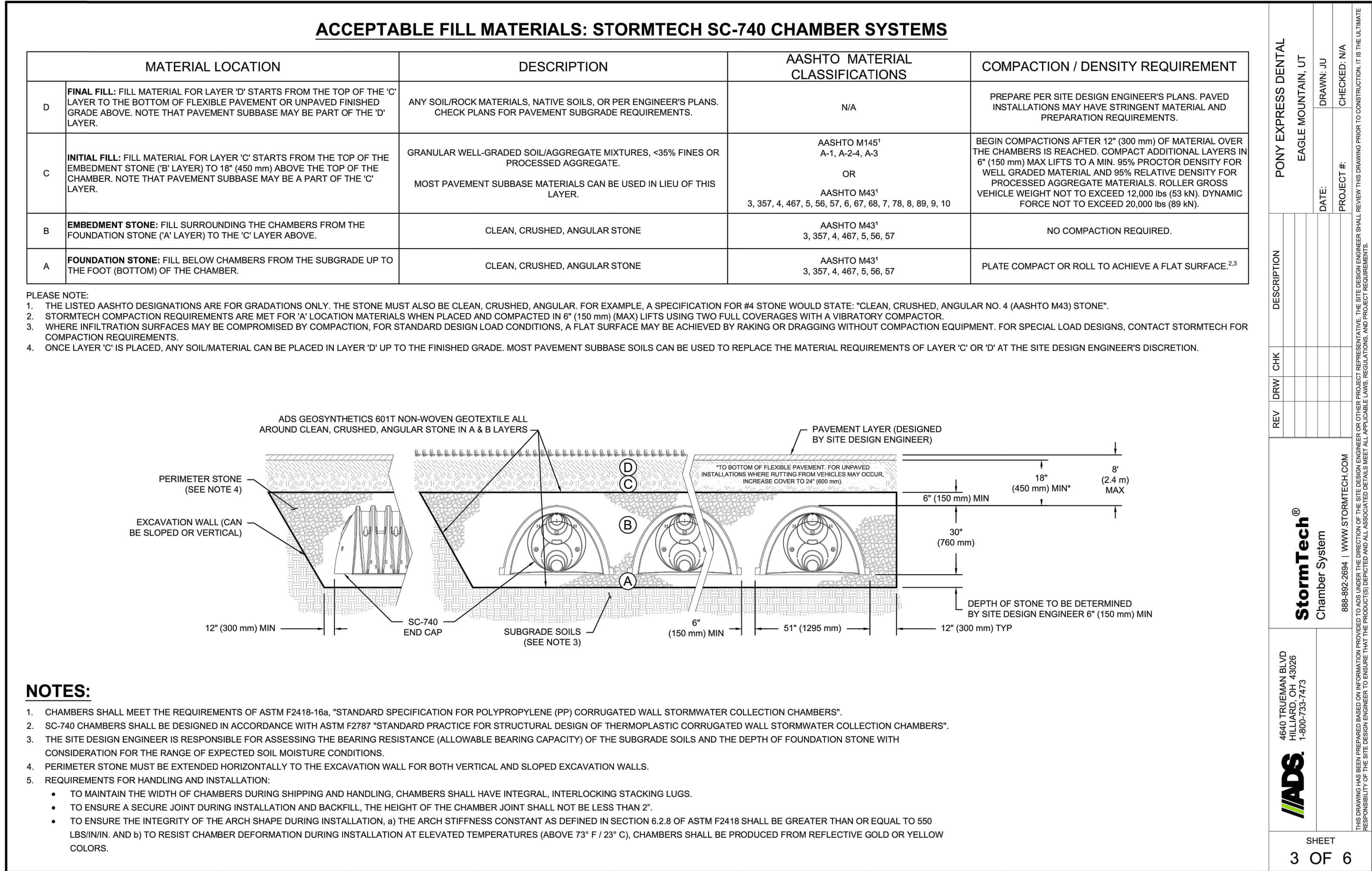
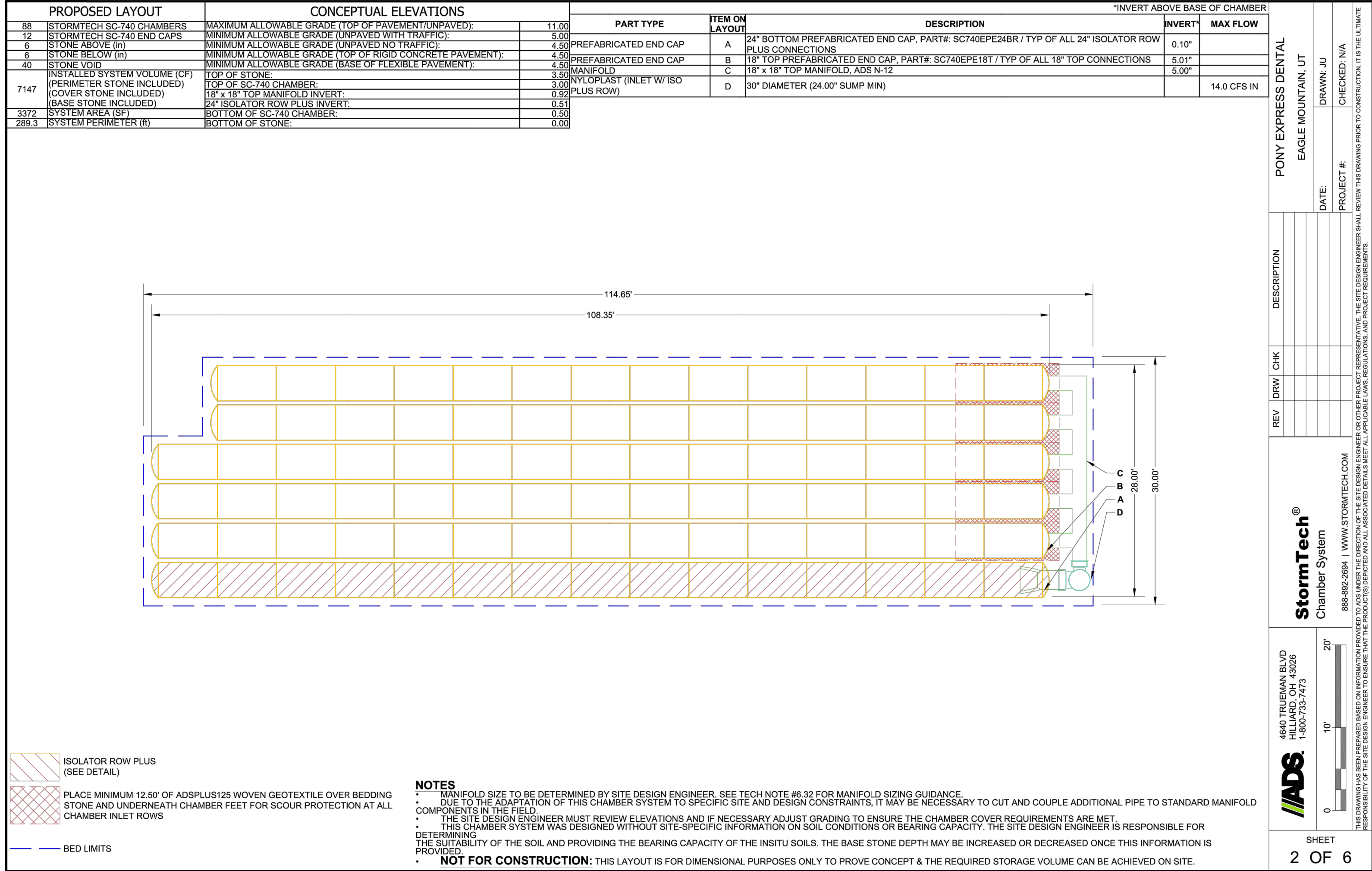
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SHEET TITLE

C-501



GENERAL CONSTRUCTION NOTES:

1. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OR DEFICIENCY IN QUANTITIES, IF ANY. NO CLAIM SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR LANDSCAPE DESIGNER FOR EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
2. THE LANDSCAPE DESIGNER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES OF PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE LANDSCAPE DESIGNER. THE CONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.
4. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE LANDSCAPE DESIGNER REGARDING ALLEGED INACCURACY OF CONSTRUCTION STAKES. REMEDIAL WORK REQUIRED TO CORRECT ANY ITEMS OR IMPROPER CONSTRUCTION WORK SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.
5. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE DESIGNER AND THE CONTRACTOR OR SUBCONTRACTOR.
6. IT SHALL BE THE RESPONSIBILITY OF THE BIDDER TO VERIFY QUANTITIES INCLUDING EXCAVATION, BORROW, EMBANKMENT, SHRINK, OR SWELL, GROUND COMPACTION, HAUL AND OTHER ITEMS AFFECTING HIS BID TO COMPLETE THE GRADING TO THE ELEVATIONS SHOWN ON THE PLANS AND TO BASE HIS BID SOLELY UPON HIS OWN VERIFIED QUANTITIES. IT SHALL BE THE BIDDER'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE DESIGNER OF MAJOR DISCREPANCIES PRIOR TO CONSTRUCTION.

PLANTING NOTES:

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, GROUNDCOVERS, MULCH AND OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE OF MAJOR DISCREPANCIES PRIOR TO CONSTRUCTION. SOME ADJUSTMENT IN THE FIELD MAY BE REQUIRED PER OWNER DISCRETION.
2. THE CONTRACTOR SHALL STAKE THE LOCATION OF PLANT MATERIAL AND SHALL HAVE LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. GROUNDCOVERS SHALL BE PLANTED A MINIMUM OF 3' FROM EDGE OF WALKS, WALLS, BUILDINGS, AND CURBS UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.
4. BARK MULCH - AREAS NOT OTHERWISE COVERED BY TURF, PAVING, GROUNDCOVER OR BUILDINGS SHALL RECEIVE A MINIMUM OF 3" THICKNESS OF BARK MULCH. A MULCH SAMPLE SHALL BE SUBMITTED TO LANDSCAPE DESIGNER OR OWNER FOR APPROVAL PRIOR TO INSTALLATION.
5. STONE MULCH - AREAS NOTED ON PLANS FOR STONE MULCH SHALL RECEIVE A MINIMUM OF 3" THICKNESS OF MULCH. A STONE MULCH SAMPLE SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
6. AREAS TO RECEIVE STONE MULCH TO BE SPRAYED WITH A CONTACT HERBICIDE AND SHALL BE COVERED WITH DEWITTS PRO-5 WEED BARRIER FABRIC OR APPROVED EQUAL. OVERLAP SEAMS 6 INCHES AND STAPLE AT 5 FEET ON CENTER EACH WAY WITH 2 AT EACH CORNER. CONTRACTOR SHALL ALSO APPLY A PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
7. ALL PLANT MATERIALS SHALL MEET ANLA & ANSI STANDARD SPECIFICATIONS. PLANT MATERIALS SHALL BE ORDERED BY BOTANICAL NAME. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING AND IN ADVANCE, BY THE OWNER'S REPRESENTATIVE.
8. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE. PLANT MATERIAL SHALL BE WARRANTIED BY THE CONTRACTOR FOR 1 YEAR AFTER INSTALLATION HAS BEEN ACCEPTED AS COMPLETE.
9. PRIOR TO COMMENCENT OF WORK, THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITY INSTALLATIONS THAT MAY BE AFFECTED BY HIS WORK AND SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH INSTALLATIONS CAUSED AS A RESULT OF LANDSCAPE INSTALLATIONS.
10. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN SODDED AREAS AND ALL PLANT MATERIALS FOR A PERIOD OF 90 DAYS AND 120 DAYS FOR SEEDED AREAS. UPON COMPLETION OF THE MAINTENANCE PERIOD, THE OWNER WILL ASSUME MAINTENANCE RESPONSIBILITIES.
11. ACCEPTABLE TOPSOIL, WHETHER IMPORTED OR FROM SITE, SHALL BE FERTILE, LOOSE, FRIABLE SOIL MEETING THE FOLLOWING REQUIREMENTS:

CHEMICAL CHARACTERISTICS

- 1) pH: 5.5-8.0
2) EC (ELECTRICAL CONDUCTIVITY): < 3.0 MMHOS/CM
3) SAR (SODIUM ADSORPTION RATIO): < 6.0

PHYSICAL CHARACTERISTICS

- 1) SAND: 15 TO 60%
2) SILT: 10 TO 60%
3)CLAY: 5 TO 30%
4)ORGANIC MATTER: > 1%
5) CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN 1 1/2 INCH 38 MM IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS.
6) SOIL SHALL NOT CONTAIN MORE THAN 2% BY VOLUME OF ROCKS MEASURING OVER 3/32 INCH 2 MM IN LARGEST SIZE.

TOPSOIL SHOULD BE NATURAL, FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FREE OF SUBSOIL, ROOTS, GRASS, AN EXCESSIVE AMOUNT OF WEEDS, STONE AND FOREIGN MATTER. OBTAIN ADDITIONAL TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE. IF EXISTING TOPSOIL IS TO BE USED OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN FOUR (4) INCHES. TOPSOIL SHALL CONFORM TO QUALITY CONTROL STANDARDS STATED ABOVE.

IRRIGATION NOTES:

1. THE IRRIGATION SYSTEM SHOWN IS SCHEMATIC AND APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE WITHOUT EXCESSIVE SPRAYING ONTO SIDEWALKS, FENCES, ETC. LOCATE LINES IN NON-PAVED AREAS WHERE POSSIBLE. NO TEES, ELS, OR OTHER CONNECTIONS SHALL BE PLACED UNDER A PAVED AREA IF POSSIBLE. SPECIFIC EMITTERS AND LOCATIONS ARE NOT SHOWN ON THE PLAN AND ARE SUBJECT TO FIELD ADJUSTMENT. THE ENDS OF ALL LATERALS SHALL HAVE AN AUTOMATIC DRAIN.
2. IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE ON-SITE PRIOR TO BEGINNING WORK. IF DISCREPANCY EXISTS BETWEEN WATER PRESSURE TESTED ON-SITE AND THAT NOTED ON PLAN, CONTRACTOR SHALL IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT. SYSTEM IS DESIGNED BASED UPON 40PSI STATIC PRESSURE AT ALL P.O.C. (POINT OF CONNECTION) LOCATIONS. THE DESIGN OPERATING PRESSURE FOR EACH VALVE IS 35 PSI.
3. CONTRACTOR SHALL FURNISH AND INSTALL MATERIAL AND EQUIPMENT PERTAINING TO THE IRRIGATION SYSTEM HEREIN SPECIFIED OR SHOWN ON THE DRAWINGS. THIS SHALL INCLUDE ALL ITEMS OF A MINOR NATURE NECESSARY TO COMPLETE INSTALLATION.
4. THE CONTRACTOR SHALL MAKE NECESSARY IN-FIELD ADJUSTMENTS TO AVOID OBSTRUCTIONS OR COMPENSATE FOR DIFFERENCES BETWEEN THE SITE AND PLAN. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR REVISION OF MAJOR DEPARTURES FROM THE PLAN WITHOUT WRITTEN APPROVAL FROM THE OWNER. CONTRACTOR TO PROVIDE THE APPROPRIATE DEGREE OF ARC IN EACH HEAD THAT PROVIDES HEAD-TO-HEAD COVERAGE WITHOUT EXCESSIVE OVERSPRAY ONTO WALKS, BUILDINGS, ROADS, ETC.
5. IRRIGATION CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO RELOCATING OR ALTERING SPRINKLER HEADS, VALVES, PIPING, ETC. DUE TO A CHANGE IN OR UNKNOWN SITE CONDITIONS.
6. IRRIGATION CONTRACTOR TO CAP ALL FLUSH CAP ENDS HAND TIGHT BEFORE BACKFILL.
7. ALL VALVE AND FLUSH BOX COVERS SHALL MATCH GROUND COVER. GREEN COVERS TO BE IN TURF AND TAN COVERS IN PLANTING BEDS.
8. EACH REMOTE CONTROL VALVE SHALL BE CONNECTED TO AN AUTOMATIC CONTROLLER WITH #14 PILOT WIRE AND #14 COMMON WIRE - TYPE U.F., COPPER, U.L. APPROVED, SOLID STRAND.
9. ALL AUTOMATIC CONTROLLERS, RISERS, BACKFLOW PREVENTERS AND HOSE BIBS SHALL BE SET PLUMB. SPRINKLER HEAD RISERS, QUICK COUPLER VALVES AND ALL VALVES WITH STEMS SHALL BE SET PERPENDICULAR TO FINISH GRADE.
10. IRRIGATION CONTRACTOR SHALL COORDINATE WORK W/ PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT PITS.
11. ALL MATERIALS SHALL BE INSTALLED AS DETAILED IN THE PLANS. IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED, THEN THE CONTRACTOR SHALL INSTALL PER MANUFACTURERS SPECIFICATIONS. IF A CONTRADICTION OCCURS, NOTIFY THE OWNER IMMEDIATELY.
12. ADJUST HEADS AND BUBBLERS (IF APPLICABLE) FOR PROPER HEAD TO HEAD COVERAGE.
13. USE SCH 40 PVC PIPE FROM WATER OR SHUT OFF VALVE TO BACKFLOW PREVENTER.
14. IRRIGATION CONTRACTOR TO USE TEFLON TAPE ON ALL THREADED JOINTS.
15. EACH DRIPLINE ZONE IS REQUIRED TO HAVE AN AIR RELIEF VALVE AND FLUSH VALVE. THE FLUSH VALVE IS TO BE INSTALLED AT THE LOWEST POINT OF THE ZONE.
16. BRAND EACH VALVE BOX W/ 2" LETTERING SHOWING ZONE NUMBER (EX. Z1) THIS STAMP IS TO MATCH THE ZONE AND CONTROLLER ASSOCIATED WITH THE VALVE'S OPERATION.
17. EXTEND ALL SLEEVES 1'-0" INTO EACH PLANTING AREA.
18. NO PIPES SHALL BE INSTALLED PARALLEL AND DIRECTLY OVER ANOTHER LINE. MINIMUM HORIZONTAL CLEARANCE FOR SLEEVES FOR THIS PROJECT SHALL BE 3 INCHES. CLEARANCE FROM LINE OF OTHER TRADES SHALL BE 6 INCHES.
19. CONTROL WIRING SHALL HAVE A 1" MINIMUM CONDUIT WITHIN THE SLEEVE.
20. SLEEVE LOCATIONS SHALL BE SHOWN ON THE RECORD DRAWINGS.
21. ALL SLEEVES SHALL BE CAPPED AND KEPT CLEAR OF DIRT AND DEBRIS.

22. INSTALL A 36" LENGTH OF #4 REBAR ADJACENT TO EACH END OF THE SLEEVE. TOP OF ROD SHALL BE THREE INCHES BELOW FINISH GRADE. A SECTION OF SURVEYOR'S VINYL TAPE SHALL BE TIED TO THE END OF THE ROD AND BROUGHT TO THE SURFACE. THE TAPE SHALL BE VISIBLE UNTIL ALL WORK IS COMPLETED.
23. ALL SLEEVES TO BE SCHEDULE 40 PVC. USE FULL LENGTHS WHERE POSSIBLE. SOLVENT WELD ALL FITTINGS WITH APPROPRIATE PRIMER AND SOLVENT. ANY REQUIRED ADDITIONAL FITTINGS TO BE SCHEDULE 40.
24. VALVES W/ LESS THAN 3 GPM SHALL RECEIVE A RAINBIRD RBY SERIES Y-STRAINER OR EQUAL UPSTREAM.
25. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL IRRIGATION SLEEVEING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
26. PRIOR TO OWNERS APPROVAL, AN IRRIGATION "TUNE-UP" SHALL BE PERFORMED AS FOLLOWS:
- a. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
- b. ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH THE Y-STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
- c. IRRIGATION VALVES STATION NUMBER, CONTROLLER DESIGNATION, AND LOCATION ARE TO BE DOCUMENTED ON A SHEET OF PAPER. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER, AN ADDITIONAL COPY SHALL BE PROVIDED TO OWNER.
27. CONTRACTOR SHALL PERFORM THE FOLLOWING:
- a. VISIT SITE AND VERIFY EXISTING GRADES, CONSTRUCTION AND CONDITIONS.
- b. VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE ANY NOTIFICATIONS REQUIRED.
- c. NOTIFY OWNER OF DISCREPANCIES BETWEEN PLAN AND FIELD.
- d. RESTORE DAMAGED AREAS CAUSED BY CONTRACTOR TO THE SATISFACTION OF THE OWNER.
- e. BE SATISFIED THAT THE PLAN CAN BE CONSTRUCTED, FUNCTIONAL AND COMPLETE.
28. CONTRACTOR SHALL DETERMINE BIDDING QUANTITIES. ALL QUANTITIES SHOWN IN THESE PLANS ARE TO GIVE THE CONTRACTOR A COMPARISON COUNT ONLY.
29. ALL MATERIALS AND WORKMANSHIP SHALL BE TRUE TO TYPE, FORM, FINISH AND OF THE HIGHEST STANDARDS OF THE TRADE. DAMAGED OR INFERIOR MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT DELAY.
30. THE IRRIGATION CONTRACTOR SHALL COORDINATE ALL IRRIGATION WORK WITH OTHER CONTRACTORS AND OR SUBCONTRACTORS.
31. ALL EQUIPMENT SHALL BE MAINTAINED WHILE UNDER CONSTRUCTION. MAINTENANCE INCLUDES: WATER SCHEDULING, REPLACEMENT OF DEFECTIVE OR DAMAGED EQUIPMENT, ADJUSTMENT AND READJUSTMENT OF HEADS AND OTHER EQUIPMENT.
32. CONTRACTOR TO INSURE THE FOLLOWING:
- a. LINES AND VALVES ARE TO BE PLACED WITHIN PLANTING BEDS & PROJECT LIMITS. THESE PLANS ARE SCHEMATIC. CONTRACTOR SHALL SIZE PIPE, PLAN SIZES ARE MINIMUMS.
- b. 100% COVERAGE OF IRRIGATION SYSTEM (HEAD TO HEAD COVERAGE FOR TURF) TO ALL PLANTS REGARDLESS OF SIZE OR TYPE.
33. CONTRACTOR TO PROVIDE IRRIGATION MAINTENANCE AS DESCRIBED IN ITEM 31 AFTER ACCEPTANCE FOR THE PERIOD INDICATED IN THE LANDSCAPE SPECIFICATIONS OR 90 DAYS WHICHEVER IS GREATER.
34. CONTROLLER SHALL BE GROUNDED AND PROTECTED FROM LIGHTNING AND SURGE PROTECTION PER MANUFACTURER'S RECOMMENDATION.
35. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING VALVES, HEADS, SLEEVES, GATE VALVES AND OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER PRIOR TO CONSTRUCTION OF MAJOR DISCREPANCIES. IN CASE OF A DISCREPANCY BETWEEN THE NUMBER OF IRRIGATION PARTS INDICATED ON THE DRAWINGS AND THE TOTAL NUMBER INDICATED ON THE IRRIGATION LEGEND, THE DRAWINGS SHALL BE ACCEPTED AS CORRECT. SOME ADJUSTMENTS IN THE FIELD MAY BE REQUIRED PER OWNER DIRECTION.

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801)-484-2046

PROPOSED SITE PLAN FOR:
PONY EXPRESS DENTAL

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
LANDSCAPE & IRRIGATION NOTES

ARCH. PROJECT NO: XX-XXX
DATE: 01/15/21
DRAWN BY: JR
CHECKED BY: AJS
DESIGNED BY: JR

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DATE	REVISION

SHEET TITLE

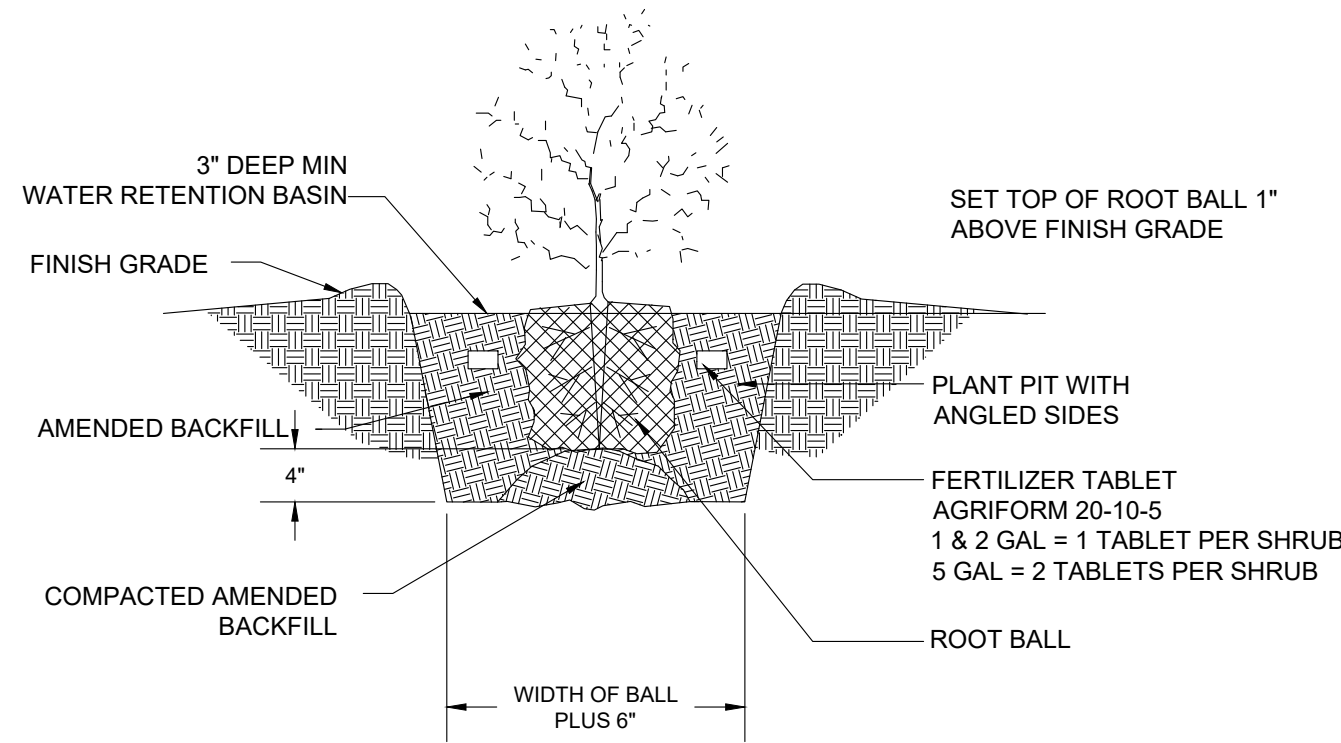
LA-001



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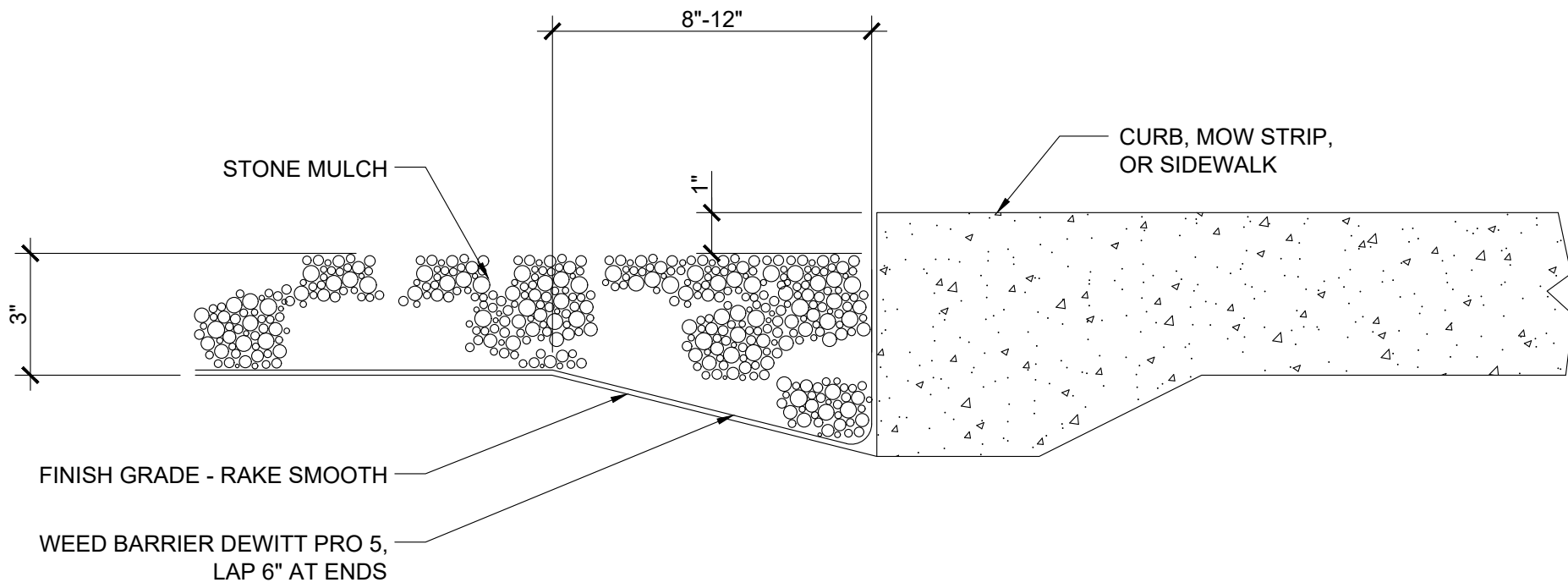


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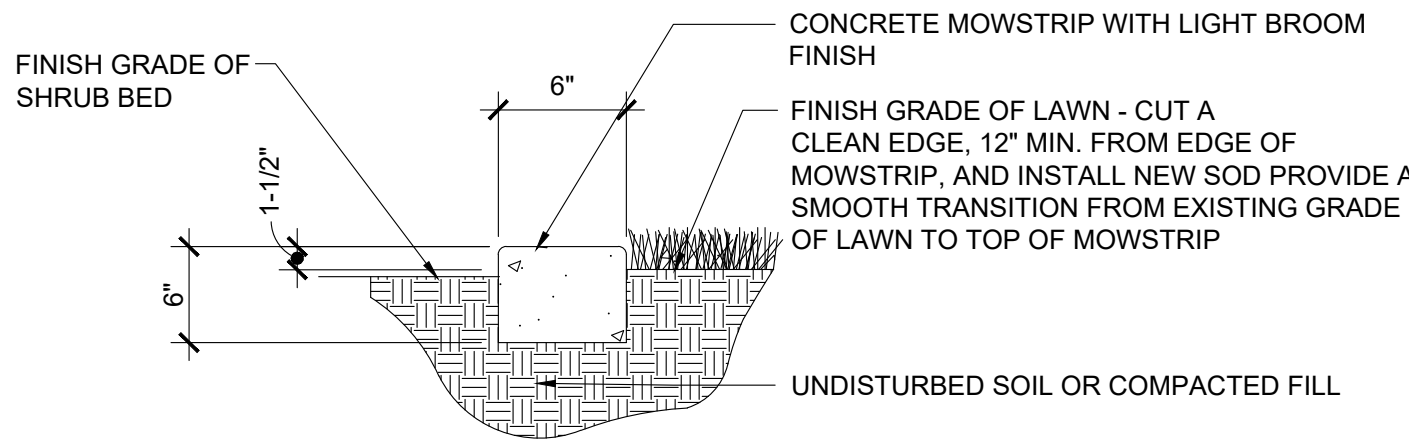
4 SHRUB PLANTING

1 SHRUB PLANTING DETAIL

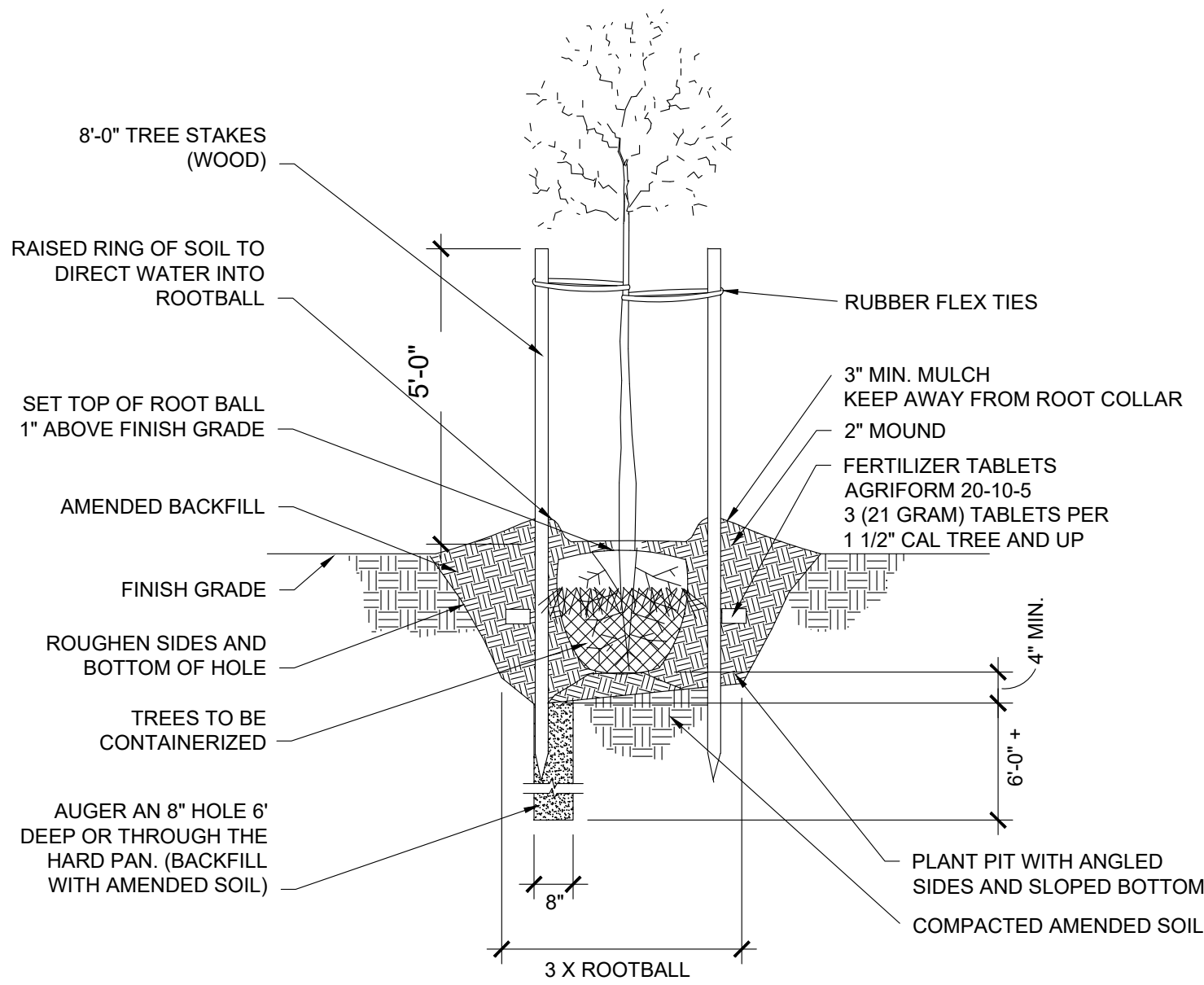


4 STONE MULCH @ EDGE

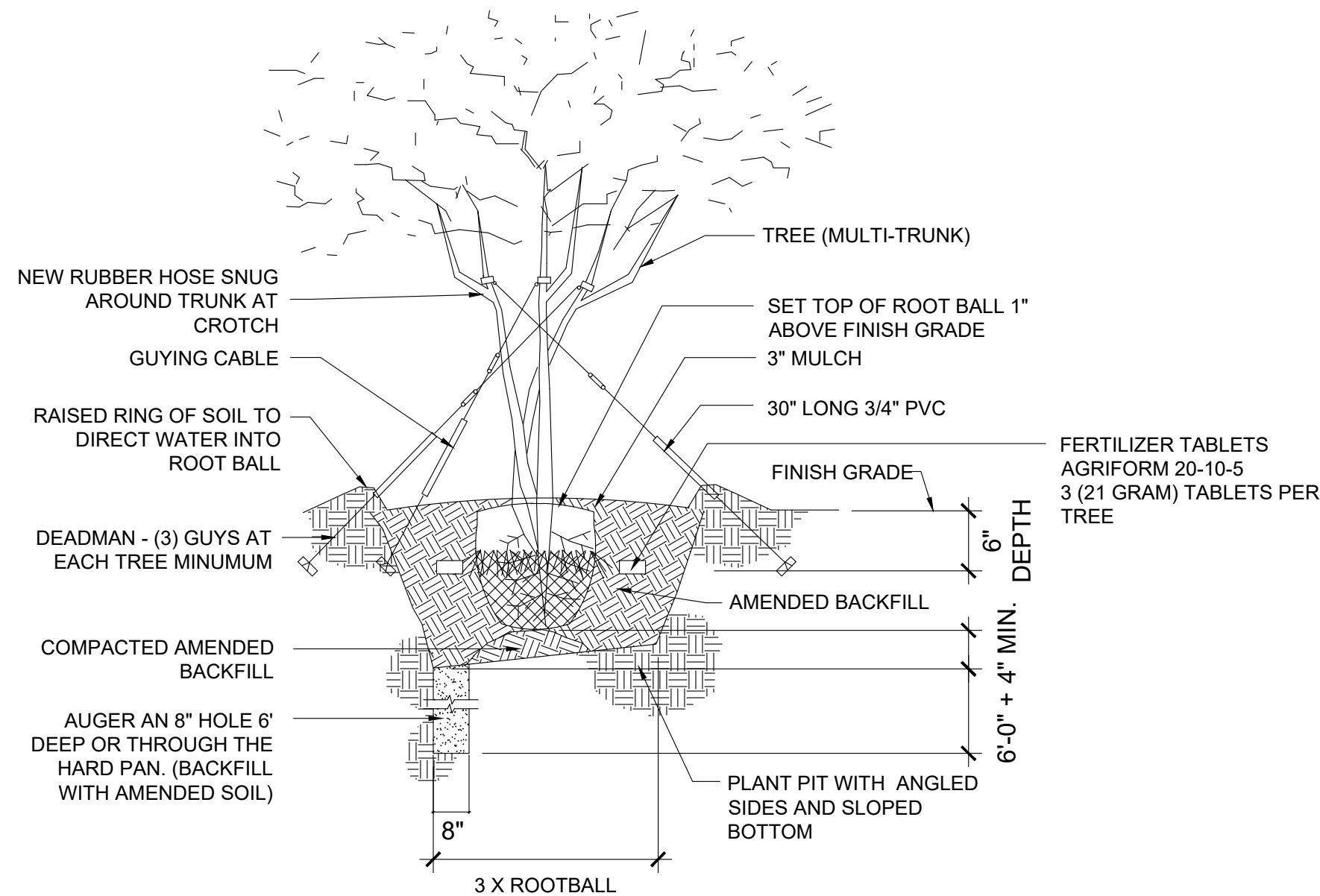
- NOTES:
1. PROVIDE AN 1/8" RADIUS AT ALL EDGES TYPICAL.
 2. INSTALL 1/2" EXPANSION JOINT MATERIAL AT 30' O.C. MAXIMUM AND AT INTERSECTIONS WITH WALKS, CURBS, WALLS, AND RADIUS TANGENT POINTS. INSTALL CONTROL JOINTS @ 5'-0" O.C. MAX AND IN EQUAL SECTIONS BETWEEN EXPANSION JOINTS. SEE CONCRETE PAVING JOINTS DETAIL.
 3. THIS CONTRACTOR SHALL FIELD STAKE THE LAYOUT OF THE CONCRETE MOWSTRIPS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



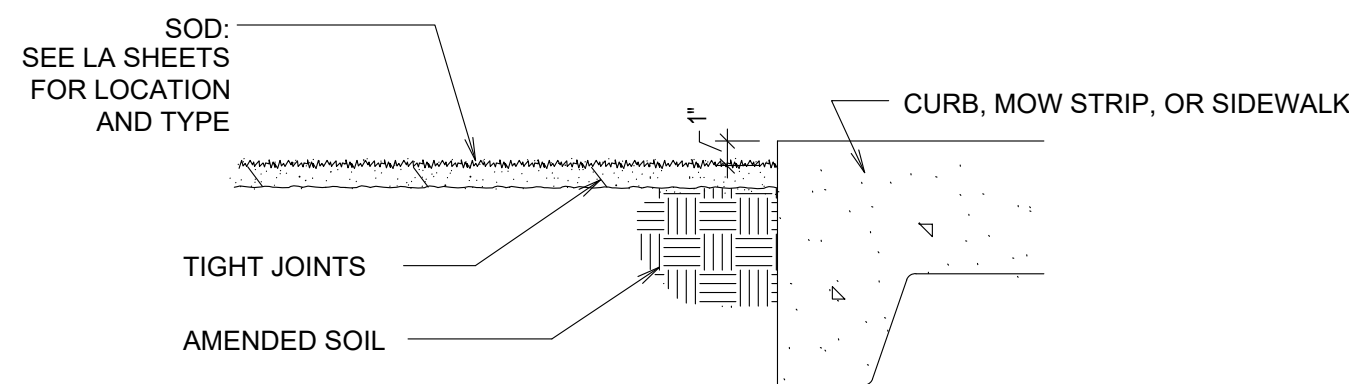
2 CONCRETE LANDSCAPE CURB



5 SINGLE TRUNK TREE PLANTING



3 MULTI - TRUNK TREE PLANTING



6 SOD INSTALLATION

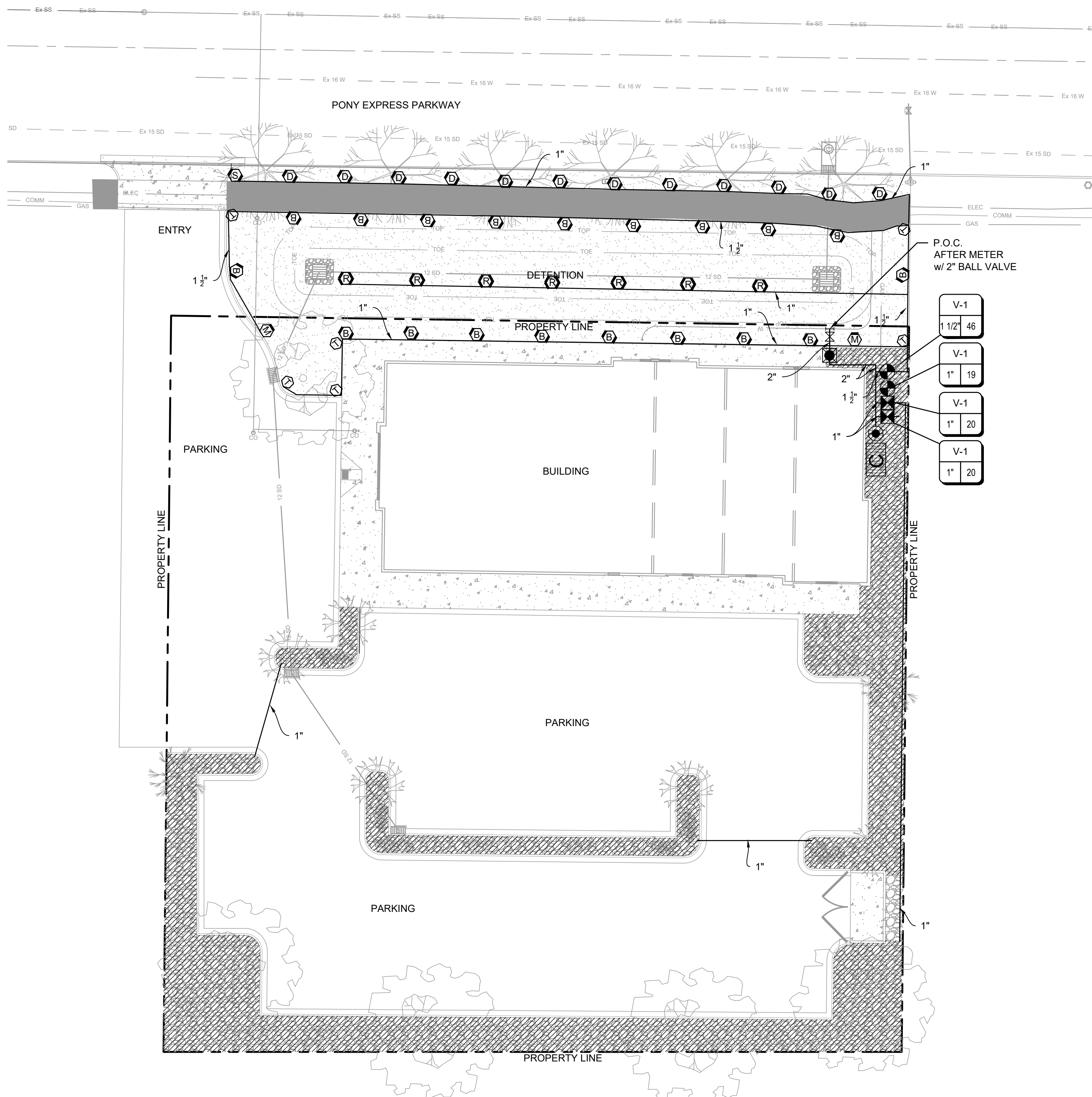
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DATE:	01/15/21
DRAWN BY:	JR
CHECKED BY:	AJS
DESIGNED BY:	JR

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LA-200



NOTE:
IRRIGATION PIPING AND SYMBOLS ARE SHOWN FOR GRAPHIC CLARITY ONLY. LOCATE ALL PIPES AND FIXTURES IN LANDSCAPE AREAS WHEN POSSIBLE. PIPES SHALL RUN BACK OF WALK, BACK OF CURB, BACK OR FRONT OF WALL WITHIN TWO (2) FEET UNLESS CONFLICTED WITH POWER OR GAS LINES. IF CONFLICT OCCURS, RUN PIPING 18" CLEAR OF UTILITIES TO THE OUTSIDE. ALL PIPING SHALL MAINTAIN 3.0' COVER PER JSD DETAL 501. PIPING UNDER PAVEMENT SHALL BE SLEEVED -
USE TRENCH SHARING BETWEEN SPRAY LATERALS, DRIP LATERALS, AND DEEP ROOT ZONE LATERALS WHEN POSSIBLE.

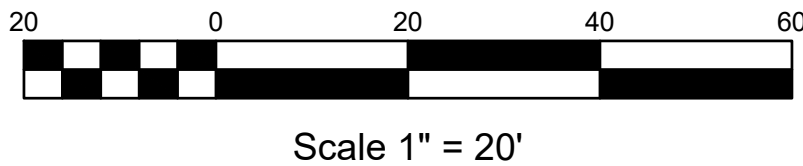
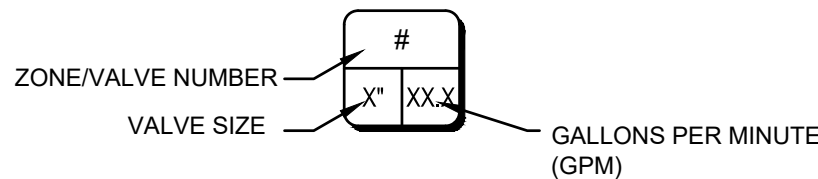
ATTENTION:
ALL IRRIGATION PIPING UNDER PAVEMENT, SIDEWALKS, OR TRAILS SHALL BE SLEEVED W/ SCH. 40 PVC - SEE DETAILS SHEET IR-15 AND SPECIFICATIONS SHEET LA-01. IRRIGATION CONTRACTOR SHALL COORDINATE WITH ALL UTILITY CONTRACTORS FOR INSTALLATION OF SLEEVEING. SIZE SLEEVEING FOR ALL LATERALS AND WIRING TO PASS UNDER PAVEMENT TOGETHER

ATTENTION:
ALL IRRIGATION SPRAY HEADS LOCATED ON SLOPES OR TOP OF SLOPES ARE TO BE ORIENTED SPRAYING DOWN SLOPE

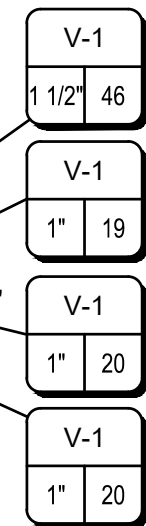
IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ACC-99D-SS 2-WIRE DECODER CONTROLLER W/ PEDESTAL
	P.O.C. POINT OF CONNECTION TO WATER SOURCE
	BALL VALVE - SIZE PER PLAN
	WILKINS 350A 2" BACKFLOW PREVENTER W/ V.I.T. PRODUCTS SBBC-40ALHP HIGH PROFILE TWO PIECE BACKFLOW ENCLOSURE MADE W/ MARINE GRADE ALUMINUM 40"x24"x39"
	2" BLOW OFF / DRAINAGE VALVE
	HUNTER ICV-G 1" - 1 1/2" PLASTIC REMOTE CONTROL VALVE GLOBE CONFIGURATION, W/ NPT THREADED INLET/OUTLET, FOR COMMERCIAL USE
	HUNTER RZWS-SLEEVE-18-50 18" LONG ROOT ZONE WATERING SYSTEM W/ FILTER FABRIC SLEEVE, 0.50 GPM BUBBLER, 1/2" SWING JOINT FOR CONNECTION TO LATERAL
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE W/ 1" HY100 FILTER SYSTEM. PRESSURE REGULATION - 25 PSI. FLOW RANGE 2 GPM TO 20 GPM 150 MESH STAINLESS STEEL SCREEN
	HUNTER HQ-44LRC-AW QUICK COUPLER VALVE, RUBBER YELLOW LOCKING COVER, W/ 1" NPT INLET, HS-1 HOSE OUTLET , ACME KEY W/ ANTI-ROTATION WINGS
	HUNTER MP2000 PROS-06-PRS40-CV TURF ROTOR 6" POP-UP W/ CHECK VALVE PRESSURE REGULATED TO 40 PSI. MP ROTOR NOZZLE ON PRS50 SPRAY BODY. R=RED ARC 360
	HUNTER MP2000 PROS-06-PRS40-CV TURF ROTOR 6" POP-UP W/ CHECK VALVE PRESSURE REGULATED TO 40 PSI. MP ROTOR NOZZLE ON PRS50 SPRAY BODY. B=BLACK ADJ ARC 90 TO 210
	HUNTER MP1000 PROS-06-PRS40-CV TURF ROTOR 6" POP-UP W/ CHECK VALVE PRESSURE REGULATED TO 40 PSI. MP ROTOR NOZZLE ON PRS50 SPRAY BODY. M=MAROON ADJ ARC 90 TO 210
	HUNTER SS-530 PROS-06-PRS50-CV TURF NOZZLE 6" POP-UP W/ CHECK VALVE PRESSURE REGULATED TO 50 PSI. SIDE STRIP NOZZLE ON PRS50 SPRAY BODY. D=DARK BLUE RECT. ARC 6' x 32'
	HUNTER L/RCS-515 PROS-06-PRS50-CV TURF NOZZLE 6" POP-UP W/ CHECK VALVE PRESSURE REGULATED TO 50 PSI. LEFT CORNER STRIP NOZZLE ON PRS50 SPRAY BODY. S=DARK BLUE RECT. ARC 6' x 16'
	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTOR 6" POP-UP W/ CHECK VALVE PRESSURE REGULATED TO 40 PSI. MP ROTOR NOZZLE ON PRS50 SPRAY BODY. T=TURQUISE ADJ ARC 45 TO 105
	DRIP ZONE HUNTER PLD-04-18 INLINE PRESSURE COMPENSATING LANDSCAPE DRIP LINE W/ BUILT IN CHECK VALVE. 0.4 GPH EMITTERS AT 18" O.C. DRIP LINES SPACED AT 18" APART W/ EMITTERS OFFSET FOR TRIANGULAR PATTERN INCLUDE BLOW OFF/SYSTEM DRAIN (NO 1/4" SPAGHETTI TUBING). UV RESISTANT PER HUNTER INDUSTRIES STDS. AND DETAILS PDF

VALVE CALLOUT



DATE	REVISION

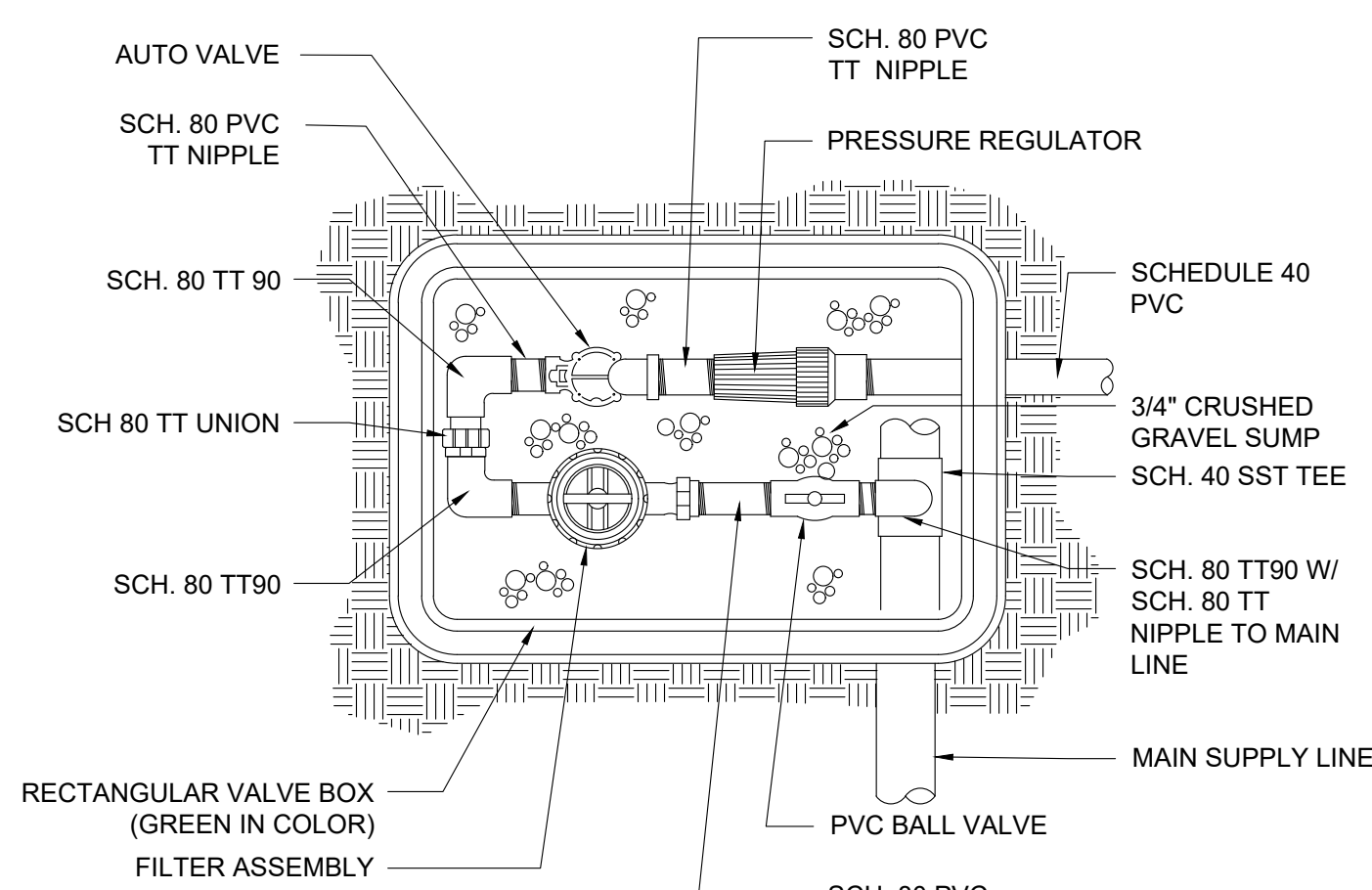


ATTENTION:
ALL IRRIGATION PIPING UNDER PAVEMENT, SIDEWALKS, OR TRAILS SHALL BE SLEEVED W/ SCH. 40 PVC - SEE DETAILS SHEET IR-15 AND SPECIFICATIONS SHEET LA-01. IRRIGATION CONTRACTOR SHALL COORDINATE WITH ALL UTILITY CONTRACTORS FOR INSTALLATION OF SLEEVEING. SIZE SLEEVEING FOR ALL LATERALS AND WIRING TO PASS UNDER PAVEMENT TOGETHER

1. ALL PVC IRRIGATION SLEEVING TO BE SCHEDULE 40
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND SMALLER SLEEVE TO 24" MIN. ABOVE FINISH GRADE.
4. COMPACT TO 95% PROCTOR.
5. ALL SLEEVES UNDER PAVED SURFACES SHALL BE INSTALLED VIA BORING OR JACKING. SAWCUTTING OF PAVED SURFACES SHALL BE A LAST RESORT AND REQUIRES PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT. SUCH WORK SHALL NOT BE CONSIDERED AS ADDITIONAL SCOPE TO THE ORIGINAL CONTRACT.

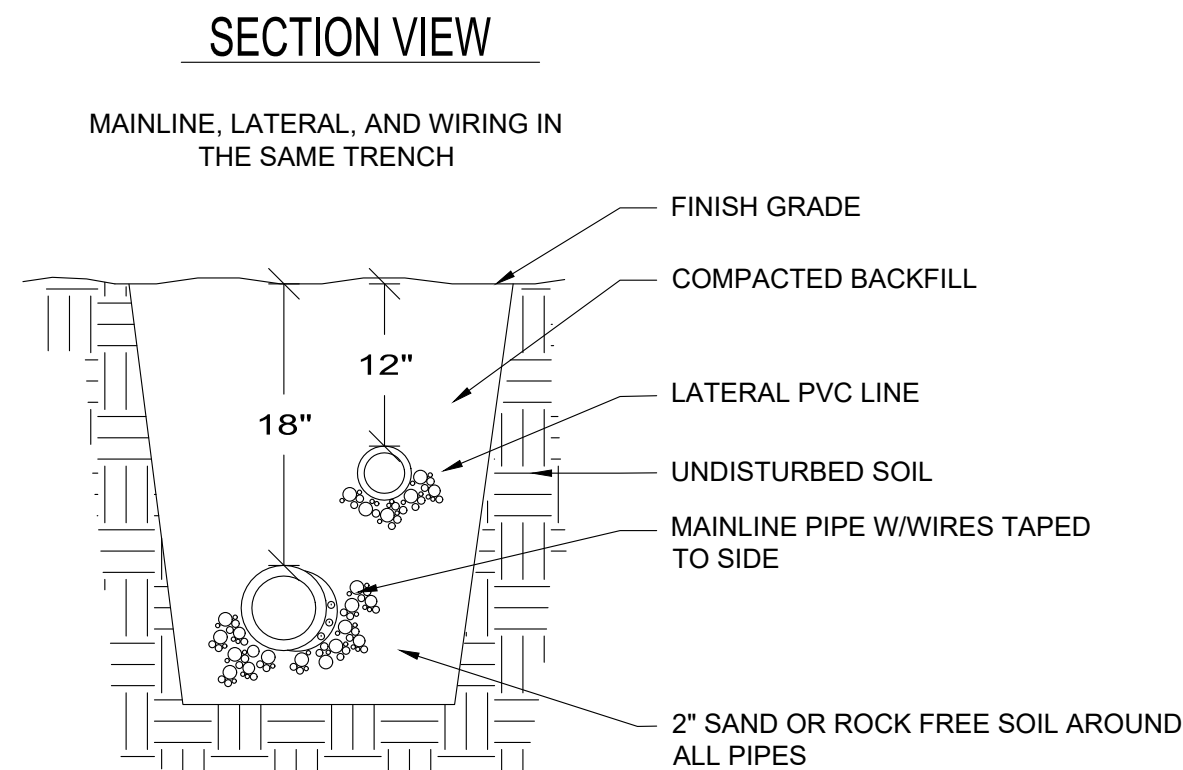
1 IRRIGATION SLEEVING

N.T.S.



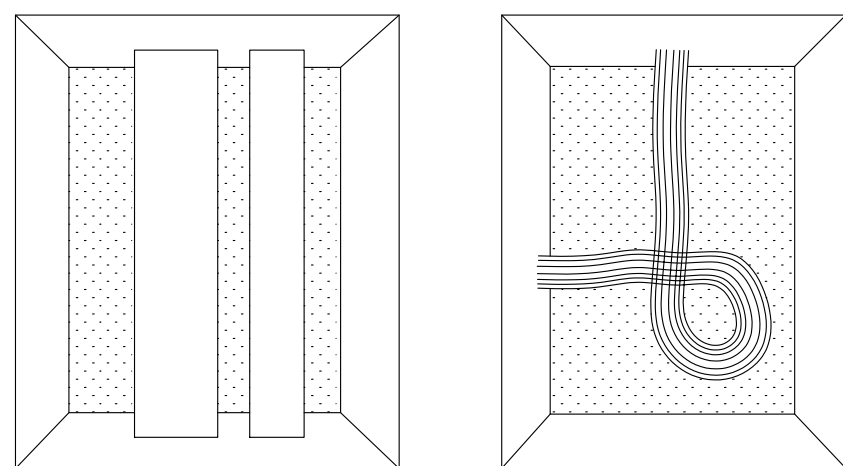
4 DRIP VALVE ASSEMBLY

N.T.S.



NOTE:
SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH
SCHEDULE 40 PVC 2 TIMES THE DIAMETER OF
THE PIPE WITHIN. LATERAL LINE NOT TO BE
PLACED DIRECTLY OVER MAINLINE.

PLAN VIEW

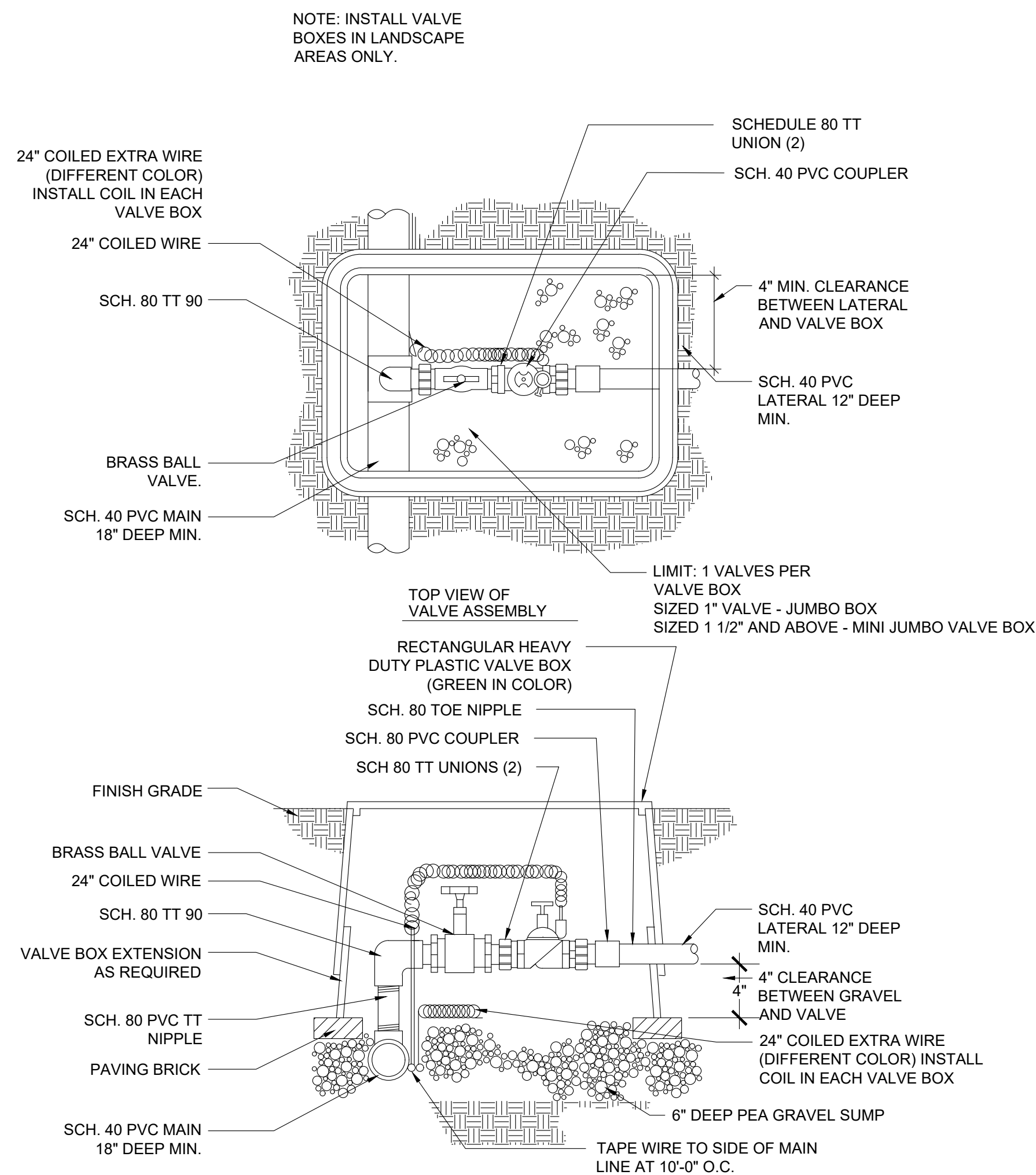


TAPE AND BUNDLE WIRES TO
SIDE OF MAINLINE AT 10' O.C.

TIE A 36" LOOP IN ALL WIRING AT CHANGES OF DIRECTION UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.

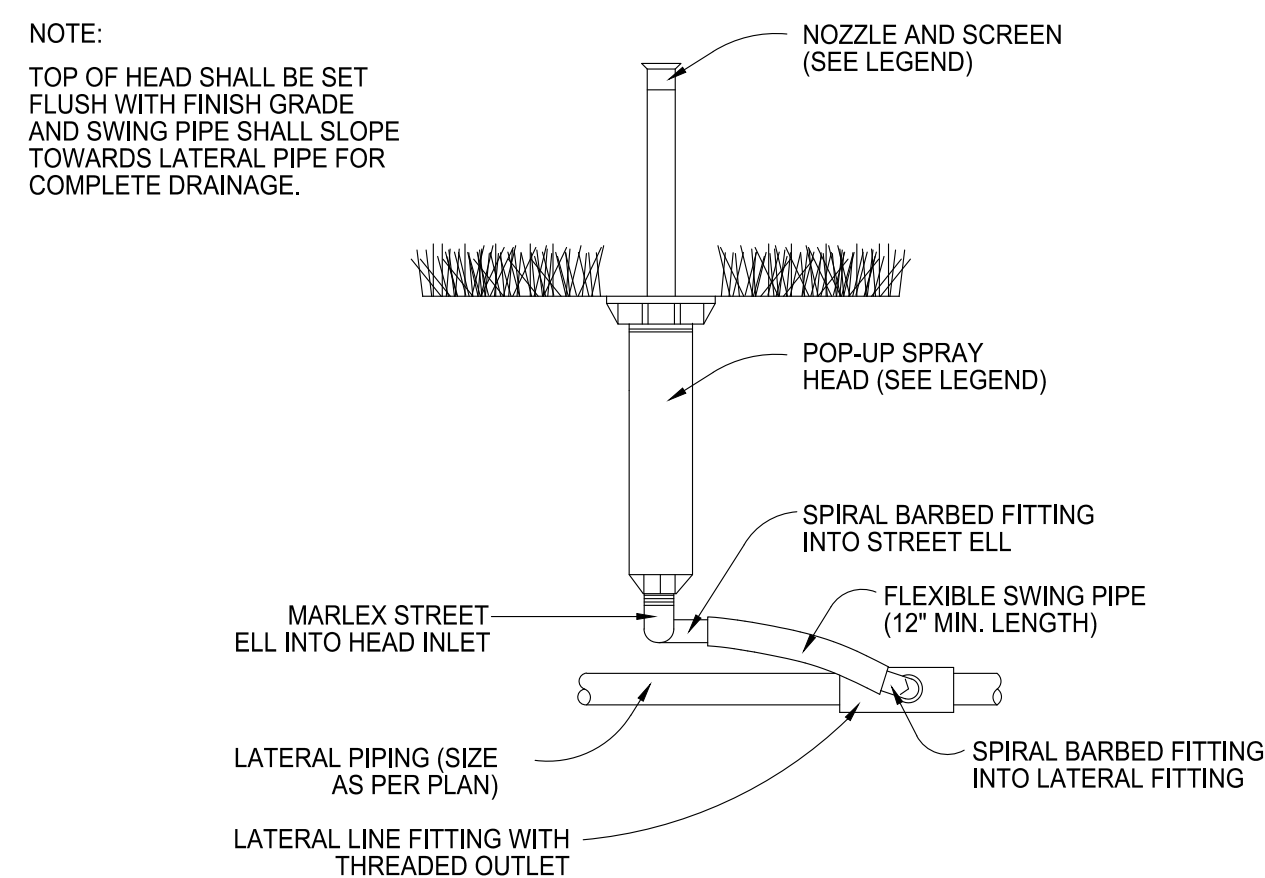
2 PIPE AND WIRE TRENCH

N.T.S.



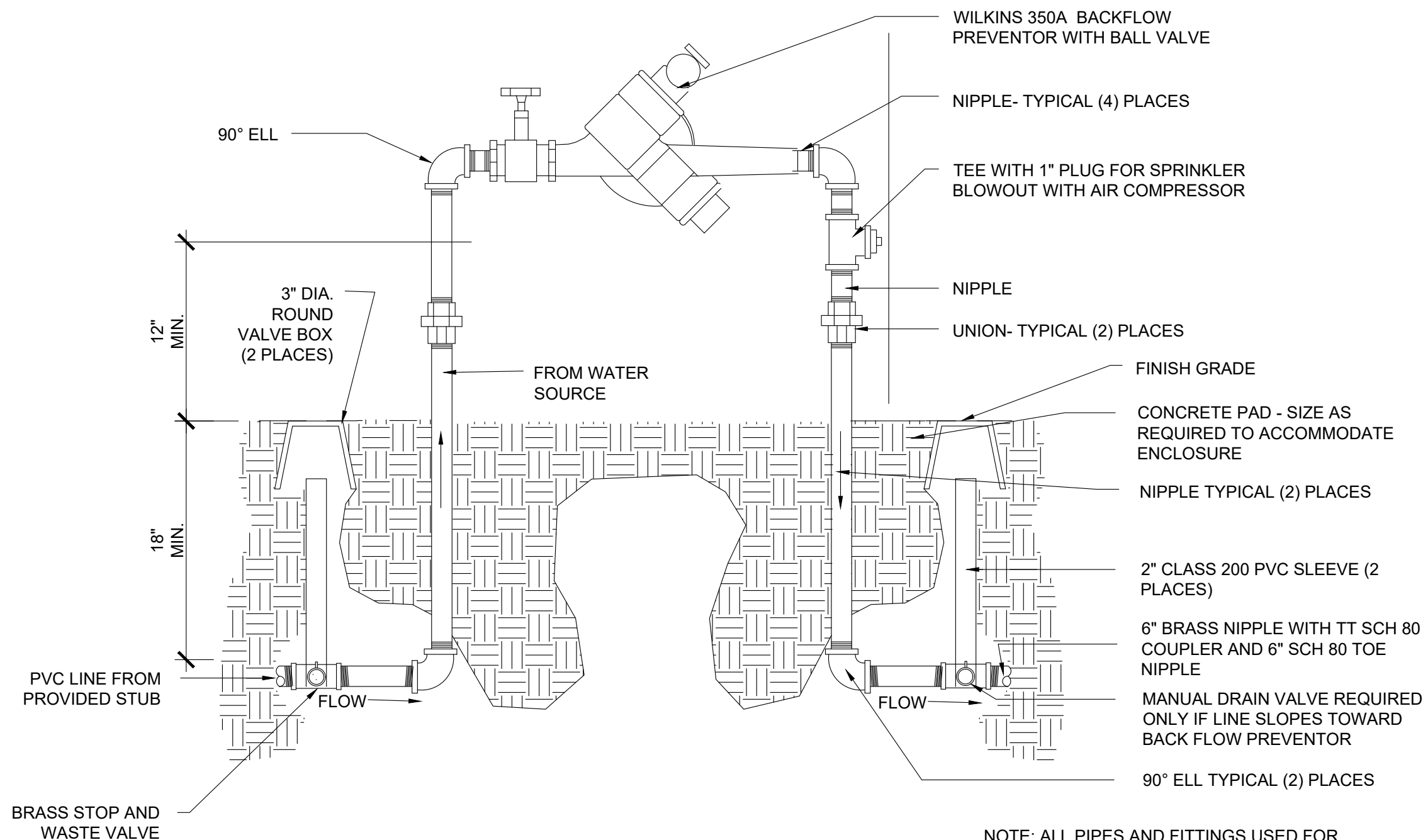
2 LAWN & ROOT ZONE VALVE ASSEMBLY

N.T.S.



⑥ SPRAY HEAD

N.T.S.

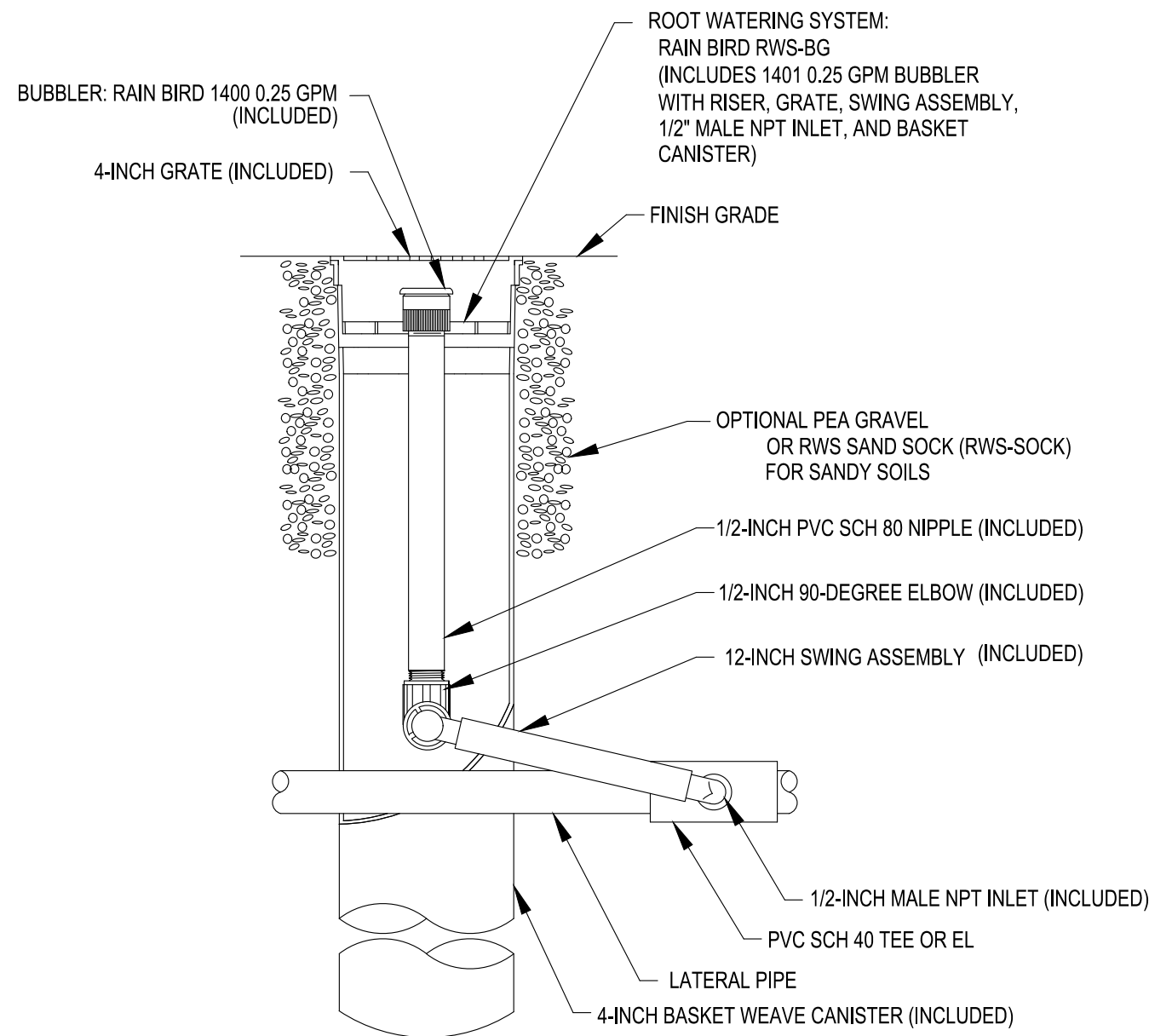
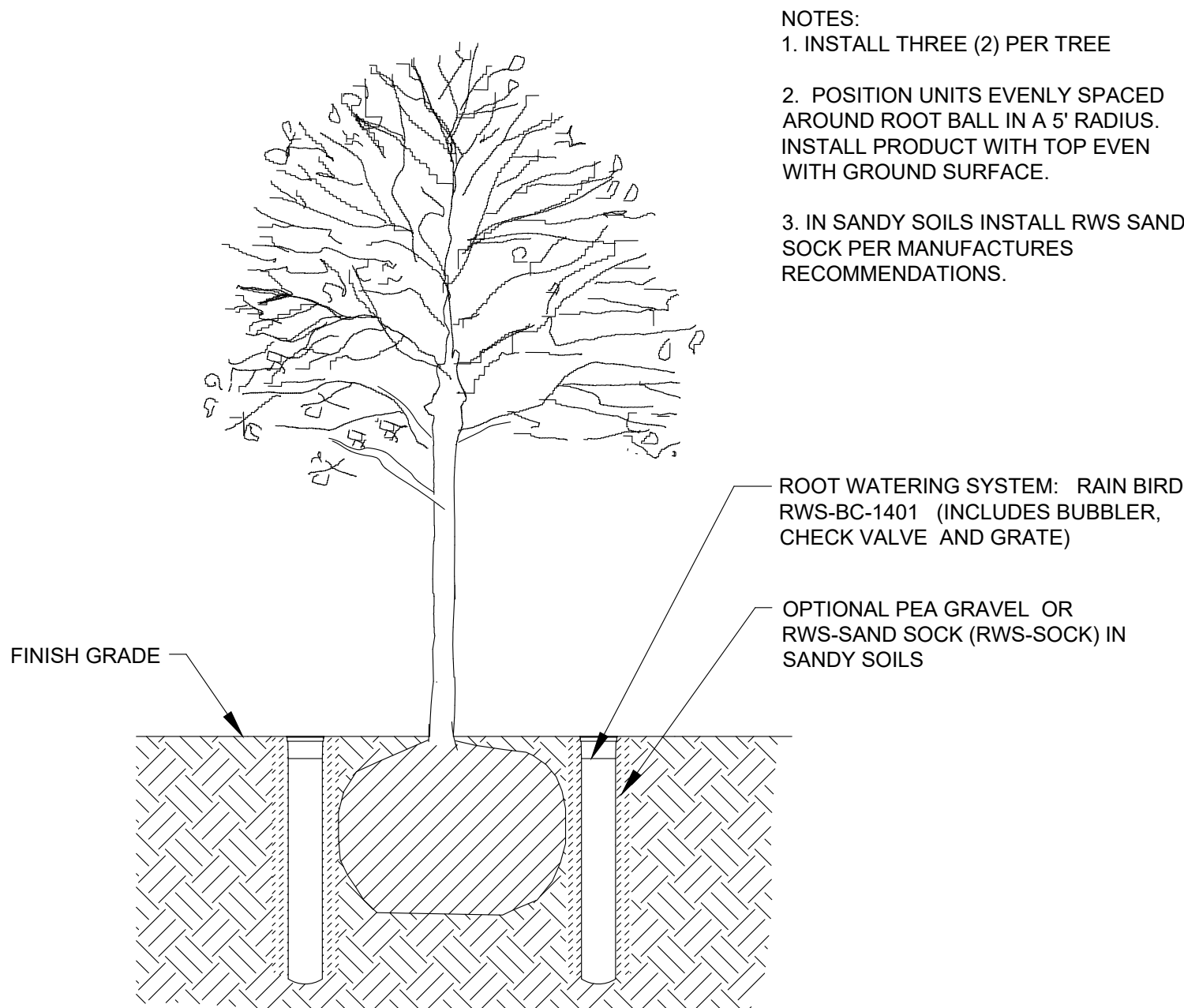


5 BACKFLOW PREVENTOR

NTS

NOTE: ALL PIPES AND FITTINGS USED FOR BACKFLOW ASSEMBLY TO BE BRASS

1 TREE ROOT ZONE SYSTEM



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PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
IRRIGATION ROOT ZONE DETAILS

ARCH. PROJECT NO:	XX-XXXX
DATE:	01/15/21
DRAWN BY:	JR
CHECKED BY:	AJS
DESIGNED BY:	JR

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DATE	REVISION

SHEET TITLE
IRR-301

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JUNE 22, 2021

TITLE:	PUBLIC HEARING - 7-Eleven at Campus Drive		
ITEM TYPE:	Site Plan & Rezone		
FISCAL IMPACT:			
APPLICANT:	Ryan Forsyth		
GENERAL PLAN DESIGNATION Community Commercial	CURRENT ZONE Commercial and Open Space	ACREAGE 1.34 Acres	COMMUNITY Ranches Gateway

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler jensen

RECOMMENDATION:

We recommend that the Planning Commission make a motion to recommend approval of the Rezone to the City Council, for the reasons set forth in the staff report and in the meeting with any conditions the Planning Commission feels appropriate:

We recommend that the Planning Commission make a motion to recommend approval of the Site Plan to the City Council, for the reasons set forth in the staff report and in the meeting with the following conditions:

1. Additional design elements are carried over to the East Elevation
2. The Project shall comply with all dark sky ordinances

BACKGROUND:

The proposed 7-Eleven, is located at the at the intersection of Campus Drive and Ranches Parkway, and is also bordered to the north by State Road 73. The project is located North of Campus Drive, on the new lot configuration within the Eagle Mountain Business Campus Recorded Plat Amendment which was approved on April 6th 2021. A portion of the lot is currently zoned "Open Space." The future land use designation is "Community Commercial."

ITEMS FOR CONSIDERATION:

This proposal is to rezone a 1.34 acre parcel to Commercial Community, and to place a gas station/convenience store on the lot. Automobile Gas/Service Stations are special uses in all commercial zones. A note about the organization, this staff report will address the items for consideration for a rezone and the site plan separately to provide maximum clarity.

Rezone

The rezoning of property of shall not be construed as a right upon submission of an application, and does not require the approval body to take action based upon findings of fact. The Planning Commission shall review and take action based on compliance with the following criteria of approval, found in 17.90.060 and detailed below:

- 17.90.060 A: Compliance with the General Plan. The applicant is proposing the Commercial Community zone which is an appropriate zone within the Community Commercial designation for the property on the General Plan, therefore, the proposal *complies* with the General Plan
- 17.90.060 B: Compatibility Determination. The property is bordered to the North by State Road 73, to the West is Ranches Parkway, the opposite side of Ranches Parkway has a Maverik, the parcel to the East is vacant, and there are office buildings located South of Campus Drive. Staff believes the proposal is *compatible* with surrounding uses.
- 17.90.060 C: The proposed zone is not anticipated to overburden the city's service capacity.
- 17.90.060 E: The proposed use is not expected to have a significant impact on surrounding property value in *compliance* with this criteria.

Site Plan

The review of the Site Plan assumes the applicant is successful in rezoning the property to the CC (or another commercial zone). The following are standards required for all site plans in any zoning district (17.100.050)

- A. Use of Property: The entire parcel is to be built, landscaped, or paved, thus the proposal *complies* 17.100.050 A
- B. Screening Requirements: This project is not adjacent to any residential or agricultural zones therefore no screening is

required.

- C. Access Requirements: 7-Eleven has access onto both Ranches Parkway, and Campus Drive and it provides two stub connections from the parking lot to the parcel to the East. The access onto Ranches Parkway is a Right-in, Right-out with no A-cel or D-cel lane currently shown.
- D. Off-Street Truck Loading Space: The proposed site plan has adequate parking, and paved locations to accommodate off-street truck loading.
- E. Utilities: All utilities are shown as being underground and in proper easements in compliance with 17.100.050 E.
- F. Grading and Drainage: The applicant has provided grading and draining plans that have been reviewed by the City Engineer

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

17.72.030 A States buildings should 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 Site does provide pedestrian access to the store from trails that connect to existing trails along Campus Drive. The building, however, is located to the rear of the site with parking and gas islands to the front. This is consistent with the development of other gas stations within Eagle Mountain, including the Maverik a crossed Ranches Parkway.

17.72.030 A1 requires the primary entrance of a commercial building to orient toward the street and the sidewalk. The Entrance is located on the west Elevation of the building, facing toward Ranches Parkway, the site does not orient the building toward the street but it is consistent with other Gas Stations within Eagle Mountain.

17.72.030 B Requires surface parking to be located to the rear or side of the building, and that parking should not be located between any commercial building and the street. All parking is provide between the building and the two streets that the site faces. Traditionally this standard has not be enforced on Gas Stations in Eagle Mountain.

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

17.72.040 A requires that commercial buildings be similar in style to adjacent buildings, and that all facades of the building be designed with consistent architectural style, detail, and trim features as the primary façade. The proposed 7-Eleven uses materials and colors which are similar to those used in the office buildings located along Campus Drive. In General the features (Stacked rock, stucco, Parapet, glazed windows, awnings, and decorative lighting) are used on all elevations, however, the East Elevation doesn't include the awnings or windows, and includes featureless walls. It shall be up to the Planning Commission to determine if this is appropriate.

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. 7-Eleven faces towards Ranches Parkway, however, the main pedestrian access comes from Campus Drive, and the building is setback behind parking and gas islands.

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 parapets with multiple roof planes which *complies* with this section.

17.72.040 D requires vertical and horizontal articulation. While much of the building meets this standard, the east elevation while it does include a 6' stone column is largely flat and featureless outside of this element. It shall be up to the Planning Commission to determine if this is appropriate.

17.72.040 E1 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, columns, decorative trim, architectural lighting, ornamental cornices, decorative masonry, doors and windows, it is the opinion of staff that it largely complies with these standards on all but the East Elevation.

17.72.040 F2 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..." The East face of the building is largely panelized, This will face towards future development on the adjacent parcel. It is up to the Planning Commission to determine if the elevations comply with this section

Standards for Special Use: As a special use the proposal shall meet the standards for special use for Automobile gas/service station and car wash operations defined in 17.75.062 of EMMC which states a use may only be permitted where:

- A. They will not be a nuisance to residences and surrounding uses. The proposed site is across the road from a gas station, and is located adjacent to a Parkway and UDOT highway, and is in a commercial district, it therefore will not be a nuisance.
- B. They will not cause traffic hazards or undue traffic congestion. By utilizing a right in right out configuration off of Ranches Parkway and having a full access on Campus drive the site is not anticipated to cause any undue traffic congestion.
- C. The site is over 15,000 SF, and more than 125' are provided as frontage
- D. Gas Pumps and buildings are located at least 25' from property lines
- E. The Gasoline Island is more than 25' from all property lines
- F. The City Engineer has reviewed the proposed driveway.
- G. The site is not within 200' of a school, park, playground, residence, museum or place of public assembly
- H. No rental truck component has been proposed.

Based on these findings it is the opinion of staff that the proposal complies with the provisions of the Special Standards.

Other Items for Consideration:

Parking: Per 17.55 Convenience Stores require 1 parking stall per 200 SF of gross floor area, with a gross floor area of 4,076 SF 21 parking stalls are required, and 21 parking stalls are provided. Per table 17.55.120 (B) parking lots with 1-25 stalls require 1 ADA parking stall, and the applicant is providing 2 ADA stalls.

Dark Sky Lighting: All lighting shall be dark sky lighting and no more than 100,000 Lumens of lighting shall be provided per acre

REQUIRED FINDINGS:

Site Plan approvals are based upon compliance with City Code requirements. The approval criteria for a Site Plan can be found in EMMC 17.100

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Site Plan](#)

[Elevations](#)

7-ELEVEN
Eagle Mountain, UT

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATEENG.COM

PROJECT ENGINEER:
RYAN FORSYTH
LEADING TECH DEVELOPMENT
1835 SOUTH HWY 89
PERRY UT 84302
(435) 734-2012
RFORSYTH@LEADINGTECHONLINE.COM

Eagle Mountain City General Notes for construction drawings:
SEWER-

- Pipe bedding: ¾" gravel required 6" below, on the sides & 12" above the pipe (minimum).
- Depth: Sewer main/laterals to maintain 4' of cover (minimum) from finished grade, 3' minimum from top of pipe at time of installation.
- Separation: sewer mains & laterals to maintain 10' separation (minimum) from culinary water mains & laterals.
- Sewer Y's: 3' minimum separation between sewer Y's.
- Lateral stubs: A) stubs must extend 15' into property and be marked with 2x4 painted green. B) All laterals must be GIS (shot in) at the Y's and stubs. Also slopes (2% min. on 4" pipe) to be checked before backfill.
- Manholes: manholes to be within 1' of finished grade. 12" of whirly gig form (max) and no flat rings allowed. 12" of ¾" gravel required under manholes/boxes.

WATER-

- Valves: 1. Valves must be flanged to tee's (fittings). 2. Valves 12" and larger to be butterfly valves.
- Bedding: sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve. 6" below pipe on the sides & 12" above pipe (minimum).
- Depth: water main & laterals must maintain 4' cover from finished grade (minimum), 3' minimum from top of pipe at time of installation. Max depth 72" from finished grade.
- Services & fittings: services & fittings to maintain 3' minimum separation from pipe joints and other fittings.
- Setters: all setters to be 21" tall (minimum), have unions at the base and be dual check model, also ¾" setters to have double braces. Setters to be set at: 18" to 22" from the top of setter to top of lid. 21" inside diameter can HDPE.
- Water can lid: all lids to say "Eagle Mountain" on them recessed with a hole for the ERT and to be set at level to 1" above the plane of the curb & sidewalk.
- Water Can: the water can for ¾" & 1" services will need to be a 21" tall minimum and inside diameter. Water can for 1-1/2" to 2" service will need to follow APWA specification.
- Hydrants: hydrants to be 5' bury (minimum).
- Laterals: all laterals need to be GIS (shot in) at the corp. stop & setter, and also visual inspection on poly inserts before backfill. Water laterals to extend 15' into property and be marked with a 2x4 painted blue. All poly lines to have visual poly insert inspection.
- Tracer wire: run tracer wire along main & extend up setters and hydrants, do not run up valve boxes.
- Water fittings: all water fittings to be checked for thrust blocks (pre & post) and GIS (shot in) before backfill.
- Vertical separation: water main to maintain 18" minimum separation from storm drain or other obstacles/utilities.
- Water line fittings: all fittings to have mega lug followers.
- Water Main Line: NO DEFLECTION or bending of pipe will be allowed in the water lines and bend fittings will be required. All fittings to be Mega-lug fittings.

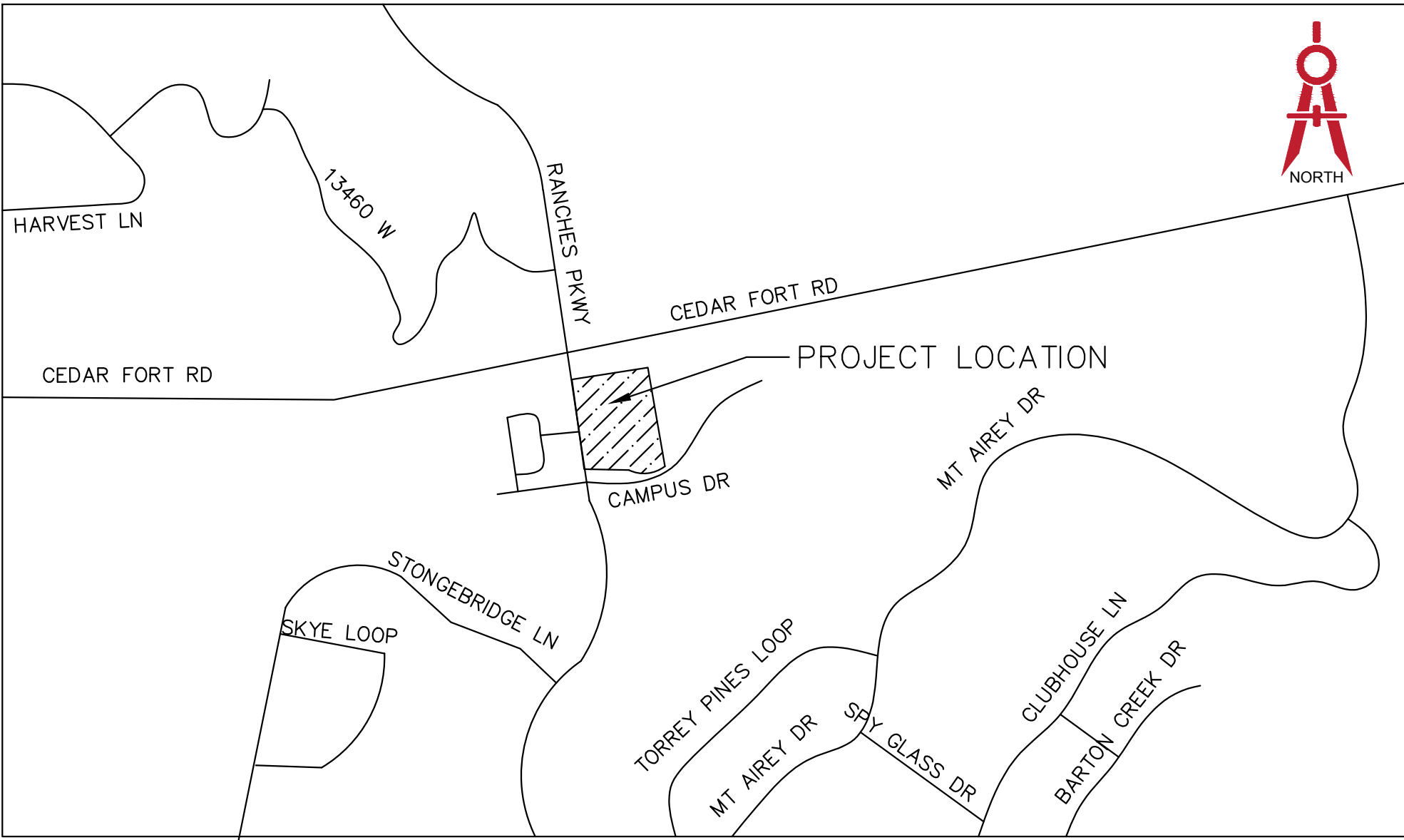
STORM DRAIN-

- Bedding: ¾" gravel 6" below and on sides of pipe & 12" above pipe (minimum).
- ADS: all ADS pipe to be "HP" brand.
- Collars: collars to be 1 'x1' around pipe, 4000 psi concrete, inspection is needed pre & post collar pour.
- Manholes: manholes to be within 1' of finished grade. 12" of whirly gig form (max) and no flat rings allowed. 12" of ¾" gravel required under manholes/boxes.

ROAD SECTION-

- Proof rolls: proof roll required on all sections of road: i.e. sub-grade, sub-base, and curb base and road base. Curb stakes required for sub-grade inspection and string line required for sub-base and road base inspection.
- UTBC: state spec. road base required for all roads, commercial base acceptable for the sidewalks & trails.
- Collars: all collars to be 1' wide by 1' deep with a 6000 psi concrete with 1.5# fiber mesh per cubic yard (3/4" monofilament) required for all street collars. Manhole covers and water valve towers to be ½" down from asphalt edge and concrete to be ¼" to 3/8" down from asphalt edge.

VICINITY MAP



NOT TO SCALE

INDEX

- G-0 Cover Sheet
- C-1 Site Plan
- C-1.1 Context Plan
- C-2 Grading and Drainage Plan
- C-3 Utility Plan
- C-4 Standard Details
- C-5 Dumpster Details
- C-6 Stormwater Pollution Prevention Plan
- C-7 SWPPP Details
- L-1 Landscape Plan

LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE	=====	EXISTING CURB AND GUTTER	=====
EASEMENT LINE	-----	PROPOSED CURB AND GUTTER	=====
CENTER LINE	-----	INVERT ELEVATION	I.E.
PROPOSED TRAIL	~~~~~	TOP BACK CURB	TBC
PROPOSED WATER LINE	—W—W—W—	TOP ASPHALT	TA
PROPOSED PRESSURIZED IRRIGATION	—PI—PI—PI—	TOP OF GRATE	TOG
PROPOSED GROUND WATER DRAIN	—GW—GW—GW—	FINISHED GRADE	FG
PROPOSED SEWER LINE	—SS—SS—SS—	TOP OF CONCRETE	TC
PROPOSED STORM DRAIN LINE	—SD—SD—SD—	HIGH WATER ELEVATION	HWE
EXISTING SEWER LINE	-----SS-----SS-----SS-----	CATCH BASIN	
EXISTING WATER LINE	-----W-----W-----W-----	SURFACE FLOW DIRECTION	
EXISTING STORM DRAIN LINE	-----SD-----SD-----SD-----	PROPOSED STREET LIGHT	
EXISTING CONTOUR	~~~~~(4950)~~~~~	STORM DRAIN MANHOLE	
FINISHED CONTOUR	~~~~~47.00~~~~~	SANITARY SEWER MANHOLE	
		PROPOSED WATER VALVE	

SITE DATA

LOT AREA: 58,480 SF (1.34 ACRES)

BUILDING AREA: 4,067 SF± 7.0%

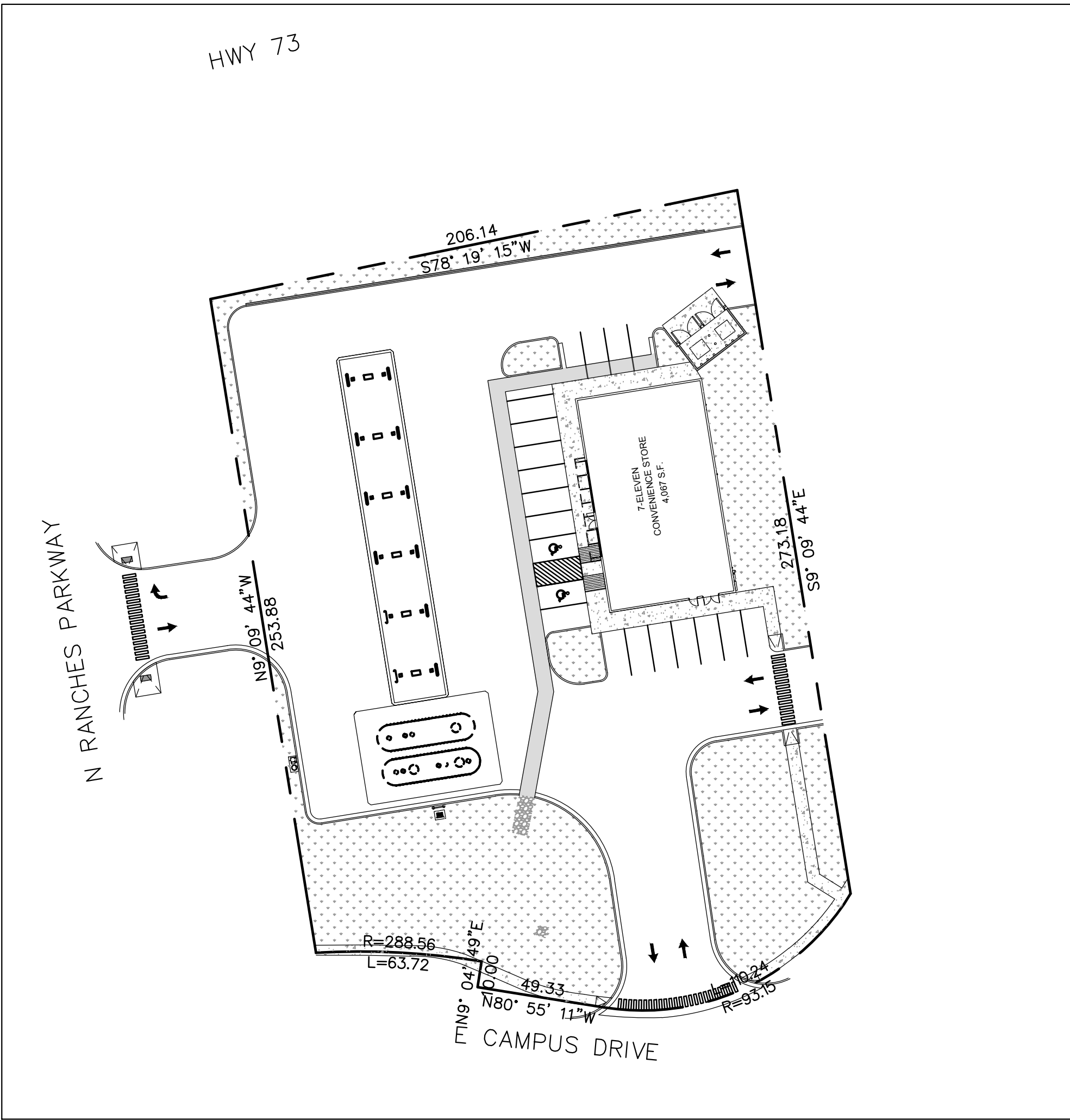
PAVEMENT AREA: 37,899 SF± 64.8%

LANDSCAPE AREA: 16,514 SF± 28.2%

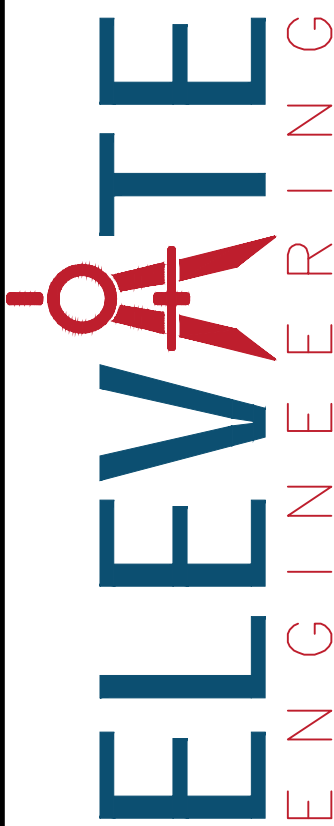
ZONING: CC (COMMUNITY COMMERCIAL)

SITE MAP

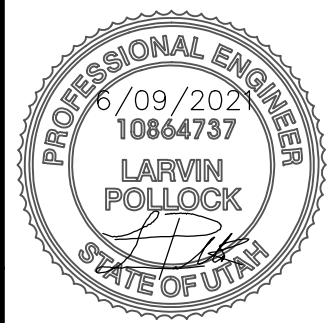
1"=40'



ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com



7-ELEVEN EAGLE MOUNTAIN
COVER SHEET
9298 N RANCHES PARKWAY, EAGLE MOUNTAIN, UT 84005



SHEET:
G-0

DATE:
Jun 09, 2021

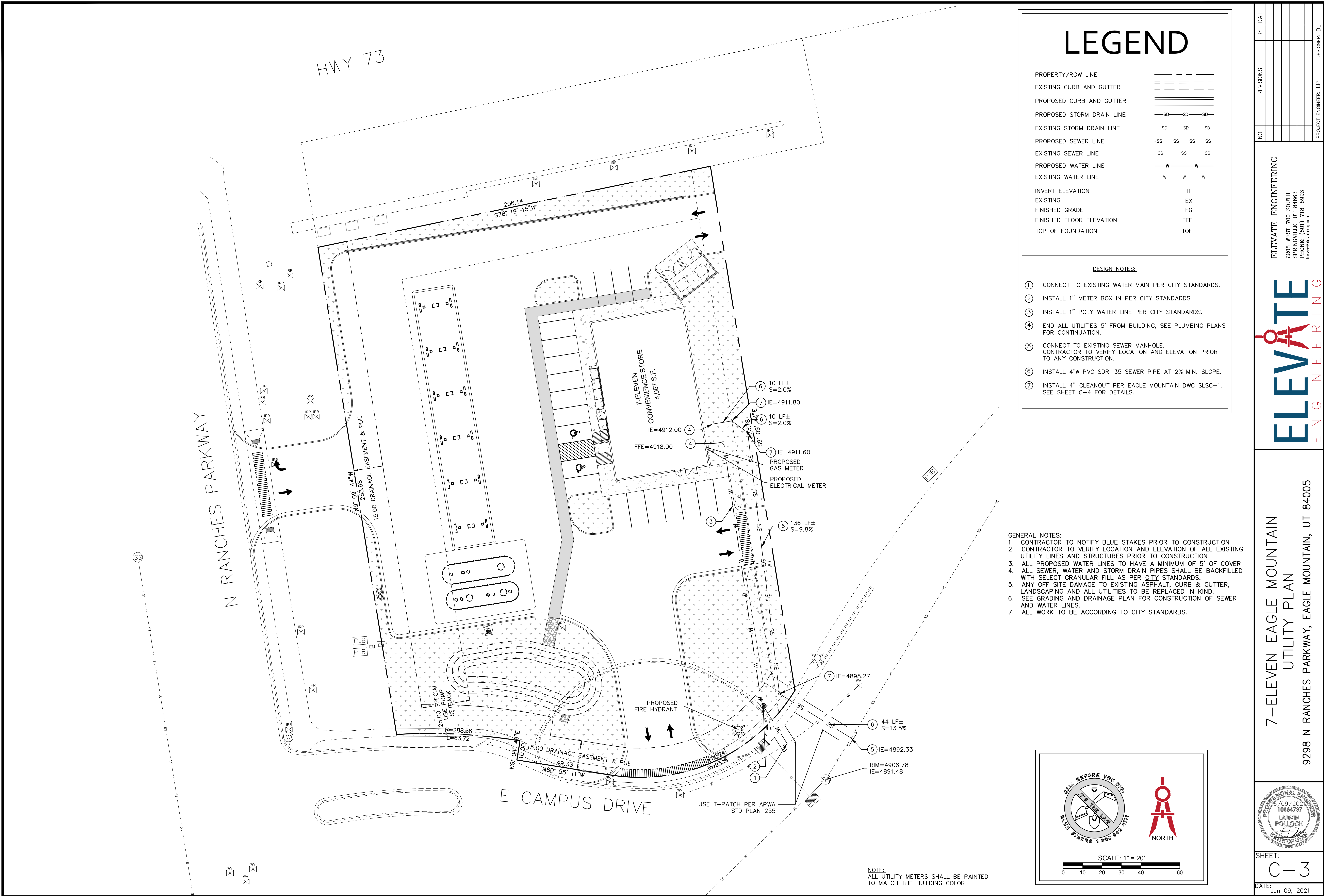


LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
STRIPING	
BUILDING SETBACK	
LANDSCAPE SETBACK	
EXISTING BUILDING	
EXISTING FENCE	
TOP BACK OF CURB	TBC
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	
CONCRETE AREA	
RIP RAP	

SCALE: 1" = 30'

NO.	REVISIONS	BY	DATE



LEGEND

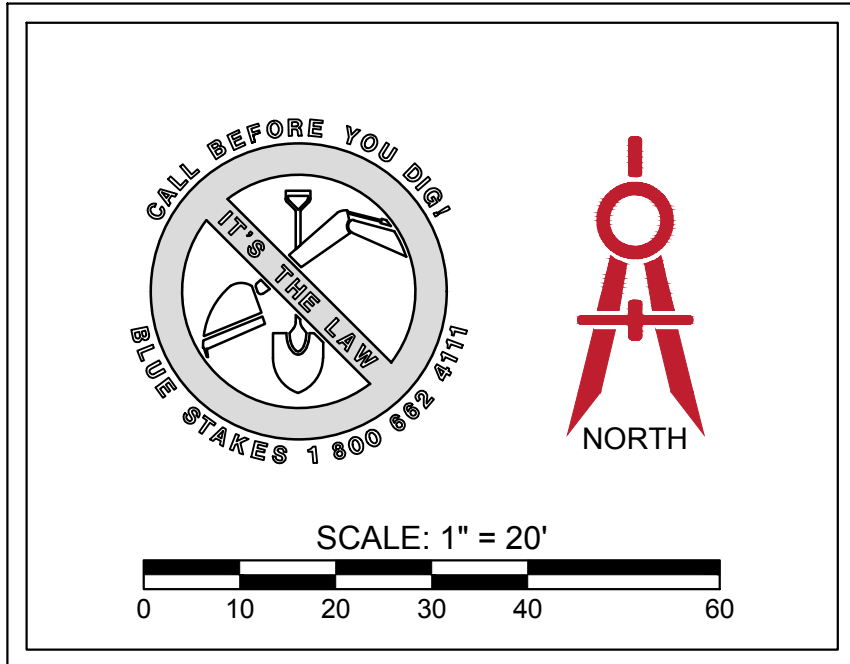
PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	=====
PROPOSED CURB AND GUTTER	=====
PROPOSED STORM DRAIN LINE	---SD---SD---SD---
EXISTING STORM DRAIN LINE	---SD---SD---SD---
PROPOSED SEWER LINE	---SS---SS---SS---
EXISTING SEWER LINE	---SS---SS---SS---
PROPOSED WATER LINE	---W---W---W---
EXISTING WATER LINE	---W---W---W---
INVERT ELEVATION	IE
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
TOP OF FOUNDATION	TOF

DESIGN NOTES:

- CONNECT TO EXISTING WATER MAIN PER CITY STANDARDS.
- INSTALL 1" METER BOX IN PER CITY STANDARDS.
- INSTALL 1" POLY WATER LINE PER CITY STANDARDS.
- END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
- CONNECT TO EXISTING SEWER MANHOLE. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO ANY CONSTRUCTION.
- INSTALL 4"Ø PVC SDR-35 SEWER PIPE AT 2% MIN. SLOPE.
- INSTALL 4" CLEANOUT PER EAGLE MOUNTAIN DWG SLSC-1. SEE SHEET C-4 FOR DETAILS.

GENERAL NOTES:

- CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
- ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER.
- ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
- ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
- SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
- ALL WORK TO BE ACCORDING TO CITY STANDARDS.



NOTE:
ALL UTILITY METERS SHALL BE PAINTED
TO MATCH THE BUILDING COLOR

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvinelevating.com

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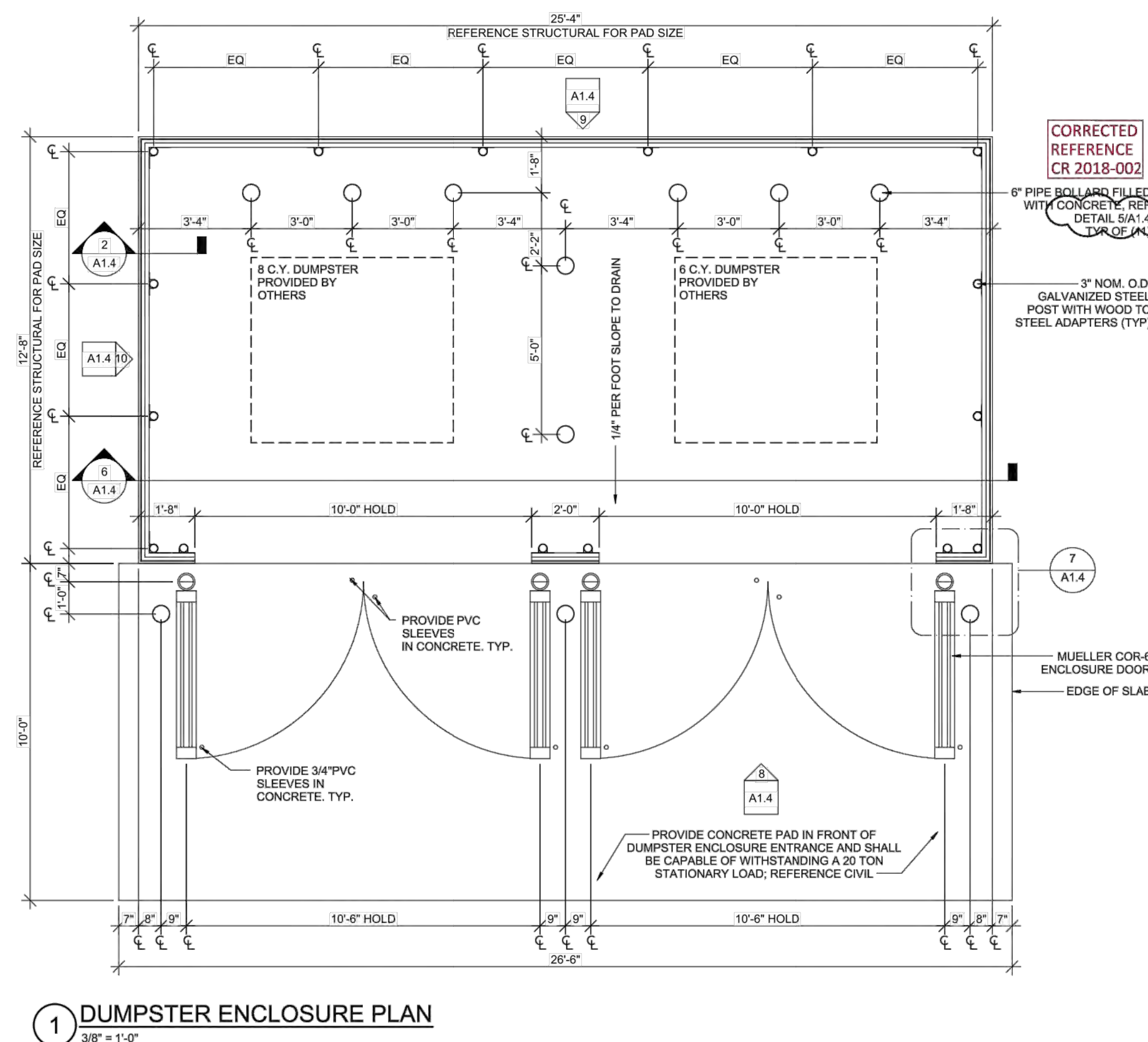
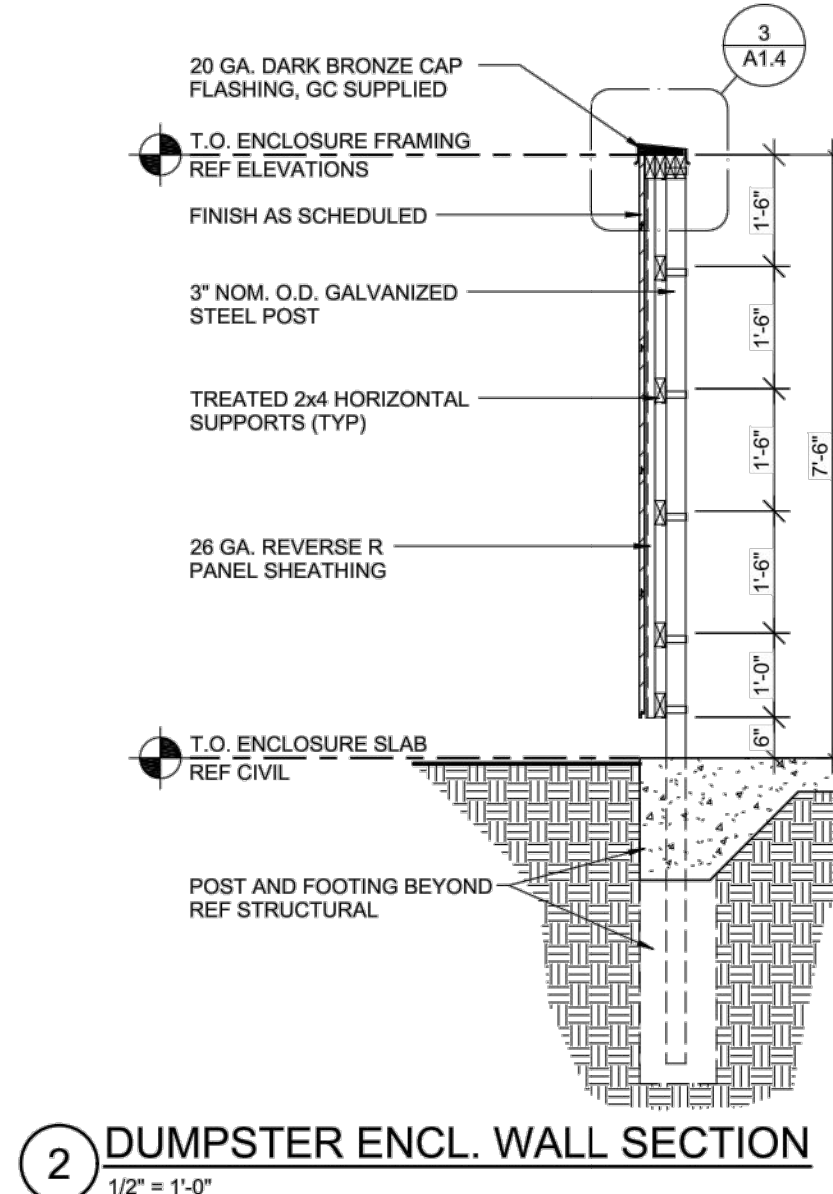
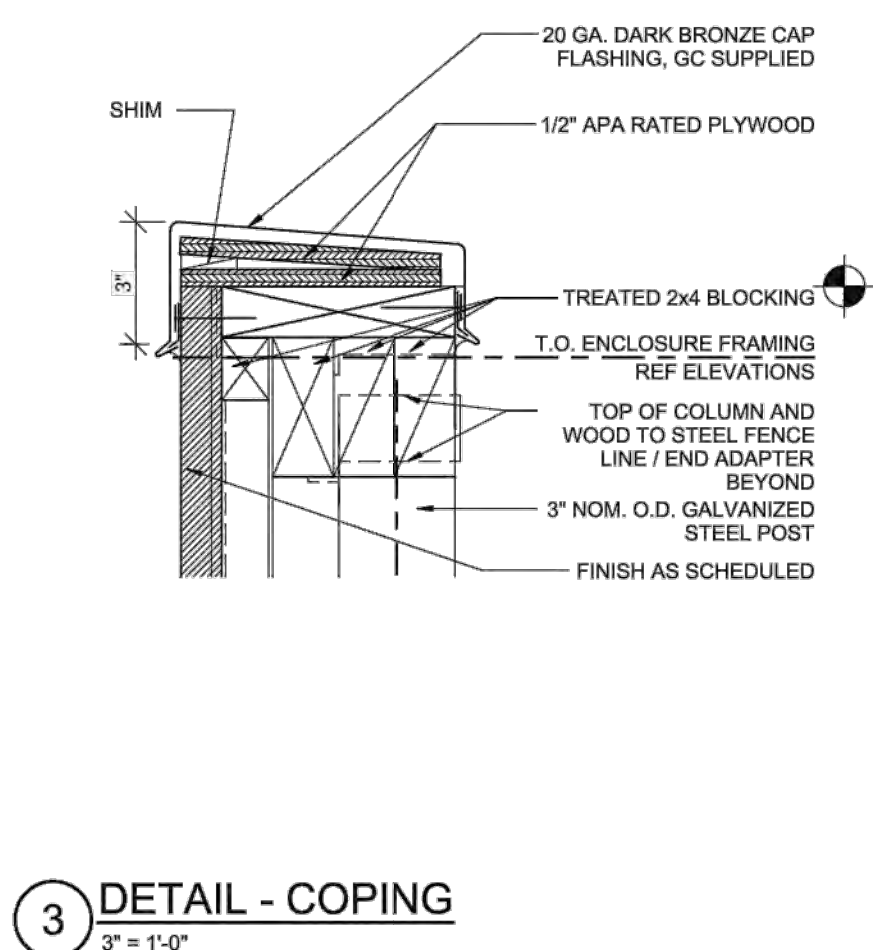
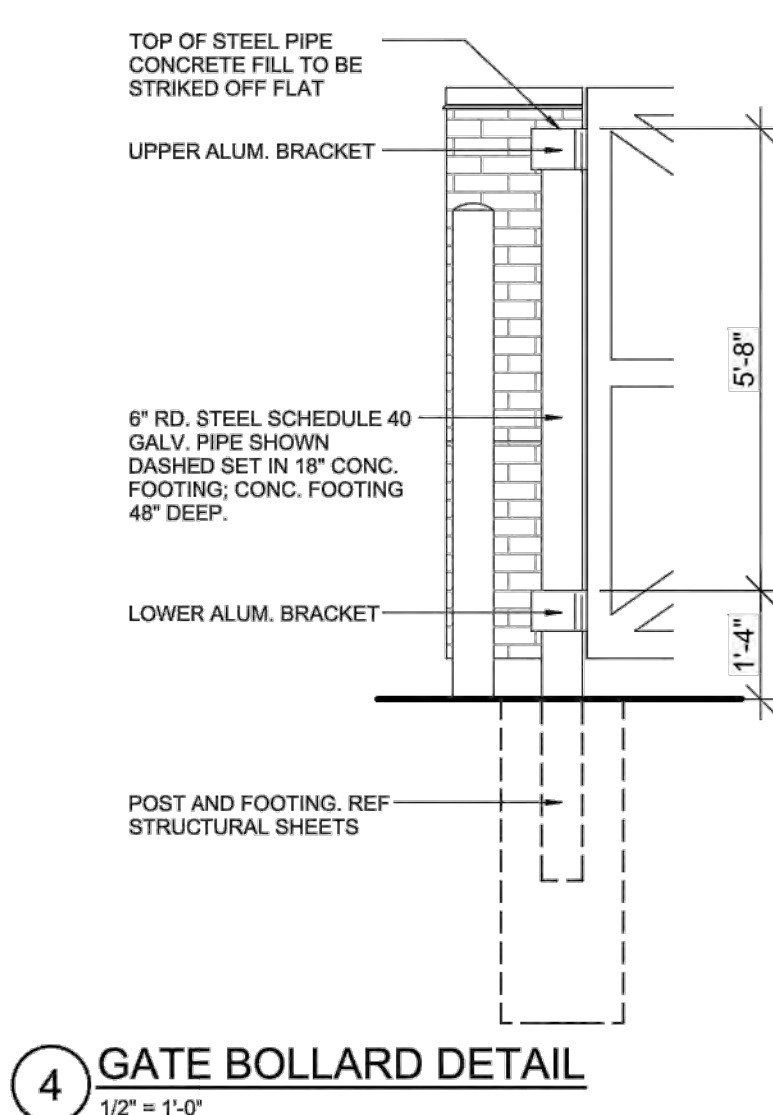
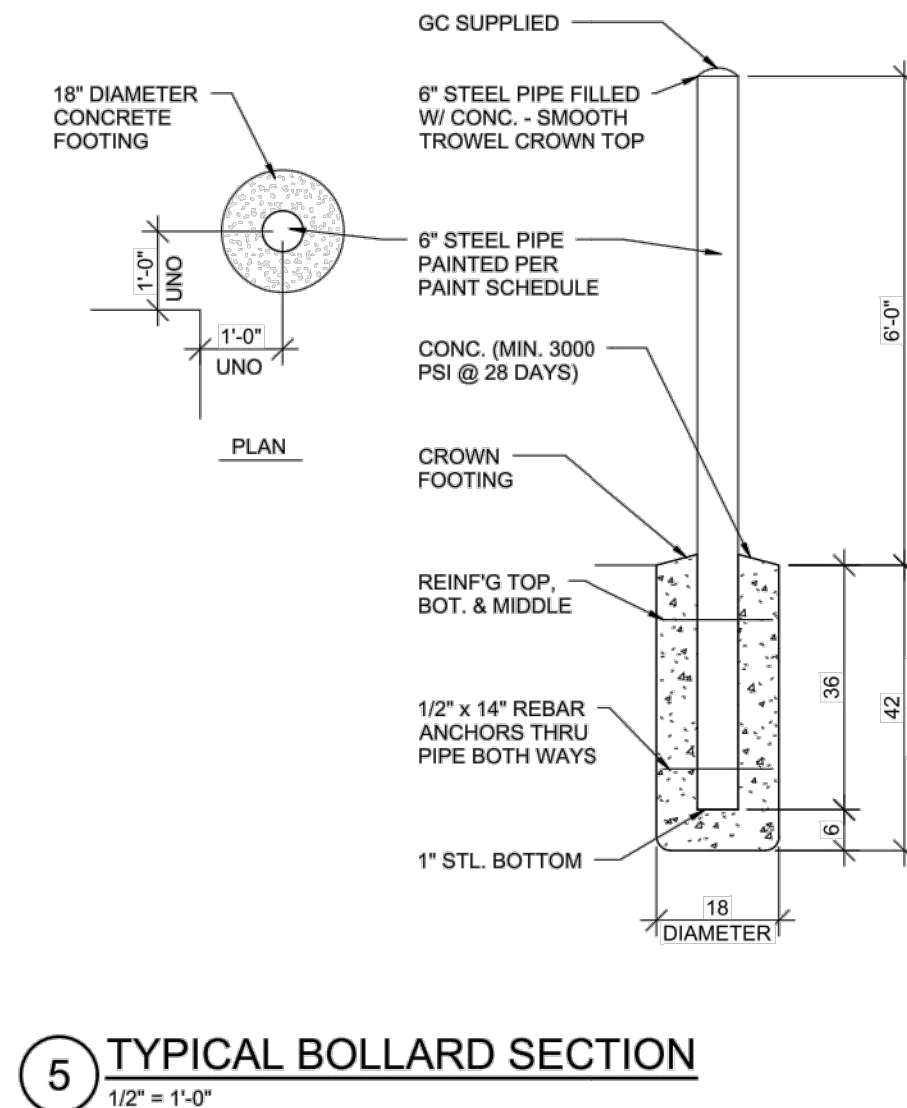
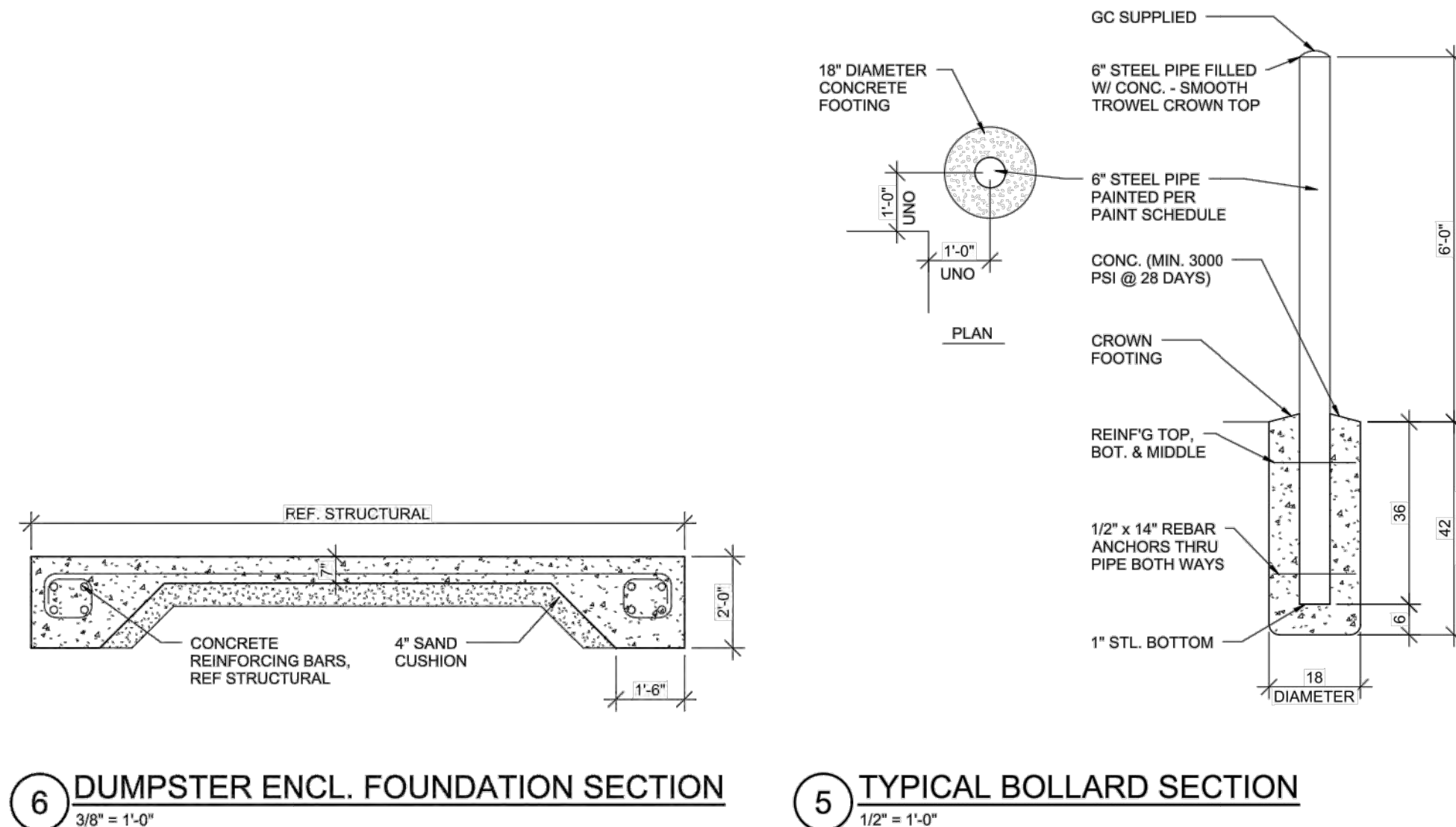
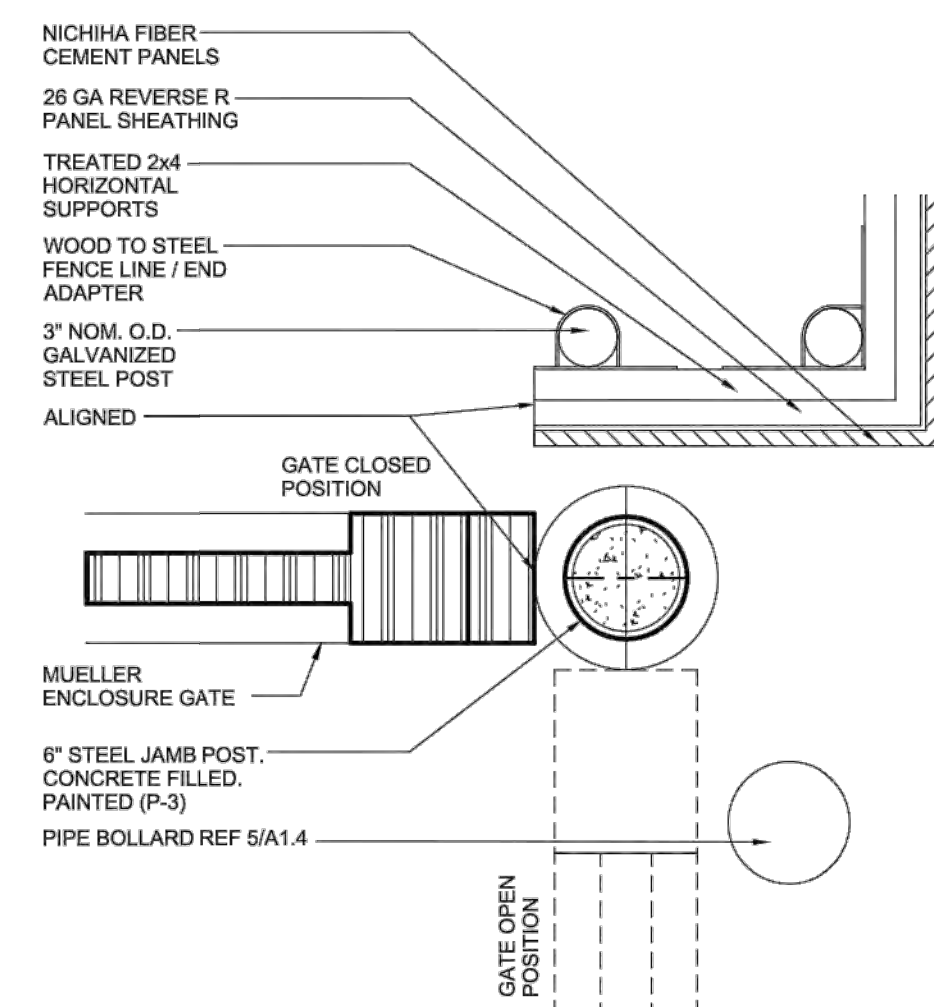
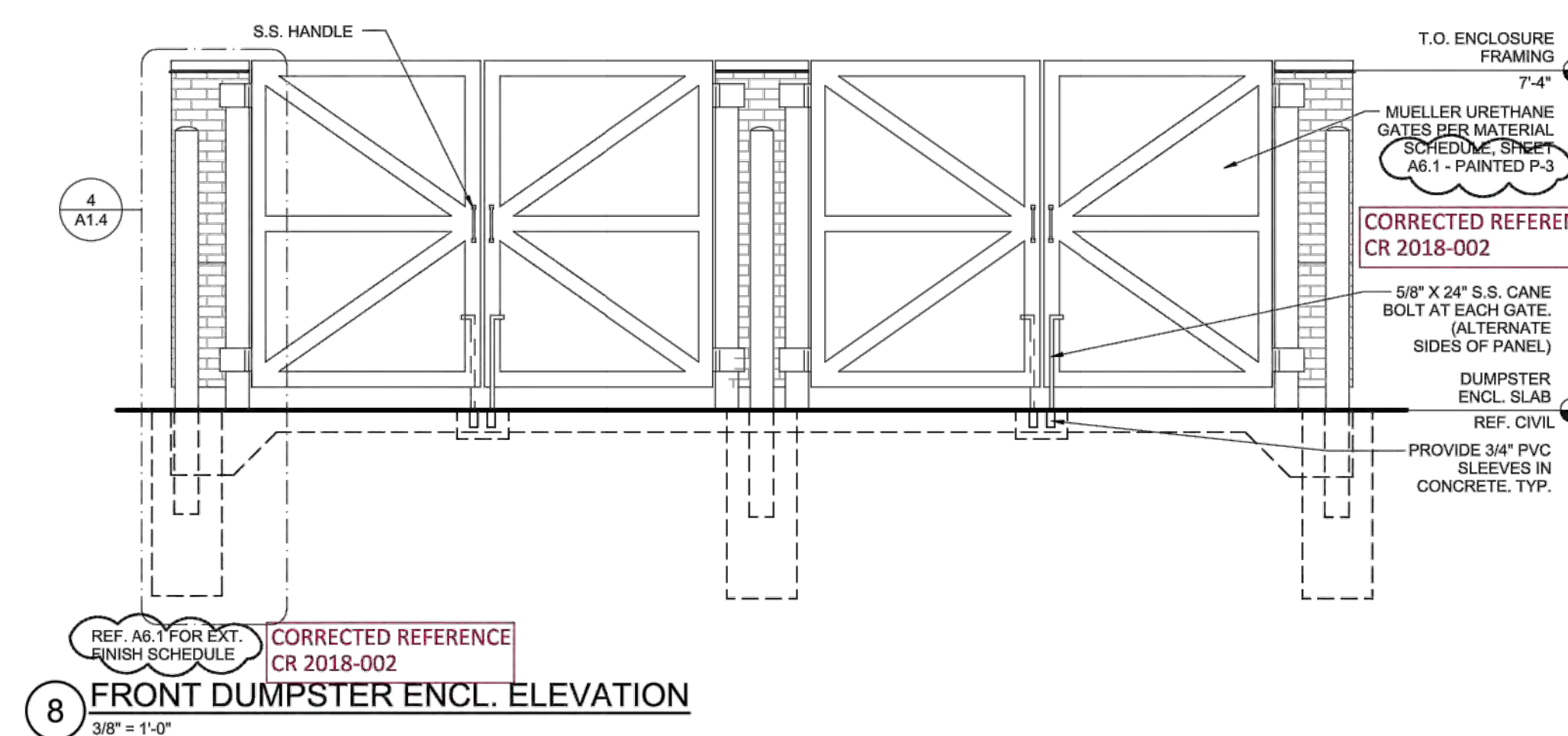
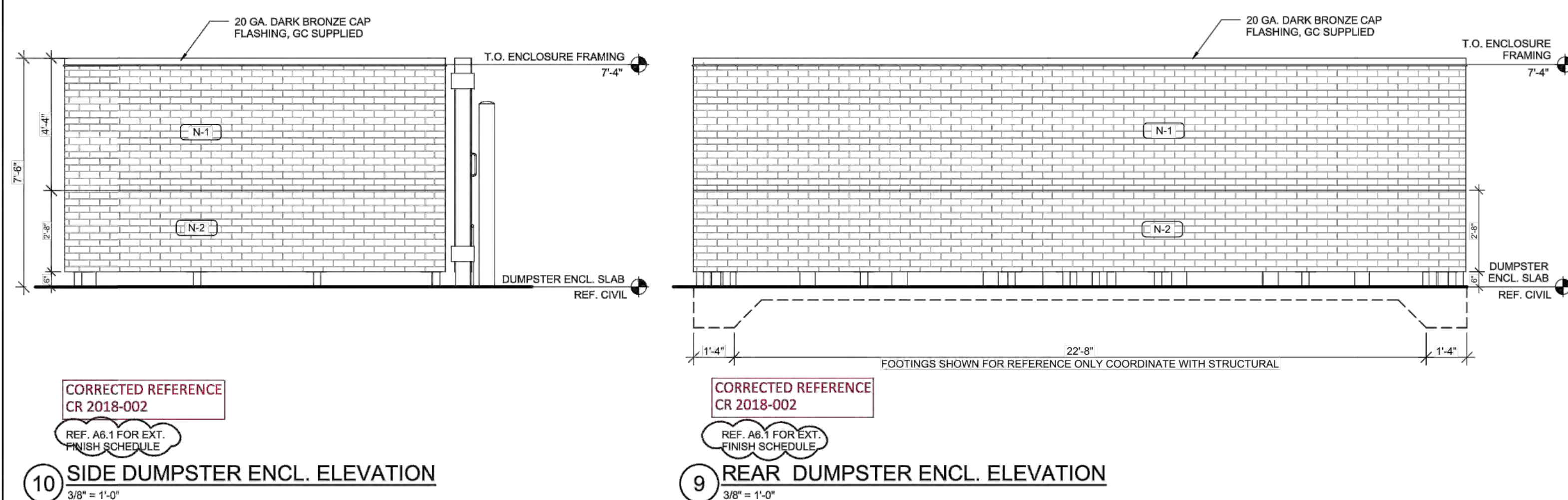
7-ELEVEN EAGLE MOUNTAIN
UTILITY PLAN
9298 N RANCHES PARKWAY, EAGLE MOUNTAIN, UT 84005

PROFESSIONAL ENGINEER
09/2021
10664737
LARVIN POLLOCK
DATE OF PLAN

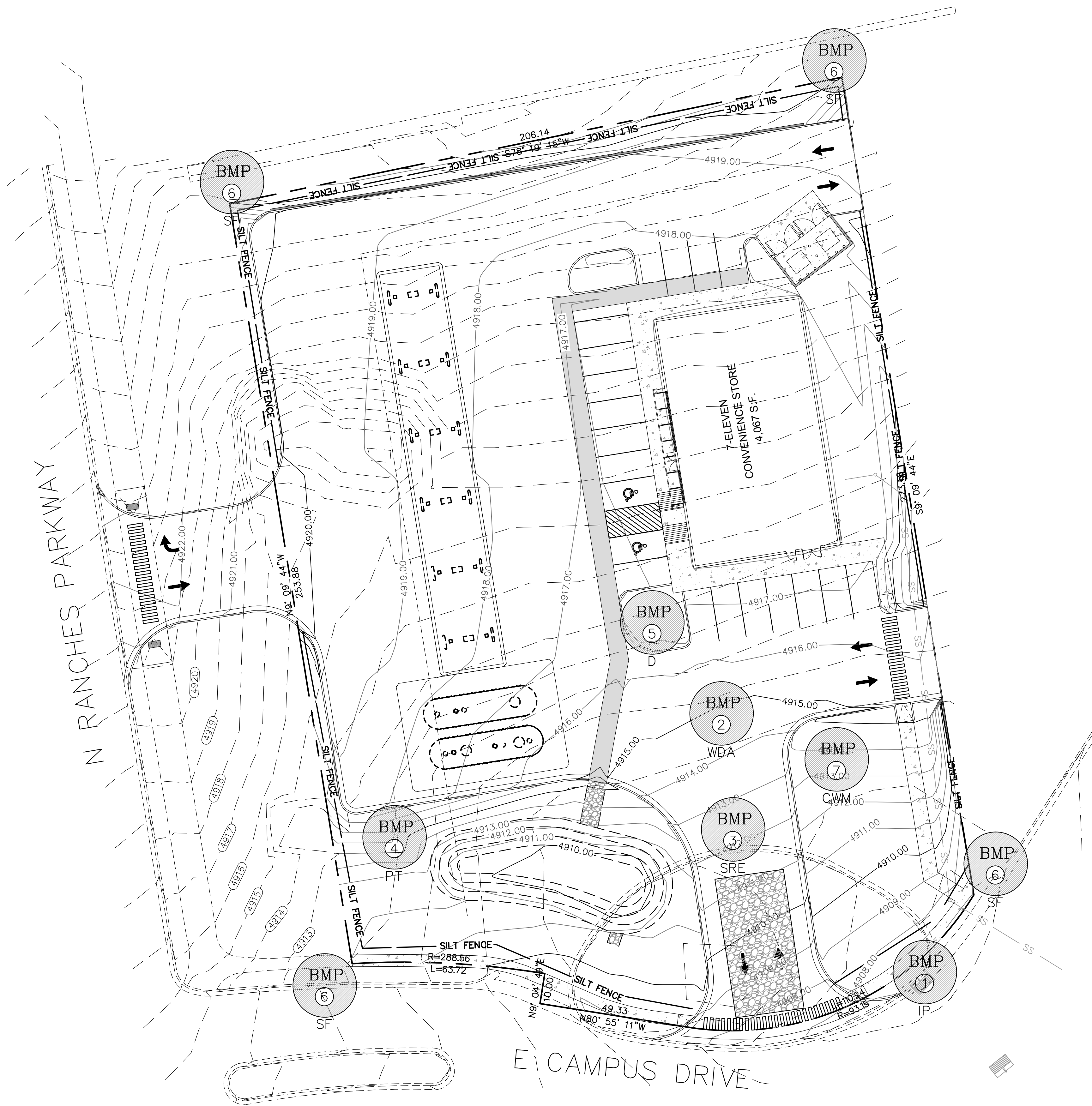
SHEET:
C-3

DATE:
Jun 09, 2021

DESIGNER: DL

[illegible]

HWY 73



LEGEND

PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	---
PROPOSED CURB AND GUTTER	---
PROPOSED STORM DRAIN LINE	SD SD SD
EXISTING STORM DRAIN LINE	SD SD SD
EXISTING SEWER LINE	SS SS SS
EXISTING WATER LINE	W W W
EXISTING CONTOUR LINE	2732
FINISHED CONTOUR LINE	21.00
EXISTING FENCE	x
SILT FENCE	SILT FENCE
CLEAN OUT BOX	□
BEST MANAGEMENT PRACTICE INDEX AND SHEET C-6 & 7 FOR DETAILS	BMP XX

NOTES

DURING CONSTRUCTION

- ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (ONCE A WEEK) AND AFTER EVERY STORM EVENT
- LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
- LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
- STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
- AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
- MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.
- CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
- A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

POST CONSTRUCTION

SEE SHEET C-7

BEST MANAGEMENT PRACTICE INDEX

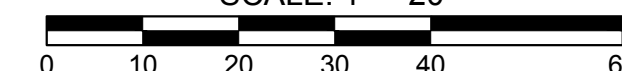
- | | | |
|---|-----|--------------------------------------|
| 1 | IP | INLET PROTECTION |
| 2 | WDA | EQUIPMENT AND VEHICLE WASH DOWN AREA |
| 3 | SRE | STABILIZED ROADWAY ENTRANCE |
| 4 | PT | PORTABLE TOILET |
| 5 | D | DUMPSTER LOCATION |
| 6 | SF | SILT FENCE |
| 7 | CWM | CONCRETE WASTE MANAGEMENT |

- ADDITIONAL BMP's TO BE ONSITE:
- SPILL CLEANUP
 - VEHICLE & EQUIPMENT FUELING

SEE SHEET C-7 FOR BMP DETAILS



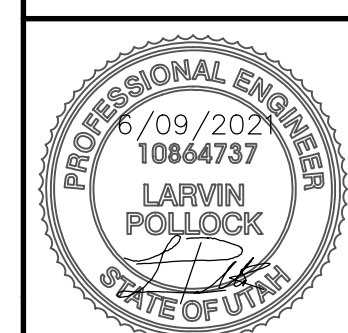
SCALE: 1" = 20'



ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

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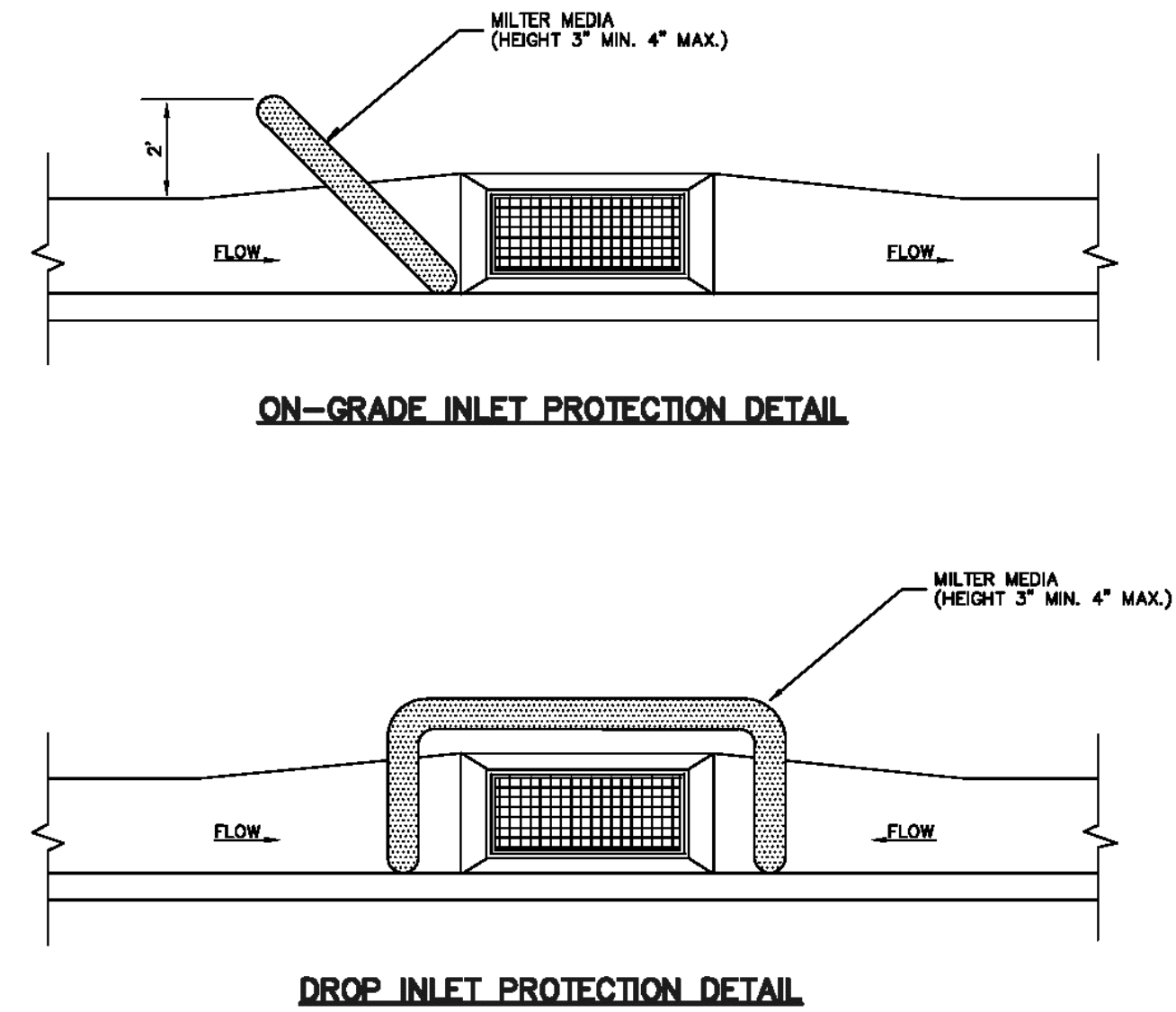
7-ELEVEN EAGLE MOUNTAIN
SWPPP PLAN
9298 N RANCHES PARKWAY, EAGLE MOUNTAIN, UT 84005



SHEET:
C-6

DATE:
Jun 09, 2021

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Inlet protection - gravel sock

Plan No.
124

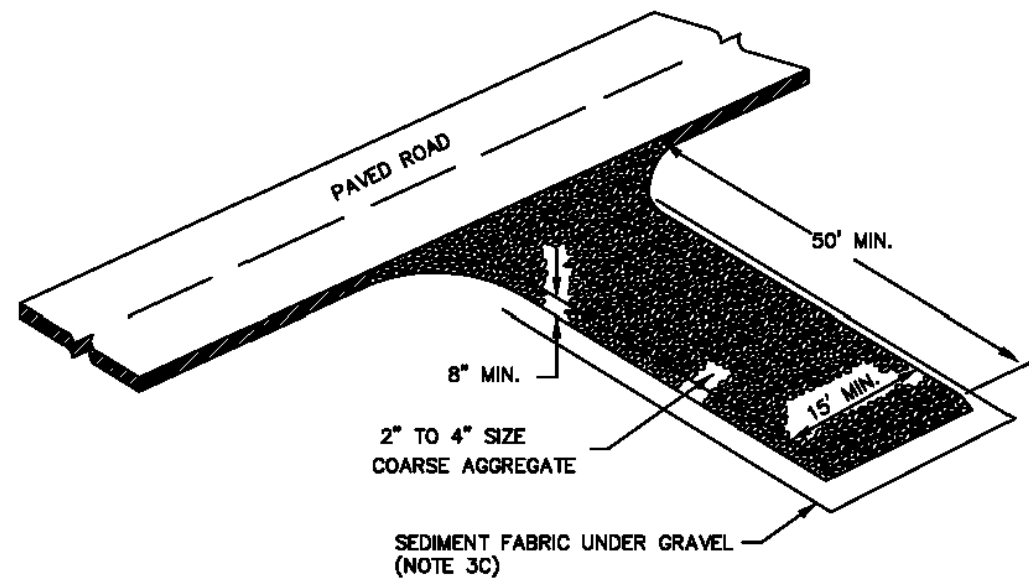
September 2006 11 Drawing 1 of 3

Inlet protection – gravel sock

- DESCRIPTION: Placement of gravel sock on grade upstream of, or in front of storm drain inlets to filter or pond water runoff
- APPLICATION: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
 - On-grade inlet protection:
 - On-grade inlet protection should be used when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results.
 - Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
 - Install filter media just upstream of the inlet box.
 - Filter media shall butt tightly against the face of the curb and angle at approximately a 45 degree angle away from the curb to trap runoff between the media and the curb.
 - Excessive flows will flow either over or around the filter media and into the inlet box.
 - Expect ponding behind the filter media.
 - Drop inlet protection:
 - Drop inlet protection should be used at low points in the curb and when diverting flows further downstream will not cause undesirable results.
 - Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
 - Install filter media around the entire perimeter of the inlet grate.
 - Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
 - Excessive flows will either flow around the media or over the top and into the inlet box.
 - Expect ponding around the inlet box.
- MAINTENANCE:
 - Inspect inlet protection after every large storm event and at a minimum of once monthly.
 - Remove sediment accumulated when it reaches 2 inches in depth.
 - Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

10

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Stabilized roadway entrance

Plan No.
126

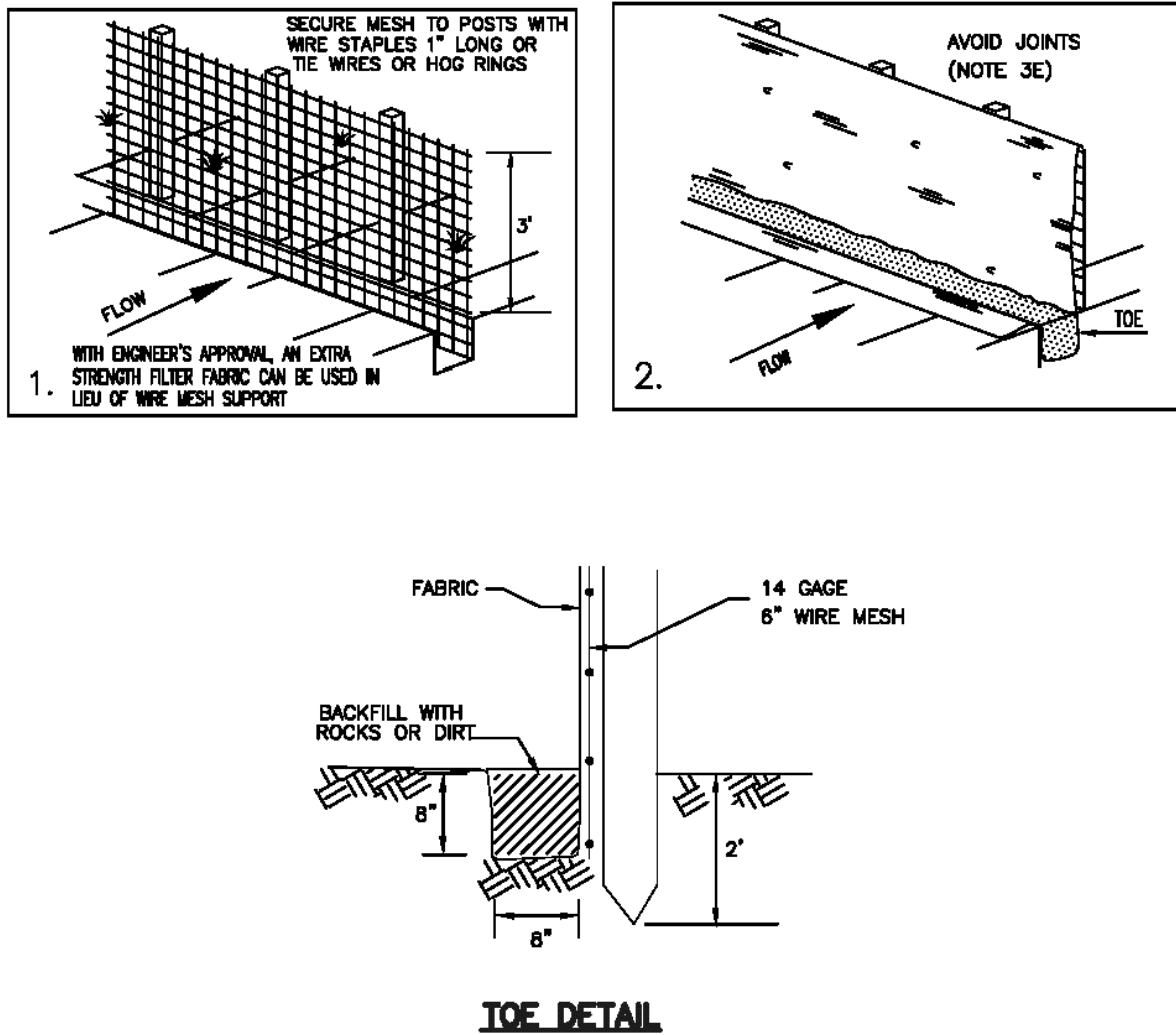
February 2006 19

Stabilized roadway entrance

- DESCRIPTION: A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
- APPLICATION: At any site where vehicles and equipment enter the public right of way.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
 - Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
 - Compact subgrade.
 - Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
- MAINTENANCE:
 - Requires periodic top dressing with additional stones.
 - Prevent tracking or flow of mud into the public right-of-way.
 - Periodic top dressing with 2 inches stone may be required, as conditions demand, and repair any structures used to trap sediments.
 - Inspect daily for loss of gravel or sediment buildup.
 - Inspect adjacent areas for sediment deposit and install additional controls as necessary.
 - Expand stabilized area as required to accommodate activities.

18

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Silt fence

122

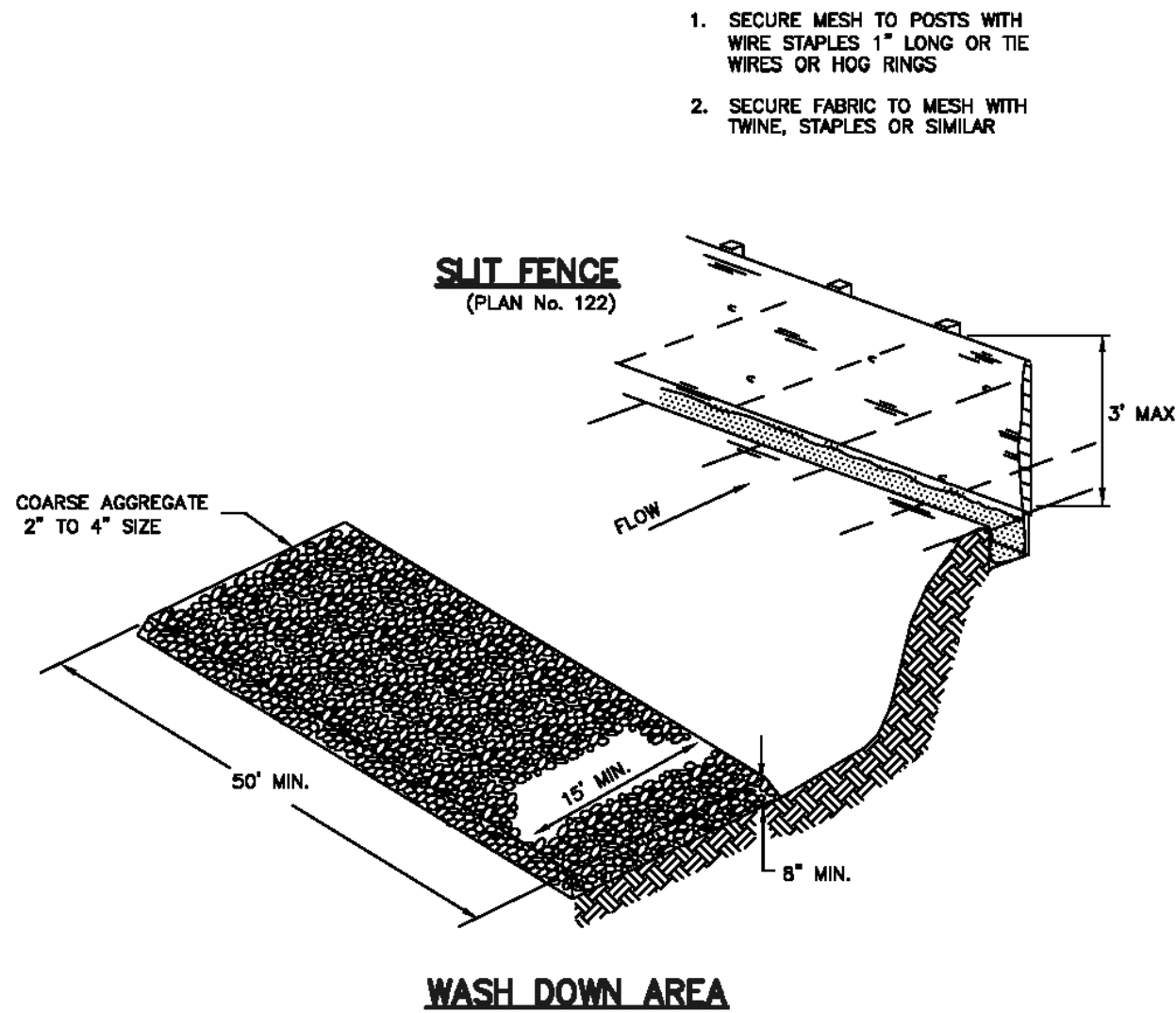
February 2006 7

Silt fence

- DESCRIPTION: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
- APPLICATION: To intercept sediment from disturbed areas of limited extent.
 - Perimeter Control: Place barrier at down gradient limits of disturbance.
 - Sediment Barrier: Place barrier at toe of slope or soil stockpile.
 - Protection of Existing Waterways: Place barrier at top of stream bank.
 - Inlet Protection.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
 - Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg. F. to 120 deg. F.
 - Burlap shall be 10 ounces per square yard of fabric.
 - Posts for silt fences shall be either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire to them.
 - The fabric is cut on site to desired width, unrolled, and draped over the barrier. The fabric toe is secured with rocks or dirt. The fabric is secured to the mesh with twin, staples or similar devices.
 - When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
 - When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity.
- MAINTENANCE:
 - Inspected immediately after each rainfall and at least daily during prolonged rainfall.
 - Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
 - Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
 - Re-anchor fence as necessary to prevent shortcutting.
 - Inspect for runoff bypassing ends of barriers or undercutting barriers.

6

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Equipment and vehicle wash down area

Plan No.
125

February 2006 17

Equipment and vehicle wash down area

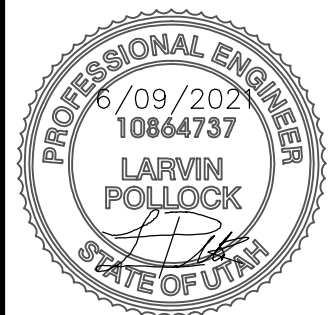
- DESCRIPTION: A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.
- APPLICATION: At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
 - Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
 - Compact subgrade.
 - Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
 - Install silt fence down gradient (see Plan No. 122).
- MAINTENANCE:
 - Requires periodic top dressing with additional stones.
 - Solely used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
 - The wash area shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way.
 - Periodic top dressing with 2 inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
 - Inspect daily for loss of gravel or sediment buildup.
 - Inspect adjacent area for sediment deposit and install additional controls as necessary.
 - Expand stabilized area as required to accommodate activities.
 - Maintain silt fence as outlined in Plan No. 122.

16

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

ELEVATE ENGINEERING

7-ELEVEN EAGLE MOUNTAIN
SWPPP DETAILS
9298 N RANCHES PARKWAY, EAGLE MOUNTAIN, UT 84005



SHEET:
C-7
DATE:
Jun 09, 2021

Landscape Architect

RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : rdl@comcast.net



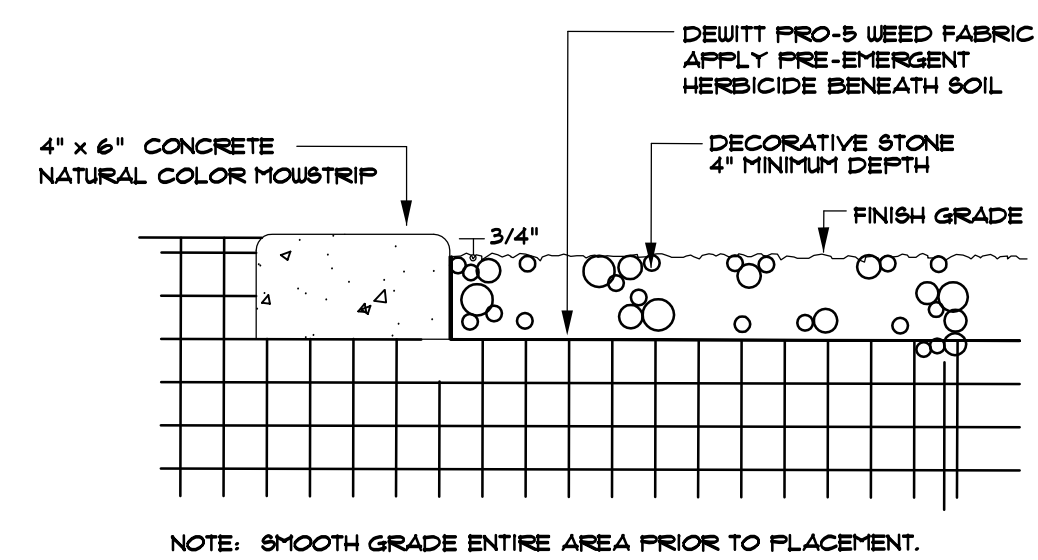
E. Campus Drive

Legend

Symbol	Description	Remarks
	Landscape Boulder / 3'-4' Min. Size / Individually Placed	Boulder Type And Color Shall Be From Nearest Local Source, Blonde-Tan Colored Quartzite, Block Edges (Not Rounded).
	4" x 6" Extruded Concrete Mowstrip / Natural Color	Install In Straight True Lines And Uniform Curves, 4 Between All Lawn And Shrub Areas. Compact Sub-grade To 90% Prior To Installation.
	New Lawn Area / Water Conservative Mixture	Install In Areas Shown Over A 6" Inch Depth Of Import Topsoil. Top Of Lawn To Be 1 Inch Below Finish Grade Of Concrete Surfaces.
	Rock ONLY Area / Cobble / 4" Minus Size / "Nephi Gray"	Install In Areas Shown To A Depth Of 6 Inches Over "Dewitt" Brand Weed Barrier Fabric. Submit Gray Sample For Approval.
	New Shrub - Rock Area / 1 1/2" Min. Size / Earthtone Color	Install In Areas Shown To A Depth Of 4 Inches Over "Dewitt" Brand Weed Barrier Fabric. Rock To Match Adjacent South Property.

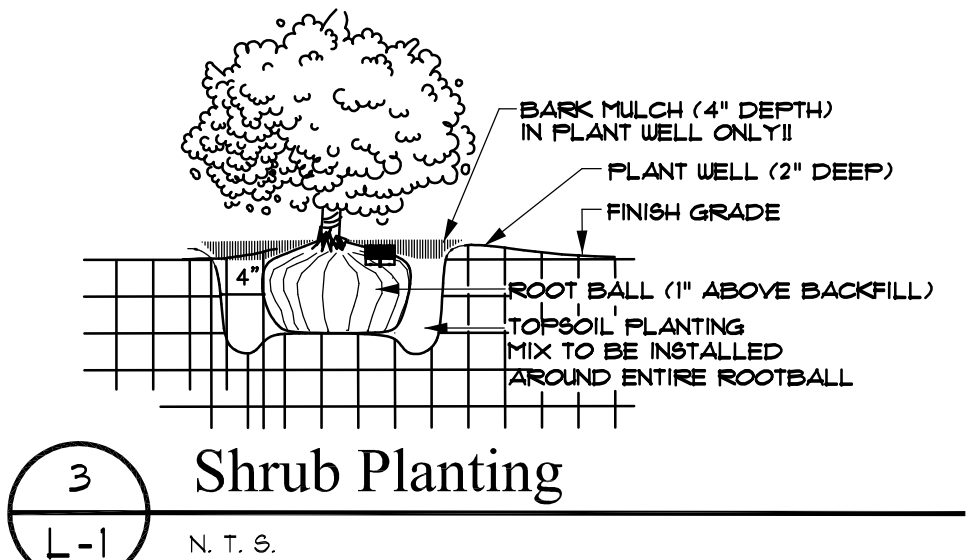
1 Tree Planting

N. T. S.



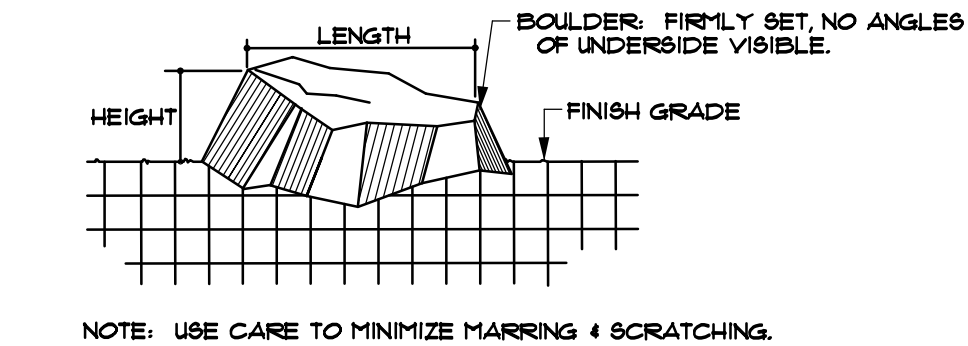
2 Mowstrip / Stone Mulch

N. T. S.



3 Shrub Planting

N. T. S.



4 Landscape Boulder

N. T. S.



Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
5		Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
3		Juniperus virginiana	Rocky Mountain Juniper	6'-8' Height B & B	Full Throughout Specimen
1		Malus sp. 'Spring Snow'	Spring Snow Crab	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
3		Pinus nigra 'Arnold's Sentinel'	Columnar Austrian Pine	6'-8' Height B & B	Full Throughout Specimen
2		Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
3		Syringa reticulata	Japanese Tree Lilac	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
2		Berberis thunb. 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gallon	15"-18" Height
25		Chrysothamnus nauseosus	Rubber Rabbitbrush	5 Gallon	18"-24" Height
3		Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	5 Gallon	24"-30" Height
4		Rhus aromatica 'Grow-Low'	Grow Low Sumac	5 Gallon	18"-24" Spread
0		Rosa 'Meidiland Red'	Red Groundcover Rose	5 Gallon	15"-18" Height
4		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	15"-18" Height
9		Yucca filam. 'Golden Sword'	Golden Sword Yucca	5 Gallon	15"-18" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
1		Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	5 Gallon	24"-30" Height
22		Calamagrostis a. 'Foerster'	Foerster Feather Grass	5 Gallon	24"-30" Height
4		Ferniastum alopec. 'Hameln'	Hameln Fountain Grass	5 Gallon	15"-18" Height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
22		Agastache 'Sunset'	Sunset Hyssop	1 Gallon	Full Can
30		Perovskia atriplicifolia	Russian Sage	1 Gallon	Full Can
15		Salvia 'East Friesland'	East Friesland Sage	1 Gallon	Full Can

** Plant material quantities are provided for convenience in bidding ONLY!! The contractor shall provide and install all plant materials either shown or noted on the plans, and of the sizes and heights specified.

Planting Notes

- All lawn areas shall receive a 6 inch depth of topsoil, shrub areas 4 inch depth. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (80% Pepp/or equal), and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
- Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shredded bark mulch mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric.
- In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
- Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include weeding, pruning and one fertilization.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.
- As shown and noted, the irrigation system water supply is from a secondary (non culinary) source, and it's availability can be affected by climatic conditions, with the normal season extending from mid April to mid October. If any interruptions in water availability occur, the contractor shall coordinate with the Owner on the availability of possible temporary watering measures to keep all plant materials in a healthy condition.

General Notes

- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
- The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall plant all plants per the planting details, stakes/guy as shown. The top of the rootballs shall be planted flush with the finish grade.

Sub-Grade Requirements

- LAWN & SHRUB AREAS : Eight (8) inches below finish grade. This will allow for the installation of a six inch depth (lawn) and 4 inch depth (shrub) of topsoil along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
- SUB-GRADE COORDINATION : The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

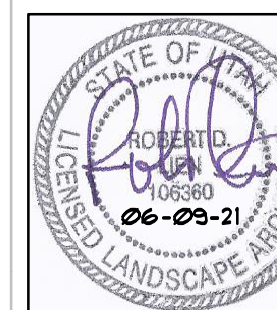
Submittal Requirements

- The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil amendments & import topsoil in order to obtain approval to be used on the project, and prior to shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
- All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.

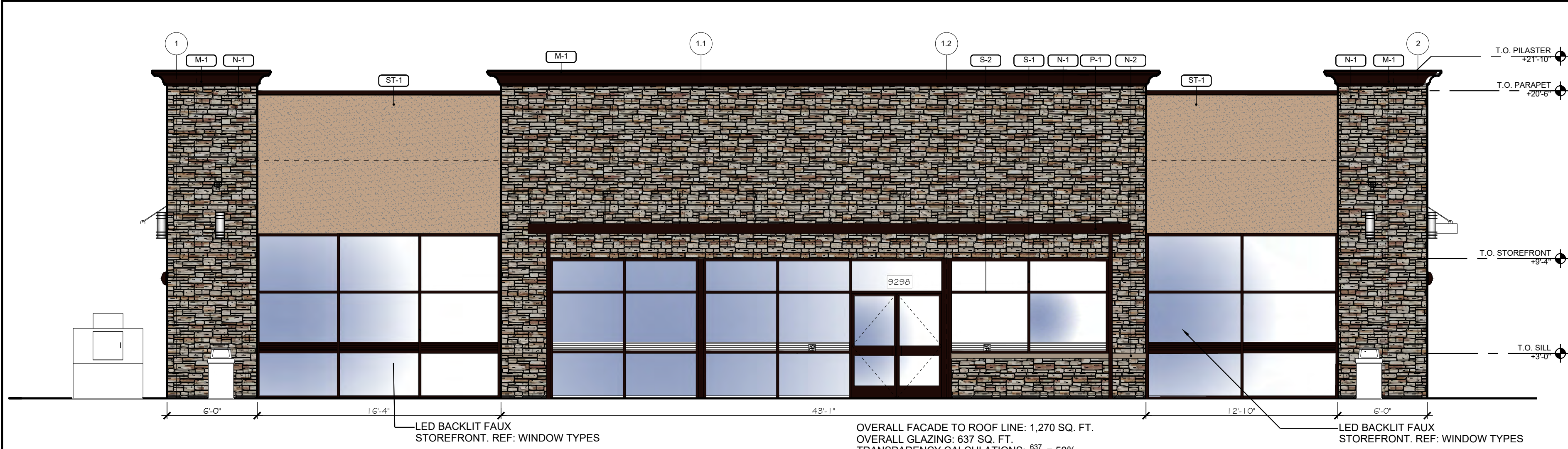
ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
info@elevateeng.com

ELEVATE

7-ELEVEN EAGLE MOUNTAIN
LANDSCAPE PLAN
9298 N RANCHES PARKWAY EAGLE MOUNTAIN, UT 84005

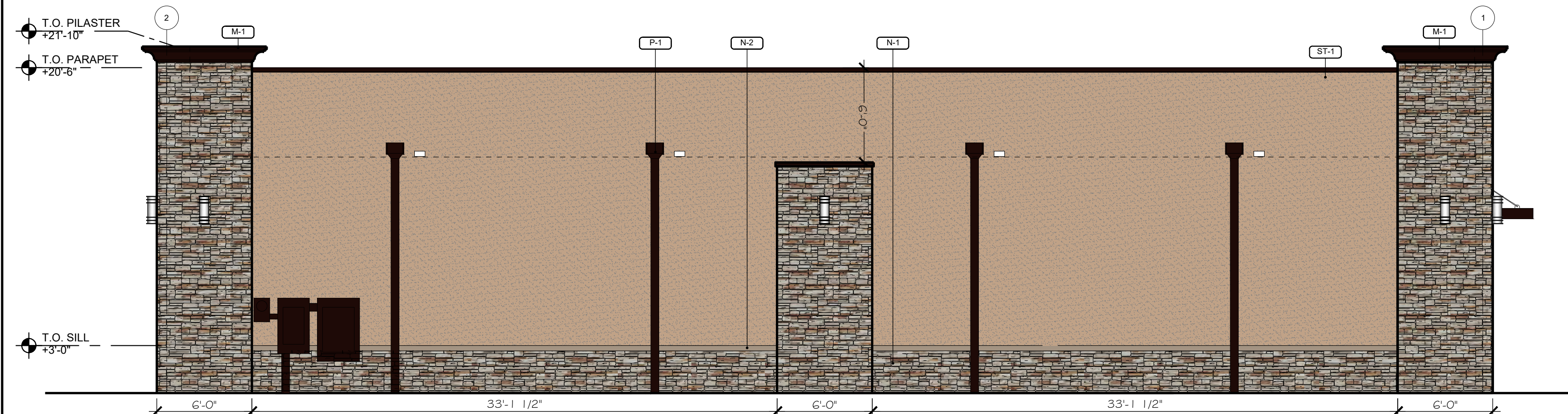


SHEET:
L-1
DATE: 06-09-2021



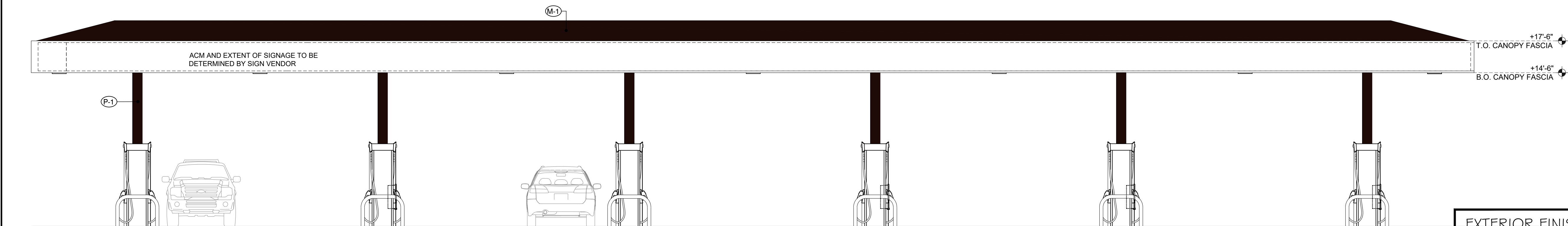
WEST ELEVATION

SCALE 3/16" = 1'-0"



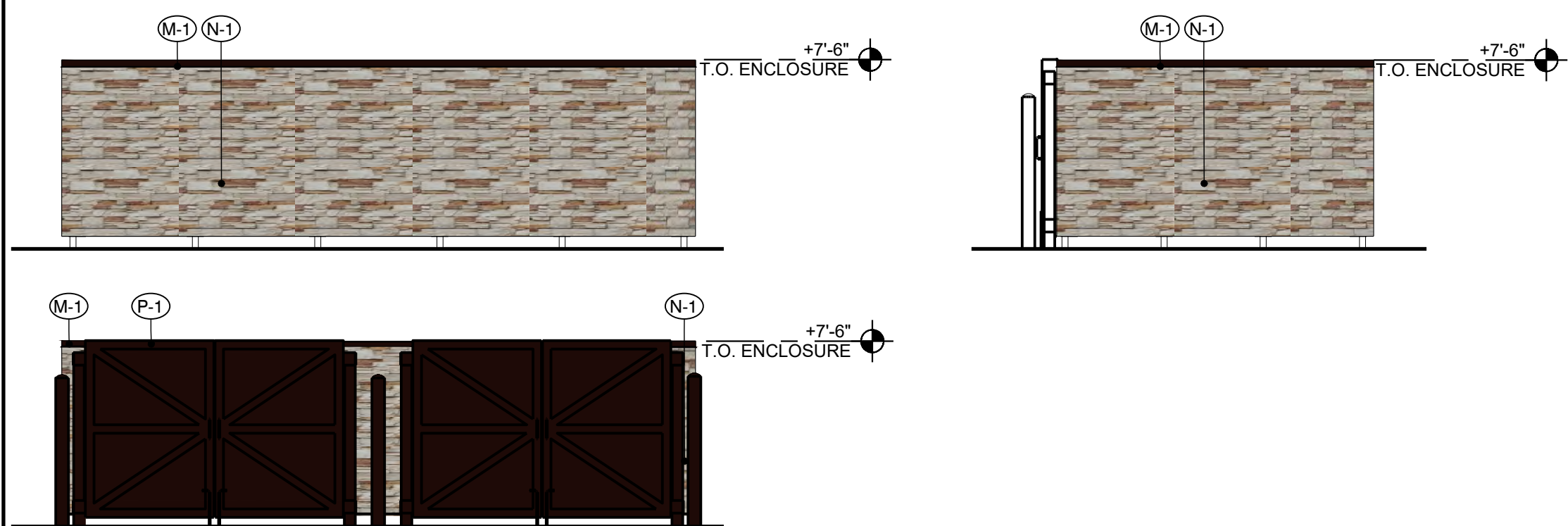
EAST ELEVATION

SCALE 3/16" = 1'-0"



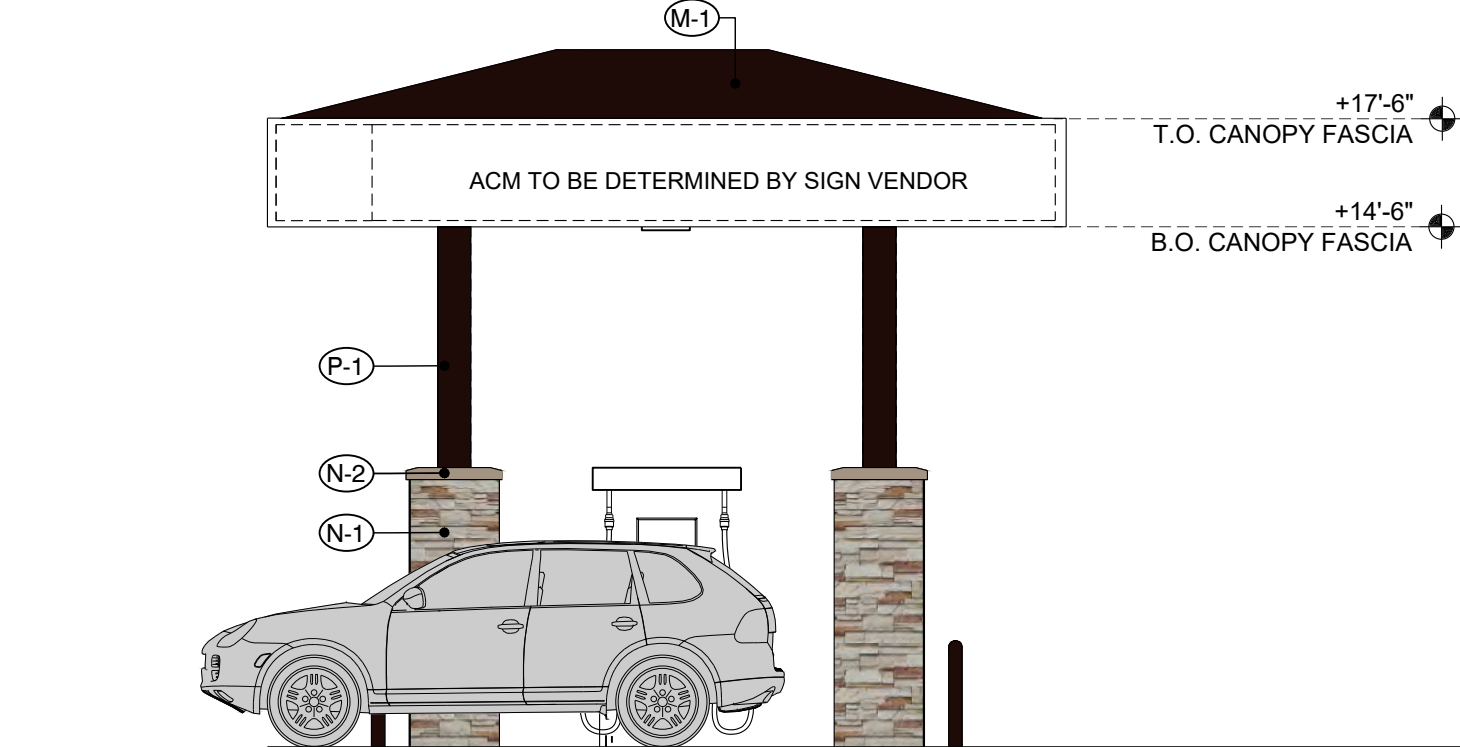
CANOPY SIDE ELEVATION

SCALE 3/16" = 1'-0"



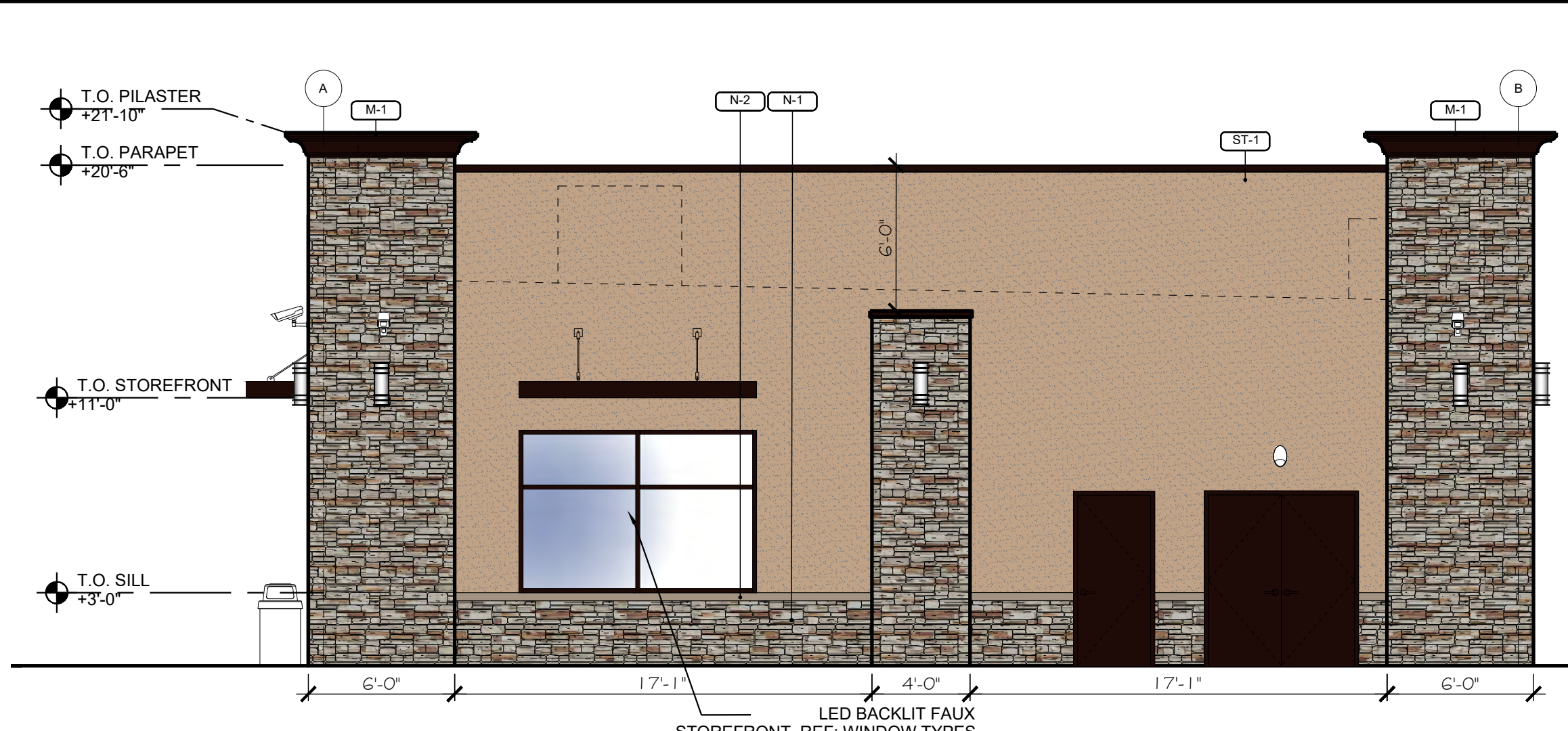
TRASH ENCLOSURE

SCALE 3/16" = 1'-0"



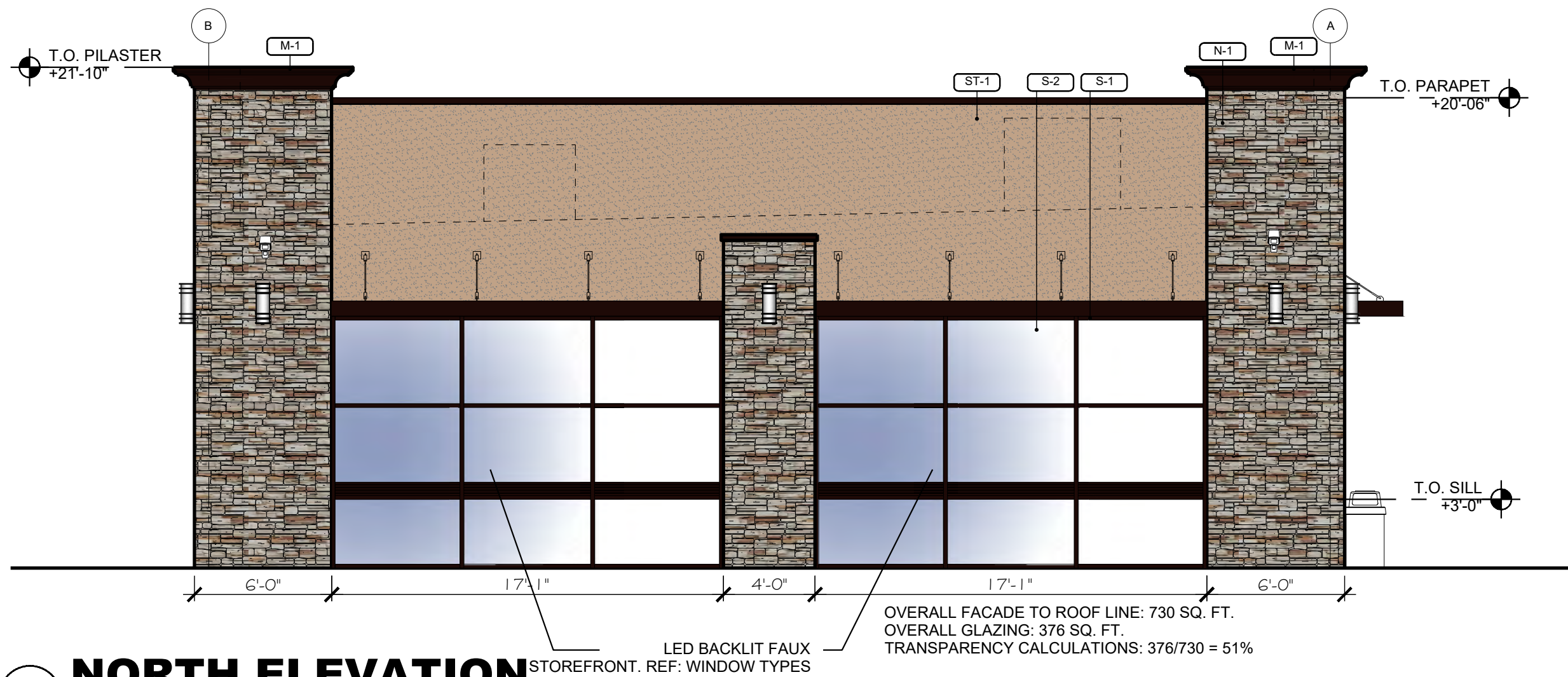
CANOPY END ELEVATION

SCALE 3/16" = 1'-0"



SOUTH ELEVATION

SCALE 3/16" = 1'-0"



NORTH ELEVATION

SCALE 3/16" = 1'-0"

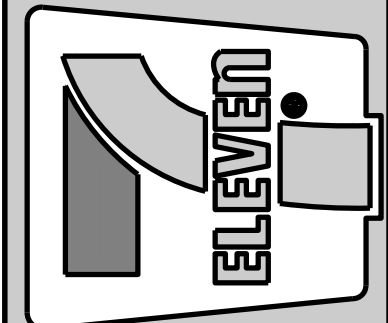
EXTERIOR FINISH SCHEDULE

NOTE: SEALANT COLORS: MATCH COLOR OF ADJACENT MATERIAL BEING SEALED - WHEN 2 OR MORE COLORS ARE ADJACENT, MATCH LIGHTER-COLORED MATERIAL.

FINISH	MATERIAL	PATTERN
M-1	24 GAUGE GALV. SHEET METAL COPING CAP, SLOPE 1/2" PER FOOT, PRE-FINISHED TO MATCH CANOPIES AND OTHER METAL WORKS (SW 7048 "URBANE BRONZE") - OR SIMILAR	
P-1	PRE-FINISHED SHEET METAL DOWNSPOUT SYSTEM AND PRE-FABRICATED AWNINGS TO MATCH CANOPIES AND OTHER METAL WORKS (SW 7048 "URBANE BRONZE") - OR SIMILAR	
N-1	STONE VENEER - ELDERADO STONE - MOUNTAIN LEDGE - "SIERRA" - OR SIMILAR	
N-2	PRE-CAST CONCRETE SILL	
ST-1	DRYVIT (OR EQUAL) - EIFS - "SW 7508 TAVERN TAUPE" - OR SIMILAR	
S-1/S-2	KAWNEER, "DARK BRONZE" ALUMINUM STOREFRONT FRAME - 1" INSULATED CLEAR GLAZING BY OLDCASTLE OR EQUAL - OR SIMILAR	

Rev. #	Date	Description

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063
7-ELEVEN #1049067
9293 N RANCHES PARKWAY
EAGLE MOUNTAIN, UT 84005



THE DIMENSION GROUP
ARCHITECTURAL • CIVIL • ENGINEERING • MEP ENGINEERING
10002 SANDHILL ROAD, DALLAS, TEXAS 75228
TEL: 214-343-6600 WWW.DIMENSIONGROUP.COM

Job#: C21-068
Scale: AS NOTED
Date: 05/27/2021
Drawn By:
Checked By:

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SHEET:



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JUNE 22, 2021

TITLE:	PUBLIC HEARING - Maverik at Marketplace		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:			
APPLICANT:	Cassie Younger		
GENERAL PLAN DESIGNATION Community Commercial	CURRENT ZONE CC	ACREAGE 1.77	COMMUNITY Town Center

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

We recommend that the Planning Commission make a motion to recommend approval of the Site Plan to the City Council, for the reasons set forth in the staff report and in the meeting with the following conditions:

1.

BACKGROUND:

The Market Place at Eagle Mountain Town Center was approved on August 16th 2020, with the Development Agreement being finalized in December 2020.

ITEMS FOR CONSIDERATION:

This proposal is to place a gas station/convenience store on a 1.77 acre parcel at the Northwest intersection of Eagle Mountain Boulevard and Pony Express Parkway. Automobile Gas/Service Stations are special uses in all commercial zones.

Site Plan

The following are standards required for all site plans (17.100.050)

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

- B. Screening Requirements: This project is not adjacent to any residential or agricultural zones therefore no screening is required.
- C. Access Requirements: While the Maverik is located at the intersection of Pony Express Parkway and Eagle Mountain Boulevard it has not direct access off either of those roadways, instead it relies on shared access further to the North and West, and interconnected drive aisles and parking lots, in *compliance* with this chapter.
- D. Off-Street Truck Loading Space: The proposed site plan has adequate parking, and paved locations to accommodate off-street truck loading.
- E. Utilities: All utilities are shown as being underground and in proper easements in compliance with 17.100.050 E.
- F. Grading and Drainage: The applicant has provided grading and draining plans that have been reviewed by the City Engineer

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

17.72.030 A States buildings should 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 Site does provide pedestrian access to the store from trails that connect to existing trails along Pony Express Parkway. The building, however, is located to the rear of the site with parking and gas islands to the front. This is consistent with the development of other gas stations within Eagle Mountain, including the Holiday Oil on the other side of Eagle Mountain Boulevard

17.72.030 A1 requires the primary entrance of a commercial building to orient toward the street and the sidewalk. The Entrance is located on the south Elevation of the building, facing toward Eagle Mountain Boulevard, the site does not orient the building toward the street but it is consistent with other Gas Stations within Eagle Mountain.

17.72.030 B Requires surface parking to be located to the rear or side of the building, and that parking should not be located between any commercial building and the street. Most of the provided parking is provide between the building and the two streets that the site faces. Traditionally this standard has not be enforced on Gas Stations in Eagle Mountain.

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

17.72.040 A requires that commercial buildings be similar in style to adjacent buildings, and that all facades of the building be designed with consistent architectural style, detail, and trim features as the primary façade. The proposed Maverik uses materials and colors which are similar to those approved for the Pad site buildings, but it's appearance is not consistent with the elevations of other buildings in the area, as it utilizes a corporate design aesthetic which besides not matching surrounding buildings largely meets Commercial Design standards. It shall be up to the Planning Commission to determine if this is appropriate.

17.72.040 B states "the main entrance of a structure should orient to major sidewalks, pedestrian ways, plazas, courtyards, or other public spaces. It shall be clearly identifiable, and consist of a sheltering element such as a porch, stoop, awning, arcade, or portico. Maverik faces towards Eagle Mountain Boulevard with a side wall towards Pony Express Parkway. The main pedestrian connects to the trail that runs along Pony Express Parkway, and the building is setback behind parking and gas islands.

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 a raised entrance feature, and contains a roof plane with 2 elevation planes, therefore it *complies* with this requirement.

17.72.040 D requires vertical and horizontal articulation. The building largely complies with this standard.

17.72.040 E1 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, columns, decorative trim, architectural lighting, ornamental cornices, decorative masonry, doors and windows, it is the opinion of staff that it largely complies with these standards.

17.72.040 F2 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..." The West face of the building includes fewer articulations and may be considered to be panelized, This will face towards the parking lot and future development on the adjacent parcel. It is up to the Planning Commission to determine if the elevations comply with this section

Standards for Special Use: As a special use the proposal shall meet the standards for special use for Automobile gas/service station and car wash operations defined in 17.75.062 of EMMC which states a use may only be permitted where:

- A. They will not be a nuisance to residences and surrounding uses. The proposed site is across the road from a gas station, and is located adjacent to Pony Express Parkway and Eagle Mountain Boulevard in a Commercial District, it is not anticipated to be a nuisance
- B. They will not cause traffic hazards or undue traffic congestion as it doesn't have any direct access, and instead utilizes the shared accesses for the Market Place at Eagle Mountain Town Center Project
- C. The site is over 15,000 SF, and more than 125' are provided as frontage
- D. Gas Pumps and buildings are located at least 25' from property lines
- E. The Gasoline Island is more than 25' from all property lines
- F. The City Engineer has reviewed the proposed driveway.
- G. The site is not within 200' of a school, park, playground, residence, museum or place of public assembly
- H. No rental truck component has been proposed.

Based on these findings it is the opinion of staff that the proposal complies with the provisions of the Special Standards.

Other Items for Consideration:

Parking: Per 17.55 Convenience Stores require 1 parking stall per 200 SF of gross floor area, with a gross floor area of 4,425 SF 23 parking stalls are required, and 31 parking stalls are provided. Per table 17.55.120 (B) parking lots with 26-50 stalls require 2 ADA parking stall, and the applicant is providing 2 ADA stalls.

Dark Sky Lighting: All lighting shall be dark sky lighting and no more than 100,000 Lumens of lighting shall be provided per acre

REQUIRED FINDINGS:

Site Plan approvals are based upon compliance with City Code requirements. The approval criteria for a Site Plan can be found in EMMC 17.100

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Photometric Plan](#)

[Maverik Building 1](#)

[Maverik Building 2](#)

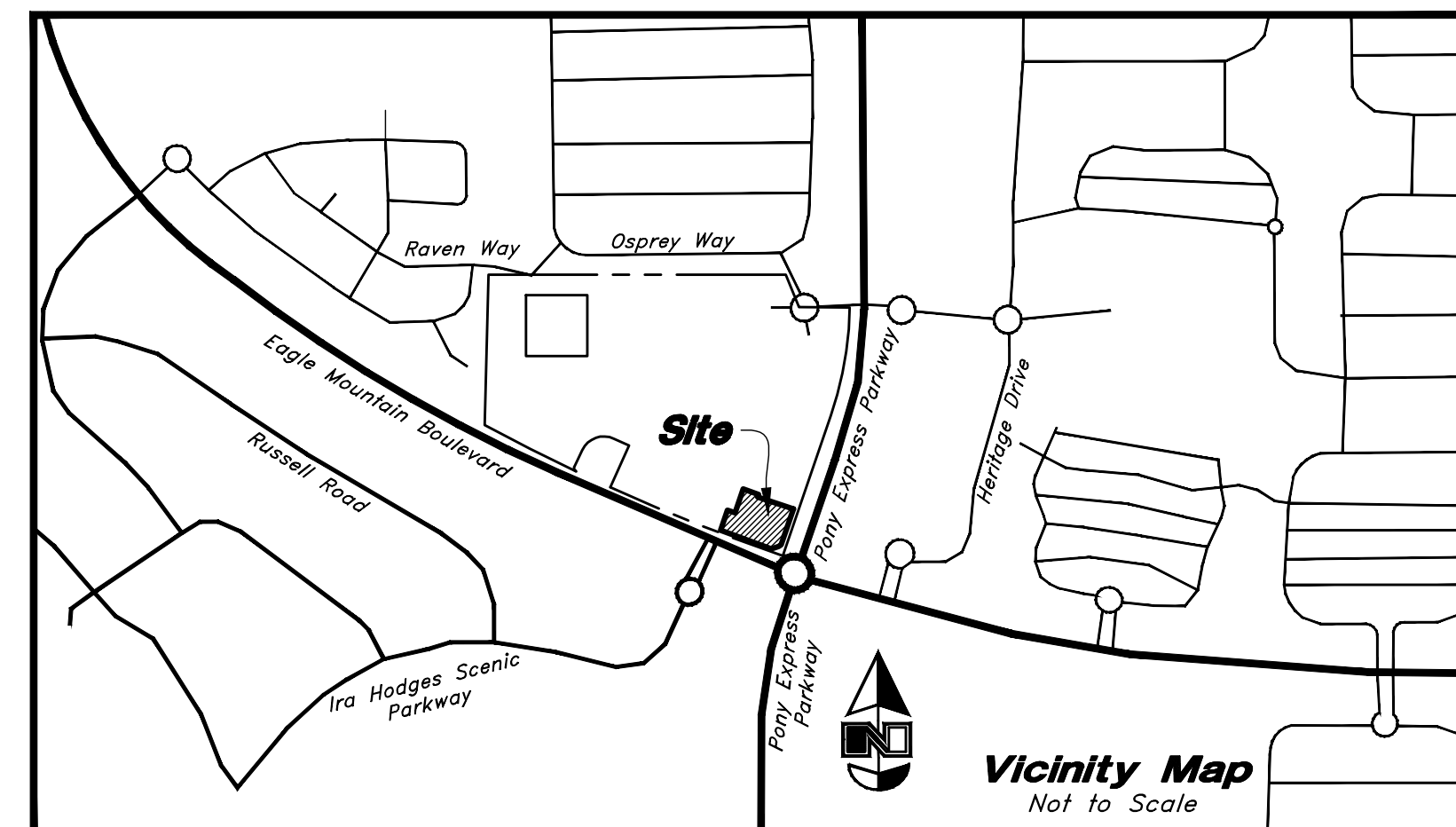
[Site Plan](#)

[Floor Plan and Elevations](#)





Maverik, Inc. Store
Eagle Mountain, Utah



Vicinity Map
Not to Scale

Civil Sheet Index

Abbreviations

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

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Darnes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	
Proposed Manhole		Existing Water Valve	
Proposed Transformer		Existing Overhead Power Line	
Proposed Meter Box		Existing Water	
Proposed Water Meter		Existing Secondary Water	
Proposed Combo Box		Existing Sewer	
Proposed Fire Hydrant		Existing Storm Drain	
Proposed Water Valve		Existing Gas	
Proposed Water Line		Existing Power	
Proposed Sanitary Sewer		Existing Telephone	
Proposed Storm Drain		Existing Fence	
Proposed Conduit Line		Flowline	
Proposed Power Line		Centerline	
Proposed Gas Line		Existing Contour	
Proposed Secondary Water Line		Existing Spot	
Proposed Roof Drain		Existing Light Pole	
Proposed Fence		Existing Street Light	
Grade line		Existing Building	
Grade Break		Existing Telephone Box	
Proposed Contour		Existing Power Meter	
Direction of Drainage		Existing Electrical Box	
Proposed Spot		Existing Electrical Cabinet	
ADA Accessible Route		Existing Gas Meter	
Property Line		Existing Water Box	
Sawcut Line		Existing Irrig. Control Box	
Proposed Light Pole		Existing Bollard	
Proposed Street Light		Existing Hose Bib	
Existing Power Pole		Working Point	
Existing Power Pole w/ Guy		Existing Deciduous Tree	
Existing Utility Marker		Existing Coniferous Tree	
Existing Post		Detail Number	
		Sheet Number	

C0.0	Cover Sheet
C0.1	Existing Conditions & Demolition Plan
C1.1	Site Plan
C2.1	Grading Plan
C3.1	Utility Plan
C4.1	Details
C4.2	Details
C4.3	Details
C4.4	Details
C5.1	Erosion Control Plan
L1.1	Landscape Plan
L2.1	Irrigation Plan
L3.1	Landscape & Irrigation Details
	Signage Plan (By Yesco)



Developer Contact

Maverik, Inc.
Attn: Jordan Terburg
185 S. State Street, Suite 800
Salt Lake City, UT 84111
Phone Number: 801-683-3615

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Eagle Mountain, Utah County, Utah and Incorporated Areas Map Number 49049C0275F dated 19 June, 2020 (Not Printed). Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Basis of Bearings

A line between monuments found for Southeast Corner and the East Quarter Corner of Section 12 was assigned the Utah County Survey bearing of North 0°27'04" East as the Basis of Bearings to place the Survey on State Plane Basis.

Benchmark

Brass Cap Monument for the South Quarter Corner of Section
12, T6S, R2W, SLB&M Assigned elevation using GPS methods
Elevation = 4865.18 feet
Observed 16 September, 2020

Legal Description

Beginning at a point on the Northwestern Line of Sweetwater Road as it has been dedicated to 76.00 foot half-width located 803.77 feet North 0°27'01" East along the Section Line; and 2531.08 feet North 89°32'48" West from the Southeast Corner of said Section 12; and running thence South 18°56'36" West 188.60 feet along said Northwestern Line of Sweetwater Road; thence Southwesterly along the arc of an 85.00 foot radius curve to the right a distance of 56.38 feet (Center bears North 38°19'16" West, Central Angle equals 38°00'21" and Long Chord bears South 70°40'54" West 55.36 feet) to the Northeastery Line of Eagle Mountain Boulevard as it has been dedicated to 61.00 foot half-width; thence Northwesterly along the arc of a 9939.00 foot radius curve to the right a distance of 266.30 feet (Center bears North 19°21'06" East, Central Angle equals 1°32'07" and Long Chord bears North 69°52'51" West 266.30 feet) along said Northwestern Line of Eagle Mountain Boulevard; thence North 18°56'36" East 105.88 feet; thence South 71°03'24" East 39.25 feet; thence North 18°56'36" East 124.54 feet; thence South 71°03'24" East 81.87 feet; thence South 18°56'36" West 13.00 feet; thence South 71°03'24" East 188.59 feet to the Northwestern Line of Sweetwater Road and the point of beginning.

Contains 64,571 sq ft

or 1.482 acres

[illegible]

Designed by: xx

Drafted by: xx

Client Name: Maverik, Inc.

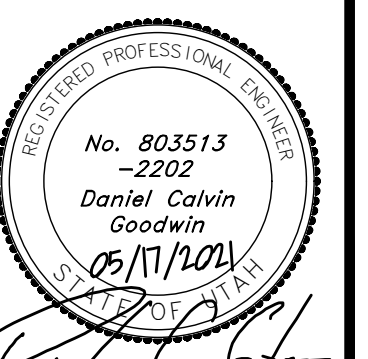
21-011CV



Cover Sheet

Maverik, Inc. Store
Mountain Boulevard & Pony Express Park

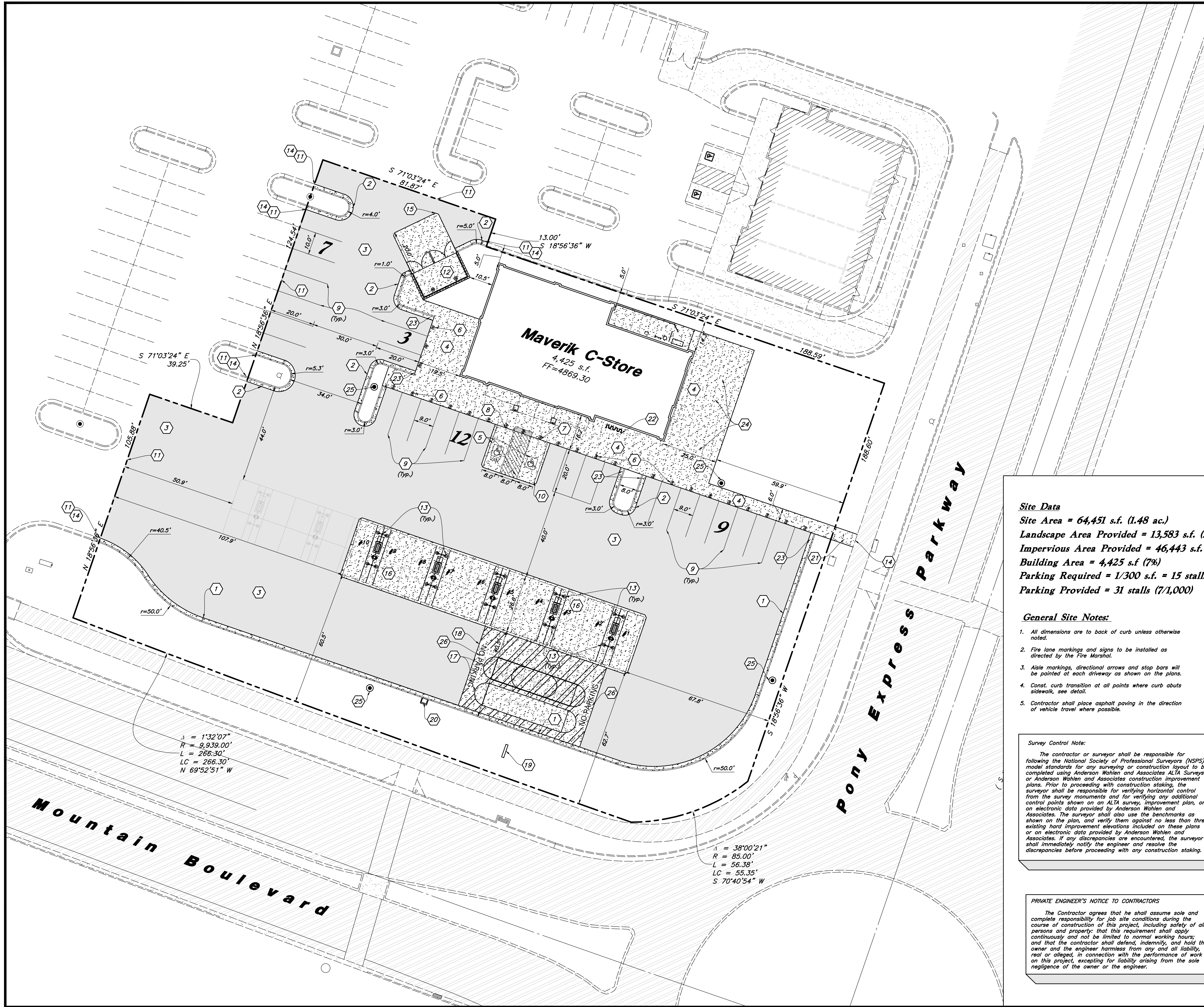
Eagle Mountain, Utah



18 May, 2021

SHEET NO.

CO.0



Scale: 1" = 20'

Site Construction Notes

- 1 Const. Curb and Gutter
- 2 Const. Outflow Curb & Gutter
- 3 Const. Onsite Asphalt Paving
- 4 Const. Concrete Walkway
- 5 Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition)
White Symbol & Border, Blue Background
Contractor shall provide 15 mils min. thickness
- 6 Const. 4" Rebounding Ballard
- 7 Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition)
- 8 Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition)
- 9 Const. 4" White Paint Stripe (Typ.)
Contractor shall provide 15 mils min. thickness
- 10 Const. Conc. Parking Stall
- 11 Sawcut; Provide Smooth Clean Edge
- 12 Const. Trash Enclosure (See Arch. Plans)
- 13 Const. Hoop Bollard
- 14 Conn. & Match Existing Improvements
- 15 Const. Trash Enclosure Pad
- 16 Const. Concrete Pad Under Canopy
- 17 Const. Underground Storage Tanks (See Fueling Plans)
- 18 Const. Conc. Pad Over UST
- 19 Monument Sign (See Signage Plans)
- 20 Const. XactAir Air Station
- 21 Const. Onsite Concrete Sidewalk
- 22 Const. Bike Rack
- 23 Install Curb Transition
- 24 Install Outdoor Seating (Owner Provided, GC to Install)
- 25 Const. Light Pole (See Elec. Plans)
- 26 Install Perimeter "No Parking" Striping

Site Data

Site Area = 64,451 s.f. (1.48 ac.)
Landscape Area Provided = 13,583 s.f. (21%)
Impervious Area Provided = 46,443 s.f. (72%)
Building Area = 4,425 s.f. (7%)
Parking Required = 1/300 s.f. = 15 stalls
Parking Provided = 31 stalls (7/1,000)

General Site Notes:

- All dimensions are to back of curb unless otherwise noted.
- Fire lane markings and signs to be installed as directed by the Fire Marshal.
- Asle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- Const. curb transition at all points where curb abuts sidewalk, see detail.
- Contractor shall place asphalt paving in the direction of vehicle travel where possible.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Survey or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Legend:

- Proposed Concrete Paving/Sidewalk
- Proposed Onsite Standard & ROW Asphalt Paving
- Existing Concrete
- Existing Asphalt Paving

Designed by: xx
Drafted by: xx
Client Name:
Maverik, Inc.
21-011SP

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - AWengineering.net

MAVERIK

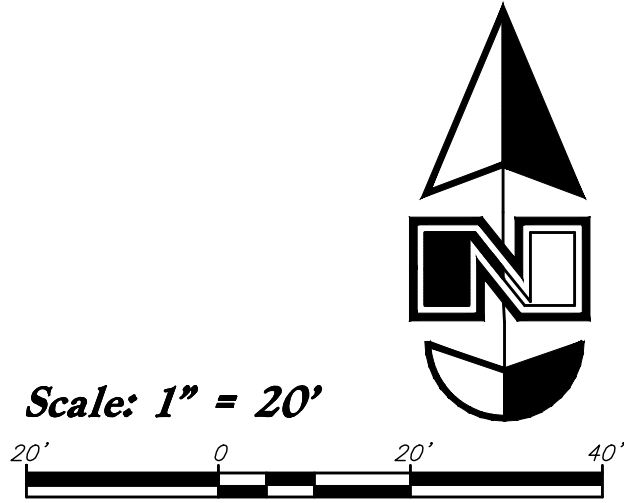
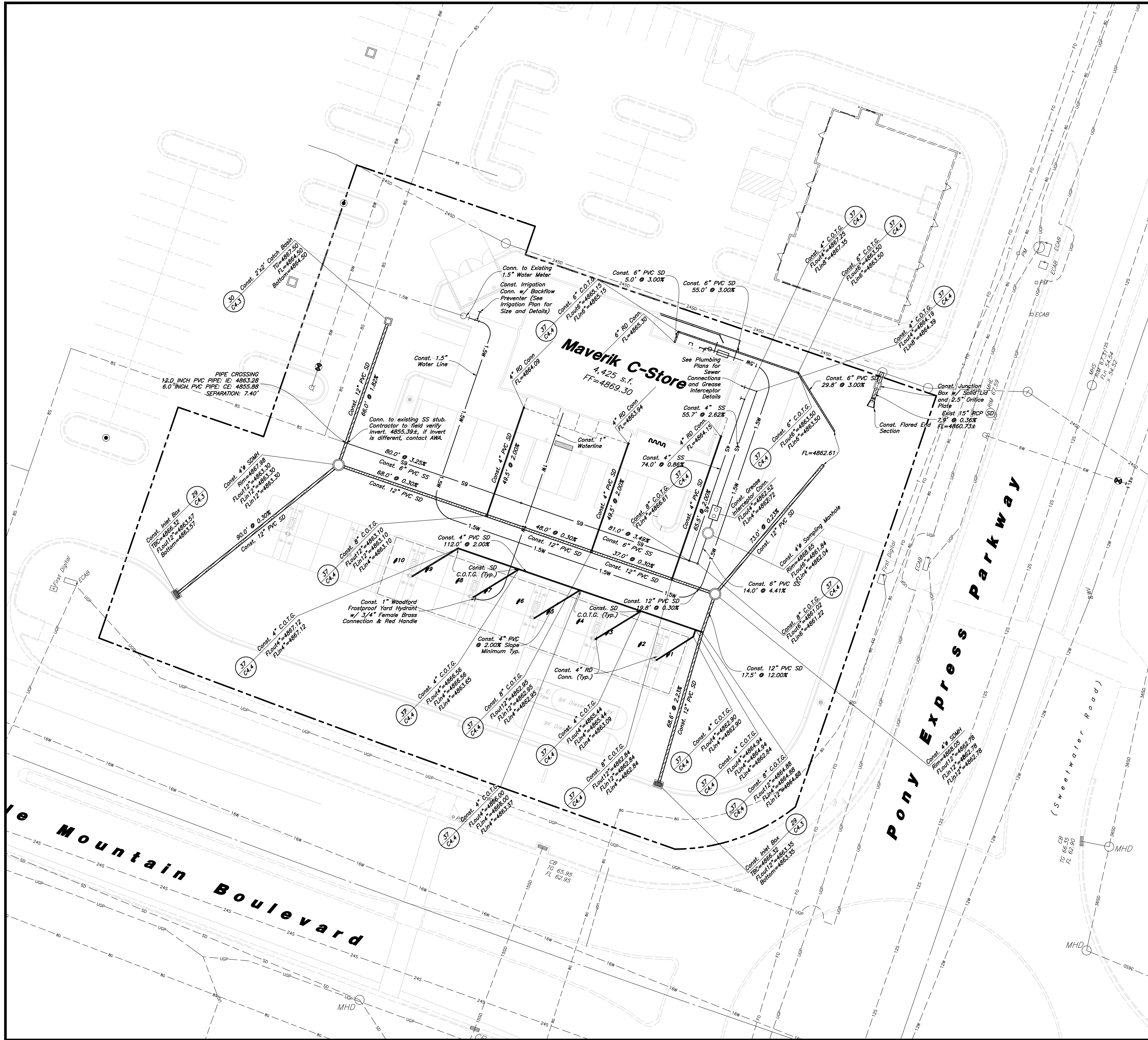
Site Plan
Maverik, Inc. Store
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 803513
-2202
Daniel Calvin
Goodwin
05/11/2021

18 May, 2021

SHEET NO.

C1.1



General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 24" concrete collar around all storm drain inlets located within asphalt. Contractor shall install a 12" concrete collar around all other manholes, valves, cleanouts, & any other structures located within the asphalt.

Utility Piping Materials:

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

Culinary Service Laterals

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

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200

Sanitary Sewer Lines

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

Storm Drain Lines

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

CAUTION :

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

Onsite Utility Connection Notes:

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

Storm Drain & Sanitary Sewer Note:

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



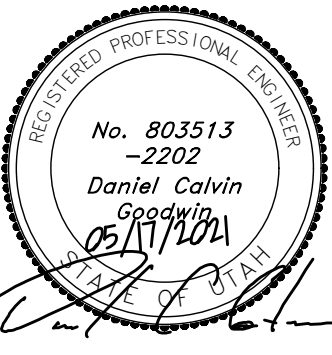
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - AWengineering.net



Utility Plan

Maverik, Inc. Store

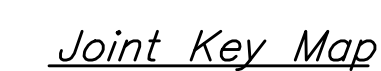
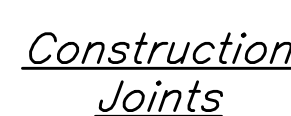
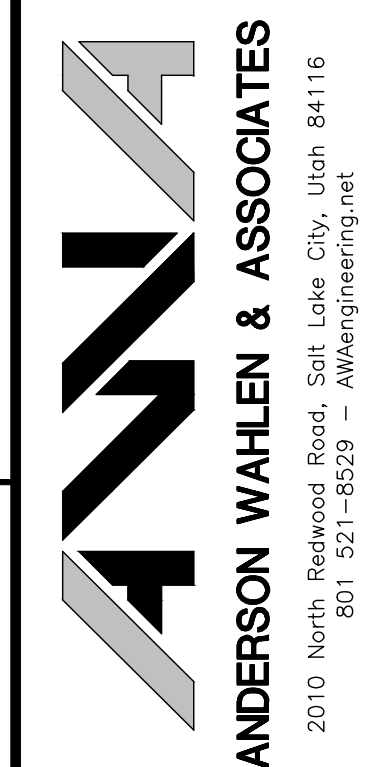
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah



18 May, 2021

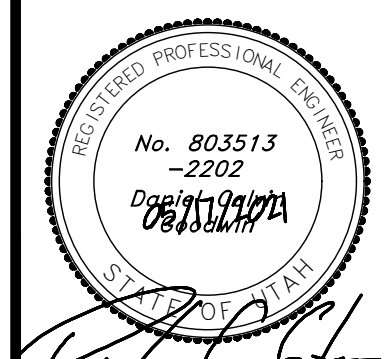
SHEET NO.

C3.1

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Details

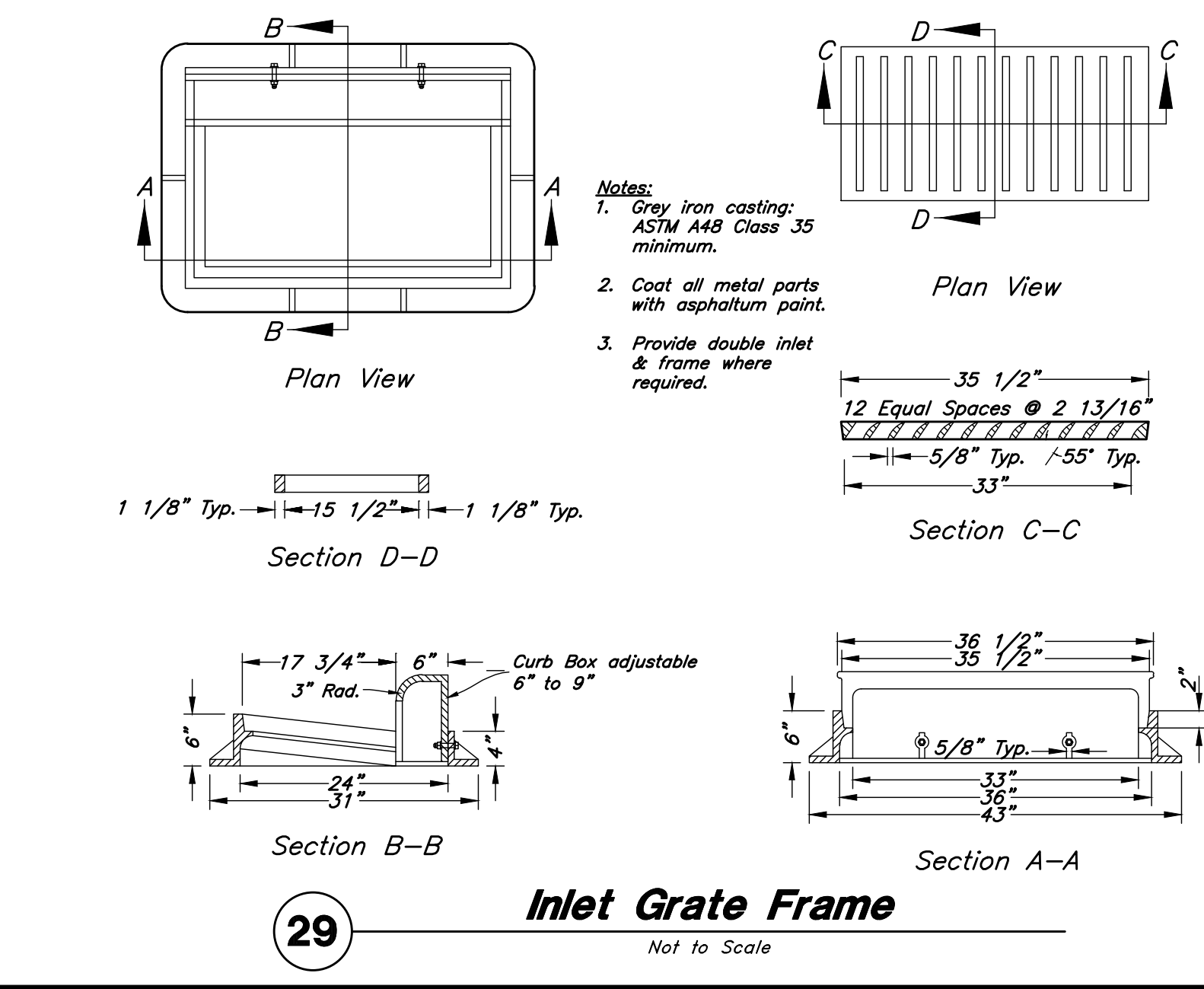
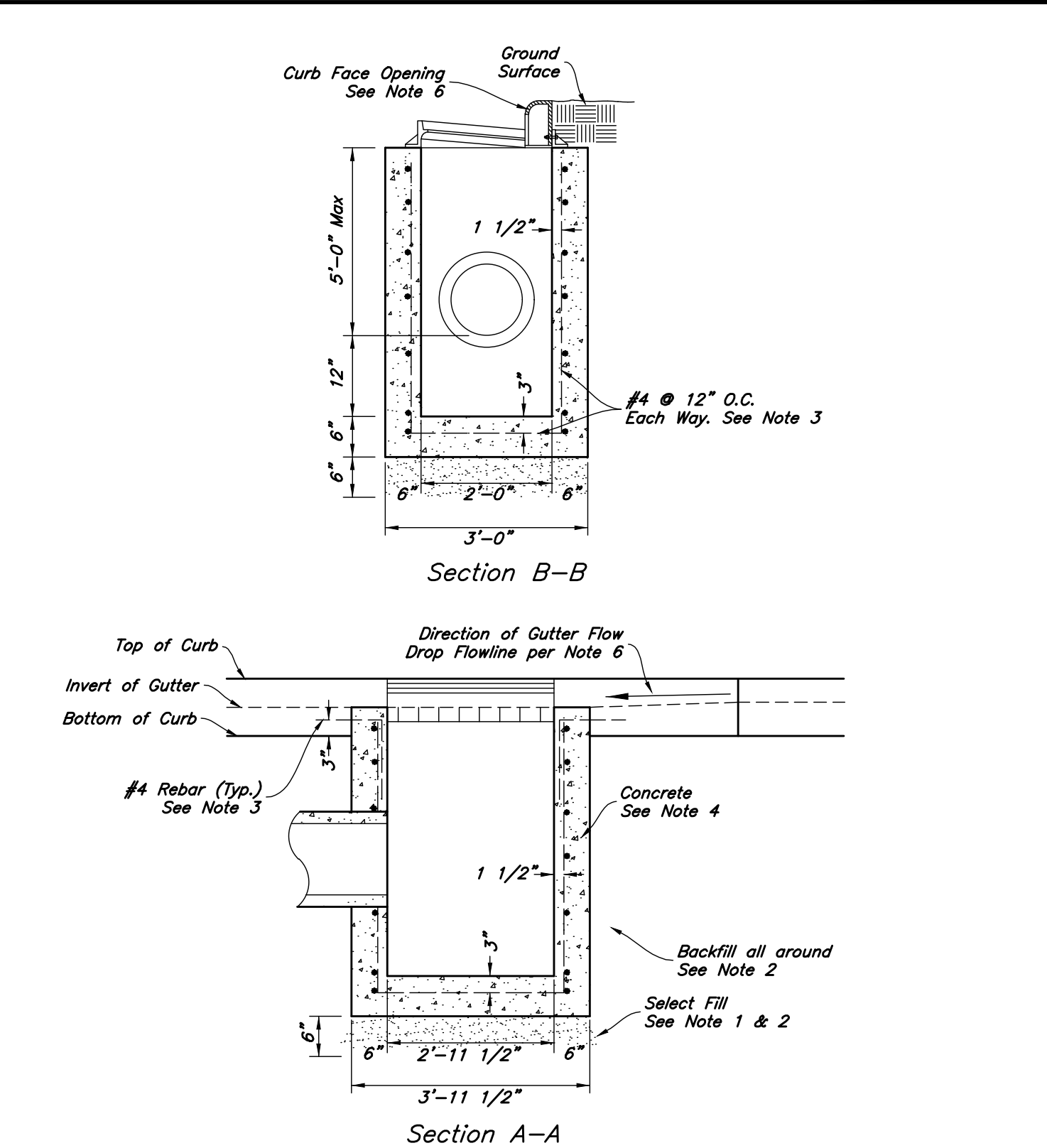
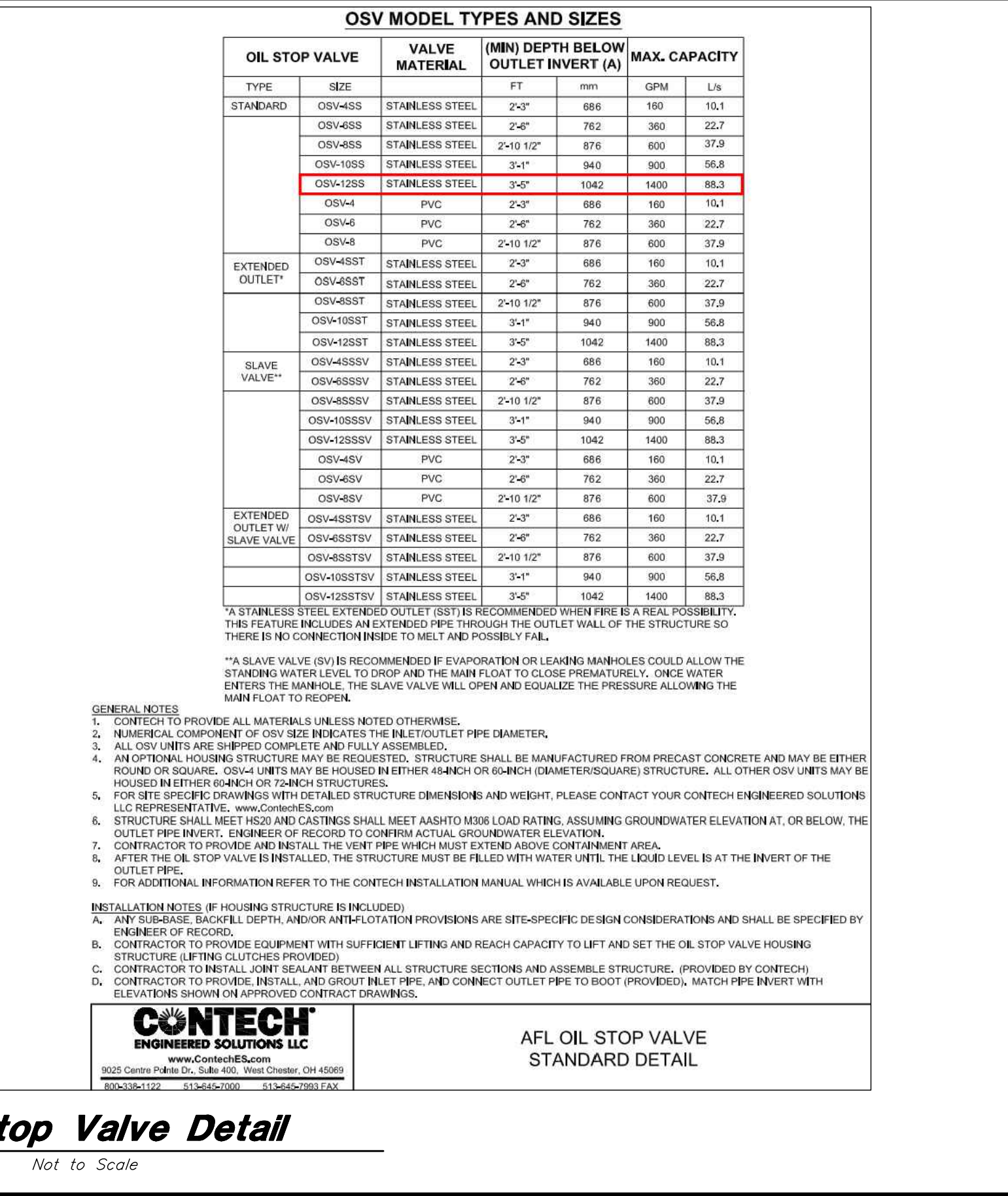
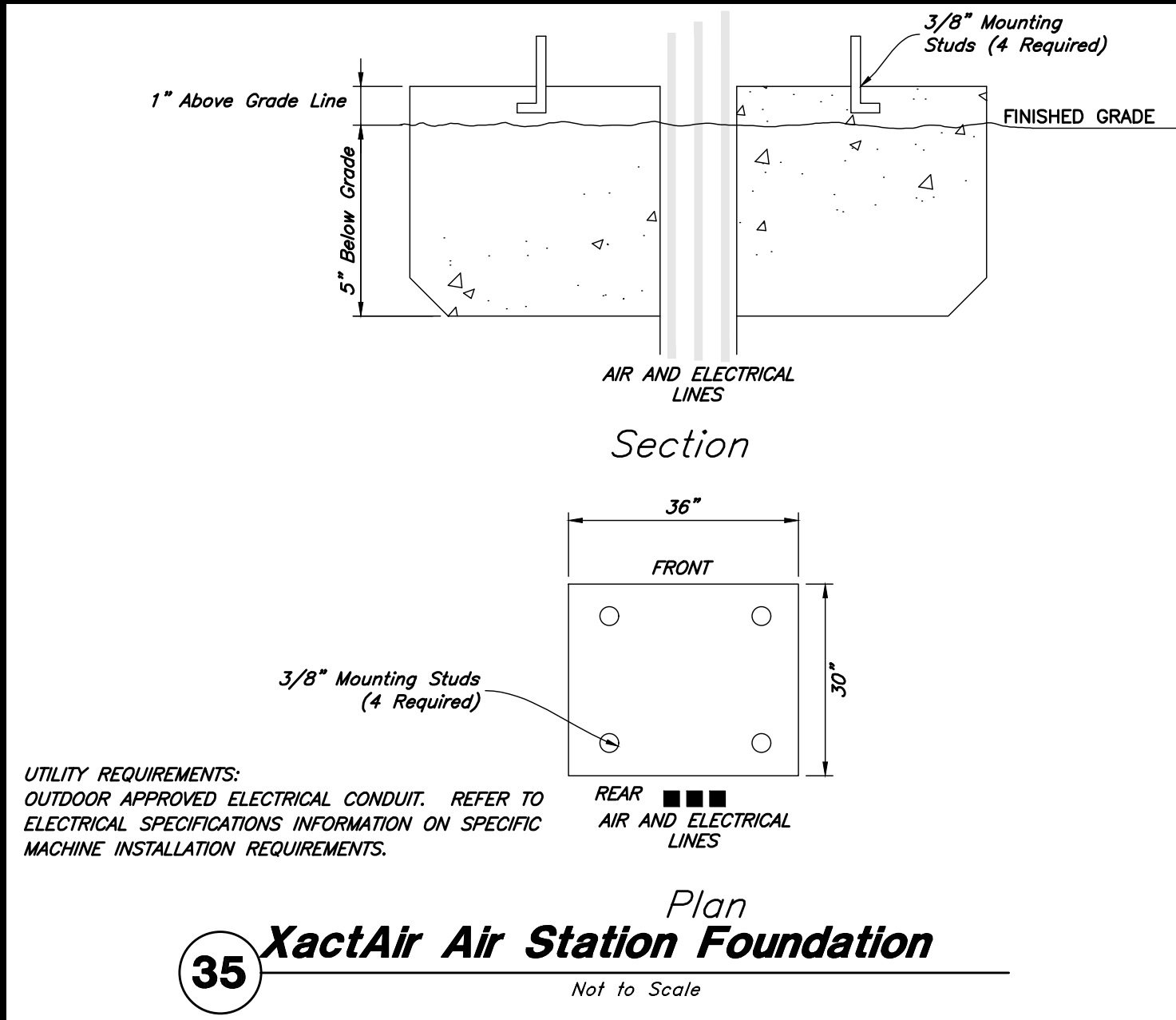
Maverik, Inc. Store
*Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah*



18 May, 2021

SHEET NO.

C4.1

[illegible]

1. POLE BASE IN NATURAL UNDISTURBED SOIL
2. WHEN POLE IS 3'-0" OR GREATER FROM CURB, PROVIDE SEAL TO TOP OF POLE FOOTING FLUSH WITH GRADE. SEAL OFF AS REQUIRED IF IN HAZARDOUS AREA, SEE ELECTRICAL PLAN. CUT OFF SHIELDS AND/OR HEADS MAY BE REQUIRED UPON FIELD INSPECTION



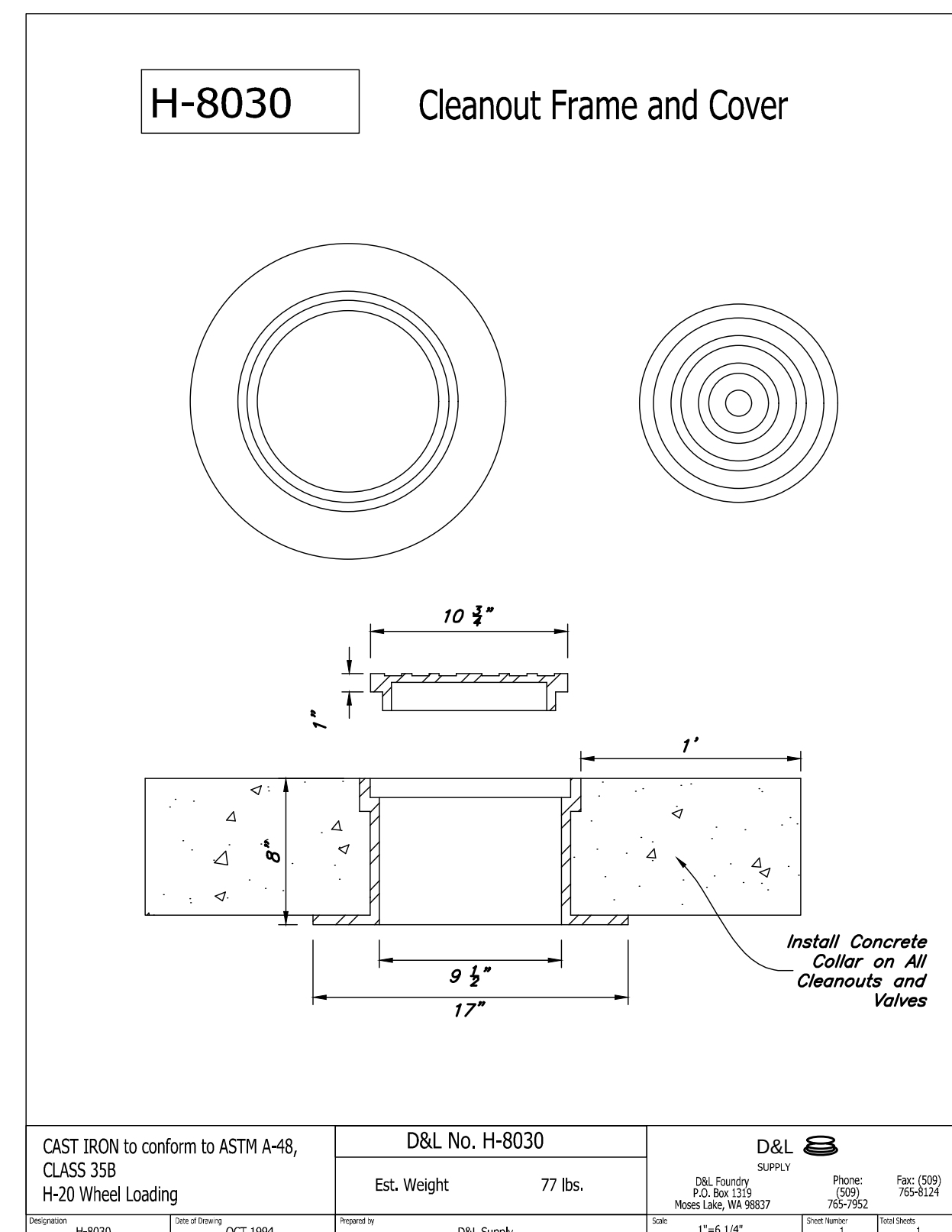
21-011DT

MAVERIK



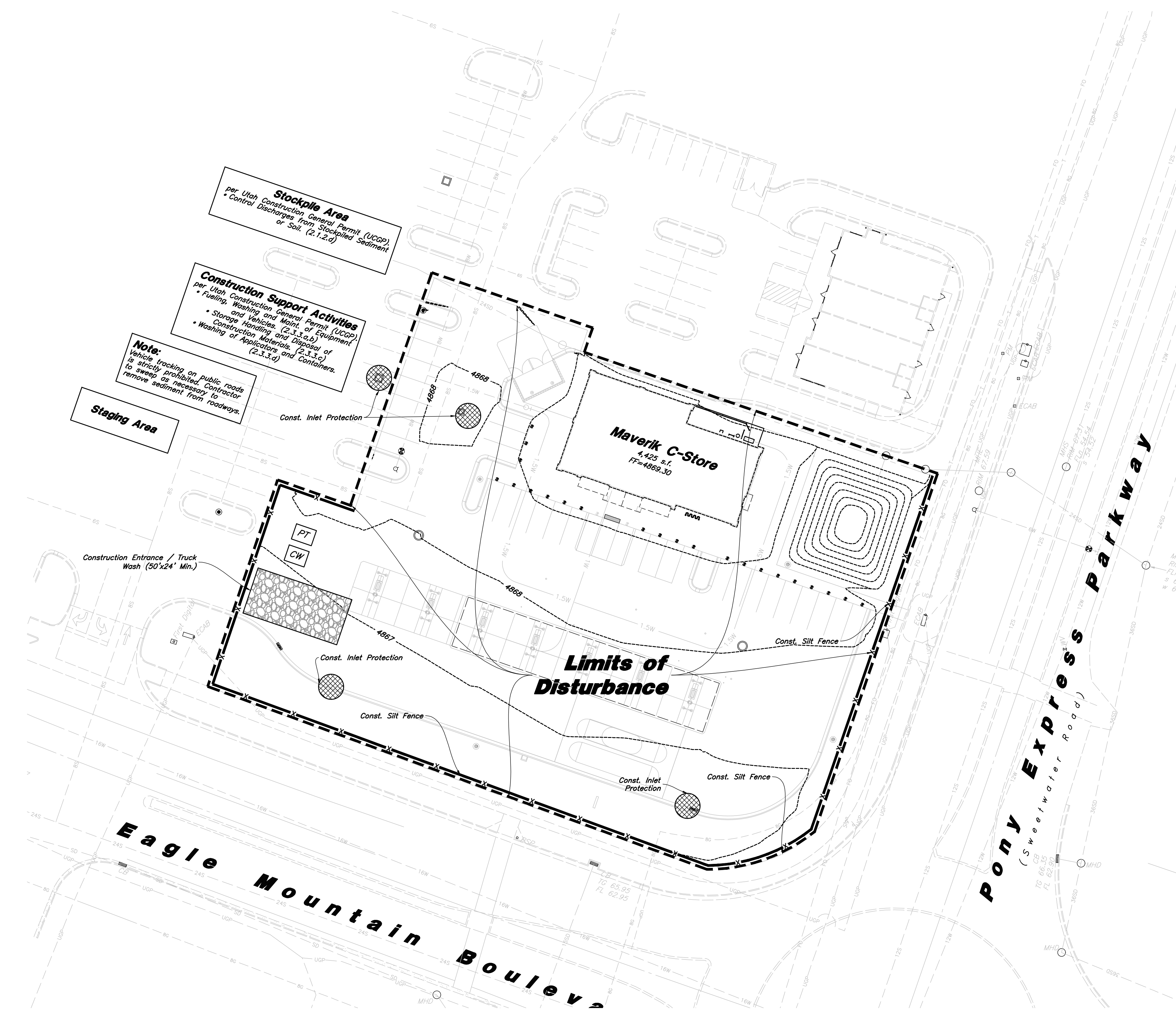
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C4.4



SHEET NO.

C4.4



Erosion Control Notes

- Storm water will be discharged into an existing drainage system. Existing lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
- The Storm Water Pollution Prevention Plan shall conform to all State Division of Environmental Protection regulations.
- All construction equipment will enter through designated construction entrances.
- Coordinate entrance locations with the local jurisdiction.
- Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining or deterioration.
- Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from silt fences when it reaches one-half the height of the silt fence.
- The construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public right-of-way. This may require periodic top dressing of the construction entrances as conditions demand.
- All materials spilled, dropped, washed or tracked from vehicles onto roadways or into storm drains must be removed immediately.
- Due to the grade changes resulting from the development of the project, the Contractor shall be responsible for adjusting the erosion control measures (silt fences, inlet protection, etc...) to prevent erosion.
- Contractor shall use vehicle tracking control at all locations where vehicles will enter or exit the site. Control facilities will be maintained while construction is in progress, moved when necessary, and removed when the site is paved.
- Inlet protection devices shall be installed immediately upon individual inlets becoming functional.
- This document is fluid, allowing for changes, modifications, updates, and alternatives. It is the responsibility of the contractor to keep record of all alterations made to the erosion control measures implemented for the project on this plan and in the Storm Water Pollution Prevention Plan.
- Cover exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
- Re-vegetate areas where landscaping has died or not taken hold.
- Divert storm water runoff around disturbed soils with berms or dirt swales.
- Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
- Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

Scale: 1" = 30'

Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.

Silt Fence

Limit of Disturbance

Construction Entrance / Truck Wash (50'x24' Min.)

Concrete Washout Area

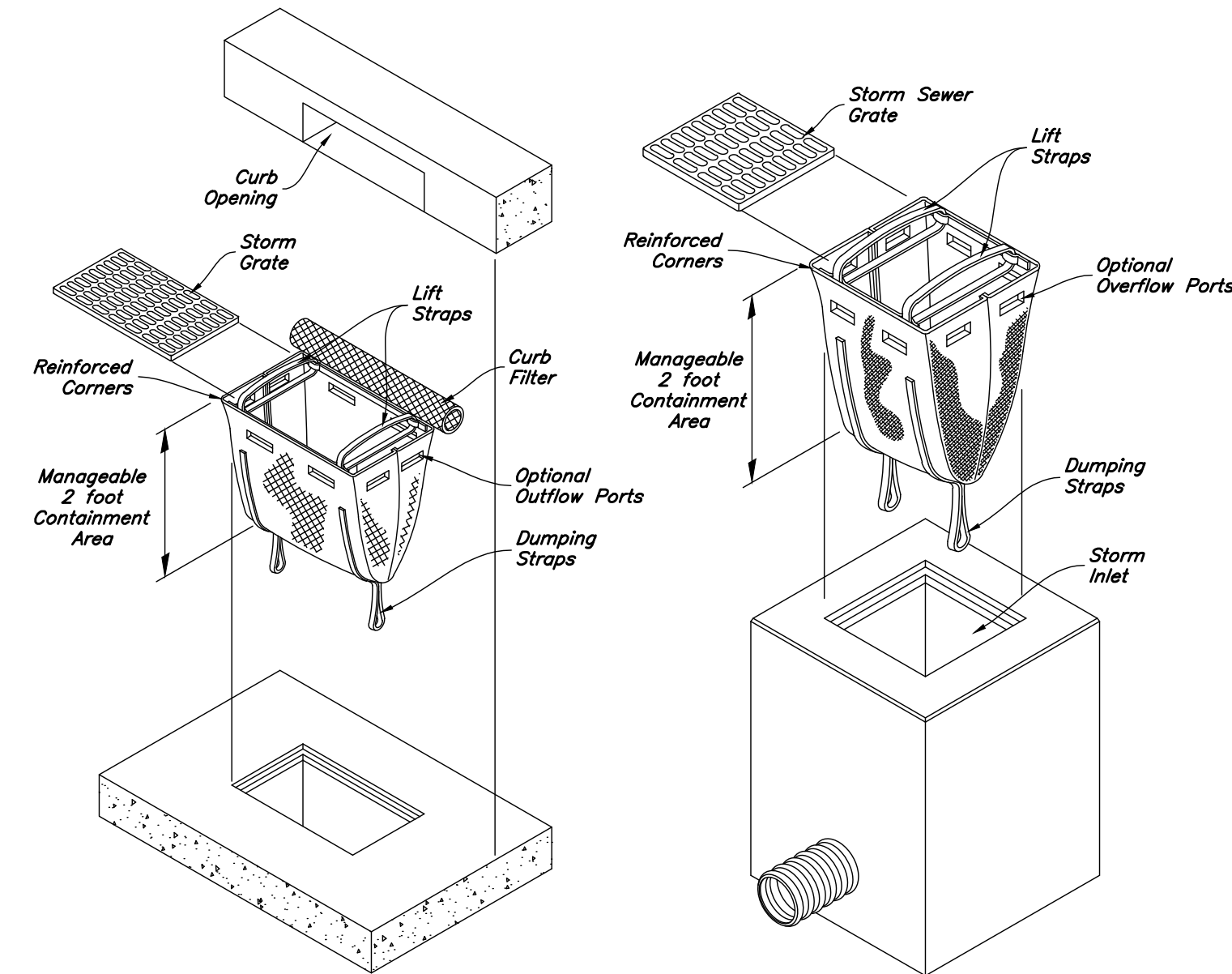
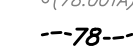
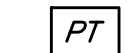
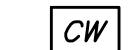
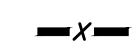
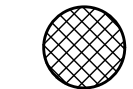
Portable Toilet

Gravel Sock

Existing Contour

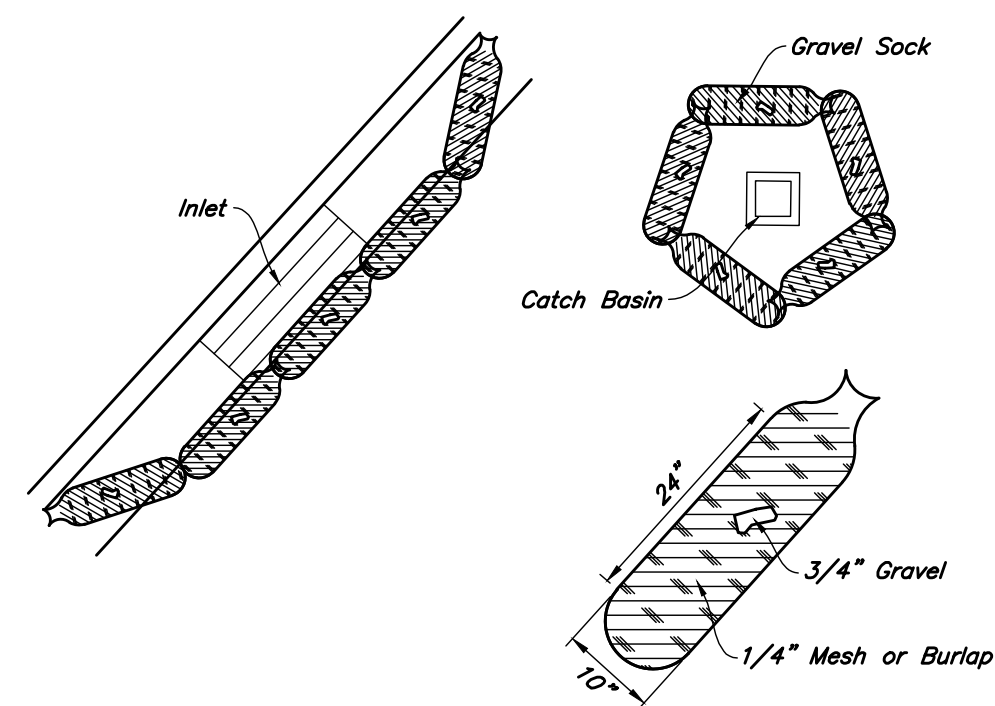
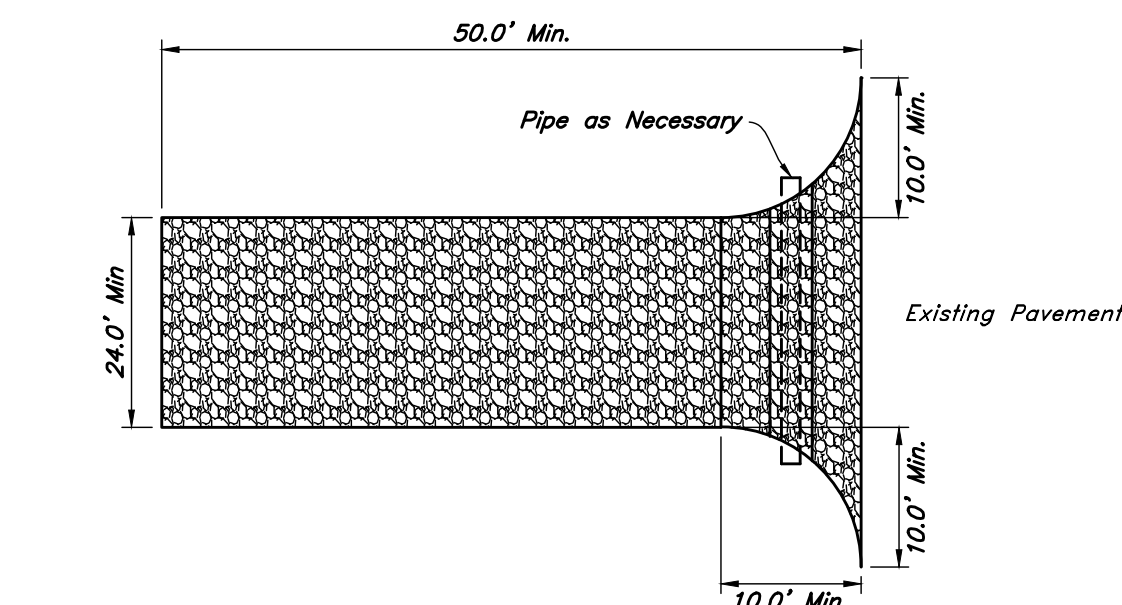
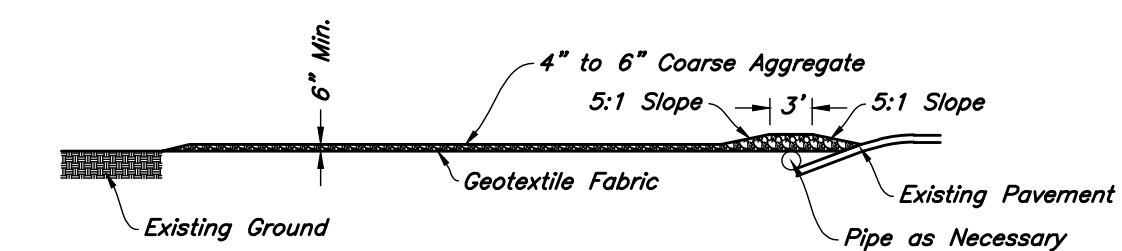
Existing Spot

Proposed Contour



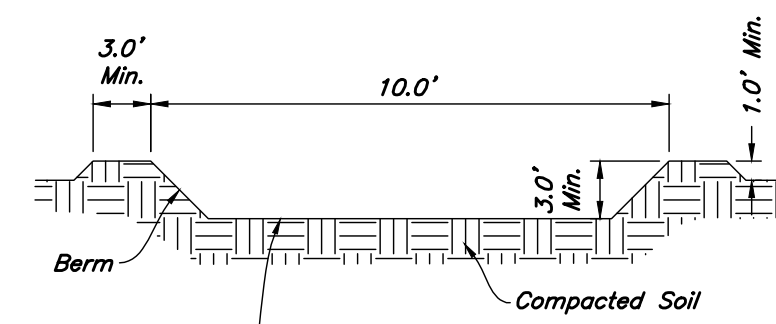
Dandy Sack Inlet Protection

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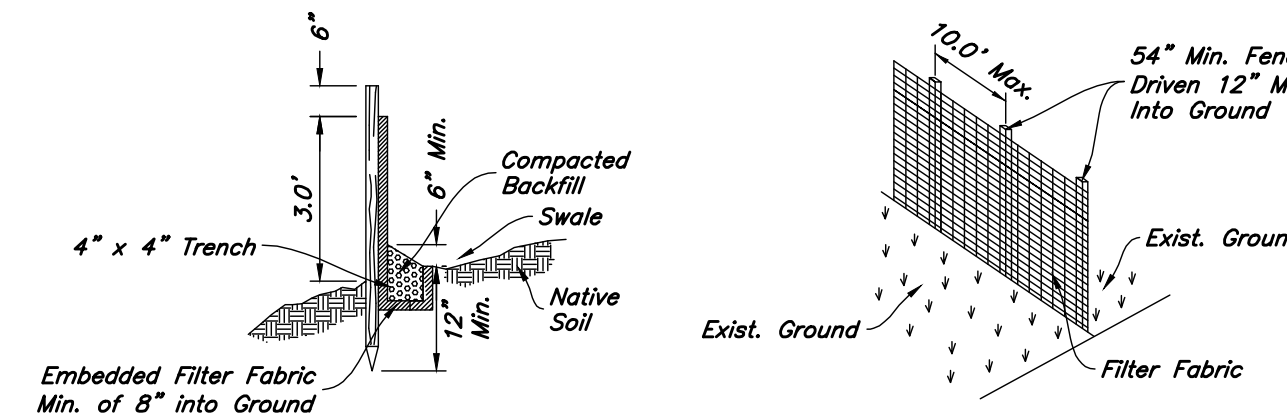
Gravel Sock Sediment Barrier

Not to Scale



Concrete Washout

Not to Scale



Silt Fence Section

Not to Scale

Stabilized Construction Entrance

Not to Scale

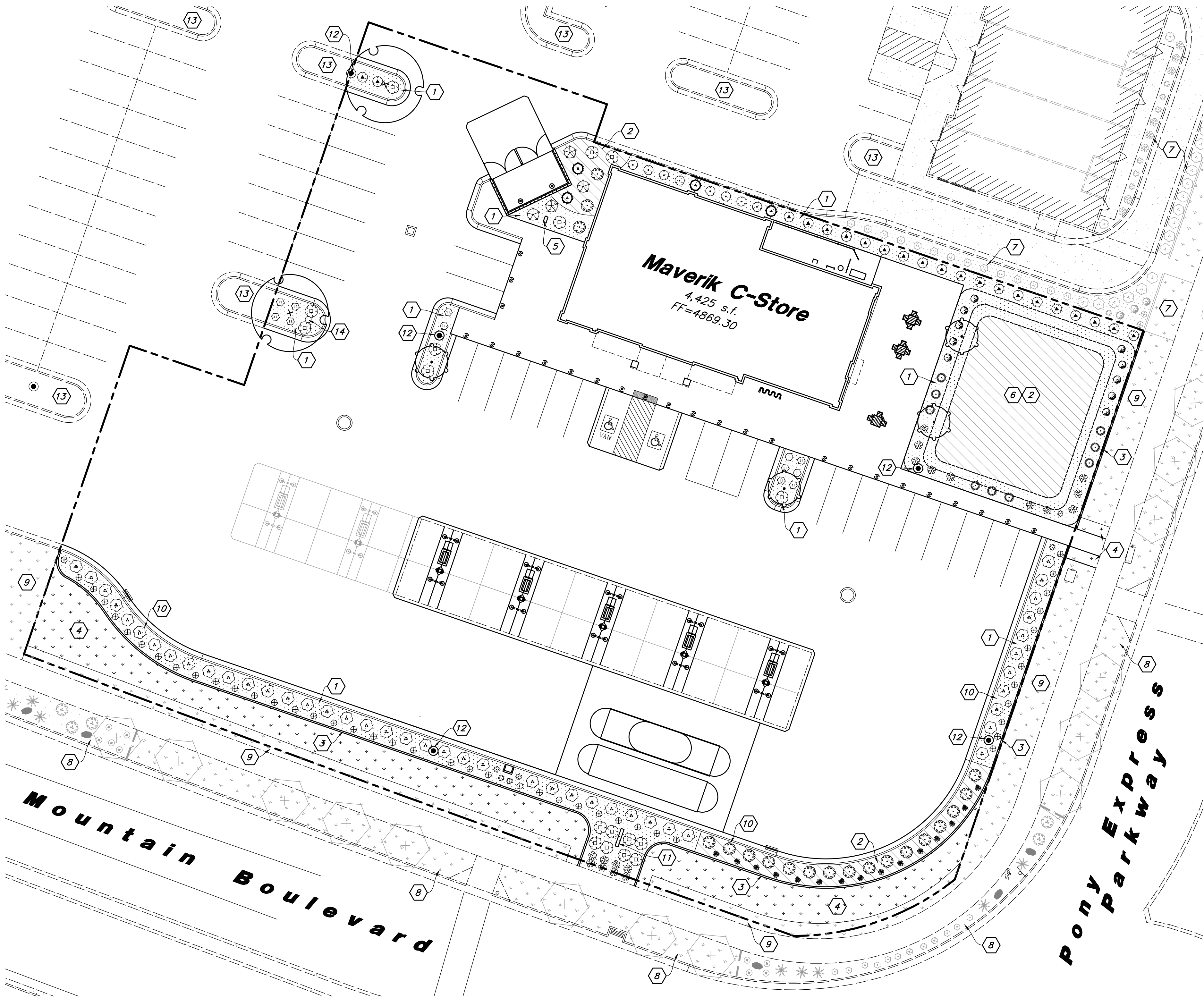
Anderson Wahlen & Associates
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801.521.8529 - AWengineering.net

MAVERIK

Erosion Control Plan
Maverik, Inc. Store
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 803513
-2202
Daniel Calvin
Goodwin
06/11/2021

18 May, 2021
SHEET NO.
C5.1



General Landscape Notes:

- Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
- Contractor shall call Blue Stake before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.

- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
- The contractor shall install all landscape material per plan, notes and details.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- Imported and/or existing stockpiled topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.

- Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
- Provide a 12" depth of imported or existing stockpiled topsoil in parking islands and an 8 inch depth in all other shrub areas.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
- All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
- All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
- Install landscape concrete curbing between lawn and shrub areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
- Provide a 4 inch depth of imported or existing stockpiled topsoil in all lawn areas.

- Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
- All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
- All trees located in lawn areas shall have a 24 inch diameter tree ring with a layer of wood mulch.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

MATERIAL SCHEDULE

Symbol	Comments	Detail
	Decorative Stone #1 - Install a (4) Four Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Planters Where Shown on Plan and Wash Prior to Installation; Stone Shall be 1 1/2" Diameter, Crushed South Town From Utah Landscaping Rock (435-623-3232); Submit Sample for Approval	Detail: 4/L3.1
	Decorative Stone #2 - Install a (Five) Five Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Planters Where Shown on Plan and Wash Prior to Installation; Stone Shall be 3" Diameter, South Town Cobble Stone From Utah Landscaping Rock (435-623-3232); Submit Sample for Approval	Detail: 4/L3.1
	4\" x 6\" Landscape Concrete Curbing - Install Flush to all Concrete Edges Between Lawn and Shrub Areas; Curbing Shall be Continuous; Modify Curbing Alignment as Needed to Avoid Existing/New Utilities and Irrigation Boxes	Detail: 4/L3.1

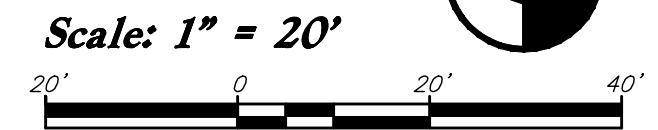
Landscape Data
Site Area = 64,451 s.f. (1.48 ac.)
Landscape Area Provided = 13,583 s.f. (21%)
Lawn Area = 4,814 s.f. (35%)
Xeriscaping = 8,769 s.f. (65%)
Street Trees Along Pony Express Parkway & Eagle Mtn. Blvd. *
50% of Landscape Area Shall be Live Vegetation
42" High Planting Screen to Screen Headlights From Leaving Site **
* Street Trees Shall be Installed with Offsite Store Development Landscape
** Planting Screen Consists of a 4' High Shrub Hedge

Landscape Notes:

- See Sheet L3.1 for Planting Details.
- All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. See Sheet L2.1 for Irrigation Layout and Sheet L3.1 for Irrigation Details. Point Source Drip Shall be Used to Irrigate New Shrubs and Sprayheads/Rotors for Lawn Areas.
- Adjust Plant Material as Needed to Accommodate New and Existing Utilities.

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	2	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	2" Cal. / 6-8' Ht.
	4	Quercus robur 'Skyrocket' / Skyrocket English Oak	2" Cal. / 6-8' Ht.
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	4	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	6-8' Ht.
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	19	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal
	4	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 gal
	45	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
	21	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal
	18	Rosa x 'Meigalpio' / Red Drift Rose	5 gal
	12	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	5 gal
	10	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	5 gal
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	17	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal
	9	Pinus mugo 'Slowmound' / Mugo Pine	5 gal
	8	Taxus x media 'Dark Green Spreading' / Spreading Yew	5 gal
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	6	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal
	45	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	5 gal
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	15	Nepeta x faassenii 'Dropmore' / Catmint	1 gal
LAWN	QTY	BOTANICAL / COMMON NAME	TYPE
	3,494 sf	Poa pratensis / Kentucky Bluegrass Blend	sod



Landscape Keynotes

- Install Shrub Planter with Decorative Stone #1
- Install Shrub Planter with Decorative Stone #2
- Install Landscape Concrete Curbing
- Install New Lawn
- Irrigation Backflow Preventer - See Irrigation Plan for More Detail; Center and Install Between Plant Material
- Detention Pond - See Grading Plan
- Existing Adjacent Lot Landscape to be Protected; Blend New Landscape into Existing
- Existing Landscape in Park Strip with Street Trees to be Protected
- Existing Lawn to be Protected; Patch Lawn Against New Landscape Concrete Curbing and Sidewalk Connection
- Install Planting Screen to Screen Headlights from Leaving the Site; Const. a 1-2' High Landscape Berm in Shrub Planter with 3-4' High Shrubs as Shown on Plan
- Monument Sign by Separate Permit
- New Light Pole - See Site Elect. Plans
- Existing Landscape; Where Applicable, Blend New into Existing
- New Fire Hydrant; Adjust and Evenly Space Adjacent Low Growing Plant Material Around Fire Hydrant

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - AWengineering.net



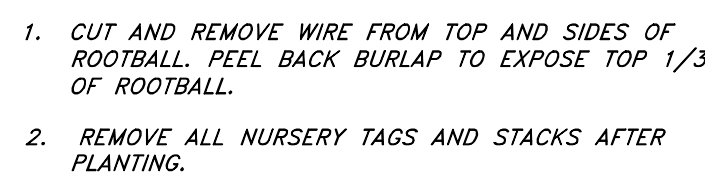
Landscape Plan
Maverik, Inc. Store
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah



Know what's below.
Call before you dig.

18 May, 2021
SHEET NO.
L1.1

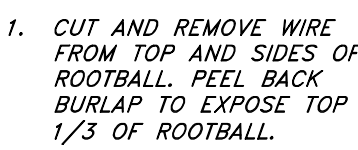




NOT TO SCALE



2

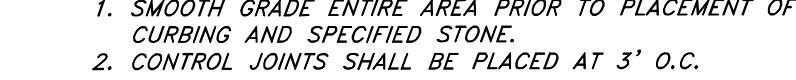


ROOT FLARE SHALL
BE EXPOSE: STONE
SHALL NOT BE
WITHIN 2" OF TREE
TRUNK

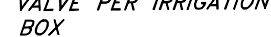
PLANT BACKFILL
MIX: WATER &
TAMP TO REMOVE
AIR POCKETS SEE
PLANTING NOTES
FOR COMPOSITION

PLANT BACKFILL
MIX: WATER &
TAMP TO REMOVE
AIR POCKETS SEE
PLANTING NOTES
FOR COMPOSITION

3



(4)



- PVC SCH 40 MAINLINE PIPE
- PVC SCH 80 TEE
- PVC SCH 80 UNION (TYP.)
- PVC SCH 40 LATERAL PIPE
- 3" MINIMUM DEPTH OF
PEA GRAVEL

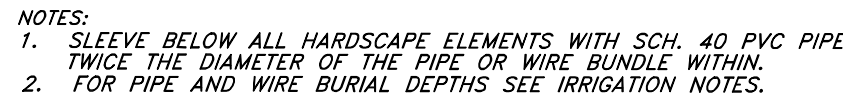
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6



1

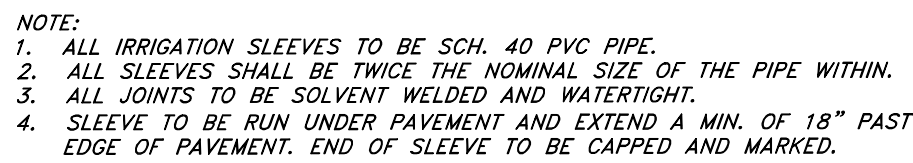


1. USE "RAIN BIRD" XENIXMAN TOOL MODEL XAW-1 TOOL TO INSERT EMITTER DIRECTLY INTO 3/4" DISTRIBUTION TUBING.
2. INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MIN. OF 1" AND A MAX. OF 2". FLUSH ALL LINES THOROUGHLY, INCLUDING 1/4" DISTRIBUTION TUBING PRIOR TO EMITTER INSTALLATION. IF PLANTING IN A 4:1 SLOPE OR GREATER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOTBALL.

(c)



(10)



(11



12



①



1. DIAMETER OF FITTINGS, NIPPLES AND RISERS SHALL BE EQUAL DIAMETER OF SPECIFIED BACK-FLOW PREVENTER UNLESS NOTED OTHERWISE.
2. ENCLOSURE SHALL BE BOLTED DOWN ON EACH CORNER.



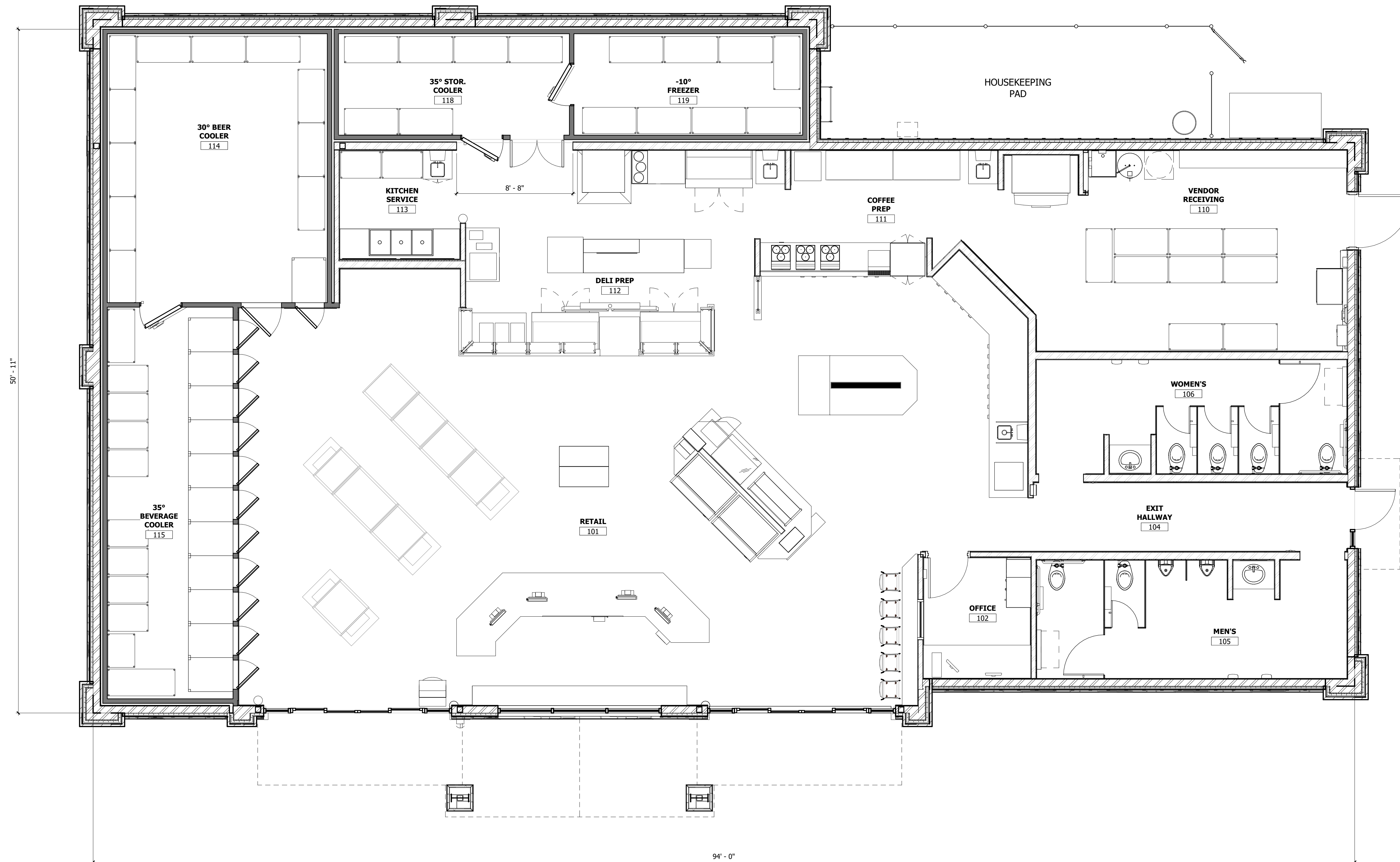
④



(16

* Existing Valves with Battery Controllers; Remove Battery Controller and Connect Valves to Maverik Controller

**** Existing Valves with Battery Controllers; Remove Battery Controller and Connect Valves to Maverik Controller; Adjust Sprayhead Location and Nozzles as Needed to Work with New Landscape Plan**

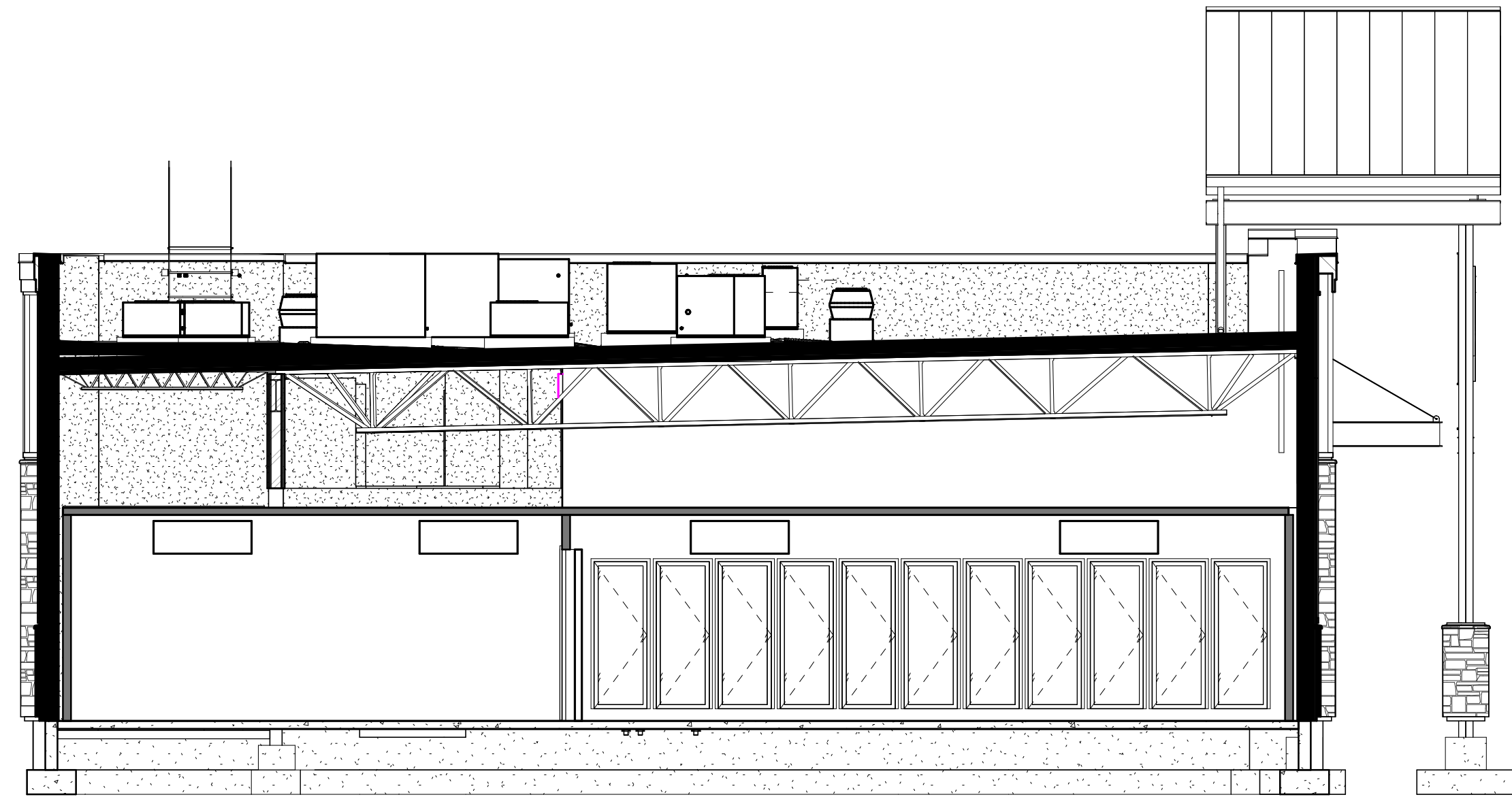


1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

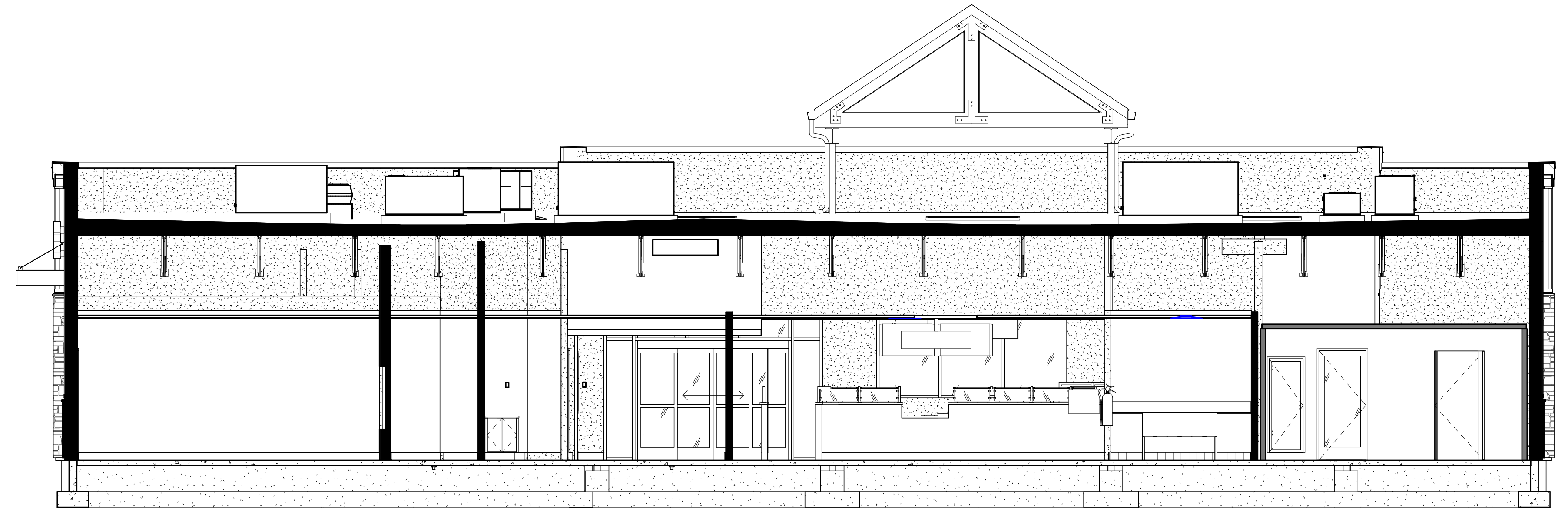
PROPOSED MAVERIK C-STORE

Prototype Version: 40_R_RR_2101
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

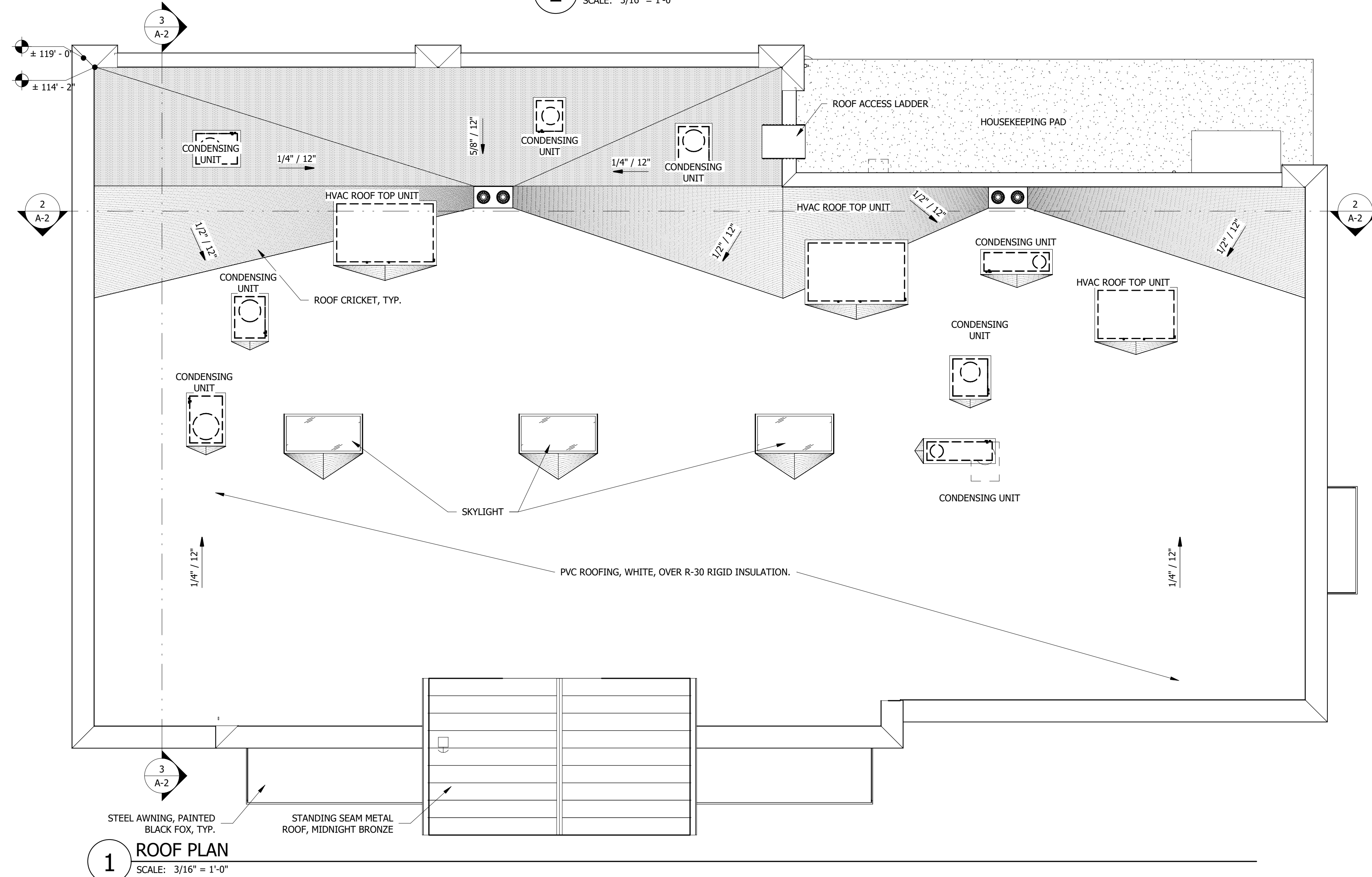
A-1 | FLOOR PLAN



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



2 BUILDING SECTION
SCALE: 3/16" = 1'-0"



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

PROPOSED MAVERIK C-STORE

Prototype Version: 40_R_RR_2101
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

A-2 | ROOF PLAN



2 FRONT LEFT BUILDING PERSPECTIVE
SCALE:



1 FRONT RIGHT BUILDING PERSPECTIVE
SCALE:

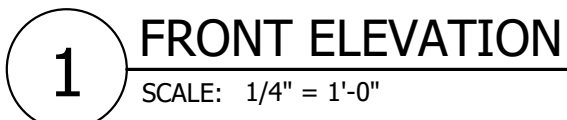
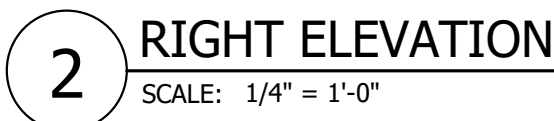
PROPOSED MAVERIK C-STORE

Prototype Version: 40_R_RR_2101
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

A-3 | PERSPECTIVE VIEWS



04.05	CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
04.06	CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
05.01	PRE-FINISHED GUTTER, BRITE RED
05.03	PAINTED STEEL, BLACK FOX
05.21	PRE-FINISHED METAL COPING, COLOR C-1
05.69	STEEL AWNING, COLOR P-9
06.04	FIBER CEMENT BOARD & BATTEN SIDING, BB-2
06.05	FIBER CEMENT BOARD & BATTEN SIDING, BB-1
06.06	FIBER CEMENT TRIM BB-3
06.30	HORIZONTAL JOINT IN SIDING
08.02	ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
10.01	POOR ACCESS LADDER W/ SECURITY GATE, SEE DETAIL 1/A5.11. POWDER COATED COLOR TO MATCH SIDING BB-1
10.52	BUILDING ADDRESS SIGNAGE, VERIFY LOCATION WITH LOCAL CODE OFFICIAL(S) PRIOR TO INSTALLATION

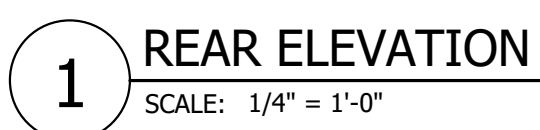
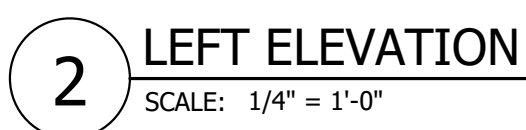


Prototype Version: 40_R_RR_2101
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

MAVERIK

185 S. State Street
Salt Lake City, Utah 84111

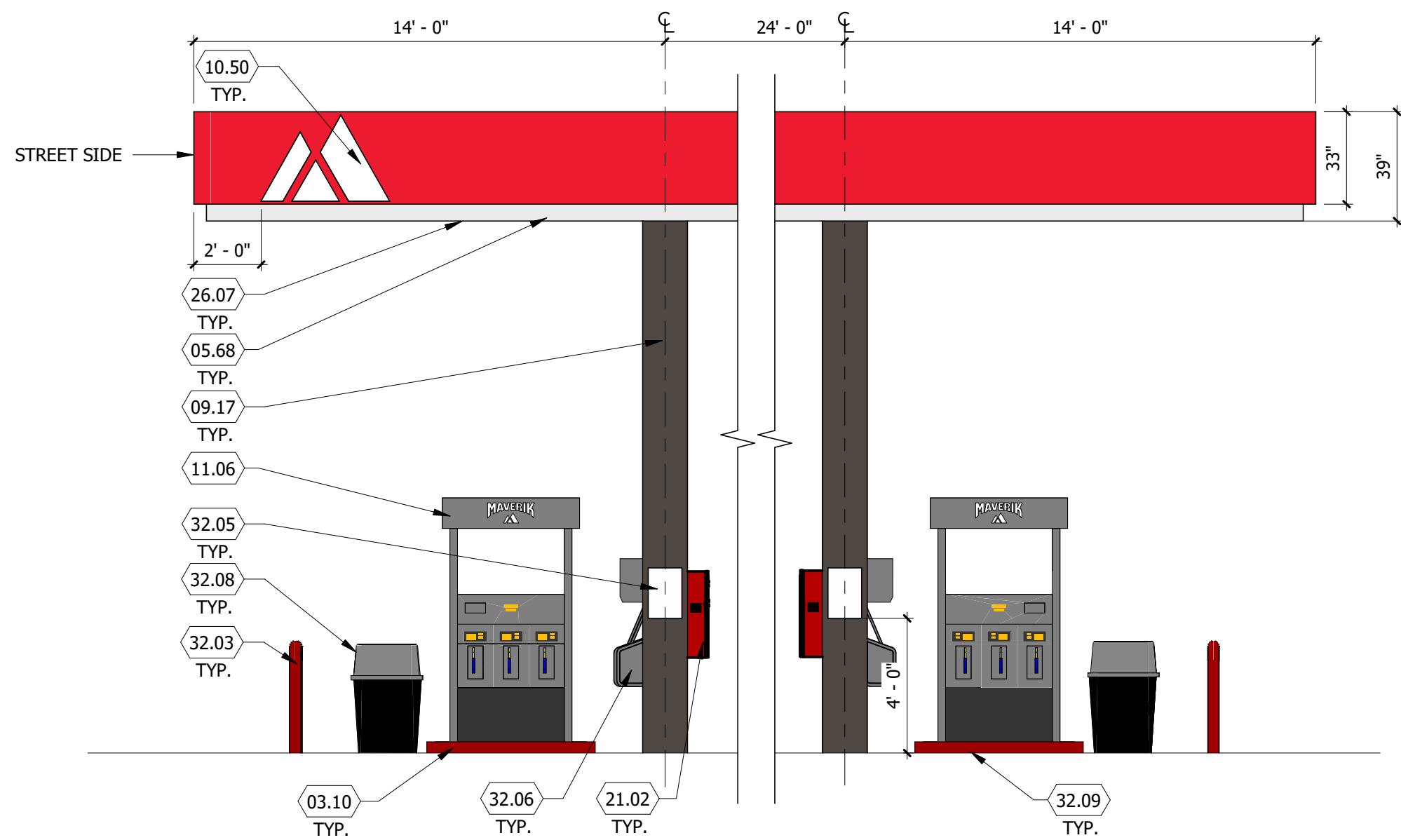
04.05	CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
04.06	CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
05.01	PRE-FINISHED GUTTER, BRITE RED
05.03	PAINTED STEEL, BLACK FOX
05.69	STEEL AWNING, COLOR P-9
06.04	FIBER CEMENT BOARD & BATTEN SIDING, BB-2
06.05	FIBER CEMENT BOARD & BATTEN SIDING, BB-1
06.06	FIBER CEMENT TRIM BB-3
06.30	HORIZONTAL JOINT IN SIDING
08.07	DOOR, SEE SCHEDULE
10.01	ROOF ACCESS LADDER W/ SECURITY GATE, SEE DETAIL 1/A5.11. POWDER COATED COLOR TO MATCH SIDING BB-1
32.01	CHAIN LINK FENCE WITH PRIVACY SLATS. COLOR TO MATCH BUILDING FIELD COLOR



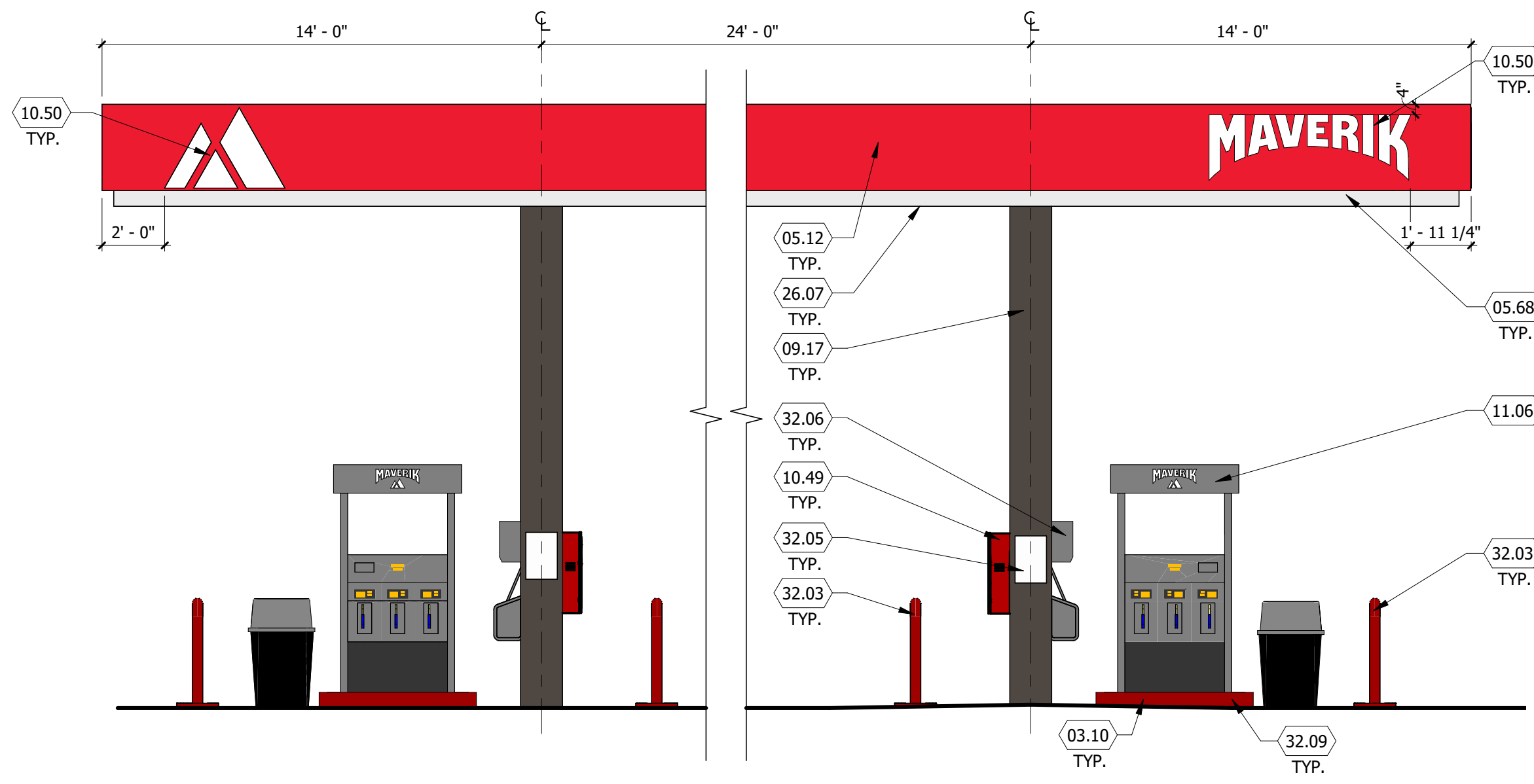
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Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M



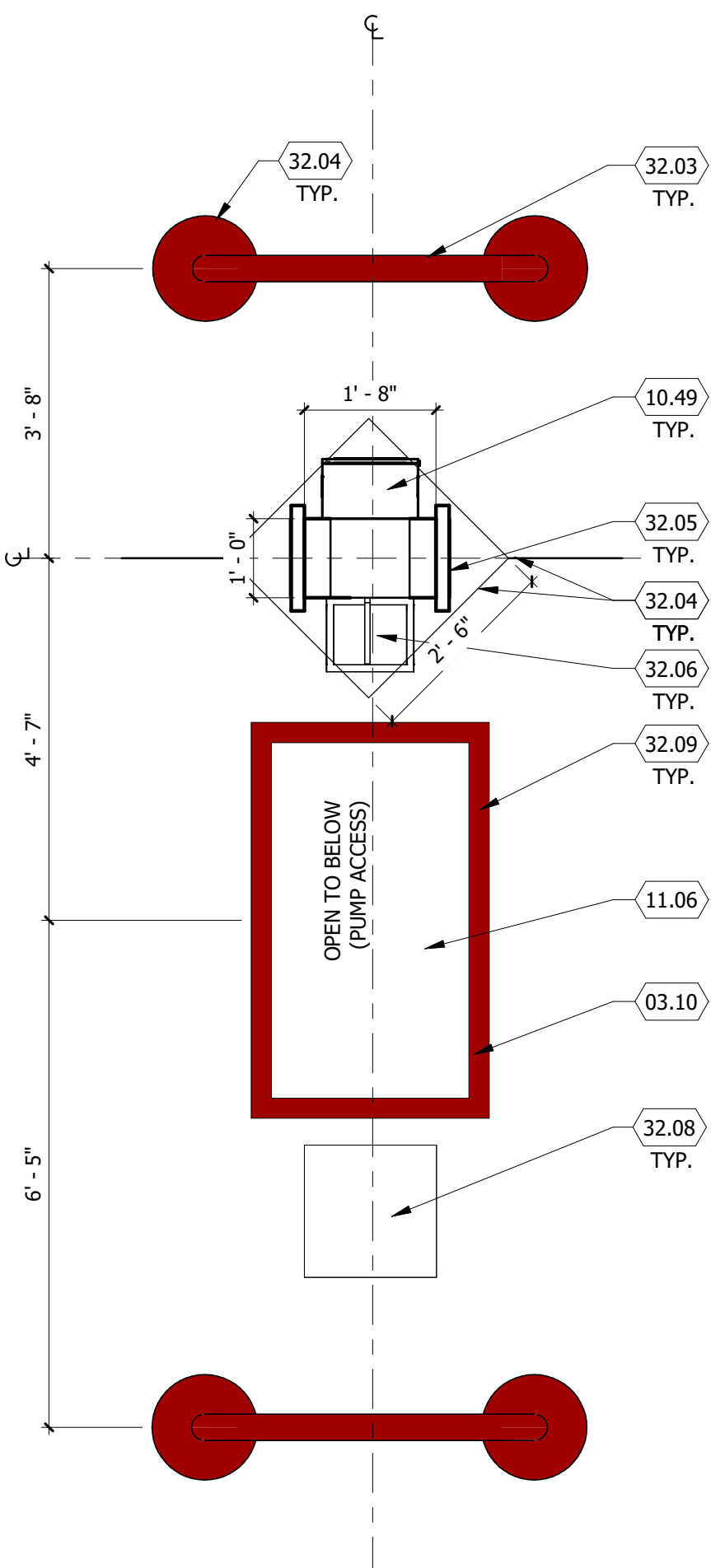
185 S. State Street
Salt Lake City, Utah 84111



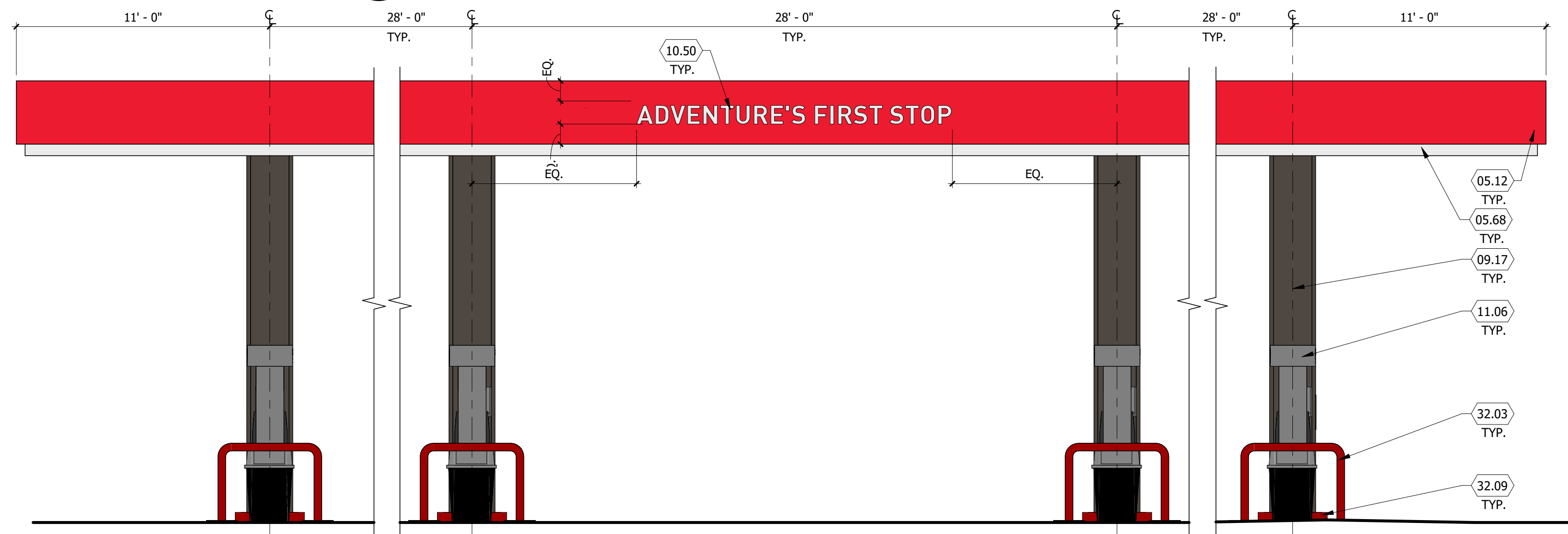
5 FUEL DISPENSING CANOPY - END ELEVATION
SCALE: 1/4" = 1'-0"



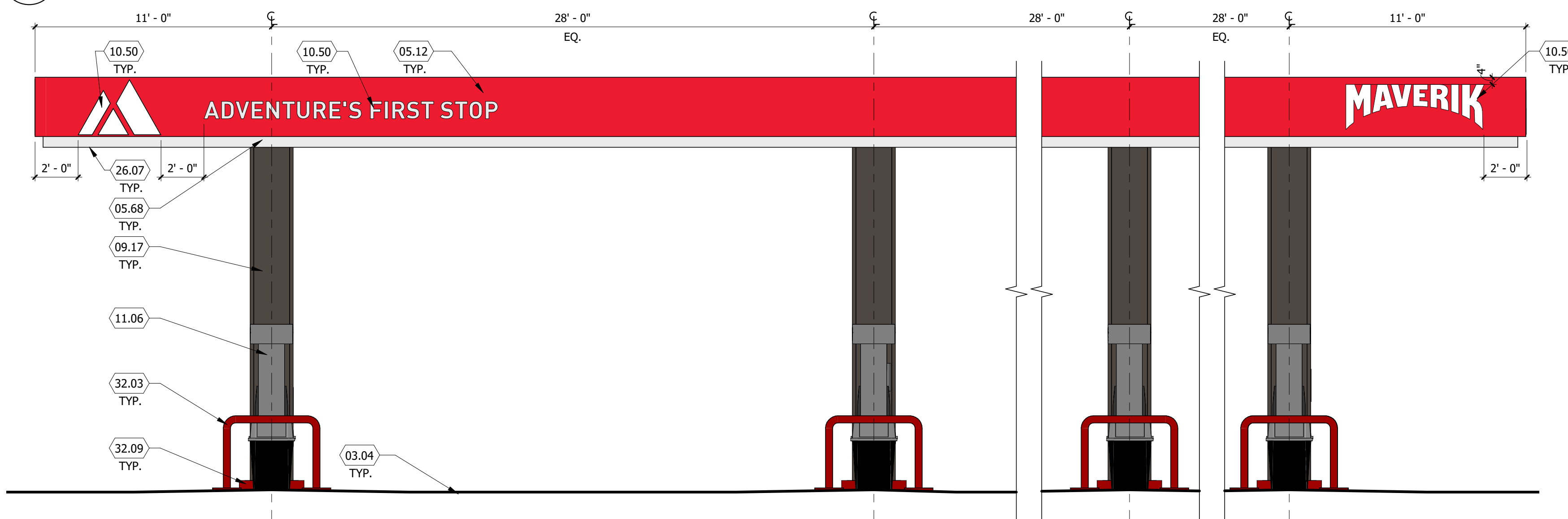
4 FUEL DISPENSING CANOPY - END ELEVATION
SCALE: 1/4" = 1'-0"



2 CANOPY COLUMN PLAN
SCALE: 1/2" = 1'-0"



3 FUEL DISPENSING CANOPY - BUILDING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 FUEL DISPENSING CANOPY - STREET SIDE ELEVATION
SCALE: 1/4" = 1'-0"

KEYED NOTES

- 03.04 REINFORCED CONCRETE PAD
- 03.10 6" MIN. RAISED CONCRETE ISLAND W/ TOOLED EDGES AND CORNERS. VERIFY SIZE W/ DISPENSER SUPPLIER +/-5'-0" X 3'-0" (NO METAL FORM). ACCESSIBLE ISLAND TO BE 6"; SEE CIVIL DRAWINGS FOR LOCATION
- 05.12 ALUMINUM COMPOSITE METAL PANEL, EASTMAN RED
- 05.68 ALUMINUM COMPOSITE METAL PANEL, WHITE
- 09.17 PANEL COLUMN CLADDING, COLOR TO MATCH P-9
- 10.49 4A-40 BC FIRE EXTINGUISHER W/ CASE, LOCATE WITHIN 75' OF ALL PUMPS, DISPENSERS, OR STORAGE TANK. LOCATION TO BE FINALIZED BY FIRE MARSHAL
- 10.50 SIGNAGE TO BE COORDINATED BY FUEL CANOPY CONTRACTOR WITH OWNER
- 11.06 DISPENSING STATION (BY OTHERS)
- 21.02 SURFACE MOUNTED FIRE EXTINGUISHER AND CABINET, PROVIDE 1 EXTINGUISHER FOR EVERY 2 COLUMNS
- 26.07 ALL LIGHT FIXTURES (NOT SHOWN) TO BE FLUSH MOUNTED WITHIN THE DECK PANEL SOFFIT (SOFFIT COLOR P-7). SEE ELECTRICAL AND FUEL DISPENSING DRAWINGS
- 32.03 4" DIAMETER "U" BOLLARD, SET AND FILLED W/ CONCRETE, SEE CIVIL DRAWINGS PAINTED P-4
- 32.04 EXPANSION JOINTS, TO BE FILLED W/ "JET FUEL RESISTANT" SEALANT, SEE CIVIL DRAWINGS
- 32.05 SIGNAGE, BY OWNER, TO COMPLY WITH IFC 2305.6 AND POSTED ON EACH SIDE OF COLUMN
- 32.06 S.S.I. (WINDOW WASH/PAPER TOWEL) PROVIDED BY OWNER INSTALLED BY CONTRACTOR, MOUNTED TO COLUMN PER ADA REQUIREMENTS (4'-0" MAX A.F.F. TO PAPER TOWEL FOLD)
- 32.08 TRASH CONTAINER, PROVIDED BY OWNER
- 32.09 PAINT CONCRETE CURB EDGE P-4, SEE SCHEDULE ON SHEET A6.03

PROPOSED MAVERIK C-STORE

Prototype Version: 40_R_RR_2101
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

A-6 | CANOPY ELEVATIONS





BB-1 Fiberboard -
Worldly Gray

BB-2 Fiberboard -
Gauntlet Gray

BB-3 Fiberboard -
Worldly Gray



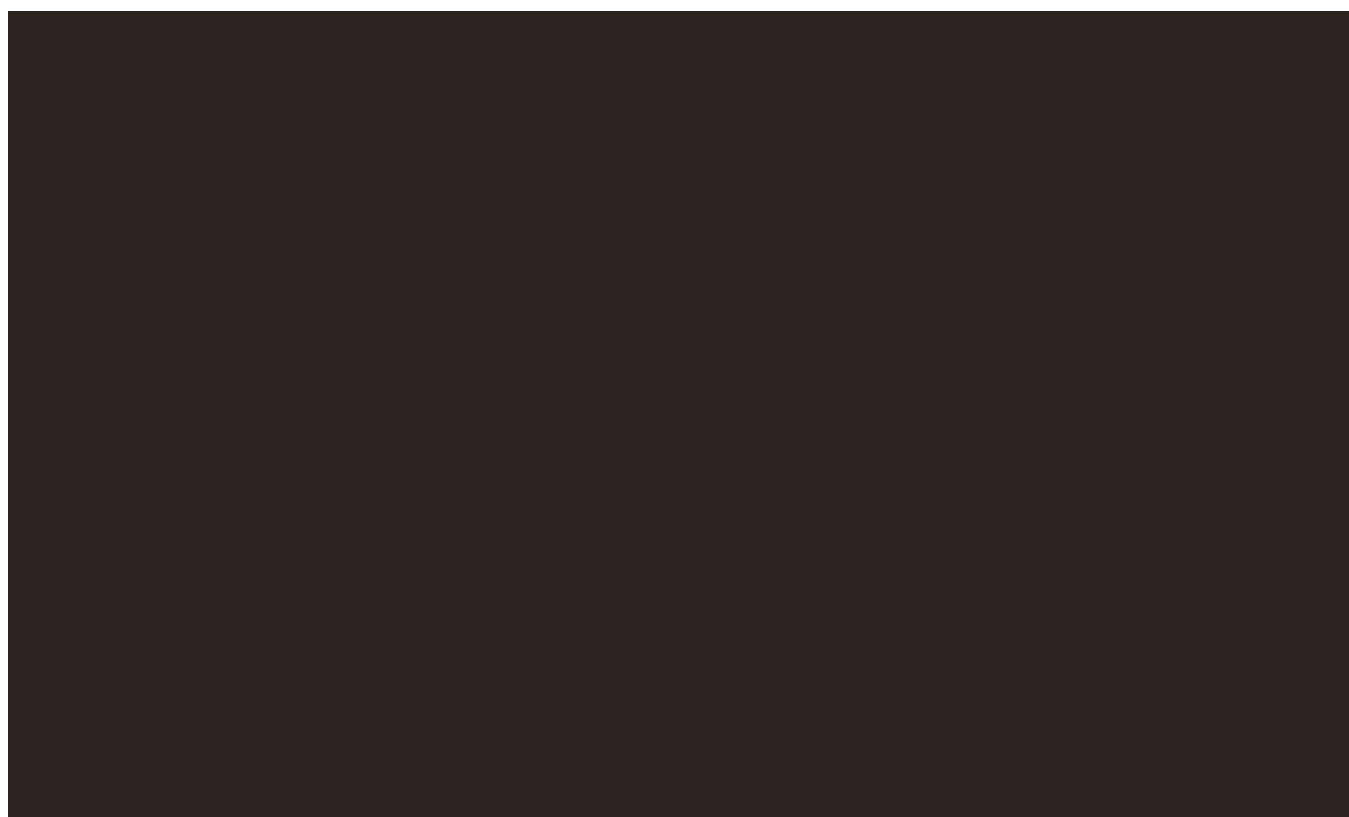
Cultured Stone - Skyline, Country LedgeStone



C-1 MBCI Midnight Bronze



C-2 MBCI Brite Red



Anodized - Dark Bronze



Paint - Black Fox

PROPOSED MAVERIK C-STORE

Prototype Version: 40_R_RR_2101
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M
A-7 | EXTERIOR MATERIALS BOARD



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JUNE 22, 2021

TITLE:	PUBLIC HEARING - White Hills Country Estates
ITEM TYPE:	Rezone and Recorded Plat Amendment
APPLICANT:	Marlene Horsely

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Jessa Porter, Planning

BACKGROUND:

This is a rezone and recorded plat amendment to split parcel 55:320:0004 in two lots of approximately 2.25 acres (lot 1 - eastern lot with current home) and approximately 3.25 acres (lot 2 - western lot). The subject property is located in the Pole Canyon area on N Stagecoach Drive and was annexed in to the City as part of the Pole Canyon Development area in 2010. Although the parcel is located in the Pole Canyon area, it is not part of or subject to the Pole Canyon Master Development Agreement. As this is the case, the zoning for the property continued to be identified under the Utah County zone designation of the Residential Agricultural Zone (RA-5). Eagle Mountain's Future Land Use Map identifies this property as "Agricultural/Rural Density Two". The applicant is requesting that the lot be rezoned to the RD1 zone designation.

ITEMS FOR CONSIDERATION:

COMPLIANCE WITH GENERAL PLAN

This parcel is identified in General Plan Future Land Use Map as "Agricultural/Rural Density Two" which is defined as "individual medium/large lot residential. Range of 0.5 to 2.5 acre lots. The applicant has requested that the new lot be rezoned to RD1, which is an appropriate zoning designation for the "Agricultural/Rural Density Two" land use per EMMC 17.25.020 (B).

COMPATIBILITY DETERMINATION

The properties around the subject parcel are also called out in the General Plan Future Land Use Map as "Agricultural/Rural Density Two." The proposed rezone request is compatible with the current use of surrounding properties. The rezone request to RD1 will allow the opportunity for a single-family residence to be constructed on the property as it will meet the 1-acre minimum lot size requirement for

that zoning district.

CITY SERVICES

The rezoning as requested will not create a burden on City services. EMMC 16.35.060 (A) states: Underground utilities including water, sewer, and other utilities shall be installed and stubbed as required by the city's adopted construction standards and specifications to each lot or parcel before street surfaces are constructed." There is a public water line just west of the subject property. The applicant will either need to be granted permission from the adjacent owner to stub a water line to the new lot or the sliver of land to the northwest of the lot will also need to be split to allow for the water line to run to the new lot. An exhibit has been included to show the potential lot split that would give the applicant access to run a water line to lot 2. Lot 2 will be on septic.

TRAFFIC GENERATION

While the applicant does plan to sell the lot, the traffic generation from a new home on this parcel will have a negligible effect.

PROPERTY VALUES

The rezoning is not expected to have a negative impact on property values for surrounding properties based on the opportunity of building one single-family residence.

REQUIRED FINDINGS:

REZONE

Approval of rezone applications are based upon compliance of City Code Chapter 17.90 Rezoning of Property.

RECORDED PLAT AMENDMENT

Recorded plat amendment approvals are based upon compliance with City Code Requirements and the requirements of any applicable development agreements. The approval criteria for a recorded plant amendment can be found in EMMC 16.55 Plat Amendments.

RECOMMENDATION:

We recommend the Planning Commission make a motion to recommend approval of the rezone and recorded plat amendment request with the following conditions:

1. Applicant shall stub water to the new lot by asking permission from adjacent land owner for access to run the water line to the new lot or by also splitting the most northwestern portion of the property for access to lot 2.

ATTACHMENTS:

[Pole Canyon Land Use Plan](#)

[Proposed Rezone and Recorded Plat Amendment](#)

[Potential Lot Split and Surrounding Utilities](#)

[White Hills Country Estates CC&Rs](#)

Site Summary

Parcels Inside of Development Agreement Boundary
Neighborhood Planning Areas (NPA)

Area	Planning Area Type	Acres	Overall Density	Units
1	Residential	100.33	4.5	451
2	Residential	82.5	4.5	371
3	Residential	81.32	5.5	448
4	Residential	118.94	5.5	655
5	Residential	159.34	5.5	876
6	Residential	108.61	4.5	489
7	Residential	143.27	4.5	645
8	Residential	116.66	2.89	337
9	Residential	127.90	1.92	246
10	Residential	96.20	2.88	277
11	Residential	5.95	3.36	20
12	Residential	106.45	4.5	479
13	Residential	146.99	4.5	661
14	Residential	136.37	4.5	614
15	Residential	92.86	5.5	511
16	Residential	83.79	5.5	461
17	Residential	120.69	5.25	634
18	Residential	156.15	4.5	703

Total Residential Acres 1,984.32
Total Units 8,878
Residential Gross Density 4.47 du/ac

Commercial Planning Areas (CPA)				
1	Commercial	79.45	9.83	781
2	Commercial	5.57	n/a	n/a
3	Commercial	10.4	n/a	n/a
4	Commercial	63.18	n/a	n/a
5	Commercial	28.26	n/a	n/a

Industrial Planning Areas (IPA)			
1	Industrial	159.9	n/a
2	Industrial	142.04	n/a
3	Industrial	57.09	n/a
4	Industrial	92.33	n/a

Total Dev Agreement Acres 2,622.54
Total Residential Units 9,659
Gross Density 3.68

Parcels Outside of Development Agreement Boundary
Parcels

Area	Land Use/Owner	Acres	Density	Units
A	White Hills Subdivision	47.45	2.42	115
B	Cook Parcels	12.93	TBD	TBD
C	White Hills Country Estates	63.52	0.17	11
D	MMN, LLC	6.8	TBD	TBD
E	White Parcels	14.28	TBD	TBD
F	2B Investments, LLC	48.14	TBD	TBD
G	Jody B. Brown Trust	10.02	TBD	TBD
H	Bowles Property	83.61	TBD	TBD
I	"Checkerboard" Properties	197.36	TBD	TBD
J	Highway Right-of-way	18.62	n/a	n/a

Total Acres Outside Development Agreement 502.73 Acres

Total Acres			
Inside Development Agreement		2,622.54	
Outside Development Agreement		502.73	
Total Annexation Area Acres		3,125.27	

General Plan Key

Area	Description	General Plan Designation
Residential (NPA)	Mixed-Use Residential	
Residential	Mixed-Use Residential	
Residential	Rural Residential	
Commercial (CPA)	Mixed-Use Commercial	
Commercial	Mixed-Use Commercial	
Industrial (IPA)	Industrial	
Industrial	Industrial	

* Note: In NPA 11, all lots shall be a min 10,000 Sq Ft. In NPA 1 & 3, a street with min 10,000 Sq Ft lots on both sides shall abut the existing White Hills Subdivision

Planning Goals

- Maintain Rural/Country Atmosphere
- Maintain Quiet, Friendly, Safe Neighborhoods
- Prioritize Trails & Parks & Open Space
- Create Active Lifestyle Communities
- Provide Access to Recreation Areas
- Plan for Quality / Managed Growth
- Provide Needed Infrastructure
- Create Local Jobs & Tax Base
- Contribute to Valley-wide Amenities
- Emphasize Area's Incredible Views
- Plan CC&R's and Design Guidelines to Encourage Conservation & Eco-friendly development
- Emphasize Area's Natural Environment
- Protect/Maintain Green Space & Open Space

Plan Key

- Planning Area Boundary
- ✳ Proposed Schools
- ✳ Proposed Public Safety Facility

- Potential Church Site
Church sites will be located throughout each planning area on an as-needed basis

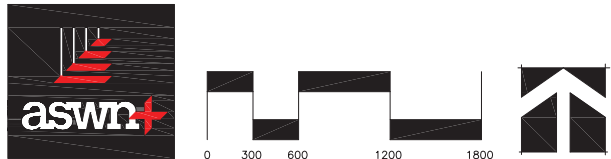
Project Road Classifications

- == Arterial Road Corridors
- == Major Collector Road Corridors
- == Industrial Collector Road Corridors
- == Minor Collector Road Corridors
- Local Street

Boundary Classifications

- Annexation Boundary
- Development Agreement Boundary
- Master Plan Area

Land Use Element Exhibit 2



White Hills Estate Lot Split

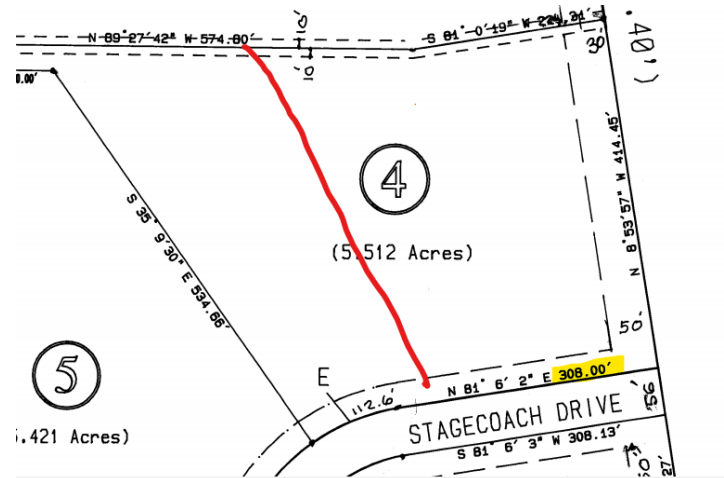
Legal Description-

LOT 4, PLAT A, WHITE HILLS COUNTRY ESTATES SUBDV, AREA 5.511 AC

Existing Conditions- House with lawn on East side. West side is dry soil and tumbleweeds.

Land Use - It will be sold as residential.

Zoning Districts- RD1 zone is being proposed. Frontage is within the 125 foot requirements. Approximate split is in red. Frontage is 308 feet.



Parcel 59:051:0027

All Utilities



Legend

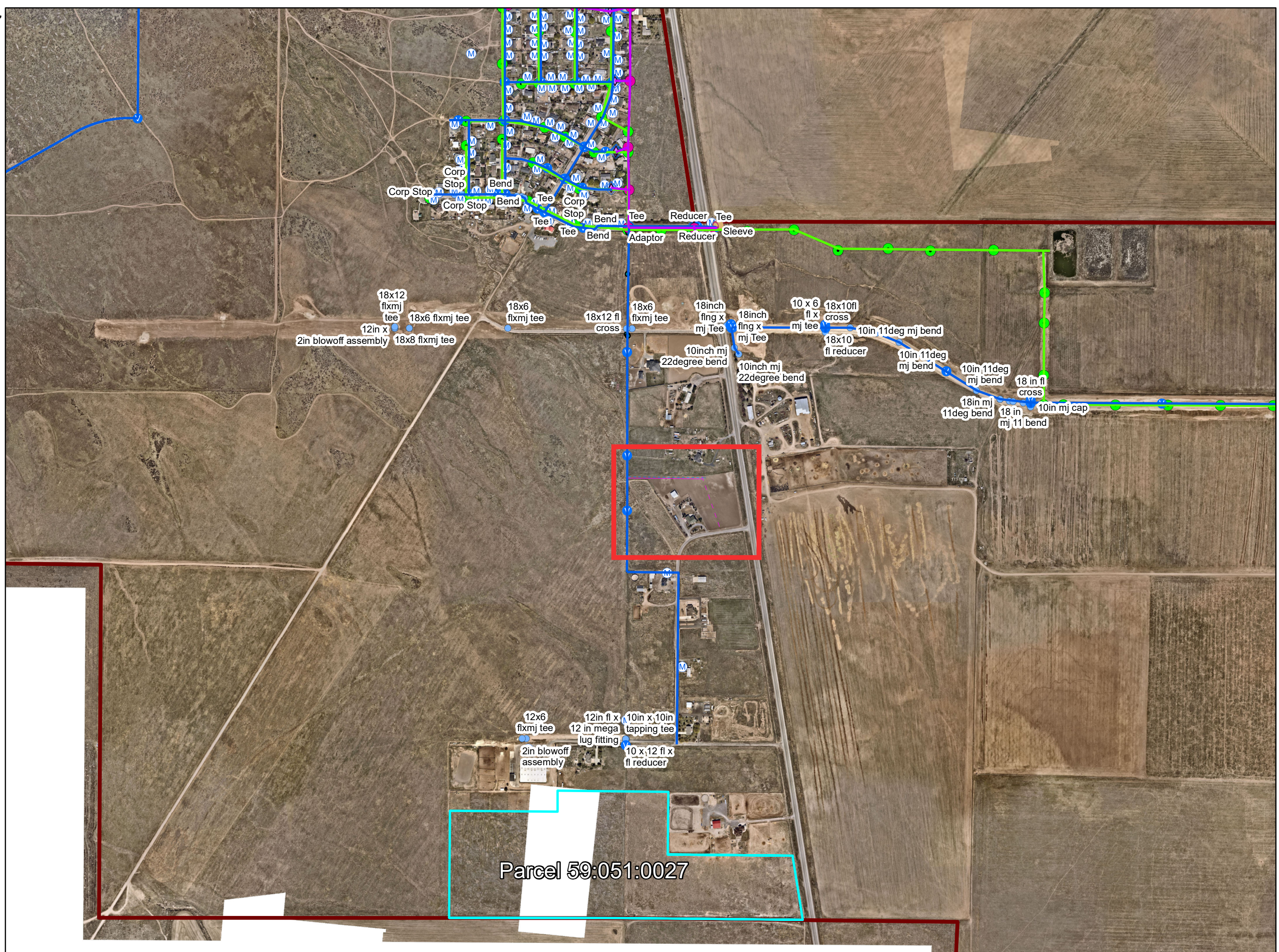
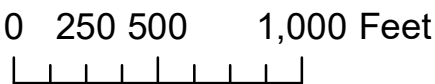
- Storm Mains
- Water Mains
- Sewer Mains
- Gas Main
- Storm Outfalls
- Storm Manholes
- Storm Inlets
- CatchBasin_Master
- Combo Box
- Storm System Valves
- Storm Network Structures
- Storm Discharge Points
- Storm Clean Outs
- Storm Detention Areas
- Well
- Tank
- Well Locations
- Water Service Connections
- Water Valves
- Water Test Stations
- Water System Valves
- Irrigation Main
- Sewer Lateral Lines
- Clean_Out_Master
- Sewer Fittings
- PS Sewer Network Structures
- Sewer Manholes
- Pony Express Manhole Pilot Scans
- Lift Stations
- Sewer System Valves



EAGLE MOUNTAIN

Disclaimer: Eagle Mountain City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Eagle Mountain City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these Maps or any of the information contained herein. Portions may be copied for incidental uses, but may not be resold.

Contact Eagle Mountain City
Engineering/GIS Department
801-789-6662



Parcel 59:051:0027

ENC 37337 BK 3635 PG 363
NINA S REID UTAH CO RECORDER BY MB
1904 MAY 4 2:40 PM FEE 26.00
RECORDED FOR HERBERT H. HALL, DAX
M2 3819 Ruth Linn
SLC 84124

That the undersigned, being the owners of the following described real property situated in Cedar Valley, County of Utah, State of Utah, to-wit:

All of Lots 1 to 11, both inclusive, White Hills Country Estates, Plat "A", according to the official plat thereof as recorded in the office of the County Recorder of Utah County, State of Utah.

in consideration of the premises and as part of the general plan for the development, use and enjoyment of the aforesaid real property, do hereby declare said premises subject to the following covenants, conditions and restrictions, to-wit:

1. The restrictions and covenants herein contained shall run with the land and be binding upon the undersigned and all parties having any right, title, or interest in the described property or any part thereof, their heirs, successors in interest and assigns, and shall inure to the benefit of each owner thereof.

2. No lot shall be used except for residential and ranchette purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height, a private garage or carport for not more than three cars, a barn, stable, or riding arena not to exceed two stories in height and such other accessory buildings as are approved by the Architectural and Agriculture Control Committee.

3. No structure shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural and Agricultural Control Committee as to conformity and harmony of external design with existing structures in the subdivision.

4. No residential dwelling shall be erected or placed on any lot nearer than fifty nor more than seventy-five feet from the front lot line, or nearer than twenty five feet to any side lot line or rear lot line. The ground floor area of a residential dwelling, exclusive of one-story open porches and garages shall be not less than one thousand five hundred (1,500) square feet.

5. No commercial, industrial, business or enterprise of any kind or nature shall be carried on or upon said premises. No lot shall be used except for residential and ranchette purposes. No lot shall be divided or re-subdivided into smaller lots or parcels. No temporary structure of any kind or size shall be permitted except when used for a reasonable period of time to aid in the construction of an approved structure or for brief vacation periods, and then and only after receipt of prior written approval from the Architectural and Agricultural Control Committee. The term "structure" shall mean any building, improvement, shack, tent, trailer, mobile home, dwelling place, garage, storage shed and any other type of structure having similar characteristics of the aforementioned items.

2ND RECORDING
ENT 27744 BX 3670 PG 640
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1995 MAY 4 12:05 PM FEE 26.00 BY AC
RECORDED FOR HERBERT H HALLIDAY

6. There presently is located on approximately 1.2 acres of Lot 3 a pre-existing commercial activity, namely a concrete plant owned by White Concrete Products, Inc. This activity shall, anything contained in these covenants to the contrary, notwithstanding, be permitted to continue on a temporary basis, shall not be expanded beyond said 1.2 acres and shall continue to be used only for the development of the surrounding property. Lot 3 shall not be sold by the subdivider until said concrete plant has been removed.

7. No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No storage of any articles, material, equipment or vehicle of any nature shall be permitted in the front yard portion of any lot except that regularly used passenger cars and pick-up trucks can be parked on driveway areas. Trailers, trucks, campers, boats and all types of accessory equipment are permitted to be stored or repaired only inside a structure or on the rear yard areas of each lot. Each lot is to be developed and maintained by its owner in an attractive, safe and sanitary manner. The lots shall at all times be kept free of debris, refuse, weeds and other flammable materials which may constitute a fire or health hazard.

8. Permitted pets, poultry and livestock are to be adequately fenced, housed or stabled in sanitary facilities to prevent offensive odors, insects and diseases.

9. Pets and fowl which are generally associated with estate type living and which are kept only for family use and not for any commercial purpose are permitted on any lot. Mink, and other fur bearing animals and pigs or swine, are not permitted on any lots either temporarily or permanently. Not more than two large animals, per acre shall be permitted on any lot. Large animals are hereby defined as horses, mules, donkeys, cattle, sheep, goats, buffalo, llamas, camels and ostriches. The Architectural and Agricultural Control Committee shall determine what is a reasonable number of domestic pets and fowl that may be kept, bred or raised on said property.

10. All vehicles operated on said property shall be properly licensed, inspected and maintained so as to not create a dangerous situation, become a nuisance or emit unreasonable smoke, oil or noise. The Architectural and Agricultural Control Committee shall have the power to restrict the use of any vehicle which creates such a nuisance or noise so as to prevent any lot owner or owners from the proper enjoyment of their property.

11. No lot shall be used or maintained as a dumping ground for rubbish, garbage, trash, obnoxious or offensive material or objects. No waste including animal waste of any kind or weeds or any other unsightly growth shall be permitted to accumulate, grow or remain on any of said lots. Such items shall not be kept, except in sanitary containers. All containers and other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

12. Water to be supplied to the area by the White Hills Water Company for the use of lot owners shall be used only for culinary purposes, and for watering permitted pets and livestock, and for the maintenance of a reasonably sized landscaped area of grass, trees, flowers and shrubs surrounding the residential dwelling on each lot. No water is available for irrigation of agricultural crops other than a small vegetable garden and not to

exceed five fruit trees. Upon application and payment of the connection fee a one inch water service is available for each lot.

ENT 27744 BK 3670 PG 642

13. The Architectural and Agricultural Control Committee is composed of White Hills Land Company, a Corporation of Utah or any representative or representatives that said Corporation may designate to act for it. In the event of the resignation of White Hills Land Company, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to designate three individuals to constitute said committee. In the event of death or resignation of any one or more members of said committee the remaining members shall have full authority to designate a successor. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee or its designated representative fails to approve or disapprove within thirty days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction of a structure has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

14. Enforcement of these covenants shall be by proceedings at law or in equity against any person or entities violating or attempting to violate any covenant, either to restrain violation or to recover damages or any other available lawful remedy. Enforcement may be by the Architectural and Agricultural Control Committee or by any affected property owner or owners. The failure promptly to enforce the violation any of the covenants, conditions and restrictions shall not bar their enforcement at a later date and shall in no event be deemed a waiver of the right to do so thereafter. Any award of damages by judgment or court order if not promptly paid shall constitute a lien against the real property owned by the judgment debtor which lien may be foreclosed and the property sold to satisfy the same, all in accordance with the laws of the State of Utah.

15. Invalidity of any one of these covenants in whole or in part by judgment or court order or otherwise shall not affect the validity of any of the other provisions hereof and such other provisions shall remain in full force and effect.

16. These covenants, conditions and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them and all parties and all persons having ownership of the real property described herein for a period of thirty years from the date these covenants are recorded, after which time said covenants are to be automatically extended for successive periods of ten years unless a written instrument signed by seventy five percent (75%) of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

Dated this 28th day of April
1994.

White Hills Land Company

By: Mary T. White, Pres.

By: Elmer W. Halliday, Sec.

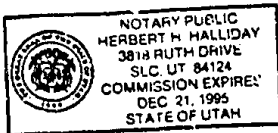
White Concrete Products, Inc.

By: Gary H. White

STATE OF UTAH)
 : ss.
 COUNTY OF SALT LAKE)

ENT 27744 BK 3670 PG 643

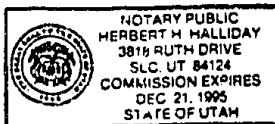
On the 28th day of April 1994 personally appeared before me Gary H. White and Gloria W. Halliday who being by me duly sworn did say, each for himself, that he, the said Gary H. White is the president, and she, the said Gloria W. Halliday is the secretary of White Hills Land Company, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Gary H. White and Gloria W. Halliday each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



Herbert H. Halliday
 Notary Public
 Residing at Salt Lake City, Utah.

STATE OF UTAH)
 : ss.
 COUNTY OF SALT LAKE)

On the 28th day of April 1994 personally appeared before me Gary H. White who being by me duly sworn did say that he, the said Gary H. White is the president of White Concrete Products, Inc. and that the within and foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its board of directors and said Gary H. White duly acknowledged to me that said Corporation executed the same and that the seal affixed is the seal of said Corporation.



Herbert H. Halliday
 Notary Public
 Residing at Salt Lake City, Utah.



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JUNE 22, 2021

TITLE:	PUBLIC HEARING - Marketplace at Eagle Mountain Town Center Lot 4 Pad E (Site Plan)		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:			
APPLICANT:	Bill Gaskill		
GENERAL PLAN DESIGNATION Community Commercial	CURRENT ZONE CC	ACREAGE .91	COMMUNITY South Town

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

We recommend that the Planning Commission make a motion to recommend approval of the application to the City Council, for the reasons set forth in the staff report and in the meeting, with any conditions the Planning Commission finds appropriate.

BACKGROUND:

Bill Gaskill has applied for site plan approval for a Pad building located on the Northwest corner of the intersection of Eagle Mountain Boulevard and Pony Express Parkway, also known as Marketplace at Eagle Mountain Town Center. The Marketplace at Eagle Mountain Town Center Master Site Plan and Preliminary plat were approved on August 18th 2020, with the development agreement being approved December 1st 2020. The property is zoned Commercial Community (CC).

ITEMS FOR CONSIDERATION:

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

- A. Use of Property: The entire parcel is to be built, landscaped, or paved, thus the proposal *complies* with 17.100.050 A
- B. Screening Requirements: The project is located within a commercial district, and does not abut any agriculture or residential property, therefore it *complies* with 17.100.050 B

- C. Access Requirements: The pad building has access off of Pony Express Parkway, and has interconnected parking with the rest of the project therefore it *complies* with 17.100.050 C
- D. Off-Street Truck Loading Space: This use does not require the frequent distribution of materials and therefore does not provide off-street Truck Loading Space.
- E. Utilities: All utilities are shown as being underground and in proper easements in compliance with 17.100.050 E.
- F. Grading and Drainage: The applicant has provided grading and draining plans that have been reviewed by the City Engineer

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

17.72.030 A requires buildings be located at or near the front setback with pedestrian access leading to the primary entrance and with landscaping between the building and the street. The building is located next to Pony Express Parkway, there is no parking between the building and the road, but a drive through is located between the building and the street. There is a pedestrian path along Pony Express Parkway, and there is a crosswalk which provides access across the drive through to the building. Thus the building *complies* with 17.72.030A

17.72.030 A1 requires the primary entrance of a commercial building to orient toward the street and the sidewalk. The main entrance to the building is located on the West Elevation, with the rear (East elevation) facing toward the street. Staff understands that it is not feasible to orient the front entrance onto a drive through, but feels the East elevations should be updated to include similar materials, features, to the primary entrance on the West elevations.

17.72.030 B Requires surface parking to be located to the rear or side of the building, and that parking should not be located between any commercial building and the street. All parking is located to the rear of the building, thus this project *complies* with 17.72.030 B.

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

17.72.040 A requires that commercial buildings be similar in style to

adjacent buildings, and that all facades of the building be designed with consistent architectural style, detail, and trim features as the primary façade. The proposed Pad site is the first pad site in the development, but it does match the color and materials of the approved Macey's Development. The Marketplace at Eagle Mountain Town Center development has approved pad site elevations, by matching the approved pad site elevations the building will comply with this standard.

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 does not orient to major sidewalks or pedestrian ways, however, there is a sidewalk and crosswalk which allows a pedestrian to access the main entrances from Pony Express Parkway.

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 and a decorative parapet therefore it *complies* with 17.72.040 C.

17.72.040 D requires vertical and horizontal articulation. The building includes columns, awnings, and use of different materials providing visual articulation in *compliance* with 17.72.040 D

17.72.040 E1 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, columns, decorative trim and molding, decorative doors and windows. It shall be up to the Planning Commission to determine if the elevations proposed are appropriate.

17.72.040 F2 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 The North and South elevations include large featureless surfaces or if you feel they comply with this standard.

17.72.040 G states "Buildings should not be restricted to using desert landscape colors such as beige, tan, grays, browns etc. A wide palette of colors is recommended..." The proposed elevations are do not use varied colors, staff recommends the use of additional colors and more modern elements on buildings.

Parking

Retail establishments require 1 stall per 300 square feet of gross floor area and a maximum of 1 stall per 200 square feet of gross floor area. If the entire building was retail between 14 and 23 parking stalls would be required

Restaurants with drive-through require 1 parking stall per 125 square feet.

If the entire building was drive through restaurant 35 parking stalls would be required

Restaurants without drive-throughs require 1 parking stall per 250 square feet

If the entire building was restaurant without a drive through 18 parking stalls would be required.

The applicant is providing 33 Parking stalls, as a mix of uses is anticipated (there is only room for 1 drive through) the project exceeds minimum parking standards.

REQUIRED FINDINGS:

Site plan approvals are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a site plan can be found in EMMC 17.100. The Marketplace at Eagle Mountain Town Center development agreement should also be considered with reviewing this application.

PLANNING COMMISSION ACTION/RECOMMENDATION:

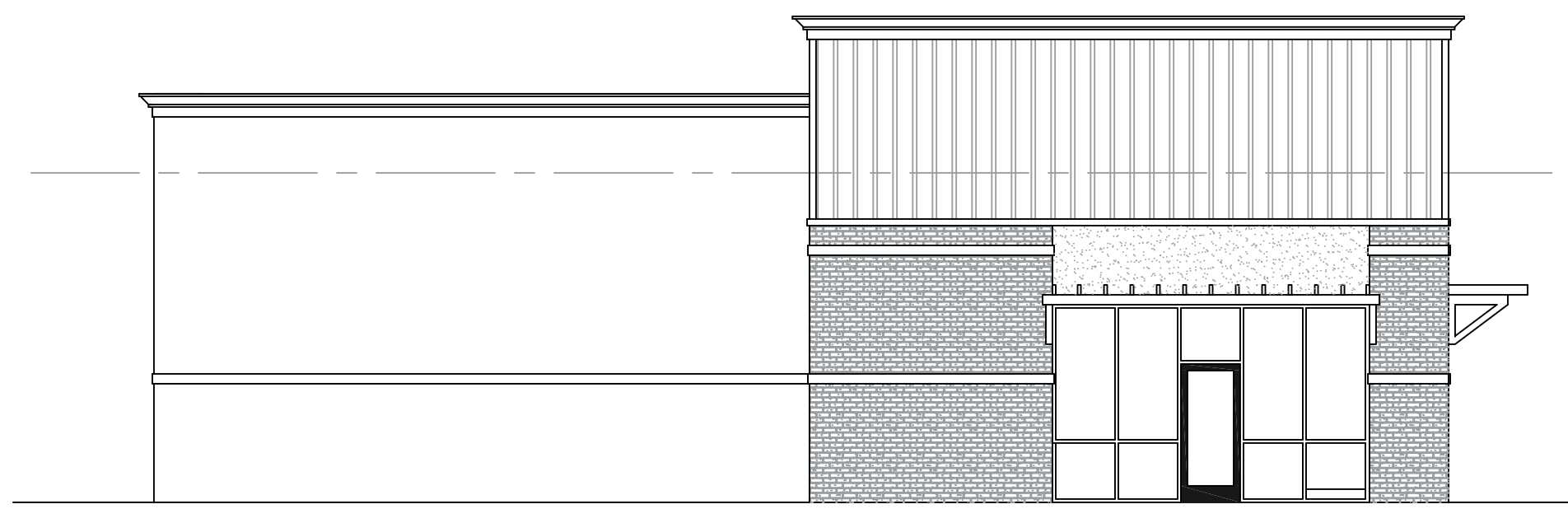
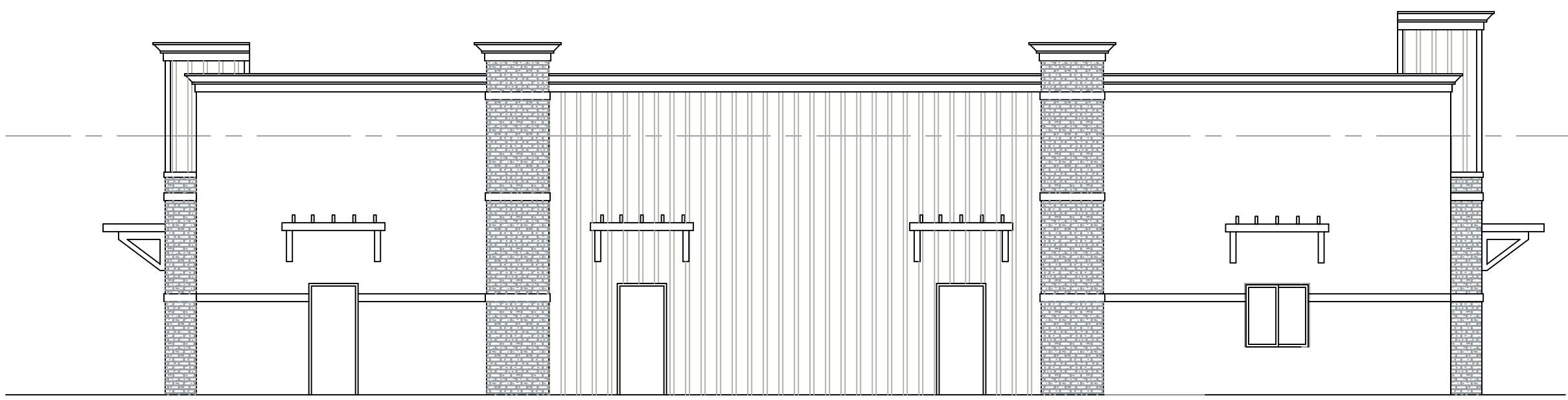
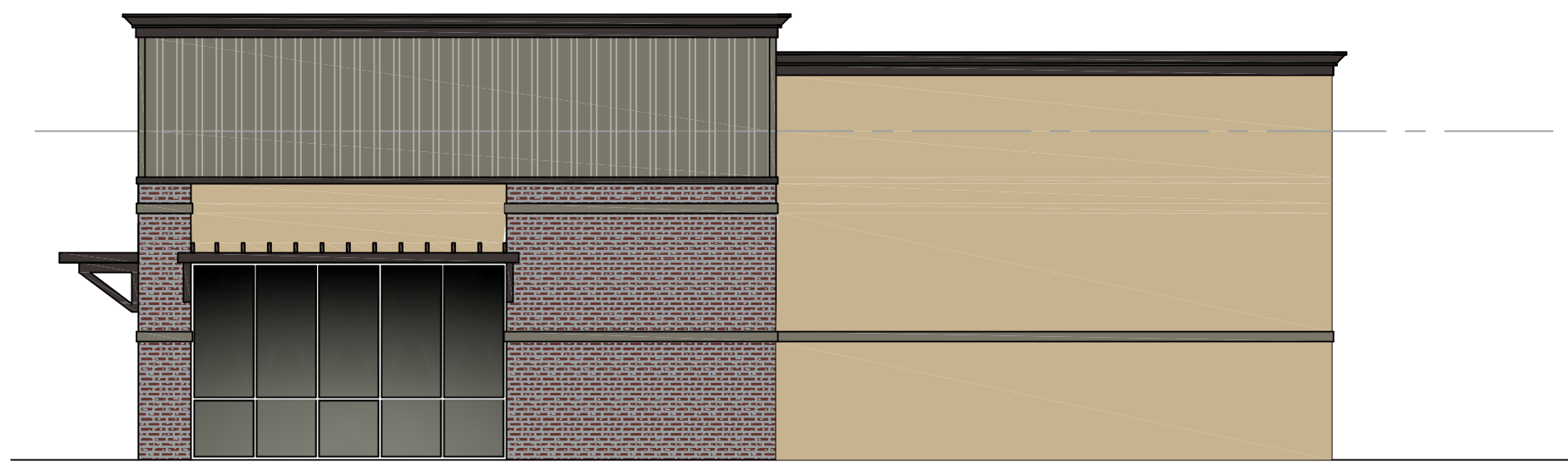
ATTACHMENTS:

MDA Approved Pad Buildings

Site Plan

Elevations

Pad E & G Color Sheet



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PROPOSED NEW STRIP BUILDING:
EAGLE MOUNTAIN TOWN CENTER

EAGLE MOUNTAIN
ELEVATIONS

ARCH. PROJECT NO: XX-XXX
DATE: 1/15/20
DRAWN BY: BRENT
CHECKED BY:
DESIGNED BY:

© COPYRIGHT VDG ARCHITECTS

DATE	REVISION

SHEET TITLE
A-2.00
ARCHITECTURAL 1 of 1

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

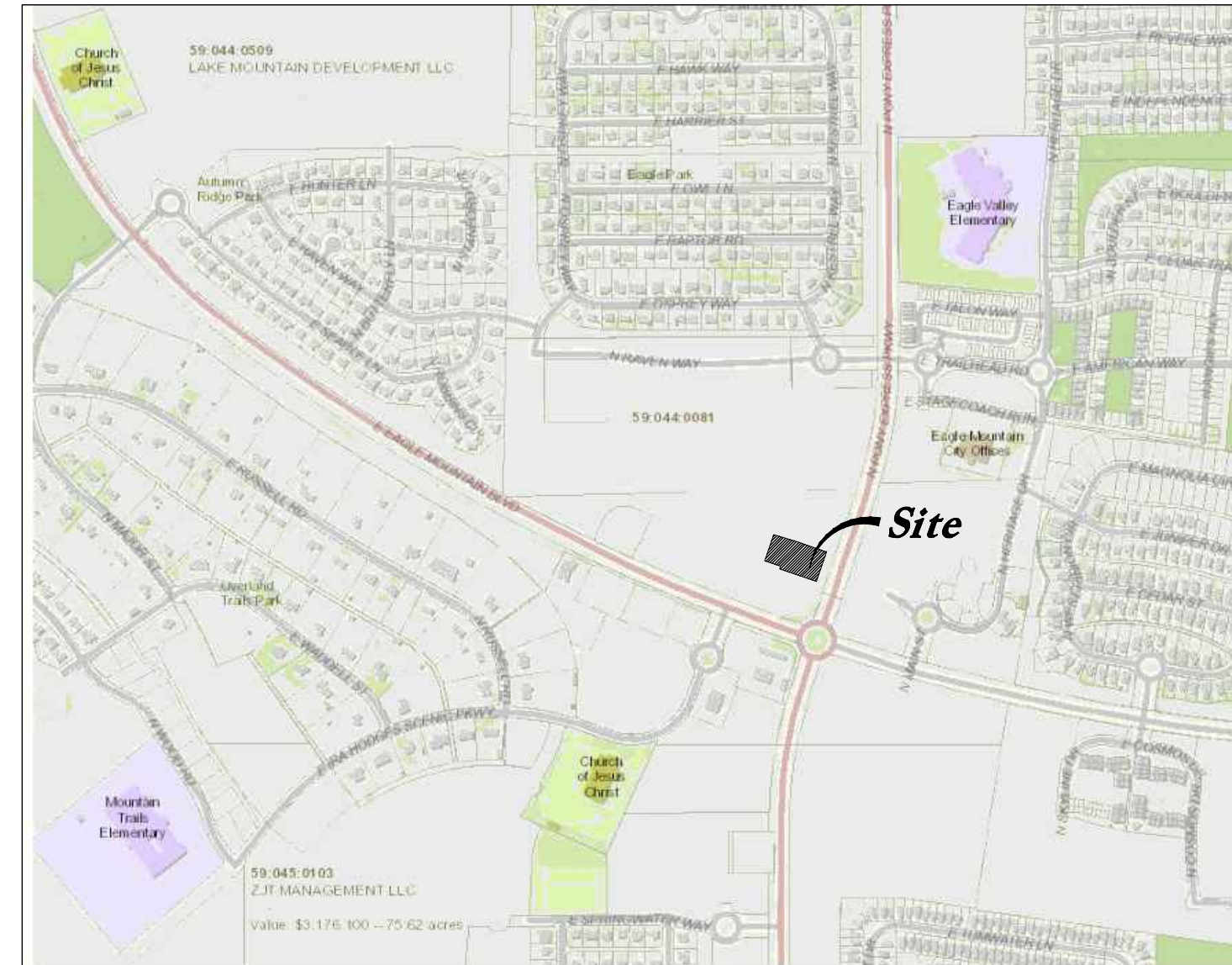
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046

Market Place at Eagle Mountain Lot 4

4051 North Pony Express Parkway
Eagle Mountain, Utah

Right-of-Way Landscaping Note

Landscaping within the public right-of-way, along the frontage of Lot 4, shall be installed and maintained by the overall developer or Lot owner.



Vicinity Map
Not to Scale

Civil Sheet Index

C0.0	Cover Sheet
C0.1	Demolition Plan
C1.1	Site Plan
C2.1	Grading Plan
C3.1	Utility Plan
C4.1	Details
C4.2	Details
C4.3	Details
C5.1	Erosion Control Plan
L1.1	Landscape Plan
L2.1	Irrigation Plan
L1.3	Landscape Schedule & Details

Eagle Mountain City General Notes

SEWER

- Pipe bedding: $\frac{3}{4}$ " gravel required 6" below, on the sides & 12" above the pipe (minimum).
- Depth: Sewer main/laterals to maintain 4' of cover (minimum) from finished grade, 3' minimum from top of pipe at time of installation.
- Separation: sewer mains & laterals to maintain 10' separation (minimum) from culinary water mains & laterals.
- Sewer Y's: 3' minimum separation between sewer Y's.
- Laterals stubs: A) stubs must extend 15' into property and be marked with 2x4 painted green. B) All laterals must be GIS (shot in) at the Y's and stubs. Also slopes (2% min. on 4" pipe) to be checked before backfill.
- Manholes: manholes to be within 1' of finished grade, 12" of whirly gig form (max) and no flat rings allowed, 12" of $\frac{3}{4}$ " gravel required under manholes/boxes.

WATER

- Valves: 1. Valves must be flanged to tee's (fittings). 2. Valves 12" and larger to be butterfly valves.
- Bedding: sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve, 6" below pipe on the sides & 12" above pipe (minimum).
- Depth: water main & laterals must maintain 4' cover from finished grade (minimum), 3' minimum from top of pipe at time of installation. Max depth 72" from finished grade.
- Services & fittings: services & fittings to maintain 3' minimum separation from pipe joints and other fittings.
- Setters: all setters to be 21" tall (minimum), have unions at the base and be dual check model, also $\frac{3}{4}$ " setters to have double braces. Setters to be set at 18" to 22" from the top of setter to top of lid.
- Water can lid: all lids to say "Eagle Mountain" on them recessed with a hole for the ERT and to be set at level to 1" above the plane of the curb & sidewalk.
- Water Can: the water can for $\frac{3}{4}$ " & 1" services will need to be a 36" tall minimum and 21" inside diameter. Water can for 1-1/2" to 2" service will need to follow APWA specification.
- Hydrants: hydrants to be 5' bury (minimum).
- Laterals: all laterals need to be GIS (shot in) at the corp. stop & setter, and also visual inspection on poly inserts before backfill. Water laterals to extend 15' into property and be marked with a 2x4 painted blue. All poly lines to have visual poly insert inspection.
- Tracer wire: run tracer wire along main & extend up setters and hydrants, do not run up valve boxes.
- Water fittings: all water fittings to be checked for thrust blocks (pre & post) and GIS (shot in) before backfill.
- Vertical separation: water main to maintain 18" minimum separation from storm drain or other obstacles/utilities.
- Water line fittings: all fittings to have mega lug followers.
- Water Main Line: NO DEFLECTION or bending of pipe will be allowed in the water lines and bend fittings will be required. All fittings to be Mega-lug fittings.

STORM DRAIN

- Bedding: $\frac{3}{4}$ " gravel 6" below and on sides of pipe & 12" above pipe (minimum).
- ADS: all ADS pipe to be "HP" brand.
- Collars: collars to be 1'x1' around pipe, 4000 psi concrete, inspection is needed pre & post collar pour.
- Manholes: manholes to be within 1' of finished grade, 12" of whirly gig form (max) and no flat rings allowed, 12" of $\frac{3}{4}$ " gravel required under manholes/boxes.

ROAD SECTION

- Proof rolls: proof roll required on all sections of road: i.e. sub-grade, sub-base, and curb base and road base. Curb stakes required for sub-grade inspection and string line required for sub-base and road base inspection.
- UTBC: state spec. road base required for all roads, commercial base acceptable for the sidewalks & trails.
- Collars: all collars to be 1' wide by 1' deep with a 6000 psi concrete with 1.5# fiber mesh per cubic yard (3/4" monofilament) required for all street collars. Manhole covers and water valve towers to be $\frac{1}{8}$ " down from asphalt edge and concrete to be $\frac{1}{4}$ " to 3/8" down from asphalt edge.

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Eagle Mountain, Utah County, Utah and Incorporated Areas Map Number 49049C0275F dated 19 June, 2020 (Not Printed). Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Basis of Bearings

A line between monuments found for Southeast Corner and the East Quarter Corner of Section 12 was assigned the Utah County Survey bearing of North 0°27'04" East as the Basis of Bearings to place the Survey on State Plane Basis.

Benchmark

Brass Cap Monument for the South Quarter Corner of Section 12, T6S, R2W, SLB&M Assigned elevation using GPS methods
Elevation = 4865.18 feet
Utah County Surveyor Tie Sheet, Published 2 April, 2002 Observed 16 September, 2020

Abbreviations

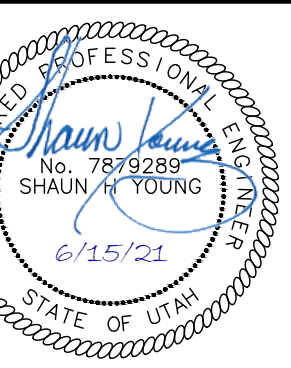
BCR	Begin Curb Return	PT	Point of Tangency
BOL	Ballard	PVC	Polyvinyl Chloride
BRW	Finish Grade - Bottom of Retaining Wall	PVI	Point of Vertical Intersection
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD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

Legend

Proposed Curb & Gutter	Existing Improvements	Existing Asphalt
Proposed Open Face C & G	Existing Asphalt	Existing Concrete
Proposed Asphalt	Existing Inlet Box	Existing Catch Basin
Proposed Concrete	Existing Manhole	Existing Fire Hydrant
Proposed Truncated Domes	Existing Water Valve	Existing Overhead Power Line
Proposed Inlet Box	Existing Water	Existing Sewer
Proposed Catch Basin	Existing Secondary Water	Existing Storm Drain
Proposed Manhole	Existing Gas	Existing Power
Proposed Transformer	Existing Power	Existing Telephone
Proposed Meter Box	Existing Telephone	Existing Fence
Proposed Water Meter	Existing Fence	Flowline
Proposed Water Meter	Existing Storm Drain	Centerline
Proposed Combo Box	Existing Gas	Existing Contour
Proposed Fire Hydrant	Existing Power	Existing Spot
Proposed Water Valve	Existing Telephone	Existing Light Pole
Proposed Water Line	Existing Fence	Existing Street Light
Proposed Sanitary Sewer	Flowline	Existing Building
Proposed Storm Drain	Centerline	Existing Telephone Box
Proposed Conduit Line	Existing Contour	Existing Power Meter
Proposed Power Line	Existing Spot	Existing Electrical Box
Proposed Gas Line	Existing Light Pole	Existing Electrical Cabinet
Proposed Fire Line	Existing Street Light	Existing Gas Meter
Proposed Secondary Water Line	Existing Building	Existing Water Meter
Proposed Roof Drain	Existing Telephone Box	Existing Irrig. Control Box
Proposed Fence	Existing Power Meter	Existing Ballard
Ridge line	Existing Electrical Box	Existing Hose Bib
Grade Break	Existing Electrical Cabinet	Working Point
Proposed Contour	Existing Gas Meter	Existing Deciduous Tree
Direction of Drainage	Existing Water Meter	Existing Coniferous Tree
Proposed Spot	Existing Irrig. Control Box	
ADA Accessible Route	Existing Ballard	
Property Line	Existing Hose Bib	
Sawcut Line	Working Point	
Proposed Light Pole	Existing Deciduous Tree	
Proposed Street Light		
Proposed Building		
Existing Power Pole		
Existing Power Pole w/ Guy		
Existing Utility Marker		
Existing Post		

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWahlen@engineering.net

Cover Sheet
Market Place @ Eagle Mountain Lot 4
4051 North Pony Express Parkway
Eagle Mountain, Utah



15 Jun, 2021

SHEET NO.

C0.0

CAUTION :

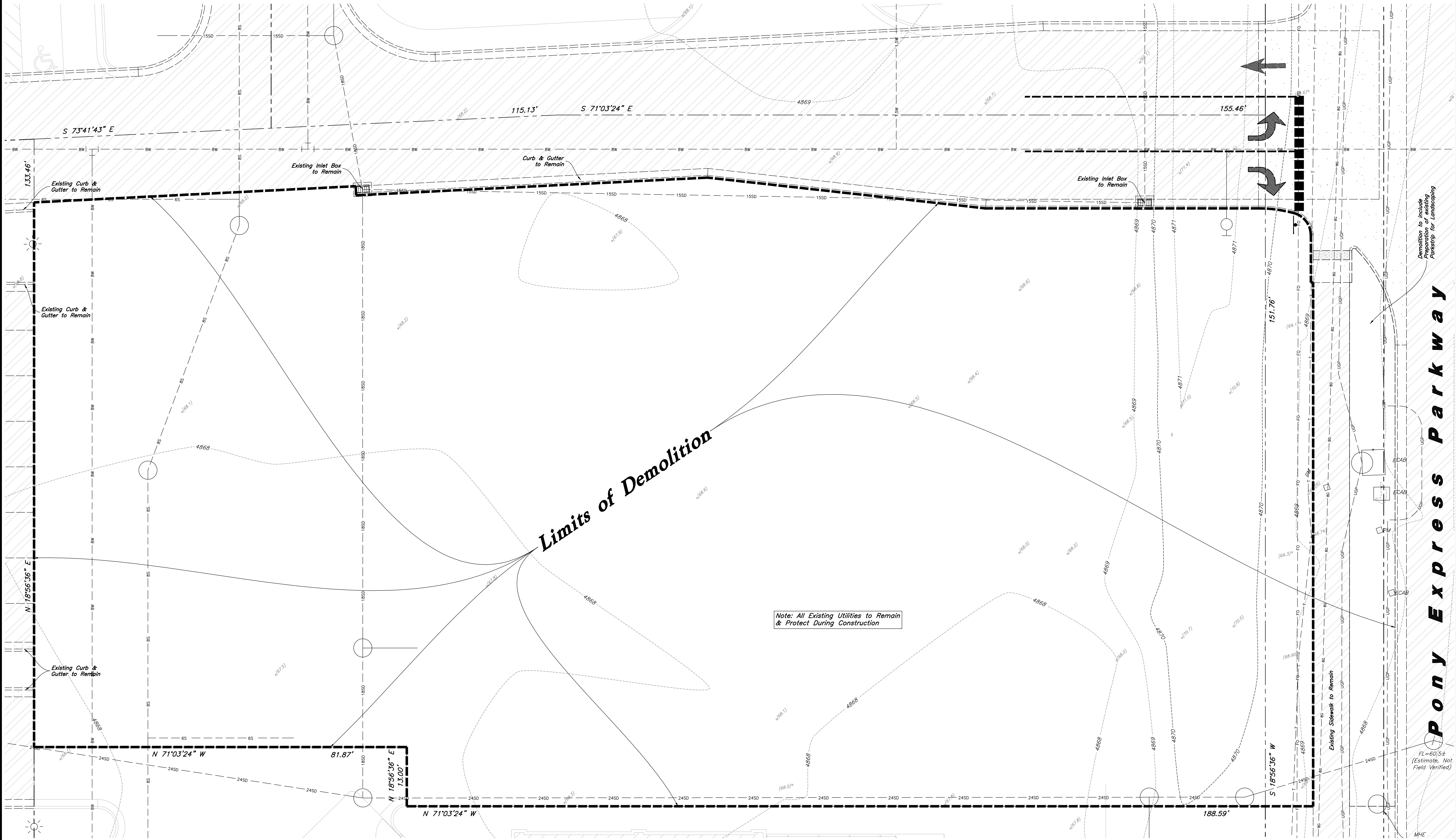
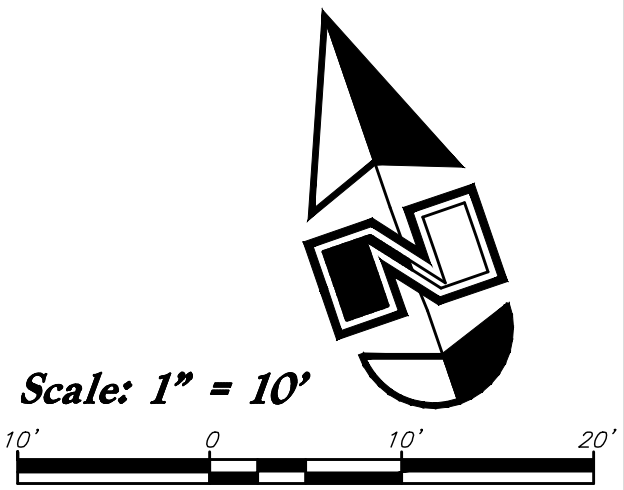
The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



General Demolition Notes:

- Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
- Refer to site improvement plans for more details on limits of removal.
- All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
- All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
- Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
- Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
- DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
- Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
- The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
- Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
- Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
- Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
- Install traffic warning devices as needed in accordance with local standards.
- Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
- Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
- If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
- If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
- Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to

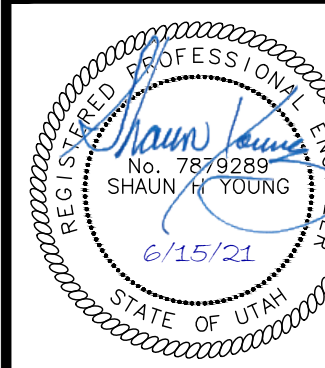
determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.



Designed by: SY
Drafted by: SY
Client Name:
Corner Partners, LLC
21-061 dm

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 321-8529 - AWahlen@engineering.net

Demolition Plan
Market Place @ Eagle Mountain Lot 4
4051 North Pony Express Parkway
Eagle Mountain, Utah



15 Jun, 2021
SHEET NO.
C0.1

General Site Notes:

- All dimensions are to back of curb unless otherwise noted.
- Fire lane markings and signs to be installed as directed by the Fire Marshal.
- Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- Const. curb transition at all points where curb abuts sidewalk, see detail.
- Contractor shall place asphalt paving in the direction of vehicle travel where possible.
- Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Site Construction Notes

- Const. 24" Curb & Gutter
- Const. Asphalt Paving
- Const. Conc. Sidewalk
- Const. Thickened Edge Sidewalk
- Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Sheet C2.1)
- Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)

- Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
- Const. Conc. Paving
- Existing Curb & Gutter
- Dumpster Enclosure (See Arch. Plans)
- Const. Directional Arrows per MUTCD
- 18" Transition from 6" Curb to 0" Curb
- Painted Crosswalk
- Existing Asphalt Paving
- Conn. & Match Existing Improvements
- Existing Asphalt Sidewalk

Site Data

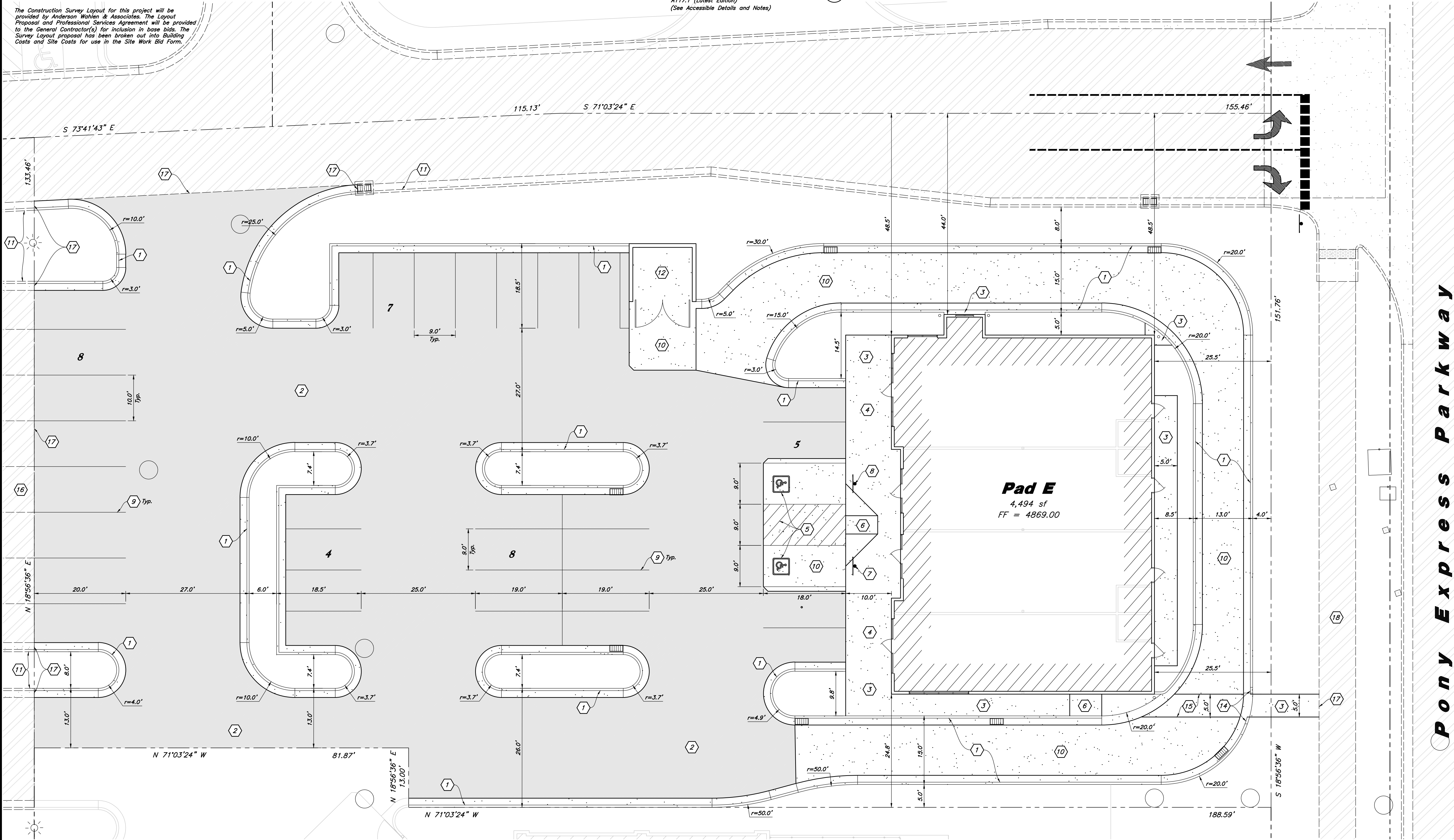
Site Area = 39,677 s.f. (0.911 ac.)
Landscape Area Provided = 6,149 s.f. (15.50%)
Impervious Area Provided = 29,034 s.f. (73.17%)
Building Area = 4,494 s.f. (11.33%)
Parking Required = 5,1,000 s.f. = 23 stalls
Parking Provided = 32 stalls (7.12/1,000)

Scale: 1" = 10'



Construction Survey Note:

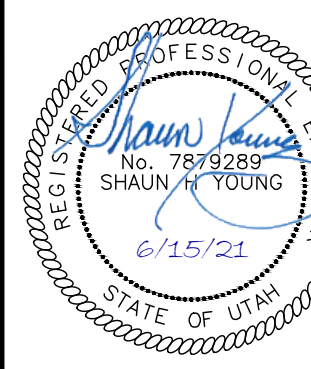
The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout, Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.



Designed by: SY
Drafted by: SY
Client Name:
Corner Partners, LLC
21-061 sp

ANDERSON WAHLEN & ASSOCIATES
No. 79198
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 321-8529 - awhengineering.net

Site Plan
Market Place @ Eagle Mountain Lot 4
4051 North Pony Express Parkway
Eagle Mountain, Utah



15 Jun, 2021
SHEET NO.
C1.1

Private Curb Ramp Construction Notes

- 1. Slopes provided are per Anderson Wahlen & Associates design standards. Slopes shown are below ADA and ICC maximum requirements, unless noted otherwise in project plans.
- 2. The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1--Latest Edition) and/or FHWA.
- 3. Counter slopes of adjoining gutters & paving adjacent to the curb ramp shall not be steeper than 4.50%.
- 4. Accessible ramp flares shall be poured separately from ramp to ensure proper slopes.
- 5. Contractor to transition curb or sidewalk height from 6" to 0" reveal. Curb or sidewalk height to match ramp throughout transition.

Prior to any construction of any Accessible Improvements, a Pre-Construction meeting shall be held between Contractor and Engineer. Contractor is Responsible to contact Engineer and Schedule Pre-Construction Meeting

Curb and Gutter Construction Notes:

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

Sidewalk Construction Notes:

- 1. Concrete sidewalk shall be constructed with a cross slope of 1.5% (2.08% Maximum) unless shown otherwise on plan.
- 2. Running slope of sidewalks shall be built per grades shown on the plan, where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%
- 3. Refer to the Site Plan for sidewalk dimensions.

General Grading Notes:

- 1. All grading shall be in accordance with the project geotechnical study.
- 2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
- 3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
- 4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
- 5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
- 6. Fills shall be banded into competent material as per specifications and geotechnical report.
- 7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
- 8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- 9. The final compaction report and certification from a Geotechnical

Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.

10. Dust shall be controlled by watering.

11. The location and protection of all utilities is the responsibility of the permittee.

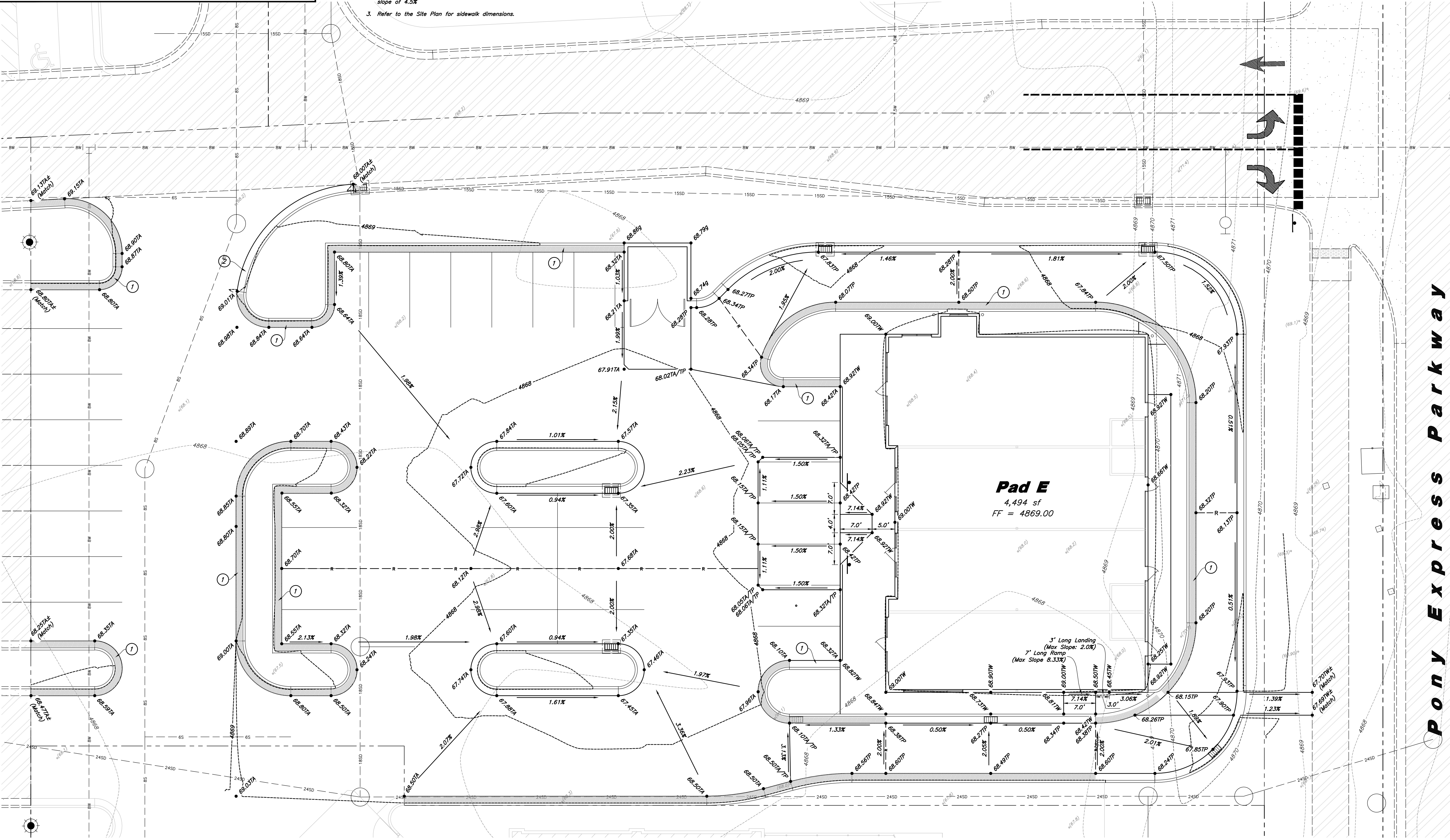
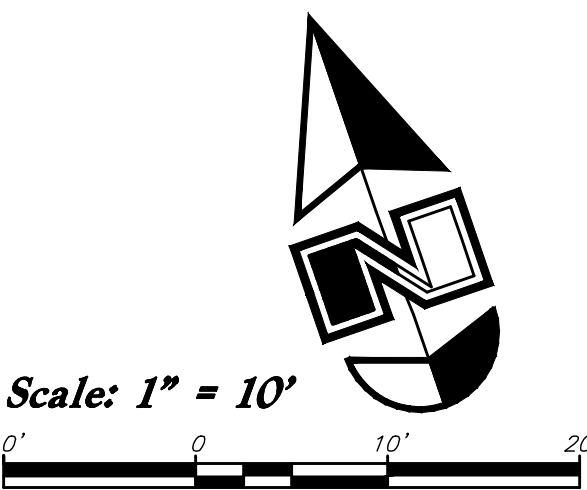
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.

13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.

14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.

15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.

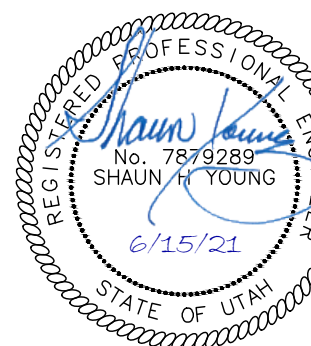
- 16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
- 17. The recommendations in the following Geotechnical Engineering Report by GSH Geotechnical, Inc. 473 West 4800 South Salt Lake City, Utah 84123 are included in the requirements of grading and site Preparation. The Report is titled "Proposed Eagle Mountain Shopping Center Northwest Corner of Eagle Mountain Boulevard and Pony Express Parkway Eagle Mountain Utah"
- Project No.: 0259-014-20
Dated: January 5, 2021
- 18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
- 19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.



Designed by: SY
Drafted by: SY
Client Name:
Corner Partners, LLC
21-061 gr

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 321-8529 - AWahlen@engineering.net

Grading Plan
Market Place @ Eagle Mountain Lot 4
4051 North Pony Express Parkway
Eagle Mountain, Utah



15 Jun, 2021
SHEET NO.
C2.1

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



Storm Drain & Sanitary Sewer Note:

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

Onsite Utility Connection Notes:

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

General Utility Notes:

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

Utility Piping Materials:

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

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 340B, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type 'K'.

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200

Sanitary Sewer Lines

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

Storm Drain Lines

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

Scale: 1" = 10'



Pony Express Parkway

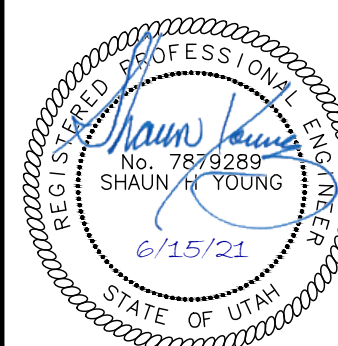
Utility Plan

Market Place @ Eagle Mountain Lot 4

4051 North Pony Express Parkway
Eagle Mountain, Utah

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - awhengineering.net

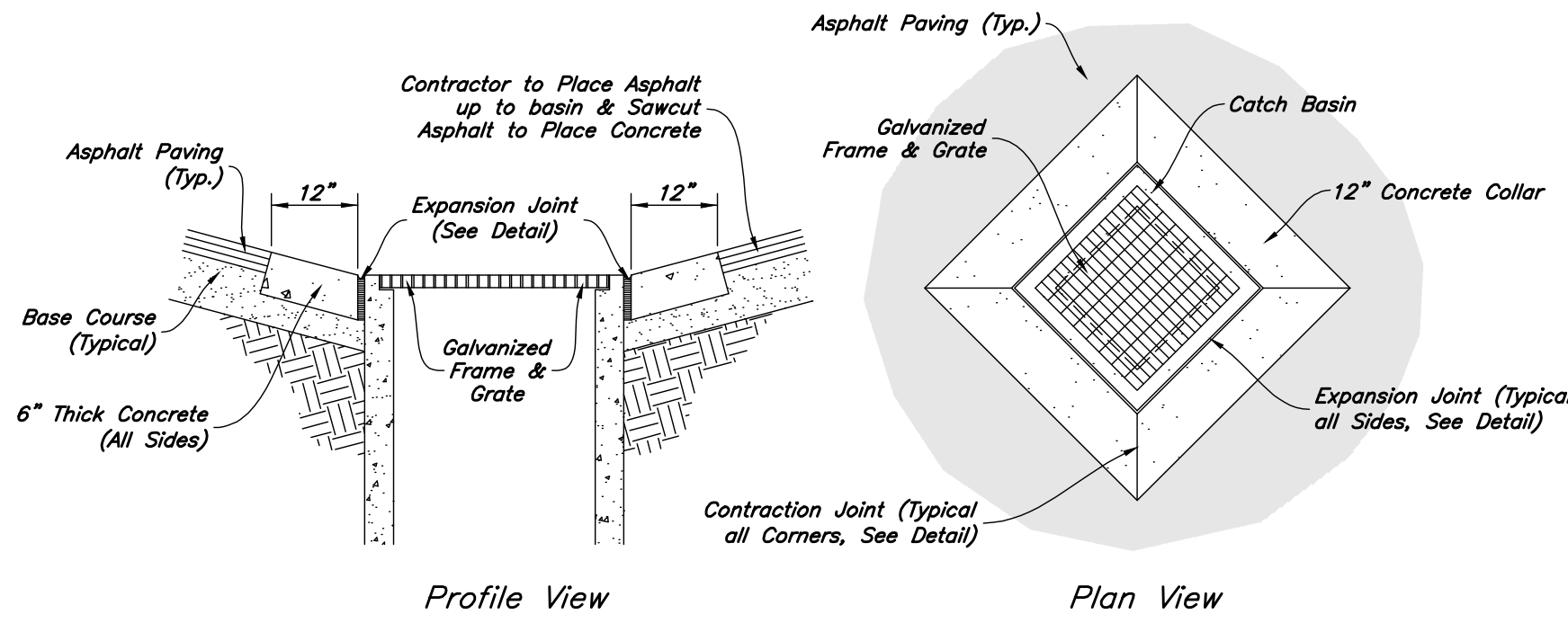
Designed by: SY
Drafted by: SY
Client Name:
Corner Partners, LLC
21-061 ut



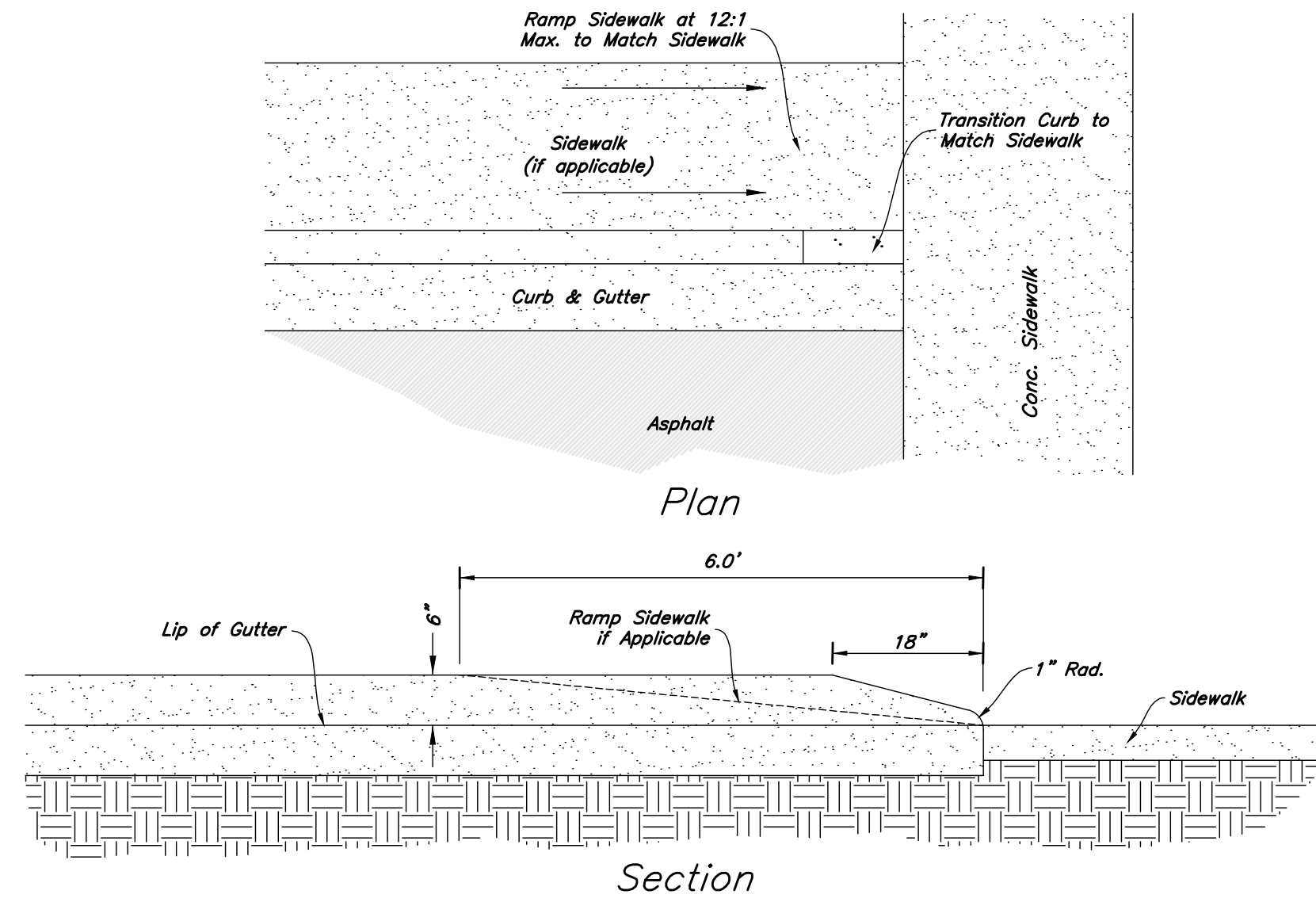
15 Jun, 2021

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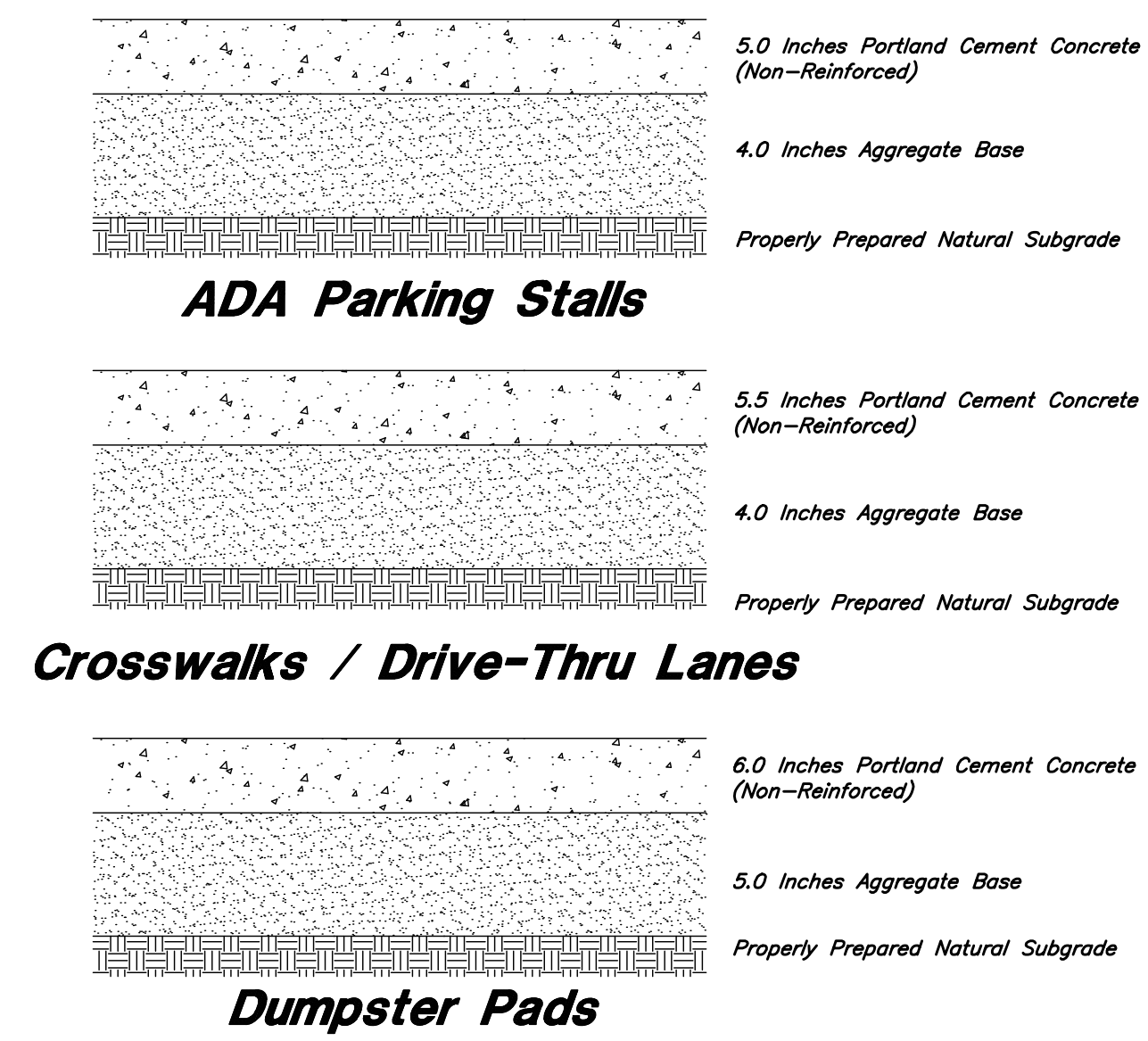
C3.1



8 Concrete Collar Detail
Not to Scale

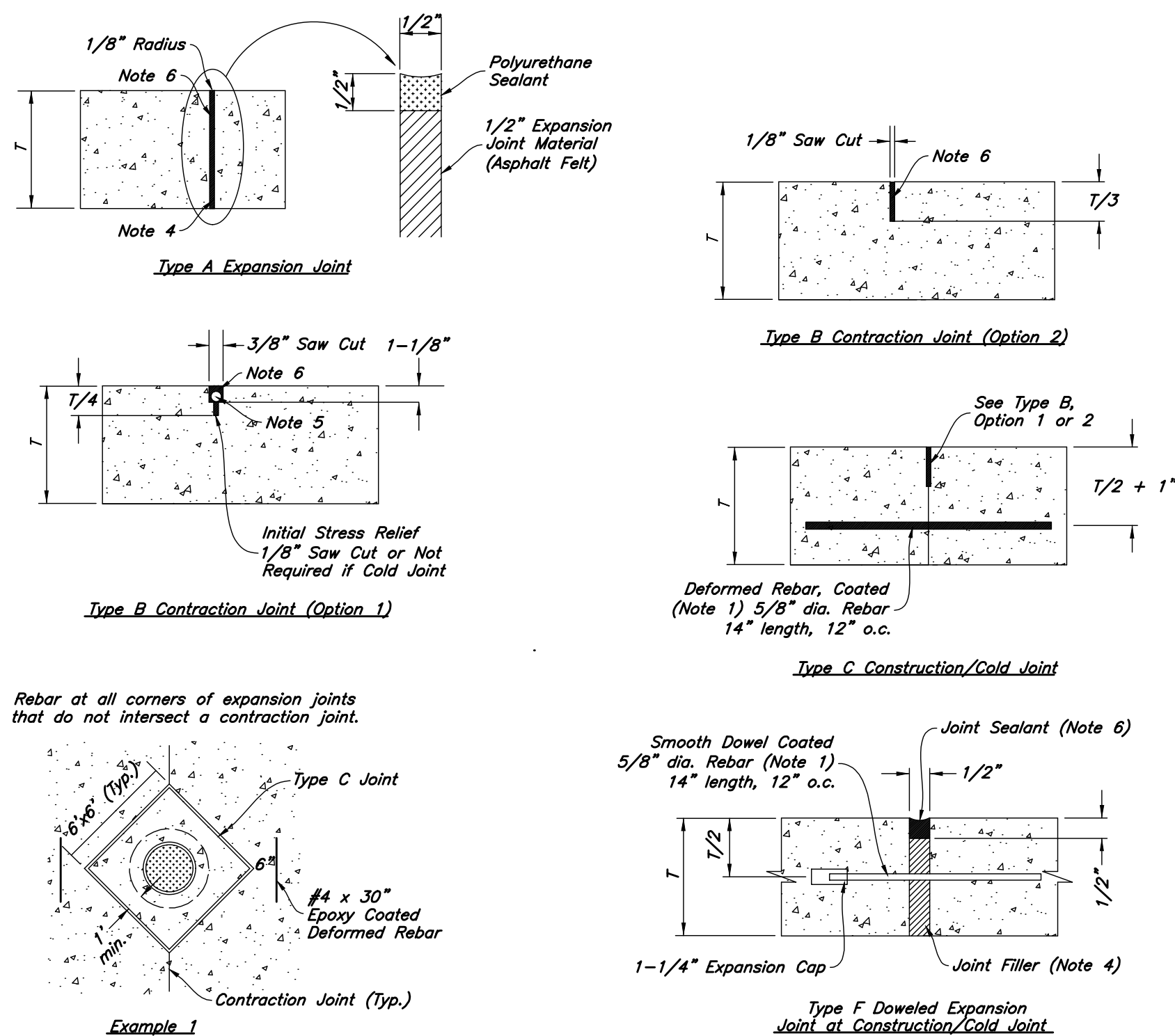


6 Curb Transition
Not to Scale

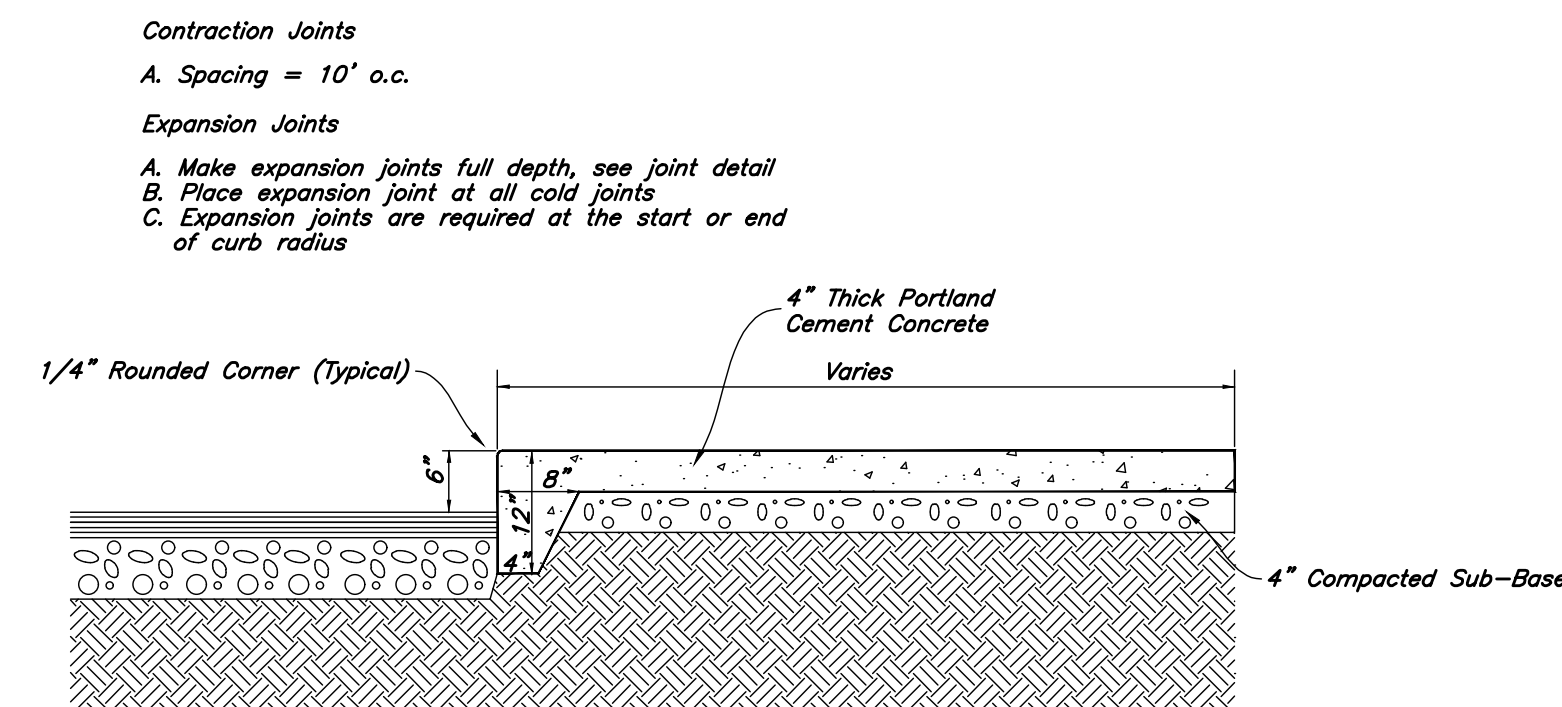


3 Concrete Paving Sections
Not to Scale

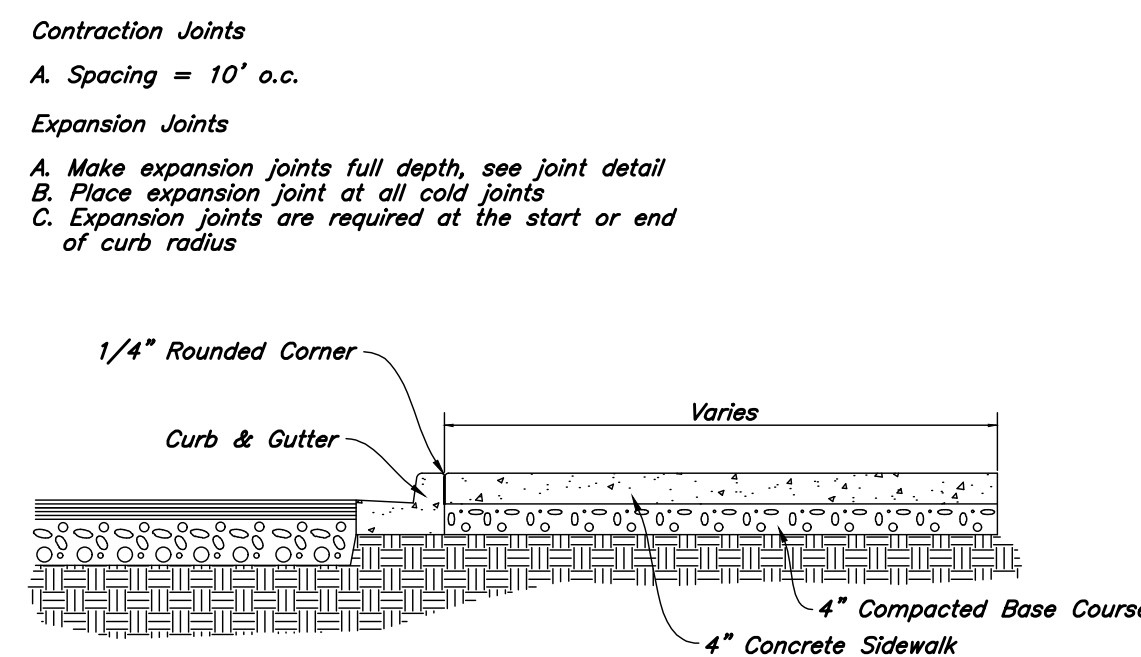
- REINFORCEMENT:** ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.
 - Space rebar and dowels at 12 to 15 inches on center.
 - Grease dowels to provide movement in expansion joints.
 - Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.
- SAWING:** Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.
- JOINTS:** Lay out joints to aid construction and control random cracking.
 - Joint Spacing shall be 12 feet maximum on center in both directions.
 - Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
 - Make adjustments in joint locations to meet inlet or manhole locations.
 - Expansion Joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.
- JOINT FILLER:** Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.
- BACKER ROD:** Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.
- JOINT SEALANT:** Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



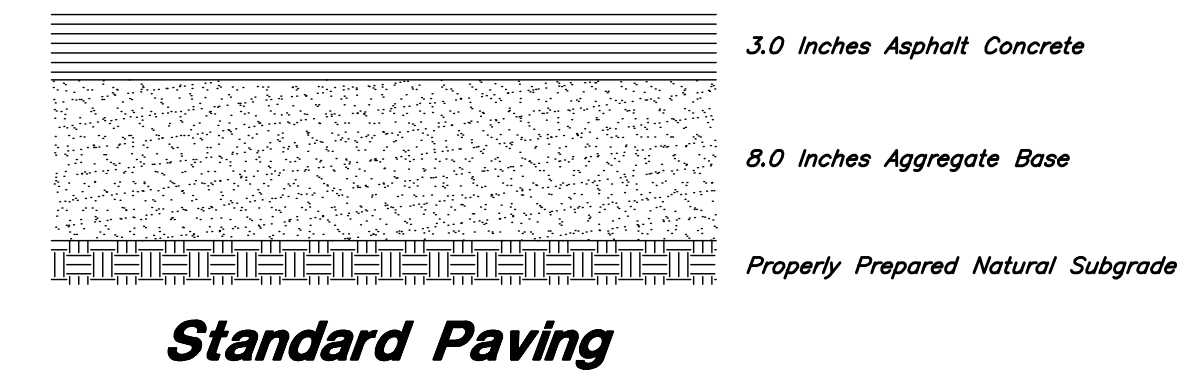
7 Concrete Joint Detail
Not to Scale



5 Thickened Edge Sidewalk
Not to Scale

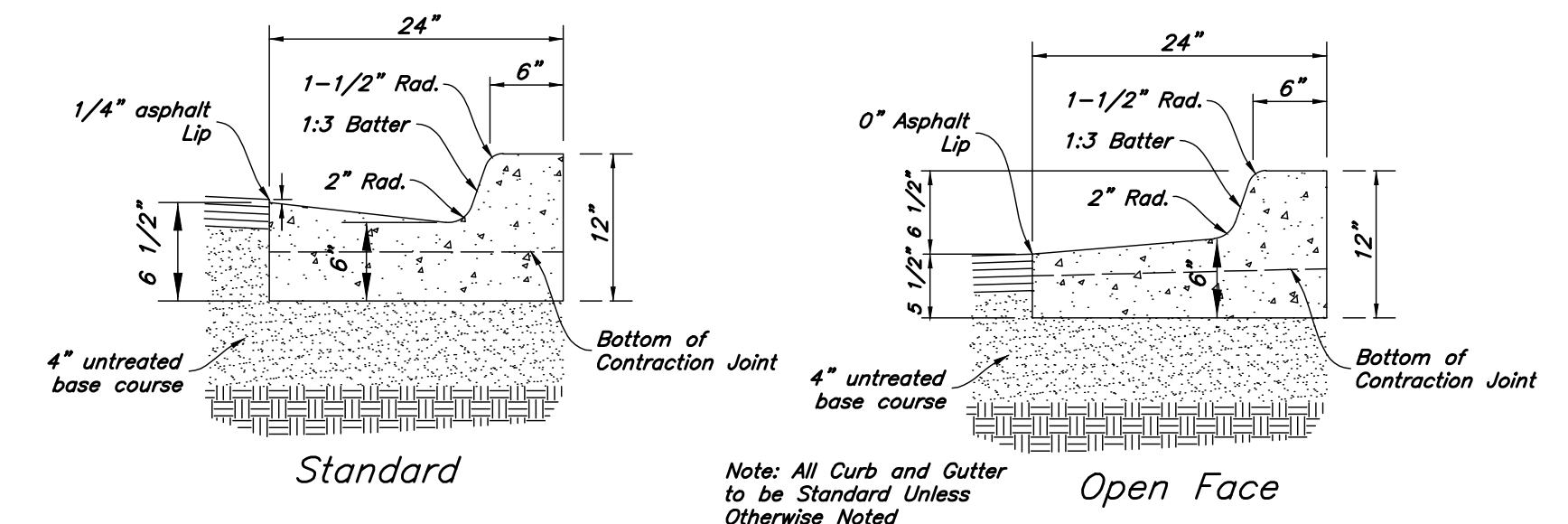


4 Typical Sidewalk Detail
Not to Scale



2 Asphalt Paving Sections
Not to Scale

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



1 24" Curb And Gutter
Not to Scale

14

Not Used

Not to Scale

12

Inlet Grate Frame

Not to Scale

10

Not Used

Not to Scale

NOTES:

1. Reinforce lids using #4 bars creating top and bottom mats; lids to meet ASTM C858 with AASHTO HS-20 Loading.
2. There is to be a top and bottom mat placed with 1.5" of cover in the lid.

Pedestrian Style (1/2" Wide Slot Typ.)
Frame and Grate Casting: Grey iron
class 35 minimum Coating: Except
machined surfaces, coat all metal
parts w/ asphaltum paint

D&L A1180 Ring
& Cover Marked
"STORM"
for
Junction Boxes.

NOTES:

1. Vaults will be designed to meet ASTM C858 with AASHTO HS-20 Loading.
2. Frame & grate may be cast in catch basin or riser.
3. Use solid lid at all junction boxes.
4. See detail for concrete collar.

Backfill Excavation Around
Boxes with 1-1/2"
Washed Rock 3" Above
Bottom of Box

Thin Wall Knockouts to
Accommodate pipe size
See Utility Plan
(Typical 4 Sides)

13

Precast 3' x 3' Catch Basin Junction Box/inlet

Not to Scale

11

Curb Inlet with Single Grate

Not to Scale

9

Eagle Mountain Sewer Lateral & Cleanout Detail

Not to Scale

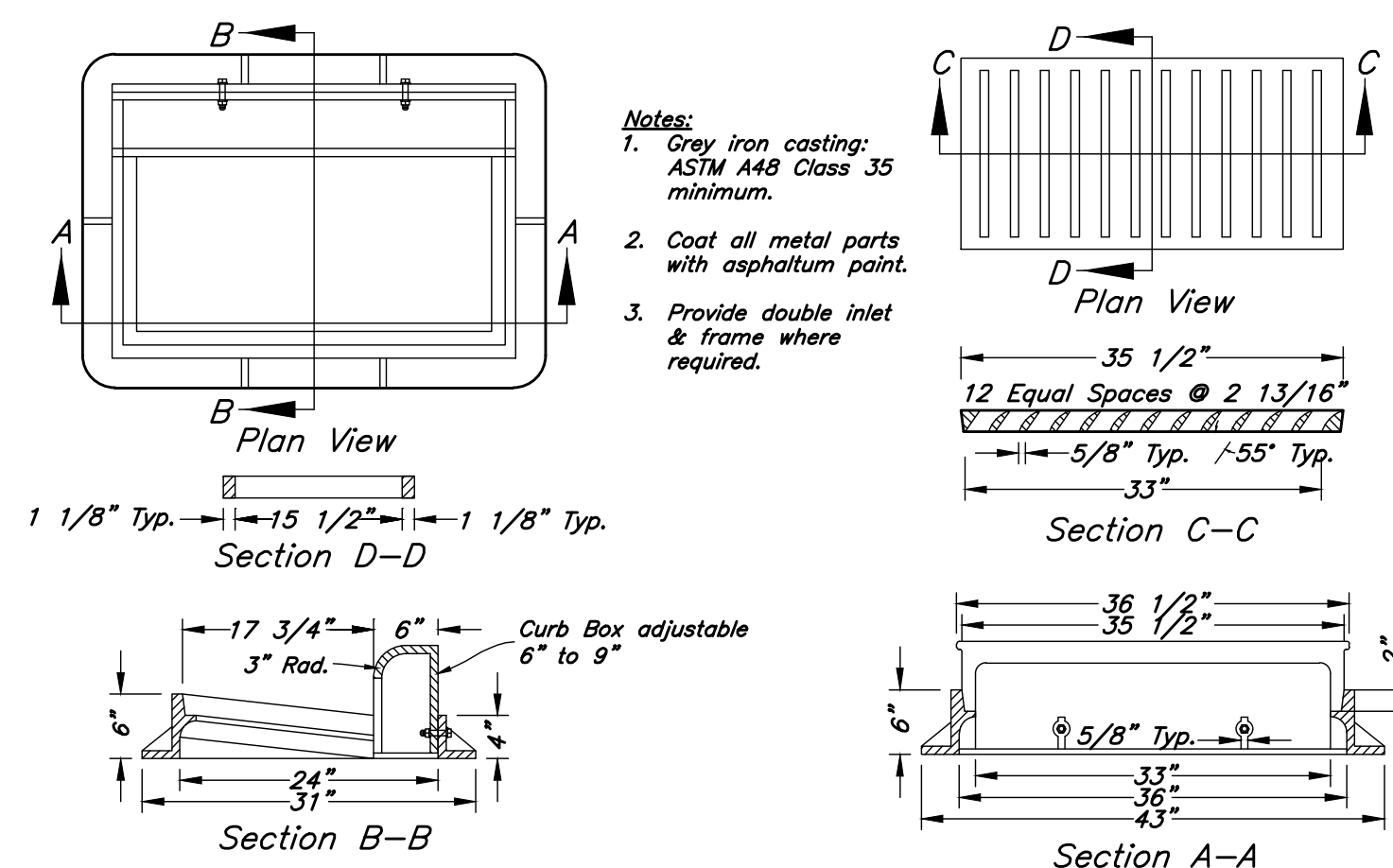
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2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - awhengineering.net

Details
Market Place @ Eagle Mountain Lot 4
4051 North Pony Express Parkway
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 7819388
SHAUN A. YOUNG
6/15/21
STATE OF UTAH

15 Jun, 2021

SHEET NO.

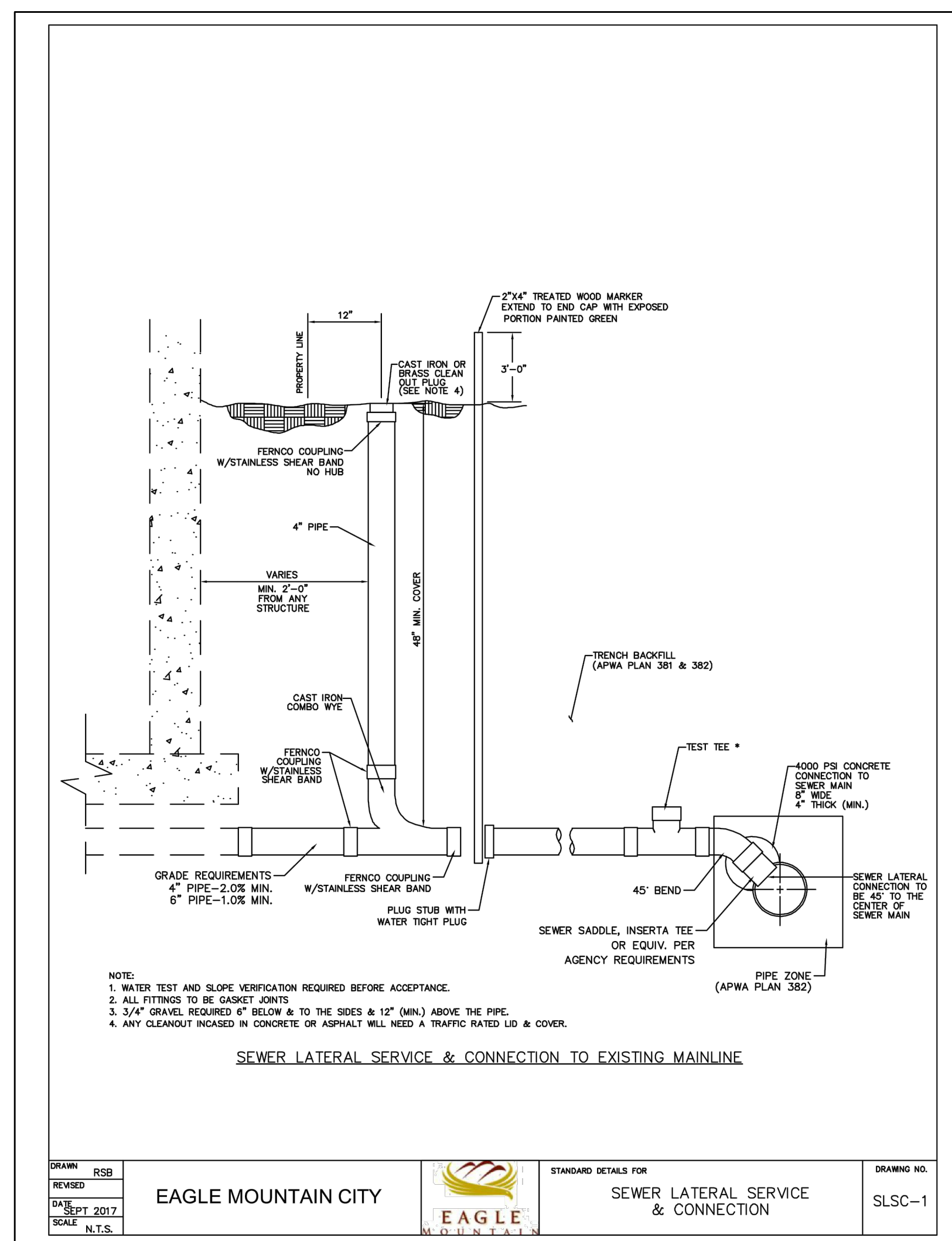
C4.2

- Notes:**
1. Grey iron casting: ASTM A48 Class 35 minimum.
 2. Coat all metal parts with asphaltum paint.
 3. Provide double inlet & frame where required.

12

Inlet Grate Frame

Not to Scale



DRAWN

RSB

DATE

SEPT. 2017

SCALE

N.T.S.

EAGLE MOUNTAIN CITY



STANDARD DETAILS FOR

SEWER LATERAL SERVICE & CONNECTION

DRAWING NO.

SLSC-1

20

Not Used

Not to Scale

18

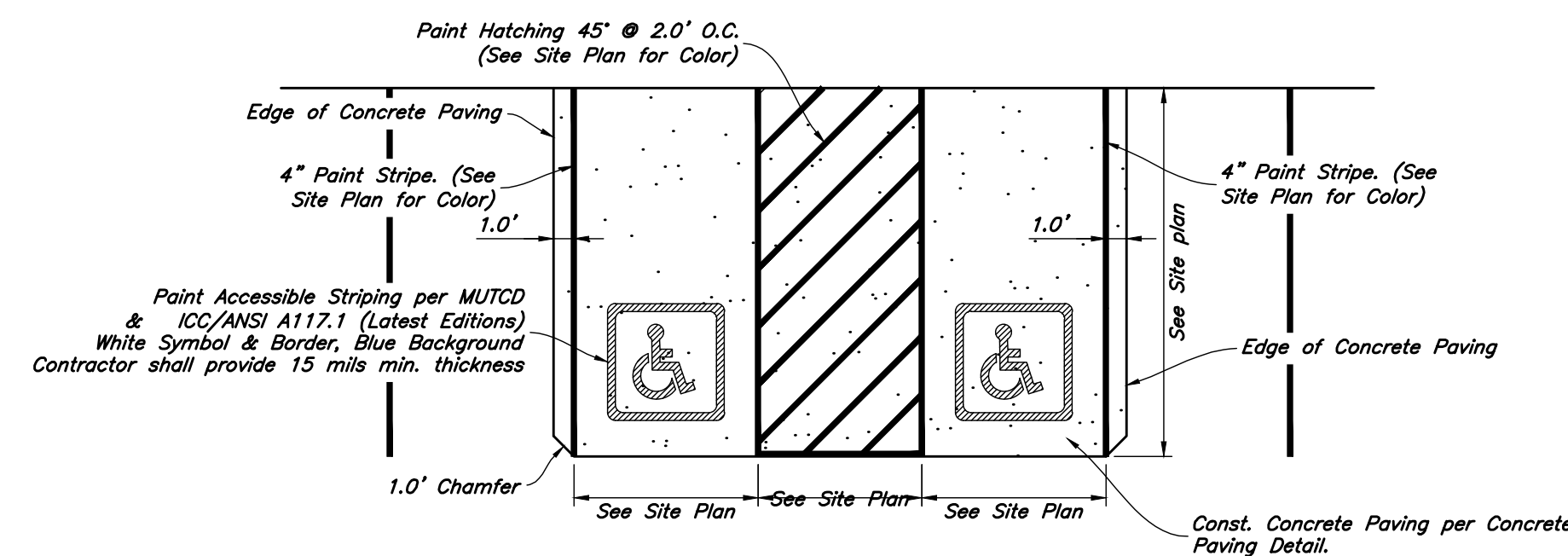
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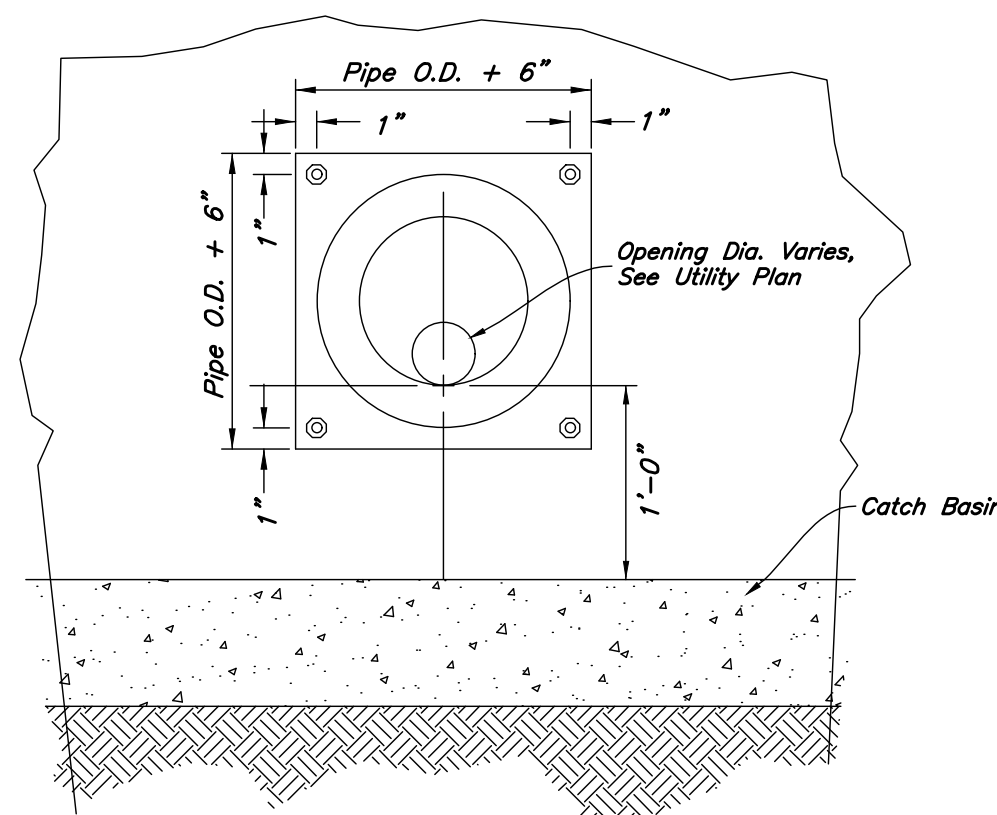
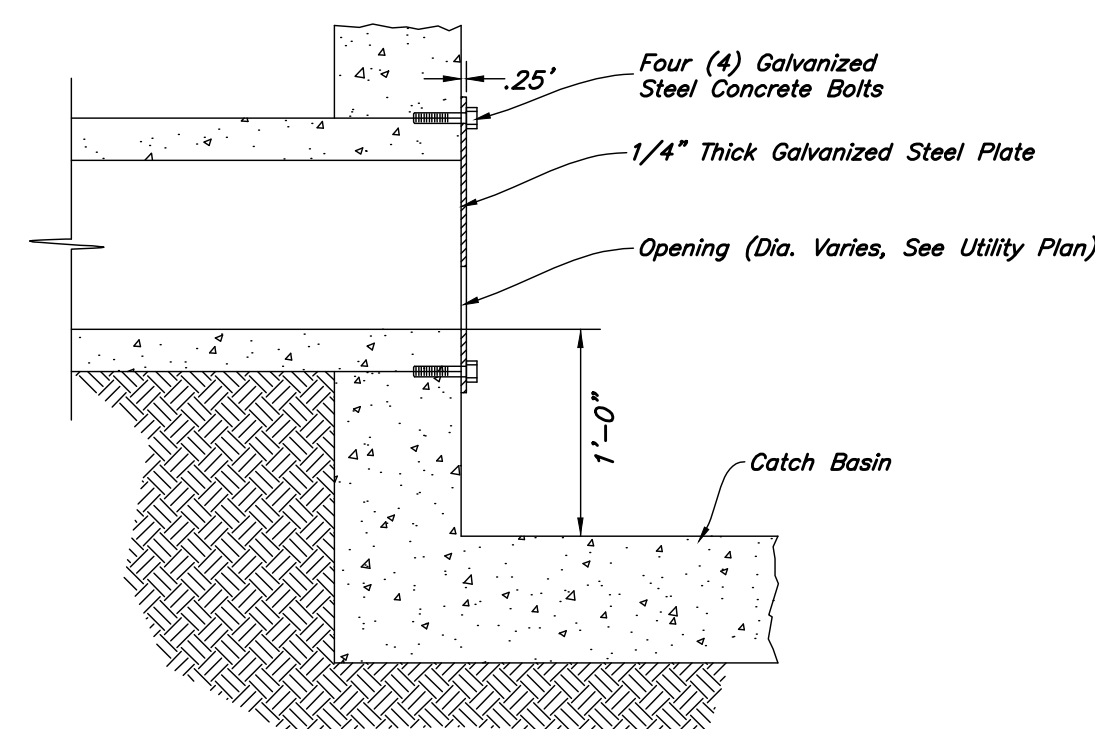
16

Accessible Striping Detail

Not to Scale



Note:
When Striping Occurs at Curb & Gutter
Striping to be Painted at Lip of Gutter



19

Orifice Plate Detail

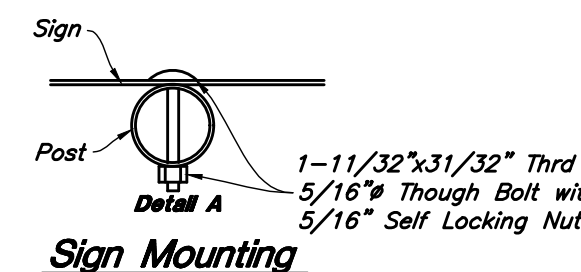
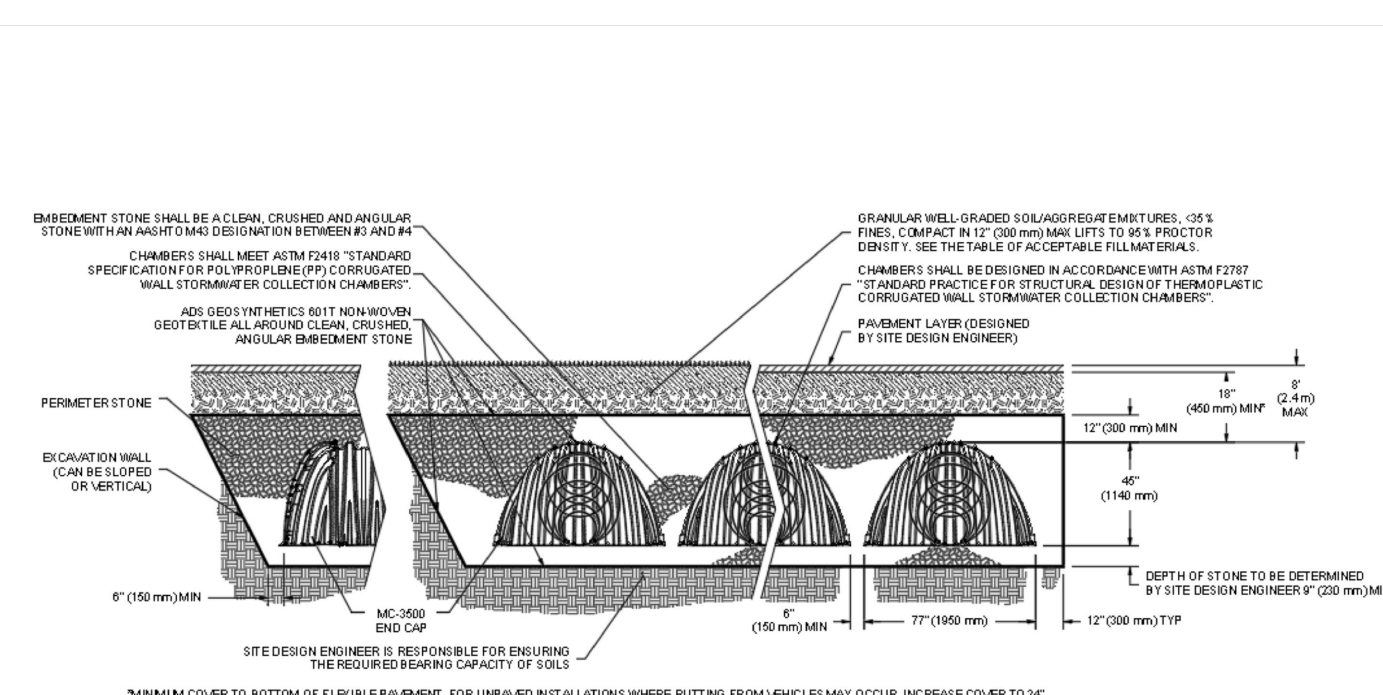
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17

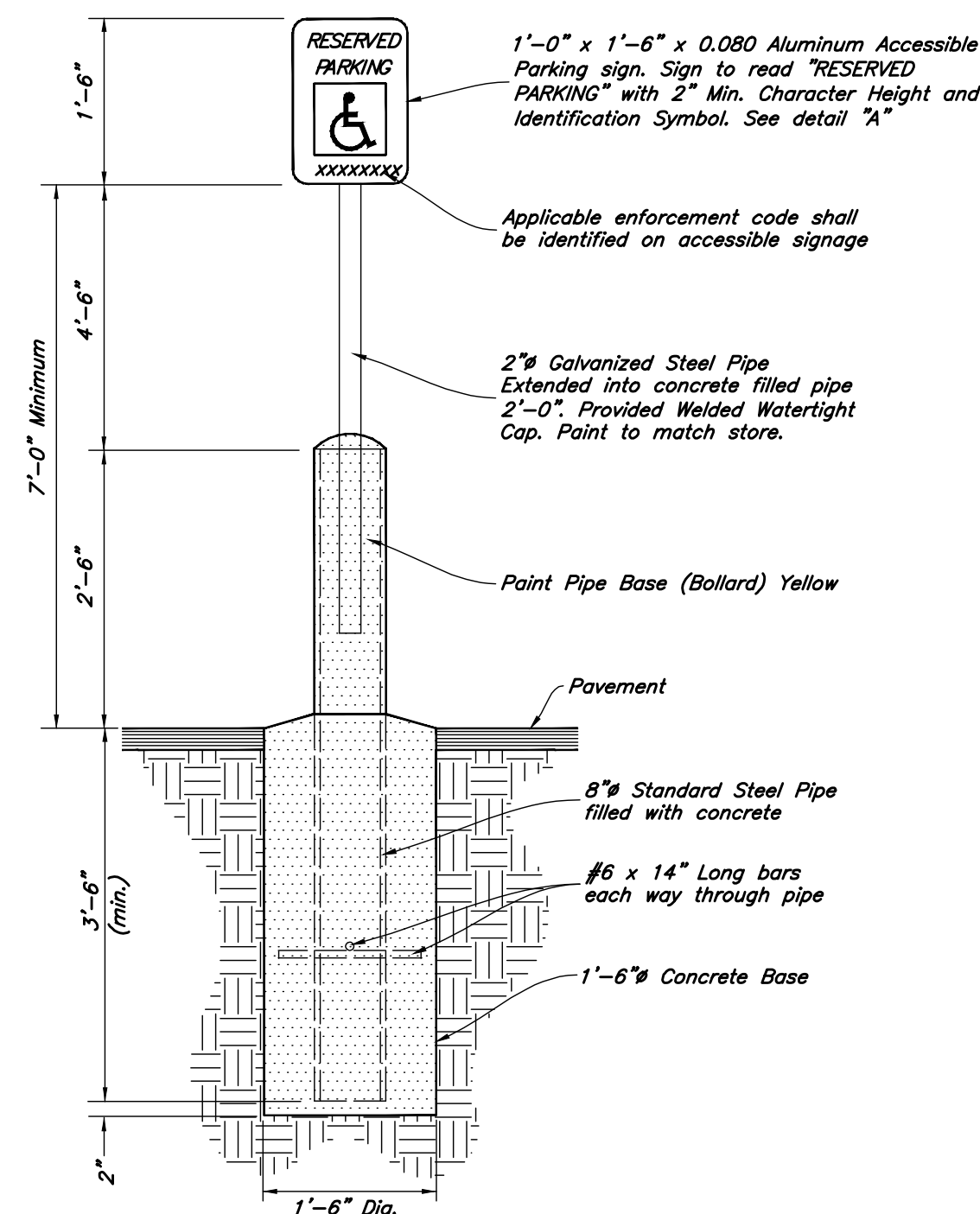
StormTech MC 3500 Underground Storage Chambers

Not to Scale

User Inputs		Results	
Chamber Model:	MC-3500	System Volume and Bed Size	
Outlet Control Structure:	Yes	Installed Storage Volume:	2954.54 cubic ft.
Project Name:	Lot 4 Eagle Mountain	Storage Volume Per Chamber:	109.90 cubic ft.
Engineer:	Shaun Young	Number Of Chambers Required:	12
Project Location:	Utah	Number Of End Caps Required:	8
Measurement Type:	Imperial	Chamber Rows:	4
Required Storage Volume:	2296 cubic ft.	Maximum Length:	31.18 ft.
Stone Porosity:	40%	Maximum Width:	29.17 ft.
Stone Foundation Depth:	12 in.	Approx. Bed Size Required:	909.45 square ft.
Stone Above Chambers:	12 in.	System Components	
Average Cover Over Chambers:	18 in.	Amount Of Stone Required:	140.42 cubic yards
Design Constraint Dimensions:	(35 ft. x 35 ft.)	Volume Of Excavation (Not Including Fill):	193.68 cubic yards

**Accessible Van Stall Alternate Sign**

This sign shall be used for all Accessible Stalls Identified as "VAN" on Site Plan. 1'-0" x 1'-6" x 0.080 Aluminum Accessible Van Stall Parking sign. Sign to read "RESERVED PARKING" and "VAN ACCESSIBLE" with Identification Symbol. See detail A



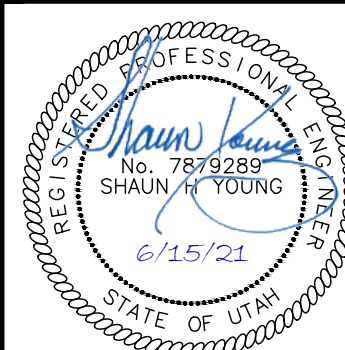
15

In Parking Lot Areas Accessible Parking Sign w/ Bollard

Not to Scale

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Details
Market Place @ Eagle Mountain Lot 4
4051 North Pony Express Parkway
Eagle Mountain, Utah



15 Jun, 2021

SHEET NO.

C4.3

Erosion Control Notes

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.

2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.

3. All Construction equipment will enter thru Designated Construction Entrances.

4. Coordinate Entrance locations with the local jurisdiction.

5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.

6. Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fence when it Reaches one-half the Height of the Silt Fence.

7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top
- Dressing of the Construction Entrances as Conditions Demand.

8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.

9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.

10. Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.

11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.

12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the
- Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.

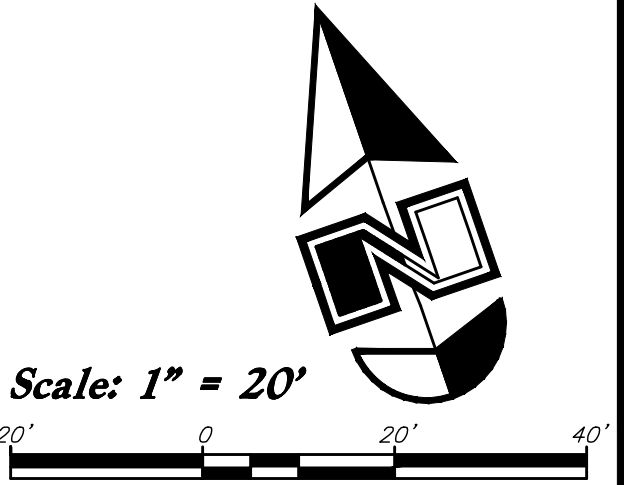
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.

14. Re-vegetate areas where landscaping has died or not taken hold.

15. Divert storm water runoff around disturbed soils with berms or dirt swales.

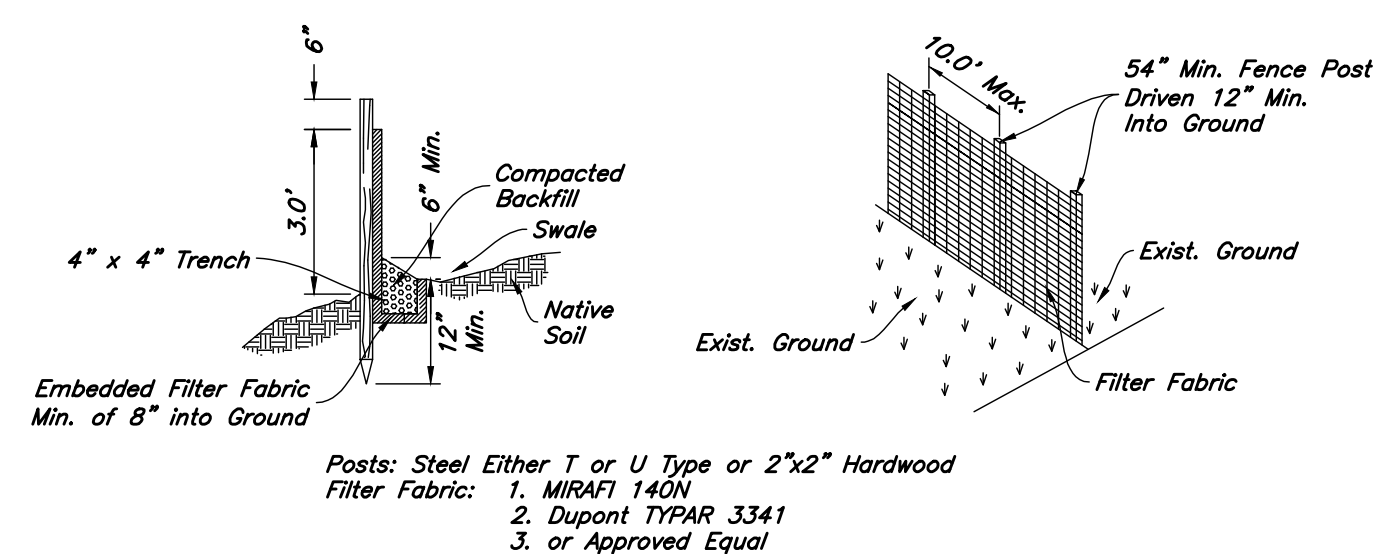
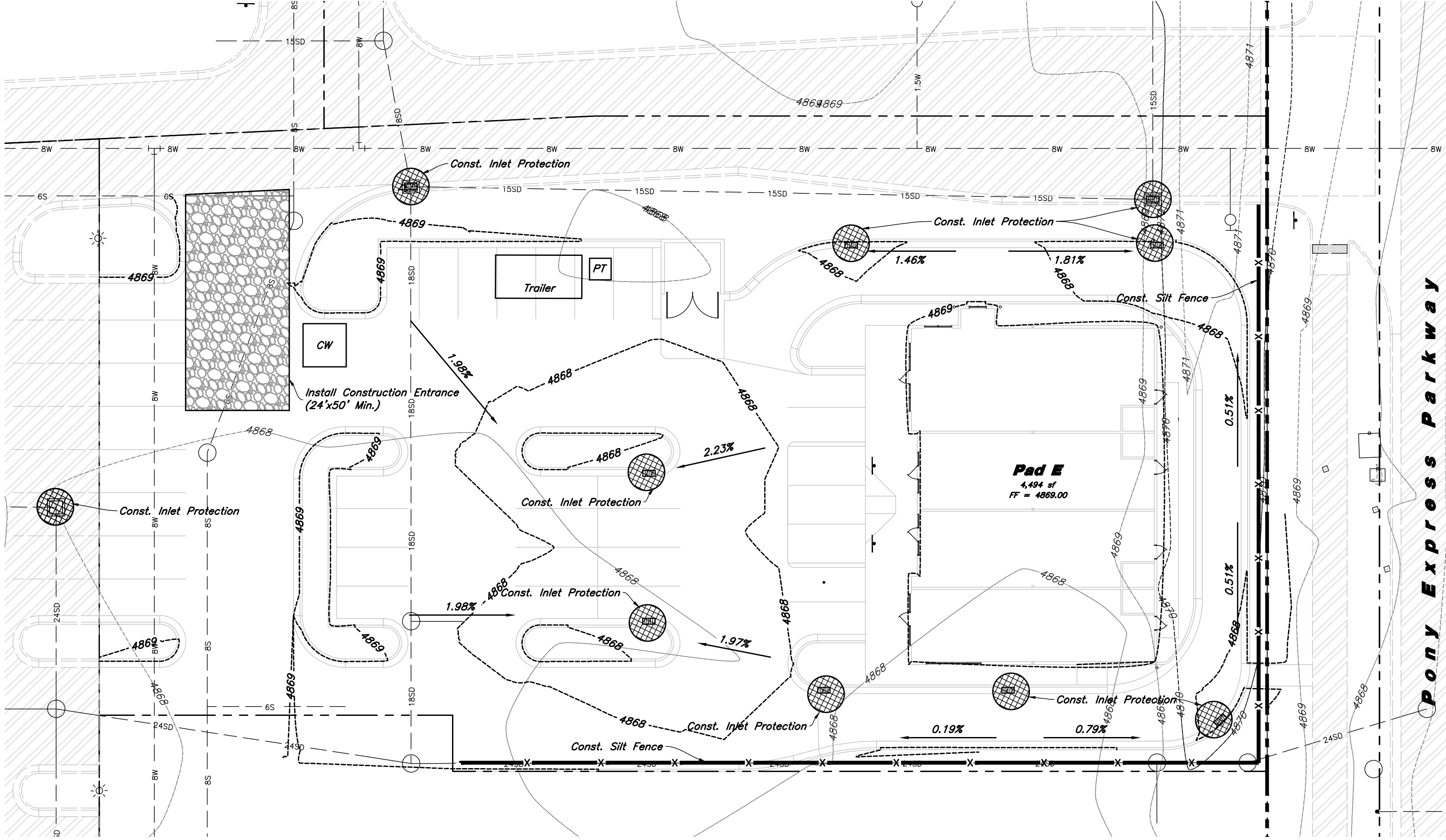
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).

17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.



Legend

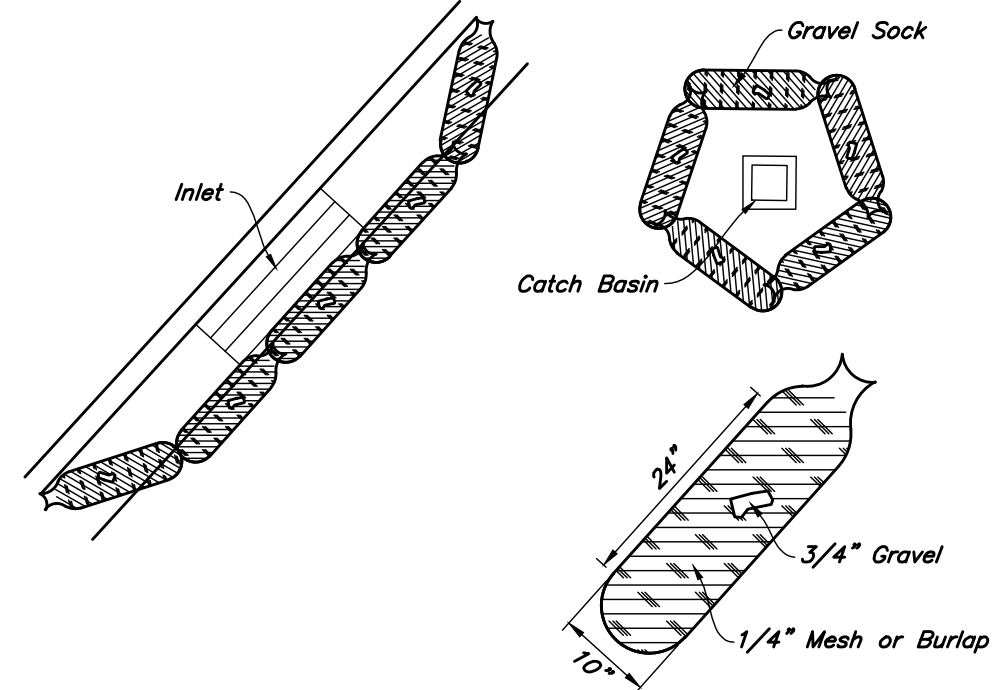
- Place Inlet Protection at all Inlet Locations to prevent boxes from silting.
- Silt Fence
- Limit of Disturbance
- Construction Entrance / Truck Wash (50'x24' Min.)
- Concrete Washout Area
- Portable Toilet
- Gravel Sock
- Existing Contour
- Existing Spot
- Proposed Contour



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

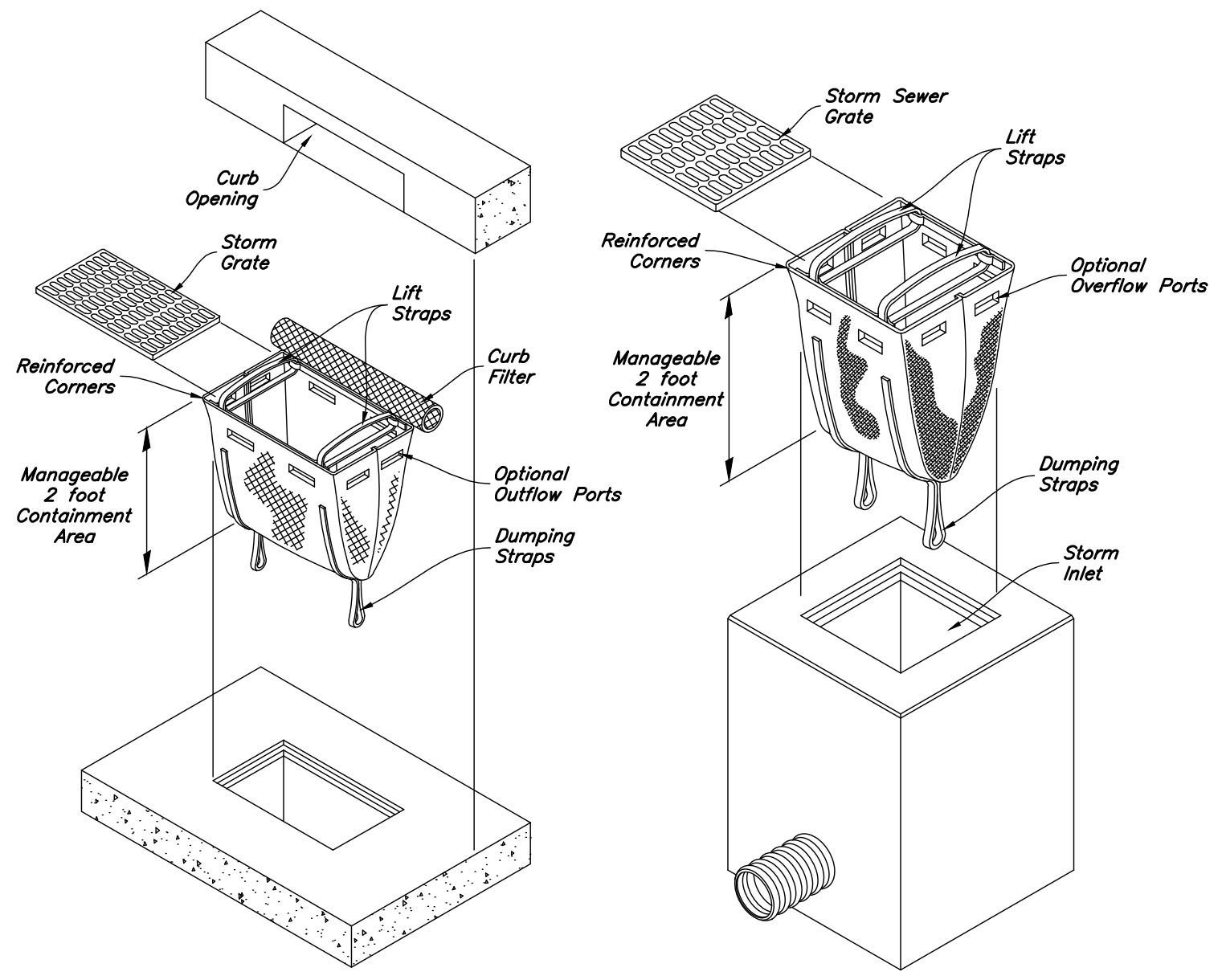
Silt Fence Section

Not to Scale



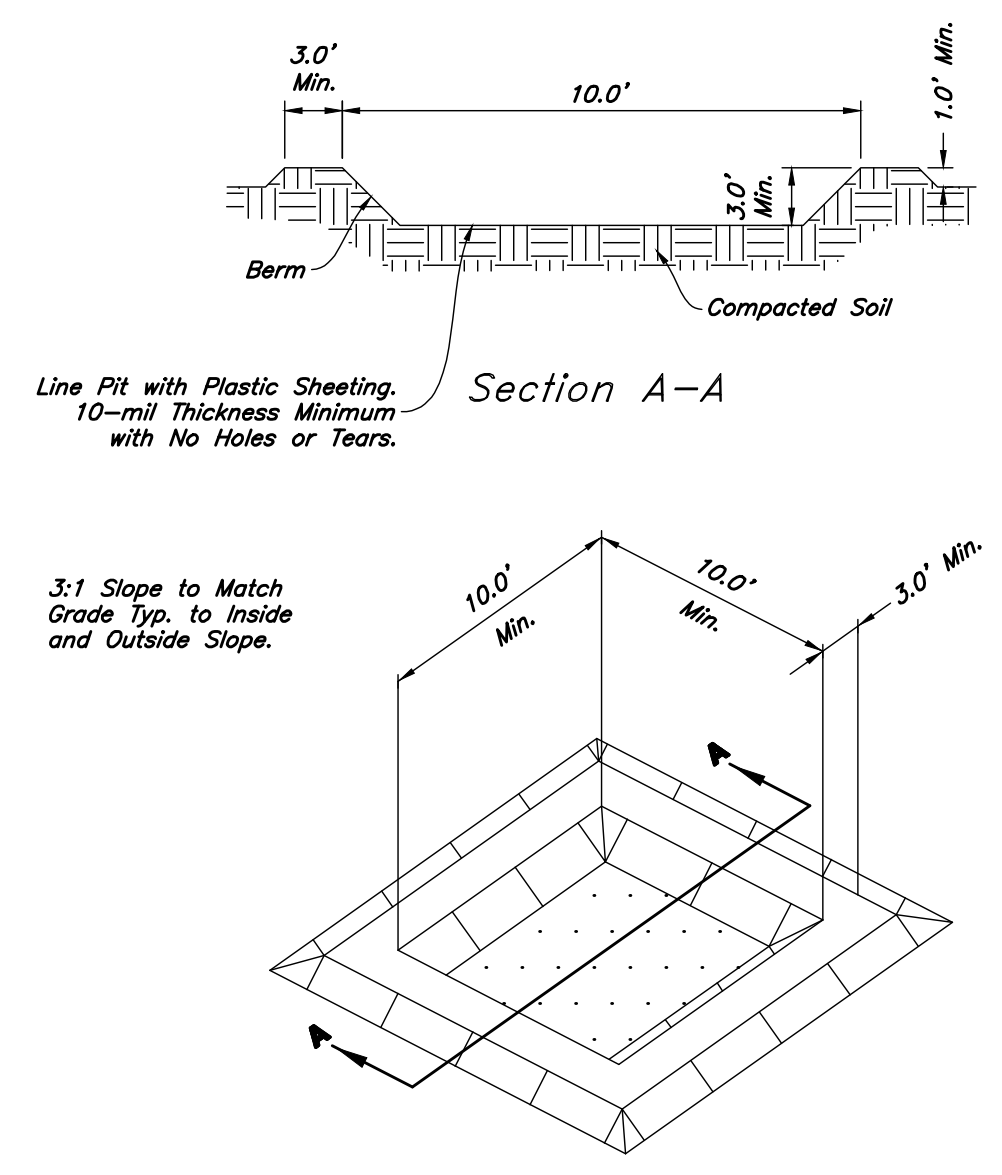
Gravel Sock Sediment Barrier

Not to Scale



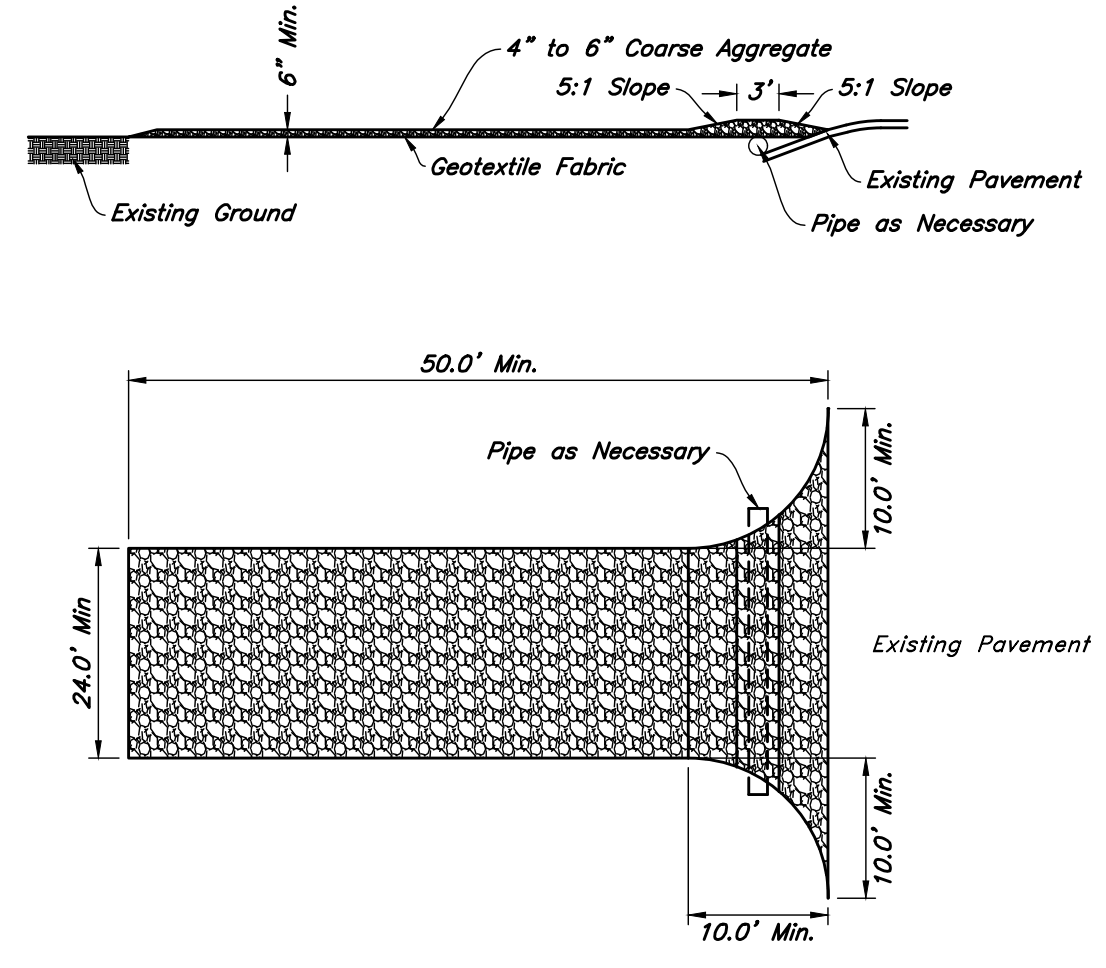
Dandy Sack Inlet Protection

Not to Scale



Concrete Washout

Not to Scale

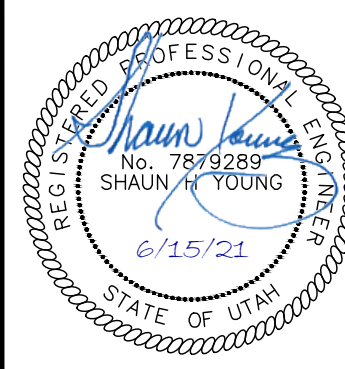


Stabilized Construction Entrance

Not to Scale

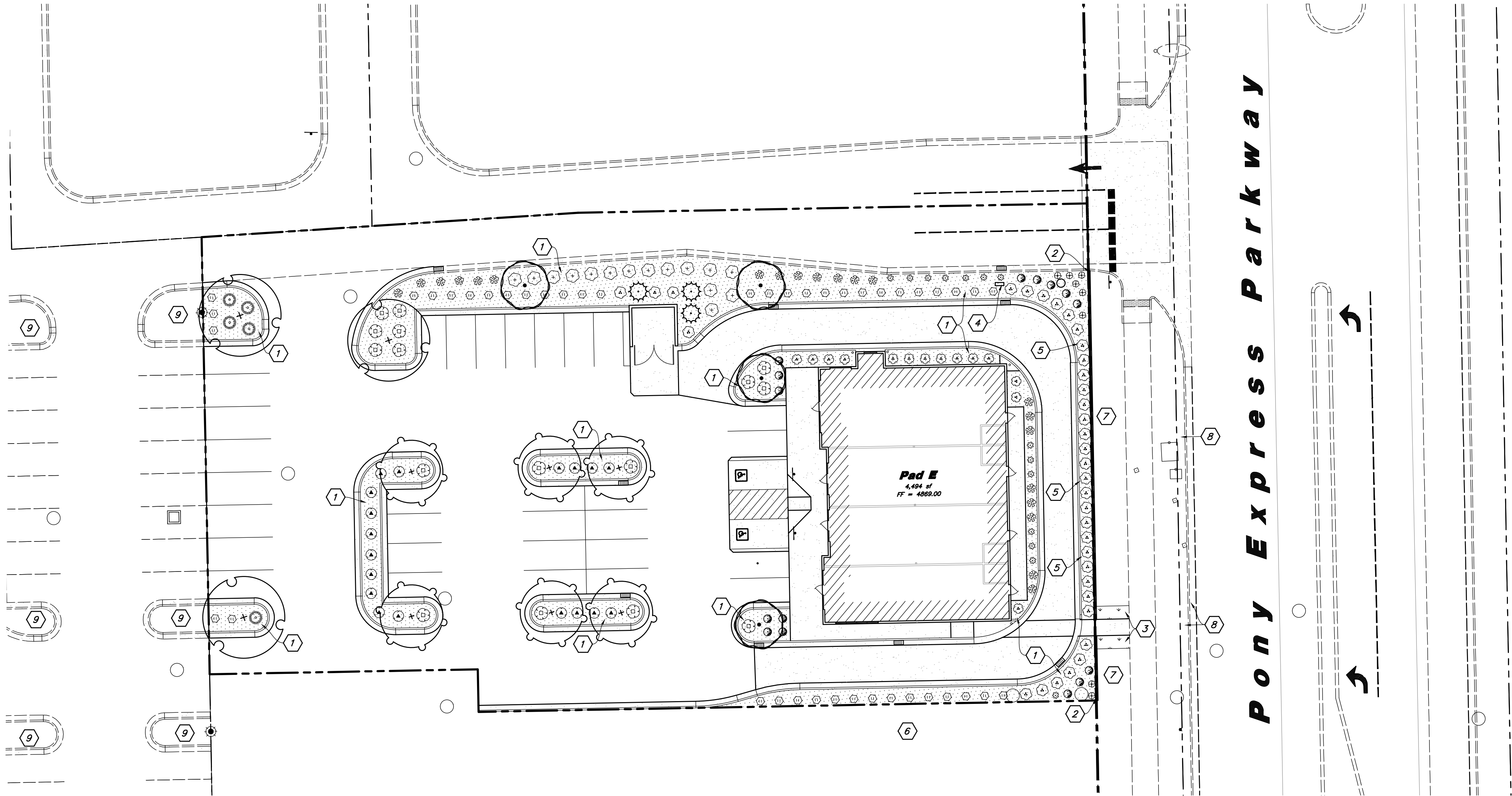
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Erosion Control Plan
Market Place @ Eagle Mountain Lot 4
4051 North Pony Express Parkway
Eagle Mountain, Utah



15 Jun, 2021

SHEET NO.
C5.1



Scale: 1" = 20'

Landscape Data

Lot 4 Site Area = 39,677 s.f. (0.911 ac.)

Landscape Area Provided = 6,149 s.f. (15.5%)

Lawn Area = 0 s.f. (0%)

Xeriscaping = 6,149 s.f. 100%

Street Trees Along Pony Express Parkway are Existing
50% of Landscape Area Shall be Live Vegetation

Landscape Notes:

- See Sheet L1.3 for Planting Details.
- All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. See Sheet L2.1 for Irrigation Layout and Sheet L3.1 for Details. Point Source Drip Shall be Used to Irrigate New Shrubs and Sprayheads for Lawn Areas.
- Adjust Plant Material as Needed to Accommodate New and Existing Utilities.

Landscape Maintenance:

- All Landscape within the Property Line Shall be Installed and Maintained by the Owner. The Landscape in the ROW Along Pony Express Parkway Shall be Installed by the Developer and Maintained by the Adjacent Owner.

Landscape Keynotes

- Install Shrub Planter with Decorative Stone #1
- Install Landscape Concrete Curbing
- Install New Lawn up Against New Sidewalk; Blend New into Existing
- Existing Irrigation Backflow Preventer - See Irrigation Plan for More Detail; Adjust Plant Material for Exact Location; Center Backflow Between Plant Material
- Planting Screen to Screen Headlights From Leaving the Site
- Undeveloped Lot; Provide Nice Clean Edge Between New and Undeveloped; Remove Construction Debris
- New Lawn Shall be Installed by the Master Developer; Landscape was Approved with the Overall Offsite Landscape Plan; Lawn to Remain and be Protected; Patchup Lawn Against New Curb
- Park Strip with Lawn, Street Trees and Shrubs Shall be Installed by the Master Developer; Landscape was Approved with the Overall Offsite Landscape Plan; Landscape Shall Remain and be Protected
- Existing Off-site Landscape

MATERIAL SCHEDULE

Symbol	Comments	Detail
	Decorative Stone #1 - Install a (4) Four Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Planters Where Shown on Plan and Wash Prior to Installation; Stone Shall be 1 1/2" Diameter, Crushed South Town From Utah Landscaping Rock (435-623-3232); Match Stone Used at the Adjacent Grocery Store; Submit Sample for Approval	Detail: 4/L3.1

General Landscape Notes:

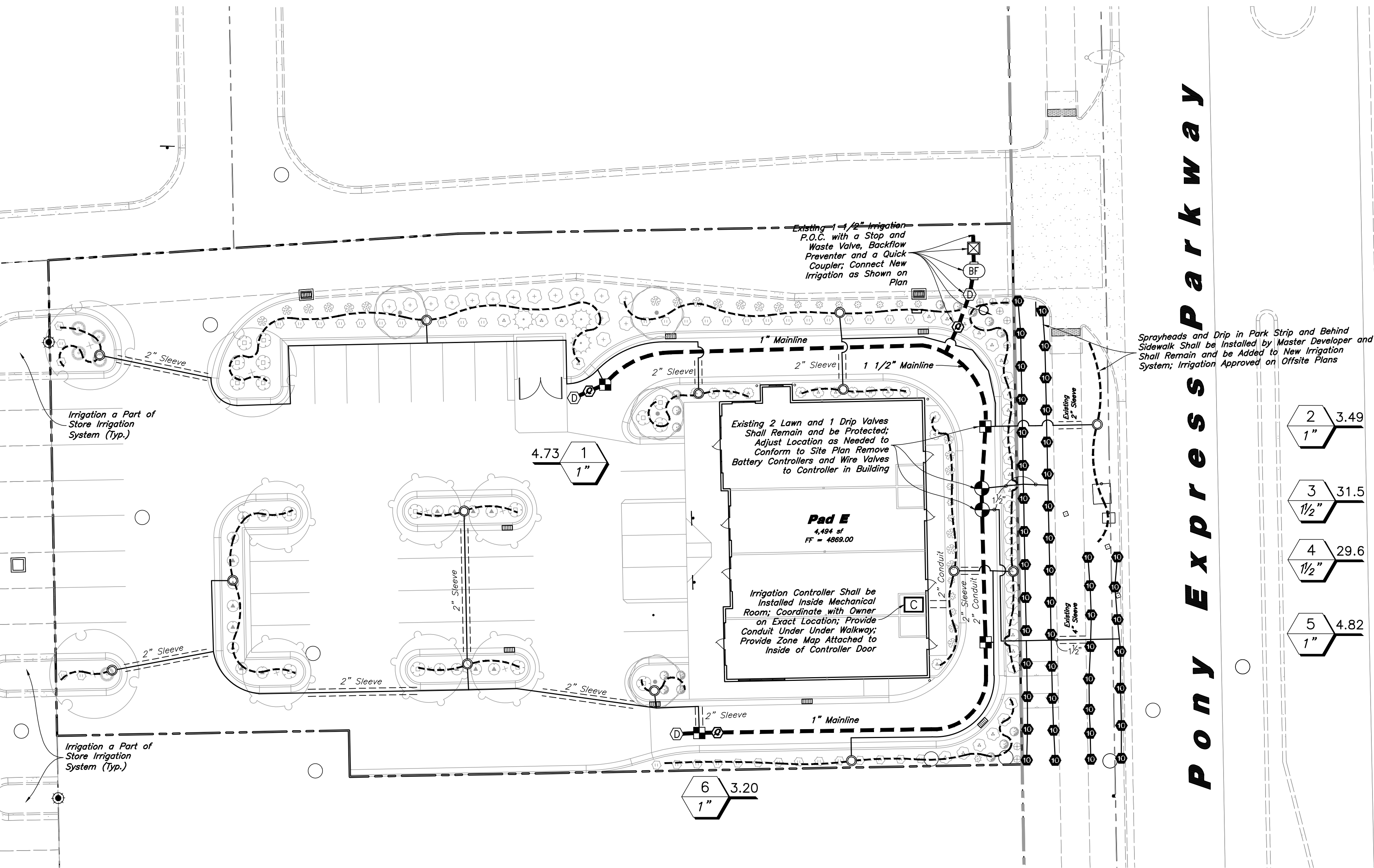
- Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
- Contractor shall call Blue Stake before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personal injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
- The contractor shall install all landscape material per plan, notes and details.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- Imported or existing stockpiled topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
- Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
- Provide a 12" depth of imported or existing stockpiled topsoil in parking islands and an 8 inch depth in all other shrub areas.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
- All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
- All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
- Install landscape concrete curbing between lawn and shrub areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
- Provide a 4 inch depth of imported or existing stockpiled topsoil in all lawn areas.
- Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
- All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
- All trees located in lawn areas shall have a 24 inch diameter tree ring with a layer of wood mulch.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	4	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple	2" Cal. / 6-8' Ht.
	3	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	2" Cal. / 6-8' Ht.
	6	Koeleruteria paniculata / Golden Rain Tree	2" Cal. / 6-8' Ht.
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	3	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Black Pine	6-8' Ht.
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	14	Buxus microphylla 'Wintergreen' / Wintergreen Boxwood	5 gal
	5	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal
	16	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal
	35	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
	15	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal
	18	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal
	21	Rosa x 'Meigalpia' / Red Drift Rose	5 gal
	44	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Bumald Spiraea	5 gal
	15	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	5 gal
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	14	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal
	8	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	5 gal
LAWN	QTY	BOTANICAL / COMMON NAME	TYPE
	80 sf	Poa pratensis / Kentucky Bluegrass Blend	sod
		(Adjust Quantities as Needed to Patchup Against New Concrete Curb)	



Know what's below.
Call before you dig.



General Irrigation Notes:

1. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.

2. The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.

3. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.

4. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.

5. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.

6. The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.

7. The contractor shall install all irrigation material per plan, notes and details.

8. Irrigation system components must be premium quality only and installed to manufactures requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.

9. Irrigation system guarantee for all materials and workmanship shall be one year from the time final project acceptance. Guarantee shall include, but is not limited to winterizing, spring activation, repair, trench setting, backfilling depressions, and repairing freeze damage.

10. Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assure the complete system has no documented problems and full head to head coverage with adequate pressure for system operation. Adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.

11. Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings, one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.

12. Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty-four (24) inches minimum.

13. Install dielectric fittings whenever dissimilar metals are joined.

14. Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100(%) percent irrigation coverage of areas indicated.

15. Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.

16. Control valve wire shall be #14 single conductor: white for common wire, red for hot wire and blue for the spare wire. Provide (2) two spare wire that runs the length of the mainline and to the controller. All wiring shall be UF-BL rated. All connections shall be made with water tight connectors (DBR/Y or equivalent) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.

17. Control valve size, type, quantity, and location to be approved by landscape architect. Install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes to be Carson Brooks or equal.

18. Quick couplers shall be a Rain Bird 44RC with a 1 inch Lasco unitized swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.

19. Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.

20. All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-eight (28) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.

21. Plans are diagrammatic and approximate due to scale. Where possible, all piping is to be installed within the planting areas. No tees, elbows, or changes in direction shall occur under hardscape.

22. It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.

23. The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.

24. All sprinkler heads shall be set perpendicular to finish grade of the areas to be irrigated and shall be installed 6"-8" from buildings walls, or within 4" of pavement, curbs, or header edges.

25. Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.

26. Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.

27. Provide and install all manufacturer's recommended surge and lightning protection equipment on all controllers.

28. All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.

29. Upon completion and approval of irrigation system, irrigation contractor to provide the owner with two sets of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.

30. An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.

31. It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start-up procedures for the entire system prior to final payment.

VALVE SCHEDULE

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1"	Area for Drip Emitters	4.73	34.10	46.83	0.62 in/h
2	1"	Area for Drip Emitters	3.49	32.08	44.09	0.53 in/h
3	1-1/2"	Turf Spray	31.53	34.36	48.64	1.85 in/h
4	1-1/2"	Turf Spray	29.65	35.41	49.60	1.63 in/h
5	1"	Area for Drip Emitters	4.82	33.91	46.26	0.82 in/h
6	1"	Area for Drip Emitters	3.20	32.47	44.97	0.51 in/h

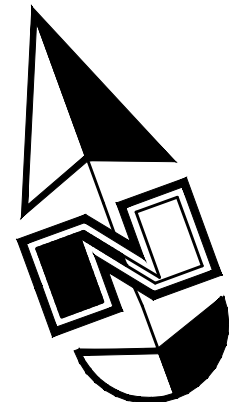
Irrigation Notes

1. See Sheet L1.1 for Plant Layout and Sheet L3.1 for Planting Details.

2. See Sheet L3.1 for Irrigation Details.
3. The City Reported a Water Pressure Range of 85 psi in the Area. The City Suggests that the Irrigation System Shall be Designed in the Range of 40-60 psi to Accommodate for Future Water Usage Growth in the City. See Valve Schedule for Design Pressures at the P.O.C.

4. Irrigation in Park Strip Shall be Installed by the Developer and Remain and be Added to Lot 4 Irrigation System. New Irrigation Sidewalk Shall be Added to Lot 4 Irrigation System. New Irrigation Shall Connect to 1 1/2" Existing P.O.C. (Stop & Waste Valve, Backflow in an Enclosure, Drain, and a Quick Coupler); Irrigation P.O.C. to be Installed with Store Offsite Irrigation System; All Temporary Battery Powered Controllers shall be Removed and Valves Shall be Wired to Controller Located in Lot 4 Building. Adjust P.O.C Components as Needed to Conform to New Site Layout.

Scale: 1" = 20'



Irrigation Maintenance:

1. All Irrigation within the Property Line Shall be Installed and Maintained by the Owner. The Irrigation in the ROW Along Pony Express Parkway Shall be Installed by the Developer and Maintained by the Adjacent Owner.

IRRIGATION SCHEDULE

Existing Sprayheads

Symbol	Manufacturer/Model #	Description	Notes	Detail
	Rain Bird 1804	4" Pop-Up Turf Sprinkler with Adjustable Series Nozzle	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	15/L3.1

Valves

	Rain Bird 150-PEB	Lawn Remote Control Valve	1 1/2 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	5/L3.1
	Rain Bird XCZ-100-PRB-CDM	Drip Remote Control Valve	1 Inch Size; Drip Control Zone Kit; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	6/L3.1
	Rain Bird 44RC	Quick Coupler Valve with Swing Joint	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	7/L3.1
	Matco-Norca 759	Manual Drain Valve	1/2 Inch Size; Install at End of the Mainline and After the Backflow Preventer in a 10" Round Valve Box with Weed Barrier and a Gravel Sump	10/L3.1

Drip

	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	16/L3.1
	Rain Bird XBS-700 Rain Bird X2-100 Rain Bird XB-20PC Rain Bird TS025 Rain Bird DBC-025 Rain Bird MDQFCAP	1/2" Distribution Tubing - Pipe shown on Plan is Schematic; Adjust as Needed 1/4" Distribution Tubing - Install one per Emitter Xeri-Bug Emitter (2 Gal/Hr.) - 1(2) Perennial, 2(2) Shrub, 1(2) Ornamental Grass, 4(2) Tree Tie Down Stake - Tubing to be Staked every 3' Diffuser Bug Cap - Install one per Emitter Removable Flush Cap - Install at the End of Each Line		9/L3.1

P.O.C. Components

	Mueller Oriseal Mark II	Stop & Waste Valve	1 1/2 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump	13/L3.1
	Wilkins 375XL Series	Reduce Pressure Backflow Assembly	1 1/2 Inch Size; Backflow Preventer Shall be Properly Installed & Tested to Meet all State & Local Health & Safety Laws & Ordinances; Install in Artificial Rock Enclosure (110-ST from DekafRa Products, LLC); Rock Color Shall be Riverbend Brown; Install on Concrete Pad with Frost Bag (602-D7)	14/L3.1

Pipes

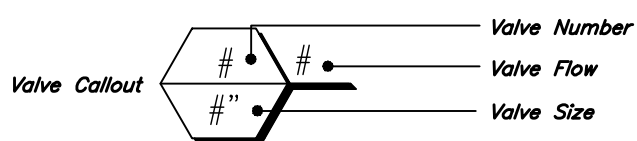
	Schedule 40 PVC	Mainline Pipe	1 1/2 Inch Size; Schedule 80 Fittings Shall be Used for Mainline Components	8/L3.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe	8/L3.1

Controller

	Rain Bird ESP4ME Rain Bird ESPSM3	4 Station Base Indoor Controller 3 Station Module	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor	12/L3.1
--	--------------------------------------	--	--	---------

Sleeving

	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals, and Controller Wire Located under Concrete and Asphalt Paving at specified depths	Contractor shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving is by the Landscape Contractor unless otherwise noted.	11/L3.1
--	-----------------	---	---	---------



Anderson Wahlen & Associates

2010 North Redwood Road, Suite 100, Salt Lake City, Utah 84116
(801) 521-8529 - www.andersonwahlen.com

Irrigation Plan

Market Place @ Eagle Mountain Lot 4

4051 North Pony Express Parkway
Eagle Mountain, Utah

State of Utah
Professional Engineer
Jared R. Mansfield
No. 7740426-3301
06/19/2021
Landscape Architect

15 Jun, 2021

SHEET NO.
L2.1

1 ***SHRUB PLANTING***
NOT TO SCALE

2 ***DECIDUOUS TREE PLANTING***
NOT TO SCALE

3 **EVERGREEN TREE PLANTING**
NOT TO SCALE

4 LANDSCAPE CONCRETE CURBING
NOT TO SCALE

5 **REMOTE CONTROL VALVE**

6 **DRIP CONTROL VALVE**
NOT TO SCALE

7 **QUICK COUPLING VALVE**
NOT TO SCALE

8 **PIPE & WIRE TRENCHING**
NOT TO SCALE

9 **EMITTER INTO DISTRIBUTION TUBE**
NOT TO SCALE

10 **MANUAL DRAIN VALVE**
NOT TO SCALE

11 **PIPE SLEEVING**
NOT TO SCALE

12 **IRR. CONTROLLER - OUTDOOR WALL MOUNT**
NOT TO SCALE

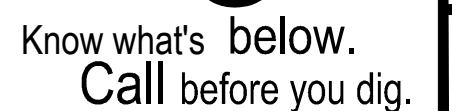
13 **STOP AND WASTE VALVE**
NOT TO SCALE

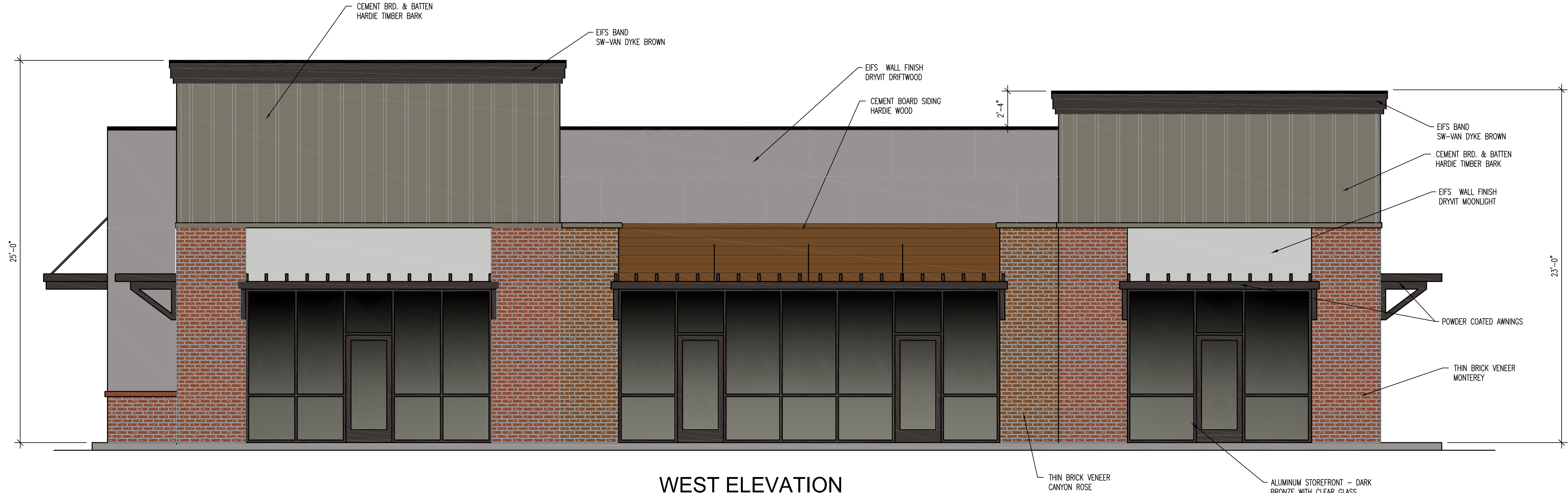
14 **BACKFLOW PREVENTION DEVICE**
NOT TO SCALE

15 **POP-UP SPRAY HEAD**
NOT TO SCALE

16 **PVC TO POLY PIPE CONNECTION**
NOT TO SCALE

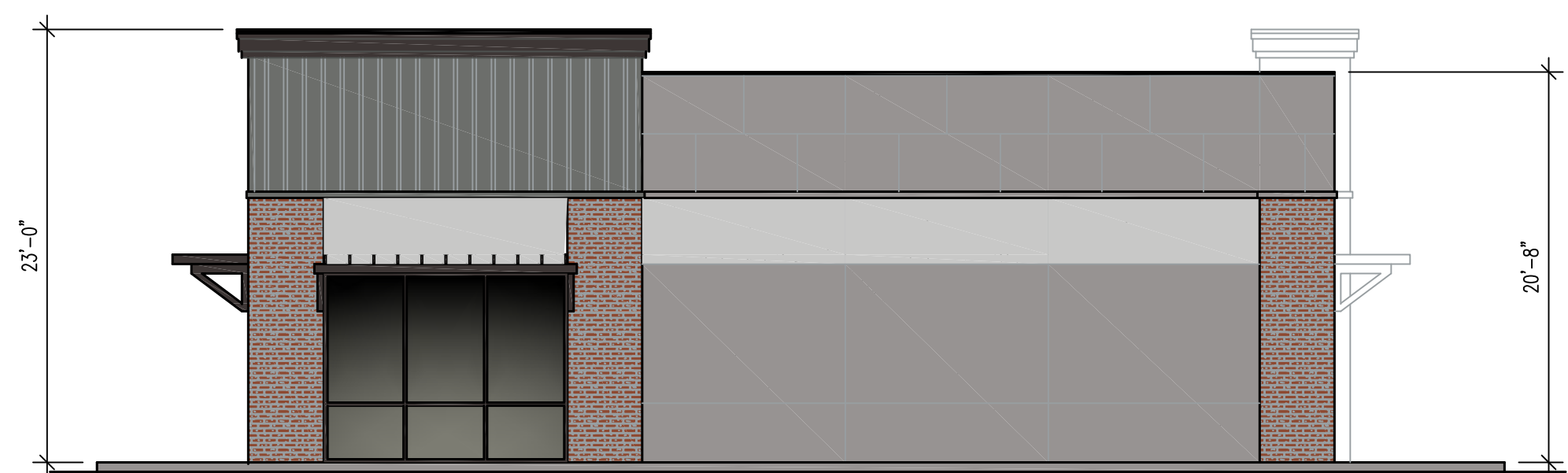
L3.1





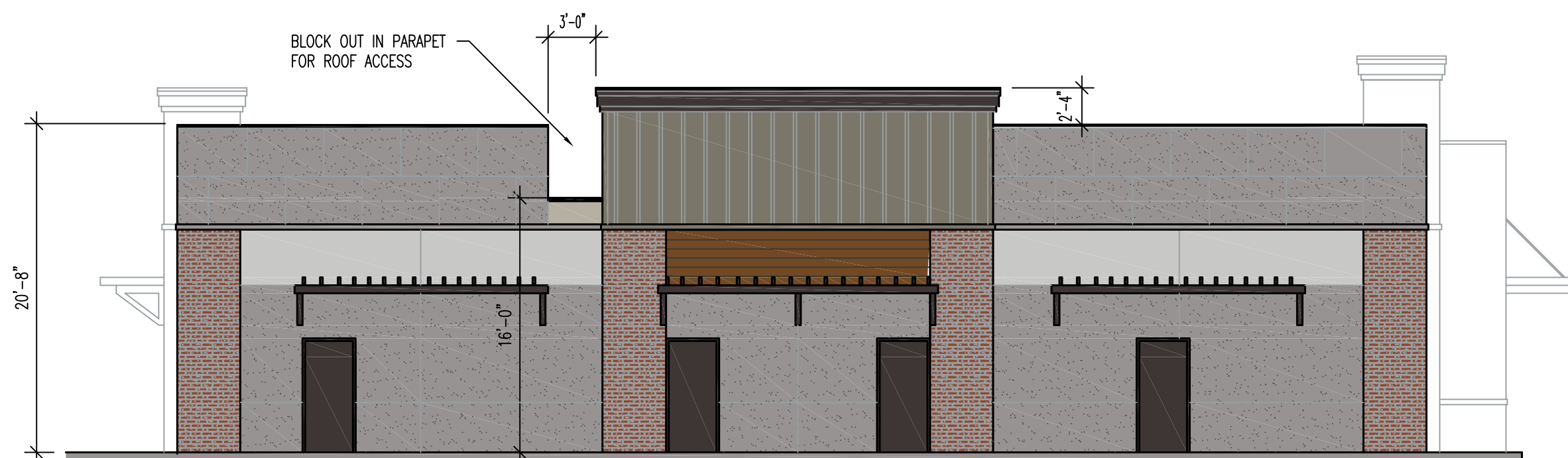
WEST ELEVATION

SCALE: 1/8" = 1'-0"



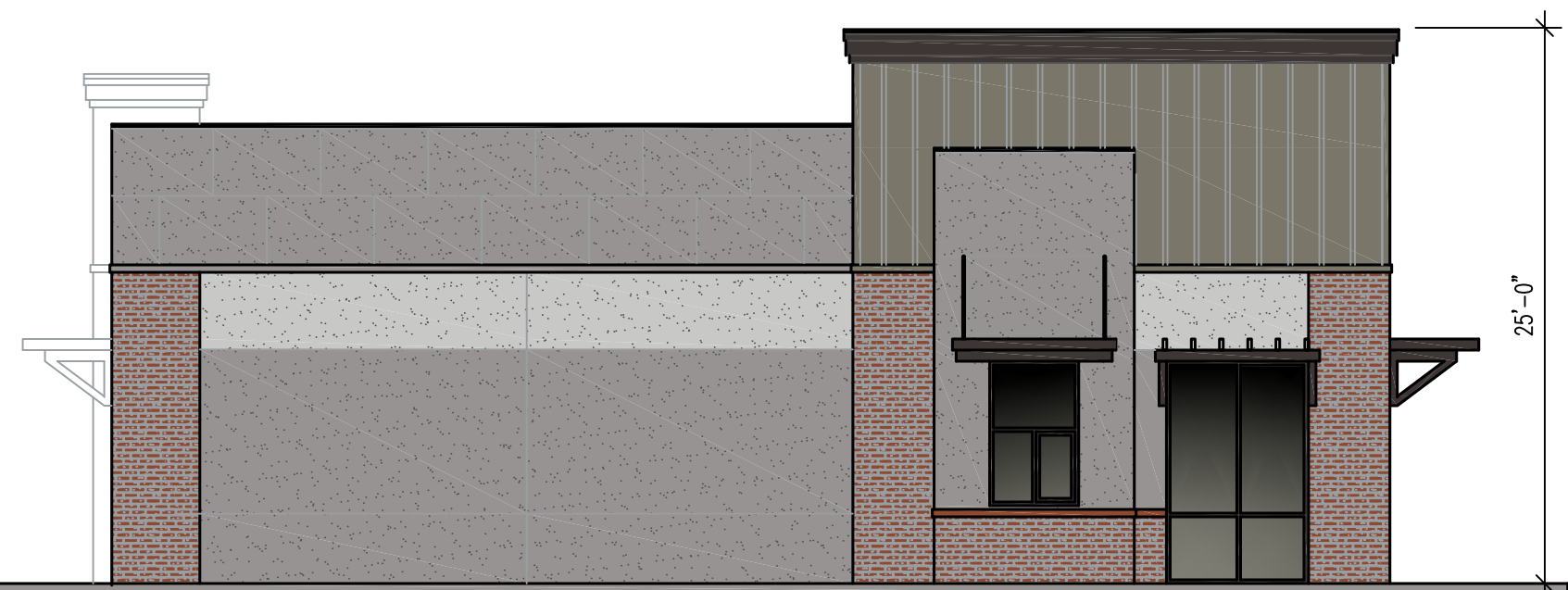
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

VDG

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046

NEW SHELL BUILDING FOR:
AMSOURCE DEVELOPMENT

LOT 4 PAD 'E'
EAGLE MOUNTAIN, UTAH
ELEVATIONS

ARCH. PROJECT NO:
DATE:
DRAWN BY:
CHECKED BY:
DESIGNED BY:

© COPYRIGHT VDG ARCHITECTS

DATE	REVISION

SHEET TITLE

A-2.00

ARCHITECTURAL 1 of 1

Colors that Match Macey's Grocery Store:

1) Hardie Board & Batten – Hardie Timber Bark (See attached Hardie color board)

2) Top band – SW Van Dyke Brown



a.

3) Brick for main columns: Interstate Brick (see attached)

a. Main Columns: Monterey

4) Metal and Aluminum: Dark Bronze

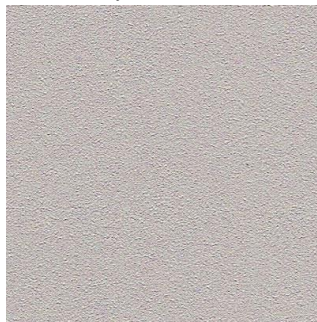
New Colors

1) Brick for interior columns: Interstate Brick (see attached)

a. Canyon Rose

2) EIFS –

a. Primary color: Dryvit #133 Driftwood

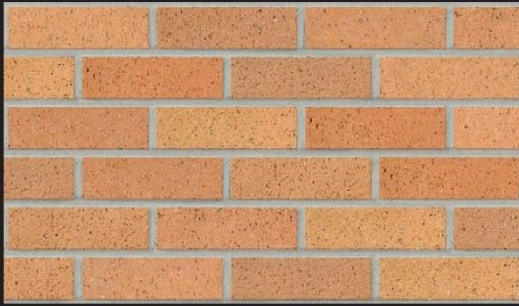


i.

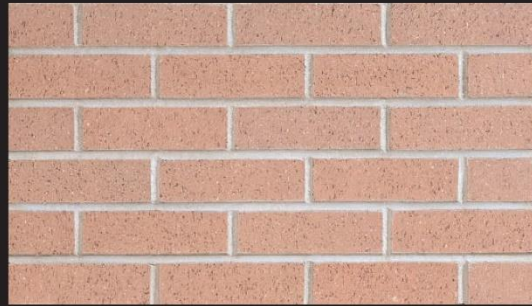
b. Secondary Color: color band highlight: Dryvit #612 Moonlight



- i.
- 3) Wood Cement Board
 - a. Hardie Wood
 - i.



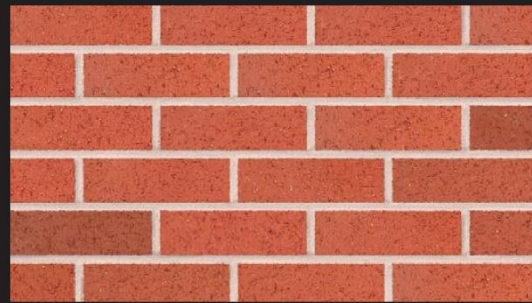
Golden Buff



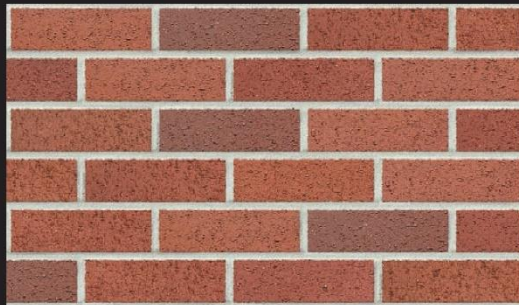
Canyon Rose



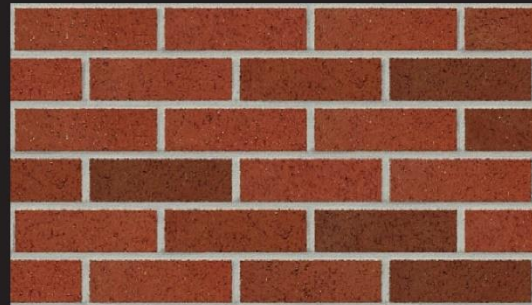
Park Rose



Terra Cotta



Monterey



Mountain Red

The printed colors shown in this brochure may vary from actual brick samples.
We recommend color selection be made from actual brick samples.





US Markets: Oregon,
Washington, California, Rockies,
Desert, Boise and Hawaii

The following James Hardie® siding products are available in these ColorPlus® Technology colors: Artisan® Lap Siding, HardiePlank® Lap Siding, HardiePanel® Vertical Siding, HardieShingle® Siding and HardieTrim® Batten Boards.



Arctic White
JH10-20



Navajo Beige
JH30-10



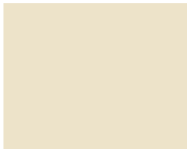
Cobble Stone
JH40-10



Heathered Moss
JH50-20



Boothbay Blue
JH70-20



Sail Cloth
JH20-10



Harris Cream
JH80-10



Sandstone Beige
JH30-20



Monterey Taupe
JH40-20



Mountain Sage
JH50-30



Evening Blue
JH70-30



Traditional Red
JH90-10



Autumn Tan
JH20-20



Khaki Brown
JH20-30



Woodstock Brown
JH30-30



Parkside Pine
JH60-30



Iron Gray
JH90-30



Countrylane Red
JH90-20



Tuscan Gold
JH80-20



Chestnut Brown
JH80-30



Timber Bark
JH40-30



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JUNE 22, 2021

TITLE:	PUBLIC HEARING - Marketplace at Eagle Mountain Town Center Lot 1 Pad G (Site Plan)		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:			
APPLICANT:	Bill Gaskill		
GENERAL PLAN DESIGNATION Community Commercial	CURRENT ZONE CC	ACREAGE .96	COMMUNITY South Town

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

We recommend that the Planning Commission make a motion to recommend approval of the application to the City Council, for the reasons set forth in the staff report and in the meeting, and with any conditions the Planning Commission feels are appropriate.

BACKGROUND:

Bill Gaskill has applied for site plan approval for a Pad building located on the Northwest corner of the intersection of Eagle Mountain Boulevard and Pony Express Parkway, also known as Marketplace at Eagle Mountain Town Center. The Marketplace at Eagle Mountain Town Center Master Site Plan and Preliminary plat were approved on August 18th 2020, with the development agreement being approved December 1st 2020. The property is zoned Commercial Community (CC).

ITEMS FOR CONSIDERATION:

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

- A. **Use of Property:** The entire parcel is to be built, landscaped, or paved, thus the proposal *complies* with 17.100.050 A
- B. **Screening Requirements:** The project is located within a commercial district, and does not abut any agriculture or residential property, therefore it *complies* with 17.100.050 B

- C. Access Requirements: The pad building has access off of Eagle Mountain Boulevard, and has interconnected parking with the rest of the project therefore it *complies* with 17.100.050 C
- D. Off-Street Truck Loading Space: This use does not require the frequent distribution of materials and therefore does not provide off-street Truck Loading Space.
- E. Utilities: All utilities are shown as being underground and in proper easements in compliance with 17.100.050 E.
- F. Grading and Drainage: The applicant has provided grading and draining plans that have been reviewed by the City Engineer

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

17.72.030 A requires buildings be located at or near the front setback with pedestrian access leading to the primary entrance and with landscaping between the building and the street. The building is located next to Eagle Mountain Boulevard, there is no parking between the building and the road, but a drive through is located between the building and the street. There is a pedestrian path along Eagle Mountain Boulevard, and there is a sidewalk and crosswalk which provides access across the drive through to the building. Thus the building *complies* with 17.72.030A

17.72.030 A1 requires the primary entrance of a commercial building to orient toward the street and the sidewalk. The main entrance to the building is located on the North Elevation, with the rear (South elevation) facing toward the street. Staff understands that it is not feasible to orient the front entrance onto a drive through.

17.72.030 B Requires surface parking to be located to the rear or side of the building, and that parking should not be located between any commercial building and the street. All parking is located to the rear of the building, thus this project *complies* with 17.72.030 B.

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

17.72.040 A requires that commercial buildings be similar in style to adjacent buildings, and that all facades of the building be designed

with consistent architectural style, detail, and trim features as the primary façade. The proposed Pad site is the first pad site in the development, It proposes to use white and red materials which are in contrast to the approved Macey's Development, and the Pad Building on Lot E.

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 does not orient to major sidewalks or pedestrian ways, however, there is a sidewalk and crosswalk which allows a pedestrian to access the main entrances from Eagle Mountain Boulevard

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 and a decorative parapet therefore it *complies* with 17.72.040 C.

17.72.040 D requires vertical and horizontal articulation. The building includes columns, awnings, and use of different materials providing visual articulation in *compliance* with 17.72.040 D

17.72.040 E1 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, columns, decorative trim and molding, decorative doors and windows. However the features are not used on all elevations, chosen materials should be used on all four walls.

17.72.040 F2 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..." The West and South elevations have been amended to add features, it shall be up to the Planning Commission to determine if

they comply with this standard.

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 use White, Brown, and Red complying with the standard to use various colors.

Parking

Retail establishments require 1 stall per 300 square feet of gross floor area and a maximum of 1 stall per 200 square feet of gross floor area. If the entire building was retail between 15 and 23 parking stalls would be required

Restaurants with drive-through require 1 parking stall per 125 square feet.

If the entire building was drive through restaurant 36 parking stalls would be required

Restaurants without drive-throughs require 1 parking stall per 250 square feet

If the entire building was restaurant without a drive through 18 parking stalls would be required.

The applicant is providing 37 Parking stalls, even if the entire building was occupied by Restaurants with Drive-Throughs this building would meet minimum parking standards.

REQUIRED FINDINGS:

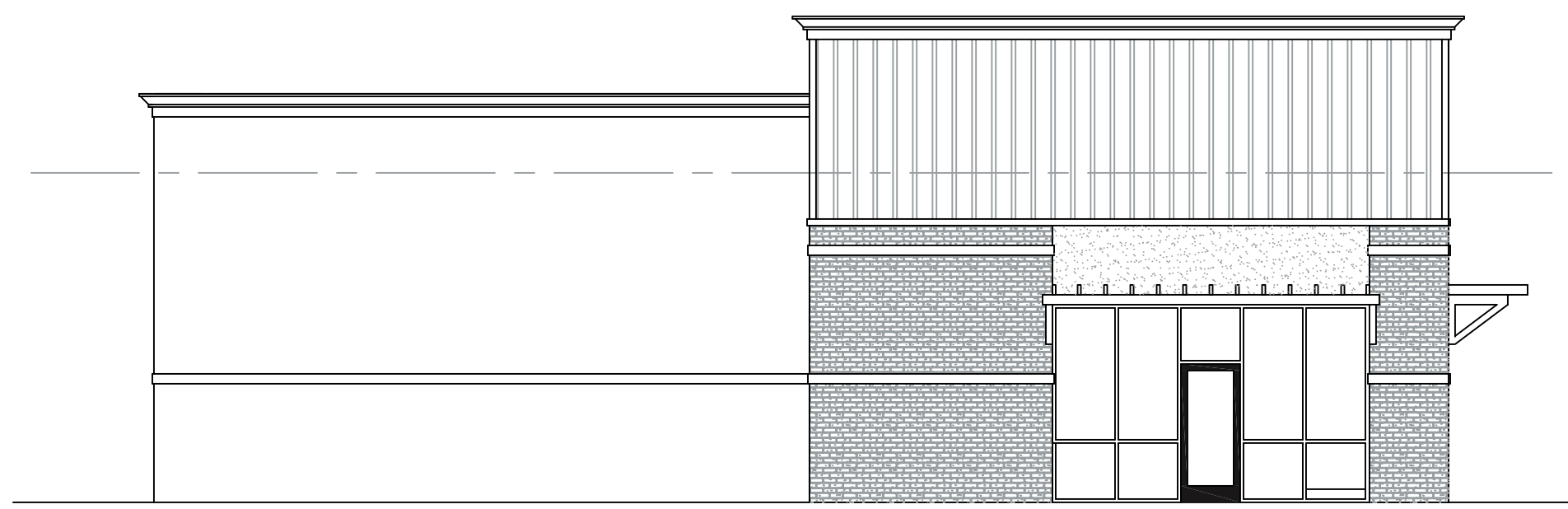
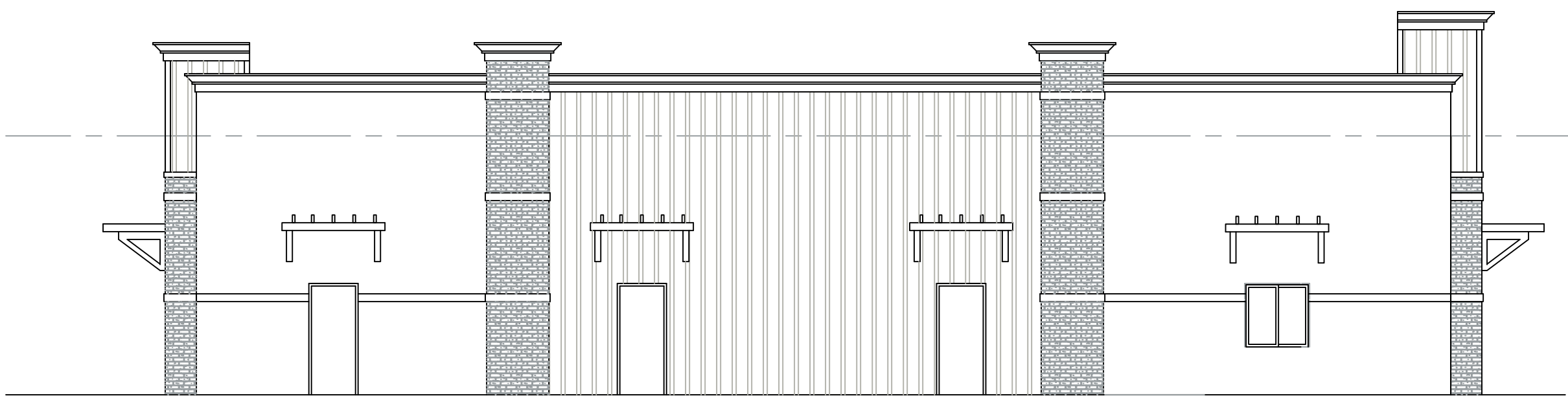
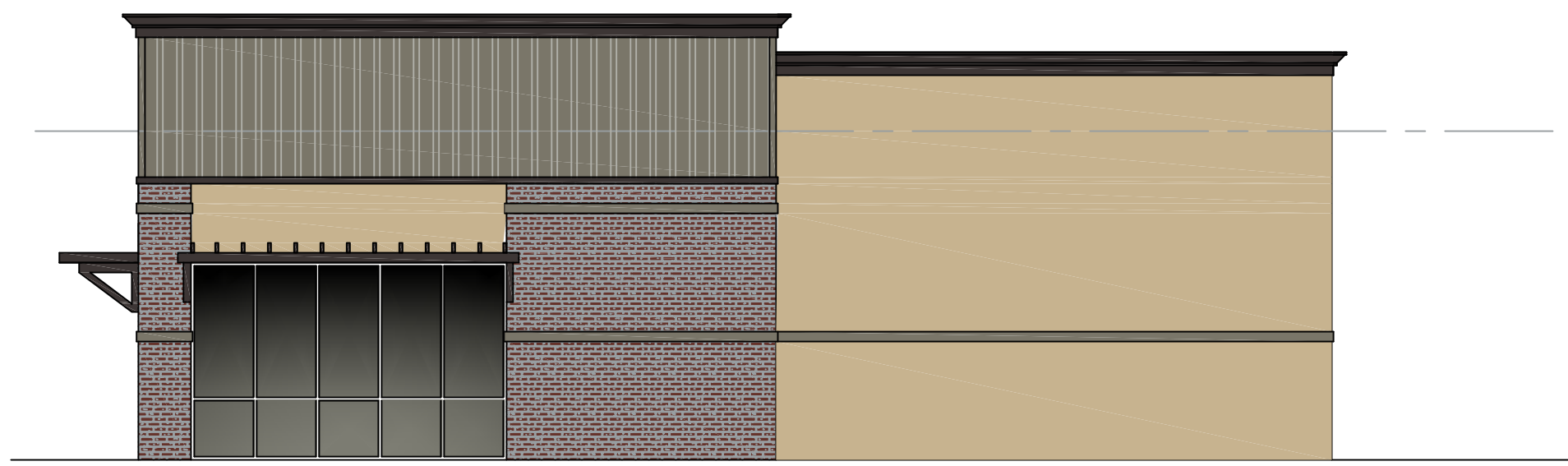
Site plan approvals are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a site plan can be found in EMMC 17.100. The Marketplace at Eagle Mountain Town Center development agreement should also be considered with reviewing this application.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[MDA Approved Pad Buildings](#)

Civil Plans
Elevations
Pad E & G Colors



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PROPOSED NEW STRIP BUILDING:
EAGLE MOUNTAIN TOWN CENTER

EAGLE MOUNTAIN
ELEVATIONS

ARCH. PROJECT NO: XX-XXX
DATE: 1/15/20
DRAWN BY: BRENT
CHECKED BY:
DESIGNED BY:

© COPYRIGHT VDG ARCHITECTS

DATE	REVISION

SHEET TITLE
A-2.00
ARCHITECTURAL 1 of 1

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046

Market Place @ Eagle Mountain Lot 1

1489 East Eagle Mountain Boulevard
Eagle Mountain, Utah

Right-of-Way Landscaping Note

Landscaping within the public right-of-way, along the frontage of Lot 1, shall be installed and maintained by the overall developer or Lot owner.



Vicinity Map
Not to Scale

Civil Sheet Index

C0.0	Cover Sheet
C0.1	Demolition Plan
C1.1	Site Plan
C2.1	Grading Plan
C3.1	Utility Plan
C4.1	Details
C4.2	Details
C4.3	Details
C5.1	Erosion Control Plan
L1.1	Landscape Plan
L2.1	Irrigation Plan
L1.3	Landscape Schedule & Details

Eagle Mountain City General Notes

SEWER

- Pipe bedding: $\frac{3}{4}$ " gravel required 6" below, on the sides & 12" above the pipe (minimum).
- Depth: Sewer main/laterals to maintain 4' of cover (minimum) from finished grade, 3' minimum from top of pipe at time of installation.
- Separation: sewer mains & laterals to maintain 10' separation (minimum) from culinary water mains & laterals.
- Sewer Y's: 3' minimum separation between sewer Y's.
- Laterals stubs: A) stubs must extend 15' into property and be marked with 2x4 painted green. B) All laterals must be GIS (shot in) at the Y's and stubs. Also slopes (2% min. on 4" pipe) to be checked before backfill.
- Manholes: manholes to be within 1' of finished grade. 12" of whirly gig form (max) and no flat rings allowed. 12" of $\frac{3}{4}$ " gravel required under manholes/boxes.

WATER

- Valves: 1. Valves must be flanged to tee's (fittings). 2. Valves 12" and larger to be butterfly valves.
 - Bedding: sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve. 6" below pipe on the sides & 12" above pipe (minimum).
 - Depth: water main & laterals must maintain 4' cover from finished grade (minimum), 3' minimum from top of pipe at time of installation. Max depth 72" from finished grade.
 - Services & fittings: services & fittings to maintain 3' minimum separation from pipe joints and other fittings.
 - Setters: all setters to be 21" tall (minimum), have unions at the base and be dual check model, also $\frac{3}{4}$ " setters to have double braces. Setters to be set at 18" to 22" from the top of setter to top of lid.
 - Water can lid: all lids to say "Eagle Mountain" on them recessed with a hole for the ERT and to be set at level to 1" above the plane of the curb & sidewalk.
 - Water Can: the water can for $\frac{3}{4}$ " & 1" services will need to be a 36" tall minimum and 21" inside diameter. Water can for 1-1/2" to 2" service will need to follow APWA specification.
 - Hydrants: hydrants to be 5' bury (minimum).
 - Laterals: all laterals need to be GIS (shot in) at the corp. stop & setter, and also visual inspection on poly inserts before backfill. Water laterals to extend 15' into property and be marked with a 2x4 painted blue. All poly lines to have visual poly insert inspection.
 - Tracer wire: run tracer wire along main & extend up setters and hydrants, do not run up valve boxes.
 - Water fittings: all water fittings to be checked for thrust blocks (pre & post) and GIS (shot in) before backfill.
 - Vertical separation: water main to maintain 18" minimum separation from storm drain or other obstacles/utilities.
 - Water line fittings: all fittings to have mega lug followers.
 - Water Main Line: NO DEFLECTION or bending of pipe will be allowed in the water lines and bend fittings will be required. All fittings to be Mega-lug fittings.
- ### STORM DRAIN
- Bedding: $\frac{3}{4}$ " gravel 6" below and on sides of pipe & 12" above pipe (minimum).
 - ADS: all ADS pipe to be "HP" brand.
 - Collars: collars to be 1'x1' around pipe, 4000 psi concrete, inspection is needed pre & post collar pour.
 - Manholes: manholes to be within 1' of finished grade. 12" of whirly gig form (max) and no flat rings allowed. 12" of $\frac{3}{4}$ " gravel required under manholes/boxes.
- ### ROAD SECTION
- Proof rolls: proof roll required on all sections of road: i.e. sub-grade, sub-base, and curb base and road base. Curb stakes required for sub-grade inspection and string line required for sub-base and road base inspection.
 - UTBC: state spec. road base required for all roads, commercial base acceptable for the sidewalks & trails.
 - Collars: all collars to be 1' wide by 1' deep with a 6000 psi concrete with 1.5# fiber mesh per cubic yard (3/4" monofilament) required for all street collars. Manhole covers and water valve towers to be $\frac{1}{8}$ " down from asphalt edge and concrete to be $\frac{1}{4}$ " to 3/8" down from asphalt edge.

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Eagle Mountain, Utah County, Utah and Incorporated Areas Map Number 49049C0275F dated 19 June, 2020 (Not Printed). Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Basis of Bearings

A line between monuments found for Southeast Corner and the East Quarter Corner of Section 12 was assigned the Utah County Survey bearing of North 0°27'04" East as the Basis of Bearings to place the Survey on State Plane Basis.

Benchmark

Brass Cap Monument for the South Quarter Corner of Section 12, T6S, R2W, SLB&M Assigned elevation using GPS methods
Elevation = 4865.18 feet
Utah County Surveyor Tie Sheet, Published 2 April, 2002 Observed 16 September, 2020

Abbreviations

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

Legend

Proposed Curb & Gutter	Existing Improvements	Proposed Gas Line
Proposed Open Face C & G	Existing Asphalt	Proposed Fire Line
Proposed Asphalt	Existing Concrete	Proposed Secondary Water Line
Proposed Concrete	Existing Inlet Box	Proposed Roof Drain
Proposed Truncated Domes	Existing Catch Basin	Proposed Fence
Proposed Inlet Box	Existing Manhole	Ridge line
Proposed Catch Basin	Existing Fire Hydrant	Grade Break
Proposed Manhole	Existing Water Valve	Proposed Contour
Proposed Transformer	Existing Overhead Power Line	Direction of Drainage
Proposed Meter Box	Existing Water	Proposed Spot
Proposed Water Meter	Existing Secondary Water	ADA Accessible Route
Proposed Water Meter	Existing Sewer	Property Line
Proposed Combo Box	Existing Storm Drain	Sawcut Line
Proposed Fire Hydrant	Existing Gas	Proposed Light Pole
Proposed Water Valve	Existing Power	Proposed Street Light
Proposed Water Line	Existing Telephone	Proposed Building
Proposed Sanitary Sewer	Existing Fence	Existing Power Pole w/ Guy
Proposed Storm Drain	Flowline	Existing Utility Marker
Proposed Conduit Line	Centerline	Existing Post
Proposed Power Line	Existing Contour	
Proposed Gas Line	Existing Spot	
Proposed Fire Line	Existing Light Pole	
Proposed Secondary Water Line	Existing Street Light	
Proposed Roof Drain	Existing Building	
Proposed Fence	Existing Telephone Box	
Ridge line	Existing Power Meter	
Grade Break	Existing Electrical Box	
Proposed Contour	Existing Electrical Cabinet	
Direction of Drainage	Existing Gas Meter	
Proposed Spot	Existing Water Meter	
ADA Accessible Route	Existing Irrig. Control Box	
Property Line	Existing Ballard	
Sawcut Line	Existing Hose Bib	
Proposed Light Pole	Working Point	
Proposed Street Light	Existing Deciduous Tree	
Proposed Building		
Existing Power Pole w/ Guy		
Existing Utility Marker		
Existing Post		

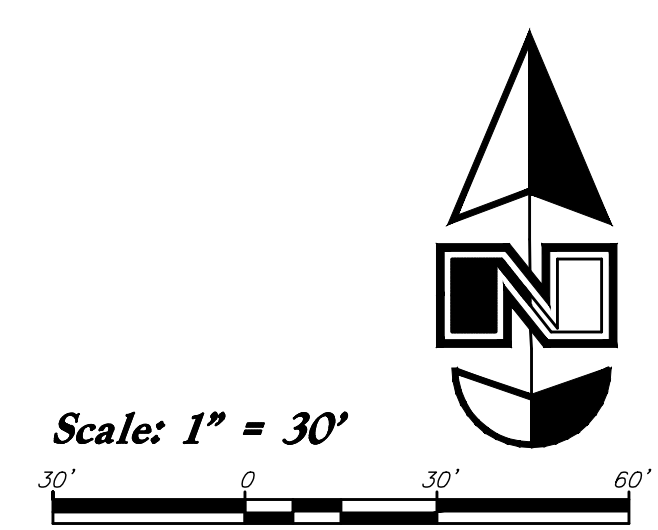
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWahlen@engineering.net

Cover Sheet
Market Place @ Eagle Mountain Lot 1
1489 East Eagle Mountain Boulevard
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 7879389
SHAUN W. YOUNG
6/15/21
STATE OF UTAH

15 Jun, 2021

SHEET NO.
C0.0



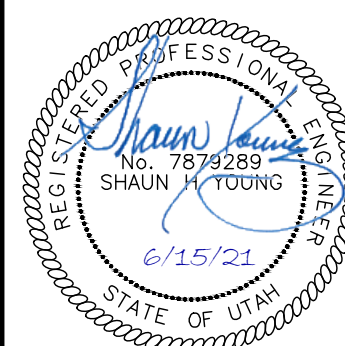
1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact appropriate utility jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. If contractor observes evidence of hazardous materials or contaminated soil, he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
16. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore impacted areas and all restoration shall be part of the contract bid.

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



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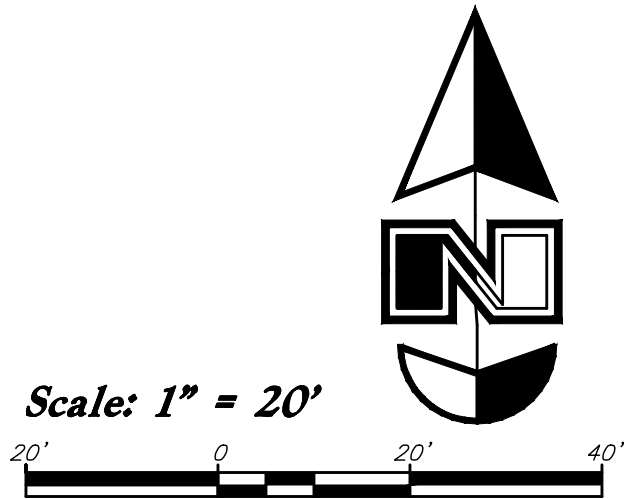
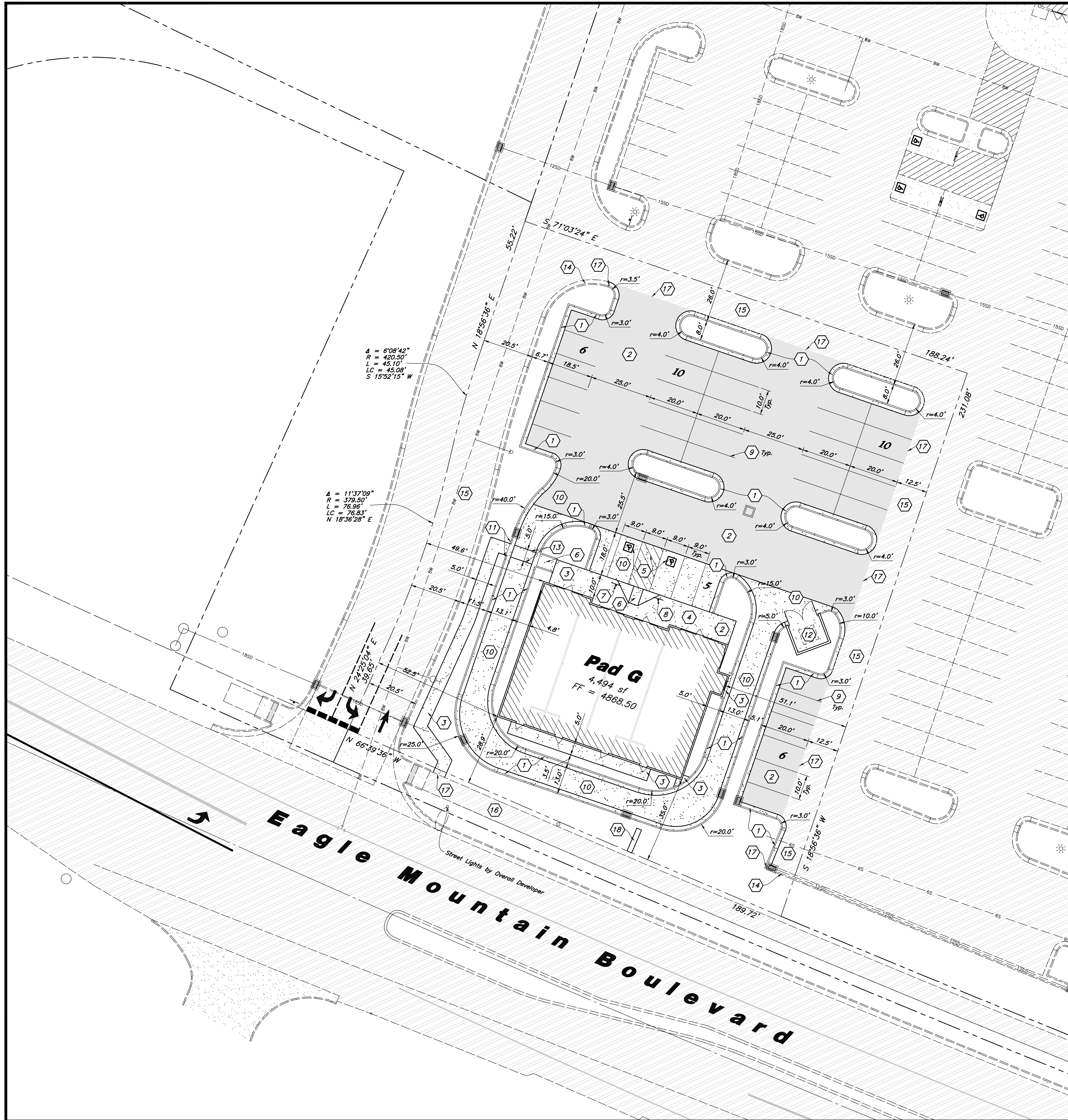
Demolition Plan
Market Place @ Eagle Mountain Lot 1
1489 East Eagle Mountain Boulevard
Eagle Mountain, Utah



15 Jun, 2021

SHEET NO.

CO.1



Site Data
Site Area = 41,818 s.f. (0.960 ac.)
Landscape Area Provided = 7,351 s.f. (17.58%)
Impervious Area Provided = 29,973 s.f. (71.67%)
Building Area = 4,494 s.f. (10.75%)
Parking Required = 51,000 s.f. = 23 stalls
Parking Provided = 37 stalls (8.23/1,000)

- Site Construction Notes**
- 1 Const. 24" Curb & Gutter (C4.1)
 - 2 Const. Asphalt Paving (C4.1)
 - 3 Const. Concrete Sidewalk (C4.1)
 - 4 Const. Thickened Edge Sidewalk (C4.1)
 - 5 Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C4.3)
 - 6 Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
 - 7 Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C4.3)
 - 8 Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
 - 9 Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
 - 10 Const. Concrete Paving (C4.1)
 - 11 Const. 18" Transition From 6" Curb to 0" Curb (C4.1)
 - 12 Dumpster Enclosure (See Arch. Plans)
 - 13 Const. Painted Crosswalk
 - 14 Existing Curb & Gutter
 - 15 Existing Asphalt Paving
 - 16 Existing Sidewalk
 - 17 Conn. & Match Existing Improvements
 - 18 Monument Sign by Separate Permit
 - 19 Light Pole. See Elec. Plans
 - 20 Transformer. See Elec. Plans

- General Site Notes:**
1. All dimensions are to back of curb unless otherwise noted.
 2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
 3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
 4. Const. curb transition at all points where curb abuts sidewalk, see detail.
 5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
 6. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

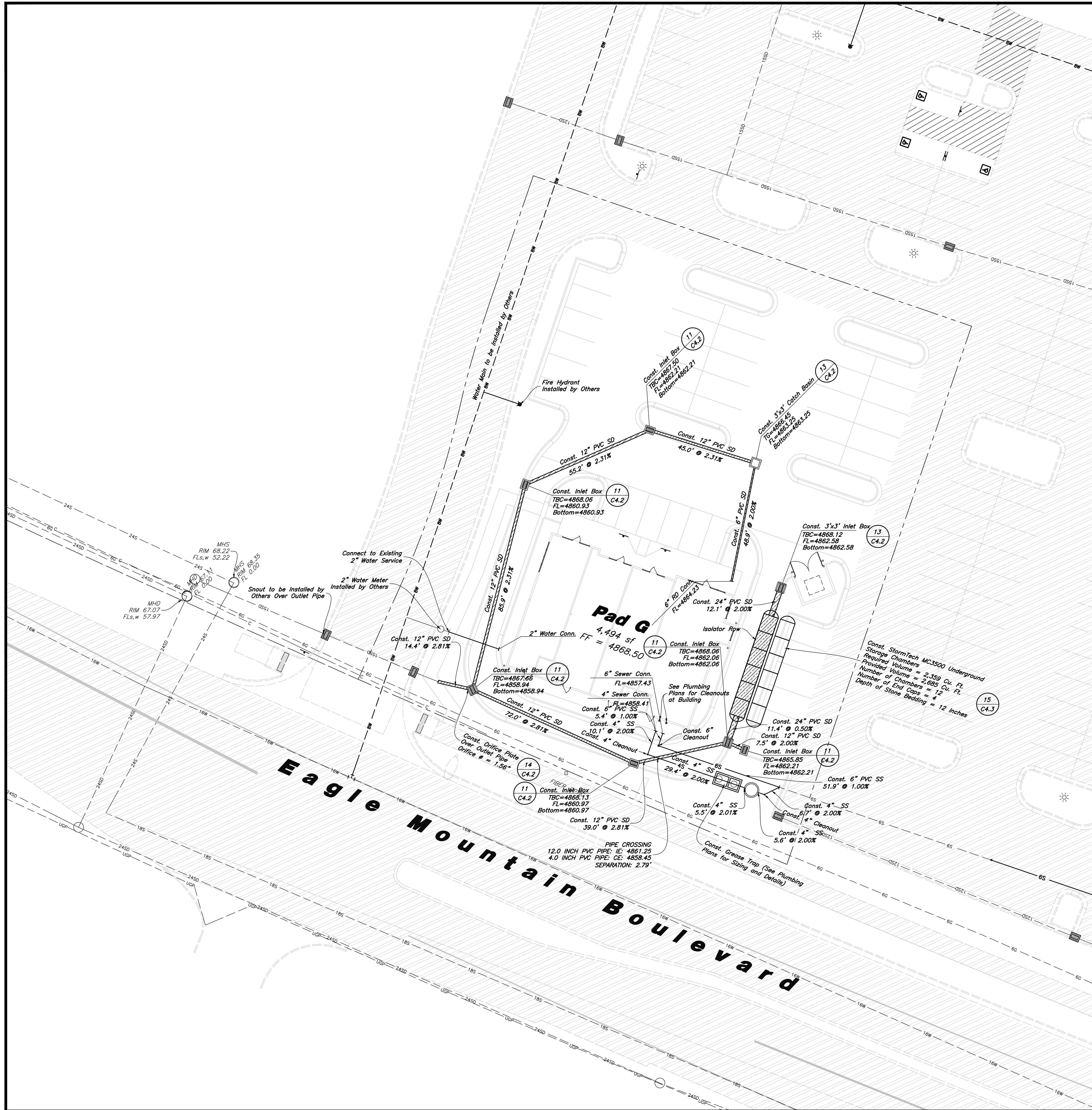
PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

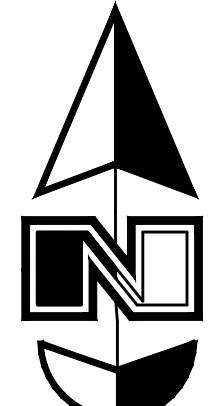
Anderson Wahlen & Associates
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWaengineering.net

Site Plan
Market Place @ Eagle Mountain Lot 1
1489 East Eagle Mountain Boulevard
Eagle Mountain, Utah

15 Jun, 2021
SHEET NO. C1.1



Scale: 1" = 20'



General Utility Notes:

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

Utility Piping Materials:

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

Culinary Service Laterals

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

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200

Sanitary Sewer Lines

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

Storm Drain Lines

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

CAUTION :

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

Storm Drain & Sanitary Sewer Note:

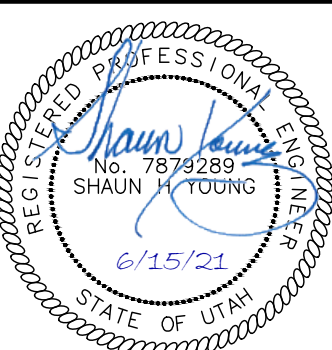
All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

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

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Utility Plan
Market Place @ Eagle Mountain Lot 1
1489 East Eagle Mountain Boulevard
Eagle Mountain, Utah

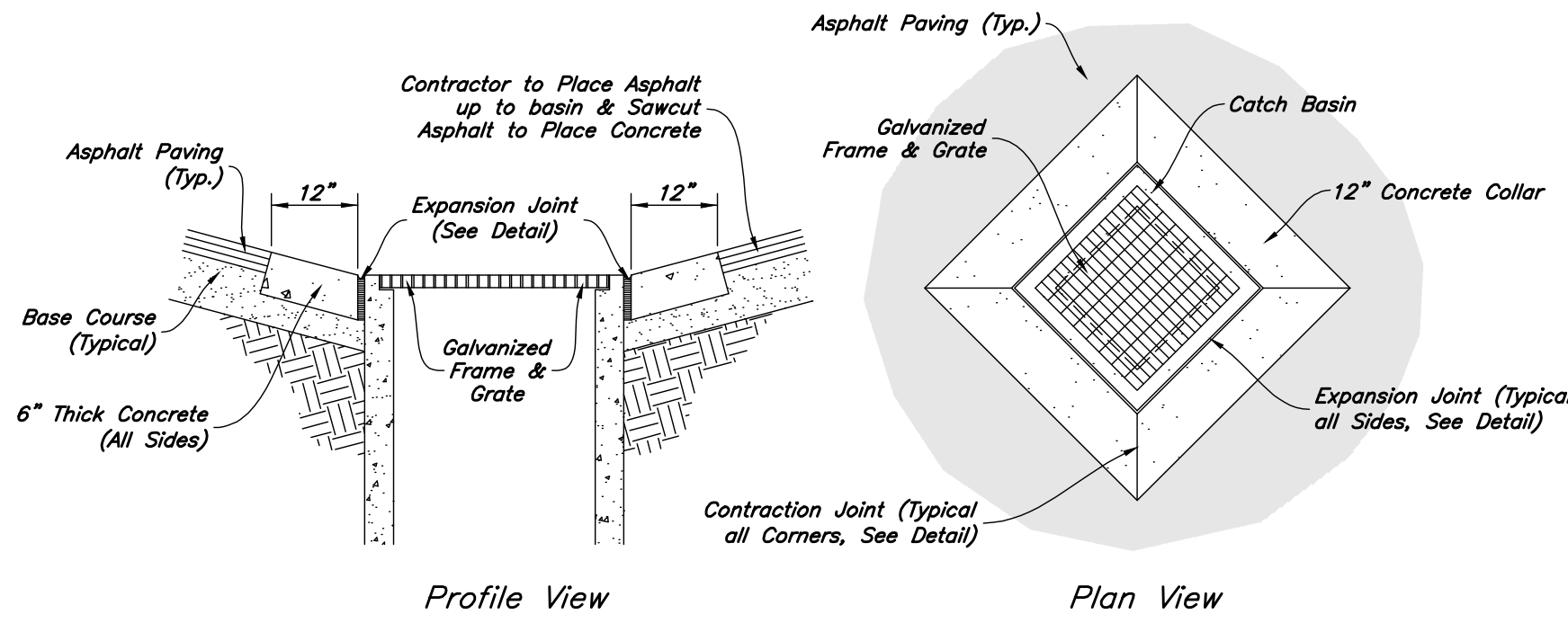


15 Jun, 2021

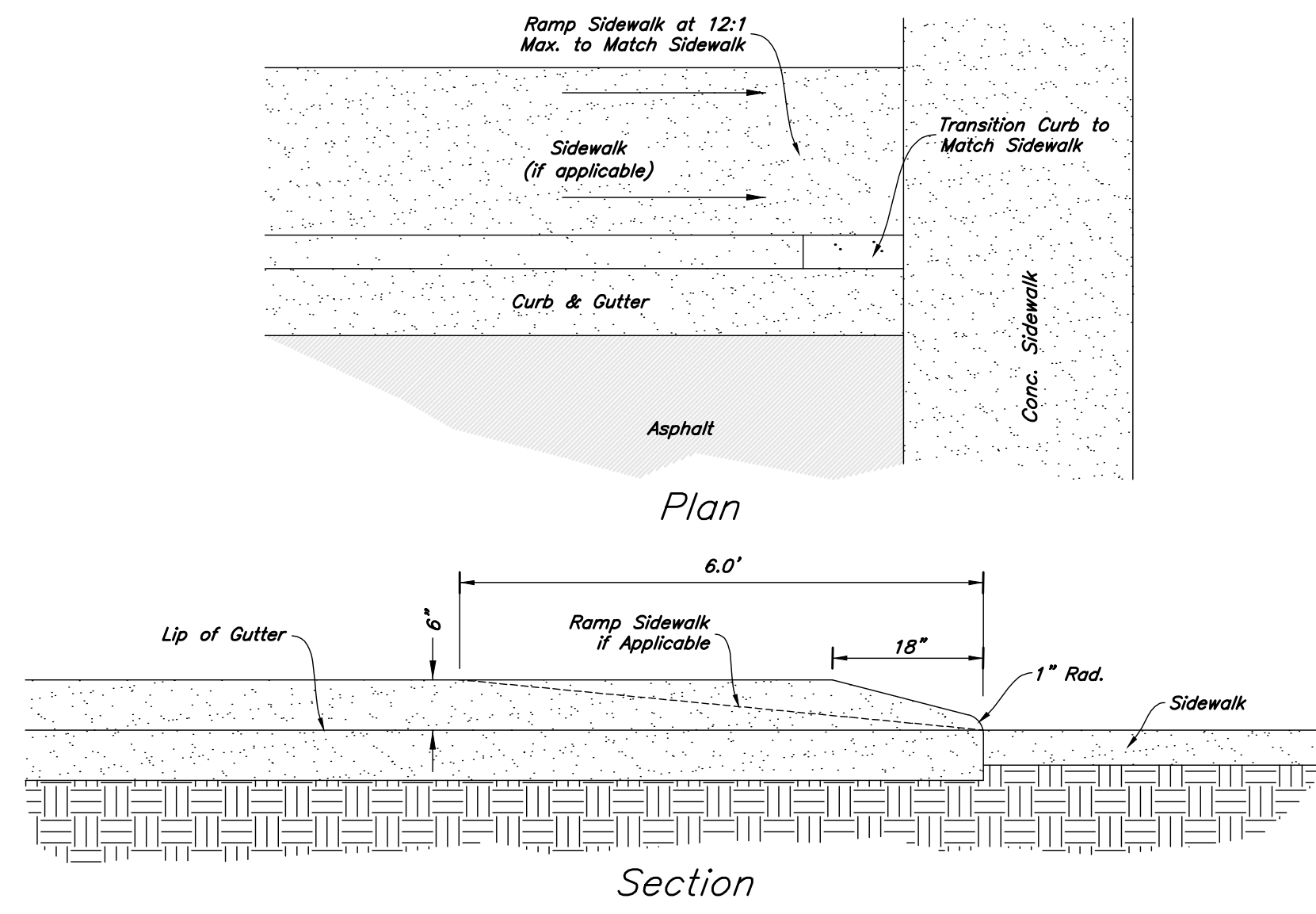
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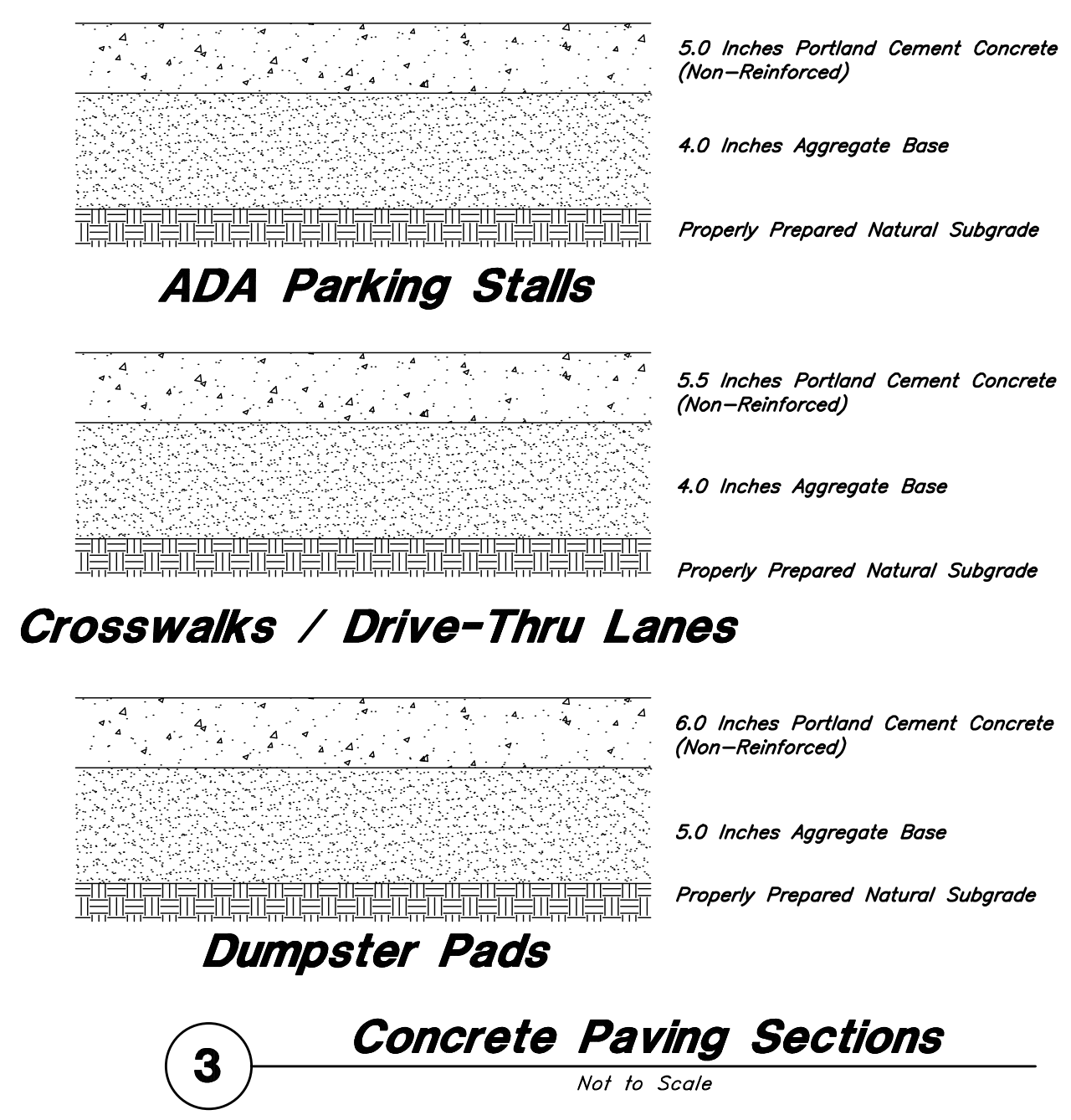




8 Concrete Collar Detail
Not to Scale

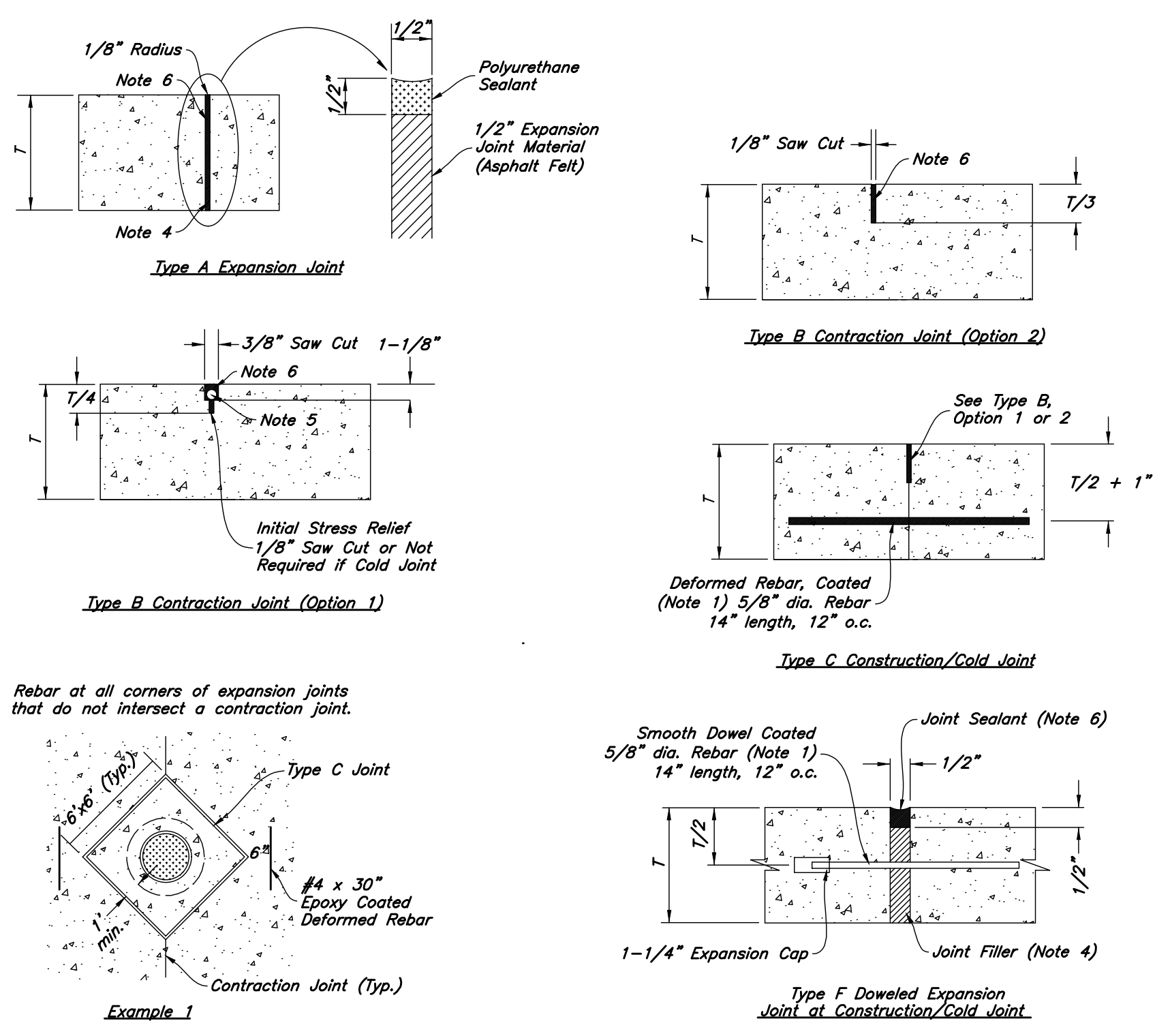


6 Curb Transition
Not to Scale

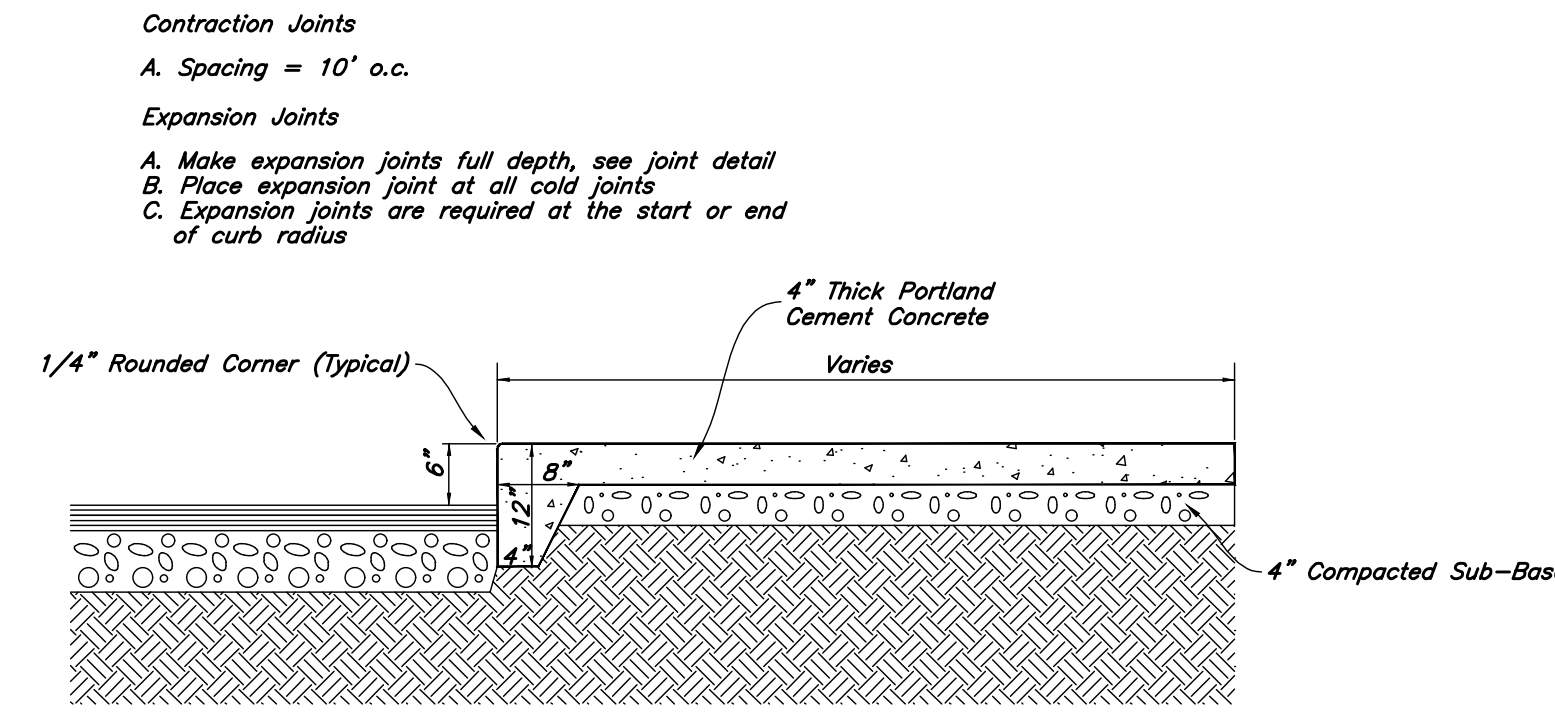


3 Concrete Paving Sections
Not to Scale

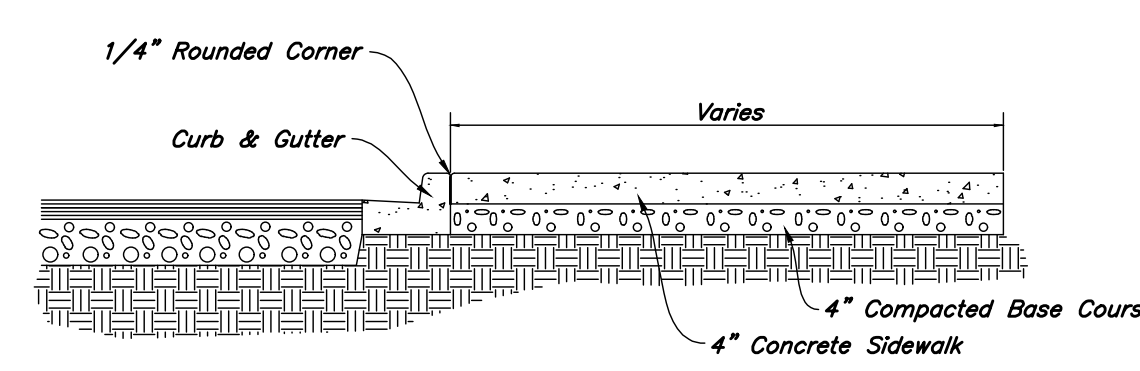
- REINFORCEMENT:** ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.
 - Space rebar and dowels at 12 to 15 inches on center.
 - Grease dowels to provide movement in expansion joints.
 - Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.
- SAWING:** Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.
- JOINTS:** Lay out joints to aid construction and control random cracking.
 - Joint Spacing shall be 12 feet maximum on center in both directions.
 - Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
 - Make adjustments in joint locations to meet inlet or manhole locations.
 - Expansion Joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.
- JOINT FILLER:** Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.
- BACKER ROD:** Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.
- JOINT SEALANT:** Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



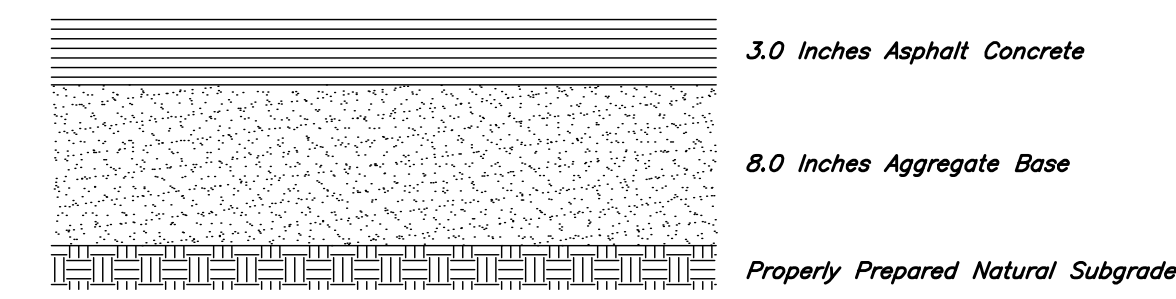
7 Concrete Joint Detail
Not to Scale



5 Thickened Edge Sidewalk
Not to Scale

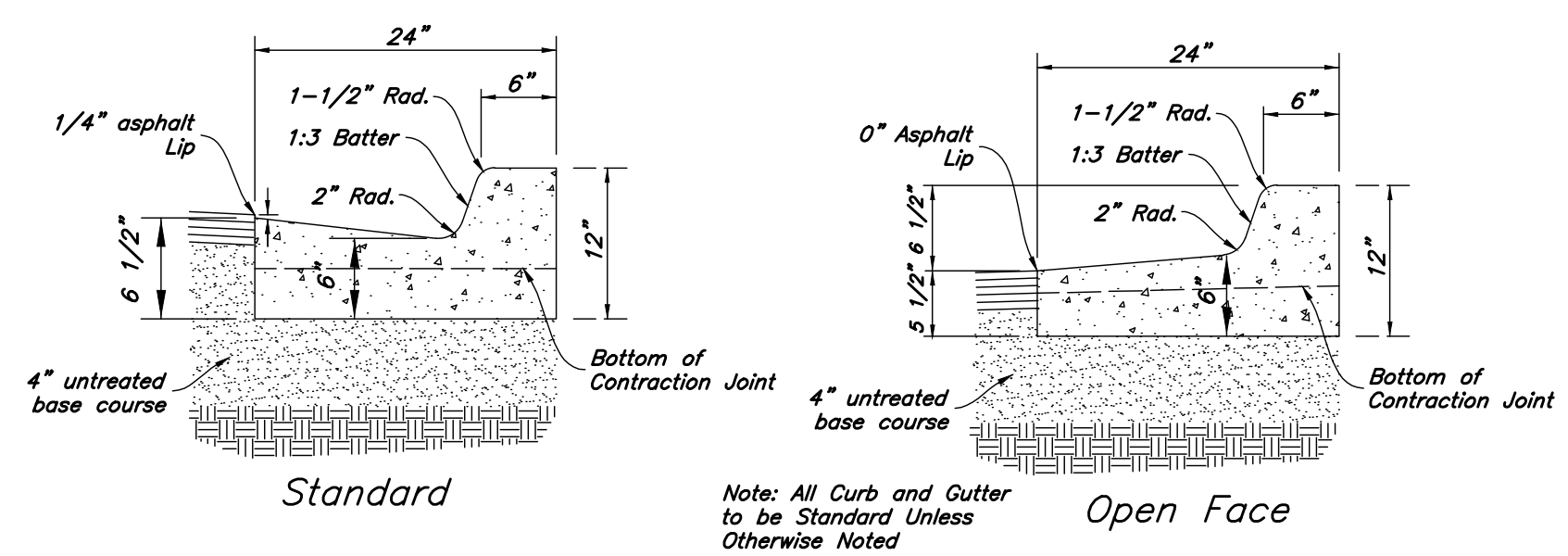


4 Typical Sidewalk Detail
Not to Scale

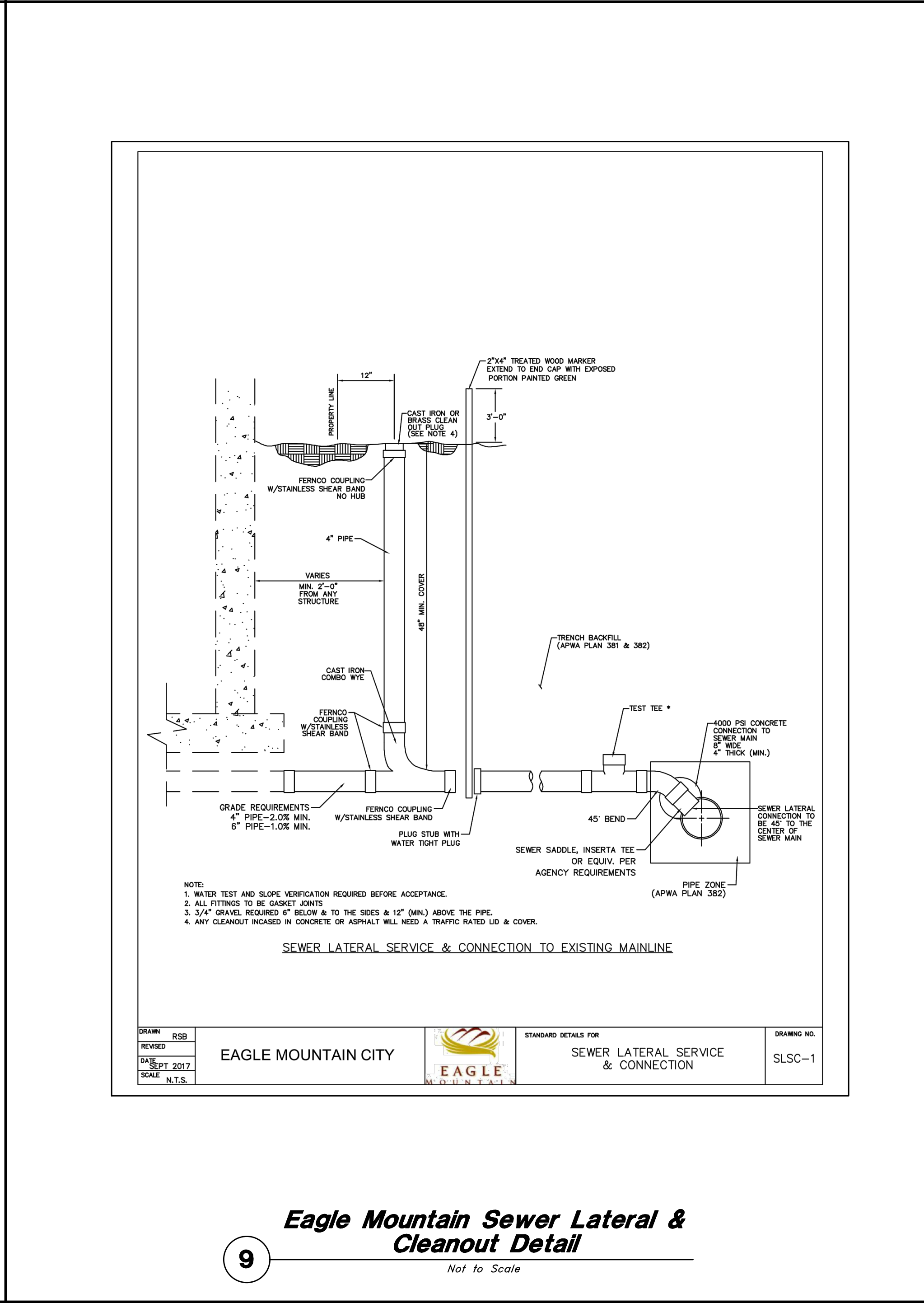
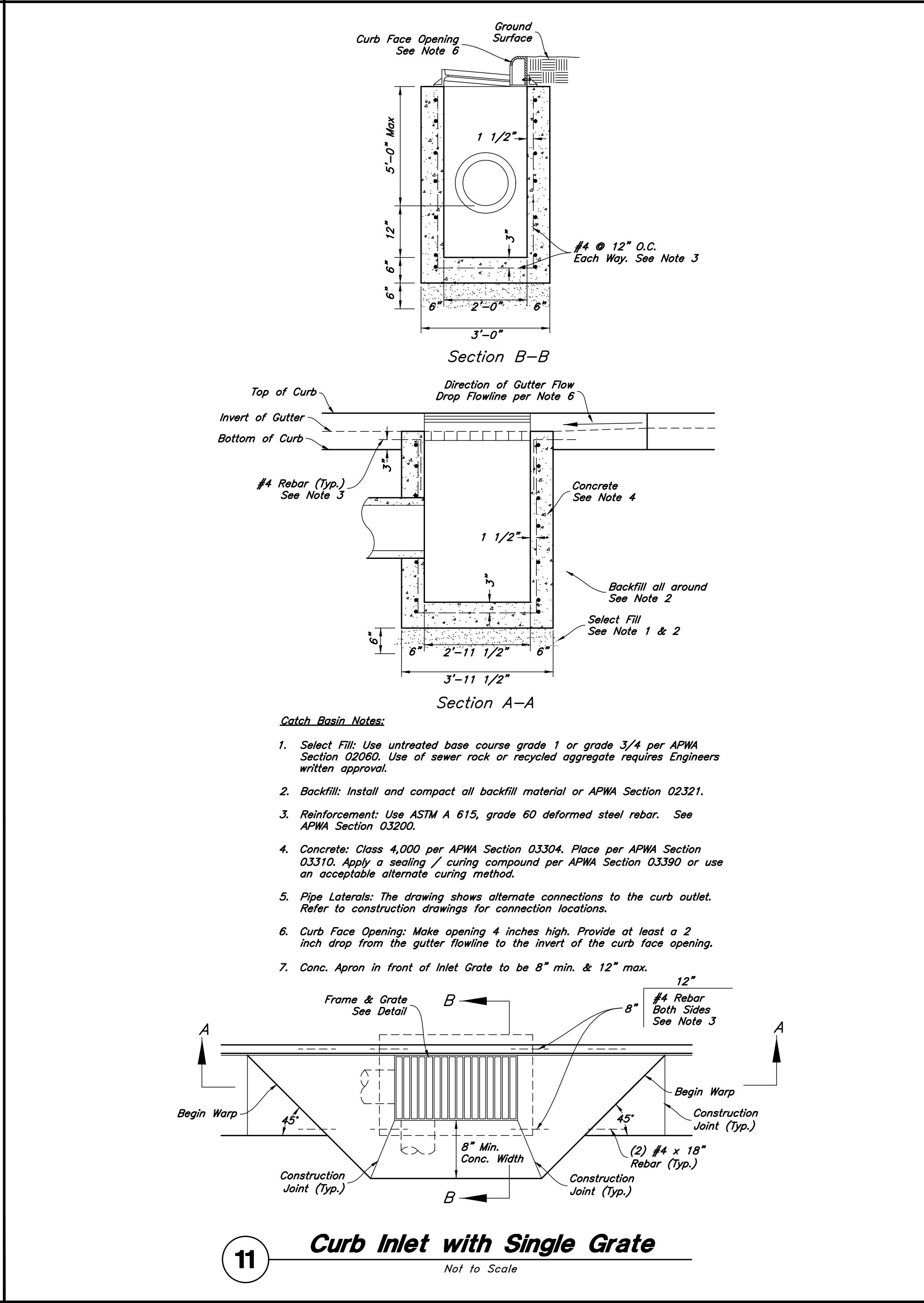
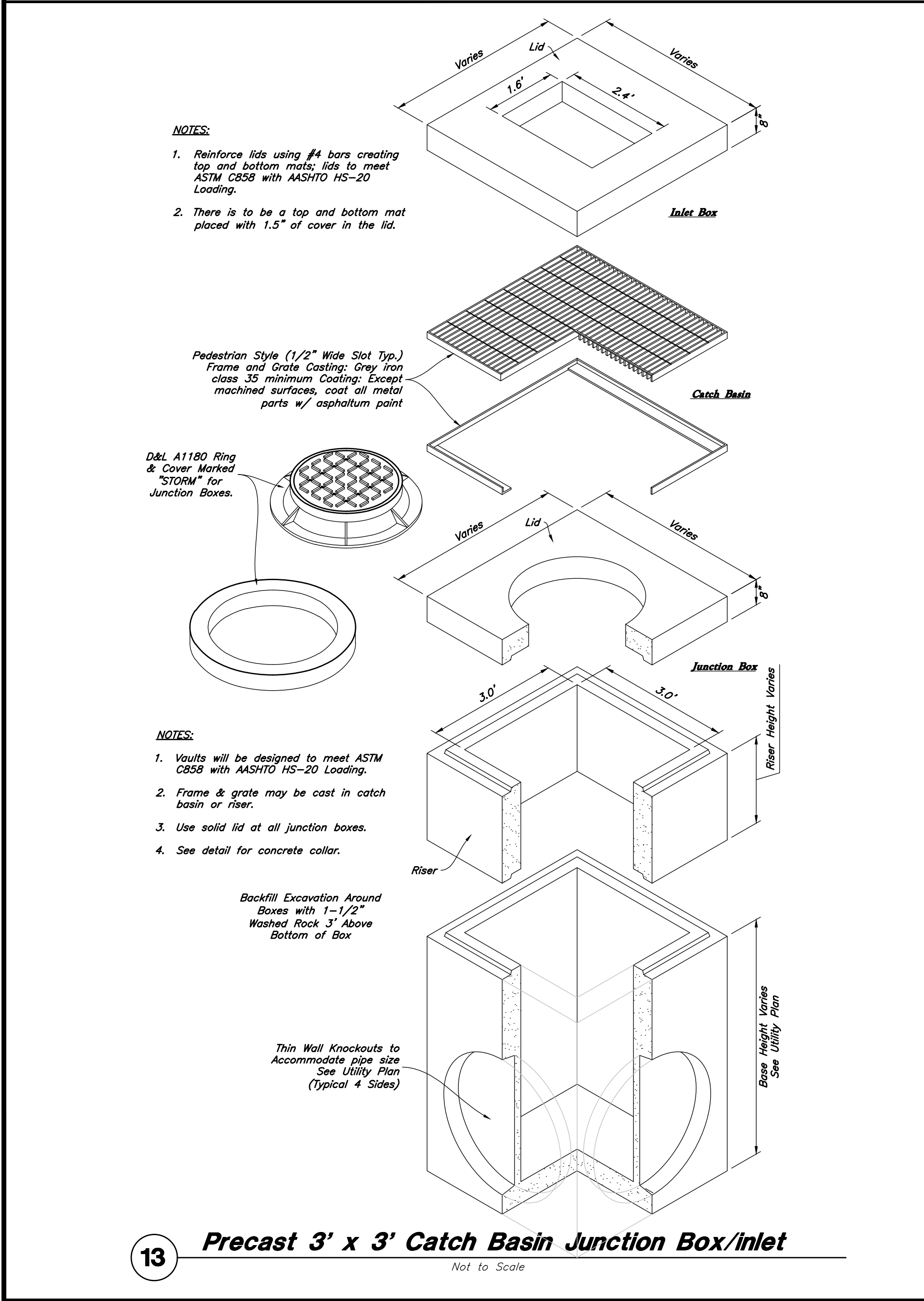
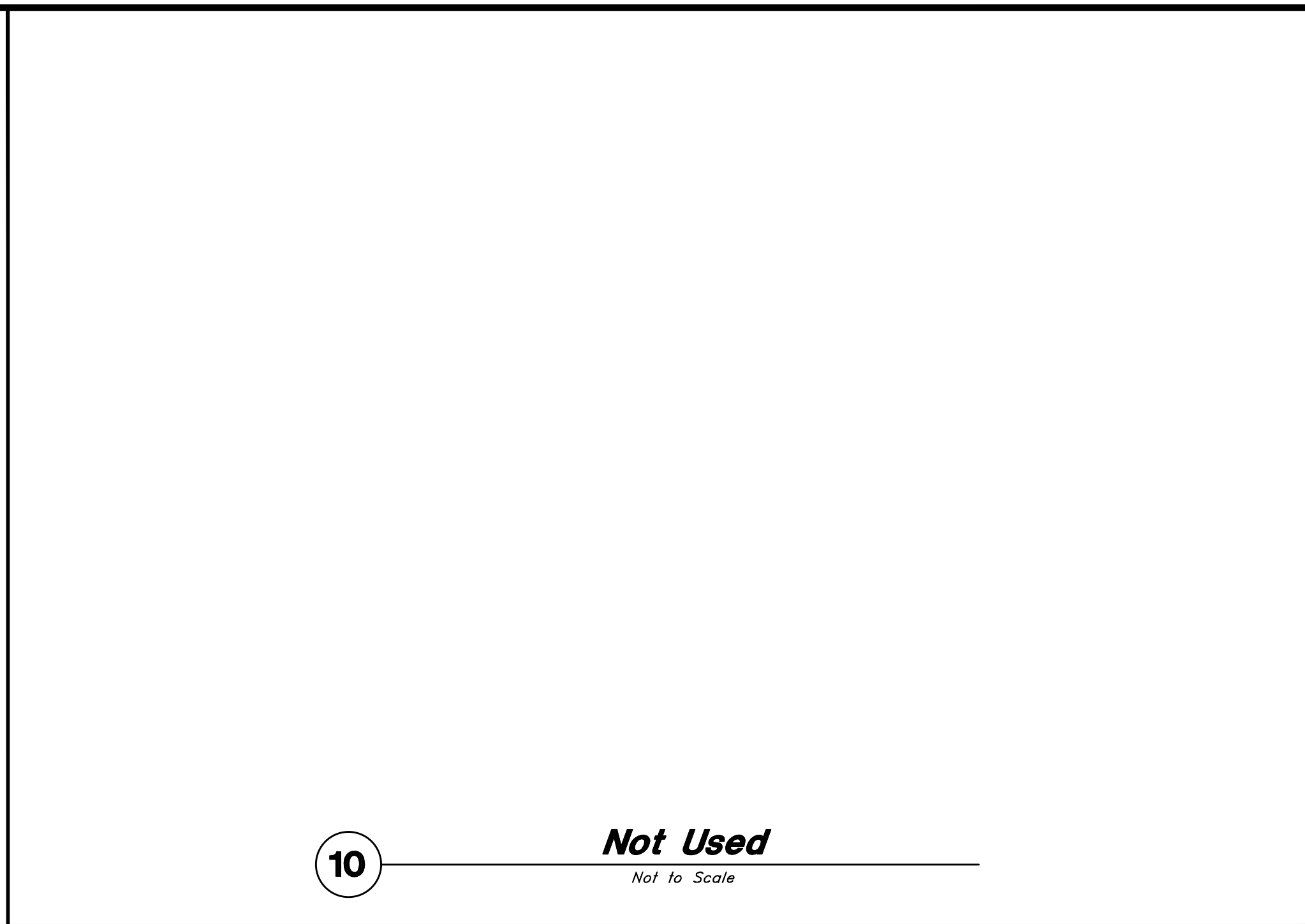
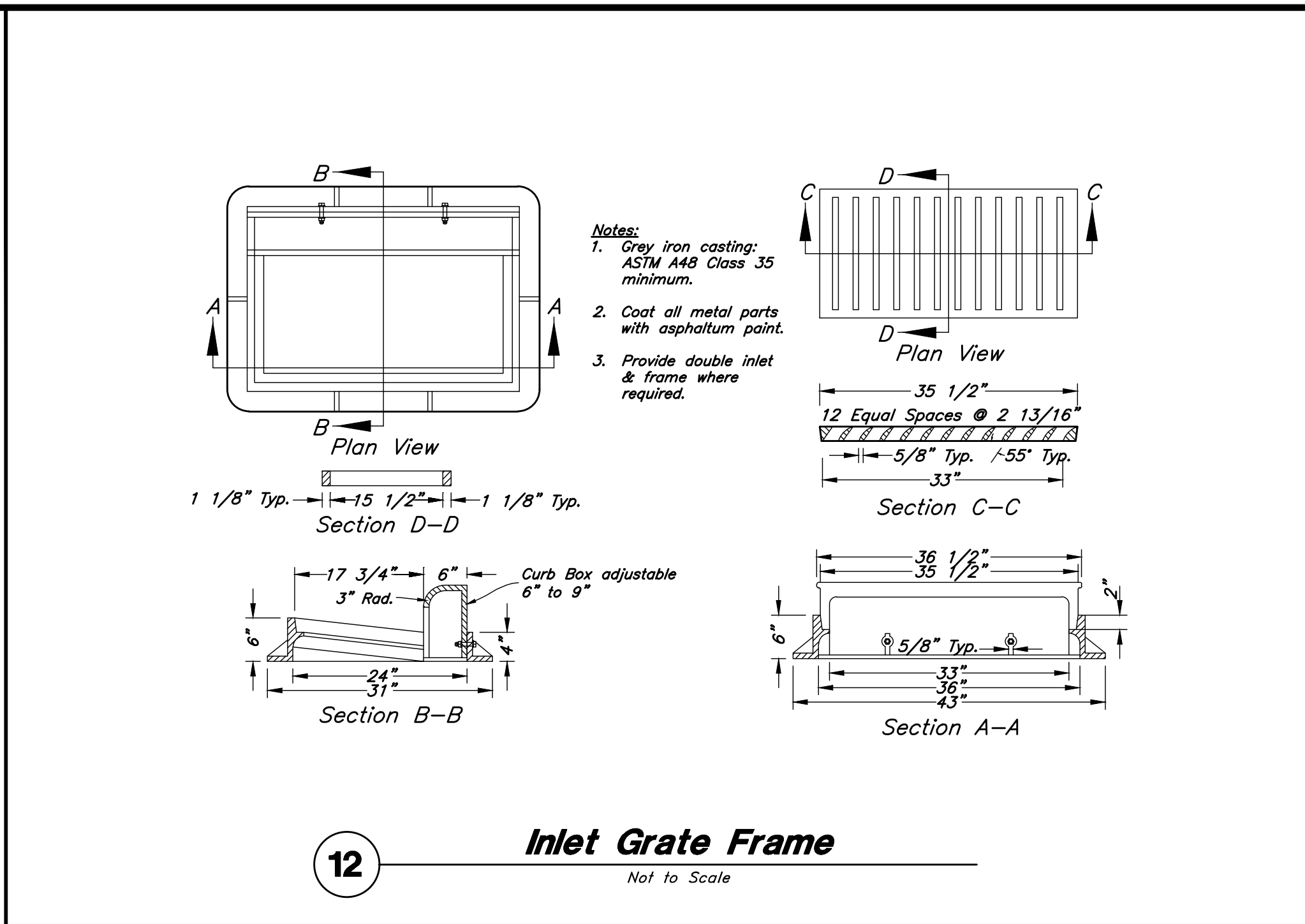
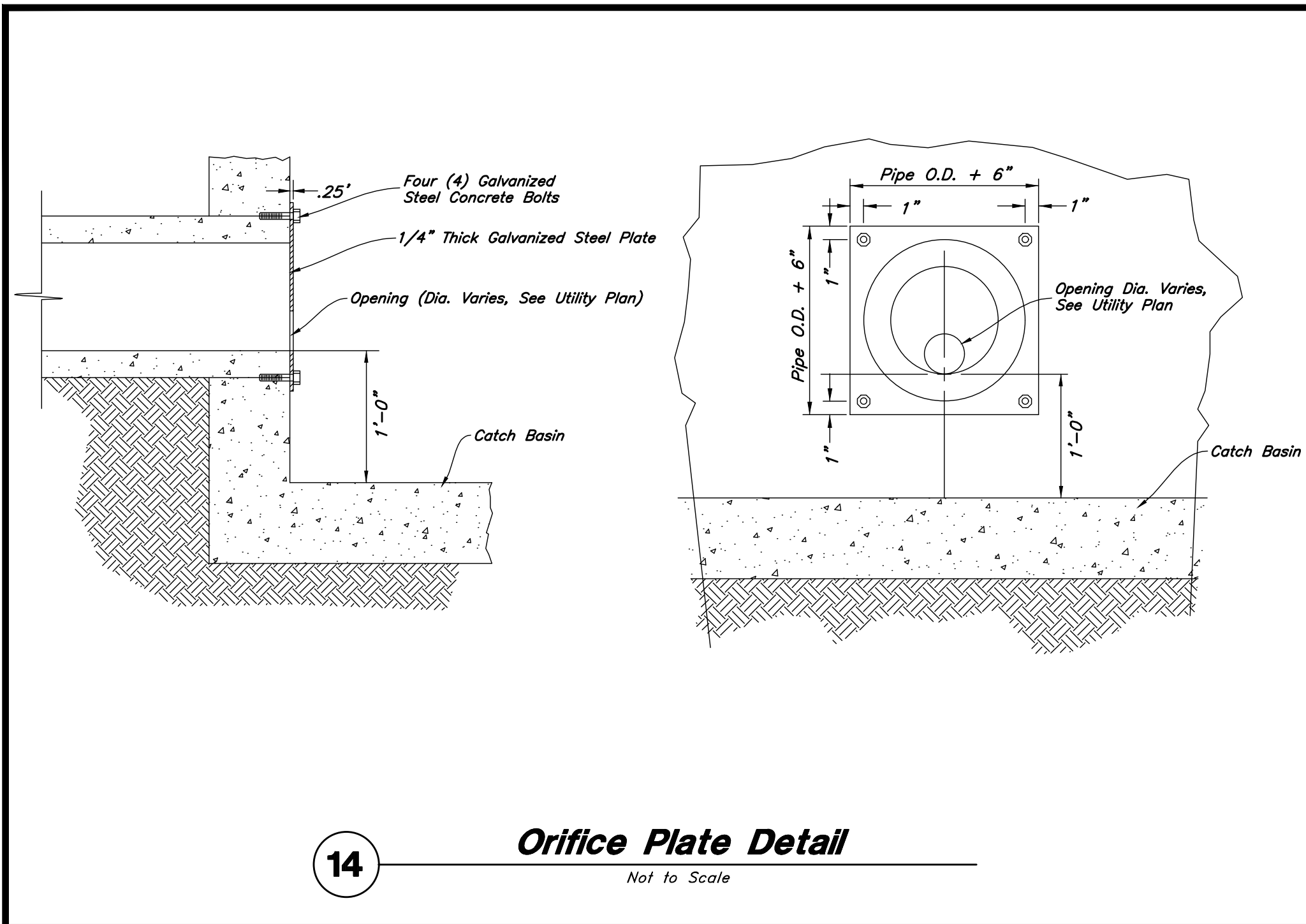


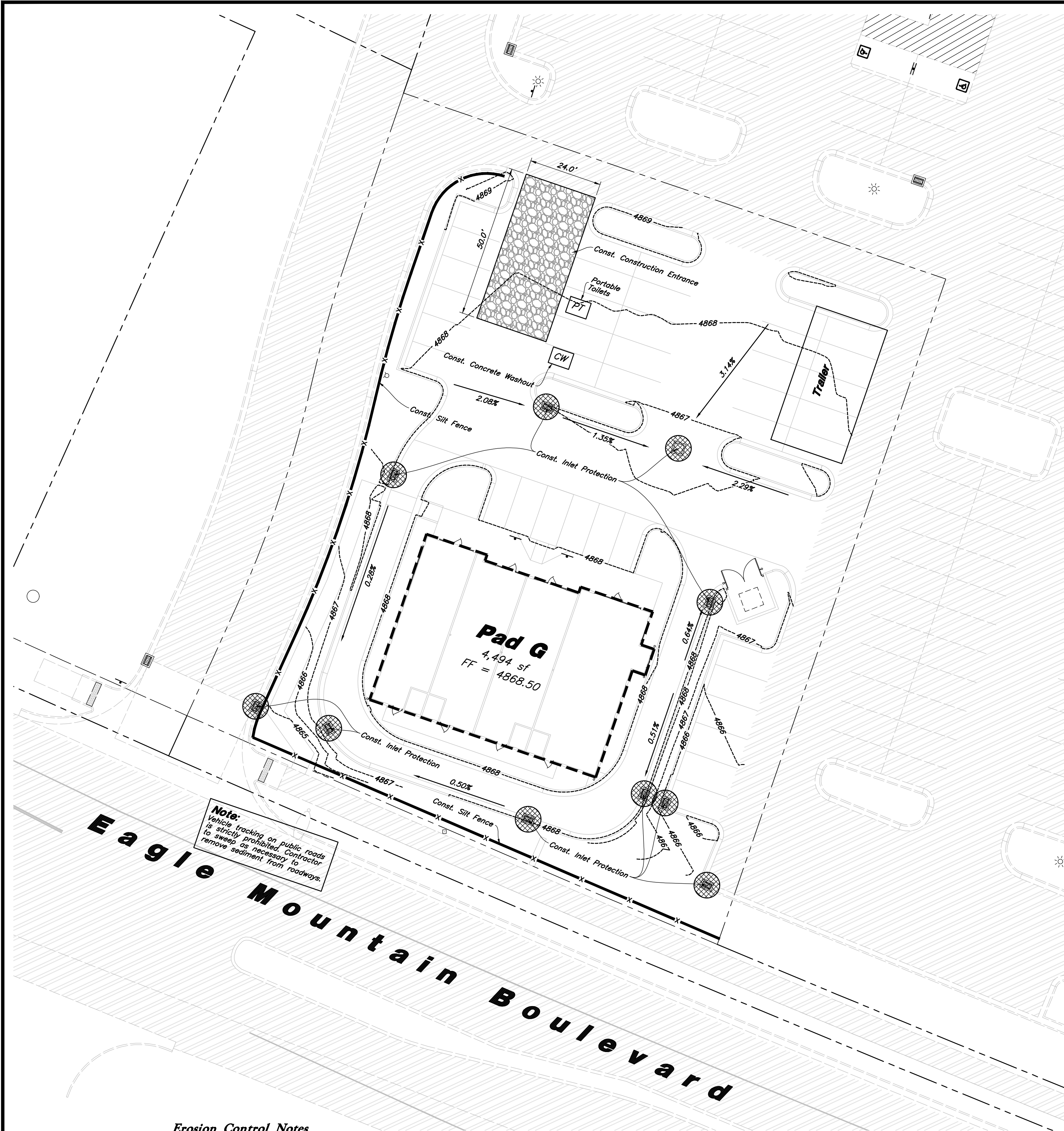
2 Asphalt Paving Sections
Not to Scale

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



1 24" Curb And Gutter
Not to Scale

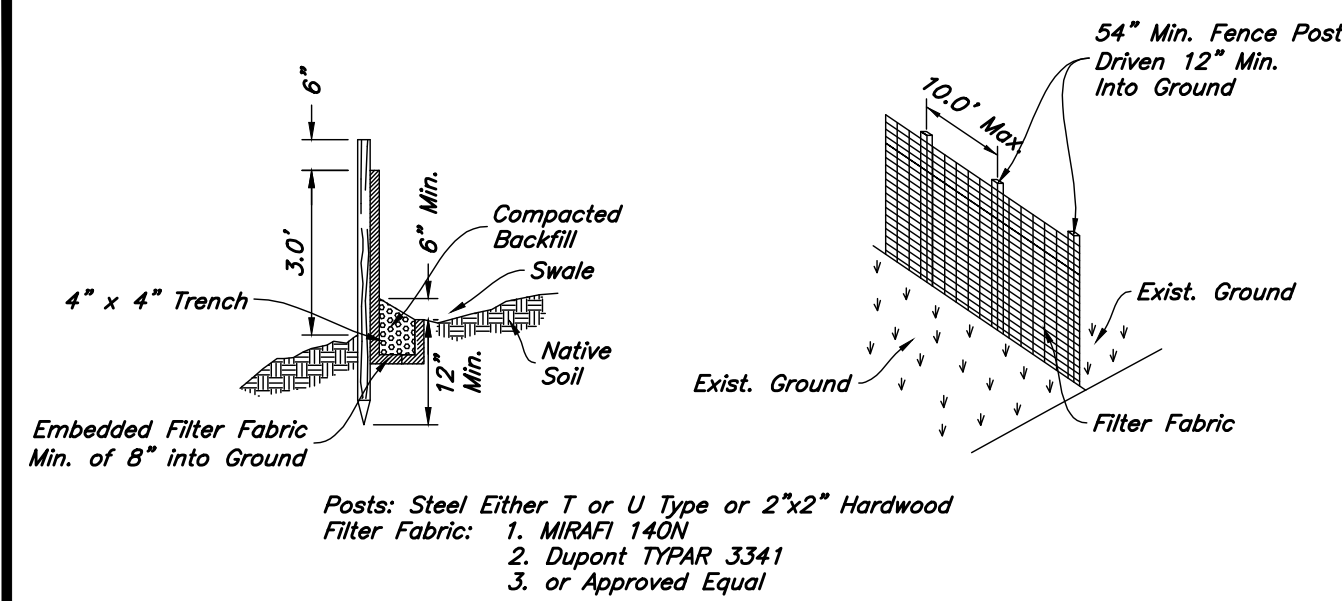




Note:
Vehicle tracking on public roads is strictly prohibited. Contractor to sweep as necessary to remove sediment from roadways.

Erosion Control Notes

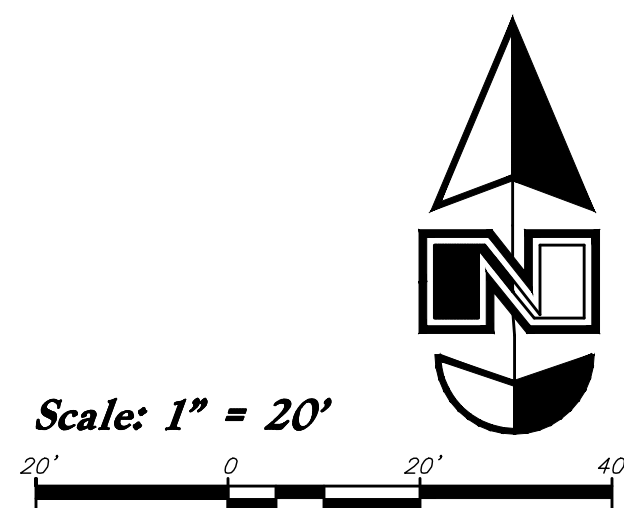
- Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
- The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
- All Construction equipment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



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

Silt Fence Section

Not to Scale



Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.

Silt Fence

Limit of Disturbance

Construction Entrance / Truck Wash (50'x24' Min.)

Concrete Washout Area

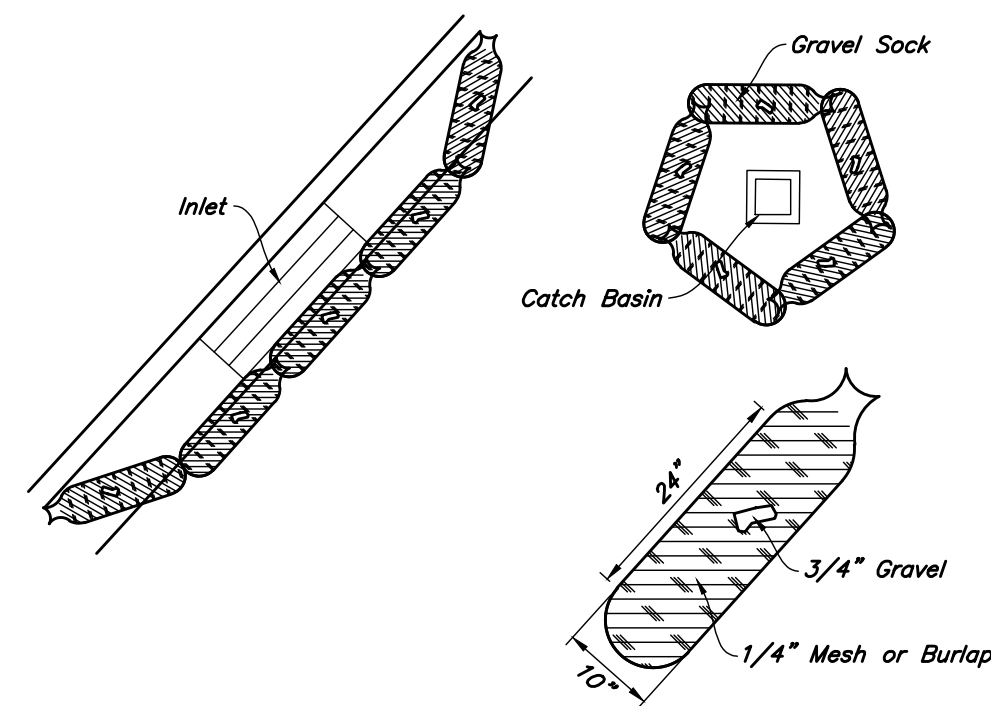
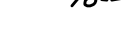
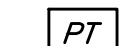
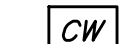
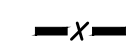
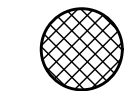
Portable Toilet

Gravel Sock

Existing Contour

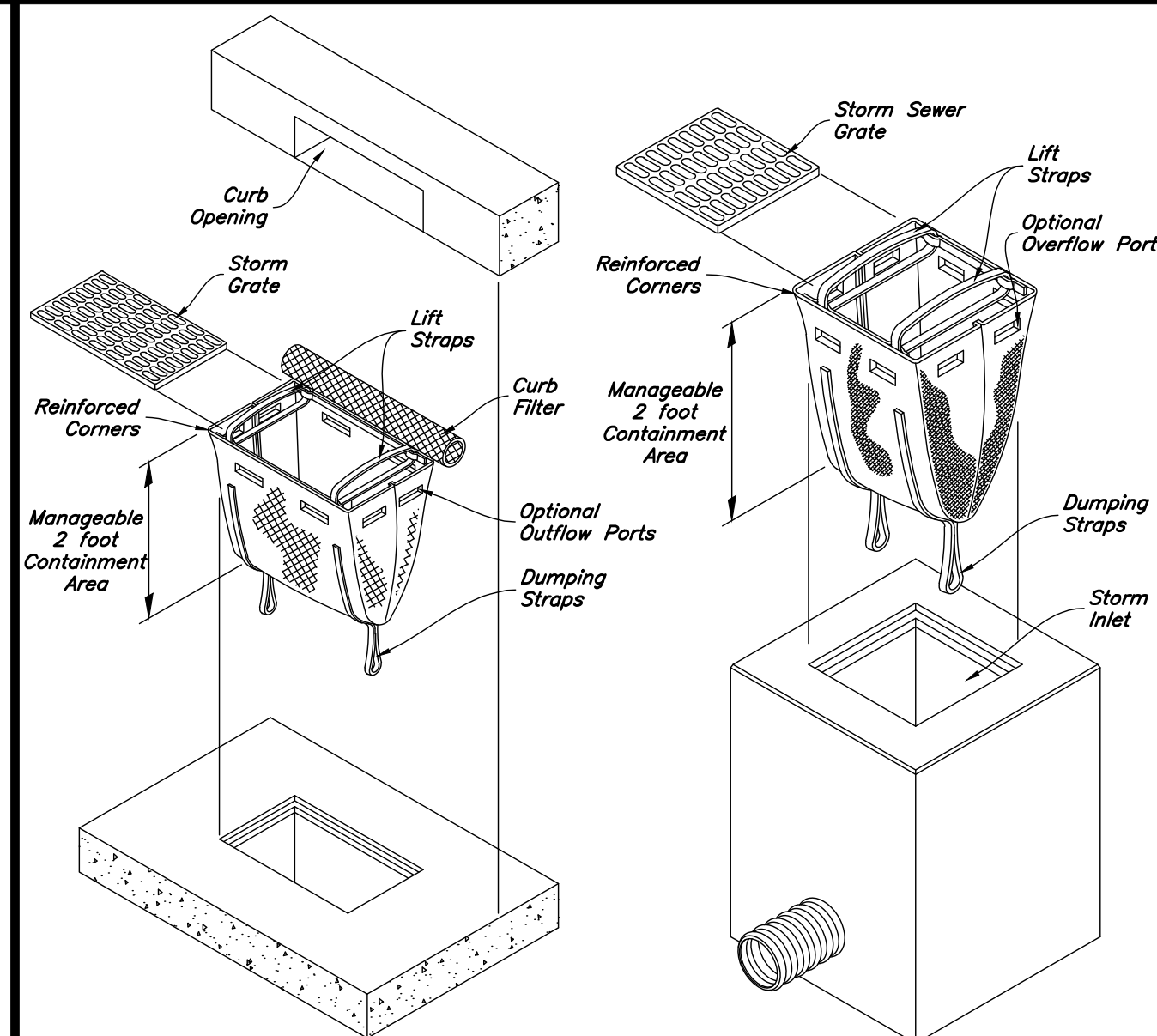
Existing Spot

Proposed Contour



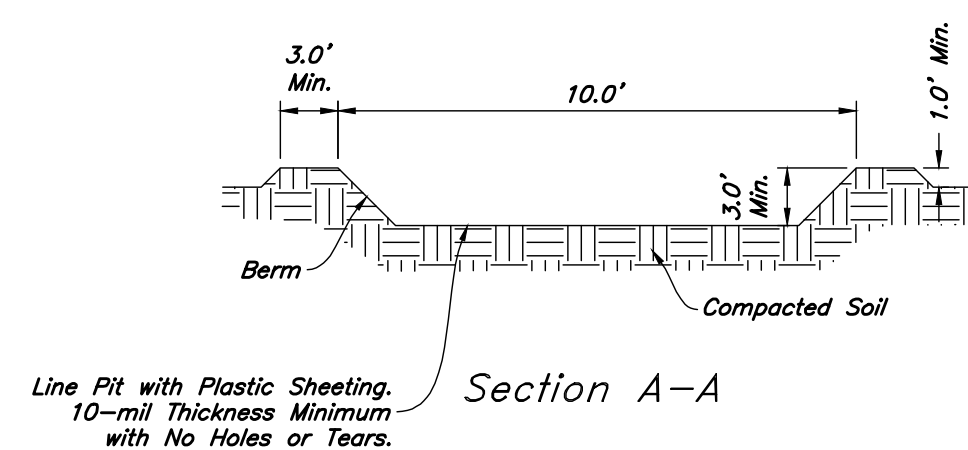
Gravel Sock Sediment Barrier

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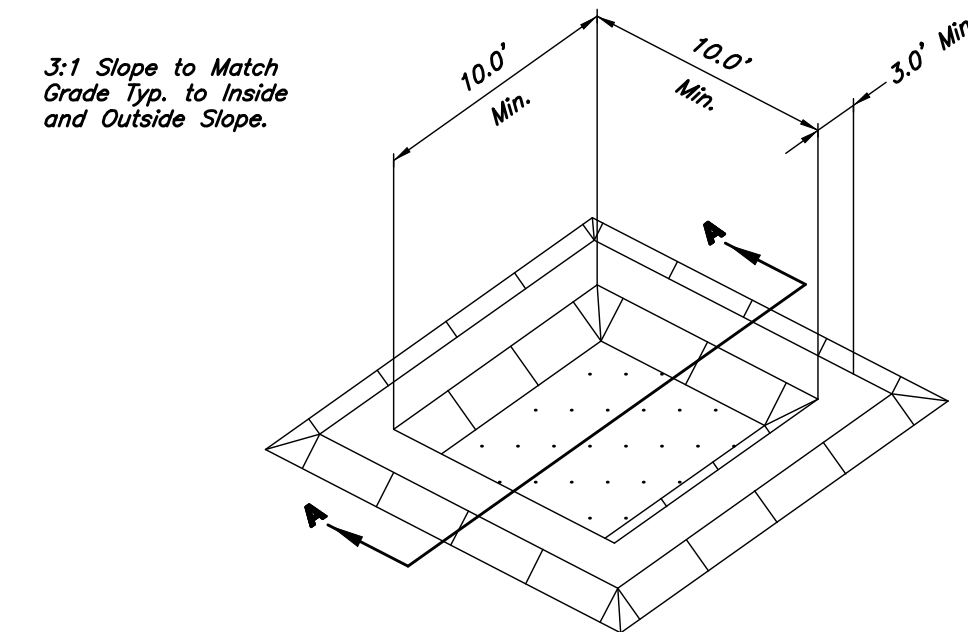
Dandy Sack Inlet Protection

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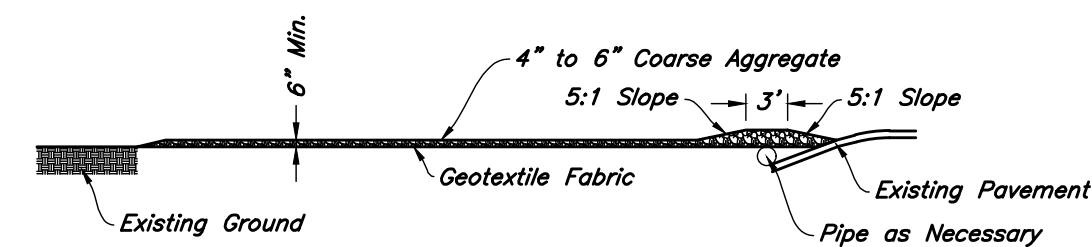
Section A-A

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



Concrete Washout

Not to Scale

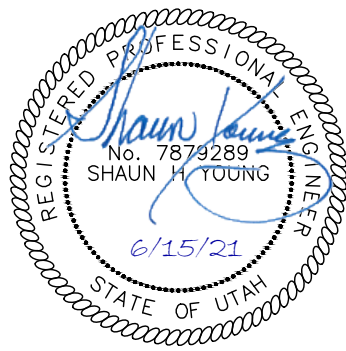


Stabilized Construction Entrance

Not to Scale

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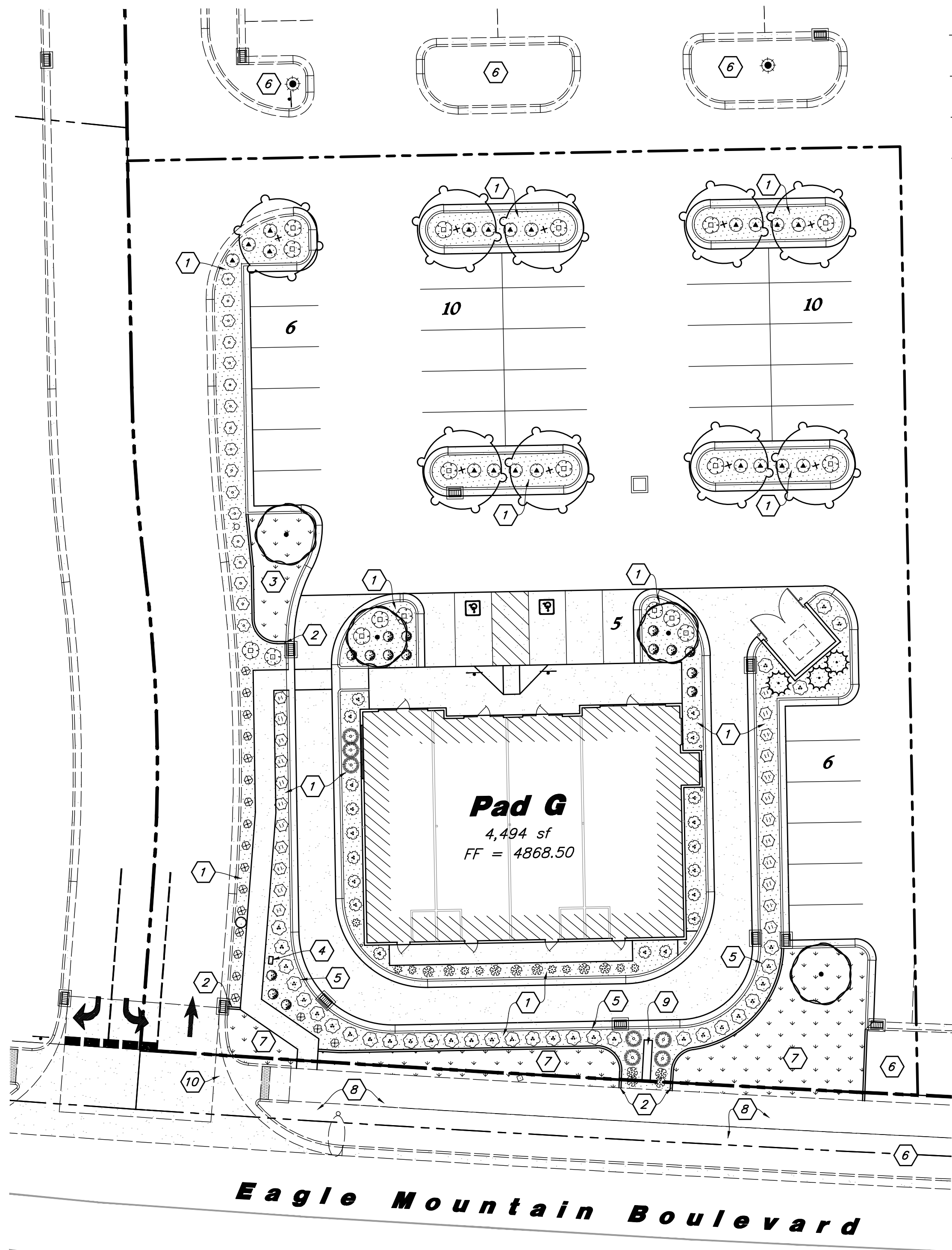
Erosion Control Plan - Phase 2
Market Place @ Eagle Mountain Lot 1
1489 East Eagle Mountain Boulevard
Eagle Mountain, Utah



15 Jun, 2021

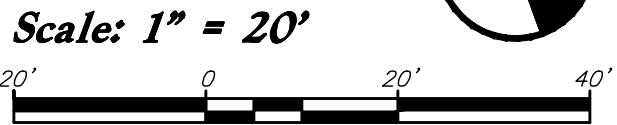
SHEET NO.

C5.2



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	4	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple	2" Cal. / 6-8' Ht.
	9	Koeleruteria paniculata / Golden Rain Tree	2" Cal. / 6-8' Ht.
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	3	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Black Pine	6-8' Ht.
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	19	Buxus microphylla 'Wintergreen' / Wintergreen Boxwood	5 gal
	17	Forsythia x 'Gold Tides' / Golden Tide Forsythia	5 gal
	7	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal
	18	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal
	33	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
	20	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal
	11	Rosa x 'Meigalpia' / Red Drift Rose	5 gal
	23	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Bumald Spiraea	5 gal
	15	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	5 gal
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	9	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal
	19	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	5 gal
LAWN	QTY	BOTANICAL / COMMON NAME	TYPE
	2,156 sf	Poa pratensis / Kentucky Bluegrass Blend	sod



Landscape Data
Site Area = 41,818 s.f. (0.960 ac.)
Landscape Area Provided = 7,451 s.f. (17.6%)
Lawn Area = 2,156 s.f. (29%)
Xeriscaping = 5,295 s.f. (71%)
Street Trees Along Pony Express Parkway are Existing
50% of Landscape Area Shall be Live Vegetation

Landscape Notes:
1. See Sheet L1.3 for Planting Details.
2. All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. See Sheet L2.1 for Irrigation Layout and Sheet L3.1 for Details. Point Source Drip Shall be Used to Irrigate New Shrubs and Sprayheads for Lawn Areas.
3. Adjust Plant Material as Needed to Accommodate New and Existing Utilities.

Landscape Maintenance:
1. All Landscape within the Property Line Shall be Installed and Maintained by the Owner. The Landscape in the ROW Along Pony Express Parkway Shall be Installed by the Developer and Maintained by the Adjacent Owner.

Landscape Keynotes

1. Install Shrub Planter with Decorative Stone
2. Install Landscape Concrete Curbing
3. Install New Lawn
4. Existing Irrigation Backflow Preventer - See Irrigation Plan for More Detail; Adjust Plant Material for Exact Location; Center Backflow Between Plant Material
5. Planting Screen to Screen Headlights From Leaving the Site
6. Existing Stone Landscape to Remain and be Protected; Blend New into Existing
7. New Lawn Shall be Installed by the Master Developer; Landscape was Approved with the Overall Offsite Landscape Plan; Lawn to Remain and be Protected; Patchup Lawn Against New Curb
8. Park Strip with Lawn, Street Trees and Shrubs Shall be Installed by the Master Developer; Landscape was Approved with the Overall Offsite Landscape Plan; Landscape Shall Remain and be Protected
9. New Monument Sign by Separate Permit; Adjust Plant Material as Needed to Match Exact Sign Location
10. Clear Vision Triangle; No Plant Material Over Three Feet in Height Above the Street Shall be Permitted; No Trees are Allowed Within the Clear Vision Triangle (30'x30')

MATERIAL SCHEDULE

Symbol	Comments	Detail
	Decorative Stone #1 - Install a (4) Four Inch Depth over Dewitt Pro5 Weed Barrier. Stone Shall be Used in all Shrub Planters Where Shown on Plan and Wash Prior to Installation; Stone Shall be 1 1/2" Diameter, Crushed South Town From Utah Landscaping Rock (#435-623-3232); Match Stone Used at the Adjacent Grocery Store; Submit Sample for Approval	Detail: 4/L3.1
	4" x 6" Landscape Concrete Curbing - Install Flush to all Concrete Edges Between Lawn and Shrub Planters; Curbing Shall be Continuous; Adjust Alignment as Needed to Avoid New and Existing Utilities and Irrigation Boxes	Detail: 4/L3.1

General Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. It is the contractor's responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, property damage and workers compensation insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractor's responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
13. The contractor shall install all landscape material per plan, notes and details.
14. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
15. No grading or soil placement shall be undertaken when soils are wet or frozen.
16. Imported or existing stockpiled topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
17. Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
18. Provide a 12" depth of imported or existing stockpiled topsoil in parking islands and on 8 inch depth in all other shrub areas.
19. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls shall be planted flush with the finish grade.
20. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
21. All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule.
22. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
23. All deciduous trees shall be double staked per tree staking detail. It is the contractor's responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
24. Install landscape concrete curbing between lawn and shrub areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
25. Provide a 4 inch depth of imported or existing stockpiled topsoil in all lawn areas.
26. Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
27. All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
28. All trees located in lawn areas shall have a 24 inch diameter tree ring with a layer of wood mulch.
29. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - NWengineering.net

Landscape Plan
Market Place @ Eagle Mountain Lot 1
1489 East Eagle Mountain Boulevard
Eagle Mountain, Utah

State of Utah
Jared R. Manscill
No. 7740426-5301
06/19/2021
Landscape Architect

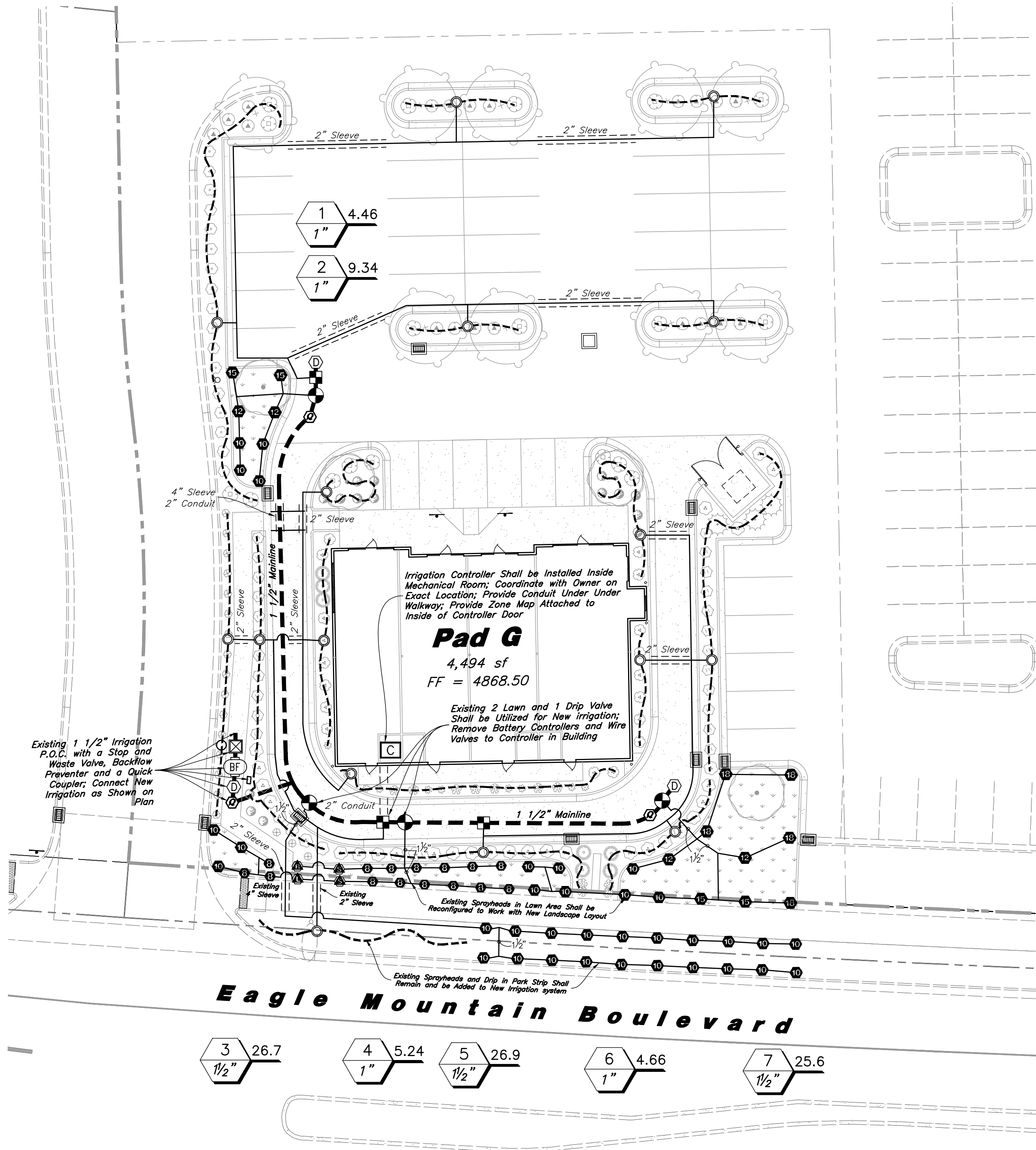
15 Jun, 2021

SHEET NO.

L1.1



Know what's below.
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IRRIGATION SCHEDULE

Sprayheads

Symbol	Manufacturer/Model #	Description	Notes	Detail
	Rain Bird 1804	4" Pop-Up Turf Sprinkler with Adjustable Series Nozzle	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	15/L3.1
	Rain Bird 1804	4" Pop-Up Turf Sprinkler with 15 Strip Series Nozzles	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	15/L3.1

Valves

	Rain Bird 100-PEB Rain Bird 150-PEB	Lawn Remote Control Valve	1 & 1 1/2 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	5/L3.1
	Rain Bird XCZ-100-PRB-COM	Drip Remote Control Valve	1 Inch Size; Drip Control Zone Kit; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	6/L3.1
	Rain Bird 44RC	Quick Coupler Valve with Swing Joint	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	7/L3.1
	Matco-Norca 759	Manual Drain Valve	1/2 Inch Size; Install at End of the Mainline and After the Backflow Preventer in a 10" Round Valve Box with Weed Barrier and a Gravel Sump	10/L3.1

Drip

	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	16/L3.1
	Rain Bird XBS-700 Rain Bird XQ-100 Rain Bird XB-20PC Rain Bird TS025 Rain Bird DBC-025 Rain Bird MDCFCAP	1/2" Distribution Tubing - Pipe shown on Plan is Schematic; Adjust as Needed 1/4" Distribution Tubing - Install one per Emitter Xeri-Bug Emitter (2 Gal/Hr.) - 1(2) Perennial, 2(2) Shrub, 1(2) Ornamental Grass, 4(2) Tree Tie Down Stake - Tubing to be Staked every 3' Diffuser Bug Cap - Install one per Emitter Removable Flush Cap - Install at the End of Each Line		9/L3.1

P.O.C. Components

	Mueller Oriseal Mark II	Stop & Waste Valve	1 1/2 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump	13/L3.1
	Wilkins 375XL Series	Reduce Pressure Backflow Assembly	1 1/2 Inch Size; Backflow Preventer Shall be Properly Installed & Tested to Meet all State & Local Health & Safety Laws & Ordinances; Install in Artificial Rock Enclosure (110-ST from DekoRra Products, LLC); Rock Color Shall be Riverbend Brown; Install on Concrete Pad with Frost Bag (602-DT)	14/L3.1

Pipes

	Schedule 40 PVC	Mainline Pipe	1 1/2 Inch Size; Schedule 80 Fittings Shall be Used for Mainline Components	8/L3.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe	8/L3.1

Controller

	Rain Bird ESP4ME Rain Bird ESPSM3	4 Station Base Indoor Controller	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor	12/L3.1
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Sleeving

	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals, and Controller Wire	Contractor shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving is by the Landscape Contractor unless otherwise noted.	11/L3.1
		Valve Callout	Valve Number Valve Flow Valve Size	

shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-eight (28) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.

21. Plans are diagrammatic and approximate due to scale, where possible, all piping is to be installed within the planting areas. No tees, elbows, or changes in direction shall occur under hardscape.

22. It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.

23. The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.

24. All sprinkler heads shall be set perpendicular to finish grade of the areas to be irrigated and shall be installed 6-8" from buildings walls, or within 4" of pavement, curbs, or header edges.

25. Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.

26. Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.

27. Provide and install all manufacturer's recommended surge and lightning protection equipment on all controllers.

28. All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.

29. Upon completion and approval of irrigation system, irrigation contractor to provide the owner with two sets of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.

30. An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.

31. It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start-up procedures for the entire system prior to final payment.

VALVE SCHEDULE

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1"	Area for Drip Emitters	4.46	33.69	46.42	0.52 in/h
2	1"	Turf Spray	9.34	32.14	46.89	1.88 in/h
3*	1-1/2"	Turf Spray	26.73	36.87	49.80	1.76 in/h
4*	1"	Area for Drip Emitters	5.24	34.84	46.91	0.52 in/h
5*	1-1/2"	Turf Spray	26.92	34.75	48.27	1.85 in/h
6	1"	Area for Drip Emitters	4.66	34.02	46.10	0.52 in/h
7	1-1/2"	Turf Spray	25.60	35.06	49.84	1.75 in/h

* Two Existing Lawn Valves and 1 Drip Valve Shall be Wired to New Controller in Building; Battery Powered Controllers Shall be Disconnected and not Used

General Irrigation Notes

- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appearances, etc. which occurs as a result of the landscape construction.
- The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
- The contractor shall install all irrigation material per plan, notes and details.
- Irrigation system components must be premium quality only and installed to manufactures requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
- Irrigation system guarantee for all materials and workmanship shall be one year from the time final project acceptance. Guarantee will include, but is not limited to winterizing, spring activation, repair, trench settling, backfilling depressions, and repairing freeze damage.
- Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assure the complete system has no documented problems and full head to head coverage with adequate pressure for system operation. Adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.

- Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings. one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
- Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty-four (24) inches minimum.
- Install dielectric fittings whenever dissimilar metals are joined.
- Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100(%) percent irrigation coverage of areas indicated.
- Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
- Control valve wire shall be #14 single conductor; white for common wire, red for hot wire and blue for the spare wire. Provide (2) two spare wire that runs the length of the mainline and to the controller. All wiring shall be UF-UL rated. All connections shall be made with water tight connectors (DBR/Y or equivalent) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.
- Control valve size, type, quantity, and location to be approved by landscape architect. Install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes to be Carson Brooks or equal.
- Quick couplers shall be a Rain Bird 44RC with a 1 inch Lasco untized swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
- Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.
- All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface

Scale: 1" = 20'



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

Irrigation Maintenance:

- All Irrigation within the Property Line Shall be Installed and Maintained by the Owner. The Irrigation in the ROW Along Park Express Parkway Shall be Installed by the Developer and Maintained by the Adjacent Owner.

Irrigation Notes

- See Sheet L1.1 for Plant Layout and Sheet L3.1 for Planting Details.
- See Sheet L3.1 for Irrigation Details.
- The City Reported a Water Pressure Range of 85 psi in the Area. The City Suggests that the Irrigation System Shall be Designed in the Range of 40-60 psi to Accommodate for Future Water Usage Growth in the City. See Valve Schedule for Design Pressures at the P.O.C.
- Existing Irrigation in Park Strip Shall Remain and be Added to Lot 1 Irrigation System. Existing Irrigation Behind Sidewalk Shall be Modified and Added to Lot 1 Irrigation System. New Irrigation Shall Connect to 1 1/2" Existing P.O.C. (Stop & Waste Valve, Backflow in an Enclosure, Drain, and a Quick Coupler); Irrigation P.O.C. to be Installed with Store Offsite Irrigation System; All Temporary Battery Powered Controllers Shall be Removed and Valves Shall be Wired to Controller Located in Lot 1 Building.

Irrigation Plan

Market Place @ Eagle Mountain Lot 1

1499 East Eagle Mountain Boulevard
Eagle Mountain, Utah

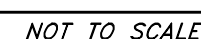
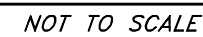
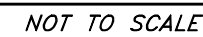
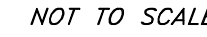
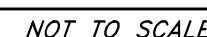
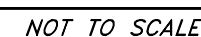
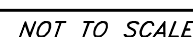
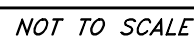
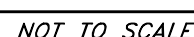
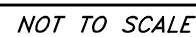
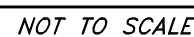
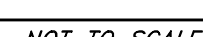
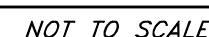
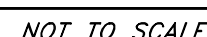
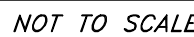
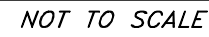


Know what's below.
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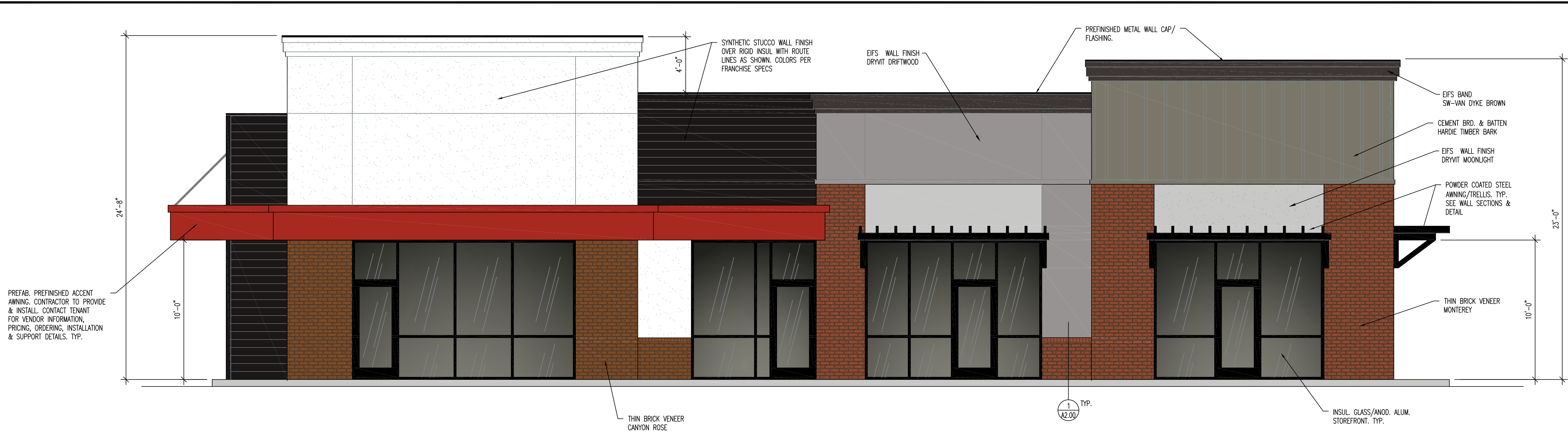
15 Jun, 2021

SHEET NO.

L2.1



L3.1



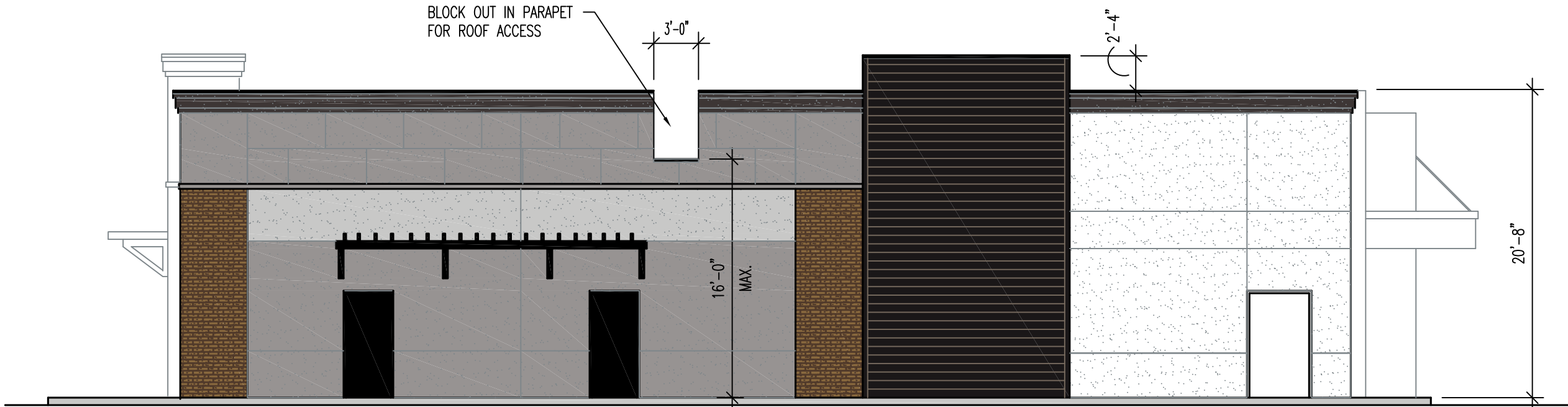
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



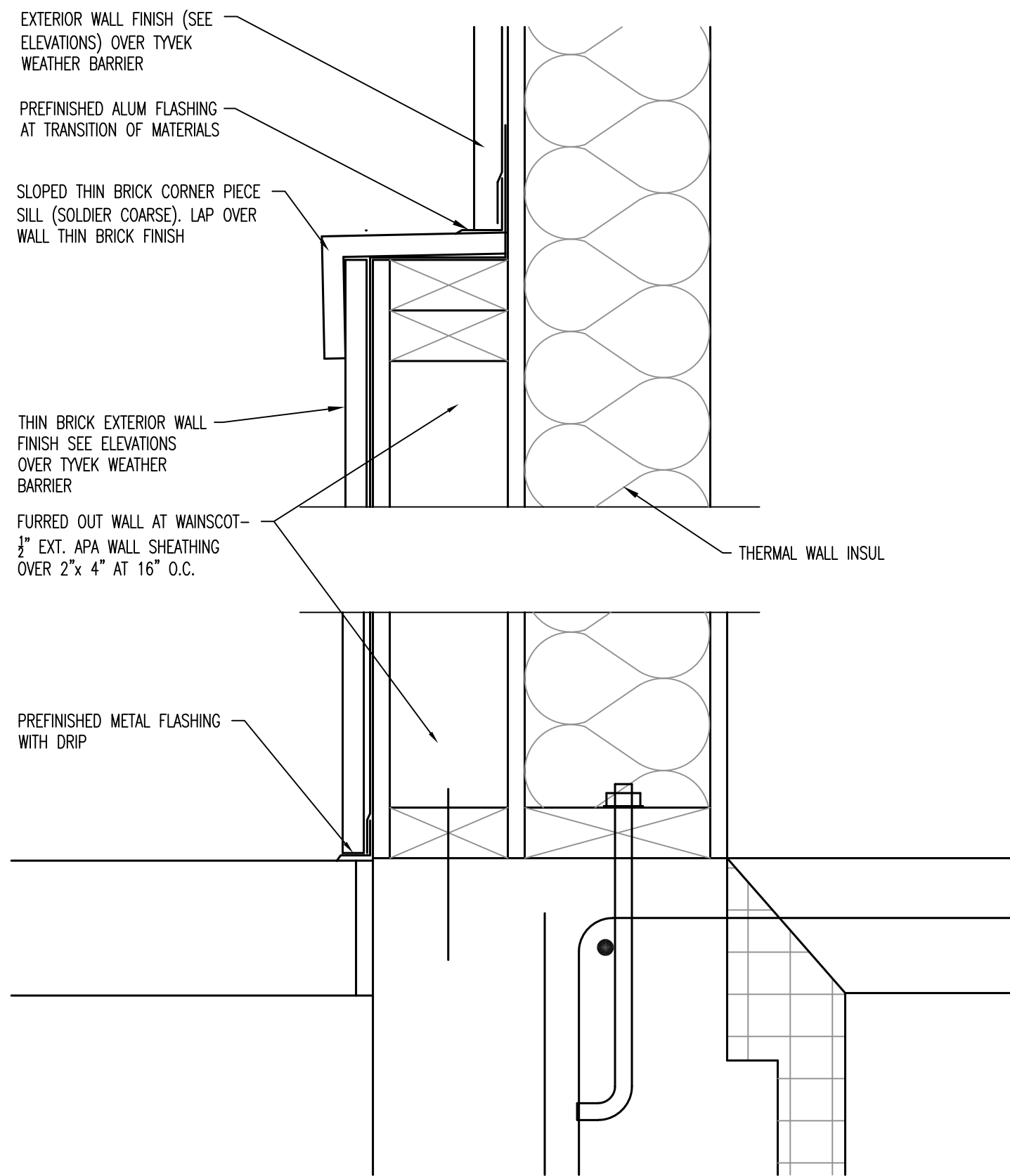
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



WAINSCOT DETAIL

SCALE: 3" = 1'-0"

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EM COMMERCIAL DEVELOPMENT

NEW SHELL BUILDING FOR:

LOT 1 PAD 'C'
EAGLE MOUNTAIN, UTAH
BUILDING ELEVATIONS

ARCH. PROJECT NO:	
DATE:	
DRAWN BY:	
CHECKED BY:	
DESIGNED BY:	
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DATE	REVISION

SHEET TITLE

A-2.00

ARCHITECTURAL

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

VDG

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046

Colors that Match Macey's Grocery Store:

1) Hardie Board & Batten – Hardie Timber Bark (See attached Hardie color board)

2) Top band – SW Van Dyke Brown



a.

3) Brick for main columns: Interstate Brick (see attached)

a. Main Columns: Monterey

4) Metal and Aluminum: Dark Bronze

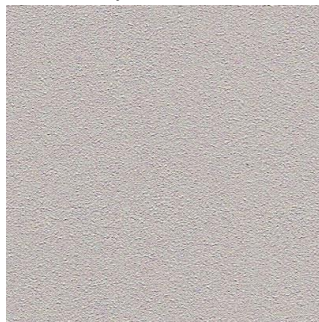
New Colors

1) Brick for interior columns: Interstate Brick (see attached)

a. Canyon Rose

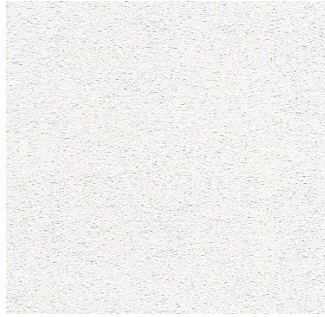
2) EIFS –

a. Primary color: Dryvit #133 Driftwood

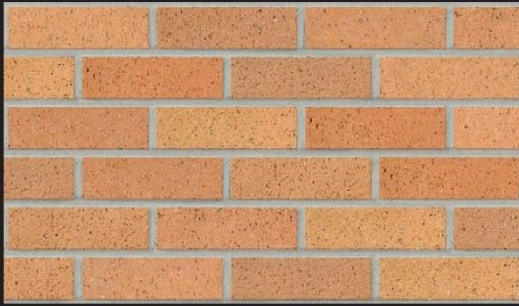


i.

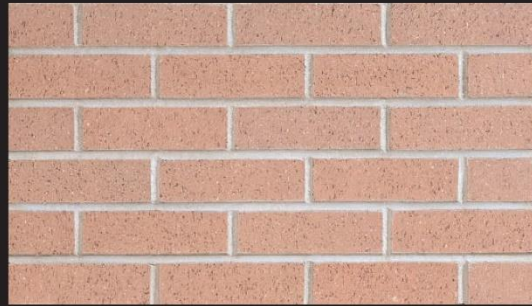
b. Secondary Color: color band highlight: Dryvit #612 Moonlight



- i.
- 3) Wood Cement Board
 - a. Hardie Wood
 - i.



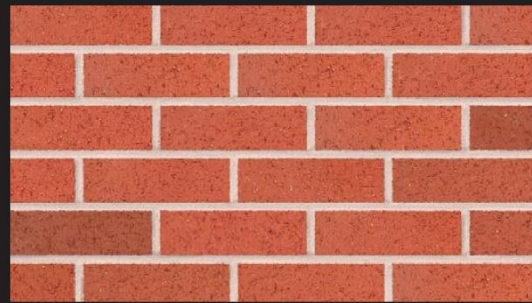
Golden Buff



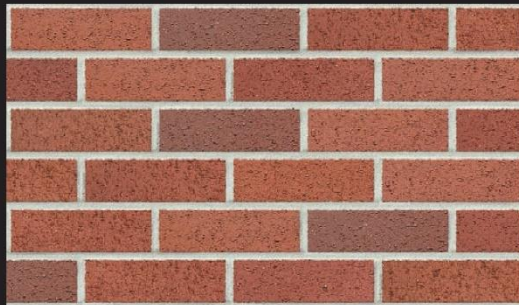
Canyon Rose



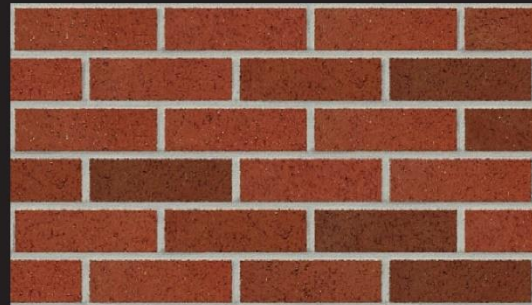
Park Rose



Terra Cotta



Monterey



Mountain Red

The printed colors shown in this brochure may vary from actual brick samples.
We recommend color selection be made from actual brick samples.





US Markets: Oregon,
Washington, California, Rockies,
Desert, Boise and Hawaii

The following James Hardie® siding products are available in these ColorPlus® Technology colors: Artisan® Lap Siding, HardiePlank® Lap Siding, HardiePanel® Vertical Siding, HardieShingle® Siding and HardieTrim® Batten Boards.



Arctic White
JH10-20



Navajo Beige
JH30-10



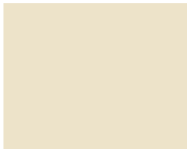
Cobble Stone
JH40-10



Heathered Moss
JH50-20



Boothbay Blue
JH70-20



Sail Cloth
JH20-10



Harris Cream
JH80-10



Sandstone Beige
JH30-20



Monterey Taupe
JH40-20



Mountain Sage
JH50-30



Evening Blue
JH70-30



Traditional Red
JH90-10



Autumn Tan
JH20-20



Khaki Brown
JH20-30



Woodstock Brown
JH30-30



Parkside Pine
JH60-30



Iron Gray
JH90-30



Countryslane Red
JH90-20



Tuscan Gold
JH80-20



Chestnut Brown
JH80-30



Timber Bark
JH40-30



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JUNE 22, 2021**

TITLE:	REMOVED BY THE APPLICANT - Pole Canyon NPA - 17		
ITEM TYPE:	General Plan Amendment, Rezone, Master Development Plan, & Preliminary Plat		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
Yes

PREPARED BY:
Steve Mumford, Planning

PRESENTED BY:

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS: